

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080757

This is to certify that MICHAUD BENJAMIN R. GERGANI & PURCHINA JT Dam

has permission to Construct New 12'x16' 2 story Addition, raise existing roof to create more space in the existing second floor

AT 93 WESTMINSTER AVE PL 181 D007001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept.

Health Dept.

Appeal Board

Other

Department Name

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

Thomas W. Manley 7/15/08
 Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

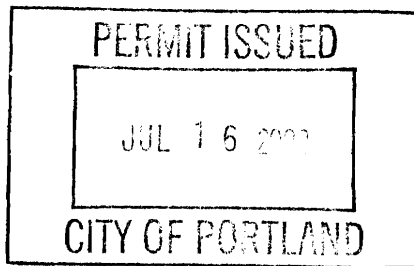
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0757	Issue Date:	CBL: 181 D007001
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Location of Construction: 93 WESTMINSTER AVE	Owner Name: MICHAUD BENJAMIN R & GER	Owner Address: 93 WESTMINSTER AVE	Phone: 207-874-9533
Business Name:	Contractor Name: Damon Coons	Contractor Address: 81 Lewiston Road Gray	Phone: 2076538135
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Construct New 12'x16' 2 story addition & raise existing roof to create more space in the existing second floor	Permit Fee: \$670.00	Cost of Work: \$65,000.00	CEO District: 5
Proposed Project Description: Construct New 12'x16' 2 story Addition & raise existing roof to create more space in the existing second floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jm</i> 7/15/08
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 06/24/2008	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/2/08</i> <i>AM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABW</i>
		<i>using section 14-43(b) adding 25% of allowable sq. ft. increase</i>		



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

7/16/08
Date



Signature of Inspections Official

7/15/08
Date

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0757	Date Applied For: 06/24/2008	CBL: 181 D007001
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Location of Construction: 93 WESTMINSTER AVE	Owner Name: MICHAUD BENJAMIN R & GER	Owner Address: 93 WESTMINSTER AVE	Phone: 207-874-9533
Business Name:	Contractor Name: Damon Coons	Contractor Address: 81 Lewiston Road Graquy	Phone: (207) 653-8135
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Construct New 12'x16' 2 story addition & raise existing roof to create more space in the existing second floor	Proposed Project Description: Construct New 12'x16' 2 story Addition & raise existing roof to create more space in the existing second floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/07/2008

Note: Using section 14-436(b) to add space to the second floor of the existing house. 80% of the first floor footprint is 593.1 sf. The increase in floor area to the existing second floor is 134 sf which is 23% of the allowable 80% increase.
The 12' x 16 two story addition meets all the current zoning criteria.

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/15/2008

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 8695 PAGE 21 COUNTY Cumberland
 PLAN BOOK 11 PAGE 11 LOT 24&p/o23

ADDRESS: 93 Westminister Avenue, Portland, Maine

Job Number: 246-56

Buyers: Gergana Rupchina

Inspection Date: 6-30-99

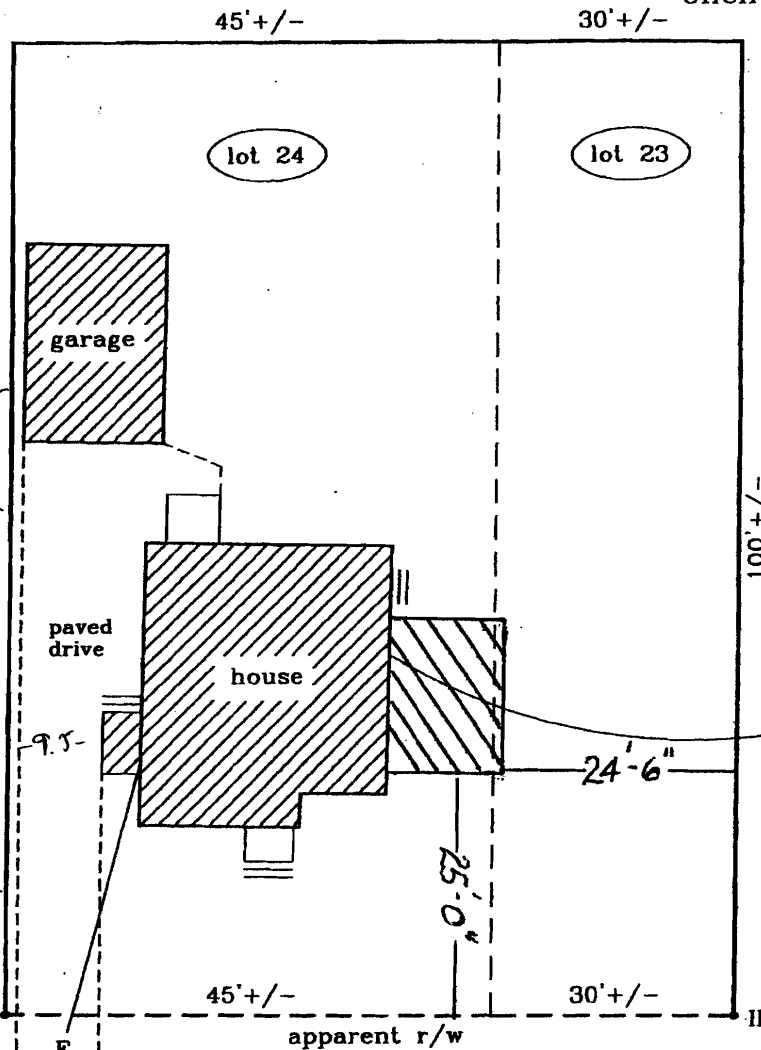
Sellers: Patrick Roy

Scale: 1" = 20'

Client File#: 99-799 PC

R3
 lot size 7,500 sq ft
 Tandara pr dr = 6500 sq ft
 front 25' min - 25' given
 rear 25' min - 59'
 *Side - 25' long 14'
 lot coverage = 35% = 2625
 proposed 40.55%

max height 35'
 *Side - 14' required
 total of 28'
 95% of 24.5 = 23.275
 - existing house not meet
 front setback -
 14-436(b)
 80% of 87.5 = 70
 650.45 = 593.18



1 1/2 story wood structure w/ concrete foundation

Existing house = 741.38
 add. 16x12 = 192
 5x5.5 = 27.5
 garage 14x20 = 280
 1240.58

Westminister Ave.

to Brighton Ave.

[Signature]
 HEREBY CERTIFY TO:

Guaranty Title Co.; Family Bank, FSB
 and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Flood Hazard Zone Panel: 230051-0013 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 phone/fax



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>93 WESTMINSTER</u>		
Total Square Footage of Proposed Structure/Area <u>192 SF</u>	Square Footage of Lot <u>7500</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>GERGANA RUPCHINA</u> Address <u>93 WESTMINSTER</u> City, State & Zip <u>PORTLAND ME 0403</u>	Telephone: <u>874-9533</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>65,000.-</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT NEW 12'x16' ADDITION AND RENOVATIONS TO 2ND FL.</u>		
Contractor's name: <u>DAMON COONS</u> Address: <u>81 LEMSTON ROAD</u> City, State & Zip <u>GRAY ME 04039</u> Telephone: <u>653-8135</u> Who should we contact when the permit is ready: <u>DAMON COONS</u> Telephone: <u>657-2839</u> Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

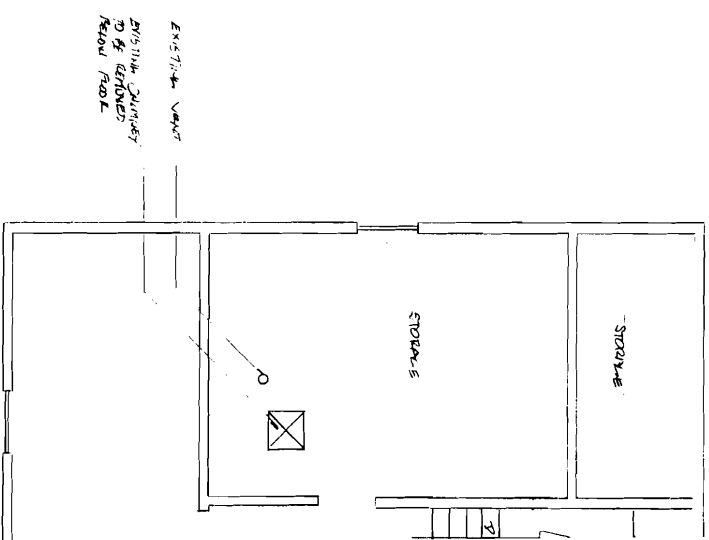
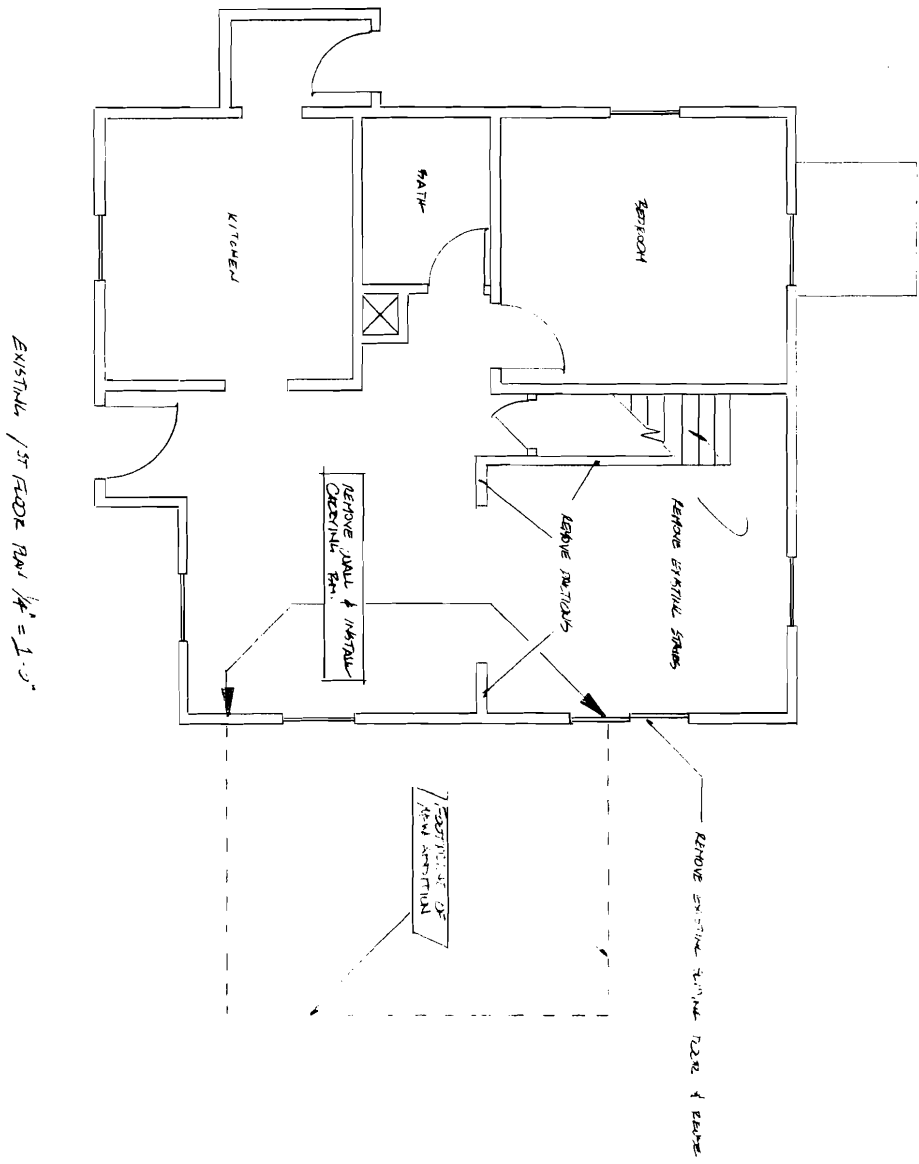
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Signature: [Signature] Date: 6-23-08

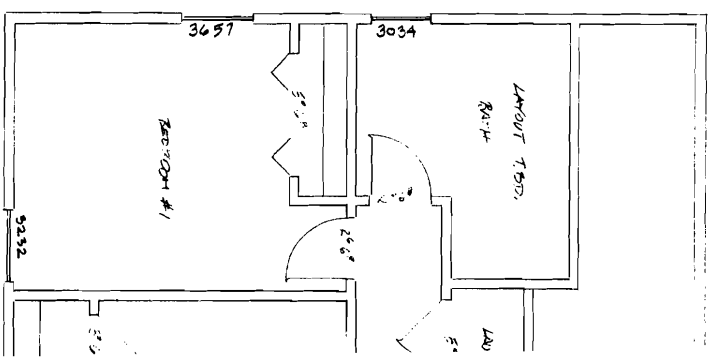
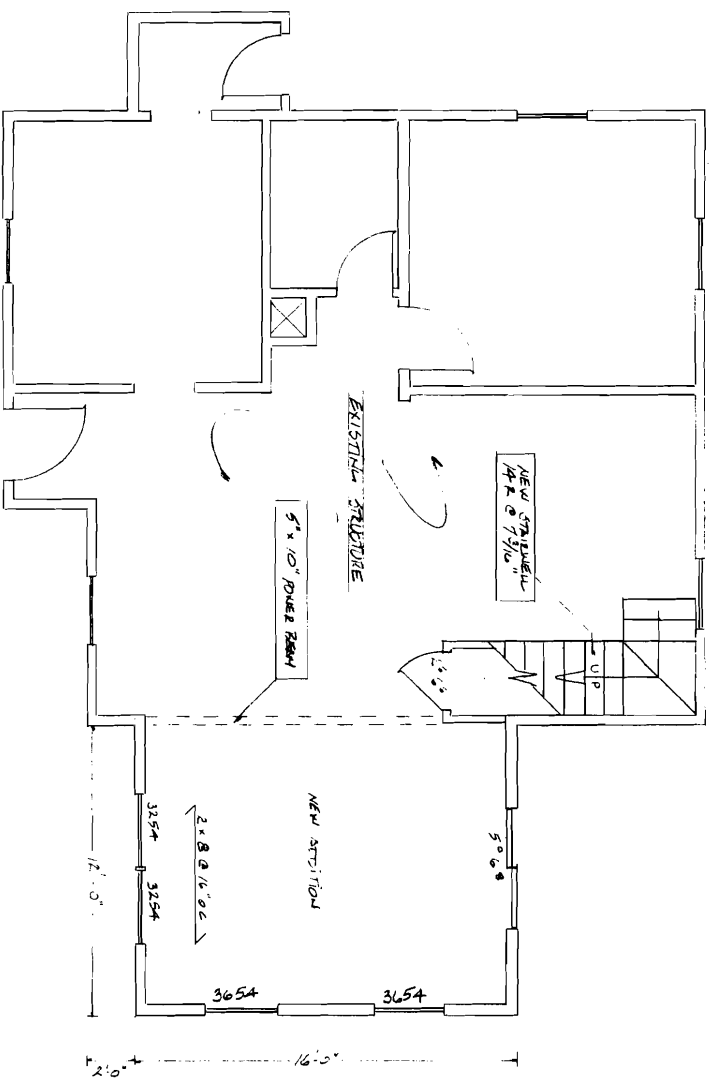
This is not a permit; you may not commence ANY work until the permit is issue

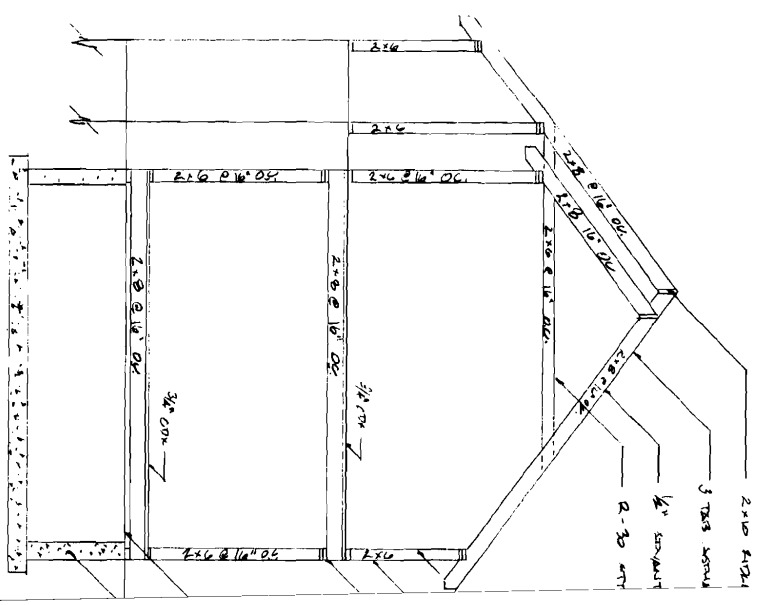


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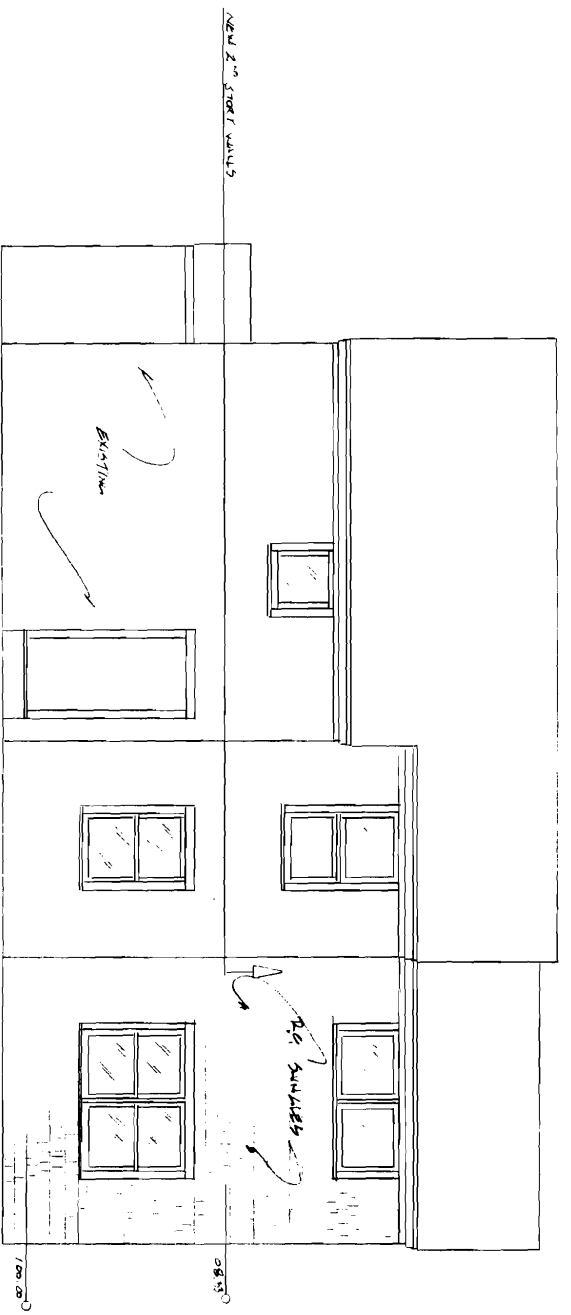


Existing Floor Plan 1 of 3

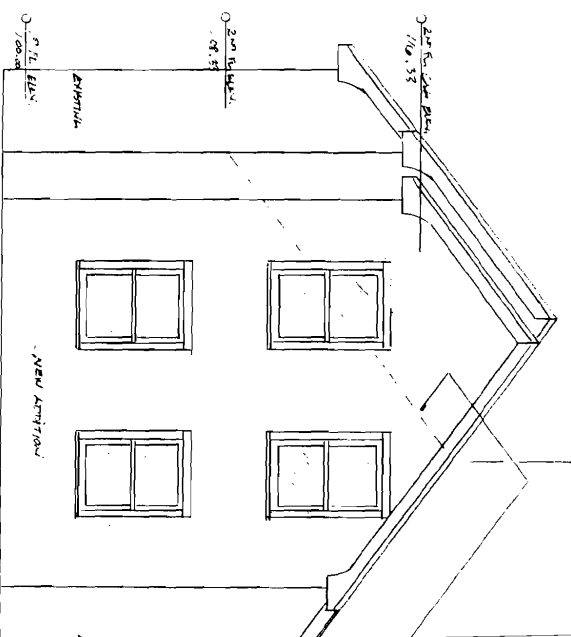




NEW 2x6 OVER EXISTING ROOF



WEST ELEVATION. 4/1/10



EAST ELEVATION. 4/1/10