

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Permit Number: 081247

Please Read Application And Notes, If Any, Attached

This is to certify that COLGAN PATRICK E & CA J KEL
has permission to Demolish existing garage & re in sa footprint
AT 95 COLUMBIA RD 181 F008001

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 written permission procured before this building or part thereof is lath or other work is set-in. 2 HOUR NOTICE IS REQUIRED.

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

PERMIT ISSUED
OCT 15 2008
CITY OF PORTLAND
Department Name

OTHER REQUIRED APPROVALS
Fire Dept.
Health Dept.
Appeal Board
Other

Thomas H. Marpley 10/15/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1247	Issue Date:	CBL: 181 F008001
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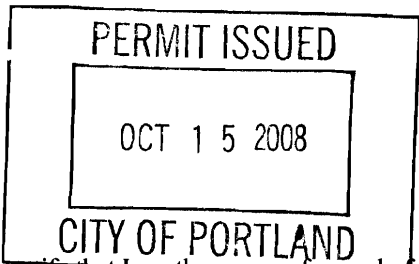
Location of Construction: 95 COLUMBIA RD	Owner Name: COLGAN PATRICK E & CARA J	Owner Address: 95 COLUMBIA RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Demolish existing garage & replace in same footprint <i>(demo permit 08-1271)</i>	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 3
Proposed Project Description: Demolish existing garage & replace in same footprint		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>IRC 2003</i>	
		Signature: <i>[Signature]</i> Date: <i>10/15/08</i>		
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: Idobson	Date Applied For: 10/03/2008	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>10/14/08 [Signature]</i>	Date: _____	Date: <i>[Signature]</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



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>95 COLUMBIA RD PORTLAND</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>181</u> Block# <u>F</u> Lot# <u>008</u>	Applicant * must be owner, Lessee or Buyer* Name <u>PATRICK COLGAN</u> Address <u>95 COLUMBIA RD</u> City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>207.899.4490</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name <u>SAME</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>10,000.</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>GARAGE - single family</u> Number of Residential Units <u>NA</u> ① If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>NA</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Demolish existing garage + replace in same footprint</u> <u>↳ separate permit 08-1079</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>PATRICK COLGAN</u> Telephone: <u>207.899.4490</u> Mailing address: <u>95 COLUMBIA RD PORTLAND ME</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.

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

Signature: Patrick Colgan Date: 9.30.08

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1247	Date Applied For: 10/03/2008	CBL: 181 F008001
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Location of Construction: 95 COLUMBIA RD	Owner Name: COLGAN PATRICK E & CARA J	Owner Address: 95 COLUMBIA RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Demolish existing garage & replace in same footprint (demo permit #08-1279)	Proposed Project Description: Demolish existing garage & replace in same footprint
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/14/2008
Note: Original permit for garage (1923) gave the dimenisons as 18' wide & 20' deep. Garage today is 20'7" wide by 18'3" deep, so footprint is basically the same. The shell of the garage will be slightly altered to increase the pitch on the roof. The walls will be lowered to 7'6" and the height of the peak will remain at 12'6 7/8 ". The roof will be a 4.5/12 pitch.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being issued with the understanding that the height of the garage at the peak will not be higher than 12' 6 7/8". 2) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) 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: 10/15/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 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 approrval prior to work. 			

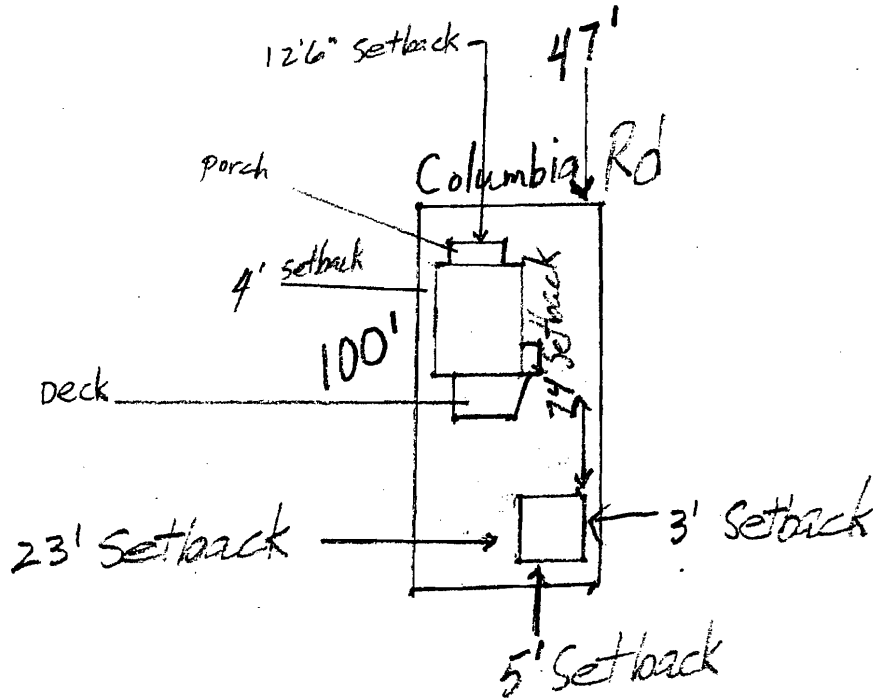
Comments:
10/6/2008-amachado: Applicant met with Tom Markley. Application is incomplete at this point. Tom spoke to the applicant and asked for the demo call list, a picture of the garage & the notice to the abutters. Appears to be changing the roof line of the garage.
10/7/2008-amachado: Applicant brought in demolition call list, notice to abutters and pictures. The roof has a tarp on it in the picture, so it is hard to tell the pitch. Predemolition inspection is being scheduled to determine the exact size of the existing garage including the height and pitch of the roof.
10/14/2008-amachado: Pre-demolition inspection on 10/10/08 by Tom Markley found that the building measured 20'7" wide by 18'3" deep. The height of the peak was 12' 8" inside and the roof at the sides measured at 12'6".

Lot 181-F-008

Scale = 1" = 50'

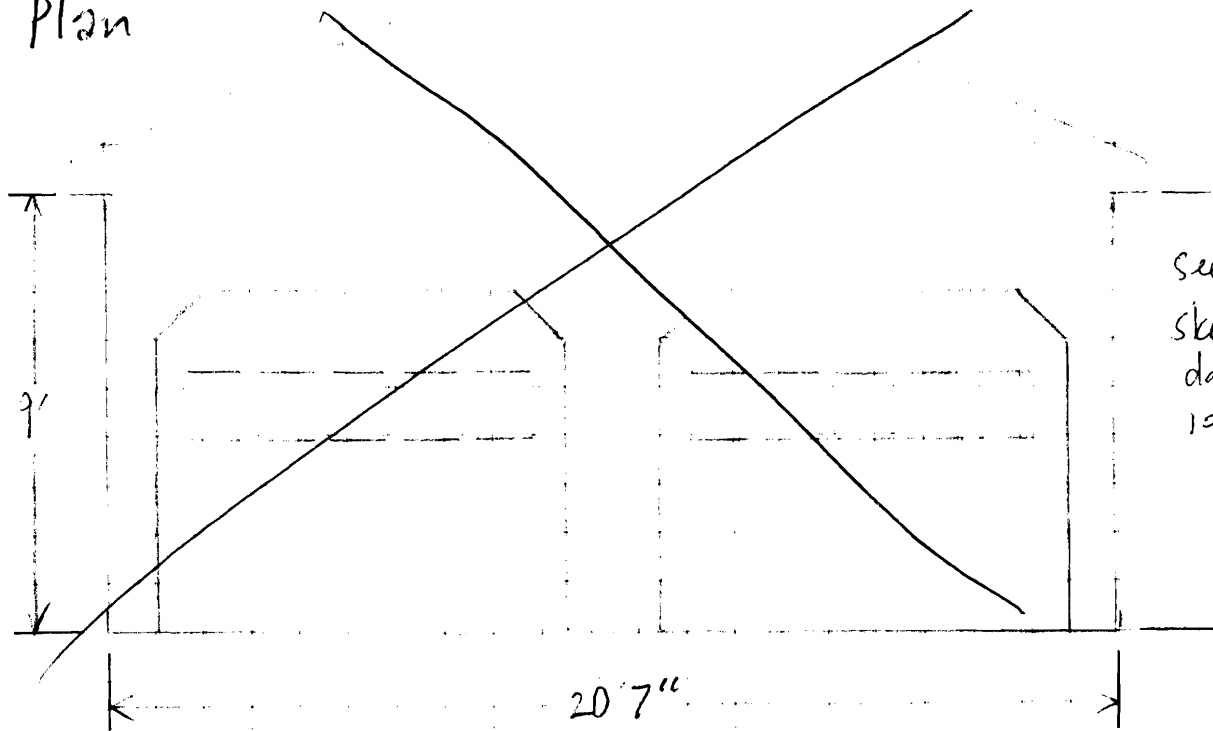
Plot Plan

Patrick Cohen - Applicant
75 Columbia Rd

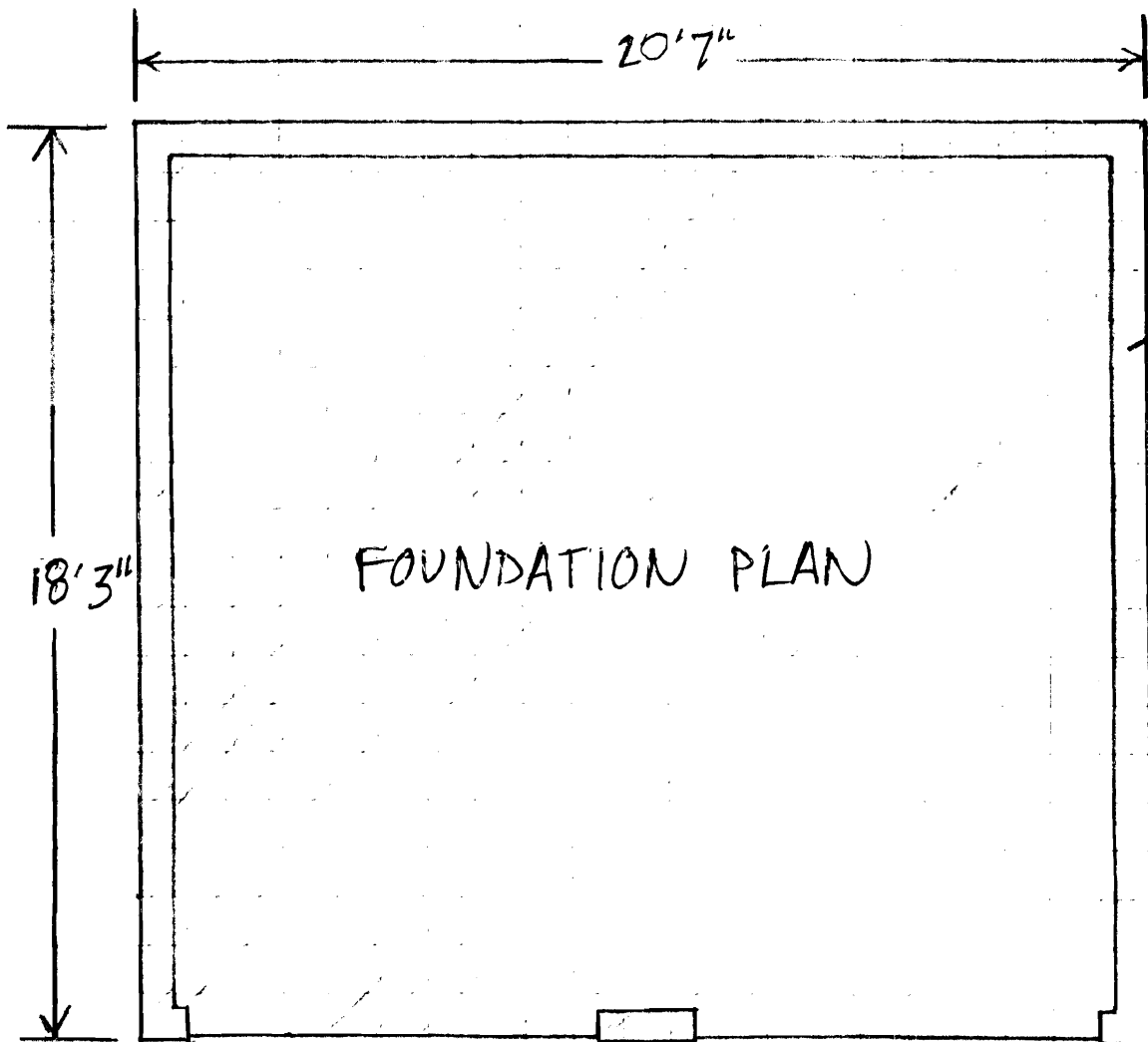


Garage:
width 20'7"
Depth 18'3"

95 Columbia Rd.
Garage Plan



See revised
sketch
dated
10/9/08.

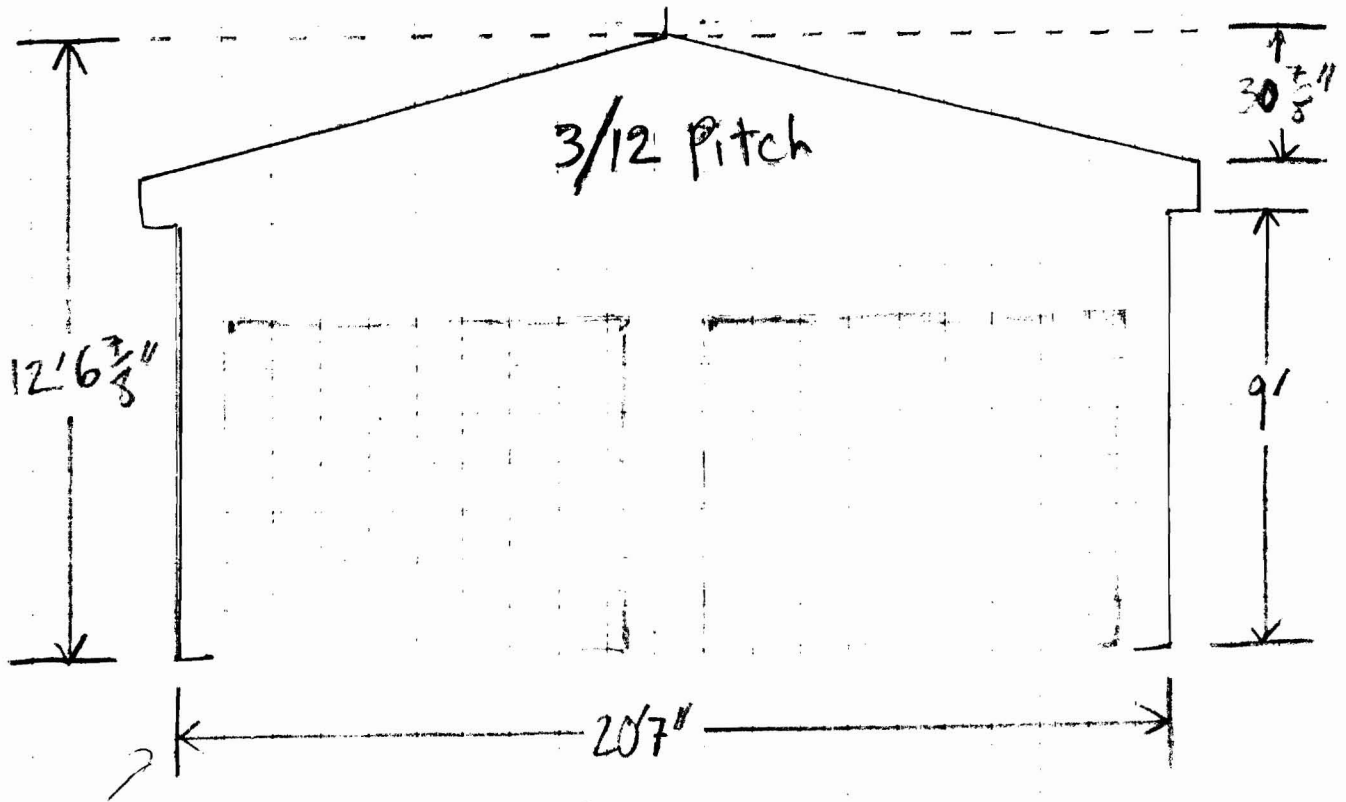


8"
Foundation
wall

FOUNDATION PLAN

95 Columbia Rd.

GARAGE PLANS

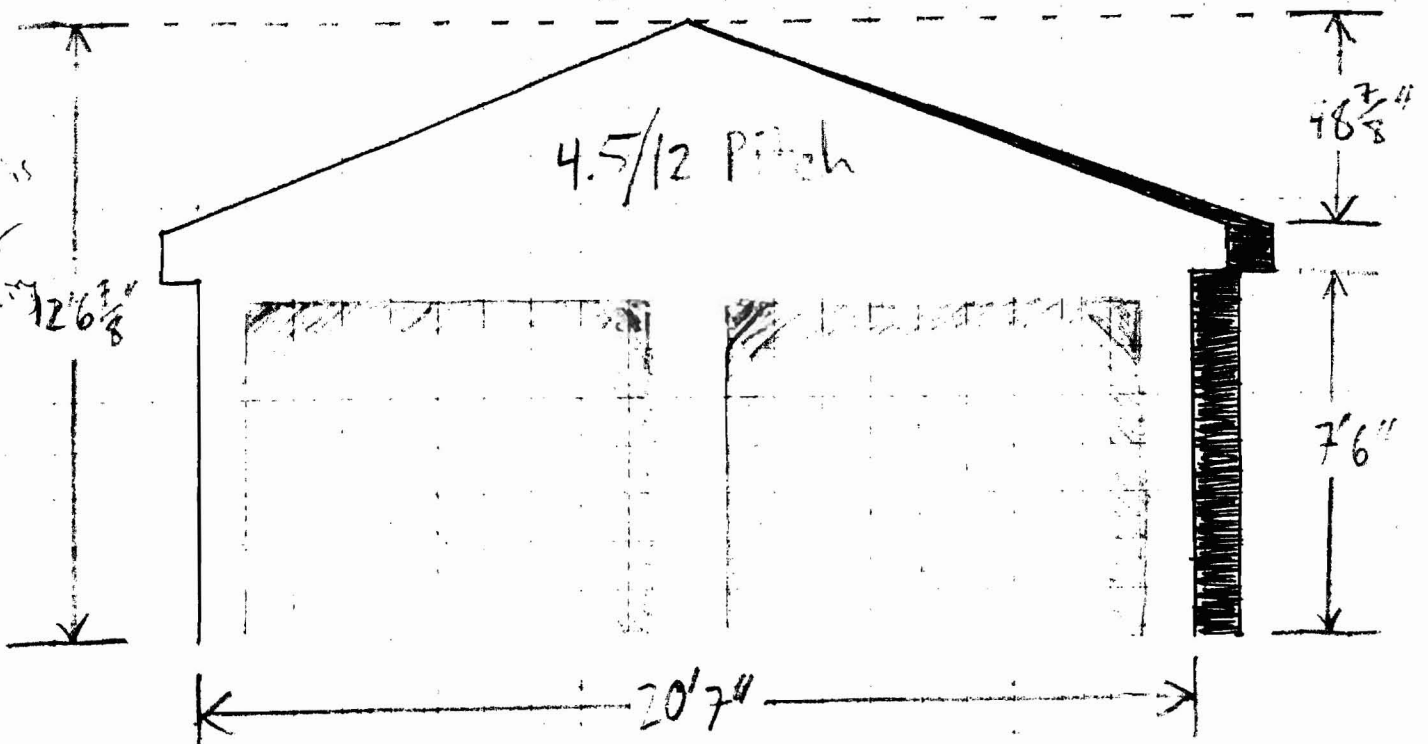


$$\begin{aligned} \text{Volume} &= 9 \times 20.58 \times 18.25 = 3390.265 \\ &+ \frac{1}{2} (20.58 \times 18.25 \times 2.57) = 482.616 \\ &= 3872.881 \text{ cu ft} \end{aligned}$$

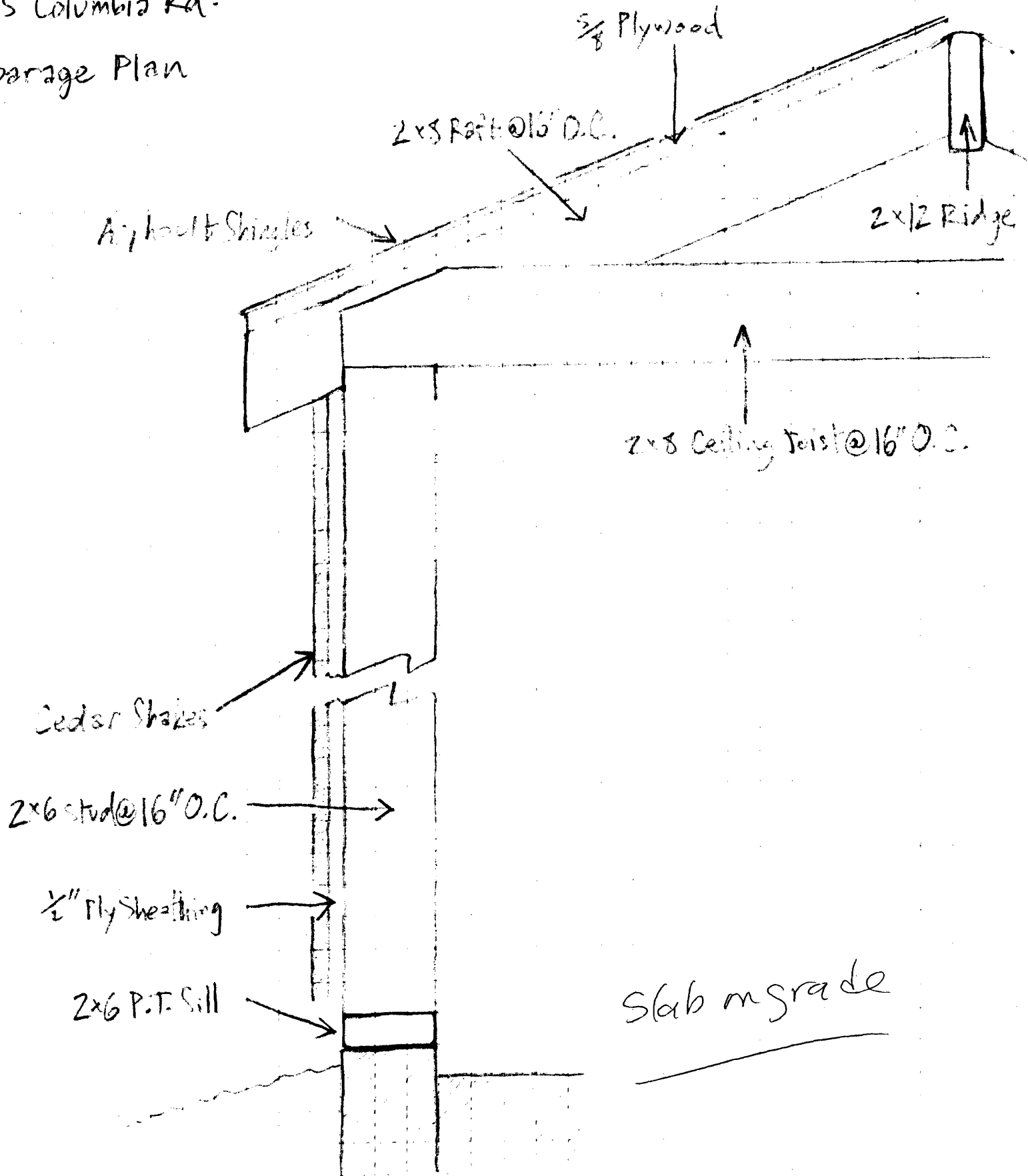
OCT

$$\begin{aligned} \text{Volume} &= 7.5 \times 20.58 \times 18.25 = 2816.892 \\ &+ \frac{1}{2} (20.58 \times 18.25 \times 4.07) = 764.691 \\ &= 3581.583 - \text{volume will be less} \end{aligned}$$

* This is what building



95 Columbia Rd.
Garage Plan



WALL SECTION

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	181 F008001
Location	95 COLUMBIA RD
Land Use	SINGLE FAMILY
Owner Address	COLGAN PATRICK E & CARA J KELLY 95 COLUMBIA RD PORTLAND ME 04103
Book/Page	24579/322
Legal	181-F-8 COLUMBIA RD 95 4700 SF

Current Assessed Valuation

Land	Building	Total
\$85,300	\$115,100	\$200,400

Property Information

Year Built 1923	Style Colonial	Story Height 2	Sq. Ft. 1232	Total Acres 0.108		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1950	Size 18X20	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
11/17/2006	LAND + BLDING	\$146,500	24579-322
10/31/2006	LAND + BLDING	\$146,500	24521-117
08/01/2006	LAND + BLDING	\$132,500	24225-016
08/05/1996	LAND + BLDING	\$99,900	12648-226

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A--EXCELLENT; B--GOOD; C--AVERAGE; D--CHEAP; E--VERY CHEAP

1951

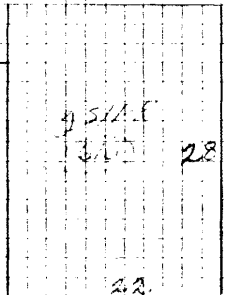
YEAR 19

YEAR 19

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING											
CONCRETE		WOOD JOIST		BATHROOM	<input checked="" type="checkbox"/>										
CONCRETE BLOCK	<input checked="" type="checkbox"/>	STEEL JOIST		TOILET ROOM											
BRICK OR STONE		MILL TYPE		WATER CLOSET											
PIERS		REIN. CONCRETE		LAVATORY											
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	<input checked="" type="checkbox"/>										
₁ ₂ ₃				STD. WAT. HEAT											
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	<input checked="" type="checkbox"/>										
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.											
CLAPBOARDS		PINE		LAUNDRY TUBS											
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING											
DROP SIDING		TERRAZZO		TILING											
NO SHEATHING		TILE		BATH FL. & WCOT.											
WOOD SHINGLES	<input checked="" type="checkbox"/>			TOILET FL. & WCOT.											
ASBES. SHINGLES		ATTIC FLR. & STAIRS		LIGHTING											
STUCCO ON FRAME				ELECTRIC	<input checked="" type="checkbox"/>										
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING											
BRICK VENEER				NO. OF ROOMS											
BRICK ON TILE		B	1 2 3	BSMT.	2ND										
SOLID BRICK		PINE	<input checked="" type="checkbox"/>	1ST	3RD										
STONE VENEER		HARDWOOD	<input checked="" type="checkbox"/>	OCCUPANCY											
CONC. OR CIND. BL.		PLASTER	<input checked="" type="checkbox"/>	SINGLE FAMILY	<input checked="" type="checkbox"/>										
		UNFINISHED		TWO FAMILY											
		METAL CLG.		APARTMENT											
TERRA COTTA				STORE											
VITROLITE		RECREAT. ROOM		THEATRE											
PLATE GLASS		FINISHED ATTIC		HOTEL											
INSULATION		FIREPLACE		OFFICES											
WEATHERSTRIP		HEATING		WAREHOUSE											
ROOFING		PIPELESS FURNACE		COMM. GARAGE											
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE		GAS STATION											
WOOD SHINGLES		FORCED AIR FURN.		ECONOMIC CLASS											
ASBES. SHINGLES		STEAM	<input checked="" type="checkbox"/>	OVER BUILT											
SLATE		HOT WAT. OR VAPOR		UNDER BUILT											
TILE		NO HEATING		DT. 725-01	AR. 2P										
METAL				LD. 2	PD. 1										
COMPOSITION		GAS BURNER		MS. 32	CK. 32										
ROLL ROOFING		OIL BURNER	<input checked="" type="checkbox"/>	SUMMARY OF BUILDINGS											
INSULATION		STOKER		OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.

COMPUTATIONS	
UNIT	1951
60 S.F.	320
S.F.	
ADDITIONS	
BASMENT	
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	
FIREPLACE	
HEATING	+ 200
PLUMBING	+ 50
TILING	
TOTAL	400
FACT. VAL.	17800



YEAR	1951	1951 TOTAL BLDGS														
TAX VAL.																
OLD VAL.																
CHANGE																
		TAX VALS	19													19
			19													19
			19													19



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

Portland, Me., May 24, 1917 19

TO THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 25 Columbia Rd Fire Districts no Ward 2
Name of owner is? Allen A. ... Address Edgewood Ave
Name of mechanic is? ... Address ...
Proposes occupancy of building (purpose)? Private garage for one

cars only, and no space to be let.
Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.
A Pyrene fire extinguisher to be kept in garage.

Size of building. No. of feet front? 18ft : No. of feet rear? 18ft : No. of feet deep? 20ft

No. of stories? concrete

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? concrete

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt

Will there be a chimney? no Will the flues be lined? No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars

Estimated Cost,
\$ 300.

Signature of owner or authorized representative,

Allen A. ...
