

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT ISSUED
Permit Number: 060811
JUL 14 2006
CITY OF PORTLAND

This is to certify that MOREAU EVELYN M / Garage Pros of Maine

has permission to 1 story single car garage on

AT 14 WESTMINSTER AVE

184 4015001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 started 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

Allyson...
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

| | |
|-------------|-------------|
| Issue Date: | CBL: |
| 06-0811 | 184 A015001 |

| | | | |
|---|-------------|---|----------------------|
| Location of Construction: 14 WESTMINSTER AVE | Owner Name: | Owner Address: 14 WESTMINSTER AVE | Phone: |
| Business Name: | | Contractor Address: 880 Ossipee Trail, West Standish | Phone: 2076426945 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Dwellings | Zone: R-3 |

| | | |
|--|--|--|
| Past Use: Single Family | Proposed Use: Single Family 1 story single car garage on slab | \$111.00 \$9,250.00 5 |
| Proposed Project Description: 1 story single car garage on slab | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 23, Type 50 ACCEPTED 7/10/06 Signature: [Signature] |
| | | 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: dmartin | Date Applied For: 05/31/2006 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|---|---|---|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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: 6/20/06 | 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: 6/20/06 | 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 Denied Date: |
|---|---|---|---|

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 |

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 06-0811 | Date Applied For: 05/31/2006 | CBL: 184 A015001 |
|------------------------------|--|----------------------------|

| | | | |
|--|---|---|---------------------------------|
| Location of Construction: 14 WESTMINSTER AVE | Owner Name: MOREAU EVELYN M | Owner Address: 14 WESTMINSTER AVE | Phone: |
| Business Name: | Contractor Name: Garage Pros of Maine | Contractor Address: 880 Ossipee Trail West Standish | Phone: (207) 642-6945 |

Alterations - Dwellings

| | |
|---|---|
| Proposed Use: Single Family 1 story single car garage on slab 18' x 20' | Proposed Project Description: 1 story single car garage on slab 18' x 20' |
|---|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/20/2006**Note:** **Ok to Issue:**

- 1) Based upon your submitted plans, you have 8 feet setback to your side property line and 25.5 feet to your rear property line. Please be aware that all required setbacks are to property lines and that the owner is responsible to delineating where the property lines are to the Code Enforcement Officer. You are responsible for calling the Code Enforcement Officer PRIOR to pouring concrete for a zoning setback check.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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.
- 5) It is understood that the one story garage will be less than 18 feet in height as required in the R-3 Zone for detached accessory structures.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/10/2006**Note:** **Ok to Issue:**

- 1) #15 felt underlayment is required below the asphalt Shingles
- 2) Based upon your submitted plans, you have 8 feet setback to your side property line and 25.5 feet to your rear property line. Please be aware that all required setbacks are to property lines and that the owner is responsible to delineating where the property lines are to the Code Enforcement Officer. You are responsible for calling the Code Enforcement Officer PRIOR to pouring concrete for a zoning setback check.
- 3) Standard 3 foot door and window headers must be at least two (2) 2" x 6" members
Garage Door Must be two (2) 2" x 12" members



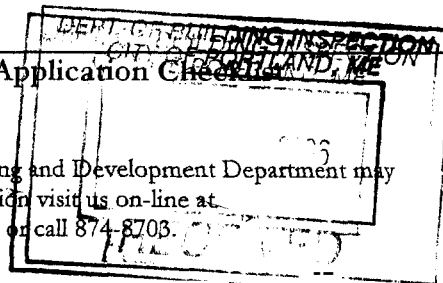
General Building Permit Application

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>14 Westminister Ave. - Portland, ME. 04103</u> | | |
| Total Square Footage of Proposed Structure <u>360 #</u> | Square Footage of Lot <u>7,000 #</u> | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>184 A 15 56+57</u> | Owner: <u>Evelyn M. MORSEAU</u> | Telephone: <u>653-6181</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Evelyn M. MORSEAU 25 ANGLERS Rd. Windham, ME. 04062 (207) 653-6181</u> | Cost Of Work: \$ <u>9,250</u> Fee: \$ <u>111.00</u> C of O Fee: \$ <u>N/A</u> |
| Current Specific use: <u>NONE</u> If vacant, what was the previous use? <u>Shed</u> Proposed Specific use: <u>GARAGE (RESIDENTIAL)</u> | | |
| Project description: <u>1 story single car wood frame garage on slab. Unfinished interior, NO heat. 1 overhead door, 1 passage door, 1 window.</u> | | |
| Contractor's name, address & telephone: <u>GARAGE PROS OF MAINE, 900 OSSIPPE TRAIL STANDISH, ME. 04084 (207) 642-6945</u> | | |
| Who should we contact when the permit is ready: <u>EVELYN MORSEAU</u> Mailing address: <u>25 ANGLERS Rd. Windham, ME. 04062</u> Phone: <u>(207) 653-6181</u> | | |

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

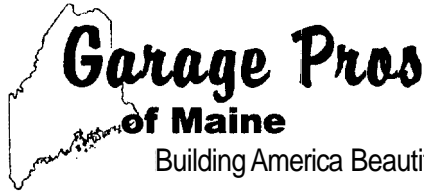


I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representatives 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 of applicant: Evelyn M. Morseau Date: 5/3/06

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

CONTRACT PROPOSAL



207-642-6945
900 Ossipee Trail West
Standish, ME 04084

| | | |
|---|------------------------------|---|
| PROPOSAL SUBMITTED TO <u>Carl L. Howe</u> | PHONE <u>775-3285</u> | DATE <u>5-5-06</u> |
| STREET <u>14 West Chester Ave</u> | JOB NAME | |
| CITY, STATE, AND ZIP CODE <u>Portland me 04107</u> | JOB LOCATION <u>Same</u> | |
| ARCHITECT/CONTRACTOR <u>STEVE JONES</u> | DATE OF PLANS <u>ASAP</u> | EST. BEGIN DATE _____ EST. COMPLETION DATE _____ |

We hereby submit specifications and estimates for 1 (one) 18' X 20' garage, stick built on site. (Gable, Reverse Gable, Gambrel, Garage & Carport)

| STANDARD SPECIFICATIONS | ADDITIONS - ALTERATIONS |
|---|---|
| 1. Wall Studs - 2 X 4 16" o.c. | Rafter Pitch 6/12 7/12 8/12 9/12 10/12 |
| 2. Bottom Plate - Treated | |
| 3. Corner Posts - Triple 2 X 4 | |
| 4. Top Plate - Double 2 X 4 | |
| 5. Rafters - 2 X 8 Pitched at <u>5 1/2 Standard</u> | |
| 6. Rafter Ties at Top of Roof | |
| 7. Ridge Board 2 X 8 | |
| 8. Overlays/Hurricane Braces | |
| 9. 1/2" CDX Plywood or OSB Roof Sheathing | |
| 10. Roof Shingles | |
| 11. Metal Drip Edge All Around Roof | |
| 12. T-111 - Vinyl (OSB under Vinyl) | |
| 13. <u>Steel Overhead Doors (9' x 7')</u> <input type="checkbox"/> Not-Insulated <input checked="" type="checkbox"/> Semi-Insulated | <u>8</u> |
| 14. One Window <input checked="" type="checkbox"/> | <u>A.) one vinyl window 25"</u> <u>w/locks</u> |
| 15. One Steel Service Door <input checked="" type="checkbox"/> w/glass <u>32" steel door</u> | <u>w/ glass</u> |
| 16. 6 Reinforced Wire Mesh Concrete Slab | |
| 17. FREE One Year Service Warranty | TOTAL \$ |

Payment to be made as follows:

Payment, by bank check payable to Steve Jones or cash upon arrival of contractor.

Payment, by bank check payable to Steve Jones or cash, of final balance at day & hour of completion.

All building permits and zoning regulations to be applied for and picked up is the sole responsibility of the customer.

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the contract proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our crews carry their own liability insurance as do we.

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Contractor Steven Jones

Owner [Signature]

Date of Acceptance 5/19/06

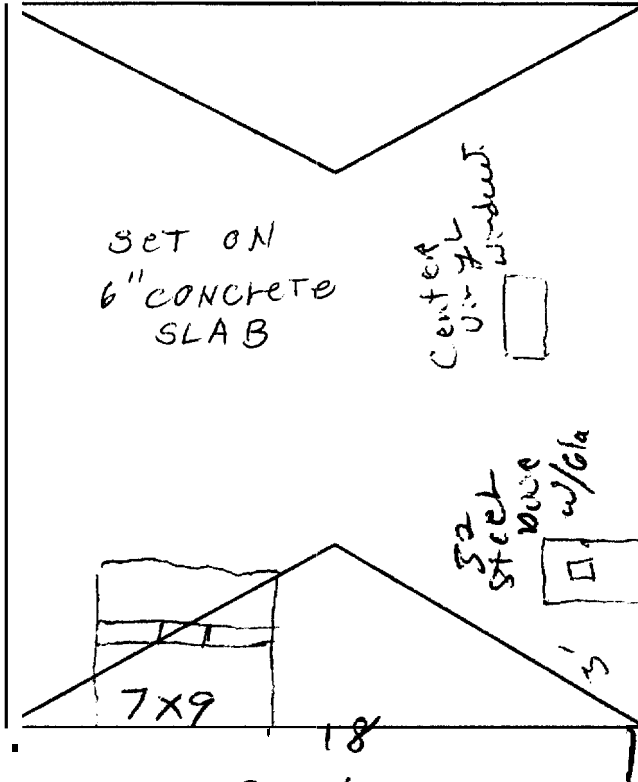
Owner _____

| | |
|----------------|----------------|
| Price | \$ <u>9250</u> |
| Additions | \$ |
| Total Price | \$ |
| Less Deposit | \$ |
| BALANCE | \$ |
| Final Pmt. | \$ |



207-642-6945
900 Ossipee Trail West
Standish, ME 04084

CONDITIONS OF CONTRACT



- Bottom Plate 2 x 4 Pressure Treated
- Studs - 2x4 - 16" O.C.
- Corner Posts - Triple 2x4
- Top Plate - Double 2x4
- Rafters - 2x8
- Rafter Ties 2x4
- Ridge Board 2x8
- Roof Deck Sheathing
- Asphalt Roof Shingles
- Soffit - 1x6 or 1x8
- Facia 1x4
- Corner Boards - 1x3 and 1x4 butted at right angles
- Rake 1x4
- Collar Ties
- Metal drip Edge
- One Year Free Service

Customer Carl H. Howe
 Street 14 Westminster Ave
 Town Portland Me.
 Phone 725-3285 Date 5-5-06
 Delivery Date ASAP
 Garage Size 18 x 20 $\frac{5}{10}$ Roof Pitch

SPECIFICATIONS

Siding 5/8 T-11 on walls
 Window with Locks 1 Vinyl window w/locks
 Overhead Doors 1 7x9 steel garage door w/6 hrs
 Reinforced Concrete Slab 6" slab w/ steel mesh
 Shingle Color Cement Brown Shingles
 Service Door 2/8 x 6/8
one 3' steel door w/6 hrs
w/ glass.

* Building Permit and Zoning regulations are Responsibility of Owners.

SITE SPECIFICATIONS

Is site level? NO
 Who orders fill? customer
 Is customer to pay for fill? yes
 Customer is to pay for all site work. yes

- Gravel must be within 1/2 to 1' of being level or customer will be charged for time that men must shovel to make level.
- Gravel pad for slab needs to be 3-4 feet bigger all around the actual garage.
- Site must be accessible for all trucks to deliver materials.
- Site must have a power supply. If power has to be provided by contractor, there will be an additional cost to be paid by customer.

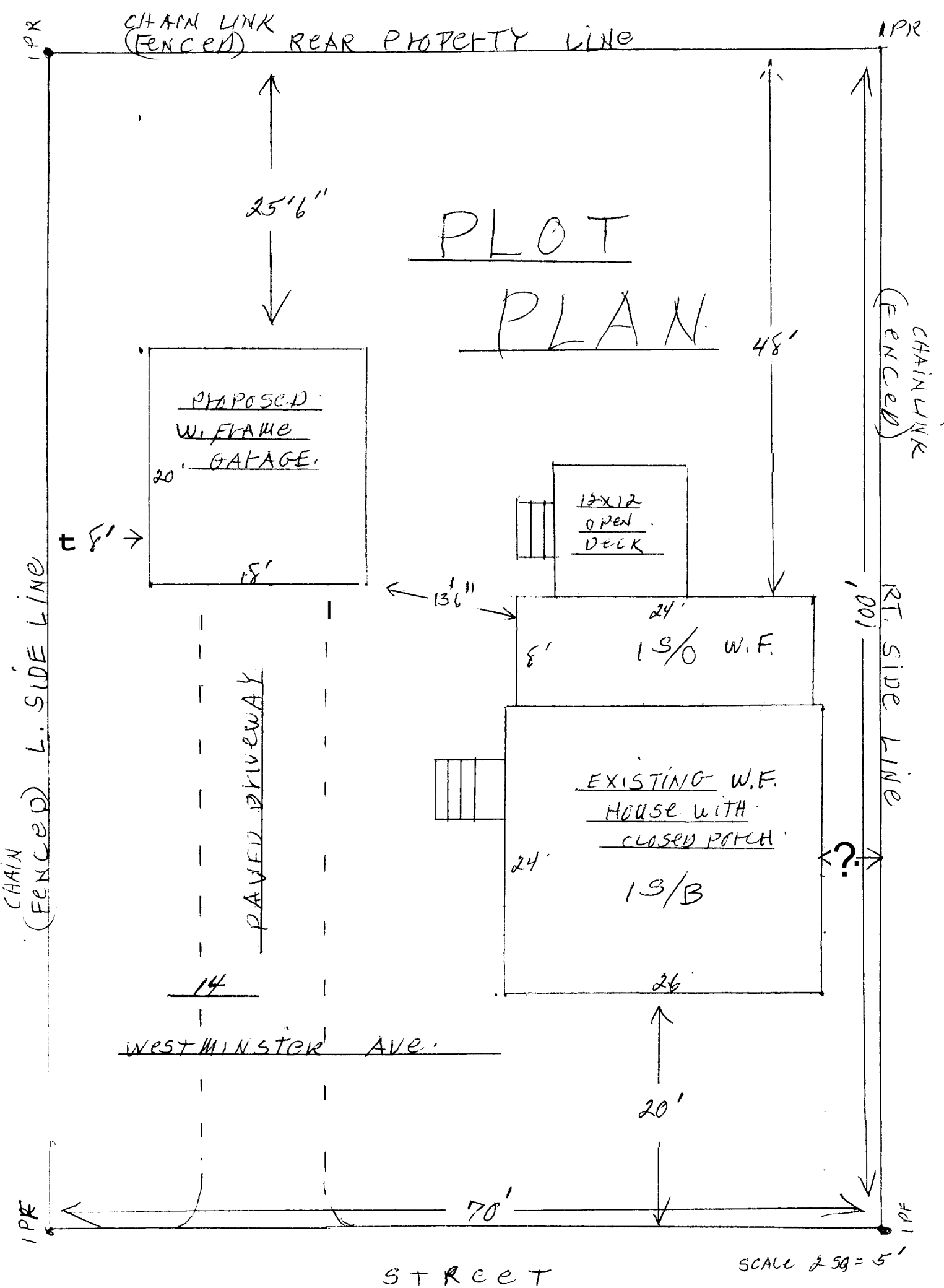
IMPORTANT: All site preparation including digging, dozing, fill, gravel, and tree removal will be PAID BY OWNER and is not included in contract price.

Plan Authorized by: X

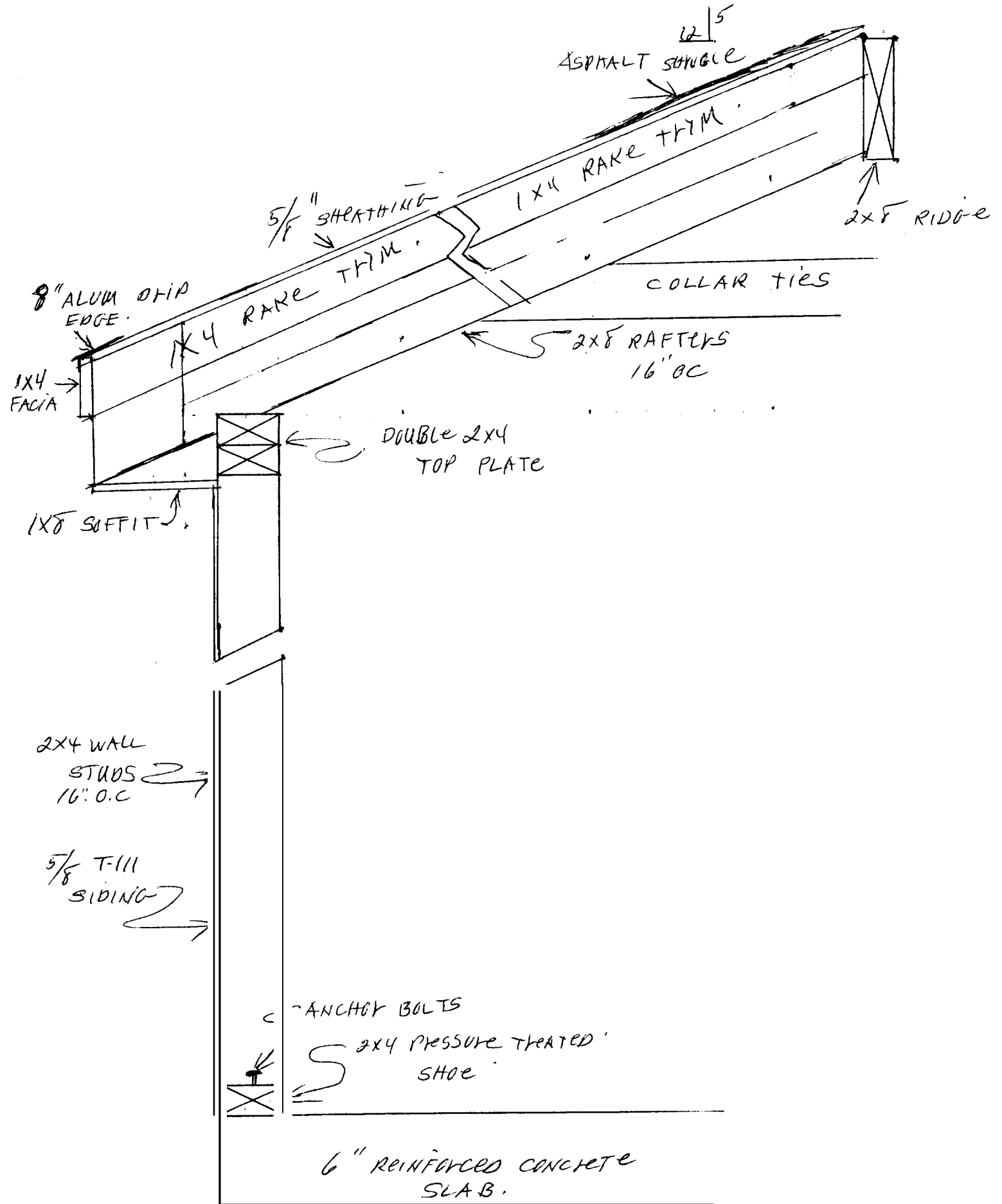
Owners Signature

DATE OF ACCEPTANCE 5-5-06

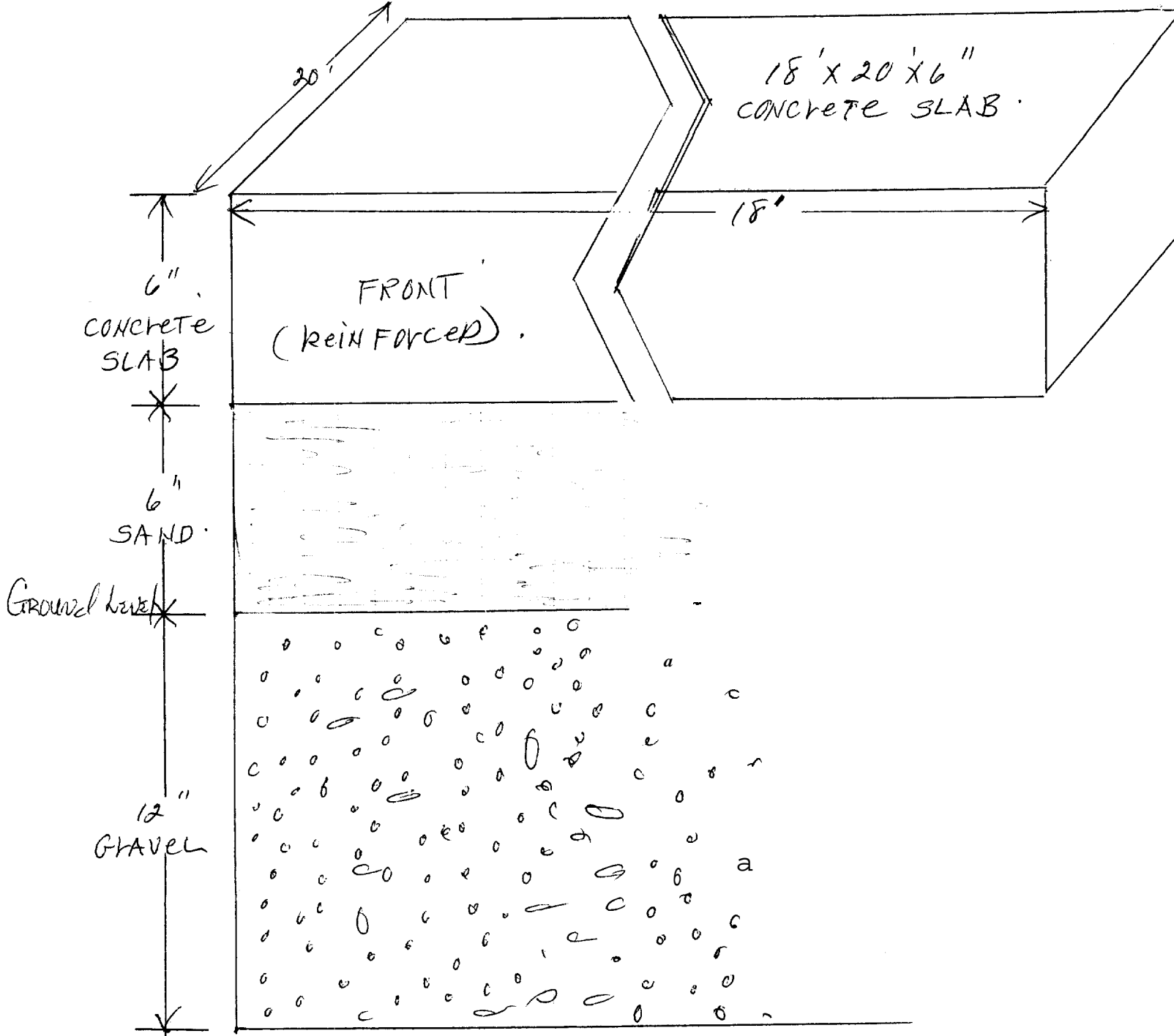
Steven Jones
Contractors Signature



OWNER: Evelyn M. MOREIRA



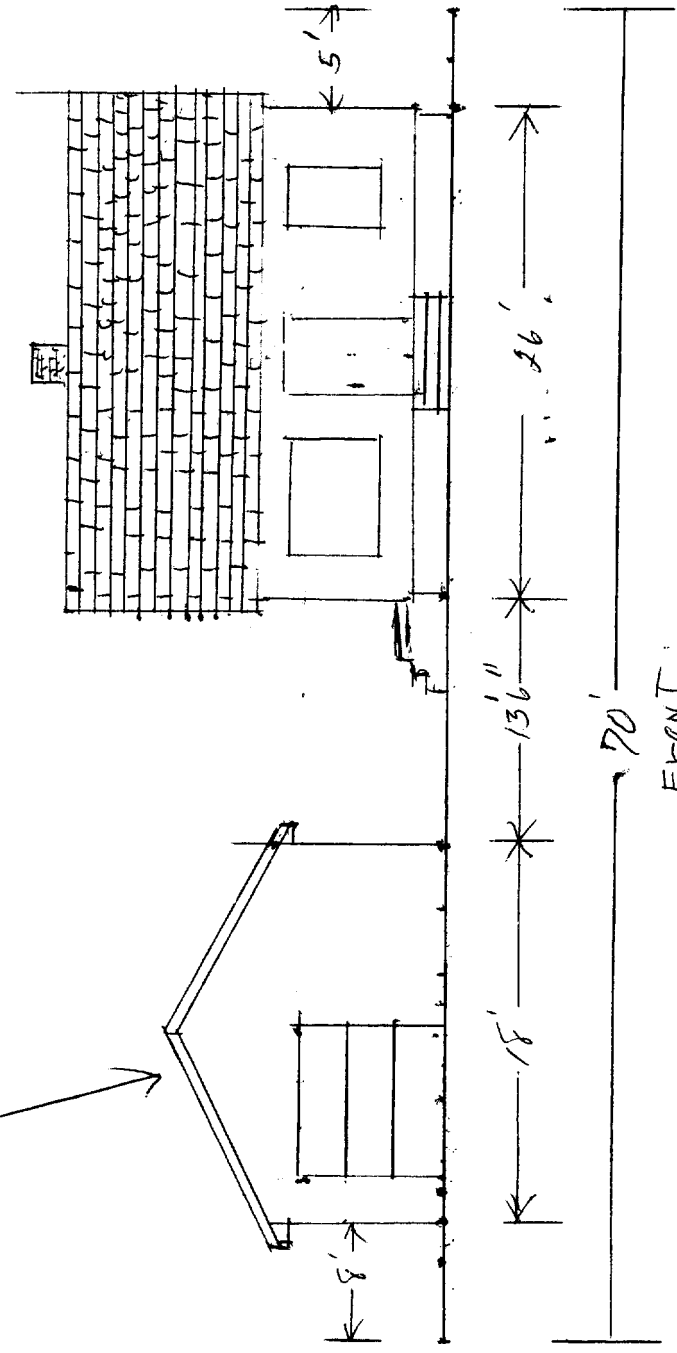
OWNER: EVELYN M. MOREAU



Client: Evelyn M. Moreau

PROPOSED GARAGE

EXISTING DWELLING



FRONT
Westminister Ave.

Applicant: Evelyn Moreau
Address: 14 Westmington AVE

Date: 6/20/06
C-B-L: 184-A-15 & 24

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 6/20/06 # 06-0811

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build New 1 story single car garage

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' min req - 25' + shown

Condition - Rear Yard - 25' min req - 25.5' given

Side Yard - 8' min req - 8' shown

Projections -

Width of Lot -

Condition - Height - 19' max for detached structure

Lot Area - 7000 sq ft per assessors

Lot Coverage/ Impervious Surface - 35% or Not more than 2,450 sq ft

Area per Family -

Off-street Parking -

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

Handwritten calculations in a box:

| | | |
|----------|---|----------|
| 24 x 26 | = | 2624 |
| 8 x 24 | = | 192 |
| 12 x 12 | = | 144 |
| 18 x 20 | = | 360 |
| + Stairs | | (1320) # |

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 | 184 A015001 |
| Location | 14 WESTMINSTER AVE |
| Land Use | SINGLE FAMILY |
| | |
| Owner Address | MOREAU EVELYN M 14 WESTMINSTER AVE PORTLAND ME 04103 |
| | |
| Book/Page | 10246/13 |
| Legal | 184-A-15-24 WESTMINSTER AVE 12-16 7000 SF |

Current Assessed Valuation For Fiscal Year 2006

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$44,360 | \$70,130 | \$114,490 |

Estimated Assessed Valuation For Fiscal Year 2007*

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$57,100 | \$86,600 | \$143,700 |

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

| | | | | | |
|---------------------------|------------------------|--------------------------|-------------------------|-----------------------------|-------------------------|
| Year Built 1943 | Style Cape | story Height 1 | Sq. Ft. 816 | Total Acres 0.161 | |
| Bedrooms 2 | Full Baths 1 | Half Baths | Total Rooms 5 | Attic Unfin | Basement Full |

Outbuildings

| | | | | | |
|---------------------------|----------------------|---------------------------|----------------------|-------------------|-----------------------|
| Type SHED-FRAME | Quantity 1 | Year Built 1975 | Size 12x12 | Grade D | Condition A |
|---------------------------|----------------------|---------------------------|----------------------|-------------------|-----------------------|

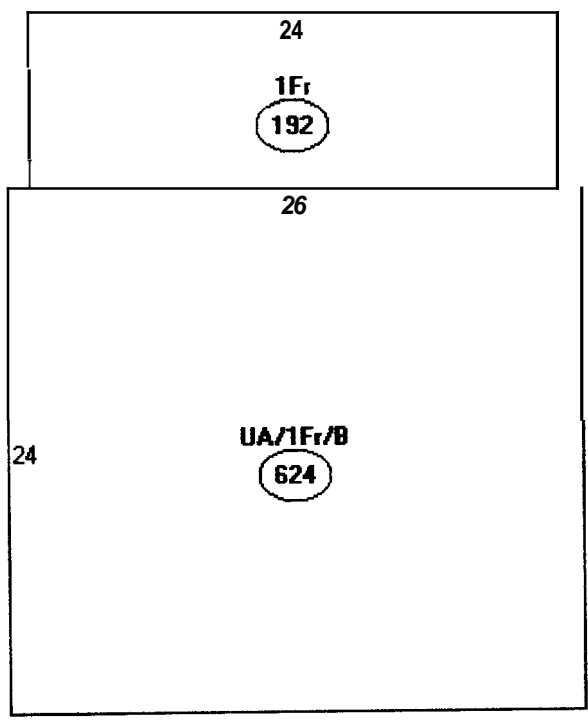
Sales information

| | | | |
|-------------|-------------|--------------|------------------|
| Date | Type | Price | Book/Page |
|-------------|-------------|--------------|------------------|

Picture and Sketch

| | | |
|-------------------------|------------------------|-------------------------|
| Picture | Sketch | Tax Map |
|-------------------------|------------------------|-------------------------|

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



Descriptor/Area

A: UA/1Fr/B
624 sqft

B: 1Fr
192 sqft

