

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0837	Issue Date: JUN 23 2004	CBL: 184 C013001
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Location of Construction: 24 Rosemont Ave	Owner Name: Fenton M James Jr &	Owner Address: 24 Rosemont Ave	City of Portland	Phone:
Business Name:	Contractor Name: Michael Desjardins	Contractor Address: 24 Rosemont Ave. Portland	Phone 12078283798	
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-4p	

Past Use: 2 Family Home	Proposed Use: 2 Family home/ add Gable	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 3
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FIRE DEPT: <i>N/A</i>	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOCA 1999</i>
Signature:	Signature:	

Proposed Project Description:
2 Family home/ add Gable

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/18/2004	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"/> 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"/>	<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	<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>6/23/04</i>	Date: _____	Date: <i>6/23/04</i>

PERMIT ISSUED
JUN 23 2004
CITY OF PORTLAND

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 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.

_____ Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- _____ Footing/Building Location Inspection; Prior to pouring concrete
- _____ Re-Bar Schedule Inspection: Prior to pouring concrete
- _____ Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate** of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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]
Signature of Applicant/Designee

6/23/04
Date

Signature of Inspections Official

6/23/04
Date

CBL: 104-C-13

Building Permit #: 04-0837

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040837

Please Read Application And Notes, If Any, Attached

This is to certify that Fenton M James Jr &/Michael Desjardins
has permission to 2 Family home/ add Gable
AT 24 Rosemont Ave 184 C013001

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 altered or otherwise used-in. HOUR NOTICES 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 _____ JUN 23 2004
Other _____
Department Name
CITY OF PORTLAND

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Residential 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: 24 ROSEMONT AVE PORTLAND

Total Square Footage of Proposed Structure

Square Footage of Lot

6,000^{sq}

Tax Assessor's Chart, Block & Lot

Chart#

Block#

Lot#

184

C

13

Owner:

MICHAEL J FENTON JR.

JEANNE G. FENTON

Telephone:

828-3798

Lessee/Buyer's Name (If Applicable)

Applicant name, address & telephone:

MICHAEL J FENTON JR.

JEANNE G FENTON

24 ROSEMONT AVE

PORTLAND, ME 04103

828-3798

Cost Of

Work: \$ 5000 ⁰⁰/₁₀₀

Fee: \$ 66 ⁰⁰/₁₀₀

Current Specific use: FAMILY ROOM

Proposed Specific use: FAMILY ROOM

Project description: adding a gable to the back end of the house

Contractor's name, address & telephone:

MICHAEL DESJARDINS

Who should we contact when the permit is ready: FENTON

Mailing address: 24 ROSEMONT AVE
PORTLAND, ME 04103

Phone: 828-3798

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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 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 of applicant: M J Fenton

Date: 6/5/04

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Residential Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A complete set of construction drawings must include:

- Cross sections w/framing details
- ~~Detail of any new walls or permanent partitions~~
- Floor Plans & Elevations
- Window and door schedules
- ~~Foundation~~ plans with required drainage and damp proofing (if applicable)
- ~~Electrical and plumbing layout.~~ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Separate permits are required for internal & external plumbing, HVAC, and electrical **installations**.

~~If there are any additions to~~ the footprint or volume of the new ~~or~~ existing **structure(s)**, a plot plan is required and must ~~include~~:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- Boundary survey to scale showing north arrow, zoning district and setbacks
- First floor sill elevation (based on mean sea level datum)
- Location and dimensions of parking areas and driveways
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water
- Existing and proposed grade contours
- Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

Please submit **all of the** information outlined in this Residential Application Checklist. Failure to **do so** will result in the automatic denial of your permit

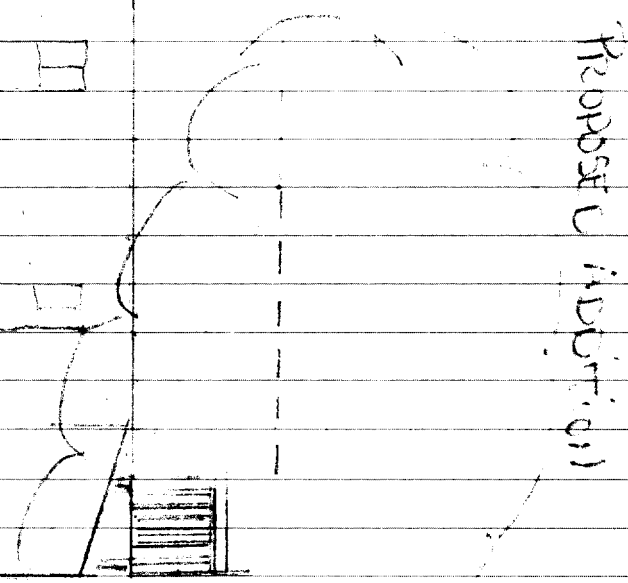
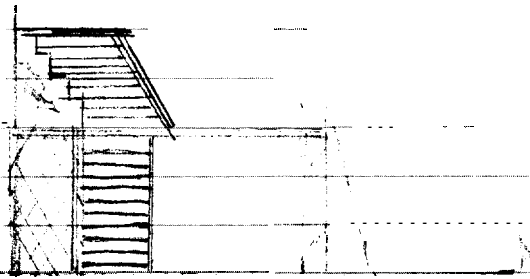
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\$ 5K

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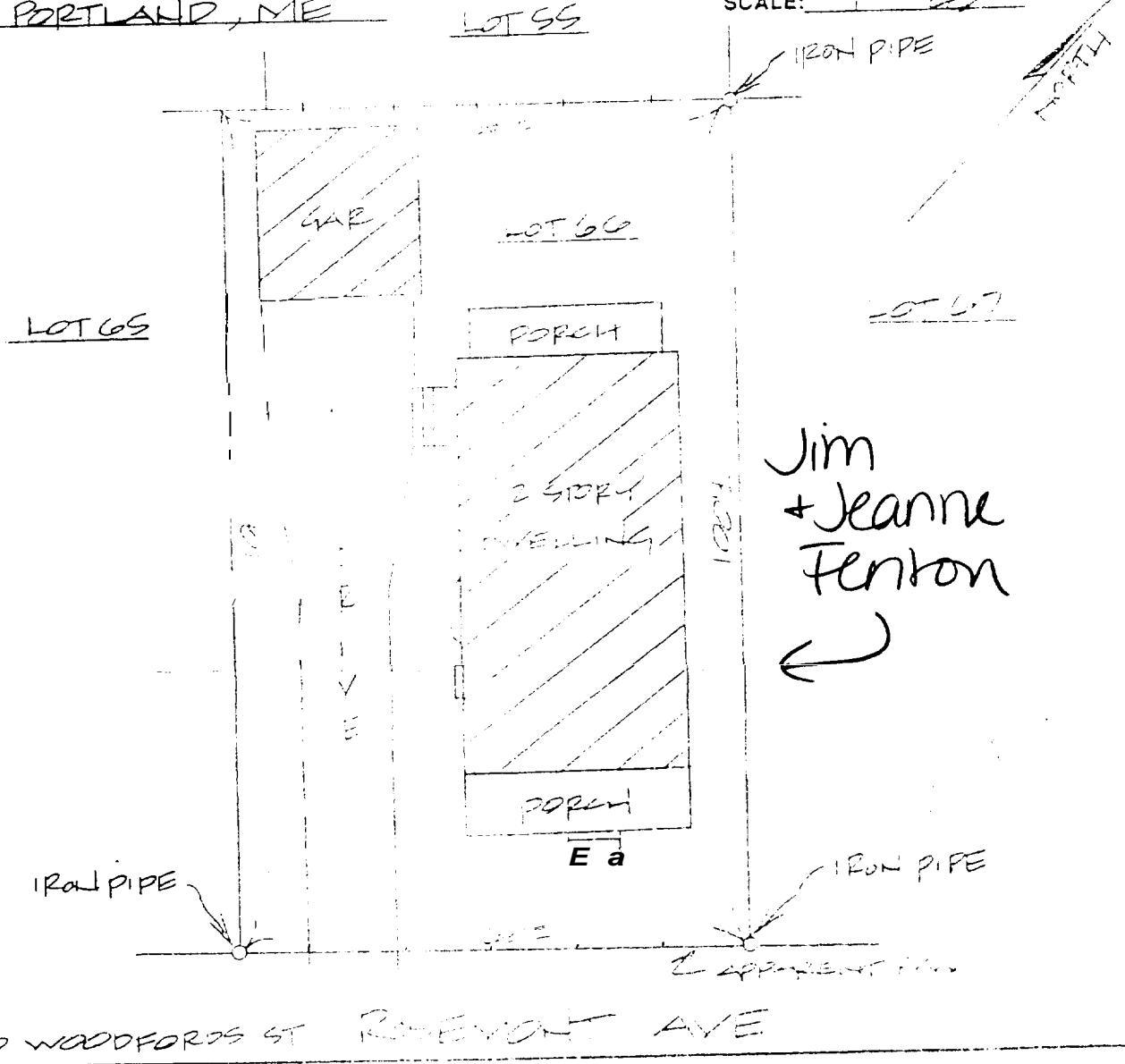
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY AT THE TIME OF CONSTRUCTION. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO PROPERTY LINE LOCATIONS WITH RESPECT TO DWELLINGS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURE ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAY STATED OR SHOWN IN THE PROVIDED TITLE REFERENCES SHOWN BELOW. THIS INSPECTION MAY NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (5) THIS INSPECTION IS TO BE USED BY THE BELOW LISTED TITLE COMPANY AND OR ATTORNEY AND ITS TITLE INSURER FOR MORTGAGE PURPOSES ONLY.

ADDRESS: 24 ROSEMONT AVE
PORTLAND, ME

DATED: 5/22/2012

SCALE: 1" = 20'



APPLICANT: MICHAEL P. STONE / JEANNE P. STONES

REQUESTING PARTY: FIRST TITLE OF MAINE

OWNER: DOUGLAS S. & DENISE J. BEAN

ATTORNEY: THOMAS W. CLARKE

LENDER: FIRST NH

FILE NO. 94880

TITLE REFERENCES:

DEED BOOK: 6582 PAGE: 284
PLAN BOOK: 11 PAGE: 29 LOT: 22
COUNTY: CUMBERLAND

NADEAU & LODGE
PROFESSIONAL LAND SURVEYORS
85 RACKLEFF STREET, PORTLAND, ME 04101
TELEPHONE AND FAX: (207) 750-6001

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 C013001
 Location 24 ROSEMONT AVE
 Land Use TWO FAMILY

Owner Address FENTON M JAMES JR & JEANNE G FENTON JTS
 24 ROSEMONT AVE
 PORTLAND ME 04103

Book/Page 19742/071
 184-C-13
 ROSEMONT AVE 20-24
 6000 SF

Valuation Information

Land	Building	Total
\$30,870	\$110,150	\$141,020

Property Information

Year Built 1900	Style old style	Story Height 2	Sq. Ft. 2580	Total Acres 0.138		
Bedrooms 6	Pull Baths 2	Half Baths 2	Total Rooms 12	Attic unfin	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1920	Size 18x20	Grade C	Condition F
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Sales Information

Date	Type	Price	Book/Page
07/01/2003	LAND + BLDING	\$275,000	19742-71
09/17/2001	LAND + BLDING	\$93,750	16740-189
03/01/1998	LAND + BLDING	674,000	13696-159
05/01/1994	LAND + BLDING	\$120,000	11456-265

Picture and Sketch

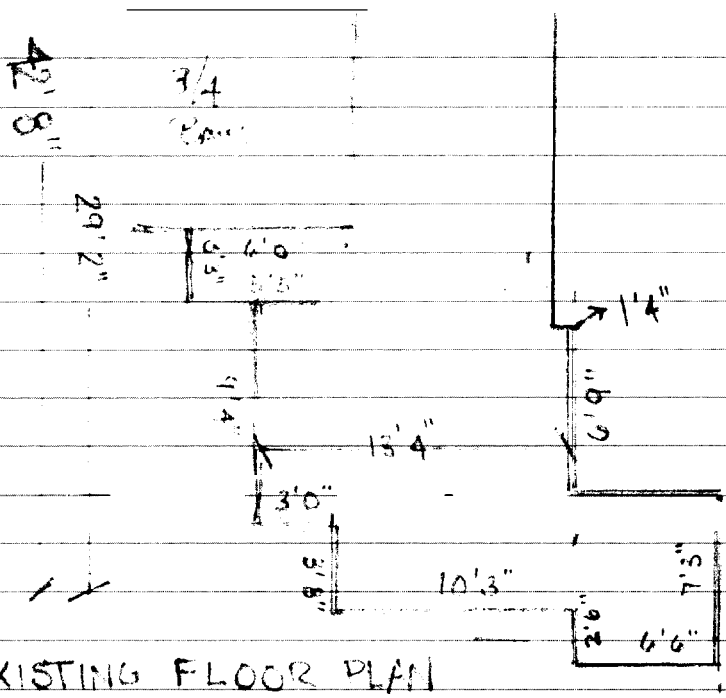
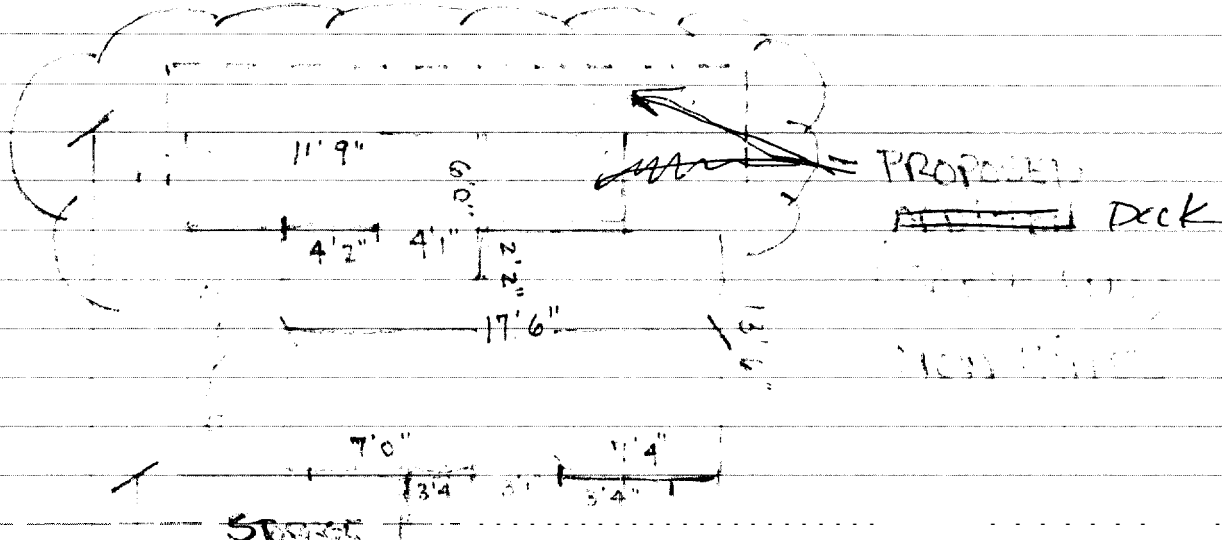
[Picture](#)

[Sketch](#)

[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](#).





EXISTING FLOOR PLAN



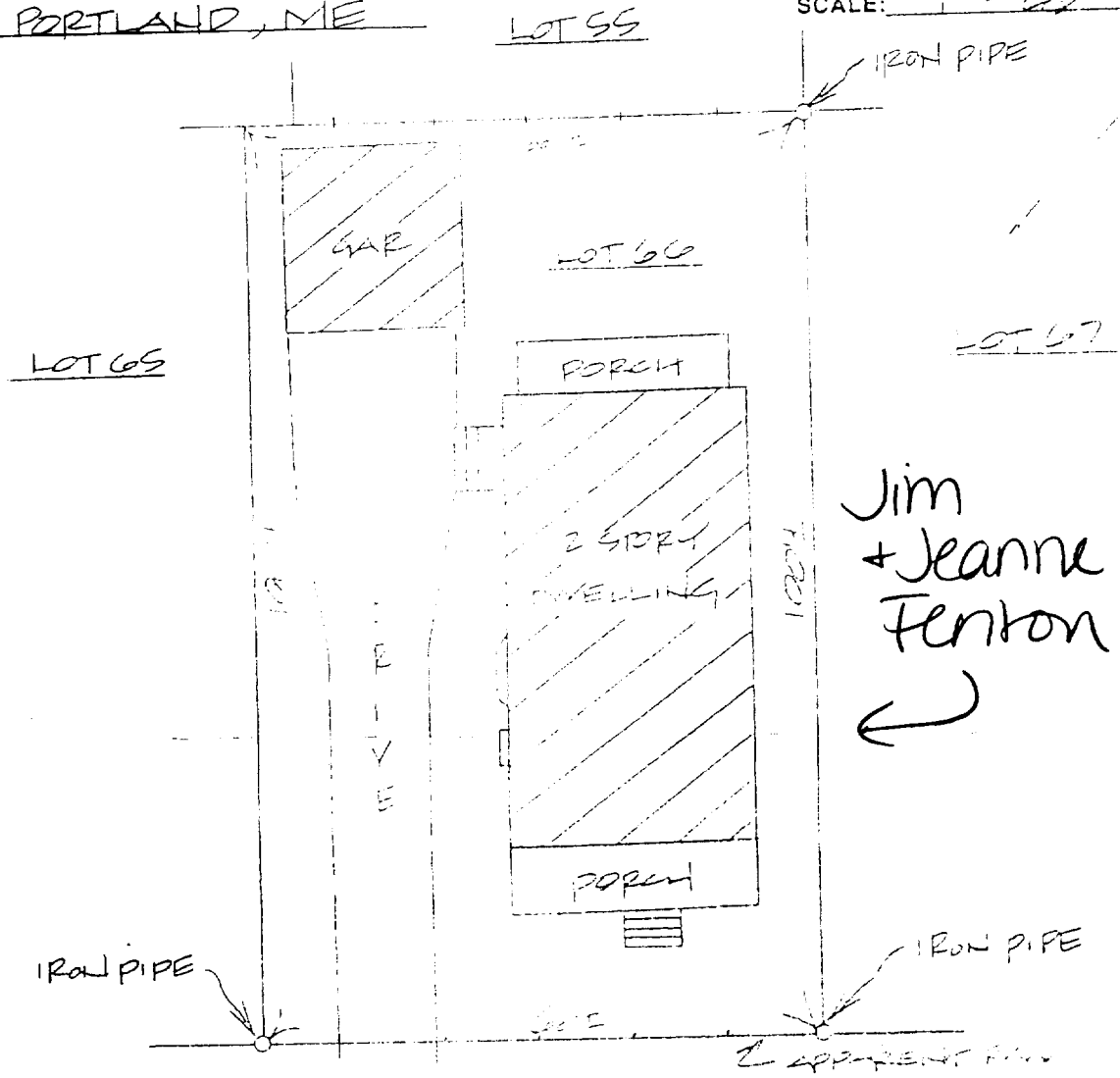
14-436 B

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ADDRESS: 24 ROSEMONT AVE
PORTLAND, ME

DATED: 5/12/92
SCALE: 1" = 20'



← TO WOODFORDS ST ROSEMONT AVE

APPLICANT: MICHAEL P. STONE / JEANNE P. GONNES
OWNER: DOUGLAS S. & DENISE A. BEAN
LENDER: FIRST NH

REQUESTING PARTY: FIRST TITLE OF MAINE
ATTORNEY: THOMAS W. CLOUTIER
FILE NO. 94850

TITLE REFERENCES:
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PLAN BOOK: 11 PAGE: 29 LOT: 282
COUNTY: UMBERLAND

NADEAU & LODGE
PROFESSIONAL LAND SURVEYORS
85 RACKLEFF STREET, PORTLAND, ME 04101
TELEPHONE AND FAX (207) 750-6072

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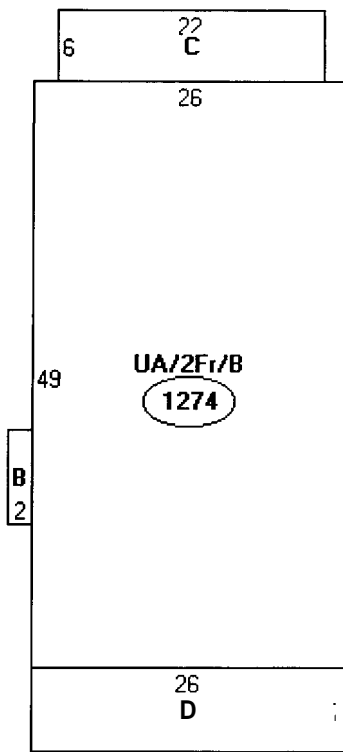
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New Search!



Descriptor/Area

A: UA/2Fr/B
1274 sqft

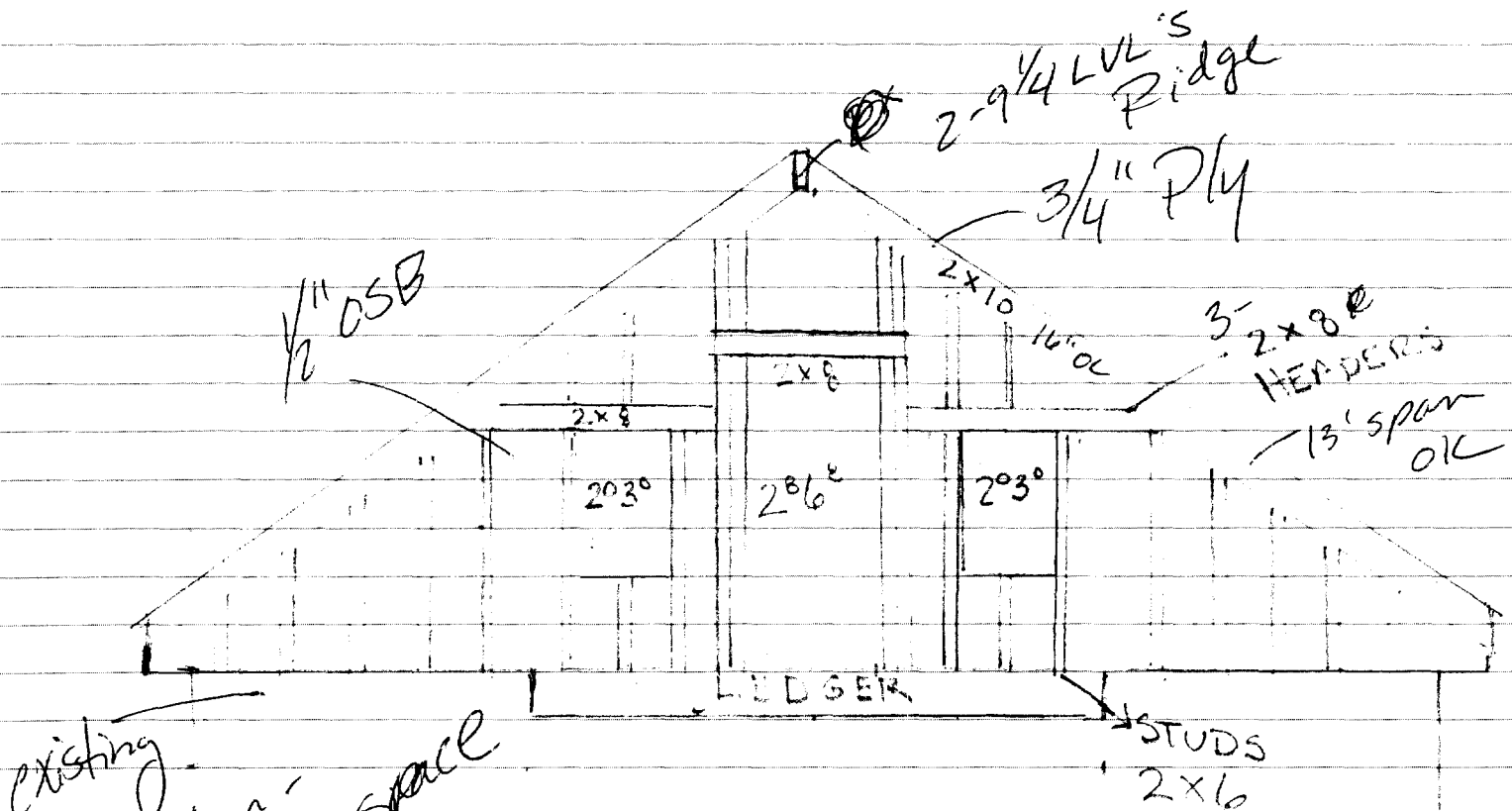
E: 2FBAY
16 sqft

C: EP/EP
132 sqft

D: OFF
182 sqft

* MATERIALS LIST

WALL FRAME	2 x 6
SHEATHING	1/2" OSB
WINDOW HEADERS	2 x 10
ROOF RAFTERS	2 x 10
RIDGE BEAM	2 9 1/4 LVLs
ROOF SHEATHING	3/4" CDX - (1/2" CDX) IF MATCHES
ROOF MATERIAL	15# ROOFING FELT 30 YR. ARCH.



existing floor system - currently living space

NEW END WALL GABLE FROM EXISTING ROOF

