

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 100184

Please Read Application And Notes, If Any, Attached

This is to certify that Bauer Steven & Mary Its/self

has permission to Adding a bedroom, bath and 3 dormers to the existing second floor garage.

AT 22 Fleetwood St CBL 185 D006001

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 lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

PERMIT ISSUED
MAR 24 2010
CITY OF PORTLAND
Department Name

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

[Signature] 3/19/10
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: 10-0184	Issue Date:	CBL: 185 D006001
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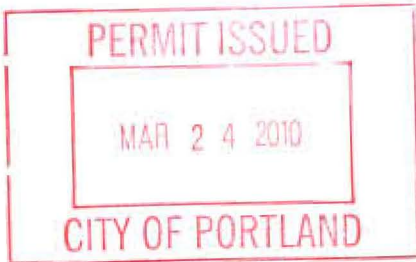
Location of Construction: 22 Fleetwood St	Owner Name: Bauer Steven & Mary Jts	Owner Address: 22 Fleetwood St	Phone: 207-761-0266
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5 50004

Past Use: Single Family	Proposed Use: Single Family / Adding a bedroom, bath and 3 dormers to the existing second floor garage.	Permit Fee: \$100.00	Cost of Work: \$7,500.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 3/19/10	

Proposed Project Description: Adding a bedroom, bath and 3 dormers to the existing second floor garage.	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: gg	Date Applied For: 03/01/2010	Zoning Approval		
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<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"/>	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	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>ok with conditions</i> <i>3/3/10</i>	Date:	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: 10-0184	Date Applied For: 03/01/2010	CBL: 185 D006001
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Location of Construction: 22 Fleetwood St	Owner Name: Bauer Steven & Mary Jts	Owner Address: 22 Fleetwood St	Phone: 207-761-0266
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Adding a bedroom, bath and 3 dormers to the existing second floor garage.	Proposed Project Description: Adding a bedroom, bath and 3 dormers to the existing second floor garage.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 03/03/2010

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
- 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: Jeanine Bourke Approval Date: 03/19/2010

Note: Ok to Issue:

- 1) Per discussion with Steven B., this former garage was raised in 2000 and a full basement was excavated below. The existing wooden floor of the garage remains, with a workshop below. This structure shall not be used as a garage unless alterations are made for code compliance, which will require a permit for such work.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 6) All renovated Single Family Homes shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Comments:

3/3/2010-mes: I did a site inspection to see if the garage was attached to the house on 3/2/10 - It is, so it is part of the principal structure and can use 14-436 for its upward expansion. I spoke to the owner and he is not intending to make this a separate unit. It is a bedroom for his son. He agreed that no kitchen facilities will be added to the space.

3/19/2010-jmb: Spoke to Steven B. For verification of details as I noted on plans,

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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>22 Fleetwood St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>185 D 006</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Steven Bauer</u> Address <u>22 Fleetwood St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-761-0266</u> cell <u>807-7355</u>
Lessee/DBA (If Applicable) RECEIVED DMR - 1 2010	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7500</u> C of O Fee: \$ _____ Total Fee: \$ <u>100.00</u>
Dept. of Building Inspections City of Portland Maine Current legal use: <u>single family</u> Number of Residential Units _____ If vacant, what was the previous use? <u>storage</u> Proposed Specific use: <u>bedroom</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Finish second floor of attached garage. Build three dormers to gain headroom.</u>		
Contractor's name: <u>Steven Bauer</u> Address: <u>22 Fleetwood St.</u> mail City, State & Zip: <u>Portland, ME, 04102</u> Telephone: <u>761-0266</u> Who should we contact when the permit is ready: <u>Steven</u> Telephone: <u>807-7355</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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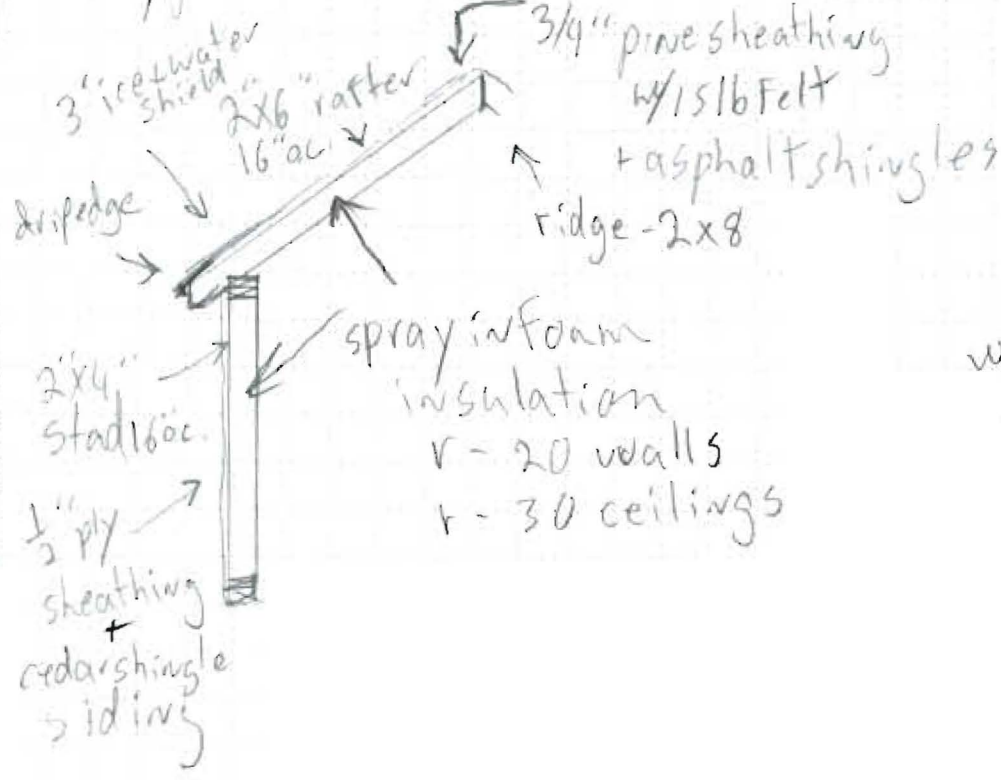
Signature: [Signature] Date: 3/11/10

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

From the workbench of:
Date:

Bauer
22 Fleetwood St.
Portland

Typical dormer wall section



Window headers -
2 - 2x6 + 1/2" plywood

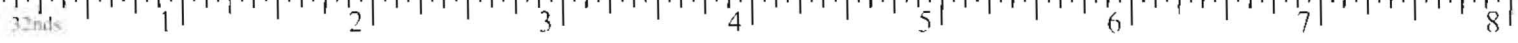
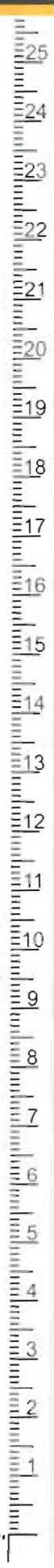
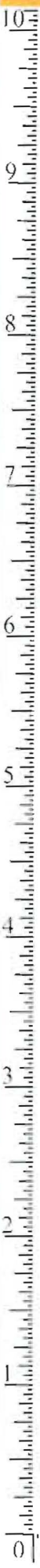
Window schedule

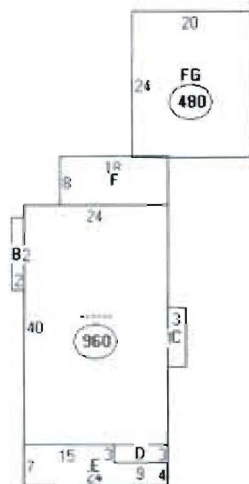
- 'A' - Pella 3365 (egress)
- 'B' - Pella 3753
- 'C' - Pella 3753
- 'D' - Pella 3353
- 'E' - Pella 3353

450 series
Low 'E' argon
Filled

Door

'A' - 2'0" - 6'8"





Descriptor/Area	Area
A	960 sqft
B: FBAY	24 sqft
C: FBAY/B	30 sqft
D: FBAY/B	27 sqft
E: OFF	141 sqft
F: 1Fi	144 sqft
G: FG	480 sqft

using 14-436(b) HAS 5000 sq lot - single fam
 LAND AREA per dwelling unit - but doesn't
 HAVE SETBACKS - Allowed 80% Expansion
 for Principal Structures

Go by - is this a principal structure

2nd floor + 6 GARAGE

16' x 24' = 384 sq existing 2nd floor

20' x 24' = directly underneath 1st floor = 480 sq
 480 x 80% = 384 sq MAX

3 Dormers @
 1 ea 6' Dormer
 1 ea 8' Dormer
 1 ea 12' Dormer

increase
 6 x 2 = 12 sq
 8 x 2 = 16 sq
 12 x 2 = 24 sq

52 sq increase

using -> 11% of the 80% allowed

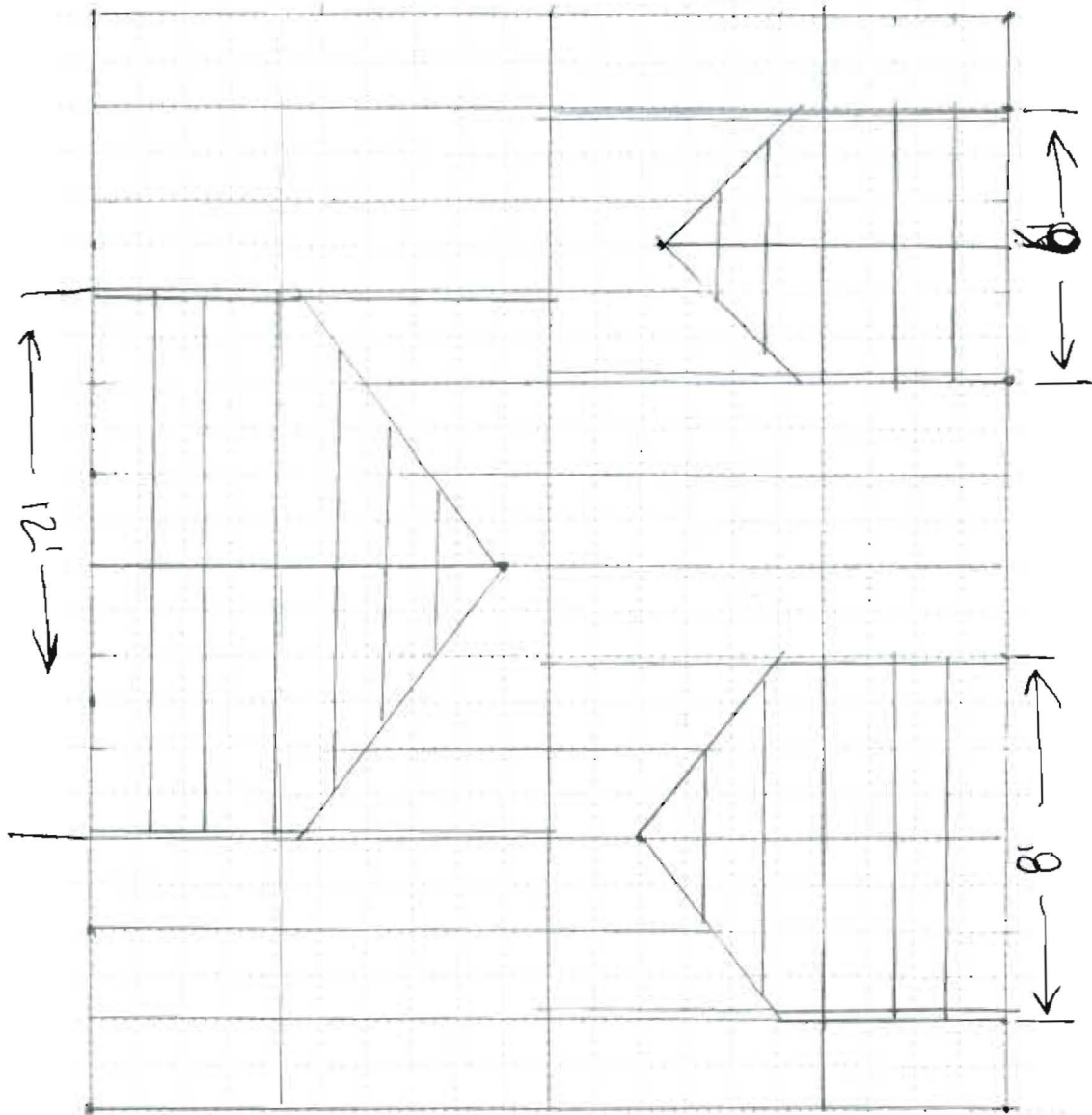
From the workbench of:

Date:

Bauer 22 Fleetwood Street

existing rafters
doubled where dormers land

new rafters 2"x6"
16" o.c.
new ridge 2"x8"



Roof Framing plan 1 square = 1' (1/4")

From the workbench of:
Date:

Existing

Existing 2nd floor plan

359 Ft²

24'

16'

2' box = 1'

Banner - 1/2" Feet wood 5'

4' headroom line

New window 'E'

Tempered per Steven if < 60"

Proposed 2nd floor plan

402 Ft²

Increase = 43 Ft²

existing window

New walls (shaded)

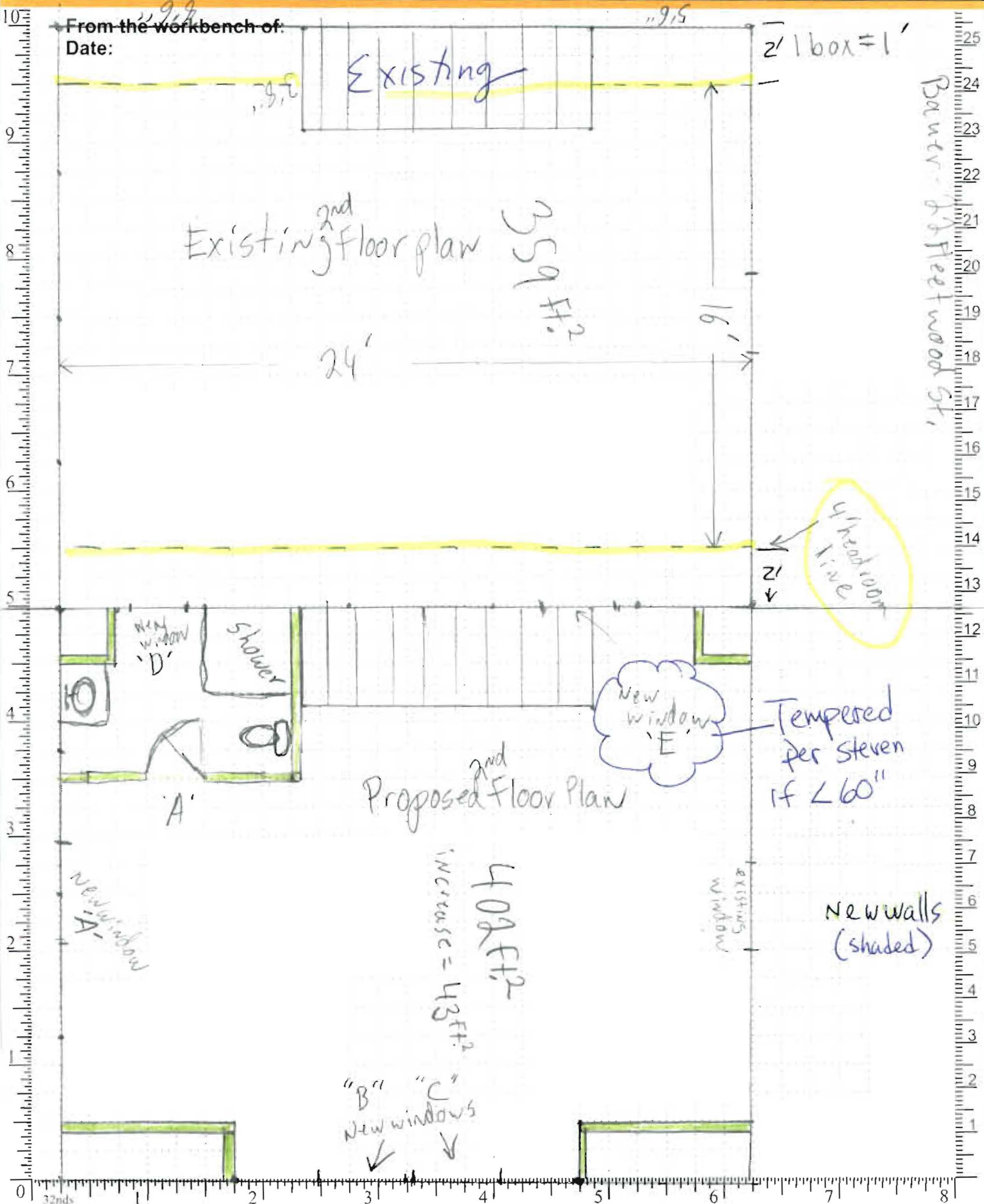
New window 'D'

Shower

'A'

New window 'A'

"B" "C" New windows



From the workbench of:
Date:

front - street

50'

1 square = 2.5 ft

Bauer
22 Fleetwood St,
Portland,

100'

20'

Porch

Garage door

24'

5'

20'

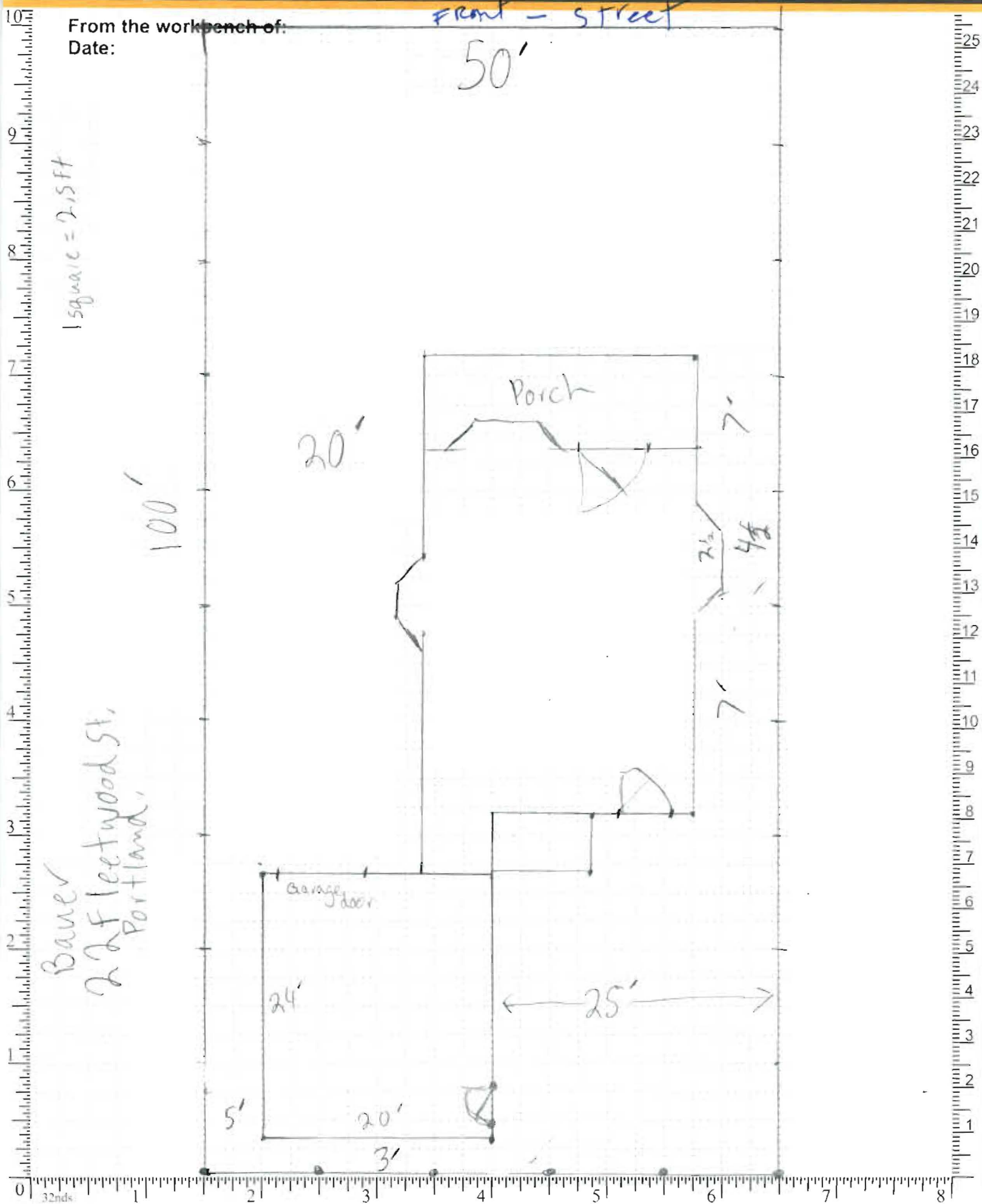
3'

25'

7'

2 1/2'
4'

7'

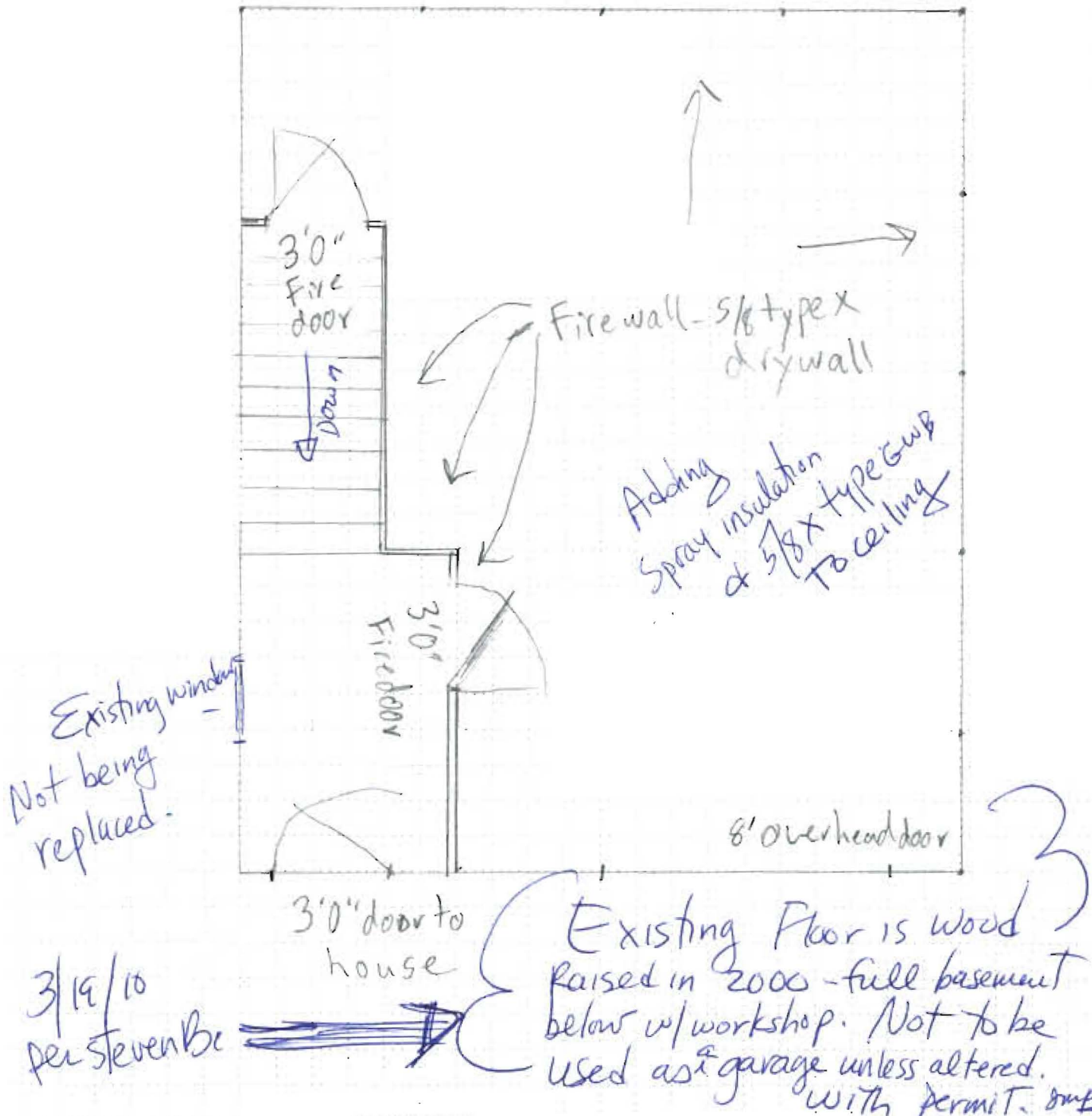


From the workbench of:

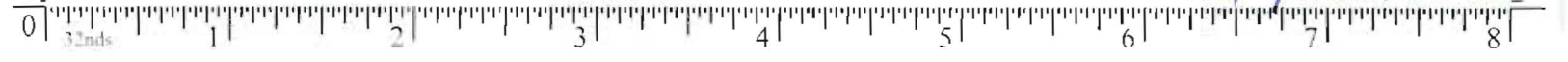
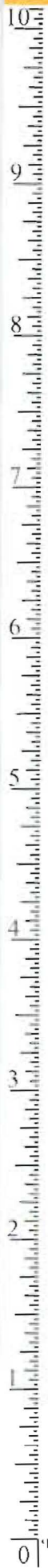
Date:

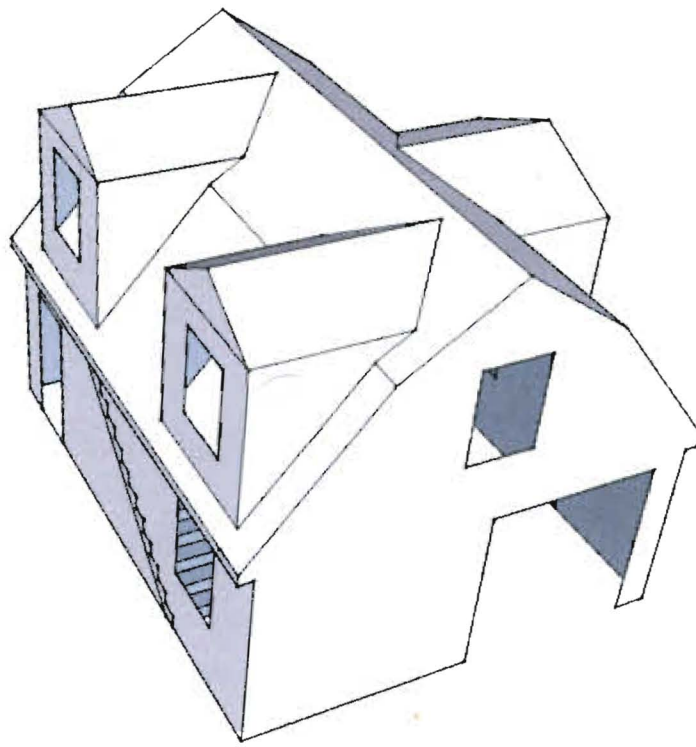
Bauer 22 Fleetwood Street

Garage First floor Plan - no changes
Existing

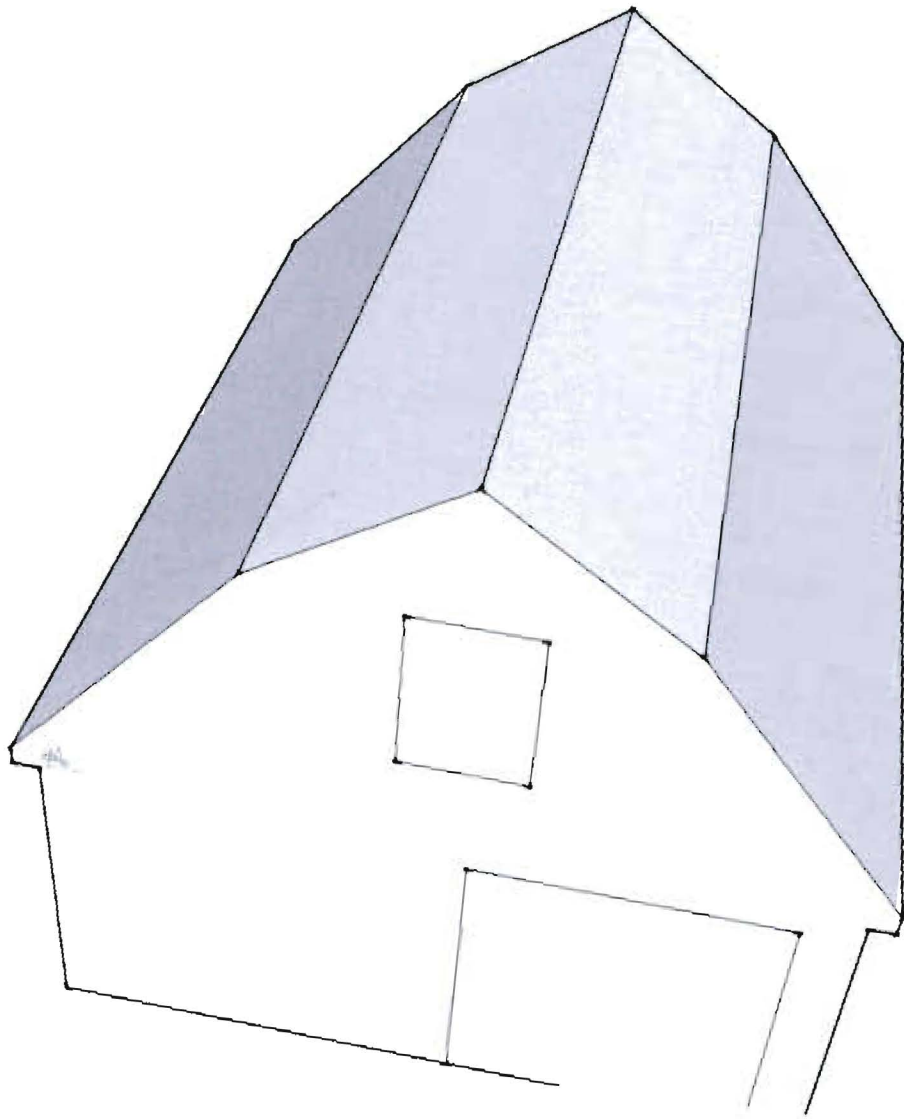


3/19/10
Per Steven Be

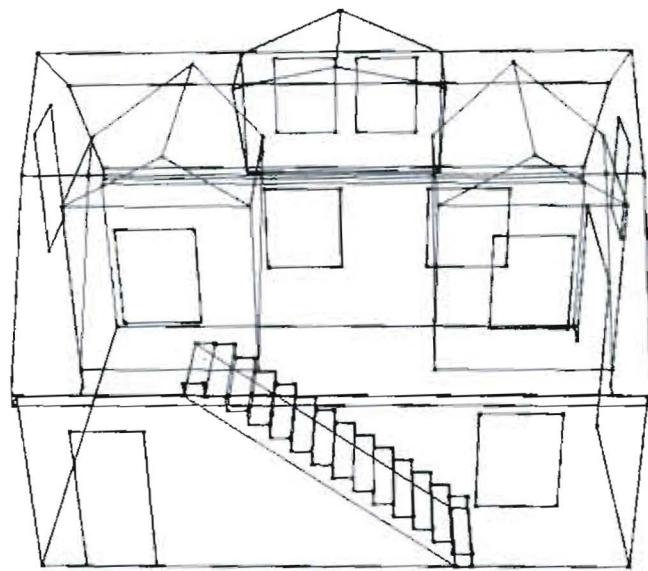




Bauer
22 Fleetwood Street
proposed Dormers



Bauer
22 Fleetwood Street
existing garage



Bauer
22 Fleetwood Street
proposed dormers

Assessor's Office - 185 Congress Street - Portland, Maine 04101 - Room 115 - 203-874-8486

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[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[Browse city services a-z](#)

[Browse facts and links a-z](#)



Best viewed at 800x600 with Internet Explorer

Current Owner Information:

CBL	185 D006001
Land Use Type	SINGLE FAMILY
Property Location	22 FLEETWOOD ST
Owner Information	BAUER STEVEN & MARY JTS 22 FLEETWOOD ST PORTLAND ME 04102
Book and Page	12392/31
Legal Description	185 D-6 FLEETWOOD ST 22
Acres	5000 SF 0.115

Current Assessed Valuation:

TAX ACCT NO.	28584	OWNER OF RECORD AS OF APRIL 2009 BAUER STEVEN & MARY JTS
LAND VALUE	\$53,900.00	22 FLEETWOOD ST PORTLAND ME 04102
BUILDING VALUE	\$186,000.00	
HOMESTEAD EXEMPTION	(\$12,350.00)	
NET TAXABLE - REAL ESTATE	\$227,550.00	
TAX AMOUNT	\$4,006.74	

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

Building Information:

Card 1 of 1

Year Built	1892
Style/Structure Type	GAMBREL
# Stories	2
Bedrooms	3
Full Baths	3
Total Rooms	8
Attic	UNFIN
Basement	FULL
Square Feet	2189

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

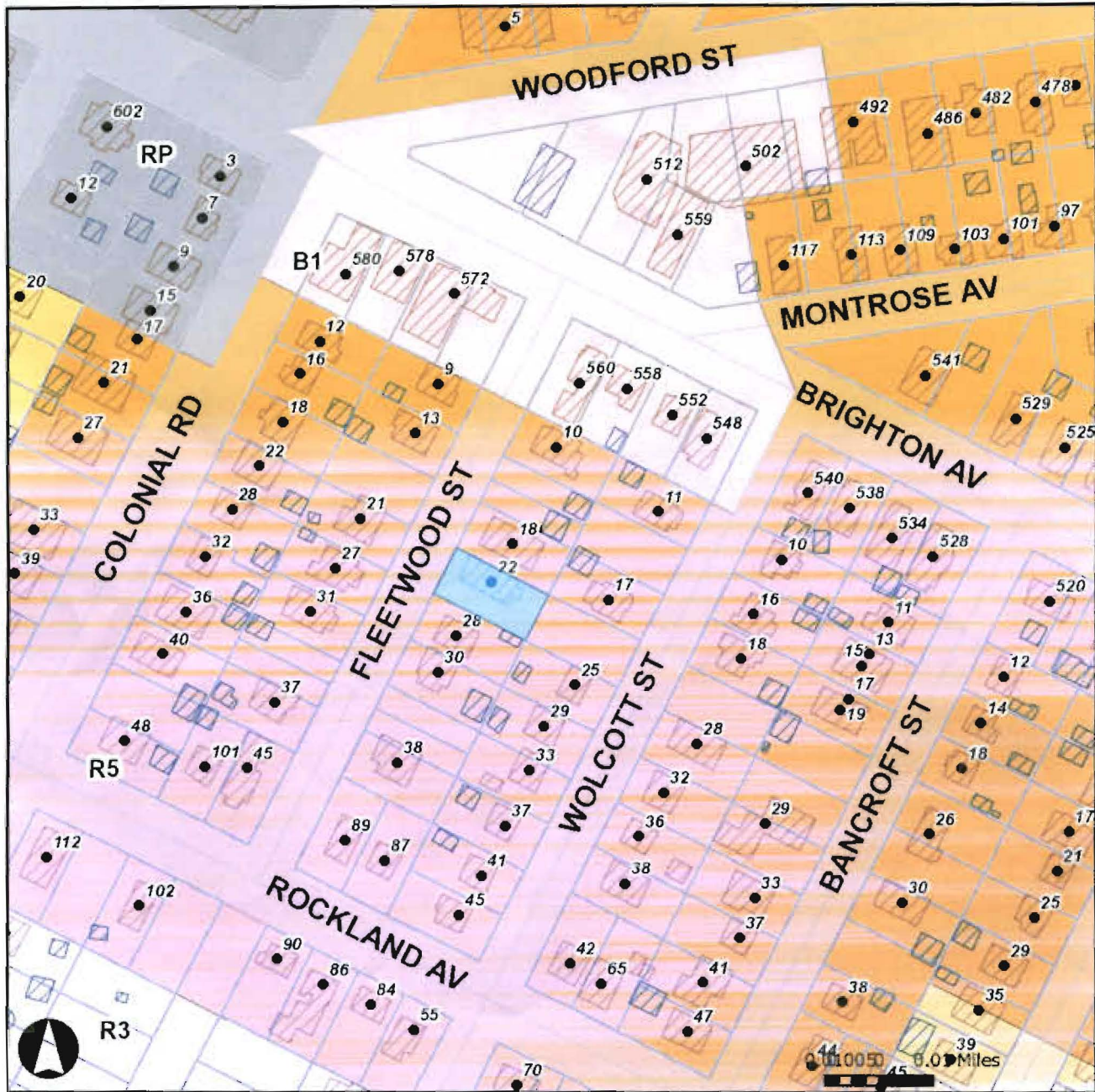


Sales Information:

Sale Date	Type	Price	Book/Page
3/11/1996	LAND + BUILDING	\$93,000.00	12392/31
3/30/1992	LAND + BUILDING	\$0.00	9884/301

[New Search!](#)

Map



<p>Parcels</p> <p>Interstate</p> <p>Streets</p> <p>Buildings</p> <p>Building</p> <p>Out Building</p>	<p>Island Zoning</p> <p>C43</p> <p>I-B</p> <p>I-TS</p> <p>I-R1</p> <p>I-R2</p> <p>I-R3</p> <p>ROS</p>	<p>Zoning (continued)</p> <p>R3 Residential</p> <p>R4 Residential</p> <p>R5 Residential</p> <p>R6 Residential</p> <p>ROS Recreation Open</p> <p>Space</p> <p>RP Residential</p>	<p>Zoning (continued)</p> <p>C25</p> <p>C26</p> <p>C27</p> <p>C28</p> <p>C29</p> <p>C30</p> <p>C31</p>
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