

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070056

PERMIT ISSUED

JAN 31 2007

This is to certify that ABRONS LESLIE A & RAN EN C ARMAIANI/ITS/John Bartonhas permission to build a 20' x 26' detached garageAT 145 WHITNEY AVE

186A C008001

CITY OF PORTLAND

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 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

1/30/07 *Cheryl S. N...*  
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: 07-0056	Issue Date:	CBL: 186A C008004 <i>29</i>
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Location of Construction: 145 WHITNEY AVE	Owner Name: ABRONS LESLIE A & RAMEEN	Owner Address: 139 BRADLEY ST	Phone:
Business Name:	Contractor Name: John Murton	Contractor Address: 49 Dartmouth Street, Suite 1 Portland	Phone: 2075532614
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>R-3</i>
Past Use: Single Family Home	Proposed Use: Single Family Home - build a 20' x 26' detached garage	Permit Fee: \$120.00	Cost of Work: \$10,000.00
Proposed Project Description: build a 20' x 26' detached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>PRC 2003</i>
		Signature: _____ Signature: <i>1/30/07</i> <i>[Signature]</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: 01/17/2007	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <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>1/17/07</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>[Signature]</i>
		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; margin: 0;"><b>PERMIT ISSUED</b></p> <div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 80%;"> <p style="text-align: center; margin: 0;">JAN 31 2007</p> </div> <p style="text-align: center; margin: 0;"><b>CITY OF PORTLAND</b></p> </div>		

**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

<b>Permit No:</b> 07-0056	<b>Date Applied For:</b> 01/17/2007	<b>CBL:</b> 186A C008001
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<b>Location of Construction:</b> 145 WHITNEY AVE	<b>Owner Name:</b> ABRONS LESLIE A & RAMEEN	<b>Owner Address:</b> 139 BRADLEY ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> John Murton	<b>Contractor Address:</b> 49 Dartmouth Street, Suite 1 Portland	<b>Phone:</b> (207) 553-2614
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - build a 20' x 26' detached garage	<b>Proposed Project Description:</b> build a 20' x 26' detached garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/17/2007**Note:** **Ok to Issue:** 

- 1) 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.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 5) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

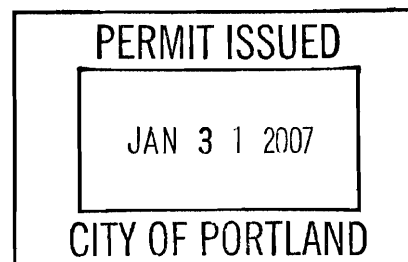
**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 01/30/2007**Note:** Spoke w/ John Murton about using 2x8 and 2x10 headers for garage door openings and that space about 1st floor is to be storage only. **Ok to Issue:** 

- 1) Fastener schedule per the IRC 2003
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) 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.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.

**Comments:**

1/17/2007-mes: called the applicant John Murton - what is the use of the floor above the garage? Got back to me and said it was storage only

1/29/2007-csh: Called John Murton W/ ?'s about seperation and use of garage 1/29/07 CSH






## Staff Review Checklist

146 Whitney Ave

One & Two Family	Plan Review	Checklist
<b>Soil type/Presumptive Load Value (Table R401.4.1)</b>		
Component	Submitted Plan	Findings/Revisions/Dates
<b>Structural</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	Footings 12x24 8" x 48" wall	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	N/A.	
Ventilation/ Access (Section R408.1 & R408.3) Crawls Space ONLY	Slab/No crawl space	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	12" from corners w/ o.c.	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	N/A.	
Built-Up Wood Center Girder Dimension/Type	N/A.	
Sill/Band Joist Type & Dimensions	N/A	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	Slab.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	Bottom cord of Trusses.	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	N/A	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12/12 Trusses w/ Homecode clips.	Designed for storage? 	1
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" walls Adv. 1/2" Roof.		
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003		
<b>Private Garage</b> (Section R309)  Living Space? (Above or beside)  Fire Separation (Section R309.2)	NO Habitable Storage only	* NOTE	
Opening Protection (Section R309.1)	Min. 22x30		
Emergency Escape and Rescue Openings (Section R310)	N/A.		
Roof Covering (Chapter 9)	Asphalt.		
Safety Glazing (Section R308)	N/A.		
Attic Access (Section R807)	N/A		
Chimney Clearances/Fire Blocking (Chap. 10)	N/A.		
Header Schedule (Section 502.5(1) & (2))	12-0 opening ? 10-0 opening ?	2/2x10 discussed w/ Jim 2/2x8 " " "	2
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	N/A.		
Type of Heating System	NONE		

**Means of Egress** (Sec R311 & R312)

Basement

N/A.

Number of Stairways

1

Interior

1

Exterior

Treads and Risers  
(Section R311.5.3)

7 3/4

Width (Section R311.5.1)

10

Headroom (Section R311.5.2)

6-8

Guardrails and Handrails  
(Section R312 & R311.5.6 - R311.5.6.3)

34-38

Smoke Detectors (Section R313)

Location and Type/Interconnected

Dwelling Unit Separation  
(Section R317) and IBC - 2003

Deck Construction

John



Called on 11/29  
Second story of 2 on  
5/8" Sht. Rec.  
Now - R311.5.6.3  
Head + R311.5.6.3

Called on  
SPECS for  
Microlams or

11/30/07  
12'-10"  
Springs  
Headers



# 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>145 Whitney Ave. 04102</u>		
Total Square Footage of Proposed Structure <u>520 #</u>		Square Footage of Lot <u>8794 ±</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>186A C 8-9</u>	Owner: <u>Leslie Ahrons</u> <u>Rameen Armanjani</u>	Telephone: <u>842-6846</u>
Lessee/Buyer's Name (If Applicable) <u>Sylvain</u>	Applicant name, address & telephone: <u>John Murton</u> <u>49 Dartmouth St. #1</u> <u>Portland, 04101</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ <u>120</u> C of O Fee: \$ _____
Current Specific use: <u>Backyard. S+H</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>20x26 detached garage</u>		
Project description: <u>Frost wall foundation; 2x6 framed walls, trussed roof - concrete floor, stairs to left 20x26</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>John Murton</u> Mailing address: <u>49 Dartmouth St. Suite 1</u> <u>Portland, 04101</u> Phone: <u>553-2614</u>		

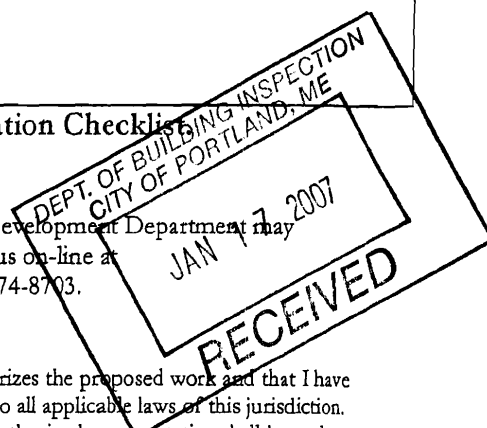
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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 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: John Murton

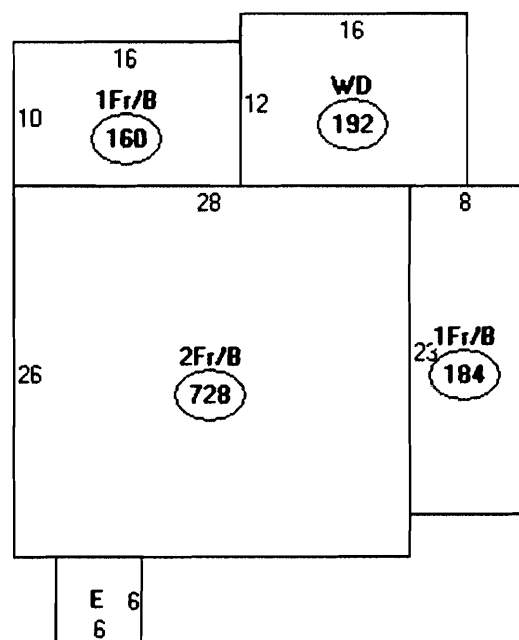
Date: 1/11/07



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







Descriptor/Area

A: 2Fr/B  
728 sqft  
B: 1Fr/B  
160 sqft  
C: WD  
192 sqft  
D: 1Fr/B  
184 sqft  
E: OFP  
36 sqft

32  
728  
160  
192  
184  
36

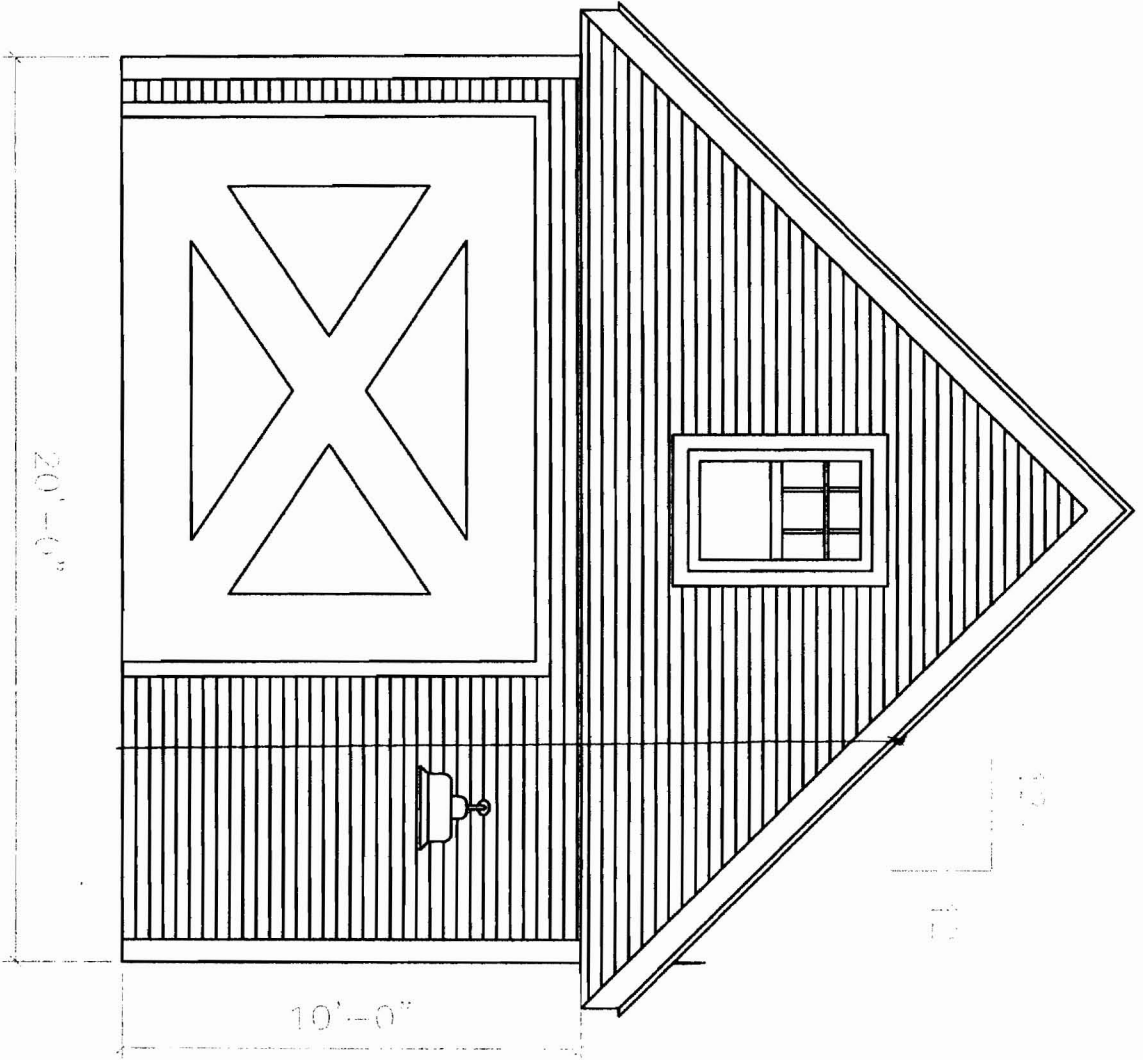
1300

520 = 20 x 26

1820 #

OK

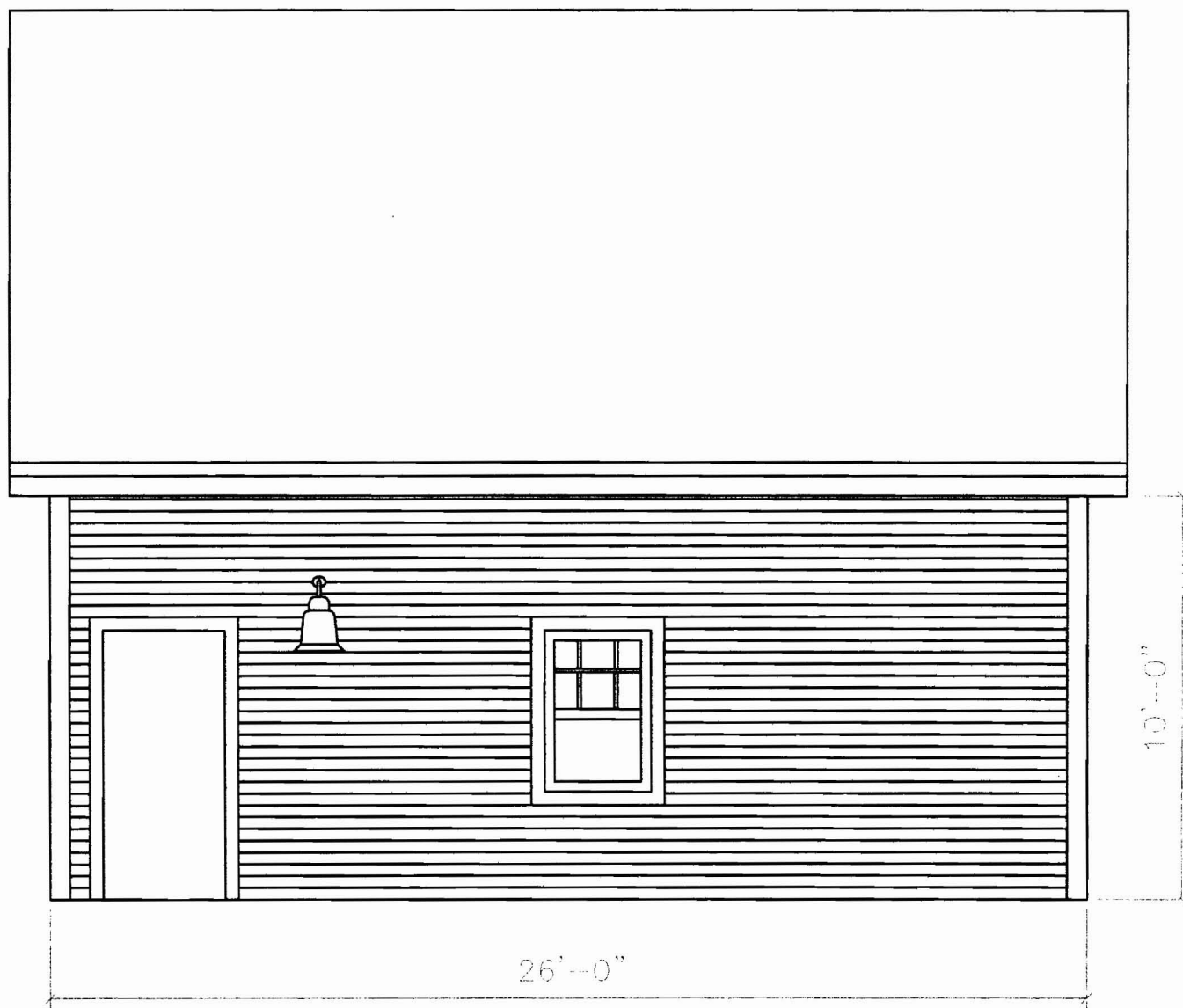
$$8635 \# \times 35\% = 3022.25 \# \text{ MAX}$$



145 Whitney Avenue, Portland ME

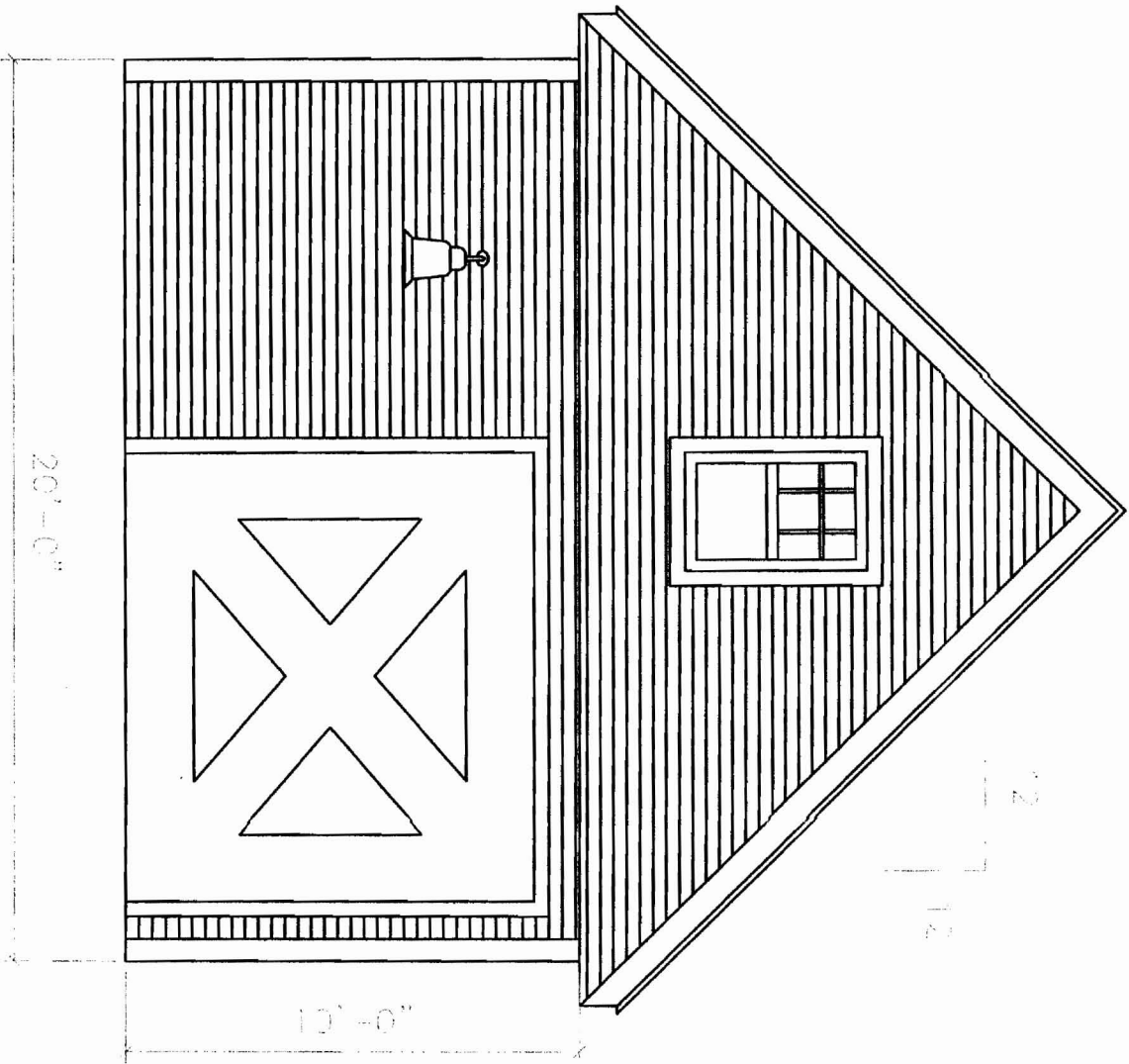
Detached Garage

January 16, 2007



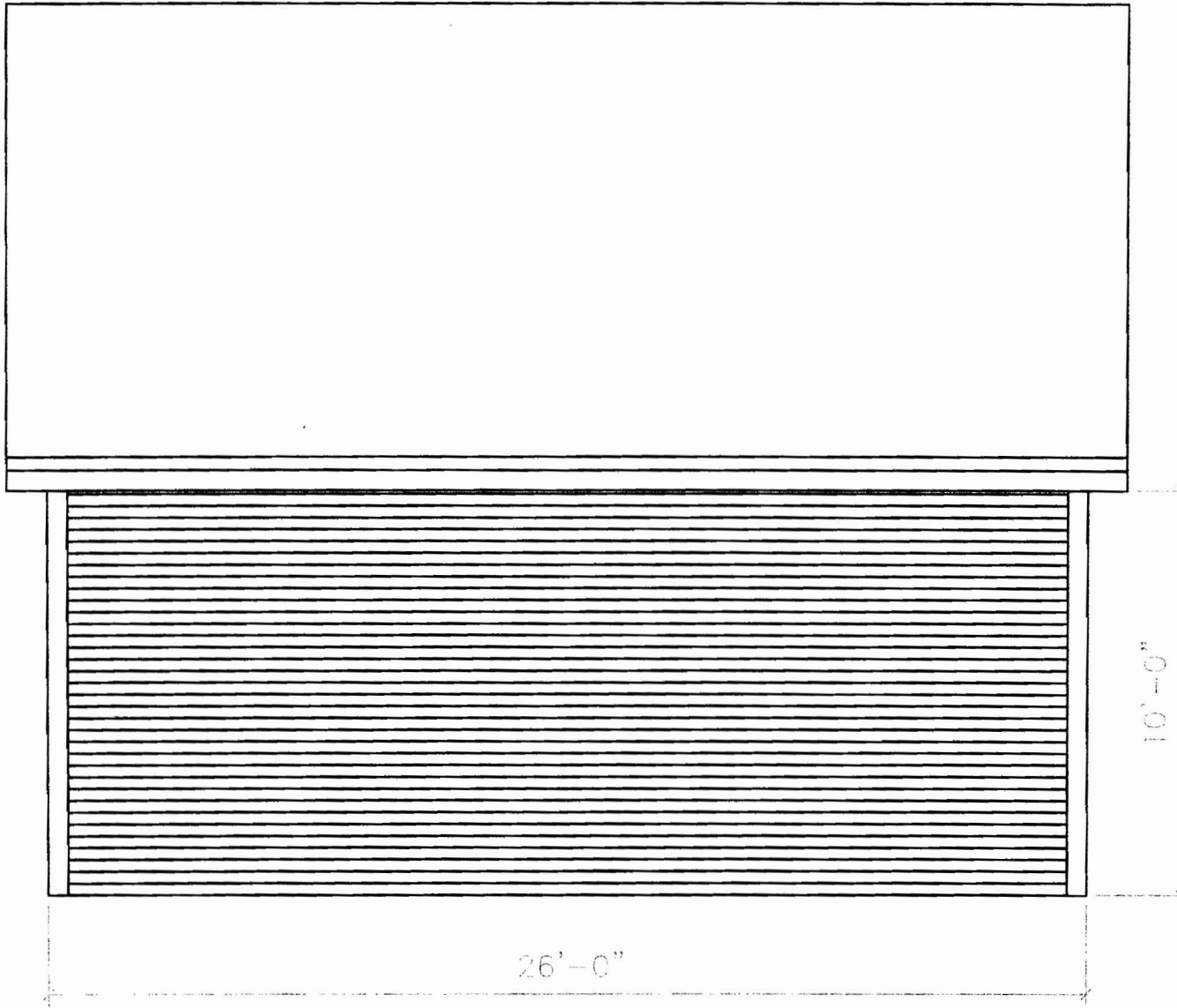
145 Whitney Avenue, Portland ME  
Detached Garage

January 16, 2007



145 Whitney Avenue, Portland ME  
Detached Garage

January 16, 2007



145 Whitney Avenue, Portland ME

Detached Garage

January 16, 2007

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	186A C008001
<b>Location</b>	145 WHITNEY AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	ABRONS LESLIE A & RAMEEN C ARMAJANI JTS 139 BRADLEY ST PORTLAND ME 04102

<b>Book/Page</b>	
<b>Legal</b>	186A-C-8-9 WHITNEY AVE 145  8635 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$90,700	\$163,900	\$254,600

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1929	Colonial	2	1800	0.198	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
3	2	1	8	None	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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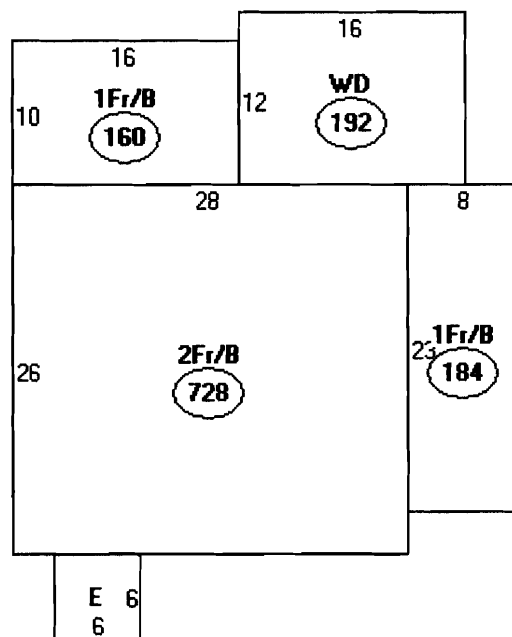
### Picture and Sketch

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[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!**



Descriptor/Area

A: 2Fr/B  
728 sqft  
B: 1Fr/B  
160 sqft  
C: WD  
192 sqft  
D: 1Fr/B  
184 sqft  
E: OFF  
36 sqft