

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1058	Issue Date: SEP 02 2003	CBL: 193 A021001
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Location of Construction: 79 Bancroft St	Owner Name: Robinson John E	Owner Address: 79 Bancroft St CITY OF PORTLAND	Phone: 773-2506
Business Name:	Contractor Name: S. P. Rankin	Contractor Address: PO Box 291 Westbrook	Phone: 8004739881
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/demo & detached garage	Permit Fee: \$102.00	Cost of Work: \$8,550.00	CEO District: 3
Proposed Project Description: Demolish existing 19x20 garage and build a smaller 16x20 garage in the same footprint		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: Accessory Box A 1999 Signature: JMB 9/2/03		
		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: jmb	Date Applied For: 09/02/2003	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: 9/2/03 JMB	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: _____	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: JMB
		<i>approved Sec. 14-385 Re-construction</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

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03-1058	09/02/2003	193 A021001

Location of Construction:	Owner Name:	Owner Address:	Phone:
79 Bancroft St	Robinson John E	79 Bancroft St	() 773-2506
Business Name:	Contractor Name:	Contractor Address:	Phone
	S. P. Rankin	PO Box 291 Westbrook	(800) 473-9881
Lessee/Buyer's Name	Phone:	Permit Type:	
		Garages - Detached	

Proposed Use:	Proposed Project Description:
Single Family w/demo & detached garage	Demolish existing 19x20 garage and build a smaller 16x20 garage in the same footprint

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/02/2003**Note:** **Ok to Issue:** ☒

- 1) It is your responsibility to call for an inspection prior to the demolition to verify the location.
- 2) The current structure is legally non-conforming to setbacks and Sec. 14-385 allows it to be re-built in the exact same footprint. This permit approves a 16x20 garage to be re-built, which decreases the non-conformity on the side by adding 3' and all other setbacks will remain the same.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 09/02/2003**Note:** **Ok to Issue:** ☒

- 1) This permit allows the slab to be steel reinforced, and due to the constraints of the property frost protection extension beyond the perimeter is not feasible
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



All Purpose 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.

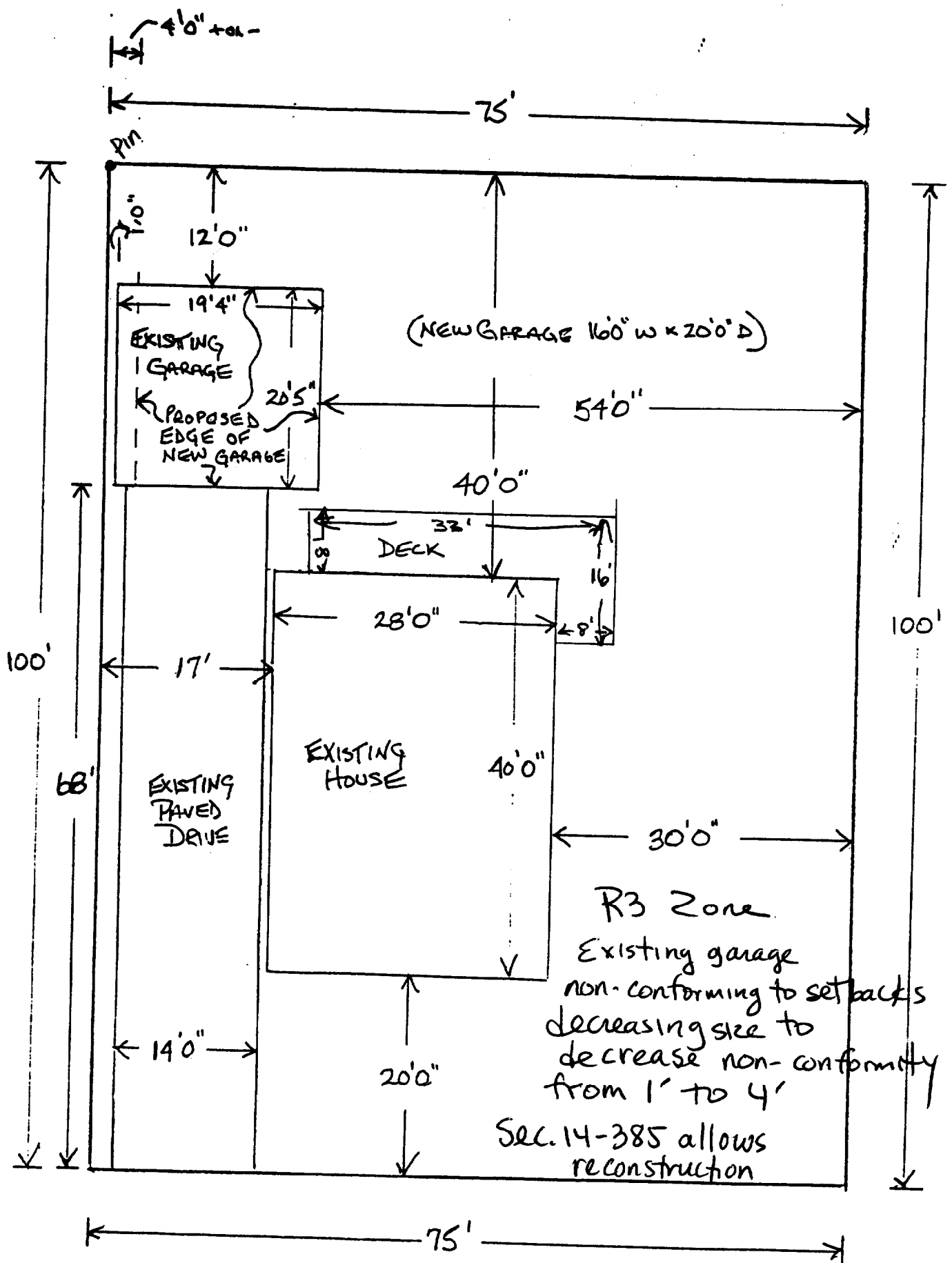
Location/Address of Construction: <u>79 BANCROFT ST.</u>		
Total Square Footage of Proposed Structure <u>320</u>		Square Footage of Lot <u>7500</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>193-A-21-22</u>	Owner: <u>JOHN ROBINSON</u>	Telephone: <u>773-2506</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>S/A</u>	Cost Of Work: \$ <u>8550.-</u> Fee: \$ <u>162.00</u>
Current use: <u>GARAGE / SINGLE FAMILY RESIDENCE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>REMOVE & REPAIR EXISTING GARAGE</u>		
Project description: <u>19'4" X 20'5"</u> <u>New 16 X 20</u>		
Contractor's name, address & telephone: <u>S.P. RANKIN P.O. BOX 291 WESTBROOK ME 04098</u> <u>1-800-473-9881</u>		
Who should we contact when the permit is ready: <u>JOHN ROBINSON</u>		
Mailing address: <u>79 BANCROFT ST.</u> <u>PORTLAND, ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-2506</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>John E. Robinson</u>	Date: <u>9/2/03</u>
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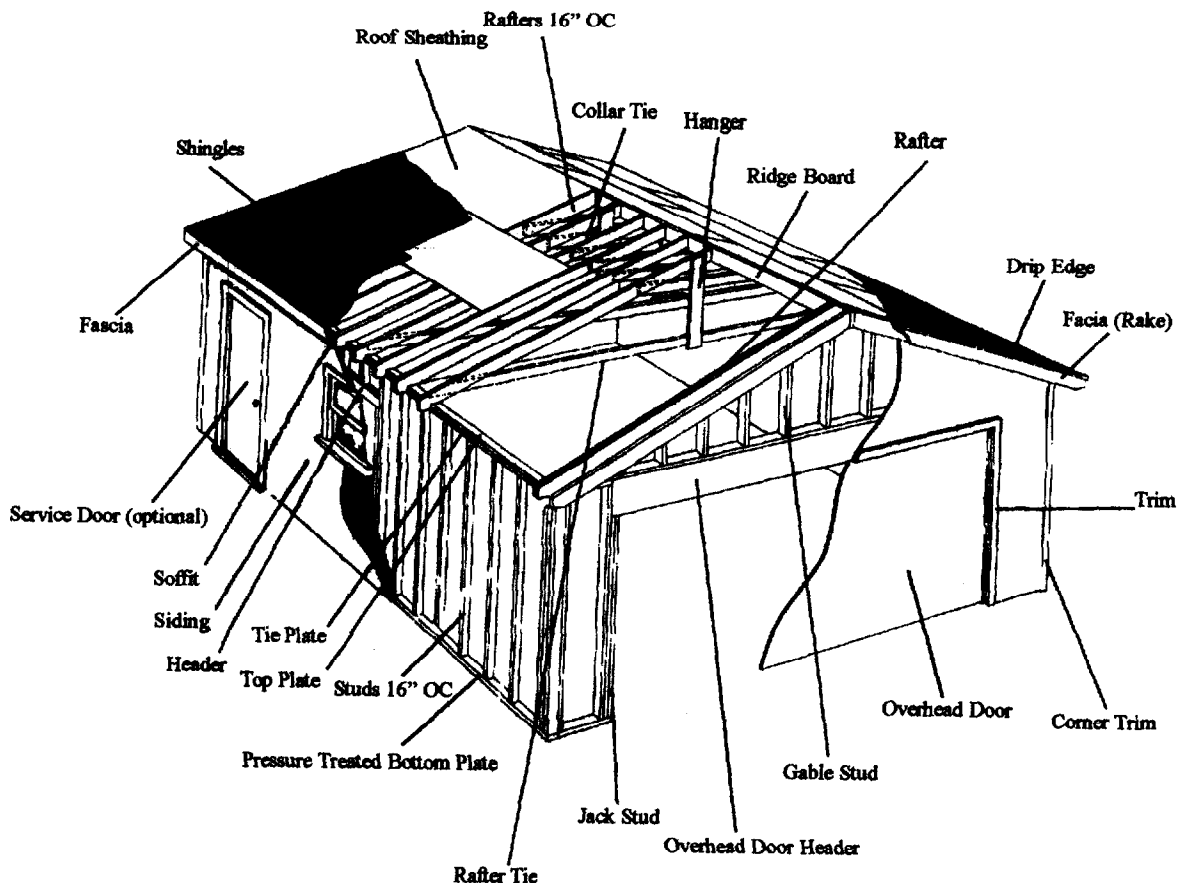
This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



PLOT PLAN FOR:
JOHN ROBINSON
79 BANKCROFT ST.

S. P. Rankin Garages

1 Story Garage Plan



Roof Sheathing - 1/2" plywood Fur
 Rafters - 2"x 8" 16" O.C.
 Collar Tie - 2"x 4"
 Hanger - 2"x 4"
 Ridge Board - 2"x 6"
 Drip Edge - Galvanized
 Fascia - Pine
 Trim - Pine
 Gable Studs - 2"x 4"
 Garage Door Header - 2"x 8"
 Jack Stud - 2"x 4"
 Rafter Tie - 2"x 8' 48" O.C.

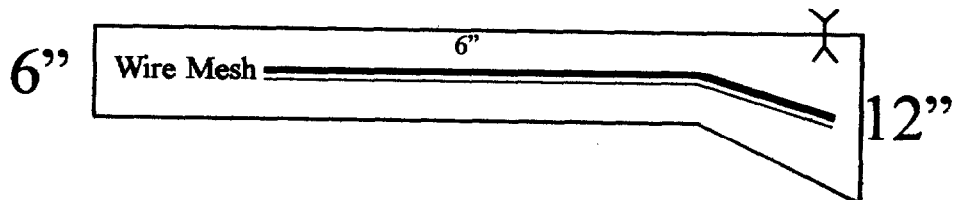
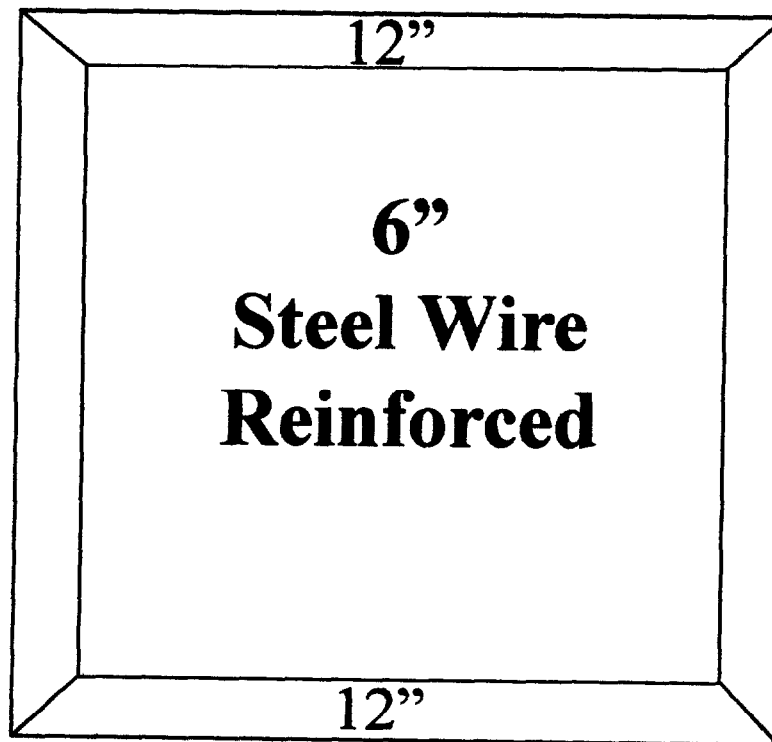
Bottom Plate - 2"x 4" Pressure Treated
 Studs - 2"x 4" 16" O.C.
 Tie Plate - 2"x 4"
 Top Plate - 2"x 4"
 Window & Service Door Headers - 2"x 6"
 Siding - T-111 5/8" Fir
 Soffit - AC 3/8" Pine
 Shingles - 20 year
 Roof Pitch - 5/12
 Overhead Doors - Wood or Steel
 Windows - Double Hung 24" x 32" {optional}
 Service Door - Steel Insulated {optional}

PO Box 291
 Westbrook, ME 04098
 Tel (ME office) #207-854-8953
 Tel (ME) # 1-800-794-9881
 Route 125 #252 Epping, NH
 Tel (NH office) #603-679-6777
 Tel (NH) #1-800-473-9881

S. P. Rankin

Concrete Slab Layout

6" Thick
12" Edges



Typical cross section to be used on all sides of building.

PO Box 291
Westbrook, ME 04098
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Route 125 #252 Epping, NH
Tel (NH office) #603-679-6777
Tel (NH) #1-800-473-9881



Woods Excavating

P.O. Box 1282

Westbrook, ME 04098

855-0152 8394604

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO <i>John Robinson</i>		PHONE <i>773 2506</i>	DATE <i>8-03</i>
STREET <i>79 Bancroft St-</i>		JOB NAME	
CITY, STATE AND ZIP CODE <i>Portland Me. 04102</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for

I will tear down garage. I will use up to 1 30 yard dumpster for disposal. I will tear out, and haul old slab away. I will prep for new slab, and compact.

I have \$600.00 allotted for 30 yard dumpster. If it takes more, there will be an additional cost. Not responsible if driveway gets marked up.

We Propose hereby to furnish material and labor complete in accordance with above specifications for the sum of
Twenty two hundred fifty dollars \$ *2250.00*
 Payment to be made as follows: *Upon Completion of Job.*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard procedures. Any alteration 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 estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

Authorized Signature

John Wood

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.

Signature _____

Date of Acceptance _____ Signature _____

S. P. Rankin
P.O. Box 209
New Portland, ME 04961

Proposal

S. P. Rankin

~~P.O. Box 291, Westbrook, ME 04098~~ • 207-854-8953 • {ME} 1-800-794-9881 • {NH} 1-800-473-9881

OWNER

John E Robinson

PROJECT NAME

Same

PROJECT LOCATION

79 BACRAFT ST
PORTLAND, ME 04102

DATE OF PROPOSAL

8/15/83

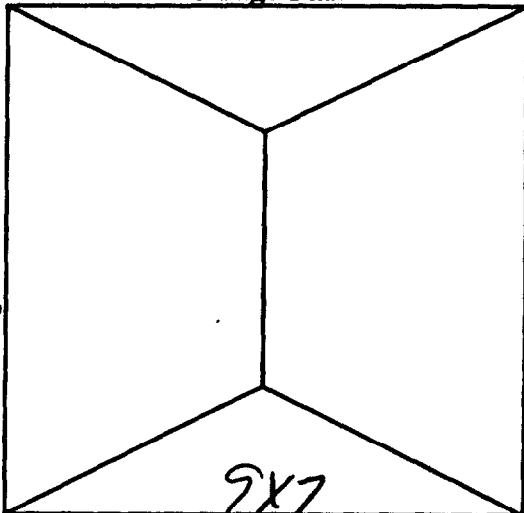
PHONE

207 773 2506

DESCRIPTION OF THE WORK PROPOSED

Garage Specifications:

Garage Plan



Front

16

Siding T-111 5/8" Fw

Window with locks none

Overhead Doors 1-9x7 steel no glass

Reinforced Concrete Floor yes

Shingle Color choice

Service Door 2/8 x 6/8 none

Site Prep by John Wood / NOT INCLUDED

Roof Gable 5/12 Pitch ☒ Front ☐ Reverse

Trash Clean-up & Painting by Owners yes

Power Trowel Finish \$200.00 ☐ Yes ☒ No choice

Not responsible for lawn or driveway damage

16x20 GARAGE

6300.00

* Site Price NOT included

Proposal Price: 6300.00

Terms of Payment: 3150.00 START
3150.00 Upon Completion

Proposed by: S. P. Rankin
by Stephen P. Rankin
Contractor

Signed:

Stephen Rankin

Acceptance of Proposal

The terms and conditions on the back of this page together with the terms and conditions set forth above are accepted and are hereby incorporated into and become a part of this Agreement and are seen and agreed to by:

Signature: _____

Date: _____



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 79 BANCROFT ST

Chart/Block/Lot 193-A-21-22

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

<u>Department</u>	<u>Number</u>	<u>Contact</u>	<u>Date/Who you spoke with</u>
Public Works Sewer	874-8833	Todd Merkel	<u>N/A</u>
Public Works Traffic	874-8437	Gary Dobson	<u>N/A</u>
(if structure is being moved to another location)			<u>N/A</u>
Public Works Sealed Drain Permit	874-8822	Carol Merritt	<u>N/A</u>
Historical Preservation	874-8726	Deb Andrews	<u>OK GR - re D.A.</u>
Fire Dispatch	874-8576	Dispatcher on Duty	<u>JIM RICHARDS</u>

Utility Approvals

Dig Safe	1-888-344-7233	REFERENCE # Customer Service	<u>20083503689</u>
(must receive 72 hours notice before digging can begin)			<u>BETTY</u>
Asbestos	1-207-287-2651	Ed Antz	<u>N/A</u>

I have contacted all the necessary companies and departments as indicated above

Signature

John E. Robinson

Date:

9/2/03

BETTY

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	193 A021001
Location	79 BANCROFT ST
Land Use	SINGLE FAMILY
Owner Address	ROBINSON JOHN E 79 BANCROFT ST PORTLAND ME 04102
Book/Page	
Legal	193-A-21-22 BANCROFT ST 79 7500 SF

Valuation Information

Land	Building	Total
\$30,350	\$44,990	\$75,340

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1916	Bungalow	1	1145	0.172	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		5	Part Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-MB/CB	1	1950	14X20	C	A

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture

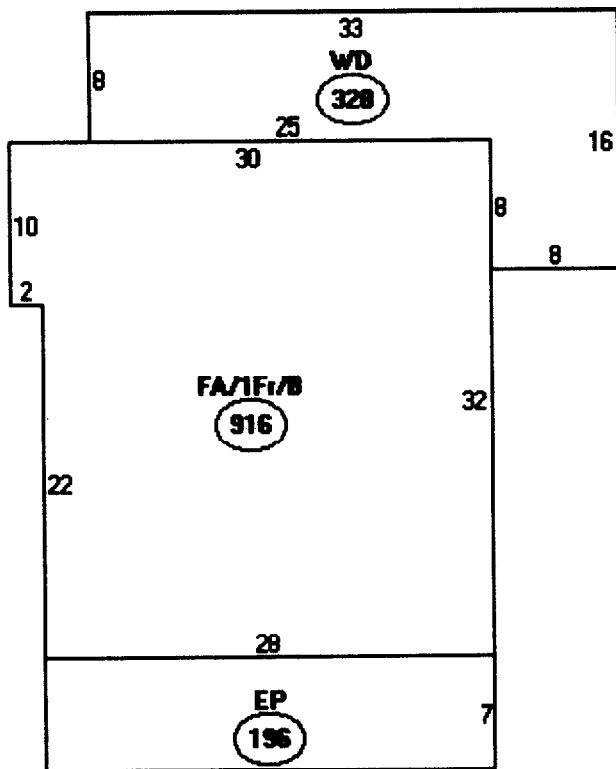
Sketch

[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](#).







Descriptor/Area

A: FA/1F1/B
916 sqft

B: WD
328 sqft

C: EP
196 sqft

1,440 \$

380

1,820 \$

OK

Lot. 7,500 \$
x .25

1,875 \$

Demo existing garage 380 \$
New garage 6x20 320 \$

~~60 \$~~

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 031058

SEP 02 2003

This is to certify that Robinson John E/S. P. Rank

has permission to Demolish existing 19x20 garage and build small 6x20 garage in the same location

AT 79 Bancroft St 193 A021001

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 inspection must
given and when permission procured
before this building or part thereof
leased or closed-in.
FURTHER NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Dan Burke 9/2/03
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8693 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

✓ Demolition 713-2506

✓ Footing/Building Location Inspection: Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA Foundation Inspection: Prior to placing ANY backfill

NA 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.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Laurie Bonke
Signature of applicant/designee

9/2/03
Date

John E. Robinson
Signature of Inspections Official

9/2/03
Date

CBL: 193-A-21 Building Permit #: 03-1058