

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061345

This is to certify that LY VINNIE A & CHRISTINE L LE JTS/B D Hensler Constructionhas permission to Adding dormer to 2nd floor garage - 14' deepAT 23 RABBIT RUN

196 G017001

PERMIT ISSUED

OCT 16 2006

provided that the person or persons who accept 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 proceeds before this building or part thereof is occupied or services closed-in. 4 HOUR NOTIFICATION 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

Jeanne Burke 10/4/06
 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: 06-1345	Issue Date: ISSUED	QBL: 96 G017001
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Location of Construction: 23 RABBIT RUN	Owner Name: LY VINNIE A & CHRISTINE L L	Owner Address: 23 RABBIT RUN	Phone:
Business Name:	Contractor Name: B D Henssler Construction	Contractor Address: 87 Ripley Rd Saco	Phone: 2074150966
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family adding dormer to 2nd floor of garage	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 3
Proposed Project Description: Adding dormer to 2nd floor of garage - 14' dormer		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003	
		Signature: JMB 10/14/06		
		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: 09/11/2006	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"/> Date: 9/25/06 <i>AKH</i>	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: _____
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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.

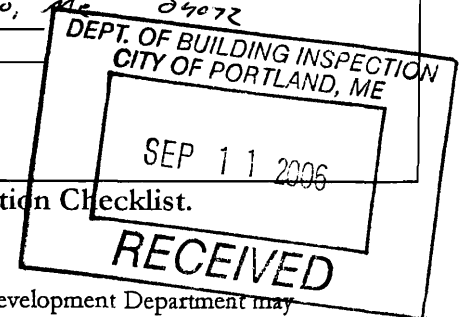
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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>23 Rabbit Run</u>		
Total Square Footage of Proposed Structure <u>174</u>		Square Footage of Lot <u>27,496</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>196 6 017</u>	Owner: <u>Vinnie Ly</u>	Telephone: <u>253-5102</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Same ↑</u>	Cost Of Work: \$ <u>25,000</u> Fee: \$ _____ C of O Fee: \$ <u>270.00</u>
Current Specific use: <u>Storage</u> <u>SIF</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>office</u> <u>(no business)</u>		
Project description: <u>Adding doors to 2nd floor of garage</u> <u>same width of 14'</u>		
Contractor's name, address & telephone: <u>BID Hensler Construction</u> <u>415-0966</u> <u>87 Maple RD</u> <u>Saco, Me 04072</u>		
Who should we contact when the permit is ready: <u>Vinnie Ly</u>		Phone: <u>415-1717</u>
Mailing address: _____		



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 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: [Signature]

Date: 9/11/06

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1345	Date Applied For: 09/11/2006	CBL: 196 G017001
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Business Name:	Contractor Name: B D Henssler Construction	Contractor Address: 87 Ripley Rd Saco	Phone (207) 415-0966
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family adding 14' dormer to 2nd floor of garage	Proposed Project Description: Adding 14' dormer to 2nd floor of garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/25/2006

Note: Existing space over garage is 455 s.f. Dormer adds 91 s.f. Total area is 546 s.f. Two thirds of the floor below is 606.67, so the garage is still only one and one half stories with the dormer. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. The office being created with the dormer is for personal use only and not for a business.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

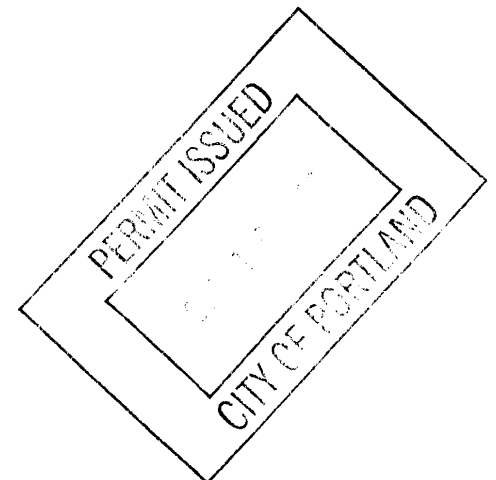
Dept: Building **Status:** Pending **Reviewer:** Jeanine Bourke **Approval Date:** 10/04/2006

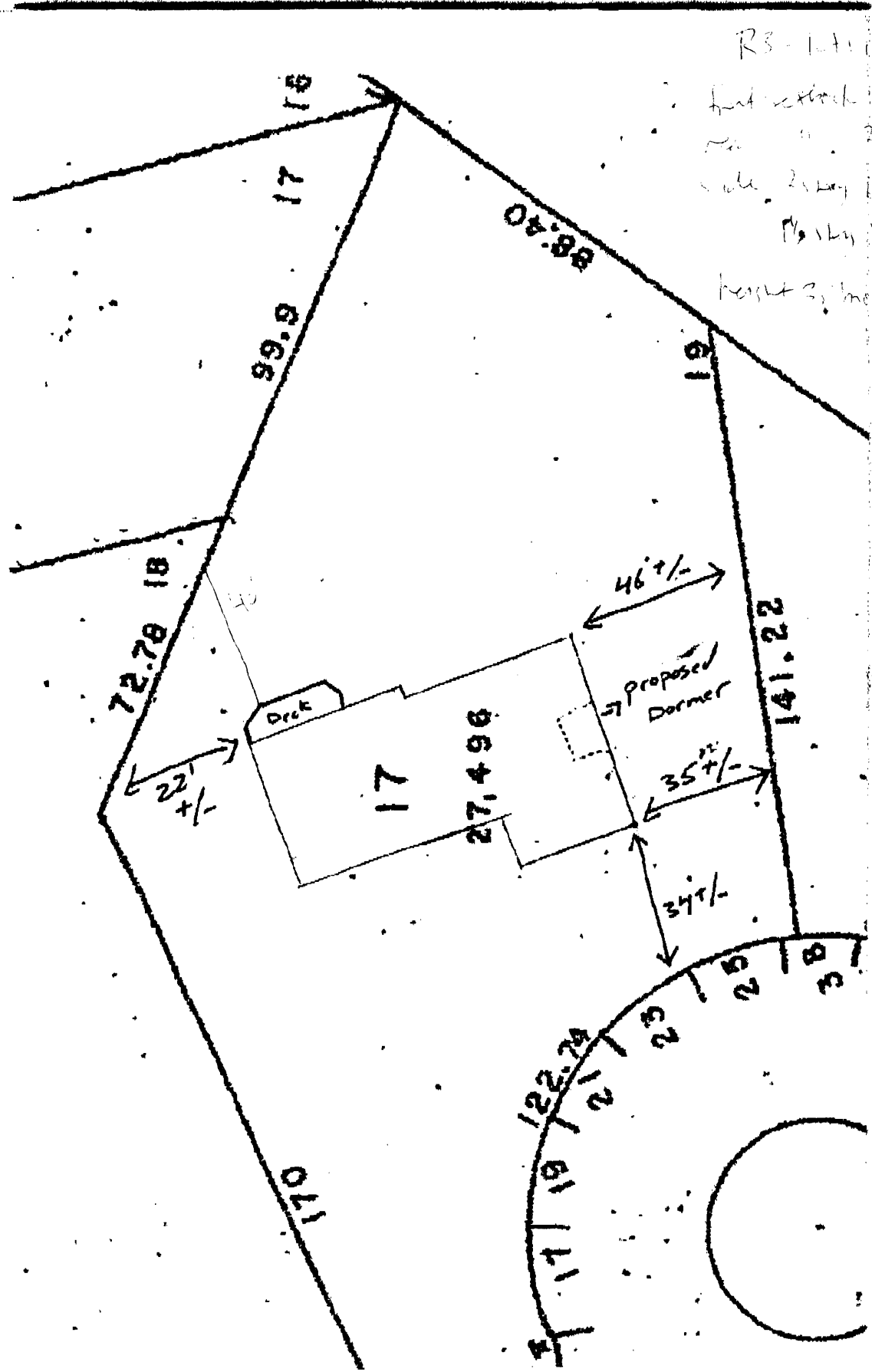
Note: **Ok to Issue:**

- 1) Must submit a reduced set of plans or electronic pdf file
- 2) 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.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

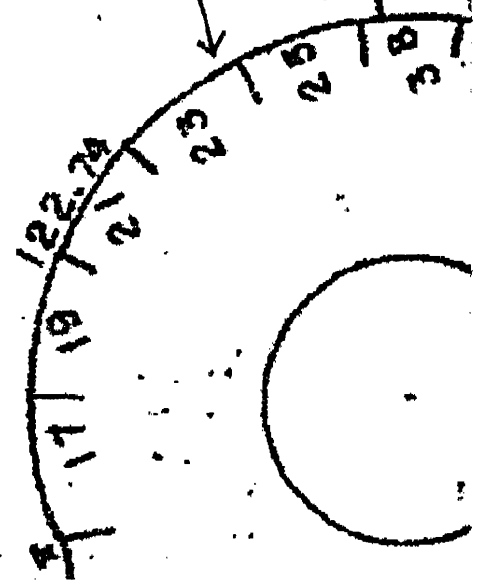
Comments:

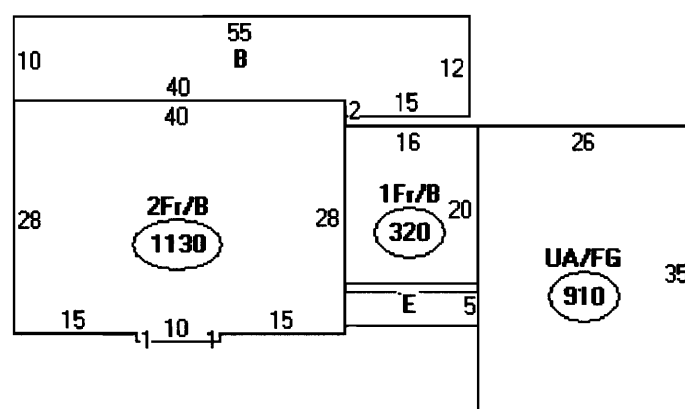
10/04/2006-jmb: Spoke to BD Henssler for details as noted on plans, ok to issue





RS - lot area 27,496
 front setback 25' ± 34.5m
 side 25' ± 90'
 side 25' ± 35.5m
 Max height 19.25' OK



Descriptor/Area

A: 2Fr/B
1130 sqft

B: WD
580 sqft

C: 1Fr/B
320 sqft

D: UA/FG
910 sqft

E: OFF
80 sqft

910 2
3
606 67

13 x 35 = 455

91

546