

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK **CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION **PERMIT**

Permit Number: 061217

PERMIT ISSUED

NOV 16 2006

This is to certify that BERUBE FLORENCE J / David Vigor

has permission to Demolish addition- add new 10 x 20 w/ foundation & repair existing foundation

AT 1174 WESTBROOK ST 213 A008001

provided that the person or persons who accept 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 when permission procured before this building or part thereof is used or service closed-in. 4
OUR 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 _____

Other _____
Department Name

Thomas H. Mulvey 11/16/06
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: 06-1217		Issue Date:		CBL: 213 A008001	
Location of Construction: 1174 WESTBROOK ST		Owner Name: BERUBE FLORENCE J		Owner Address: 1174 WESTBROOK ST	
Business Name:		Contractor Name: Donald Vigor		Contractor Address: 235 North Street Saco	
Lessee/Buyer's Name		Phone:		Phone: 2072294486	
				Permit Type: Additions - Dwellings	
				Zone: R-2	
Past Use: Single Family Home		Proposed Use: Single Family Home/ Demolish addition- add new 18' x 20 w/ foundation, & repairs to existing foundation		Permit Fee: \$370.00	
				Cost of Work: \$35,000.00	
				CEO District: 3	
Proposed Project Description: Demolish addition- add new 18' x 20 w/ foundation, & repairs to existing foundation		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB JRC 2003 Signature: Jm 11/16/06	
		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: ldobson		Date Applied For: 08/18/2006		Zoning Approval	
<ol style="list-style-type: none">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 checked="" type="checkbox"/> ~ Date: 11/1/06		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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied to D.A. 9/1/06 Date: 11/13/06 SFA			

PERMIT ISSUED

NOV 16 2006

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1217		Date Applied For: 08/18/2006	CBL: 213 A008001
Location of Construction: 1174 WESTBROOK ST	Owner Name: BERUBE FLORENCE J	Owner Address: 1174 WESTBROOK ST	Phone:
Business Name:	Contractor Name: Donald Vigor	Contractor Address: 235 North Street Saco	Phone: (207) 229-4486
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ Demolish addition- add new 18' x 20 w/ foundation, & repairs to existing foundation	Proposed Project Description: Demolish addition- add new 18' x 20 w/ foundation, & repairs to existing foundation
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 11/13/2006**Note:** **Ok to Issue:** ☒

- 1) New Kolbe & Kolbe wood windows are to have permanently affixed exterior muntins in 2/1 pattern.
- 2) Historic Preservation Staff is to be contacted when framing is complete in order to allow inspection at that stage.
- 3) Roofing material is to match existing house roof, if both are to be done any new roofing needs prior approval.
- 4) New roof is to reach no higher than half-way up the plane of the main house roof.
- 5) Trim details for eave, doors, and windows to be copied from main house.
- 6) Entry door hood is to be reused over new door location, or copied exactly.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/01/2006**Note:** **Ok to Issue:** ☒

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

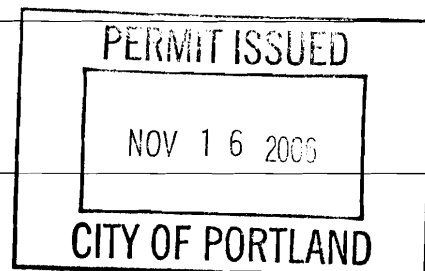
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/16/2006**Note:** **Ok to Issue:** ☒

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

11/15/2006-Idobson: Florence 575-3560 - home 828-0560 after 3 okay

11/13/2006-gad: Permit was signed off on by Scott for HP review. Returned to Gayle on 11-13-06. Gina





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>1174 WESTBROOK ST -</u>		
Total Square Footage of Proposed Structure <u>360 Sq' NEW</u>		Square Footage of Lot <u>260 Sq' EXISTING = 100 Sq' NEW</u>
Tax Assessor's Chart, Block & Lot Chart# <u>attached</u> Block# <u>21348</u> Lot#	Owner: <u>Therence Berube</u>	Telephone: <u>work - 575-3560</u> <u>207-828-056</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Therence Berube</u> <u>1174 Westbrook St</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>35,000.00</u> Fee: \$ _____ C of O Fee: \$ <u>370</u>
Current Specific use: <u>Kitchen / Dining</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Kitchen / Dining</u>		
Project description: <u>REMOVE 13x20 ADDITION w/BAD Foundation, Sills & ROOF</u> <u>& Replace NEW 18x20 Addition</u>		
Contractor's name, address & telephone: <u>DONALD VIGER 235 NORTH ST. SACO</u> <u>229-4486</u>		
Who should we contact when the permit is ready: _____ Mailing address: _____ Phone: _____ <u>& Therence Berube 575-3560</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.

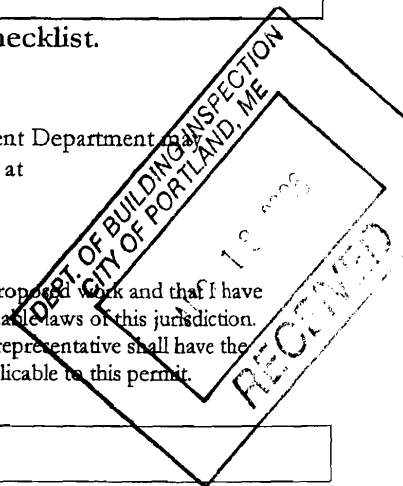
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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: Therence Berube

Date: _____

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



All Purpose Building Permit Application for Demolition of A Structure

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: _____		
Total Square Footage of Proposed Structure 13x30' 26058'		Square Footage of Lot TAX MAP
Tax Assessor's Chart, Block & Lot Chart# _____ Block# _____ Lot# _____	Owner: _____	Telephone: _____
Lessee/Buyer's Name (If Applicable) _____	Applicant name, address & telephone: _____	Cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>Kitchen / Dining</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Project description: <u>REMOVE Addition, bad foundation, & Replace new, same location add 5' wider towards driveway</u>		
DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION		
Contractor's name, address & telephone: _____ <u>DONALD VIGER, 235 NORTH ST. SACONNE 229-4486</u>		
Whom should we contact when the permit is ready: <u>OWNER</u>		
Mailing address: _____		
Phone: _____		

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: _____	Date: _____
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This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff

Untitled

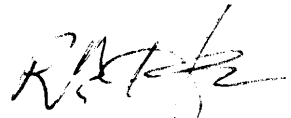
August 16, 2006

This is to verify that the two neighbors who have signed this note have been notified of the demolition that will be taking place at 1174 Westbrook Street in the near future.

Name and Address


Stan Jerny
1180 Westbrook St
Portland ME
04102

Name and Address


Brewster Harding
1168 Westbrook St
Portland ME
04102

City of Portland
Inspection Services Division
Demolition Call List and Requirements

Site Address: 1174 Westbrook St.

Owner: Glenn Bernier

Structure Type: _____

Contractor: Don Unger

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>Colleen 8/18/06</u>
Verizon	1-800-941-9900	<u>Maia Deborah Doherty 8/18/06</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen 8/18/06</u>
Portland Water District	761-8310	<u>Gordon Shumaker 8/18/06</u>
Time Warner Cable Co.	253-2222	<u>Bobby Pederson 8/18/06</u>
Dig Safe ***	1-888-344-7233	<u>20063309514 8/18/06</u>

*** (After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) 8/18/06</u>
DPW/ Forestry Division	874-8389	<u>(J. Tarling) 8/18/06</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) C.I.S.S. Ferrus 8/18/06</u>
X Building Inspections (Insp. Req'd.)	874-8703	_____
X Historic Preservation	874-8726	_____
Fire Dispatcher	874-8576	<u>Dier 8/18/06</u>
DEP - Environmental (Augusta)	287-2651	<u>Malley Jeff Collier 8/18/06</u>

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: Glenn Bernier

Date: 8/18/06

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	213 A008001
Location	1174 WESTBROOK ST
Land Use	SINGLE FAMILY
Owner Address	BERUBE FLORENCE J 1174 WESTBROOK ST PORTLAND ME 04102
Book/Page	10068/121
Legal	213-A-8 WESTBROOK ST 1172-1174 7618SF

R-2

Current Assessed Valuation

Land	Building	Total
\$74,900	\$84,700	\$159,600

Property Information

Year Built 1795	Style Old Style	Story Height 1.5	Sq. Ft. 1121	Total Acres 0.175	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Full

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 2005	Size 8X12	Grade C	Condition A
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Sales Information

Date 05/01/1992	Type LAND + BLDING	Price \$65,500	Book/Page 10068-121
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Picture and Sketch

Picture	Sketch	Tax Map
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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!

10' 10' 10' 10'

Ref

R-2

Front: N/A in Rear of house
Rear: 25' min - 50' + Show

Side: 12' min
1st story 21' Show

OK

lot cov. ok - see other Sheet

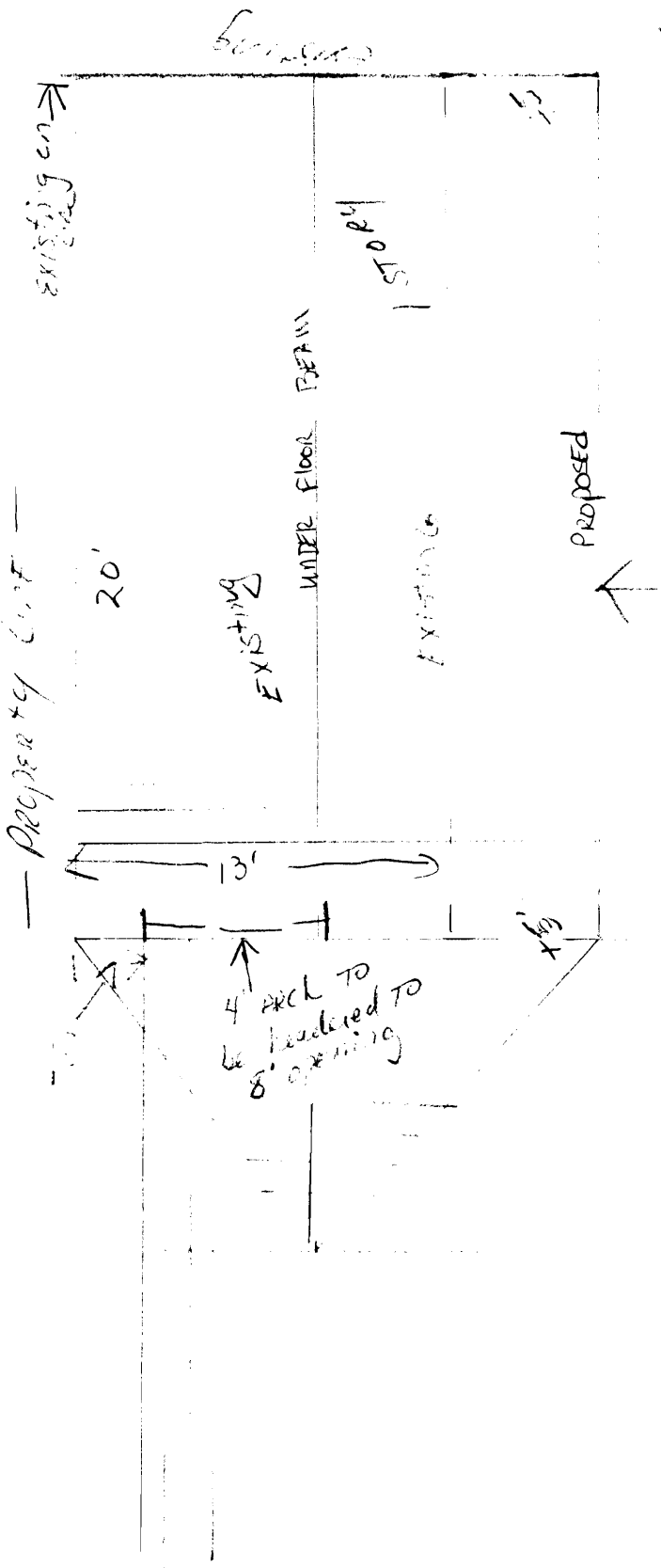
min 21'

Side

open concept
10/2 framed closets

OLD 13x20'
NEW 18x20'

Existing 13x20'
Proposed 18x20'



Front

Back

2022-2023
Page 2

2022-2023
Page 2

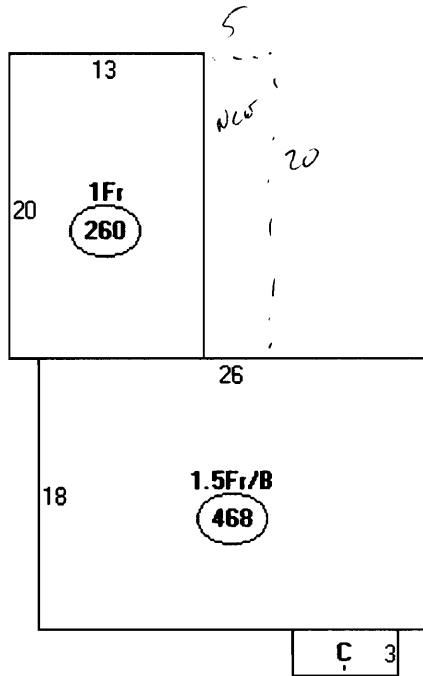
2022-2023
Page 2

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(over 1)

3

2022-2023
Page 2



R-2 Zone

Descriptor/Area

A: 1.5Fr/B
468 sqft

B: 1Fr
260 sqft

C: 2FBAY
21 sqft

468

260

21

96 = 8x12

100 = 5x20
New entry

945 Φ OK

7618 Φ x 20% = 1523.6 Φ MAX

