

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 061231

This is to certify that HIPSHER SALLY L & STEPHEN C HIPSHER JTS/property owner

has permission to Dormer for new bathroom

AT 16 DAVID RD

259 E004001

PERMIT ISSUED
SEP 21 2006
CITY OF PORTLAND

provided that the person or persons in charge of construction 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 is procured before this building or part thereof is occupied or service is closed-in. 4
YOUR NOTICE 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

[Signature]
9/20/06
Director - Building & Inspection Services

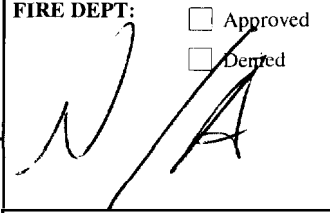

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

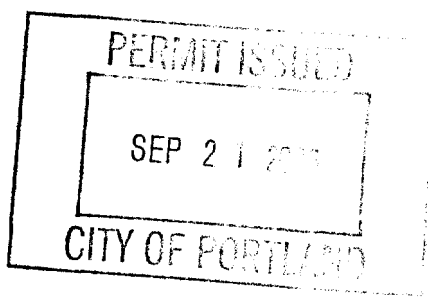
Permit No: 06-1231	Issue Date:	CBL: 259 E004001
-----------------------	-------------	---------------------

Location of Construction: 16 DAVID RD	Owner Name: HIPSHER SALLY L & STEPHEN	Owner Address: 16 DAVID RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Single family	Single Family dormer for new bathroom	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 3
Proposed Project Description: Dormer for new bathroom		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied 		Signature:  IRC 2003
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 08/22/2006	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

- 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: 9/8/06	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 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:
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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: 06-123 1	Date Applied For: 0812212006	CBL: 259 E004001
-------------------------------	----------------------------------------	----------------------------

Location of Construction: 16 DAVID RD	Owner Name: HIPSHER SALLY L & STEPHEN	Owner Address: 16 DAVID RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family dormer for new bathroom	Proposed Project Description: Dormer for new bathroom
---------------------------------------------------------------	-----------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/08/2006**Note:** House does not meet front setback of 25'. Section 14-436(b) allows an 80% increase. The dormer adds 46.6 s.f out of the allowable 812 s.f. increase, so it uses 6% of allowable 80% increase. **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.
- 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:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 0912012006**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) The minimum header size over the window must be 2-2"x 6"s.

Comments:

9/8/06-amachado: Sally Hipsher left voicemail with setbaks.

9/6/06-amachado: Left message with Stephen Hipsher. Need to know the rear setback to the deck and the front setback to the house.



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>16 David Rd 1 Hand, Me.</u>		
Total Square Footage of Proposed Structure <u>64</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>259</u> Block# <u>E</u> Lot# <u>004</u>	owner: <u>Sally + Stephen Hipsher</u>	Telephone: <u>899-3022</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Stephen Hipsher</u> <u>16 David Rd.</u> <u>899-3022</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ _____ C of O Fee: \$ <u>100.00</u>
Current Specific use: <u>SIT</u> If vacant, what was the previous user? Proposed Specific use: <u>SIT</u>		
Project description: <u>8' dormer</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Stephen Hipsher</u> Mailing address: _____ Phone: <u>899-3022</u>		

DEPT. OF BUILDING INSPECTIC
CITY OF PORTLAND, ME

AUG 18 2006

RECEIVED

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.

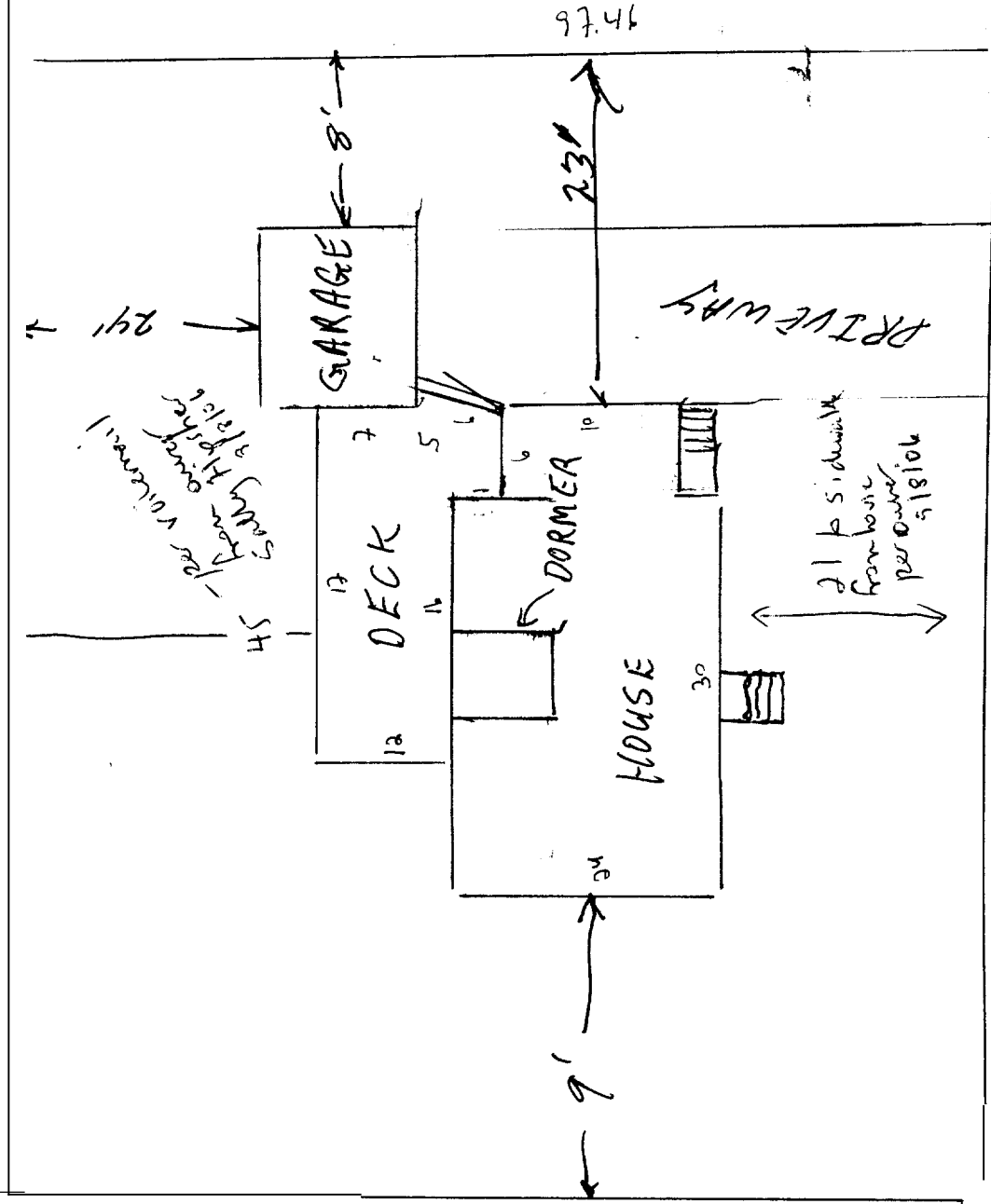
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>Stephen Hipsher</u>	Date:
------------------------------------------------	-------

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

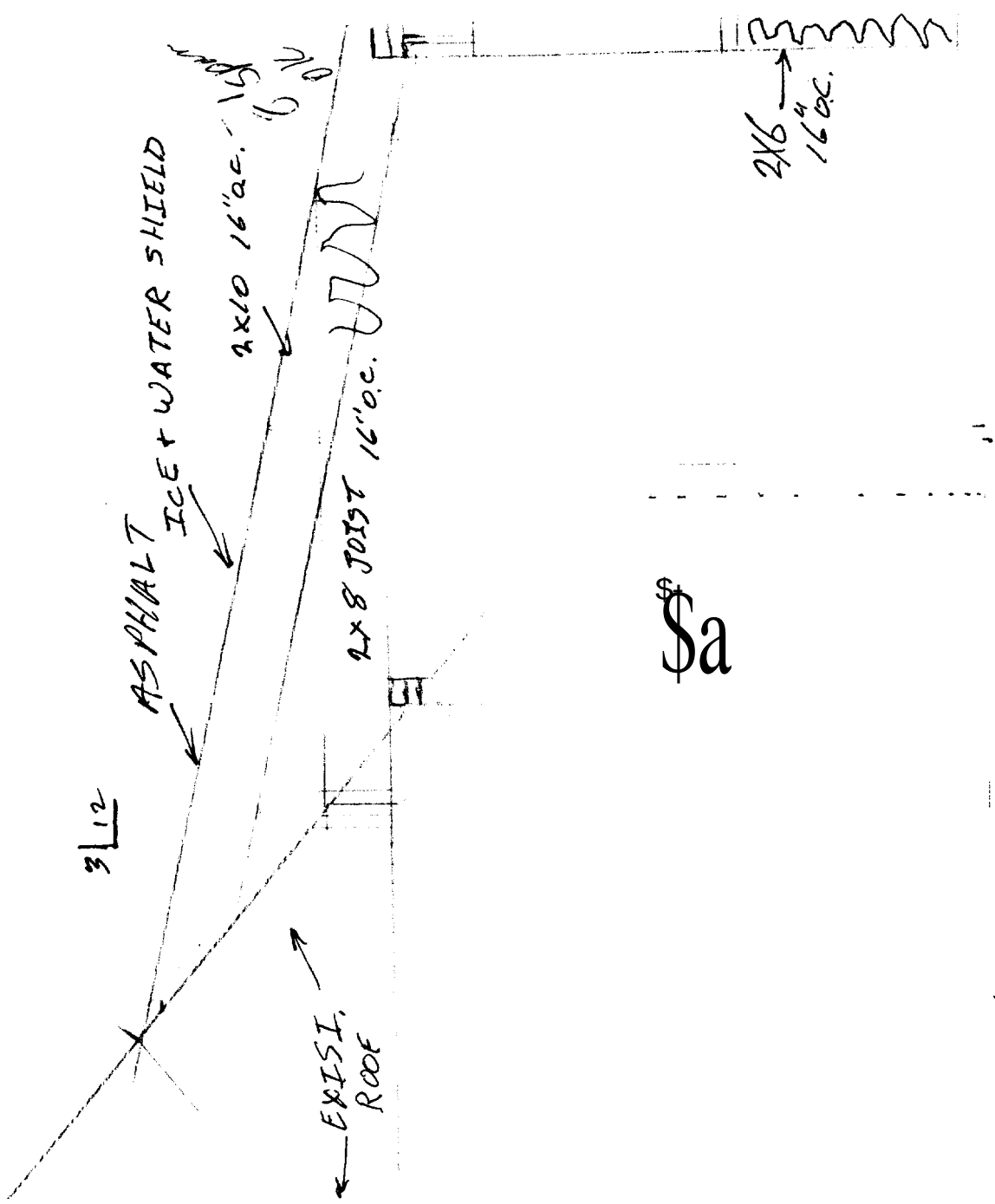
R3 - lot size 6553 sq ft
 front - 25' req. ~~21~~ 21 given
 rear - 25' req. OK
 side - 2 story - 14 req. - total of 32' OK
 for left
 23 on right.

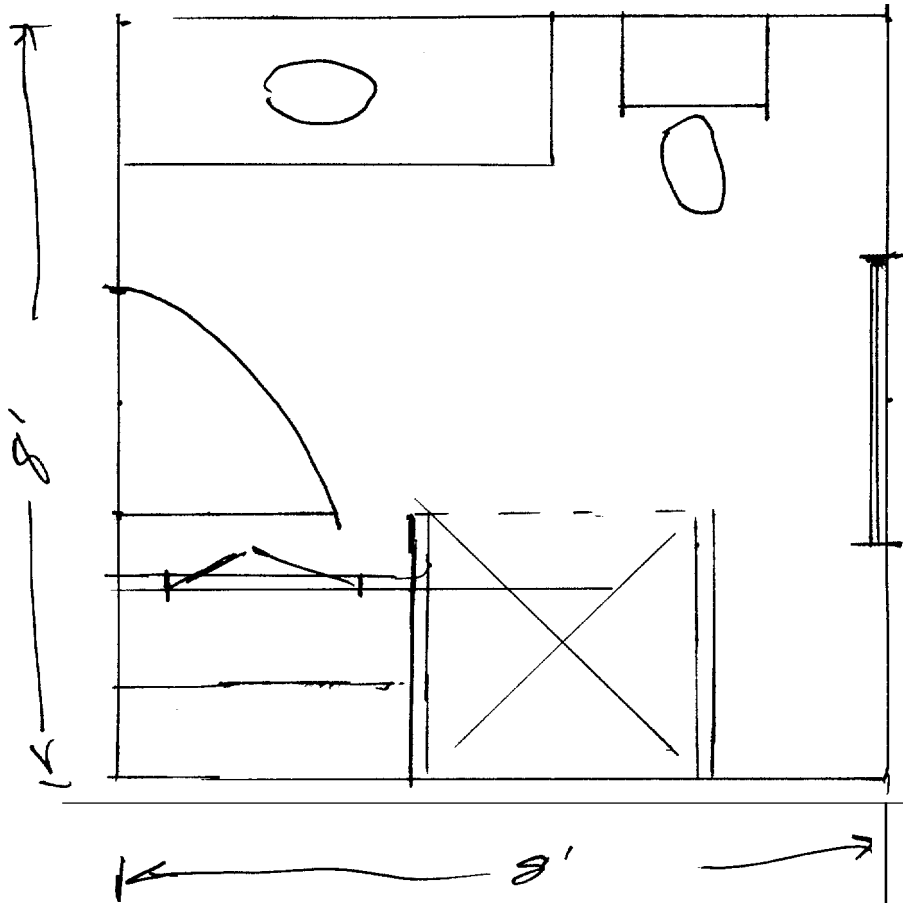
* house not meeting front setback
 Section 14-436(b) allows for increase
 80% of first floor footprint
 1015 sq ft 80% = 812 sq ft increase
 determines 46.64 sq ft
 using 6% of allowable sq ft.



104.16

65





$\frac{1}{2}'' = 1'-0''$

EXIST. RIDGE

EXIST. ROOF

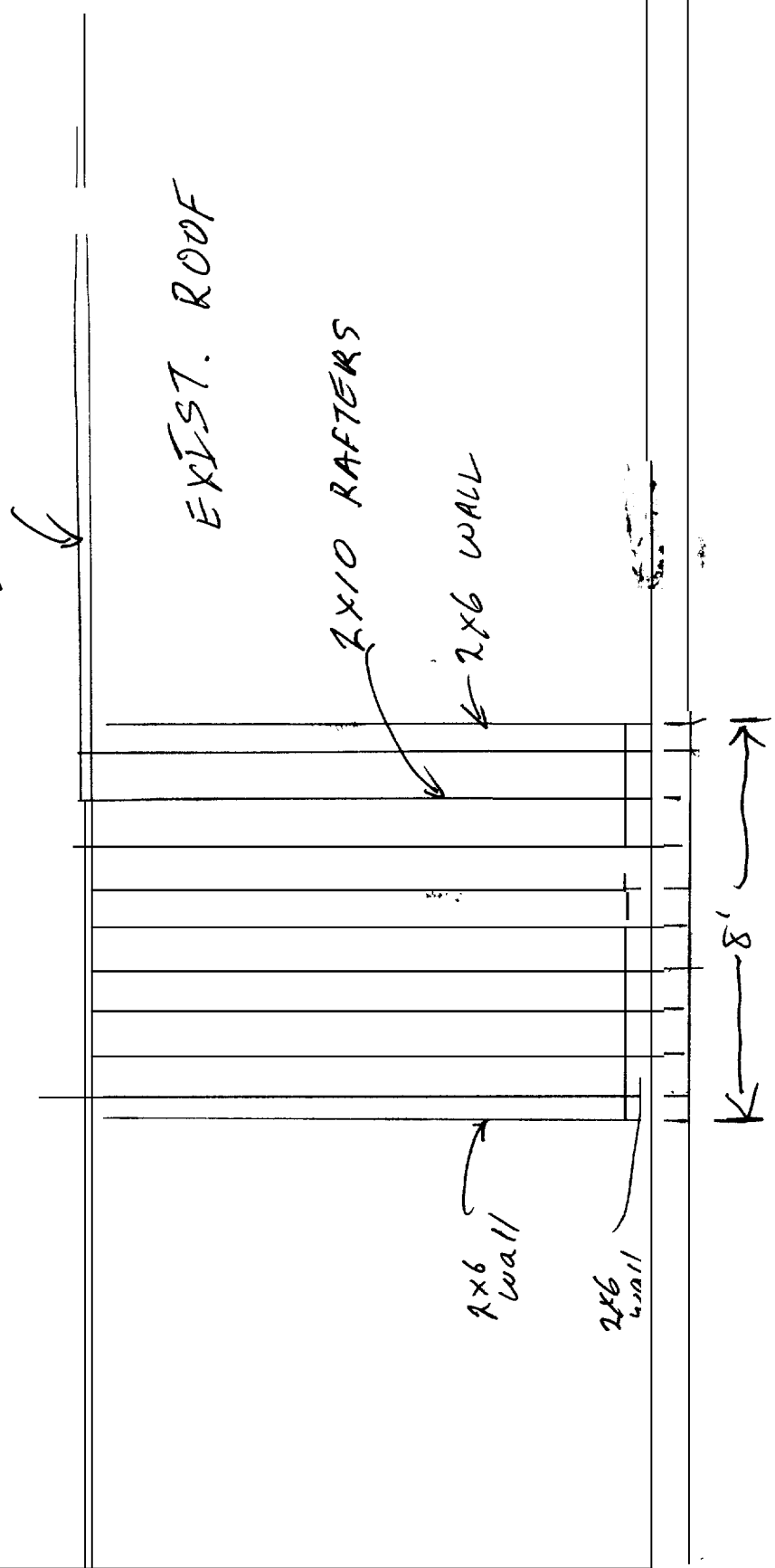
2x10 RAFTERS

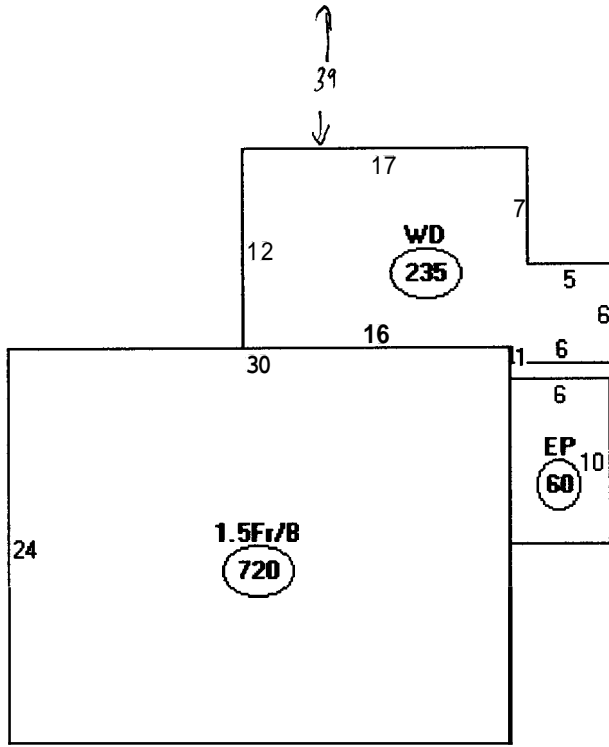
2x6 WALL

2x6 wall

2x6 wall

8'





22.46

Descriptor/Area

A: 1.5Fr/B
720 sqft

B: WD
235 sqft

C: EP
60 sqft

1015 = 812 80%

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 259 E004001
Location 16 DAVID RD
Land Use SINGLE FAMILY

Owner Address HIPSHER SALLY L & STEPHEN C HIPSHER JTS
 16 DAVID RD
 PORTLAND ME 04102

Book/Page 22898/291
Legal 259-E-4
 DAVID RD 14-18
 6553 SF

Current Assessed Valuation

Land	Building	Total
\$56,400	\$114,200	\$170,600

Property Information

Year Built 1954	Style Cape	story Height 1.5	Sq. Ft. 1260	Total Acres 0.15
Bedrooms 2	Full Baths	Half Baths	Total Rooms 6	Attic None
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1954	Size 20x22	Grade C	Condition A
-----------------------------	----------------------	---------------------------	----------------------	-------------------	-----------------------

Sales Information

Date	Type	Price	Book/Page
07/18/2005	LAND + BLDING	\$227,500	22898-291
11/19/2004	LAND + BLDING	\$87,400	22034-175

Picture and Sketch

Picture **Sketch** **Tax Map**

[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

