

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061515

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED	
NOV - 9 2006	
CITY OF PORTLAND	

This is to certify that TOWNS DAVID K & GABRIELA C TOWNS ITS/Peter Sauer

has permission to Add a 38 ft shed dormer

AT 31 MAYER RD 259 E007001

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 is procured before this building or part thereof is occupied or service is rendered. FOUR 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

[Handwritten Signature]
10/3/06
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: 06-1515	Issue Date:	CBL: 259 E007001
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Location of Construction: 31 MAYER RD	Owner Name: TOWNS DAVID K & GABRIELA	Owner Address: 31 MAYER RD	Phone:
Business Name:	Contractor Name: Peter Sawyer	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family add a 38 ft shed dormer	Permit Fee: \$70.00	Cost of Work: \$4,600.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>5B</i> <i>IRC 2003</i>	

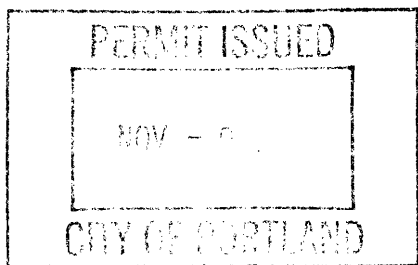
Proposed Project Description:
Add a 38 ft shed dormer

Signature: *[Signature]*
Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 10/16/2006	Zoning Approval
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- 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 - <i>2 stories OK thru borrowing from left side of lot</i> <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"/> <i>OK w/ conditions</i> Date: <i>10/30/06 ABM</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 <i>ABM</i> 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1515	Date Applied For: 10/16/2006	CBL: 259 E007001
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Location of Construction: 31 MAYER RD	Owner Name: TOWNS DAVID K & GABRIELA	Owner Address: 31 MAYER RD	Phone:
Business Name:	Contractor Name: Peter Sawyer	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family add a 38 ft shed dormer	Proposed Project Description: Add a 38 ft shed dormer
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/30/2006

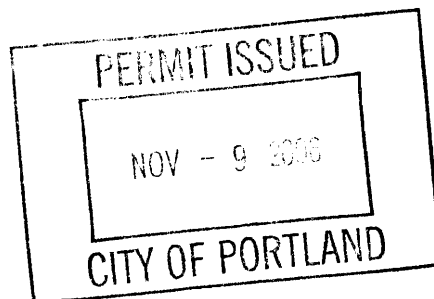
Note: The owner has said that there is 8' on the right side to the property line. They have 31' on the left, so they can add a dormer and create a two story house by borrowing. If the setback is less than 8', then they can use section 14-436(a) and go up 50%. The addition would use 43% of the allowable 50%. **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:** 11/03/2006

Note: **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 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.





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>31 Mayer Rd Portland, ME 04102</u>		
Total Square Footage of Proposed Structure <u>980</u>	Square Footage of Lot <u>.147 AC</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>259</u> Block# <u>E</u> Lot# <u>7</u>	Owner: <u>David + Gabriela Towns</u>	Telephone: <u>775-2686</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>PETER SAWYER</u> <u>787 Granite ST</u> <u>Freeport ME 04032</u>	Cost Of Work: \$ <u>4600.00</u> Fee: \$ <u>70.00</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>Single family (Attic space)</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>Single family (Enlarge head room)</u> Project description: <u>38' shed dormer</u>		
Contractor's name, address & telephone: <u>Peter Sawyer 787 Granite ST Freeport ME 04032</u> <u>207 671 5892</u> Who should we contact when the permit is ready: <u>Peter Sawyer</u> Mailing address: <u>787 Granite ST Freeport ME 04032</u> Phone: <u>207 671 5892</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.

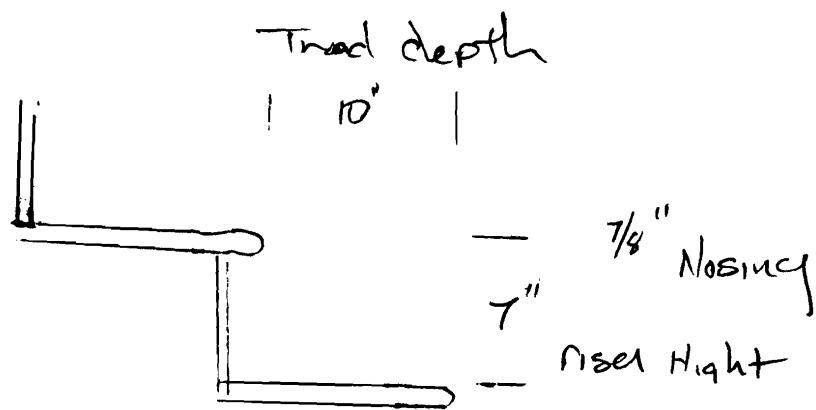
Signature of applicant: <u>[Signature]</u>	Date: <u>Oct 15, 06</u>
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This is not a permit. You may not commence ANY work until the permit is issued.

CASH

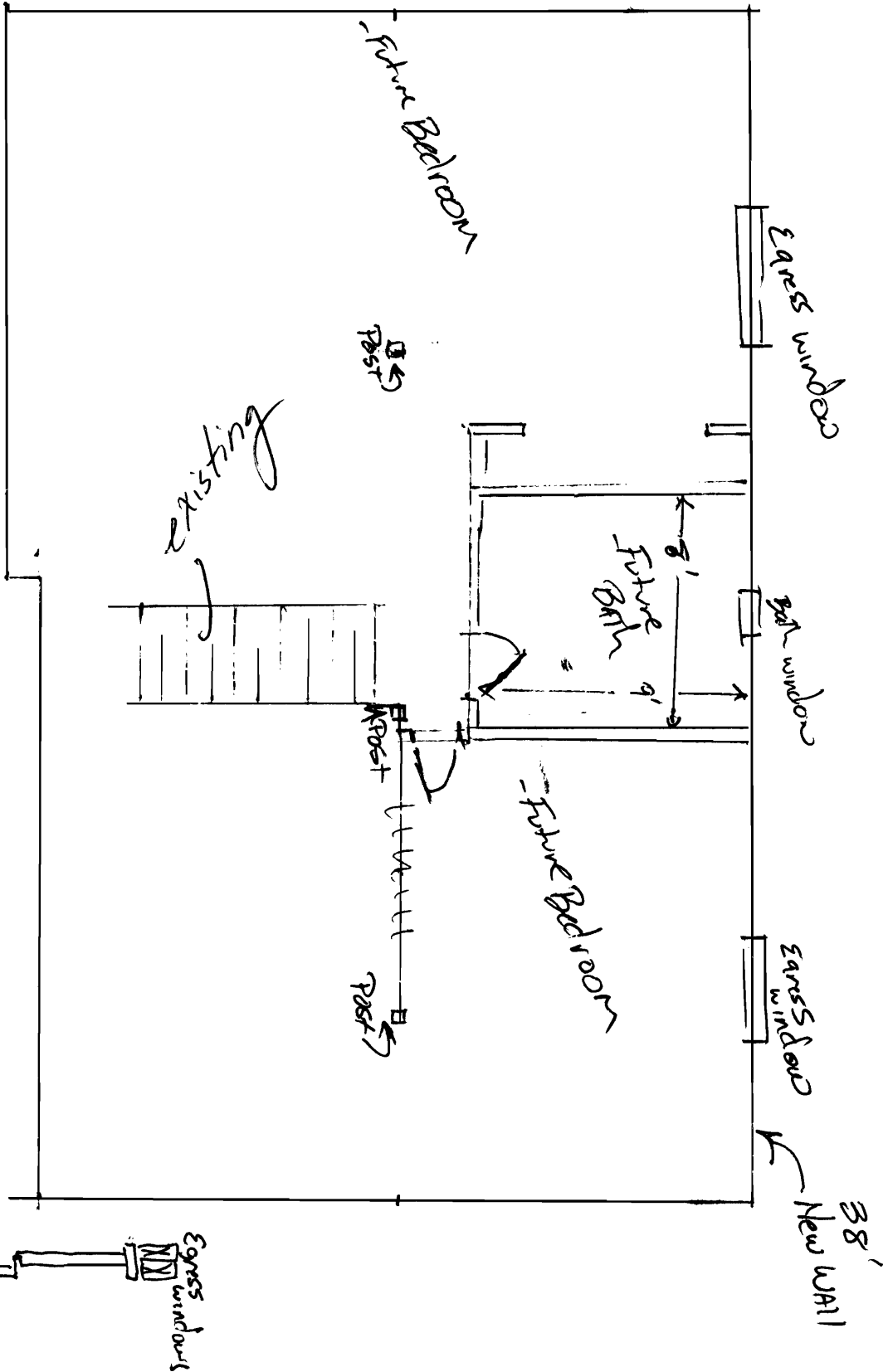
Existing Tread + Riser Dimensions



Notes

- full walls on both sides of stairs
- railings @ 36"
- carpeted

3- 2x10's header
Typical



WINDOWS

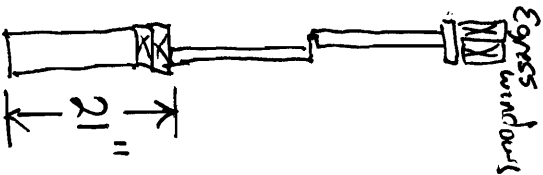
- (2) Glass 24" x 52" DH
- (1) Bath 24" x 30" DH

2nd Floor Framing

Notes

- All Interior Framing by owner
- All Exterior Siding + Trim by owner

Scale = 3/16" = 1'-0"



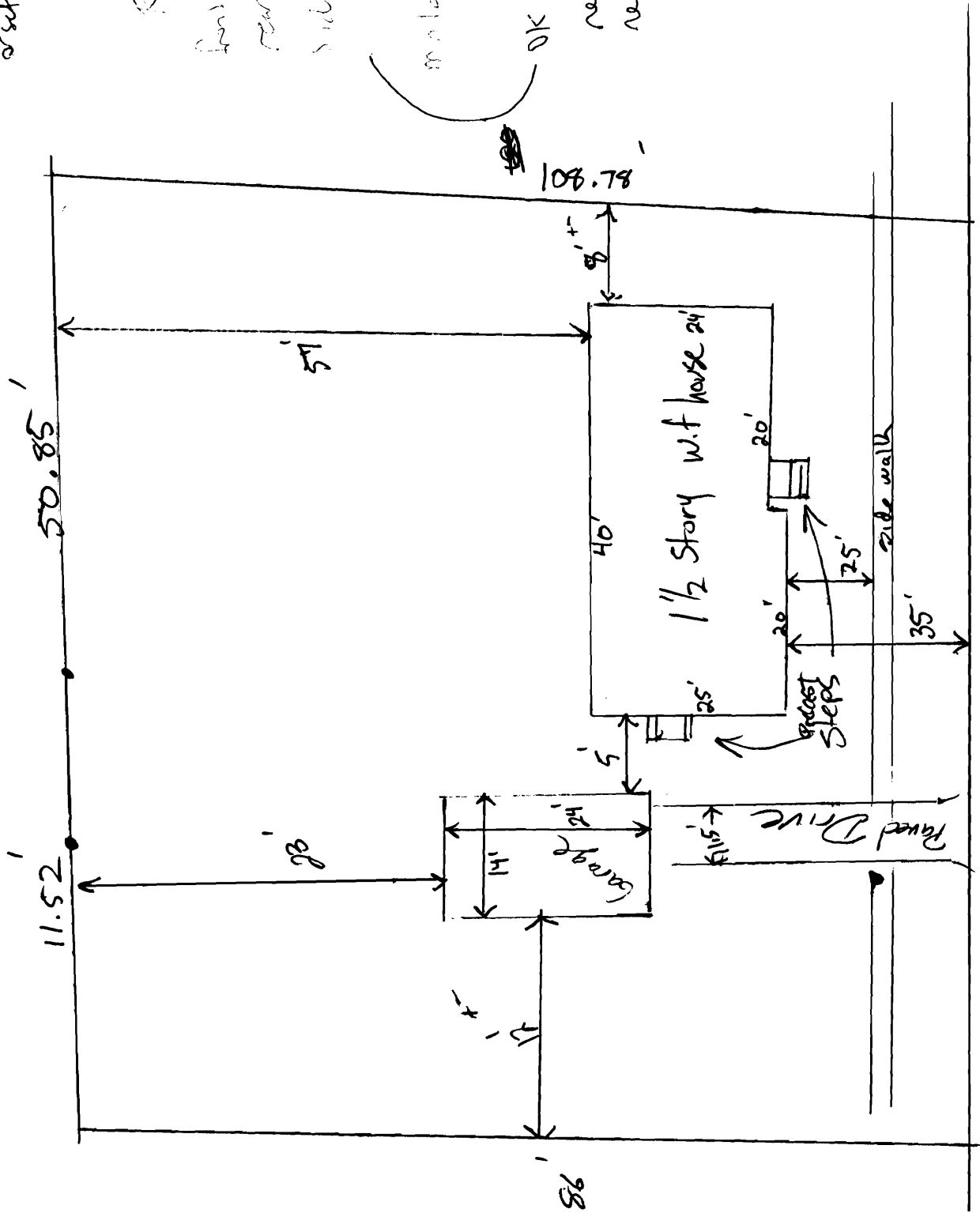
Plot Plan

* if not have side setback.
 Section 14-436(c)
 not conform to minimum per di.
 or setbacks. 506 ~~490~~ 490 ft
 adding 209 ft or 437%

R3

front 25' req - 25' given
 rear 25' req - 57' given
 side 1 1/2 story 8' on right,
 2 1/2 story 31' on left.
 min lot size 6500 sq ft lot 6393 sq ft

OK to add dormer.
 need min of 8' on right
 need min of 20' on left.
 ok.



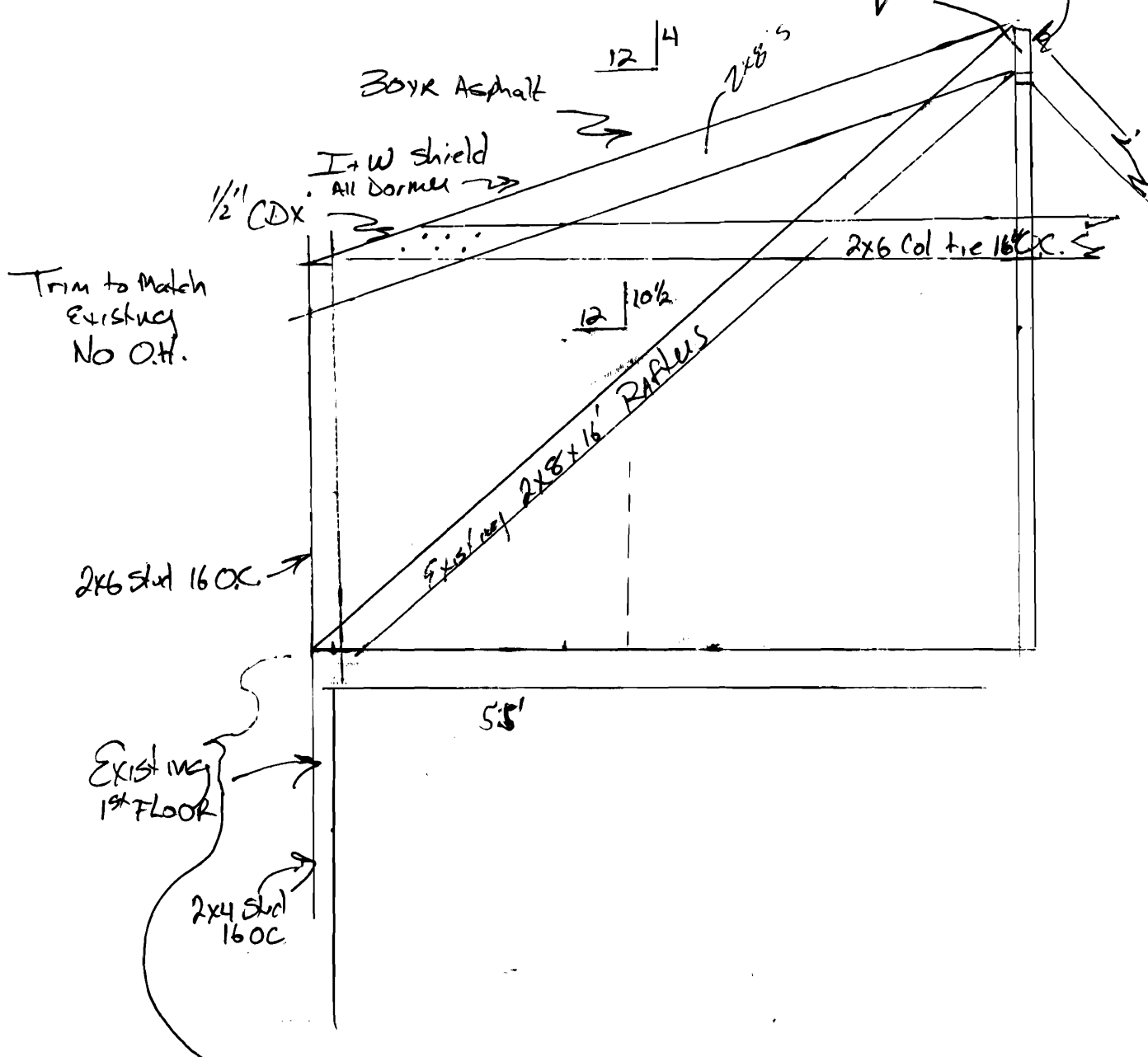
865.83' 31 Mayer Rd

Not to Scale

adding 5.5 x 38 = 209 Φ
 total 980 Φ 50% = 490
 43% of 50%

24 x 40 = 960
 20
 980
 653.33
 13 x 40 = 520
 1 x 9 = 9
 529 Φ

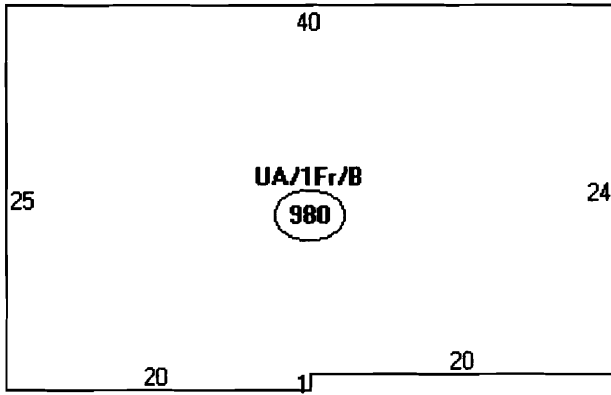
640 is 2/3 rds.
 1/2 sbrs.
 Posted to carrying wall below + bsmnt.
 LVL'S
 LAM Ridge



New 38' Dormer wall Section
 Scale 3/8" to 1'-0"

Descriptor/Area

A: UA/1Fr/B
980 sqft





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 E007001
Location 31 MAYER RD
Land Use SINGLE FAMILY

Owner Address TOWNS DAVID K & GABRIELA C TOWNS JTS
 31 MAYER RD
 PORTLAND ME 04102

Book/Page 22043/125
Legal 259-E-7
 MAYER RD 29-33

6393 SF

Current Assessed Valuation

Land	Building	Total
\$56,100	\$106,000	\$162,100

Property Information

Year Built 1954	Style Cape	Story Height 1	Sq. Ft. 980	Total Acres 0.147		
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 7	Attic Unfin	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1954	Size 14X24	Grade C	Condition A
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Sales Information

Date 11/22/2004	Type LAND + BLDING	Price \$189,900	Book/Page 22043-125
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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!