

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that PENNY J GUERIN

Located At 144 HOLM AVE

Job ID: 2012-05-4085-ALTR

CBL: 270-A-006-001

has permission to Building an addition

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4085-ALTR

Located At: 144 HOLM AVE

CBL: 270- A-006-001

Conditions of Approval:

Zoning

1. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
2. The requested revised site plan that was submitted on June 6, 2012, shows a shed off the rear of the garage and a deck off the rear of the house. Neither structure was permitted, and neither structure meets the rear setback of 25'. The owner has thirty days to bring the property into compliance. See letter.

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed 50% of the total completed structure.

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

The rafters must be posted down to the new beam for adequate bearing.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4085-ALTR	Date Applied: 5/25/2012	CBL: 270- A-006-001	
Location of Construction: 144 HOLM AVE	Owner Name: PENNY J GUERIN	Owner Address: 144 HOLM AVE PORTLAND, ME 04102	Phone: 207-415-0052
Business Name:	Contractor Name: Jim Haskell	Contractor Address: 144 Holm Ave., Portland, ME 04102	Phone: 207-415-5783
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - single family - build one story addition 7' x 15' off bedroom	Cost of Work: 5000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>R-3</i> Type: <i>SB</i>
		Signature: <i>Capt Perini</i>	<i>TRC 09</i> Signature: <i>[Signature]</i>
Proposed Project Description: Addition to bedroom		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/land. this 6/6/12 ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	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 appication 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

R-3

Entire 5/25/12 (B)



General Building Permit Application

2012-05-4085-ALTR

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>144 HOLM AVE.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>10000 +-</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>270 A 006</u>	Applicant: (must be owner, lessee or buyer) Name <u>PENNY QUERIN</u> Address <u>144 HOLM AVE.</u> City, State & Zip <u>PORT. ME. 04102</u>	Telephone: <u>207-415-0052</u> <u>207-415-5783</u> <u>5000</u>
Lessee/DBA RECEIVED MAY 25 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$4500.00</u> C of O Fee: \$ <u> </u> Historic Review: \$ <u> </u> Planning Amin.: \$ <u>4</u> Total Fee: \$ <u>70</u>
Current legal use (i.e. <u>single family</u>) _____ Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>ADDITION TO BEDROOM</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>7X12^{15'} ADDITION TO EXISTING SMALL BEDROOM</u>		
Contractor's name: <u>JIM HASKELL (PART OWNER) 38 yrs.</u> Email: _____ Address: <u>144 HOLM AVE</u> City, State & Zip: <u>PORTLAND ME. 04102</u> Telephone: <u>415 5783</u> Who should we contact when the permit is ready: <u>JIM HASKELL</u> Telephone: <u>415 5783</u> Mailing address: <u>144 HOLM AVE. PORTLAND ME.</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Penny Querin Date: 5-10-2012

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



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Receipts Details:

Tender Information: Check , Check Number: 1128

Tender Amount: 70.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 5/25/2012

Receipt Number: 44317

Receipt Details:

Referance ID:	6658	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-05-4085-ALTR - Addition to bedroom			
Additional Comments: 144 Holm			

Thank You for your Payment!



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Greg Mitchell – Acting Director of Planning and Development
Marge Schmuckal, Zoning Administrator

June 6, 2012

Penny Guerin & Jim Haskell
144 Holm Avenue
Portland, ME 04102

RE: 144 Holm Avenue – 270 A006 - R3 – deck & shed – permit application # 2012-05-4085

Dear Ms. Guerin & Mr. Haskell,

In reviewing your building permit to add a one story 7' x 15' addition to your house at 144 Holm Avenue, it came to our attention that the deck on the rear of the house and the shed on the rear of the garage do not meet the rear setback. Your house is located in a R3 Zone. The rear setback in the R3 Zone is twenty-five feet (section 14 – 90(d)(2)). The revised plot plan that you provided with the building permit, shows the shed is 17' from the rear property line and the deck is 15'8" from the rear property line and therefore in violation of the ordinance. Our files indicate that permits were never issued for the shed or the deck. Since they were built without permits, you have no rights to them.

You need to bring your property into compliance. We will work with you through the permitting process to modify and legalize the part of the deck that is not located within the twenty-five foot rear setback, but the part of the deck that is in violation of the setback and the shed must be removed within thirty days.

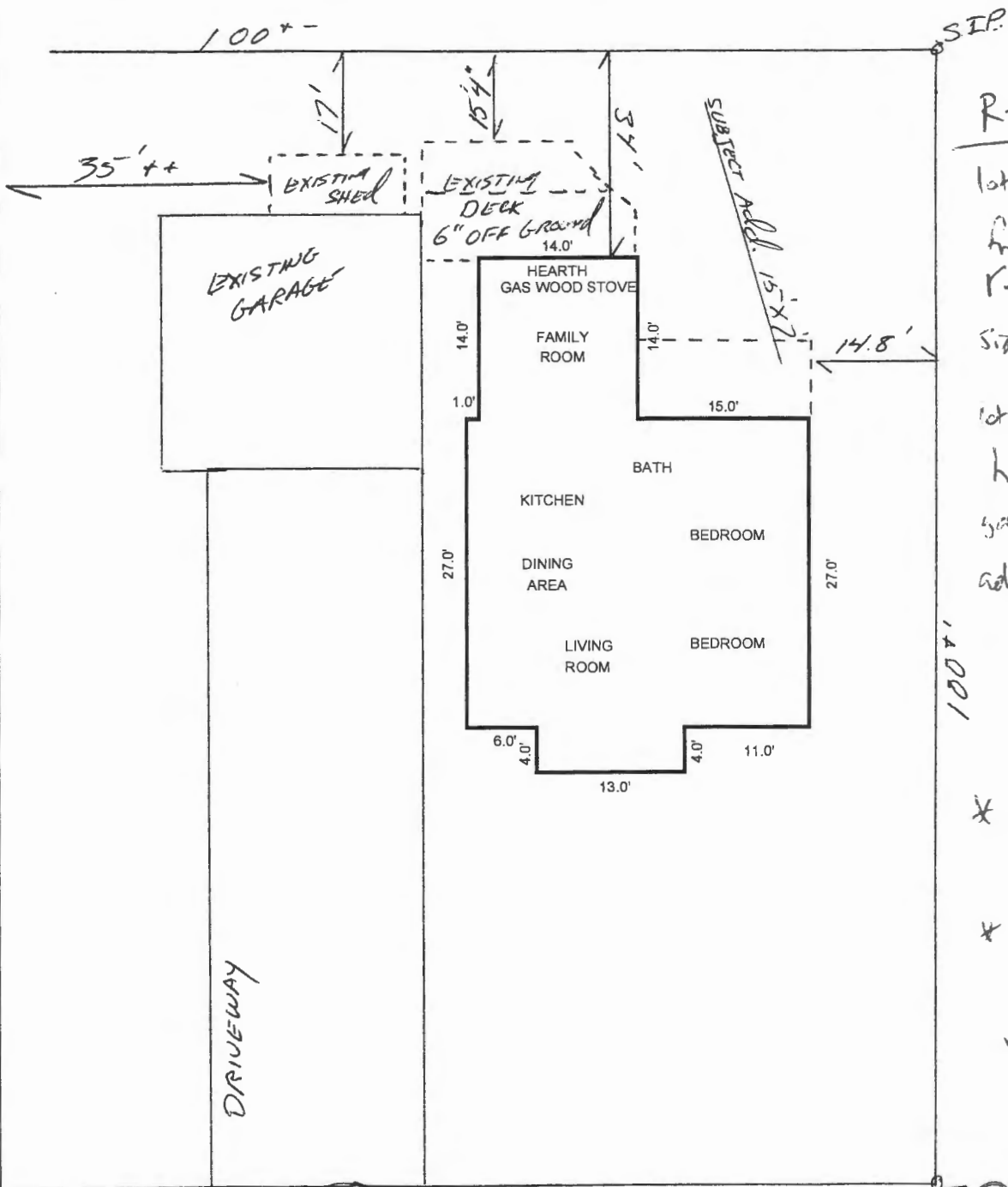
You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. If you choose to file an appeal, you may contact our office for the necessary paper work.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file

5.7 W WOOD



R-3

lot size 9845 sq ft

front N/A

rear - 25' - 4' woodblks.

side - 15 by 8' - 14 ft

lot coverage - 35% = 3450 sq ft

house - 1082

garage - 308

addition - 105 (15'x7')

1495

* deck 18" off rear of house not permitted -

* shed off rear of garage not permitted.

* need to be removed.

RECEIVED

JUN - 6 2012

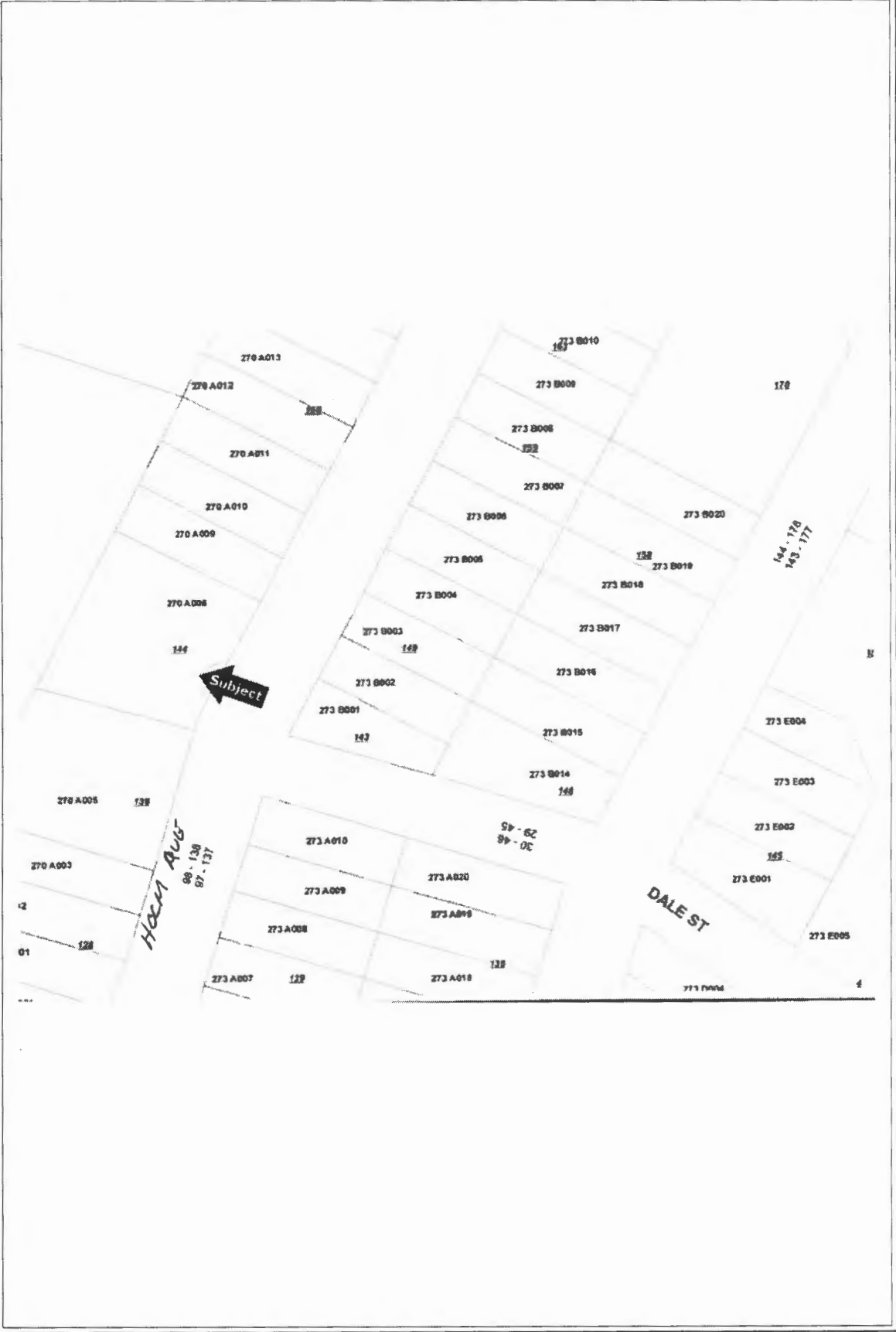
Dept. of Building Inspections
City of Portland Maine

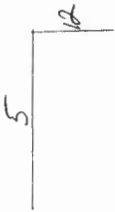
144 HOLM AVE

ASSESSOR'S MAP

Borrower: Penny Guerin
Property Address: 144 Holm Avenue
City: Portland
Lender: Bath Savings Institution ISAOATIMA

File No.: 2012-050S
Case No.:
State: ME
Zip: 04102





NEW ADDITION TO ROOM 7'

2x6 COLOR TIES

NEW RAFTERS PIGGY BACK ON EXISTING RAFTERS

2x8 16' OC

2x8 16' OC

2x4 WALL STUDS 16' OC

2-2x10 BOISE LAM BEAMS ROOF RAFTERS + NEW RAFTERS SUPPORTING EXISTING

EXISTING WALL STUDS 16' OC

2x10 16' OC

12" FULL FOUNDATION (EXISTING)

2x8 RAFTER 16' OC

NEW 2x6 CEILING JOIST

9" INSULATION

NEW 2x4 WALLS 16" OC

CEDAR SHINGLES R+R

6" COX and T-PAR

NEW 2x8 FLOOR JOIST

2x6 KNURE WALL WITH 2 VENTS

2x2 VENT FOR AIR FLOW

2x2 VENT FOR AIR FLOW

8x12 CONCRETE BLOCK 4 FT DEEP

8x12 FOOTING

2x6 R+R

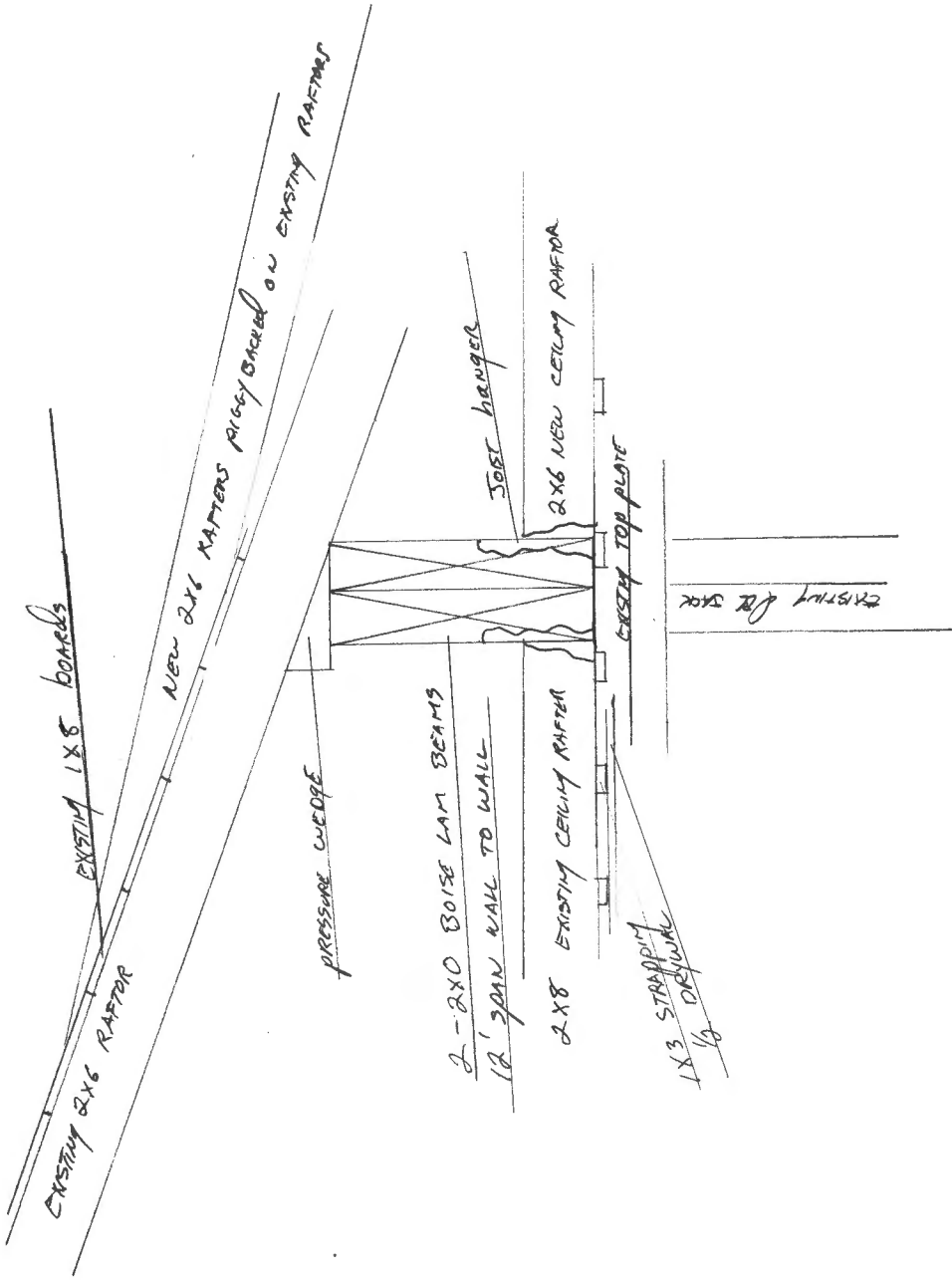
INSULATION 1" D.P.

2x6 R+R

2x2 VENT FOR AIR FLOW

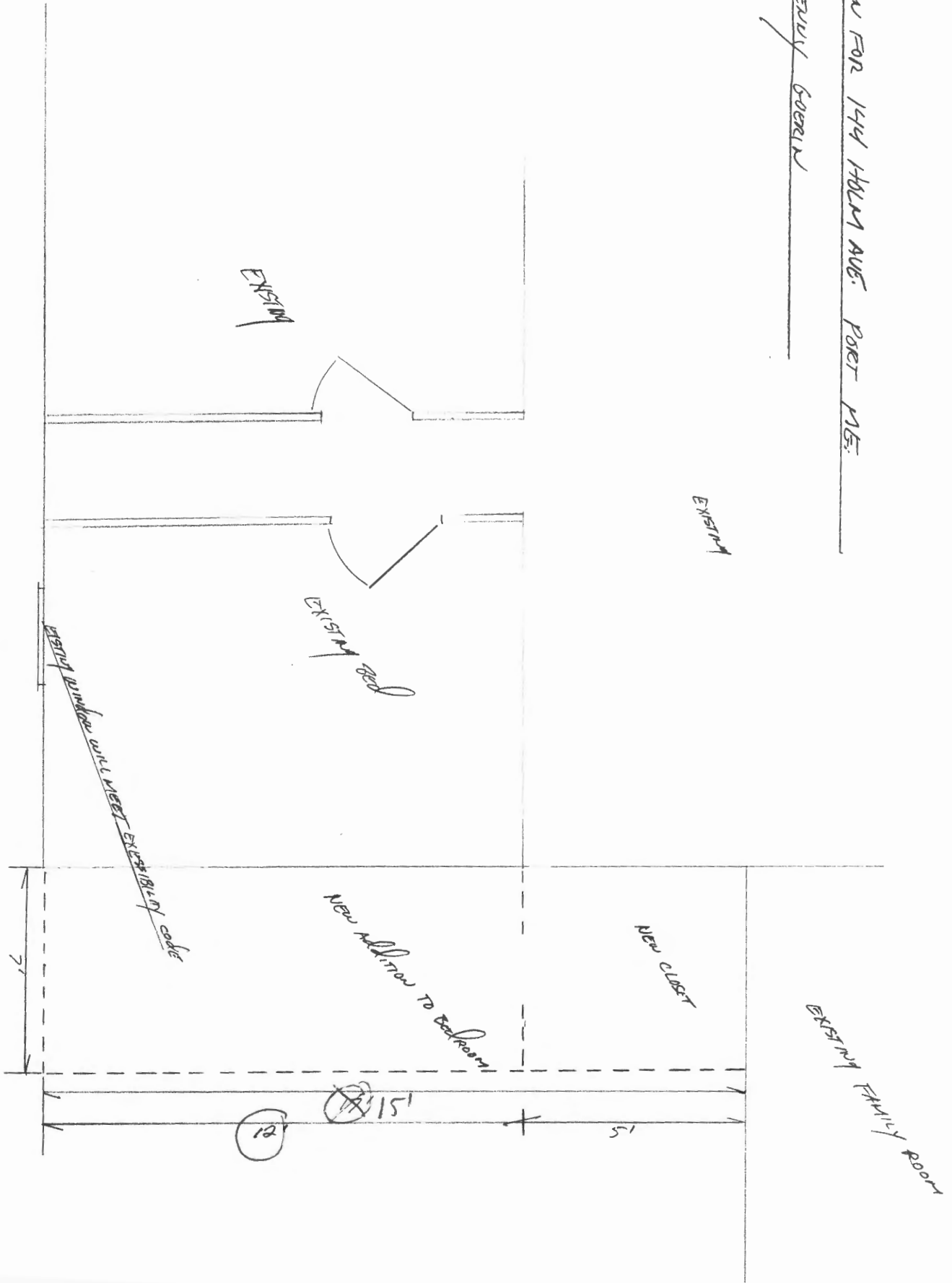
2x2 VENT FOR AIR FLOW

LAM BEAM DETAIL



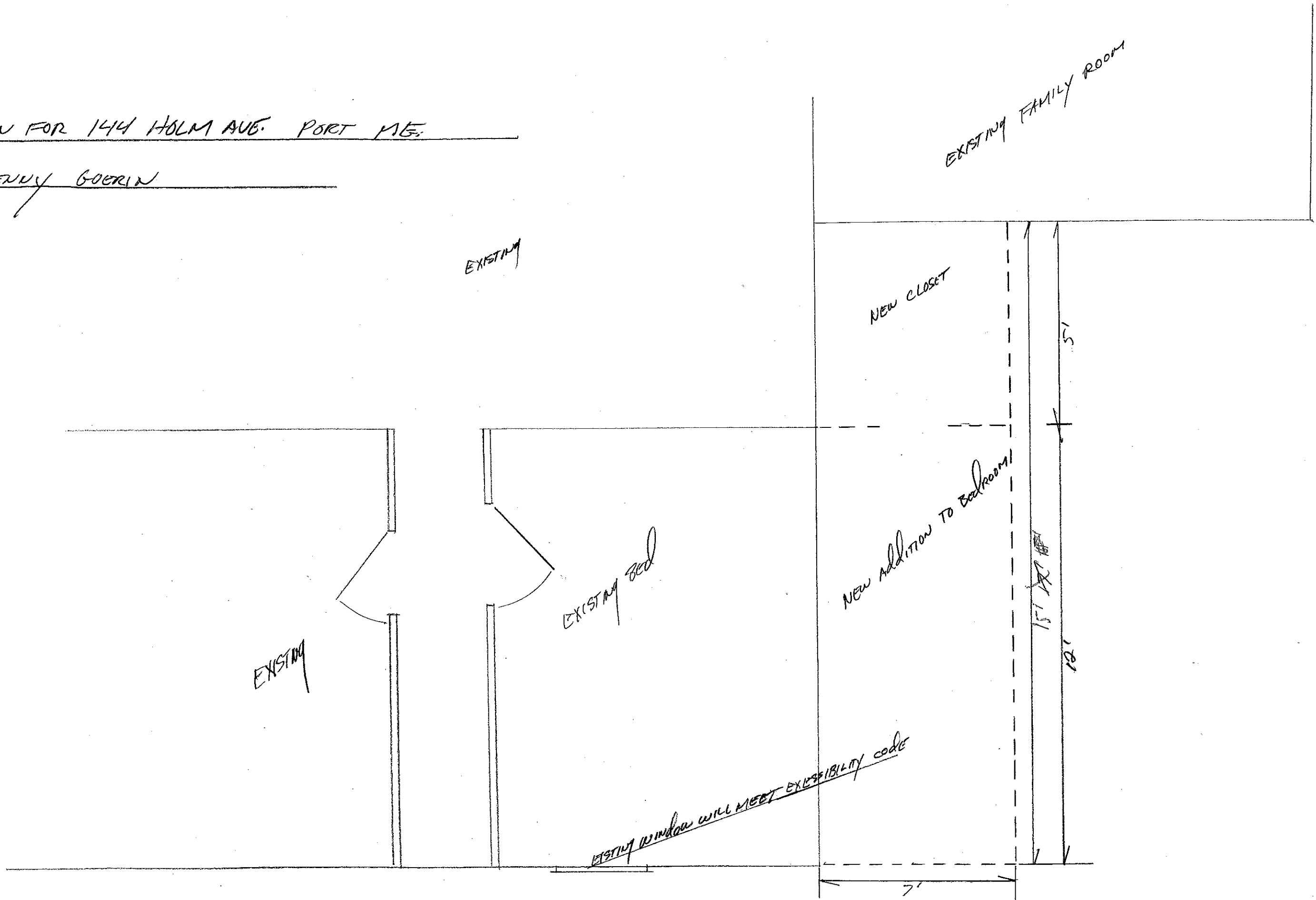
PLAN FOR 144 HOLM AVE. PORT MT.

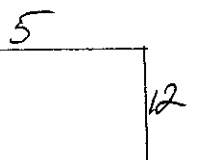
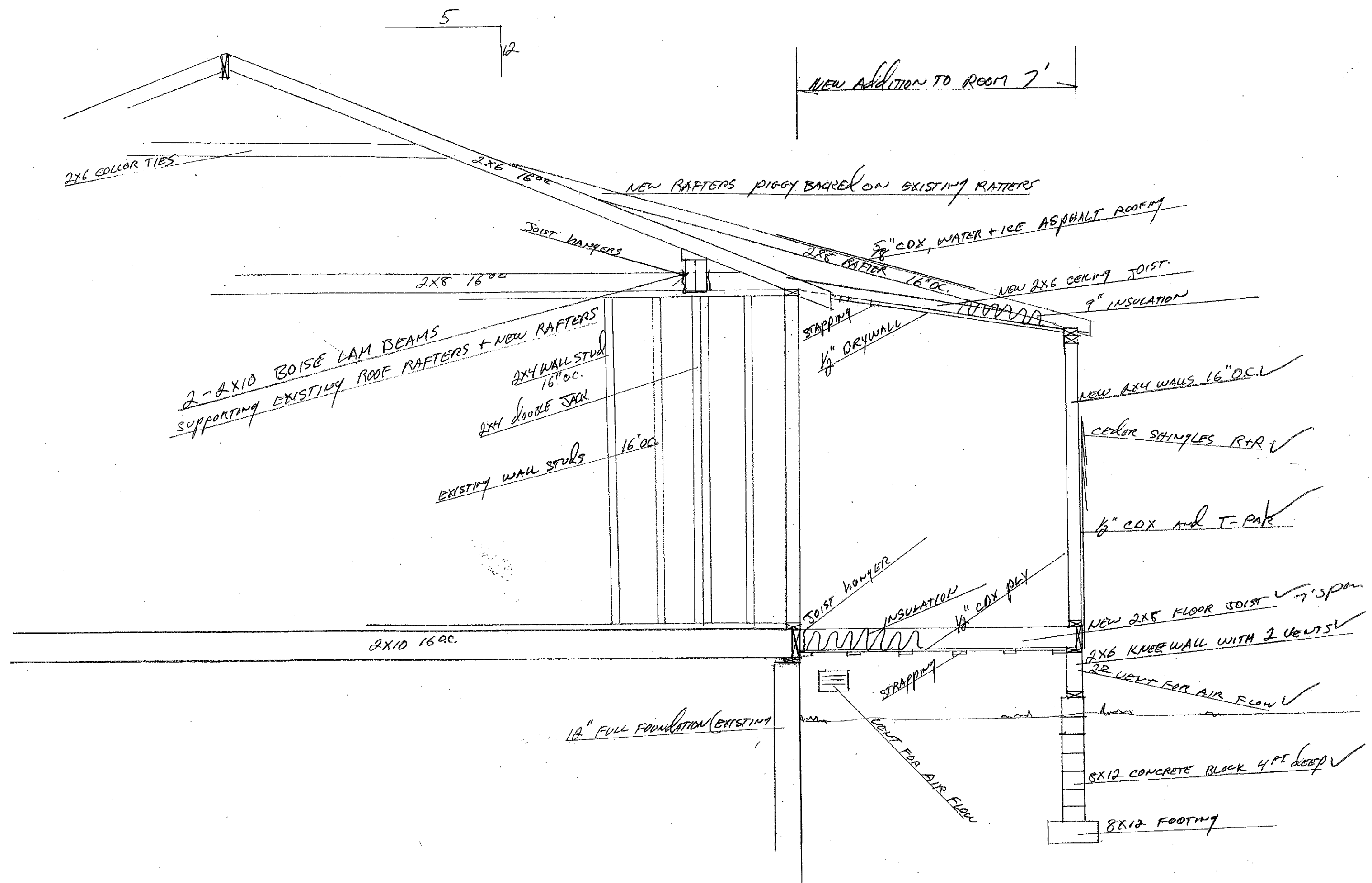
PERU GOVERN



PLAN FOR 1414 HOLM AVE. PORT ME.

PENNY GOERIN





NEW ADDITION TO ROOM 7'

2x6 COLLAR TIES

2x6 16"OC

NEW RAFTERS PIGGY BACKED ON EXISTING RAFTERS

JOIST HANGERS

2x8 16"OC

5/8" CDX, WATER + ICE ASPHALT ROOFING

2x8 RAFTER 16"OC

NEW 2x6 CEILING JOIST

9" INSULATION

2-2x10 BOISE LAM BEAMS SUPPORTING EXISTING ROOF RAFTERS + NEW RAFTERS

2x4 WALL STUD 16"OC

2x4 DOOR JAMB

EXISTING WALL STUDS 16"OC

STAPPING 1/2" DRYWALL

NEW 2x4 WALLS 16"OC

CEDAR SHINGLES R+R ✓

1/2" CDX and T-PAN ✓

JOIST HANGER

INSULATION

1/2" CDX PLY

NEW 2x8 FLOOR JOIST 7' SPAN ✓

2x6 KNEEWALL WITH 2 VENTS ✓

2x VENT FOR AIR FLOW ✓

2x10 16"OC

12" FULL FOUNDATION (EXISTING)

STAPPING

VENT FOR AIR FLOW

8x12 CONCRETE BLOCK 4 FT. DEEP ✓

8x12 FOOTING

LAM BEAM DETAIL

