

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARY ANN FREEDMAN

Located At 80 ESSEX ST

Job ID: 2012-07-4535-DRG

CBL: 284- F-022-001

has permission to Demo (after) & replace garage
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.



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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4535-DRG

Located At: 80 ESSEX ST

CBL: 284- F-022-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. Your affidavit indicates that the building was removed on 11/14/2011. Your one year replacement window begins on that date.

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.



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>80 ESSEX ST Portland, ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>260</u>	Square Footage of Lot <u>6000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>284 F-022 001</u>	Applicant : (must be owner, lessee or buyer) Name <u>DAWN INGHAM</u> <u>MARY ANN FREEDMAN</u> Address <u>80 ESSEX ST</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207 773 7830</u>
RECEIVED JUL 25 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>5000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>70.00</u>
	Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REPLACE GARAGE</u> <u>Demo</u>	
Contractor's name: _____ Email: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Bill FREEDMAN</u> Telephone: <u>207 773 7830</u> Mailing address: <u>80 ESSEX ST Portland, ME 04102</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: Bill Freedman Date: 7/25/2012

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: 1870

Tender Amount: 70.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/25/2012

Receipt Number: 46320

Receipt Details:

Referance ID:	7388	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-07-4535-DRG - Demo (after) & replace garage			
Additional Comments: 80 Essex			

Thank You for your Payment!





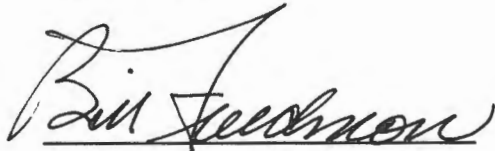
July 25, 2012

To whom it may concern

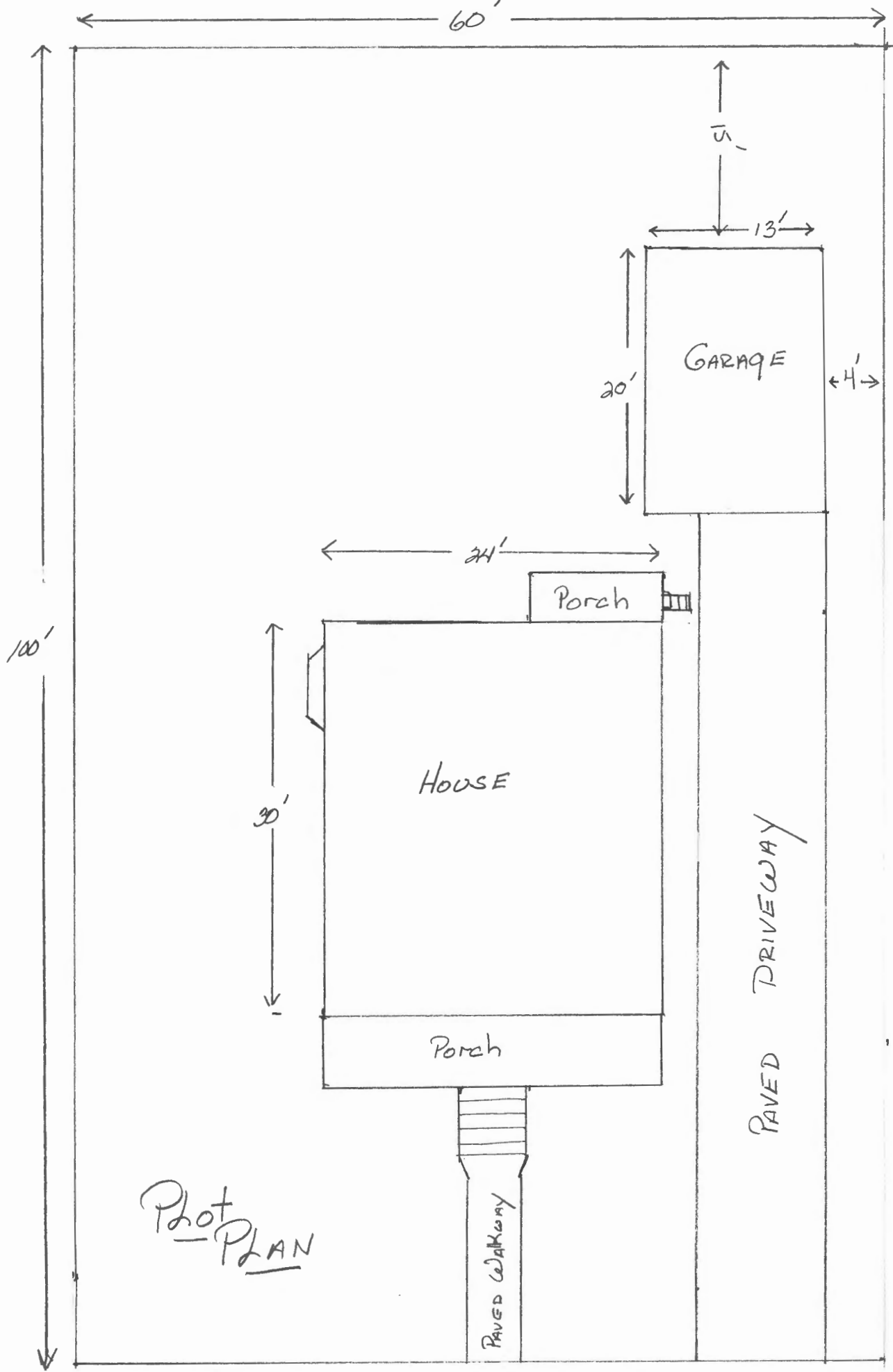
During the week of Nov. 7, 2011 the roof fell in on our single car garage located at 80 Essex street in Portland. During the week of Nov. 14 , 2011 we disposed of the debris by having it taken to the Riverside transfer station.

We are now applying for a permit to replace the garage. Enclosed please find photos of the original structure. Photos are also enclosed showing the location of the original footprint where we intend to replace the garage. Thank you for your consideration.

Bill Freedman

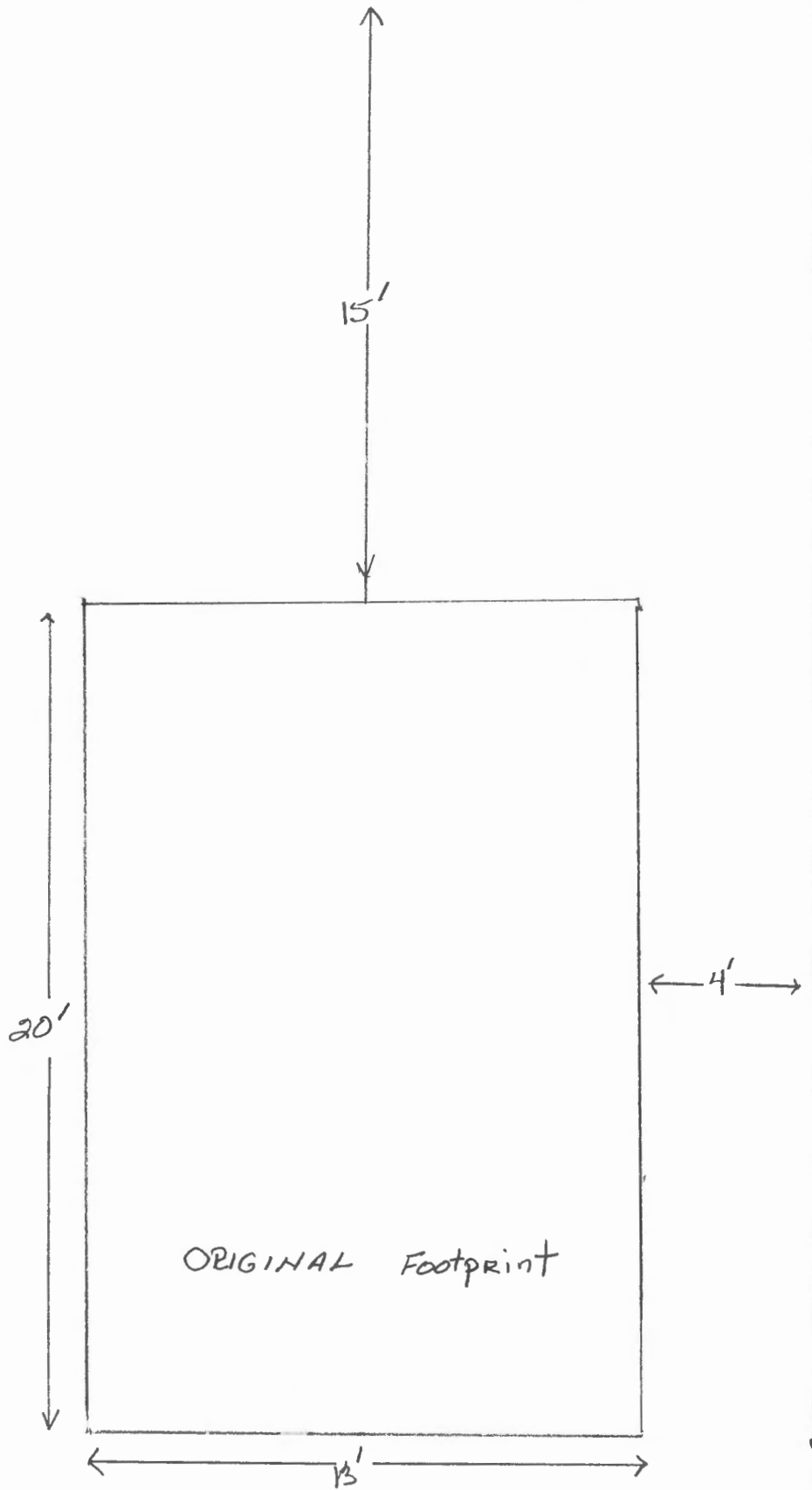
A handwritten signature in black ink that reads "Bill Freedman". The signature is written in a cursive style and is underlined.A handwritten signature in black ink that reads "James Skillings" followed by the date "7/25/12". The signature is written in a cursive style.

JAMES SKILLINGS
Notary Public, Maine
My Commission Expires July 9, 2017



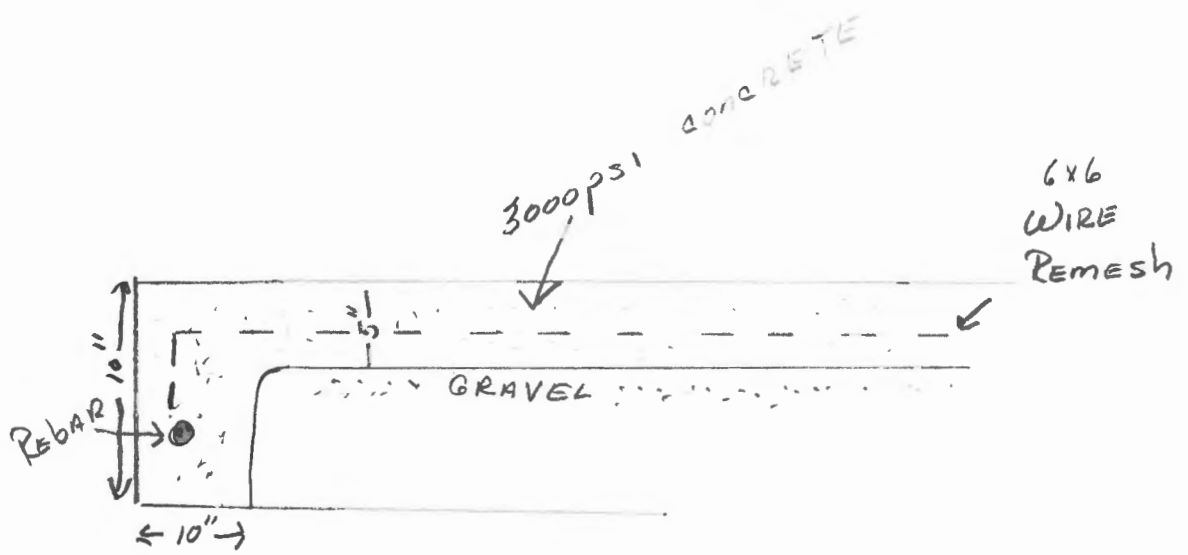
Plot
PLAN

BACK LINE



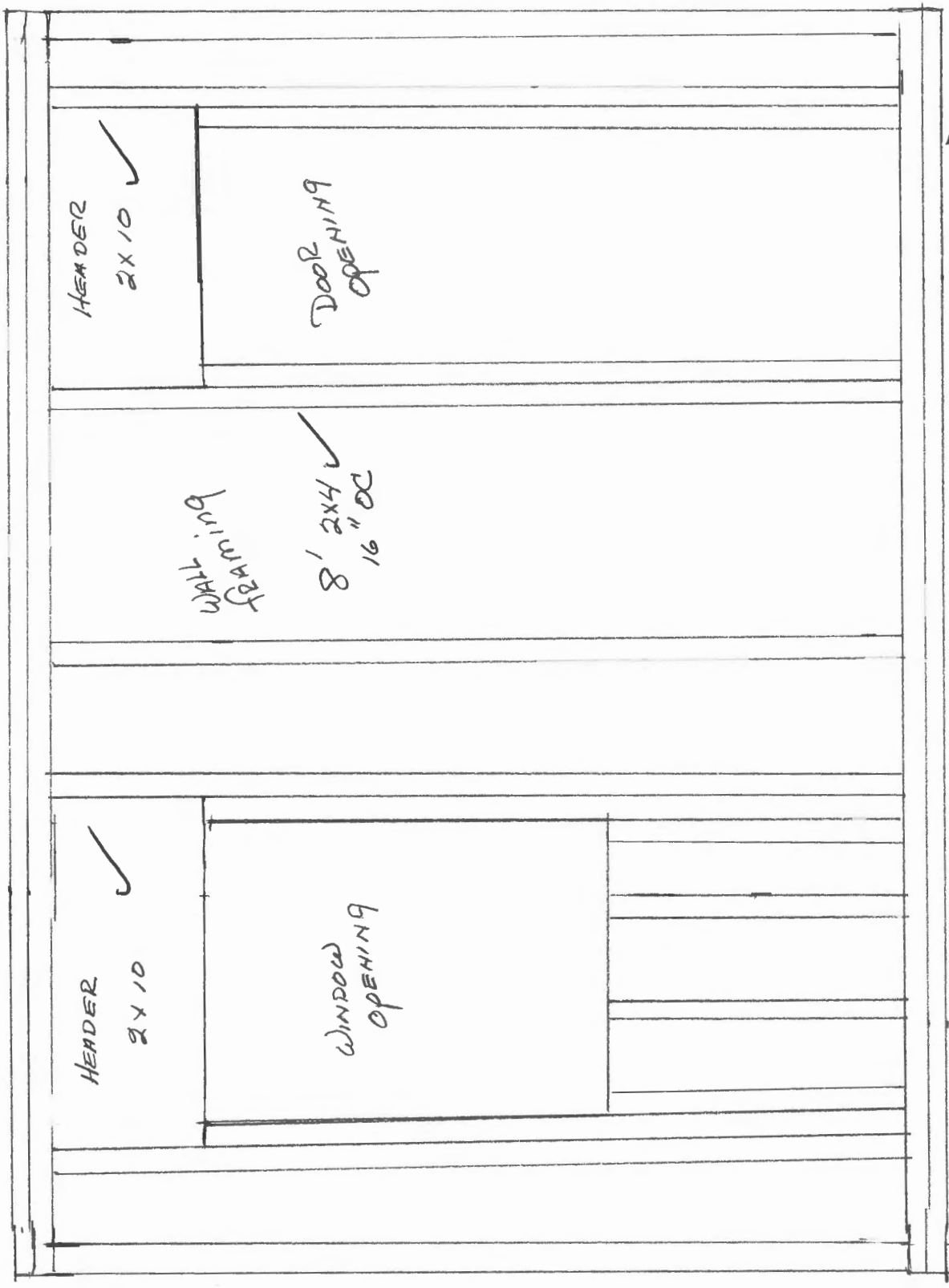
$\frac{1}{4}'' = 1'$

SITE PLAN for GARAGE REPLACEMENT



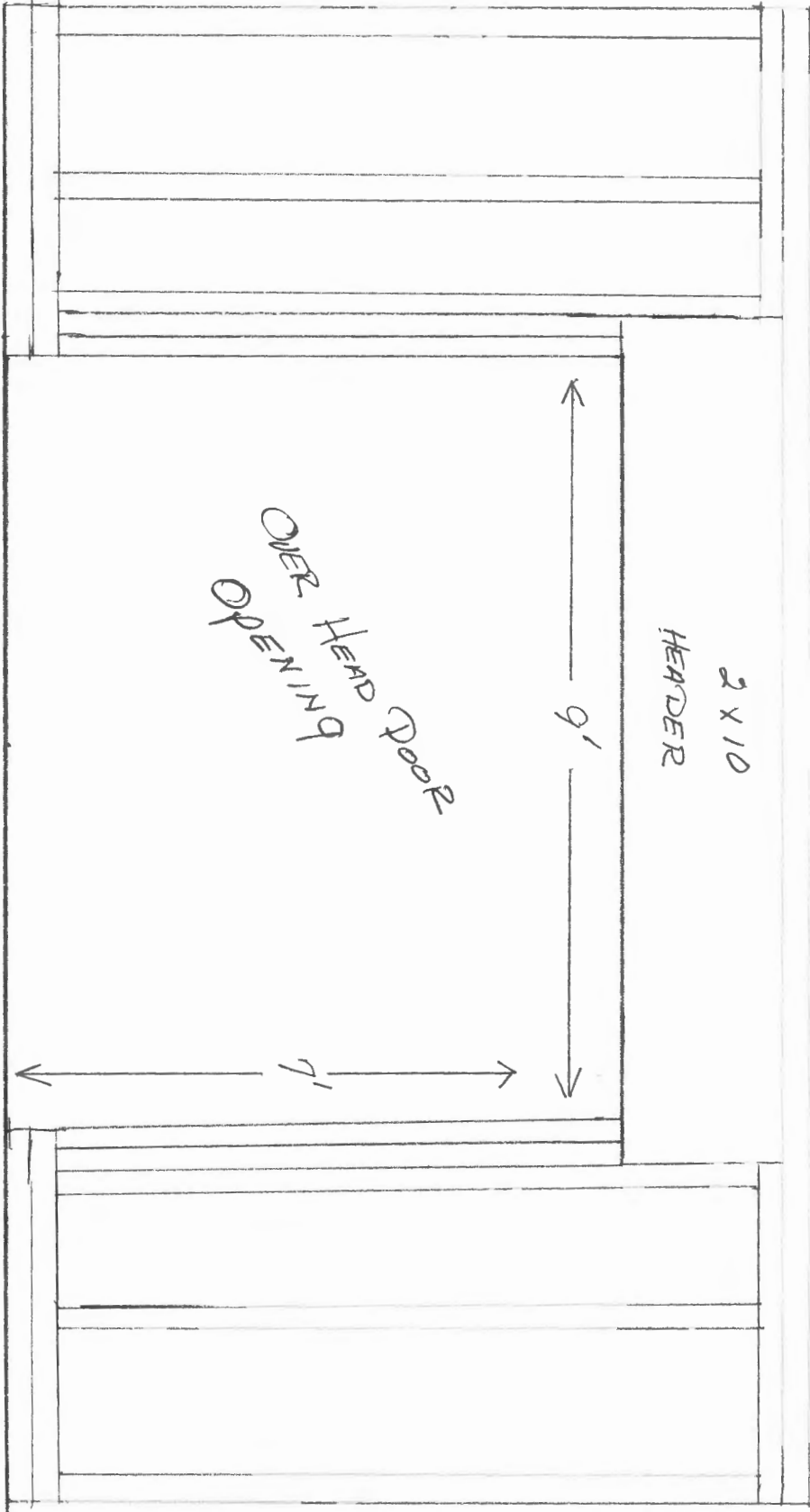
REINFORCED CONCRETE Slab

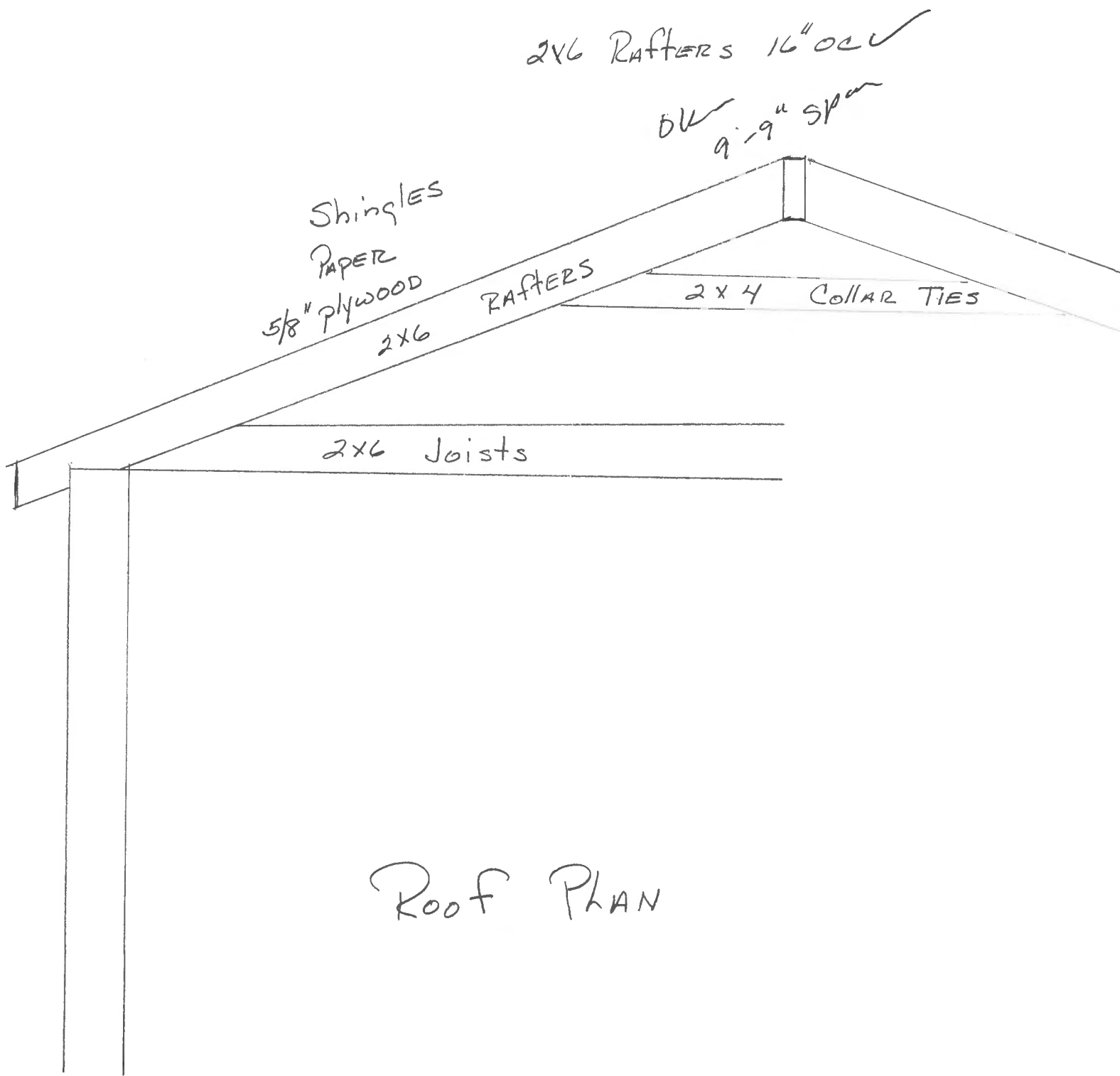
DOUBLE TOP
PLATE



DOUBLE SOLE
PLATE

FRAMING





2x6 RAFTERS 16" o.c.

OK 9'-9" span

Shingles

PAPER

5/8" plywood

2x6

RAFTERS

2x4 COLLAR TIES

2x6 Joists

Roof PLAN