

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 031060

SEP 02 2003

This is to certify that Hubley Douglas L & McLeish Constructionhas permission to Demolish 12x20 garage and add 12x20 one story garage/workshopAT 1709 Forest Ave

L 332 K019001

provided that the person or persons, firm or corporation accepting 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 work on permit must be completed before this building or part thereof is occupied or closed-in. NO OTHER NOTICE IS 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

Deanne Bonke 9/2/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1060	Issue Date: SEP 02 2003	CBL: 332 K019001
-----------------------	-----------------------------------	---------------------

Location of Construction: 1709 Forest Ave	Owner Name: Hubley Douglas L &	Owner Address: 1709 Forest Ave CITY OF PORTLAND	Phone: 797-0213
Business Name:	Contractor Name: McLellan Construction	Contractor Address: 149 R. Gray Road Cumberland Ctr	Phone: 2074283889
Lessee/Buyer's Name:	Phone:	Permit Type: Garages - Detached	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/detached garage	Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: Demolish 12x20 garage and build 12x28 one story garage/workshop		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: Accessory BOCA 1999 Signature: JMB 9/2/03		
		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: jmb	Date Applied For: 09/02/2003	Zoning Approval
-------------------------	---------------------------------	------------------------

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 <i>approved</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"/> Date: 9/2/03 JMB	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: JMB
--	---	---	---

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
---	------	-------

9-03 verified OK to Demo No Rodent
activity

9-23rd Buildy has been demolished
& removed now

Measured & checked
Setback OK to FOUR FLOOR
max

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
03-1060	09/02/2003	332 K019001

Location of Construction: 1709 Forest Ave	Owner Name: Hubley Douglas L &	Owner Address: 1709 Forest Ave	Phone: () 797-0213
Business Name:	Contractor Name: McLellan Construction	Contractor Address: 149 R. Gray Road Cumberland Ctr	Phone (207) 428-3889
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family w/detached garage	Proposed Project Description: Demolish 12x20 garage and build 12x28 one story garage/workshop
--	--

Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 09/02/2003
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/02/2003
Note:	<i>door thru wall JB</i>		Ok to Issue: <input checked="" type="checkbox"/>

1) If the garage is 0-5 ft. From the structure a 20 min. Fire ~~wall~~ will be required in that area ,

2) Separate permits are required for any electrical work.

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

All Purpose 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.

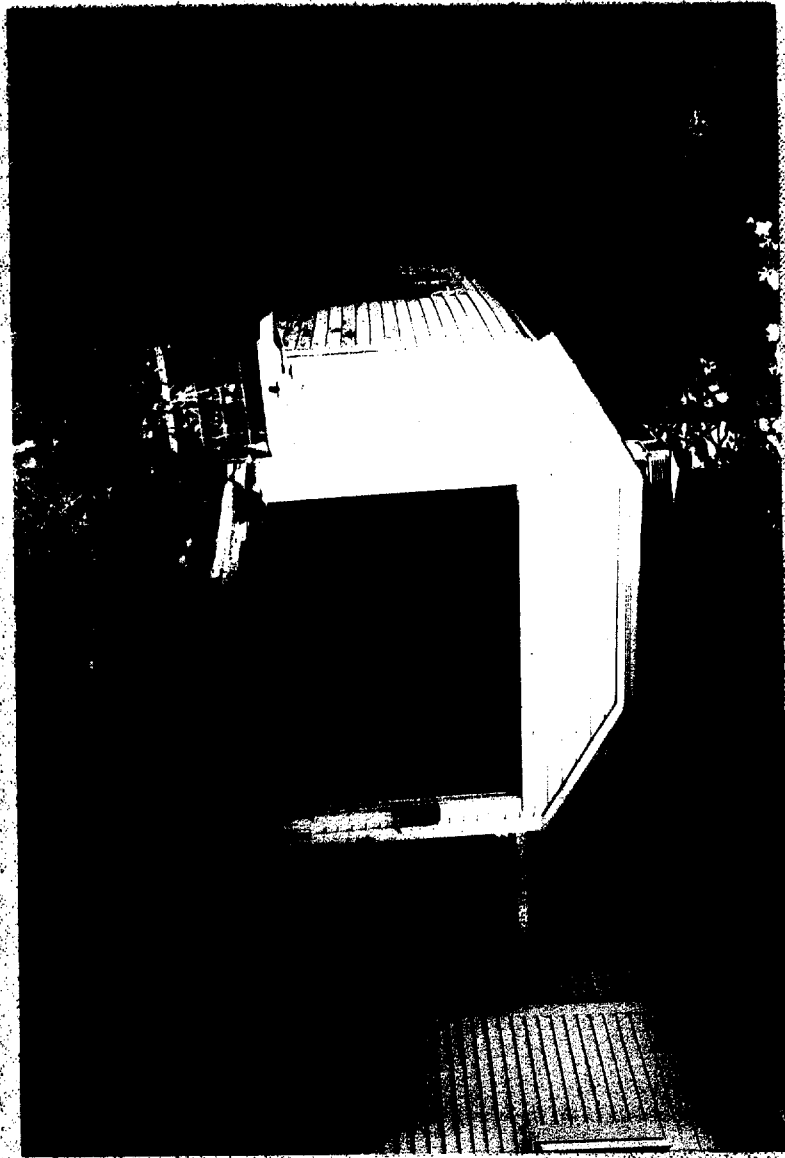
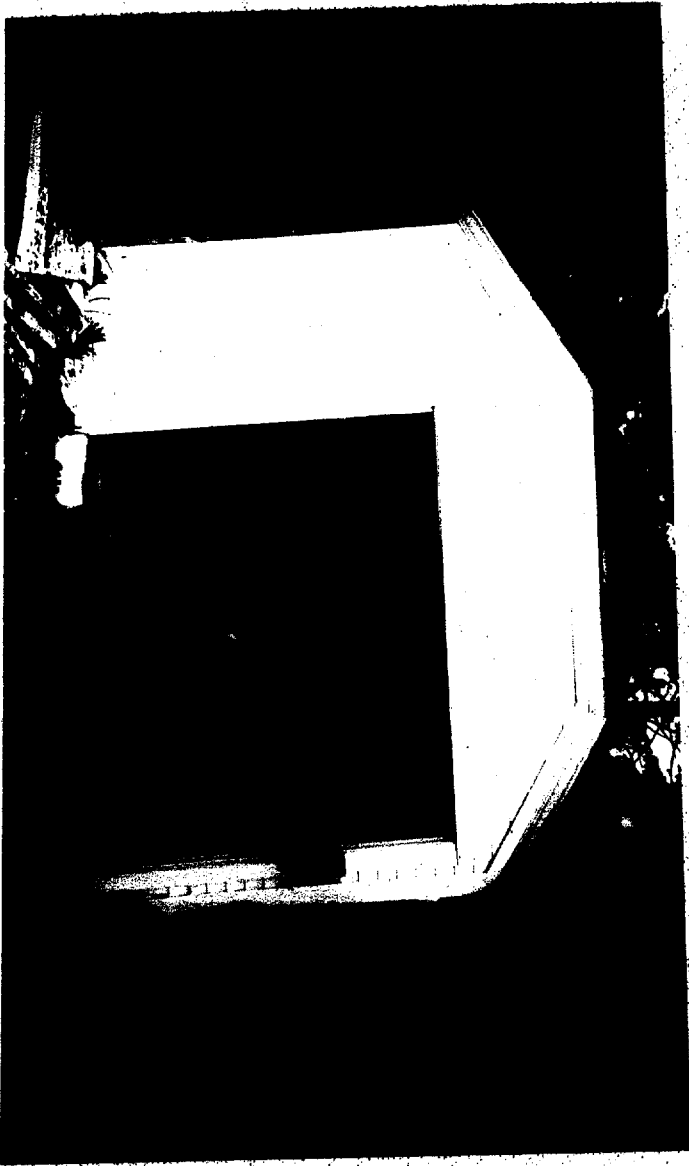
Location/Address of Construction: <u>1709 Forest Ave, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure <u>336sf</u>	Square Footage of Lot <u>6000 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>332</u> <u>K</u> <u>19-20</u>	Owner: <u>Douglas Hubley & Gretchen Schaefer</u>	Telephone: <u>797-0213</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Gretchen Schaefer</u> <u>1709 Forest Ave.</u> <u>Portland, ME 04103</u>	Cost Of Work: <u>\$15,000.00</u> Fee: \$ <u>156.00</u>
Current use: <u>Garage</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Garage/workshop</u>		
Project description: <u>Demolish old garage. Build garage/workshop.</u> <u>12x22</u> <u>12x28 New</u>		
Contractor's name, address & telephone: <u>David McLellan, McLellan Construction</u> <u>829-3289</u> <u>149 R. Gray Rd., Cumberland Ctr., ME 04021</u> <u>232-6334-Cell</u>		
Who should we contact when the permit is ready: <u>Gretchen Schaefer</u>		
Mailing address: <u>1709 Forest Ave, Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 797-0213		

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: <u><i>Gretchen A. Schaefer</i></u>	Date: <u>9/1/03</u>
--	---------------------

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Old Port Title Co.
Barnworth, NA. and its Title Insurer

1709 Forest Avenue
Portland, Maine

Job Number: 365-05
Inspection Date: 03-11-03
Scale: 1" = 30'

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0006 B.

OWNER: Douglas Hubley &
Gretchen Schaefer

Proposed New Garage

12' x 28'

House = 22' x 24'

Entryway = 6' x 9'

Porch = 4' x 4 1/2'

G = Greenhouse - 8' x 8'

Canopy - no longer there

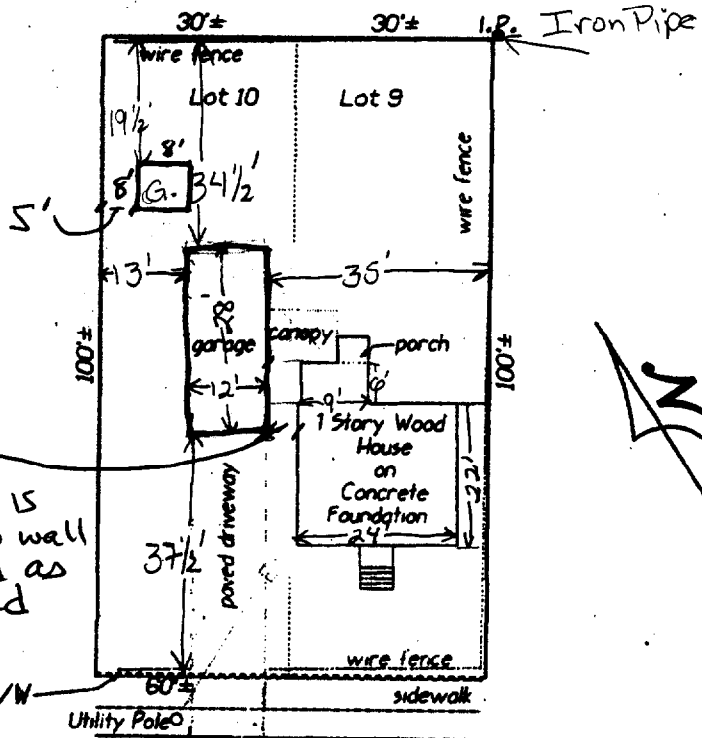
If distance is 0-5' This wall is treated as attached

R3 Zone

Front 25' Req 37' Shown

Rear 25' Req 34' Shown

Side 8' Req 13' Shown



Forest Avenue
(bituminous)

Bailey Avenue

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Draco R. Bowman
INCORPORATED

PLAN BOOK _____ PAGE _____ LOT _____

Deed Book: 8932 Page: 87 Cumberland Cty.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Old Port Title Co.
Barnkorth, N.A. and its Title Insurer

1709 Forest Avenue
Portland, Maine

Job Number: 365-05
Inspection Date: 03-11-03
Scale: 1" = 30'

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0006 B.

OWNER: Douglas Hubley &
Gretchen Schaefer

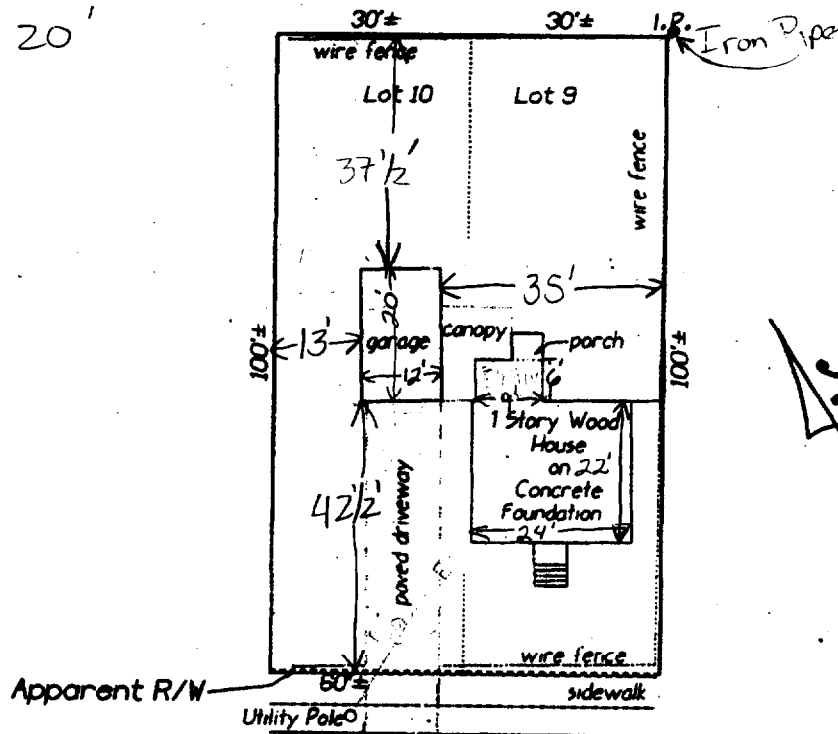
Existing

{ To Be Demolished
Present Garage = 12' x 20'

House = 22' x 24'

Entryway = 6' x 9'

Porch = 4' x 4 1/2'



Forest
Avenue
(bituminous)

Bailey
Avenue

THIS PROPERTY IS SUBJECT TO ALL
RIGHTS AND EASEMENTS OF RECORD.
THOSE THAT ARE EVIDENT ARE SHOWN.
THIS PLAN MIGHT NOT REVEAL
CONFLICTS WITH ADJUTING DEEDS.

Bruce R. Bowman
INCORPORATED

PLAN BOOK _____ PAGE _____ LOT _____

Deed Book: 8932 Page: 87 Cumberland Cty.

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.

Gretchen
3 PM

Current Owner Information

R-3

Card Number	1 of 1
Parcel ID	332 K019001
Location	1709 FOREST AVE
Land Use	SINGLE FAMILY
Owner Address	HUBLEY DOUGLAS L & GRETCHEN A SCHAEFER JT 1709 FOREST AVE PORTLAND ME 04103
Book/Page	8932/87
Legal	332-K-19-20 FOREST AVE 1709-1711 6000 SF

Valuation Information

Land	Building	Total
\$31,400	\$38,220	\$69,620

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1931	Old Style	1	676	0.138	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1	1		3	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	12X20	D	A

Sales Information

Date	Type	Price	Book/Page
-------------	-------------	--------------	------------------

Picture and Sketch

Picture

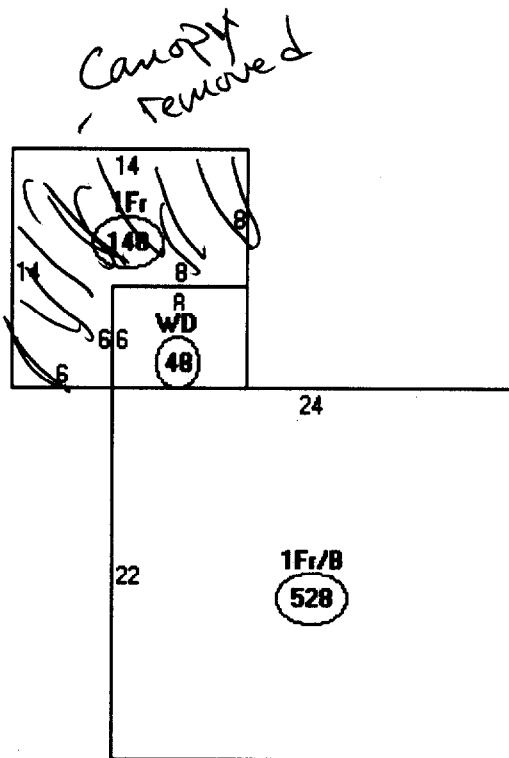
Sketch

[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.







Descriptor/Area

A: 1Fr/B
528 sqft

B: WD
48 sqft

C: 1Fr
148 sqft

576 Φ
~~240 - Demolised~~

 576
 336

 912
 64 Greenhouse

 976 Φ

Lot = 6000 Φ
 X 25%
 1500 Φ *OK*



CITY OF PORTLAND

The Demolition Call List must be submitted with a Building Permit Application

Property location: 1709 Forest Ave.

Chart/Block/Lot 332-K-19-20

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

City Approvals

<u>Department</u>	<u>Number</u>	<u>Contact</u>	<u>Date/Who you spoke with</u>
	650-6228 ←		8/26 Todd Merkel
Public Works Sewer	874-8833	→ Todd Merkel ^{MSG} 8/12	8/26 Carol Merritt
Public Works Traffic	874-8437	Gary Dobson 8/26	
(if structure is being moved to another location)			
Public Works Sealed Drain Permit	874-8822	Carol Merritt ^{MSG} 8/12	N/A
Historical Preservation	874-8726	Deb Andrews	8/26 Carol Merritt
Fire Dispatch	874-8576	Dispatcher on Duty	Mr. Needleman 8/12
			DIAZ 8/12
			call prior to Demo

Utility Approvals

Dig Safe	1-888-344-7233	Customer Service	Sam Moore "All O.K." 8/13
(must receive 72 hours notice before digging can begin)			Marina 8/12
Asbestos	1-207-287-2651	Ed Antz	Sandy 8/12

I have contacted all the necessary companies and departments as indicated above

Signature *Justin A. Schmitt* Date: 9/1/03

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Pre Demolition

Footing/Building Location Inspection:

Prior to pouring concrete

NA Re-Bar Schedule Inspection:

Prior to pouring concrete

NA Foundation Inspection:

Prior to placing ANY backfill

✓ Framing/Rough Plumbing/Electrical:

Prior to any insulating or drywalling

✓ Final Certificate of Occupancy:

Prior to any occupancy of the structure or use. NOTE: There is a ~~\$75.00 fee per~~ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

✓ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of applicant/designee

9/2/03
Date

Signature of Inspections Official

9/2/03
Date

CBL: 332-K-19 Building Permit #: 03-1060



CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept. 2 20 03

Received from Gretchen Schaefer

Location of Work 1709 Forest Ave

Cost of Construction \$ 15,000.

Permit Fee \$ 156.00

Building (IL) ☒ Plumbing (I5) ☐ Electrical (I2) ☐ Site Plan (U2) ☐

Other ☐

CBL: 332-k-19

Check #: 562 Total Collected \$ 156.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy