

For

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number 0516637 2005
NOV 17 2005

CITY OF PORTLAND

This is to certify that Orbeton Jane & McLellan

has permission to Demolish and rebuild 14' x 2'

AT 7 Short St

344 E027001

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 proceeds before this building or part thereof is started or service closed-in 24 HOUR 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

James Burke 11/17/05
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: 05-1663	Issue Date: 11/17/2005	CBL: 344 E027001
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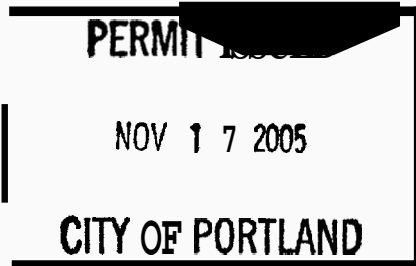
Location of Construction: 7 Short St	Owner Name: Orbeton Jane &	Owner Address: 51 Central St	Phone:
Business Name:	Contractor Name: McLellan Construction	Contractor Address: P.O.Box 503 Gray	Phone: 2074283889
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R3

Past Use: Single Family w/14' x 20' detached garage	Proposed Use: Single Family w/14' x 20' detached garage, demo & rebuild	Permit Fee:	Cost of Work: \$0.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC-2003	

Proposed Project Description: Demolish and rebuild 14' x 20' detached garage	Signature:	Signature: jmb 11/17/05
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: 11/14/2005	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	<input checked="" type="checkbox"/> No 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
Maj <input type="checkbox"/> Minor <input type="checkbox"/> Date: <i>jmb</i>		Date: <i>jmb</i>



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

11/17/05 7 Short St 344-E-27428

Pre demo w/ Dave McClellan

Garage 14' x 20'

Front garage setback from front of house = 44"

Rear garage beyond rear of house = 28"

house to garage at front 9'4"

house to garage @ rear 9'9"

Garage to Mark @ road white spray paint
= 346 1/2"

JMB

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1663	Date Applied For: 11/14/2005	CBL: 344 E027001
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Location of Construction: 7 Short St	Owner Name: Orbeton Jane &	Owner Address: 51 Central St	Phone:
Business Name:	Contractor Name: McLellan Construction	Contractor Address: P.O. Box 503 Gray	Phone (207) 428-3889
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family w/14' x 20' detached garage, demo & rebuild	Proposed Project Description: Demolish and rebuild 14' x 20' detached garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/17/2005
Note:	OktoIssue: <input type="checkbox"/>		
<p>1) 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. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.</p> <p>2) Approved using Sec. 14-385 to rebuild an existing non-conforming structure in the exact footprint. The roof is allowed to increase in pitch, no permanent stairs or ladder, not to allow habitable ceiling height. Attic area to be used only for storage, scuttle or pull down allowed.</p>			
Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 11/17/2005
Note:	OktoIssue: <input checked="" type="checkbox"/>		

Comments: 11/17/2005-jmb: Predemolition inspection performed



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>7 Short St. Portland</u>		
Total Square Footage of Proposed Structure <u>280 sq. feet</u>	Square Footage of Lot <u>Lot is irregular. Estimate at 6500 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>344</u> Block# <u>E</u> Lot# <u>27, 28</u>	Owner: <u>Jane Orbeton</u> <u>James McKeena</u> <u>Susan McKeena</u>	Telephone: <u>Jane 287-1584 (w)</u> <u>622-9104 (h)</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Jane Orbeton</u> <u>51 Central St</u> <u>Hallowell, Me 04347</u> <u>287-1584 (w)</u> <u>622-9104 (h)</u>	Cost Of Work: \$ <u>22,000</u> Fee: \$ <u>228.00</u> C of O Fee: \$ <u> </u>
Current Specific use: Proposed Specific use:	<u>single family residence - garage replacement</u> <u>same size</u>	
Project description: <u>replace existing garage - single car size 14x20'</u> <u>same size as there now.</u>		
Contractor's name, address & telephone: <u>David McKeena</u> <u>232-6334</u>		
Who should we contact when the permit is ready: <u>Contractor - above</u>		
Mailing address: <u>62 Mark St</u> <u>Westbrook ME</u>		Phone: <u>732-6334</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>Jane Orbeton</u>	Date: <u>11/24/05</u> <u>10/24/05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

01/29/03 15:29 FAX 2077743232

STEWART TITLE SP

002/002

01/22/2003 16:01

2079574031

LIVINGSTON HUGHES

PAGE 02

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 1859 PAGE 255
PLAN BOOK 14 PAGE 70

ADDRESS: 7 Short Street, Portland, Maine

Job Number: 404-54

Inspection Date: 1-20-03

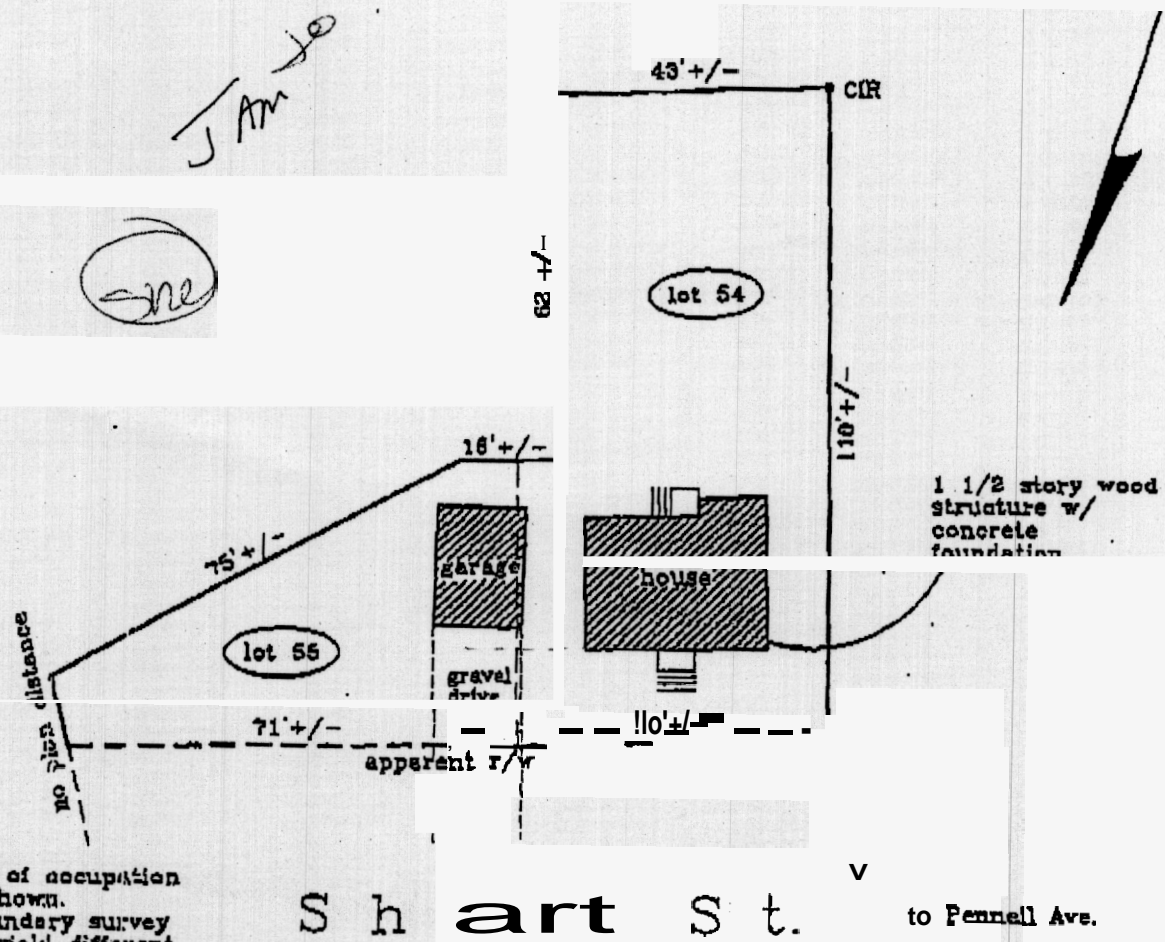
Scale: 1" = 30'

Client File#: 03030029

Buyers: Garry J. & Jane H. Smith

Sellers: Estate of Susie B. West

JAM
me



Note:
Lines of occupation
are shown.
A boundary survey
may yield different
results.

Short St. to Fennell Ave.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright 1992

I HEREBY CERTIFY TO: Stewart Title, Inc.; America's Wholesale Lender and its title insurer.

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 250051-C-002 C

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

Livingston - Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport - Maine 04046

207-957-8761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

75 Short St
Portland
McKenna/O'Connell



7 Short St
Portland
McKenna/Oshtemo



City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 7 Short St

Owner: James Orbeton / Susan McKenna

Structure Type: garage, single car

Contractor: David McClellan

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>Jean 10/21/05</u>
Verizon cellular	1-800-941-9900	<u>see Time Warner 10/21/05</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen 10/21/05</u>
Portland Water District	761-8310	<u>Tom Charette 10/21/05</u>
Time Warner Cable Co.	253-2222	<u>Betty / Don 10/21/05</u>
Dig Safe ***	1-888-344-7233	<u>11/14 Confirmation # 23085 4900 836</u>

***(After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) message, 10/21</u>
DPW/ Forestry Division	874-8389	<u>(J. Tarling) # not a service</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) 10/21</u>
Building Inspections (Insp. Req'd.)	874-8703	<u>✓</u>
Historic Preservation	874-8726	<u>Debra Andrews message 10/21</u>
Fire Dispatcher	874-8576	<u>Ben Diaz 10/21</u>
DEP - Environmental (Augusta)	287-2651	<u>Sandy message 10/21</u>

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo/ Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

(dated 11/10/05)

ADDITIONAL REQUIREMENTS:

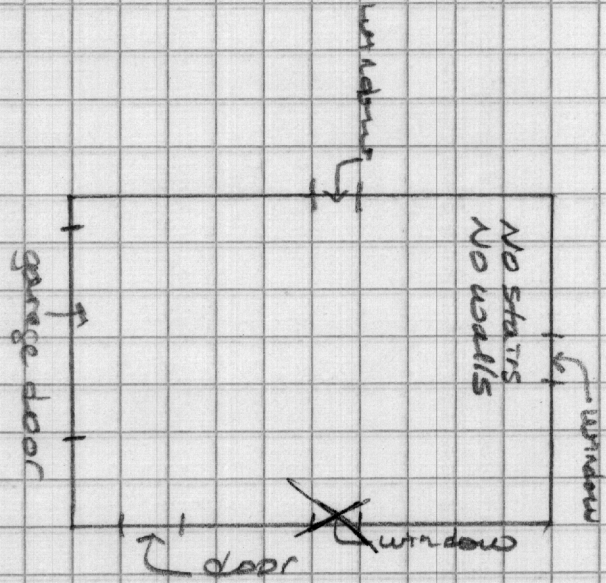
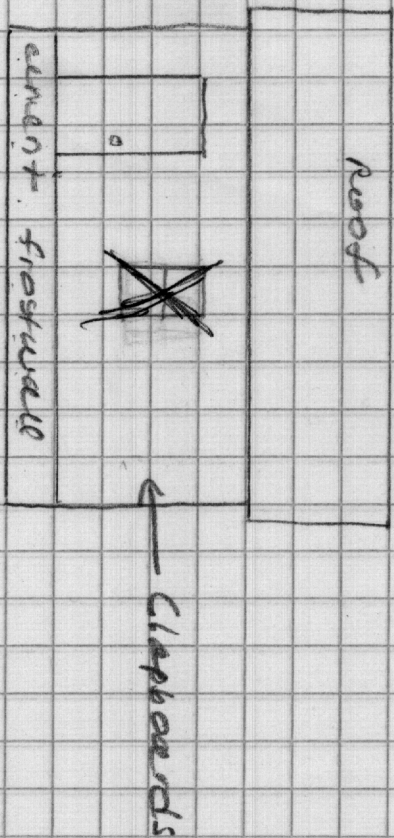
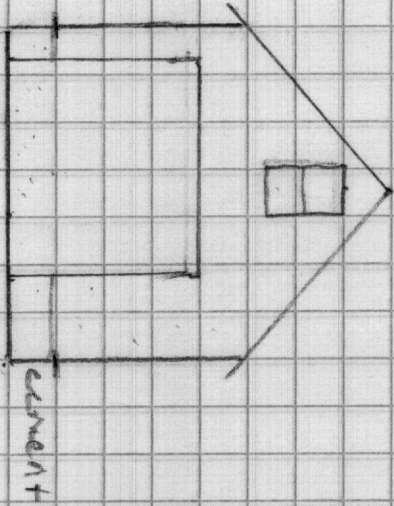
- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a COPY of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: James Orbeton

Date: 11/14/05
10/21/05

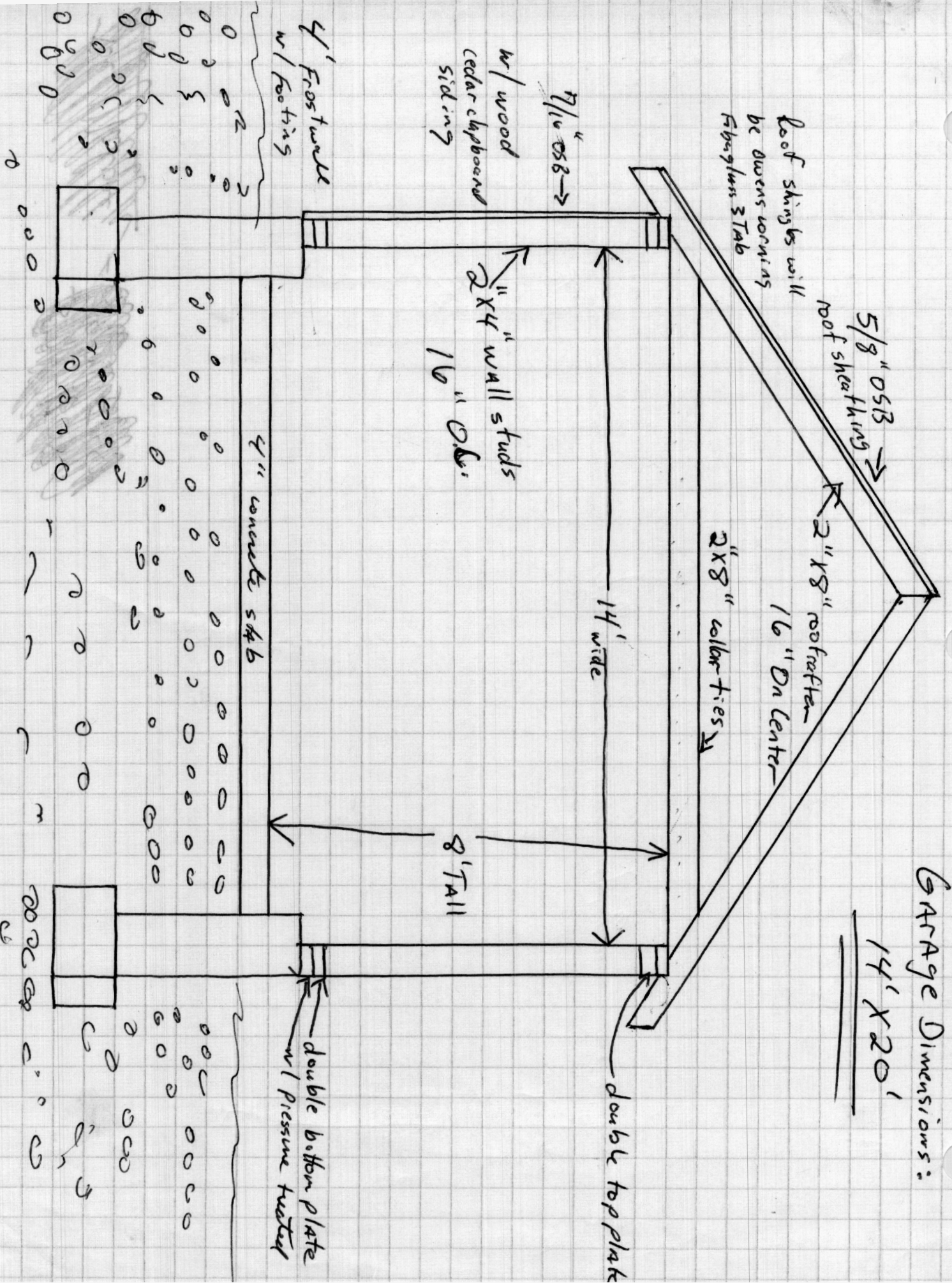
14' x 20' single car garage



→ Short SF
Portland
McKenna/Orlota

Garage Dimensions:

14' X 20'



Rough openings and Header sizes:

- 2 windows 28" x 42" - 2"x6" header
- 1 side entrance 2'8" x 6'8" - 2"x6" header
- 1 9' x 7' overhead door (non-load bearing front wall) 2" x 10" header

11/6
October 24, 2005

Copy

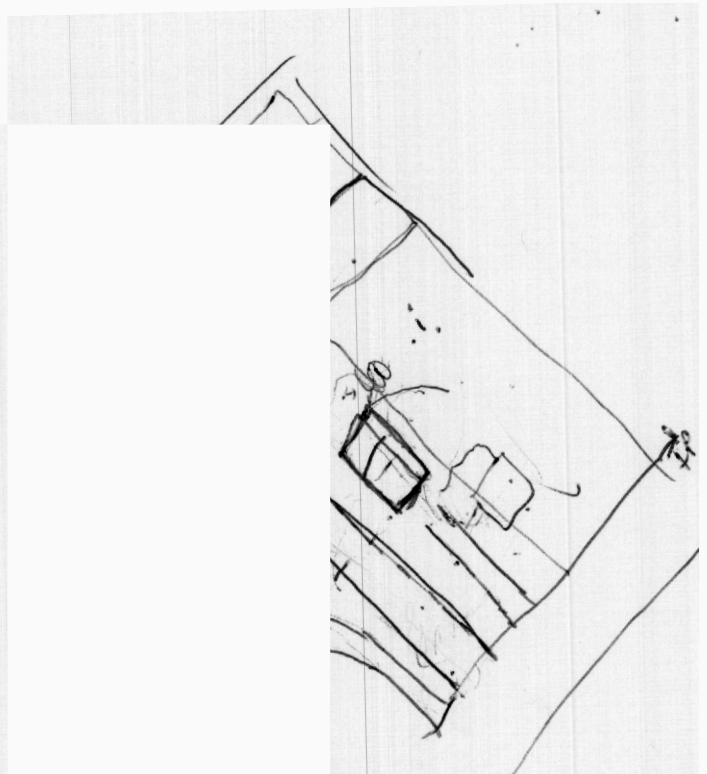
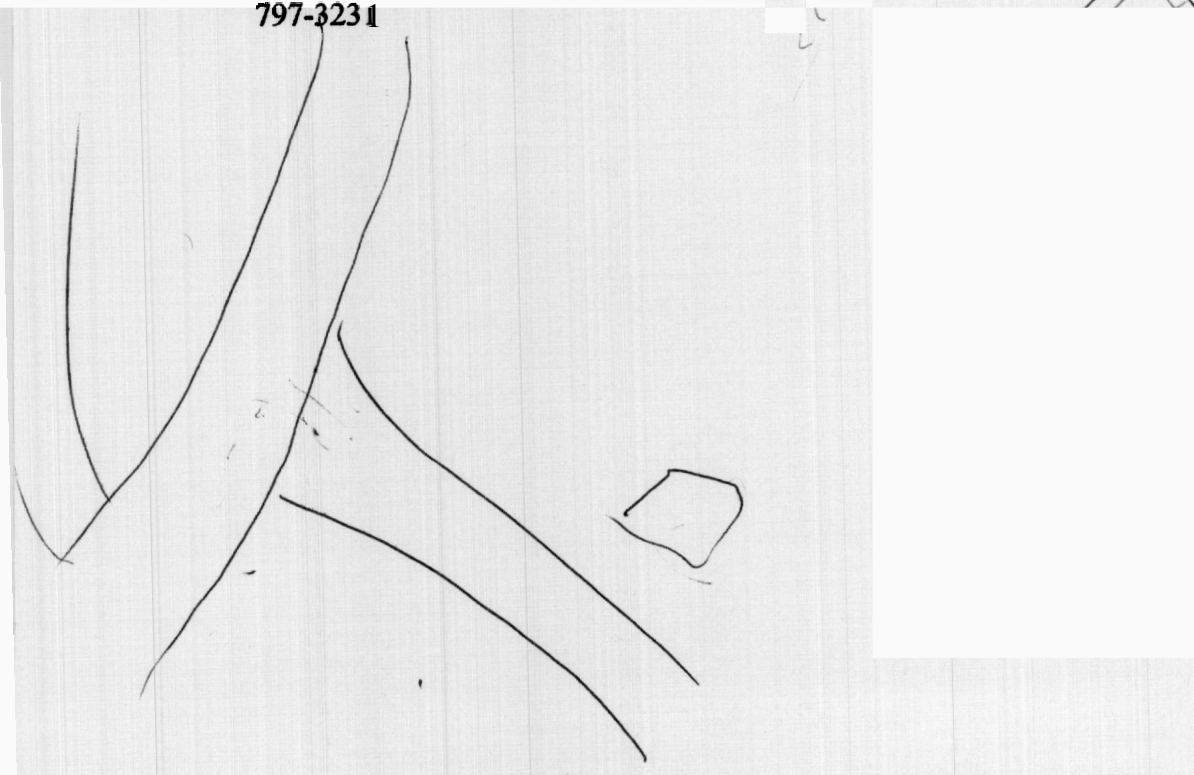
Dear Neighbor on Pennell Avenue or Allen Avenue,

We are planning to demolish our garage and build a new one of the exact same square footage in the same location on our lot. We hope to get this completed before **Christmas**. Because you are a neighbor, we **are** required by the City of Portland to give you personal **notice of this project**. **If you have questions about our plans please feel free to come talk to us about the garage. Thank you.**

Sincerely,

S McKenna

Susan Orbeton McKenna
7 Short Street
Portland, ME 04103
797-3231



Copy

11/6
October 24, 2005

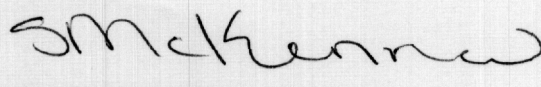
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

Re: 7 Short Street, Portland, ME 04103 Garage Demolition

Dear Demo/Reno Clerk,

Please be advised that we are planning to demolish **our** garage at **7 Short Street** in Portland, Maine and construct a replacement garage of the same size. The existing garage is 14x20 feet, a one car garage that is in poor condition. I **am** not aware that the existing garage **has any** insulation or utilities in it.

Sincerely,



Susan Orbeton McKenna
7 Short Street
Portland, ME 04310



14' x 20'

6:12 - ~~scribble~~

344-E-27

#1663

W / 12:12 = 3 1/2' H + 4

wall H + 4-5" ^{above} ~~to~~ garage door

would like to increase to 4-5" to accommodate opener

346 1/2

9'4"

9'9"

44" F1

28R

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 initializing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ~~Footings/Building~~ Location Inspection: Prior to pouring concrete
- ~~Re-~~ Bar Schedule Inspection: Prior to pouring concrete
- ~~Fou~~ ndation Inspection: Prior to placing ANY backfill
- ~~Framing/Rough~~ Plumbing/Electrical: Prior to any insulating dr 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.

CERIFICATE OF OCCUPAMCES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] 11/17/05
Signature of Applicant/Designee Date
[Signature] 11/17/05
Signature of Inspections Official Date
CBL: 344-E27 Building Permit #: 05-1663



