

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JAMES D STORER

Located At 31 ALLISON AVE

Job ID: 2012-09-5069-ALTR

CBL: 353-A-017-001

has permission to Build 6.5 x 32' farmer's porch & permit existing 196 sq ft rear deck after the fact 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 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

10/17/2012

**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.**

Final Inspection

Footings/Setbacks prior to pouring concrete

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

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-5069-ALTR

Located At: 31 ALLISON AVE

CBL: 353- A-017-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted including the revised footprint received 10/4/12. 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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

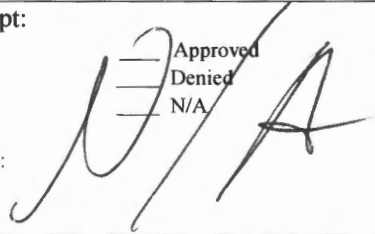
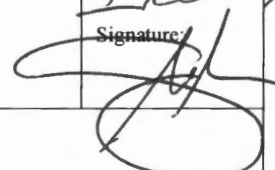
10-1-12 Spoke to the owner. Assessors' footprint shows a 400 sf deck. This deck was not shown on the original permit in 1987 when the house was built or on the 2002 permit (#02-0228) when there was a 16' x 13' single story addition to expand the dining area. The owner said that he built the deck around the time the house was built. 20% lot coverage is 2679.4 sf. The existing footprint on the assessors' website is 2686 sf, so it is over the max. lot coverage. The owner is going to measure the footprint of the existing building. Once we have that figure, we can proceed with the next step. -amachado

Spoke to the owner again. He said that the footprint measures pretty close to what the assessors' have. He is going to figure out how much of the deck needs to be removed so the lot coverage can be met with the farmer's porch included. He will add the remaining part of the deck to the existing permit and submit any changes to the plans already submitted. I also told him that he needed to be sure where his front property line is because the 25' setback is close. -amachado

10-4-12 Jim Storer dropped off a revised footprint of the house. H has removed part of the existing rear deck that had not been permitted. Now the existing footprint with the proposed farmer's porch meets the lot coverage. Waiting for Jim to submit information on how the remaining deck was originally built to include it as part of this permit. -amachado

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-5069-ALTR	Date Applied: 9/28/2012	CBL: 353- A-017-001	
Location of Construction: 31 ALLISON AVE	Owner Name: JAMES & JUDITH STORER	Owner Address: 31 ALLISON AVE PORTLAND, ME 04103	Phone: 207-776-1374
Business Name:	Contractor Name: Donalello Builders - Larry Doalello	Contractor Address: P.O. Box 684 Portland ME 04104	Phone: (207) 232-7220
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-2
Past Use: Single family w/ accessory dwelling unit	Proposed Use: Same - single family w/accessory dwelling unit - build 6.5' x 32' farmer's porch & permit existing 196 sf rear deck after the fact	Cost of Work: 6000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: 513 TRC 09
Proposed Project Description: Build a 6.5' x 32' farmer's porch		Pedestrian Activities District (P.A.D.)	
Signature: 		Signature: 	

Permit Taken By:	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>___ Maj ___ Min ___ MM</p> <p>Date: <i>Ok w/ condition for 10/5/12</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>tbh</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 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

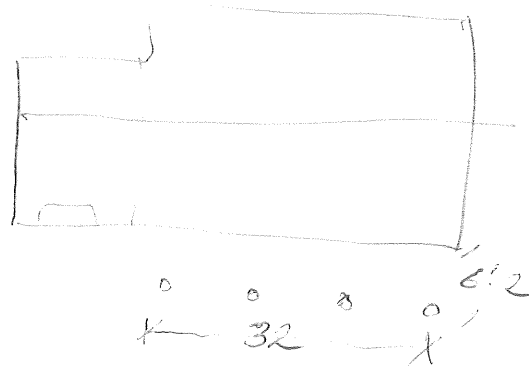
11-19-12 GF

FTG DPTH 4'-6"

PASS

11-30-12 GF

CLOSE IN PASS



R2

2012-9-5069



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 ALLISON AVENUE</u>		
Total Square Footage of Proposed Structure/Area <u>208 sq. Ft.</u>	Square Footage of Lot <u>13397 sq. Ft.</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>353 A 17</u>	Applicant: (must be owner, lessee or buyer) Name <u>STORER, JAMES D. JUDITH A</u> Address <u>31 ALLISON AVENUE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-7761374</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>6000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> ^{with accessory dwelling unit} Number of Residential Units <u>1+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>FRONT PORCH + Permit 196 wood deck after the fact</u>		
Contractor's name: <u>DONALELLO BUILDERS</u>		Email: <u>winnfarm@maine.rr.com</u>
Address: <u>P.O. BOX 684</u>		
City, State & Zip: <u>PORTLAND KALAMOUTH, ME 04104</u>		Telephone: <u>2072327220</u>
Who should we contact when the permit is ready: <u>LARRY DONALELLO</u>		Telephone: <u>2072327220</u>
Mailing address: <u>P.O. BOX 684 PORTLAND, ME 04104</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.

RECEIVED
SEP 28 2012
City of Portland Inspections

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: James D. Storer Date: 9/24/2012

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

40'?

SITE PLAN 1" = 20'-0"

R-2

front 25' - 26' 5" min (OK)

rear 25' - N/A

side - 15' - 15' 15" min (OK)

lot area - 13397

lot coverage - 20% = ~~669.85~~ 2679.4%

existing house - 26x4 # 2524 # pr 10/4/12

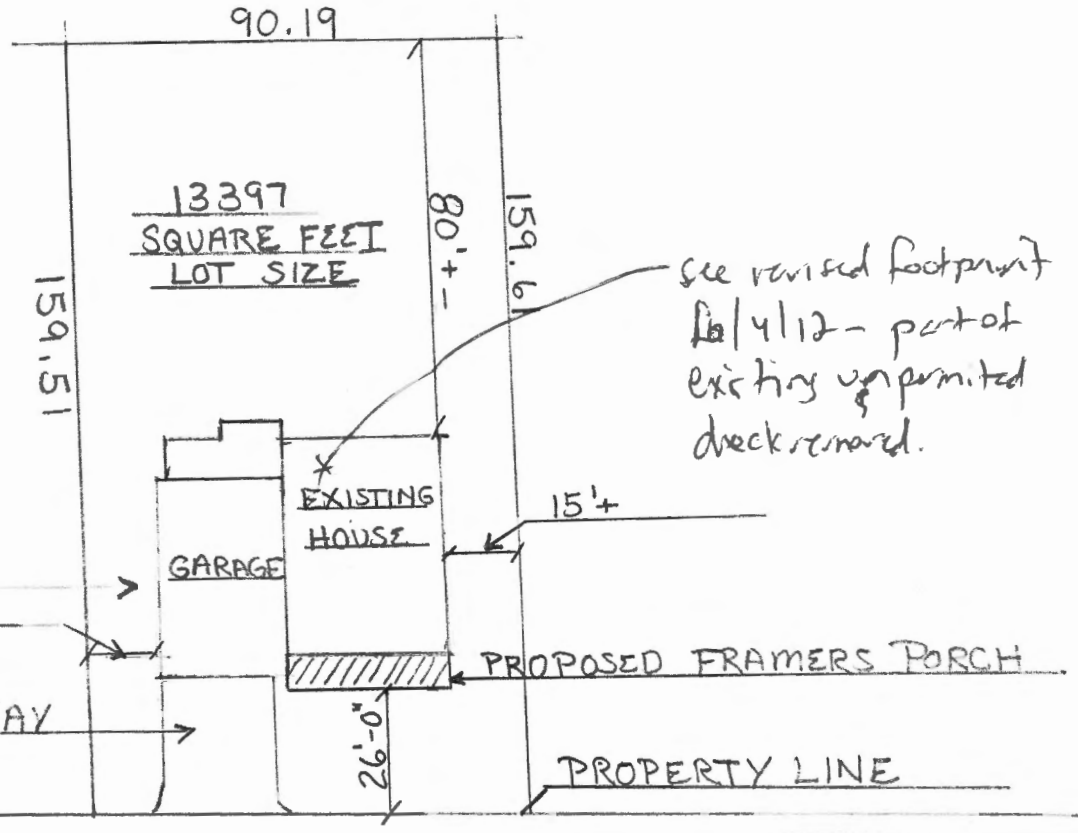
proposed - 28' (6.5x32)

~~28x4~~
2732 # (OK)

~~214~~ 1 # OK

31 ALLISON AVE
15'+

PAVED DRIVEWAY



ALLISON AVE

RECEIVED

OCT 04 2012

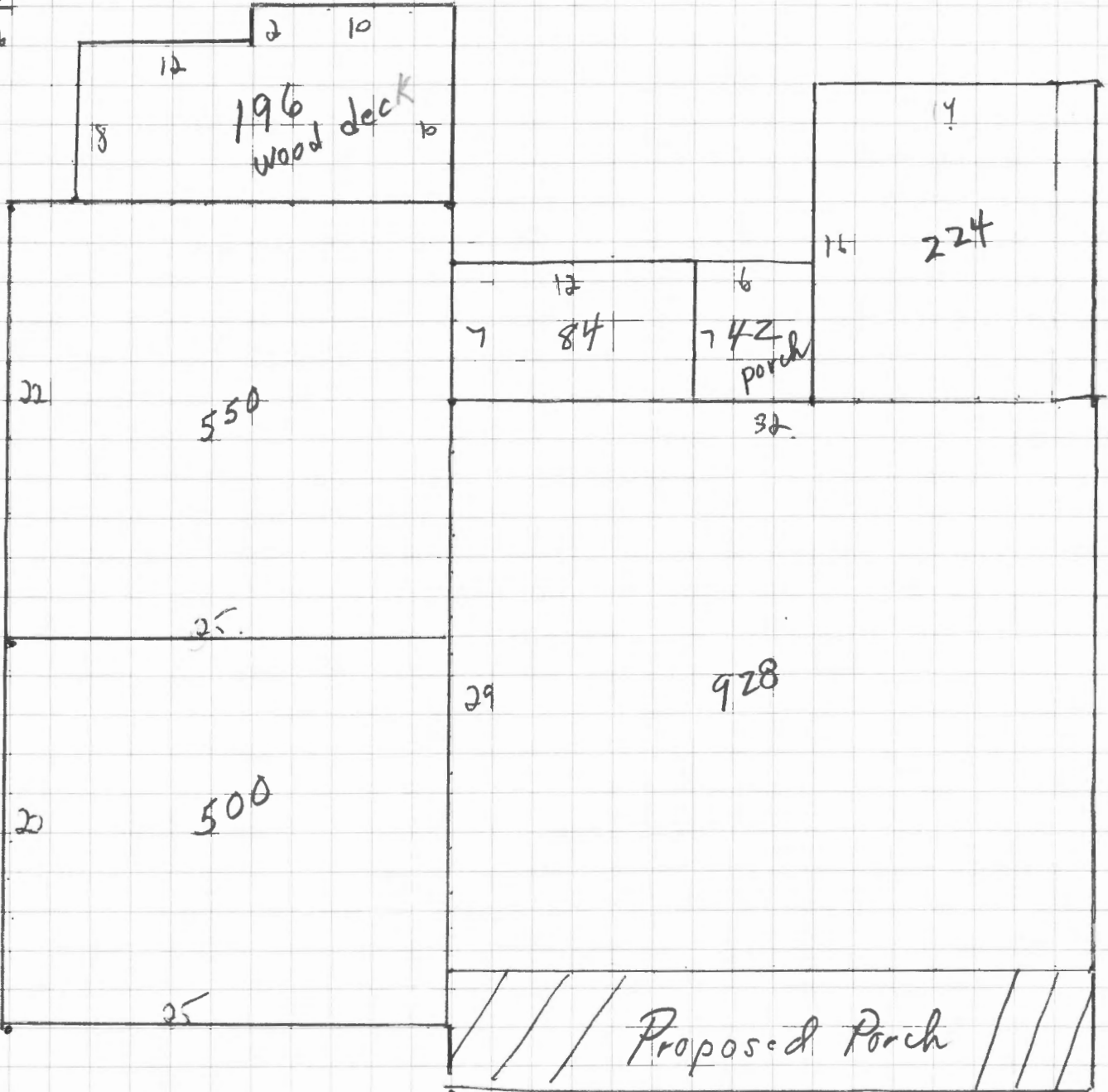
Dept. of Building Inspections
City of Portland Maine

STORER

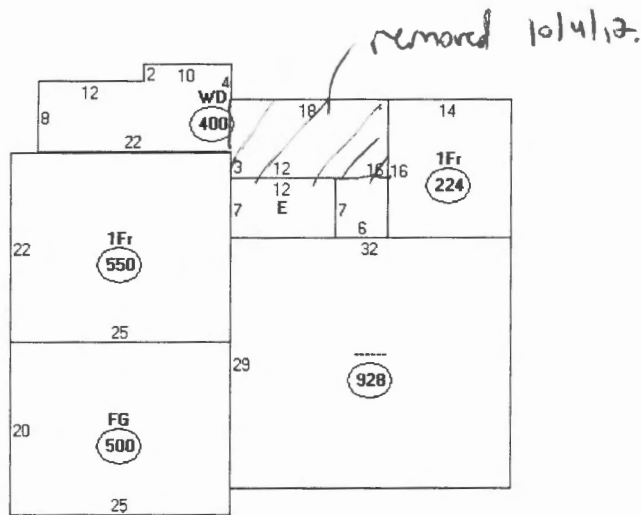
31 ALLISON AVE

Existing Footprint of 10/14/12

$$\begin{array}{r}
 12 \times 8 = 96 \\
 10 \times 10 = 100 \\
 \hline
 196
 \end{array}$$



$$\begin{array}{r}
 500 \\
 500 \\
 928 \\
 84 \\
 42 \\
 224 \\
 \hline
 196 \\
 \hline
 2524
 \end{array}$$



Descriptor/Area	Area
A: -----	928 sqft
B: FG	500 sqft
C: 1Fr	550 sqft
D: 1Fr	224 sqft
E: 1Fr	84 sqft
F: WD	400 sqft

= 2686

1987 32x32 colonial
 24x42 garage w/ access to rear.

198.25 ±

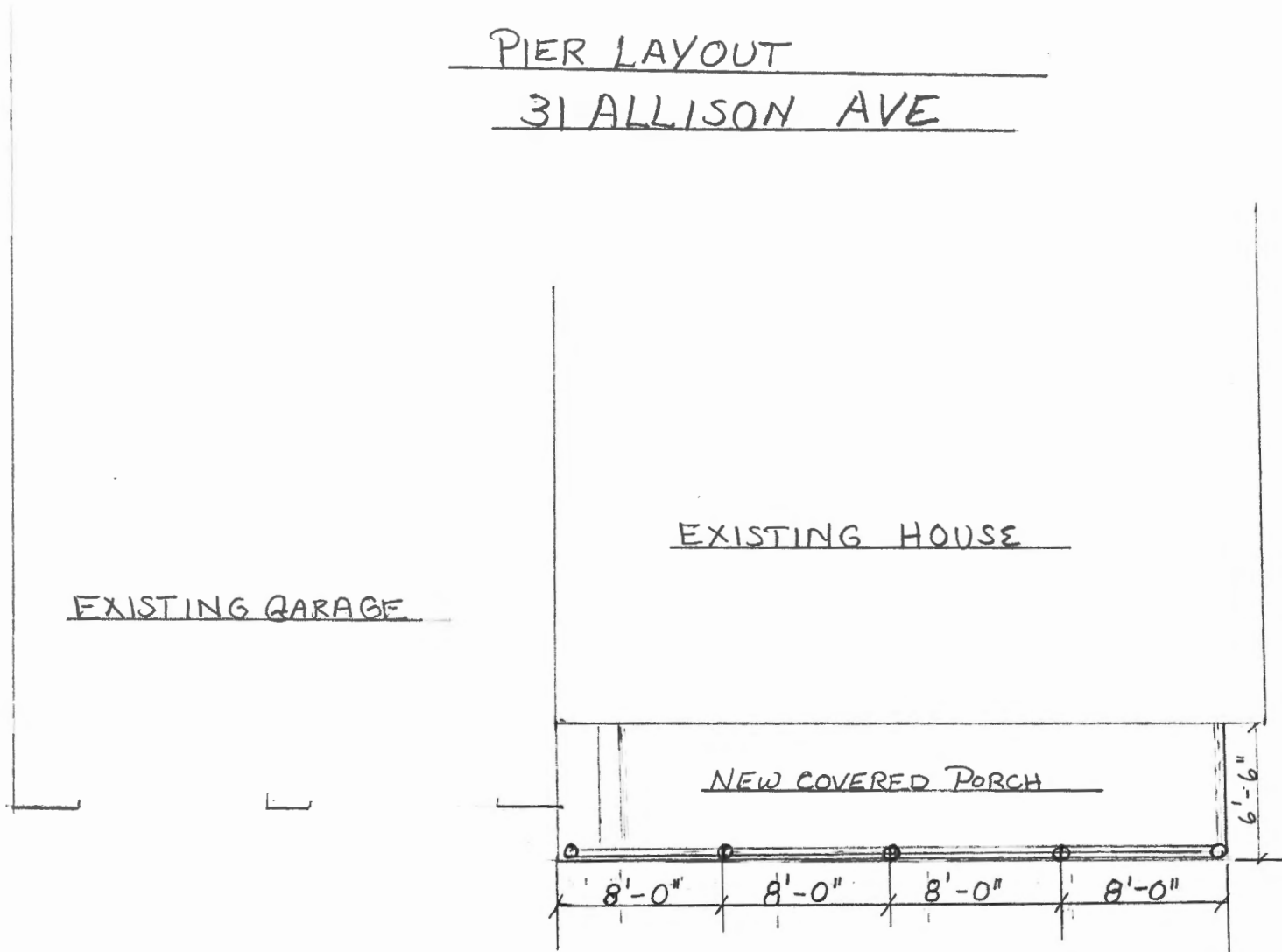


FRONT VIEW FARMERS PORCH
31 ALLISON AVE.

SCALE 1/8" = 1'-0"

PIER LAYOUT

31 ALLISON AVE



PIER LAYOUT AND FLOOR PLAN

SCALE 1/8" = 1'-0"

Appeal Approved 1987

copy - January 1987

PERMIT # _____ PORTLAND BUILDING PERMIT APPLICATION DATE _____ PERMIT ISSUED

I. GENERAL INFORMATION

Location/address of construction Lot 35 Allison Avenue

1. Owner's name James and Judith Storer Tel. 797-3539
 Address 28 Continental Drive

2. Lessee's name _____ Tel. _____
 Address _____

3. Contractor's name Donatello, Builders, Inc. Tel. 772-1502
 Address P.O. Box 684 Portland, Maine 04104

4. Is this a legally recorded lot? yes no _____

SEP 18 1987
City Of Portland

II. DESCRIPTION OF WORK:

To construct 32 X 32 foot colonial style 2 story residence with 24 X 42 Garage and mother-in-law apartment in rear of garage.

As per plans 6 pages
 Permit to Donatello

See attached Bldg Permit appl.

III. BUILDING DIMENSIONS: length 56 width 42 square footage 2,000 height 27 #stories 2

IV. ZONE R-2 Street frontage 90.63 Zoning board approval: no yes date 6-25-87
 Setbacks: front 25 back 90 side 15 side 16 Planning board approval: no yes date _____

V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces:
 site plan _____ subdivision _____ shore _____ floodplain mgmt _____ enclosed _____ outdoors _____

VI. FEES:
 base fee _____ other fees _____
 subdivision fee 9570.00 late fee _____
 site plan review fee _____ TOTAL \$570.00

VII. DETAILS OF WORK

1. WATER SUPPLY: public private
 2. SEWER: public private, type _____
 3. HEAT: type _____ fuel _____
 4. FOUNDATION: type _____ thickness _____ footing _____
 5. ROOF: type _____ pitch _____ load _____
 6. PLUMBING: _____
 SPRINKLER SYSTEM? yes no

7. ELECTRICAL: service entrance size _____ # smoke detectors _____
 8. CHIMNEY: # flues _____ material _____ # fireplaces _____
 9. FRAMING: floor joists _____ size _____ max. on center _____
 ceiling joists _____ rafters _____
 studs _____ wall studs _____
 10. If 1-story building w/masonry walls: wall thickness _____ height _____
 11. BEDROOM WINDOWS height _____ width _____
 all height egress window? yes no

VIII. OFFICE USE:
 TAX MAP # _____
 LOT # _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____

IX. NEW OR PHASED SUBDIVISION REFERENCE
 Name No. Doering Run
 Phase II
 Lot _____
 Block _____

CODE If other, explain _____ Seasonal Condominium Apartment

X. PROPOSED USE: Single family dwelling with Mother in law Apt.

XI. PAST USE: Vacant lot

XII. OWNERSHIP: PUBLIC _____ PRIVATE

XIII. EST. CONSTRUCTION COST: \$110,000 XIV. GR. SQ. FT. OF LOT 12,892 BUILDING 2,000

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: BEDROOMS
 # NEW DWELLING UNITS WITH: 1 BDRM. 2 BDRMS 3 BDRMS
 # EXISTING DWELLING UNITS WITH: _____
 XVI. # RESIDENTIAL UNITS:
 # NEW DWELLINGS 1 M.I.L. Apt.
 # EXISTING DWELLINGS _____
 TOTAL RESIDENTIAL UNITS 2

APPROVALS BY: _____ DATE _____
 BUILDING INSPECTION - PLAN EXAMINER
 ZONING: O.R. H. Turner Sept 17, 1987
 C.E.C. _____
 FIRE DEPT. _____

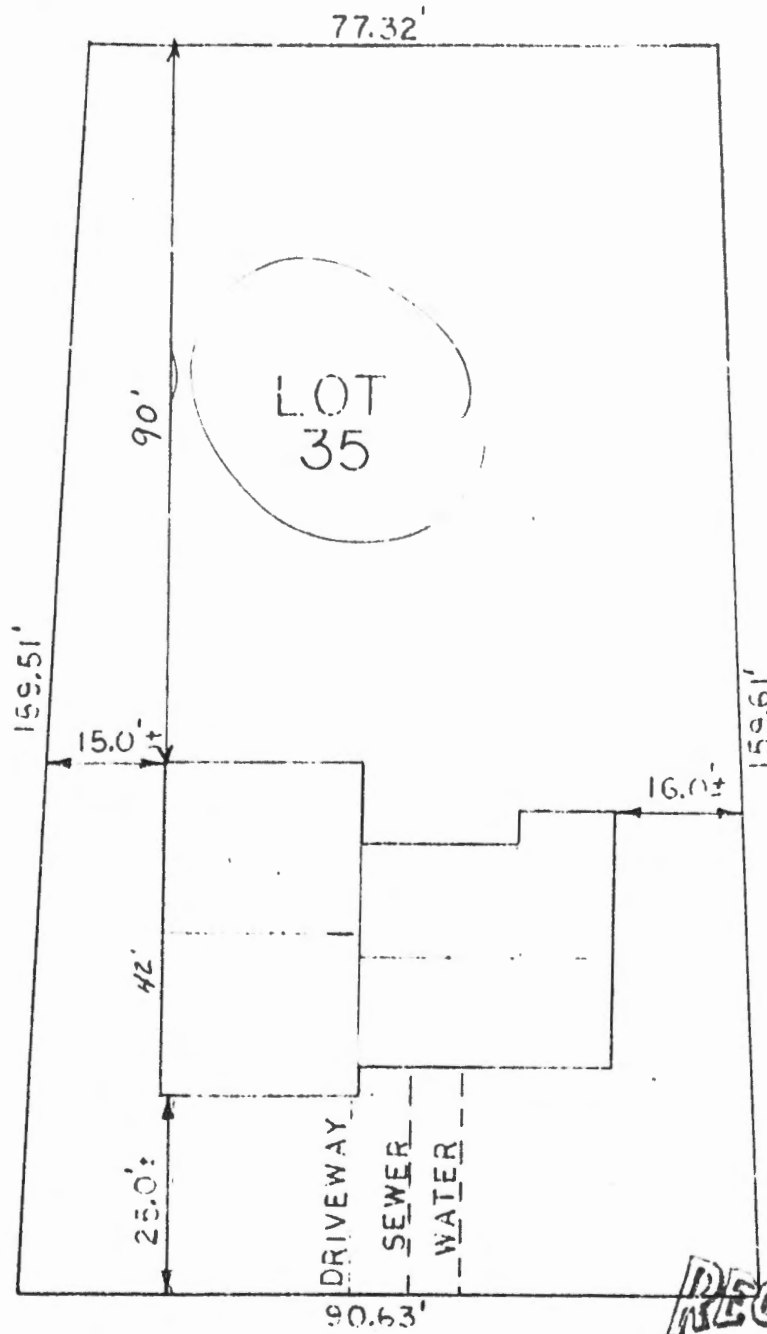
MISCELLANEOUS
 Will work require disturbing of any tree on a public street? No
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical, and mechanicals.

LOT 36

LOT 35

LOT 34



ALLISON AVENUE

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SEP 17 1987

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

20'

DONATELLO BLDRS., INC.
STORER RESIDENCE

BOOK 164
PAGE 51

Ann Machado - Storer's Deck, 31 Allison Ave.

From: judy storer <jstorer612@gmail.com>
To: <amachado@portlandmaine.gov>
Date: 10/5/2012 1:13 PM
Subject: Storer's Deck, 31 Allison Ave.
Attachments: Storer's Existing Deck.JPG; Storer's land.JPG; Storer's land, rest of space.JPG

Ann,

Below is the deck information requested and attached are 3 photos of the existing deck and two of the vacant space I created through removal of deck.

Foundation: 10 inch precast concrete approx. 54 inches below grade anchored to pressure treated 4 by 4s , four posts total

Framing: 2 by 10 pressure treated ledger attached with 8 inch galvanized lag bolts Galvanized joint hangers attached to ledger, 2 by 8 pressure treated joists 16 inches on center. Girder is three 2 by 6 pressure treated with an additional 2 by 10 added all laminated together for extra strength Height of deck above grade is approx 3 feet.

Guardrail : 4 by 4 pressure treated posts double bolted using galvanized bolts washers and nuts. Height is 32 inches above finished deck. Top and bottom rails with balusters spaced approx 5 inches on center Stairway steps will have approx rise of 7 inches and width of 10 inches.

Thank you ,

Jim Storer

7761374

31 Allison Ave.

RECEIVED

OCT - 5 2012

Dept. of Building Inspections
City of Portland Maine

RECEIVED

OCT - 5 2012

Dept. of Building Inspections
City of Portland Maine



RECEIVED

OCT - 5 2012

Building Inspections
Maine





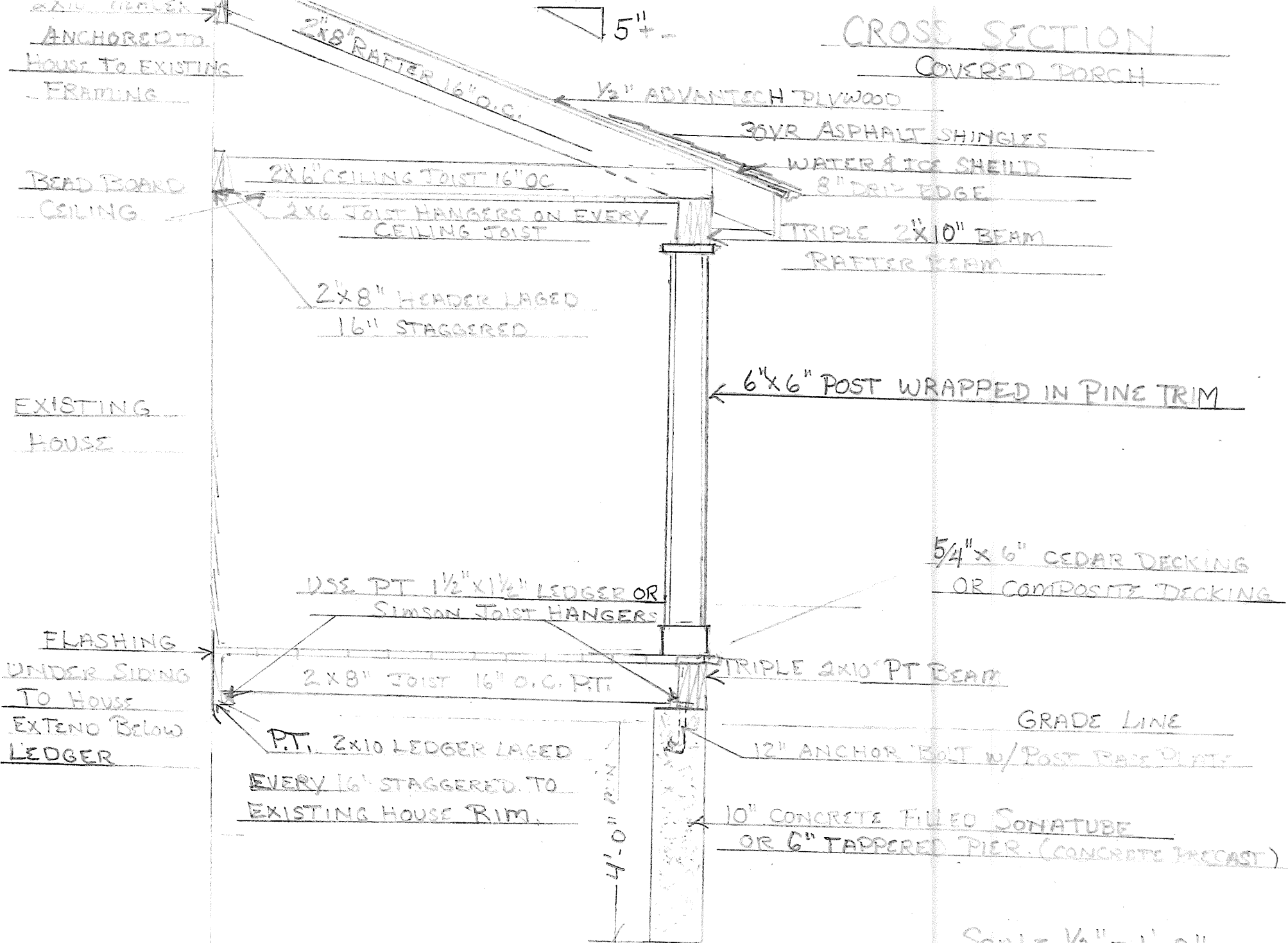
Dept. of Building Inspections
City of Portland Maine

OCT - 5 2012

RECEIVED

CROSS SECTION

COVERED PORCH



2x10 Rafter
ANCHORED TO
HOUSE TO EXISTING
FRAMING

BEAD BOARD
CEILING

EXISTING
HOUSE

FLASHING
UNDER SIDING
TO HOUSE
EXTEND BELOW
LEDGER

2x8 RAFTER 16" O.C.

5"

1/2" ADVANTECH PLYWOOD

30YR ASPHALT SHINGLES

WATER & ICE SHIELD

8" DRIP EDGE

2x6 CEILING JOIST 16" OC

2x6 JOIST HANGERS ON EVERY
CEILING JOIST

TRIPLE 2x10" BEAM
RAFTER BEAM

2x8" HEADER LAGED
16" STAGGERED

6x6" POST WRAPPED IN PINE TRIM

USE PT 1 1/2" x 1 1/2" LEDGER OR
SIMSON JOIST HANGERS

5/4" x 6" CEDAR DECKING
OR COMPOSITE DECKING

2x8" JOIST 16" O.C. P.T.

TRIPLE 2x10" PT BEAM

GRADE LINE

P.T. 2x10 LEDGER LAGED
EVERY 16" STAGGERED TO
EXISTING HOUSE RIM.

12" ANCHOR BOLT W/ POST BASE PLATE

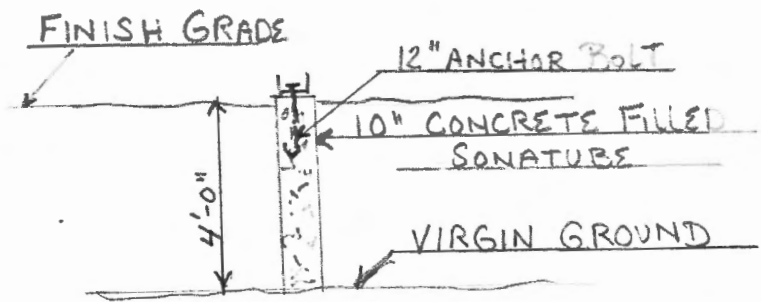
10" CONCRETE FILLED SONOTUBE
OR 6" TAPERED PIER (CONCRETE PRECAST)

4'-0" P.I.E.R.

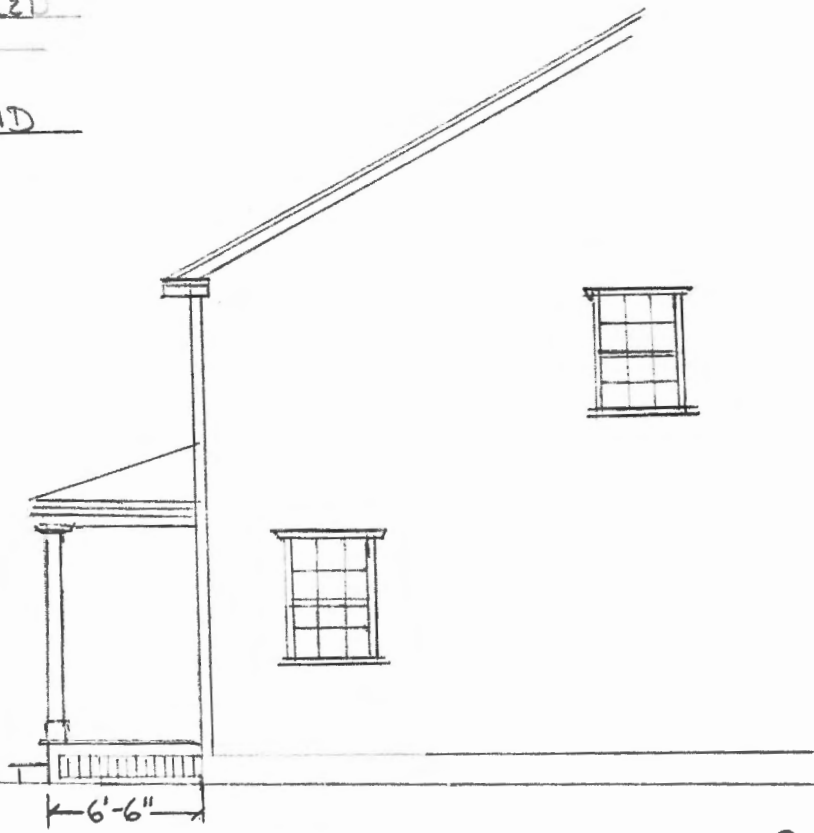
SCALE 1/2" = 1'-0"

JIM & JUDY STORER

JAMES & JUDY STORER
31 ALLISON AVE
PORTLAND MAINE



PIER DETAIL
SCALE 1/4" = 1'-0"



SIDE VIEW FRAMERS PORCH
31 ALLISON AVE.

SCALE 1/8" = 1'-0"