

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 08T151-
CITY OF PORTLAND

This is to certify that Patterson Eric L/S P Rankin

has permission to build a 24' x 36' detached garage

AT 1958 WASHINGTON AVE L 369 A016001

provided that the person or persons firm or corporation accepting 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 procured before this building or part thereof is placed or closed-in. 24 HOUR 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

9/17/08 *[Signature]*
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: 08-1151	Issue Date: 9/12/08	CBL: 369 A016001
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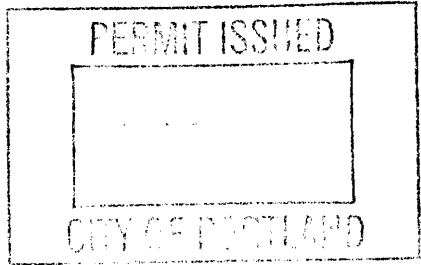
Location of Construction: 1958 WASHINGTON AVE	Owner Name: Patterson Eric L	Owner Address: 97 Field Road	Phone: 807-1651
Business Name:	Contractor Name: S P Rankin	Contractor Address: Route 125 Epping	Phone: 8004739881
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-2

Past Use: Two Family Home	Proposed Use: Two Family Home - build a 24' x 36' detached garage	Permit Fee: \$190.00	Cost of Work: \$16,250.00	CEO District: 5	26,694 [#]
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003		

Proposed Project Description: build a 24' x 36' detached garage	Signature:	Signature: <i>CL</i> 9/17/08
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: ldobson	Date Applied For: 09/11/2008	Zoning Approval
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<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 information 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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9/12/08</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 District 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: _____</p>
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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

10/27/08

Setback's O.K. 10' side O.K.

Lined by Owners.

24X36 Garage as per plan.

OK. to pour footings - must pump out water
prior to concrete.

C.M.

12-12-08

Not Ready - needs to pipe from outside LB to panel,
identify the nutural + bonding screws in ground bar.

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1151	Date Applied For: 09/11/2008	CBL: 369 A016001
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Location of Construction: 1958 WASHINGTON AVE	Owner Name: Patterson Eric L	Owner Address: 97 Field Road	Phone:
Business Name:	Contractor Name: S P Rankin	Contractor Address: Route 125 Epping	Phone (800) 473-9881
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: Two Family Home - build a 24' x 36' detached garage	Proposed Project Description: build a 24' x 36' detached garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/12/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This accessory detached garage shall be no higher than 18' as required under the R-3 Zone. 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 4) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 09/17/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 2) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 			

Comments:
9/11/2008-mes: The submitted plot plan shows the setback at the closest point to be maybe 15' instead of th 25' required in the R-2 Zone. I also have a question concerning use. The application says "single family" but the assessors state that this is a two unit. I will call the owner. A search of the microfiche shows a C of O for two dwelling units. When I called the owner, he confirmed that the property had two dwelling units. He will get me a new plot plan with a revised rear setback.
9/12/2008-mes: The owner e-mailed me a new plot plan and moved the location of the new garage.



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>1958 Washington Ave EXT</u>		
Total Square Footage of Proposed Structure/Area <u>864</u>	Square Footage of Lot <u>26694</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>369</u> Block# <u>A</u> Lot# <u>16</u>	Applicant "must be owner, Lessee or Buyer" Name: <u>Eric Patterson</u> Address: <u>1958 Washington Ave</u> City, State & Zip: <u>Portland ME 04103</u>	Telephone: <u>(207) 807-1651</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name: Address: City, State & Zip:	Cost Of Work: \$ <u>16,250</u> C of O Fee: \$ _____ Total Fee: \$ <u>(19225)</u>
Current legal use (i.e. single family) <u>Single Family</u>	Number of Residential Units <u>2</u>	<u>190/100</u>
If vacant, what was the previous use? <u>N/A</u>	<u>This is a legal 2 fam</u>	
Proposed Specific use: <u>Same</u>	<u>COO in microfiche</u>	
Is property part of a subdivision? <u>NO</u>	If yes, please name _____	
Project description: <u>24' x 36' Garage - E.P.</u>		
Contractor's name: <u>SP Rankin</u>		
Address: <u>#252 Route 125</u>		
City, State & Zip: <u>Epping NH</u>		Telephone: <u>800-473-9881</u>
Who should we contact when the permit is ready: <u>Eric Patterson 807-1651</u> Telephone: <u>207-807-1651</u>		
Mailing address: _____		

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 the 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.

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 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: Eric Patterson Date: 8/27/08

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

MAINE REAL ESTATE TAX PAID

Doc#: 36981 Bk:26188 Pg: 291

NORWOOD TITLE SERVICES, LLC
188 ROUTE 101, SUITE 3
BEDFORD, NH 03110
(603) 472-4441

WARRANTY DEED

KNOW ALL BY THESE PRESENTS THAT We, Douglas S. Smith and Christine M. Smith, of 1958 Washington Avenue, Portland, County of Cumberland, State of Maine 04103, for consideration paid, grant to Eric L. Patterson, of 97 Field Road, Falmouth, County of Cumberland, State of Maine 04105

With WARRANTY COVENANTS, real property with any buildings thereon located in the City of Portland, County of Cumberland and State of Maine

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION

Meaning and intending to describe and convey the same premises conveyed to Douglas S. Smith and Christine M. Smith by Warranty Deed of Stephen E. Carpenter and Linda M. Carpenter, dated April 9, 1986 and recorded with the Cumberland County Registry of Deeds at Book 7129, Page 224.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 3rd day of July, 2008.

[Signature]
Witness
[Signature]
Witness

[Signature]
Douglas S. Smith
[Signature]
Christine M. Smith

STATE OF MAINE
COUNTY OF CUMBERLAND

The foregoing instrument was acknowledged before me this 3rd day of July, 2008 by Douglas S. Smith and Christine M. Smith and to be their free act and deed.

[Signature]
Notary Public/ Justice of the Peace
My Commission Expires: _____



350-398
1008

From: <REDRIDER95@aol.com>
To: <mes@portlandmaine.gov>
Date: 9/12/2008 11:45:08 AM
Subject: 1958 Washington Ave

Hi Marge,

When I started to lay it out to scale it became apparent that my plan had flaws. I had to amend my plan to make it work. Here is the new plan. Please let me know if there are any issues.

Thanks,

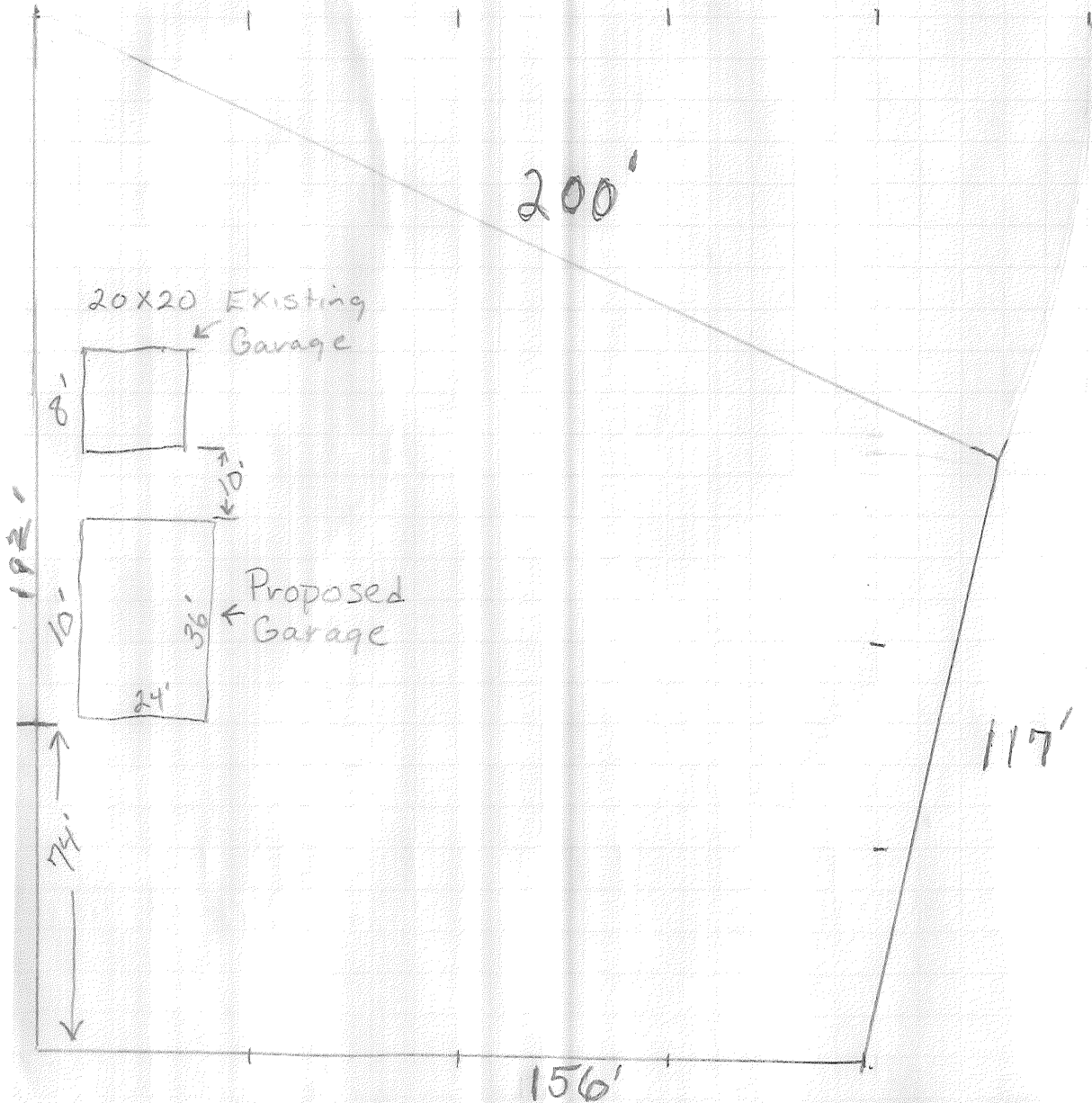
Eric P.

*****Pssst...Have you heard the news? There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.
(<http://www.stylelist.com/trends?ncid=aolsty00050000000014>)

DEPT. OF BUILDING
CITY OF PORTLAND

DEPT. OF BUILDING
CITY OF PORTLAND
SEP 12 2008
RECEIVED

1958 Washington Ave

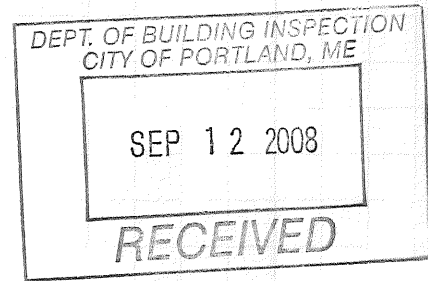


R-3

Front - 25' min - 74' given

REAR - 25' min - 30' shown

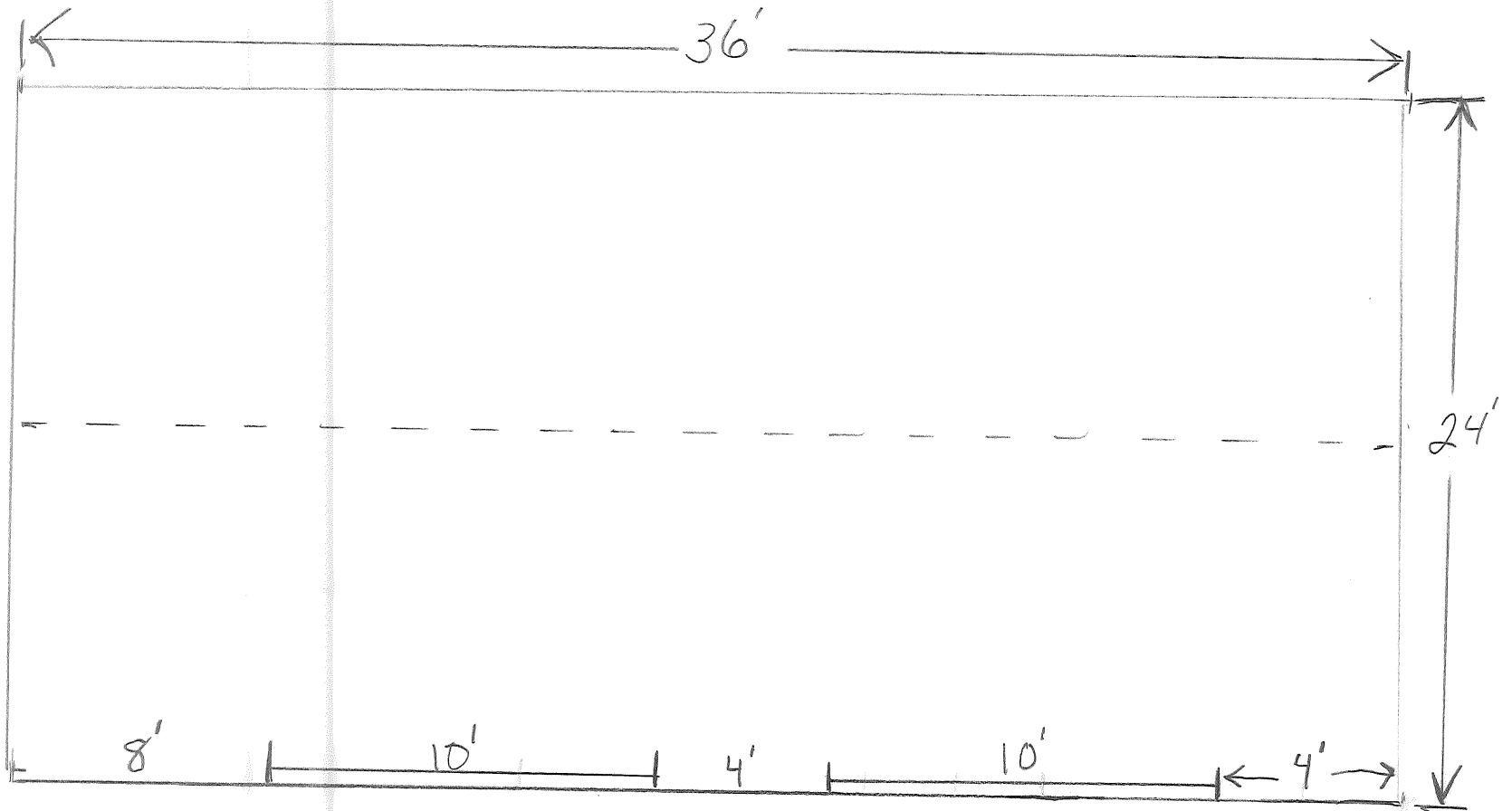
side - 8' min - 10' given



check height - shall
be under 18' for accessory
structures -

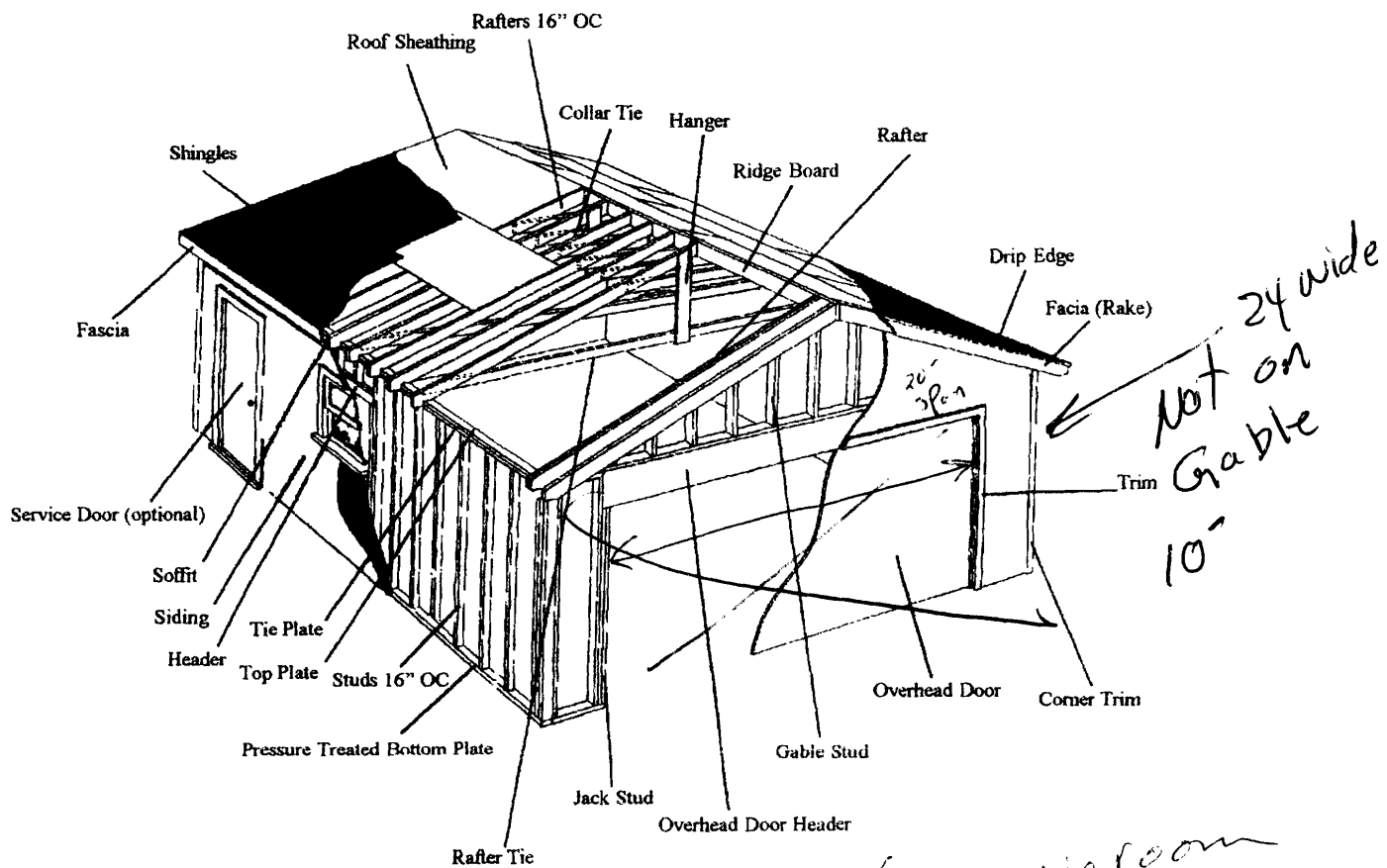
NTS S

NTS



S. P. Rankin Garages

Standard 1 Story Plan



*1 Story - No room
Above - MAX.
height is 18'*

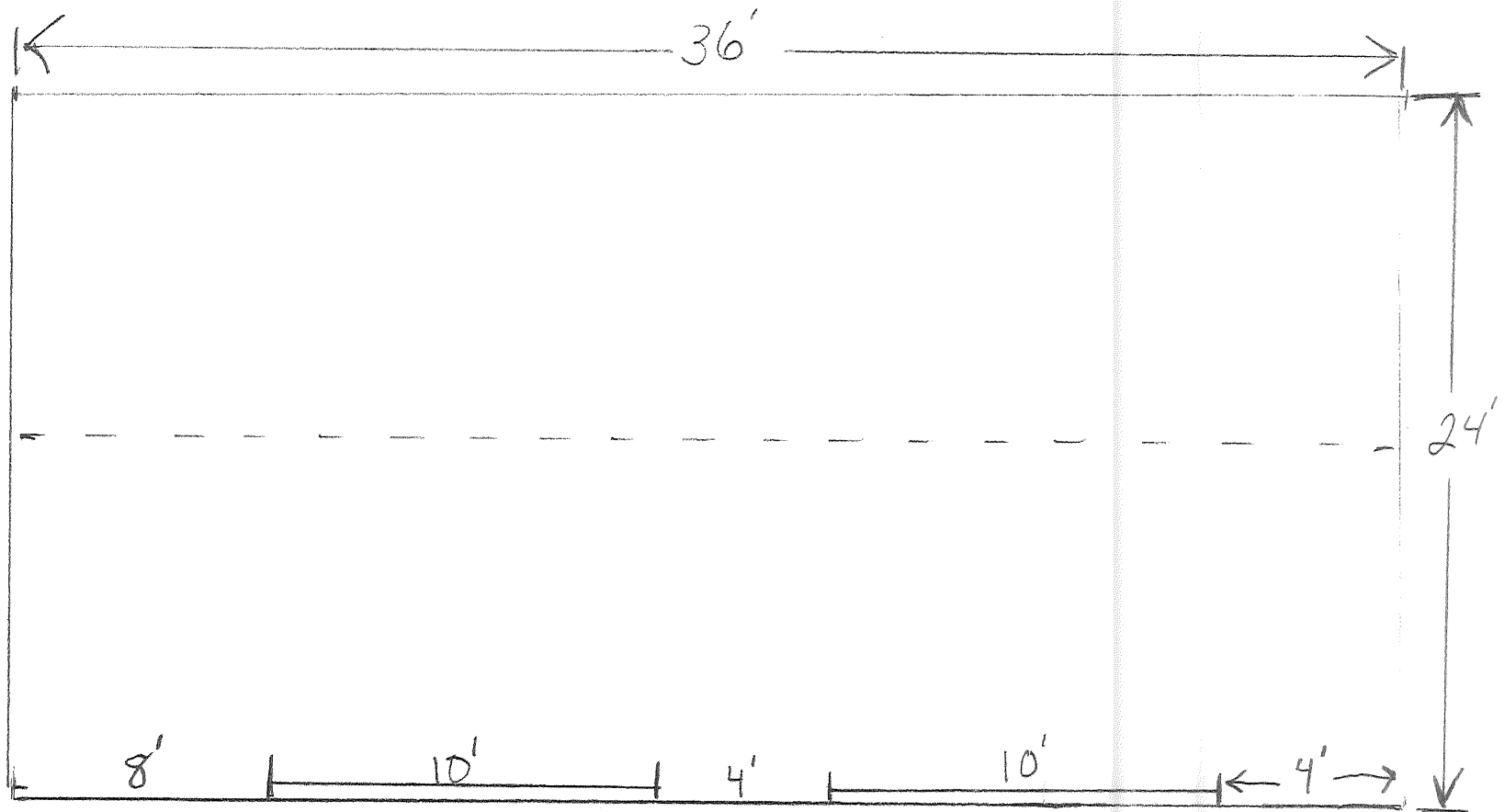
- Roof Sheathing - 1/2" plywood
- Rafters - 2"x 8" 16" O.C.
- Collar Tie - 2"x 4"
- Hanger - 2"x 4"
- Ridge Board - 2"x 10"
- Drip Edge - Galvanized
- Facia - Pine
- Trim - Pine
- Gable Studs - 2"x 4"
- Garage Door Header - 2"x 8"
- Jack Stud - 2"x 4"
- Rafter Tie - 2"x 6" 32" O.C.

- Bottom Plate - 2"x 4" Pressure Treated
- Studs - 2"x 4" 16" O.C.
- Tie Plate - 2"x 4"
- Top Plate - 2"x 4"
- Window & Service Door Headers - 2"x 8"
- Siding - T-111 5/8" Fir
- Soffit - AC 3/8" Pine
- Shingles - 20 year
- Roof Pitch - 5/12
- Overhead Doors - Wood or Steel.
- Windows - Double Hung 24" x 32" {optional}
- Service Door - Steel Insulated {optional}

NTS

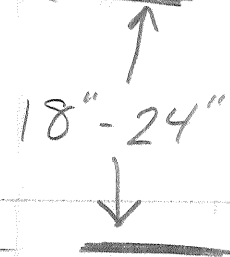
5' x 8" concrete Frost wall

Interior & Exterior Perforated PVC drain pipe



Fresh Compacted Gravel

6" Loam removal



Present Grade Remove 6" of Loam, Add 2' of Gravel, Raise Grade 18" to 24"

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.

Current Owner Information

Card Number	1 of 1
Parcel ID	369 A016001
Location	1958 WASHINGTON AVE
Land Use	TWO FAMILY
Owner Address	SMITH DOUGLAS S & CHRISTINE M JTS 1958 WASHINGTON AVE PORTLAND ME 04103
Book/Page	7129/224
Legal	369-A-16 WASHINGTON AVE 1952-1962 26694 SF

Current Assessed Valuation

Land	Building	Total
\$85,700	\$166,400	\$252,100

Property Information

Year Built 1875	Style Old Style	Story Height 1.5	Sq. Ft. 2490	Total Acres 0.613	
Bedrooms 5	Full Baths 2	Half Baths 1	Total Rooms 10	Attic None	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1940	Size 18X20	Grade C	Condition F
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture	Sketch	Tax Map
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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.

New Search!

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final inspection required at completion of work.

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 OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

9/19/08

Date

Signature of Inspections Official

Date