

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

INSPECTION

PERMIT

Permit Number: 060525

Please Read Application And Notes, If Any, Attached

This is to certify that PEEL QUINLAN L & LYNN HUGSON ITS/Earl Gerrish

has permission to add a 12' x 9' dormer add new bathroom change layout of spa

AT 1673 WASHINGTON AVE

L 373 A010001

PERMIT ISSUED

MAY 16 2006

CITY OF PORTLAND

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 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

*[Signature]* 5/12/06

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: 06-0525	Issue Date:	CBL: 373 A010001
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Location of Construction: 1673 WASHINGTON AVE	Owner Name: PEEL QUINLAN L & LYNN HUG	Owner Address: 1673 WASHINGTON AVE	<b>PERMIT ISSUED</b>  <b>MAY 16 2006</b>  <b>CITY OF PORTLAND</b>
Business Name:	Contractor Name: Earl Gerrish	Contractor Address: 3 Whispering Pines Lisbon	
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home/ add a 12' x 9' dormer add new bathroom, change layout of space	Permit Fee: \$93.00	Cost of work: \$8,000.00	CEO District: 5
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Proposed Project Description: add a 12' x 9' dormer add new bathroom, change layout of space	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>MA</i>	INSPECTION: Use Group: R-3 Type: 5B <i>IRC 2003</i>
	Signature:	Signature:

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: Idobson	Date Applied For: 04/18/2006	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/> <i>OK w/land thin</i> Date: 5/8/06 <i>ABN</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 <i>ABN</i> Date:
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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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-0525	<b>Date Applied For:</b> 04/18/2006	<b>CBL:</b> 373 AOIOOOI
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<b>Location of Construction:</b> 1673 WASHINGTON AVE	<b>Owner Name:</b> PEEL QUINLAN L & LYNN HUG	<b>Owner Address:</b> 1673 WASHINGTON AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Earl Gerrish	<b>Contractor Address:</b> 3 Whispering Pines Lisbon	<b>Phone</b> (207) 577-8596
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home; add a 12' x 9' dormer add new bathroom, change layout of space	<b>Proposed Project Description:</b> add a 12' x 9' dormer add new bathroom, change layout of space
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/08/2006

**Note:** **Ok to Issue:**

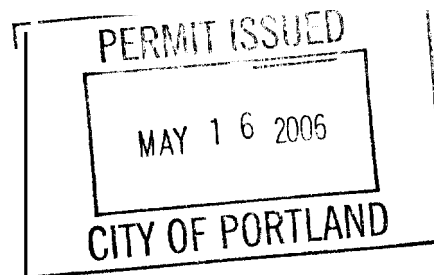
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 05/12/2006

**Note:** **Ok to Issue:**

**Comments:**

5/5/06-amachado: Left a message. Need a plot plan of the lot with the buildings located on it and the setbacks to property lines.



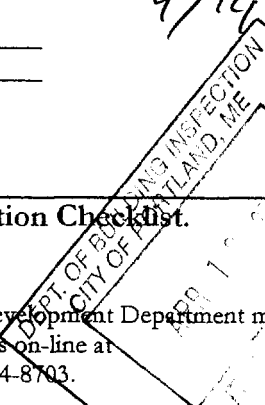


# General Building Permit Application

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>1673 Washington Ave Portland, ME 04103</u>		
Total Square Footage of Proposed Structure <u>1400 + 100 (new dormer)</u>	Square Footage of Lot <u>13206 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>373</u> Block# <u>A</u> Lot# <u>10</u>	Owner: <u>Quin, Lynn Peel</u>	Telephone: <u>207-879-1886</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Quin, Lynn Peel 1673 Washington Ave Portland, ME 04103</u>	cost Of Work: \$ <u>8000</u> Fee: \$ <u>93</u> C of O Fee: \$ _____
Current Specific use: <u>Single Family Residence - Primary Residence</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>Same as "current use"</u> <u>12.5x12 (outside)</u>		
Project description: <u>Add a 12x9 dormer to 2nd floor of dwelling. Dormer will contain a new full bathroom and a much larger closet than existing one.</u> <u>Move position of closet in one of bedroom on 2nd floor (see drawings)</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Earl Gerrish</u>		
Mailing address: <u>3 Whispering Pines</u> Phone: <u>207-577-8596</u> <u>Lisbon, ME 04250</u>		

4/14/06



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.

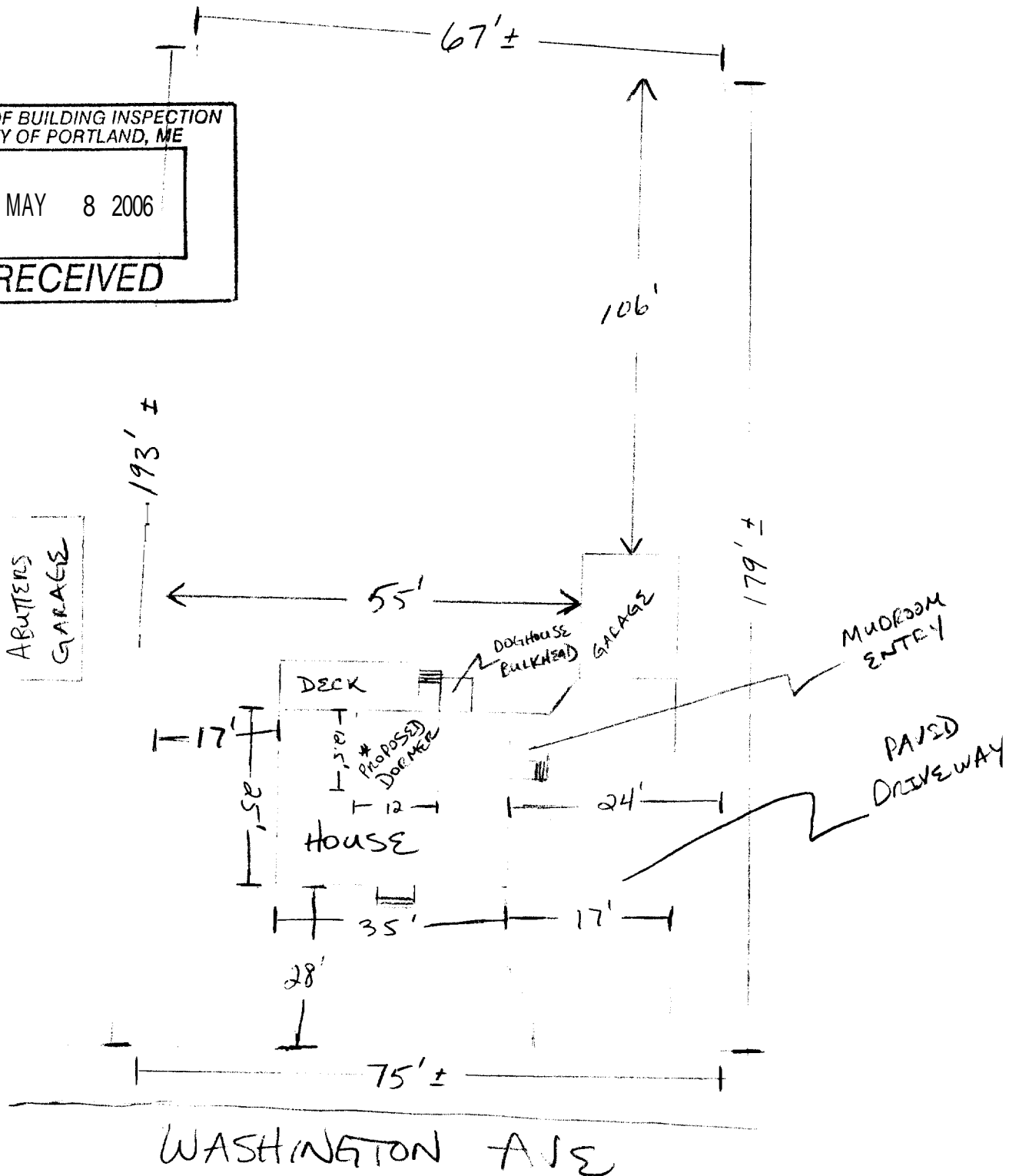
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building 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.

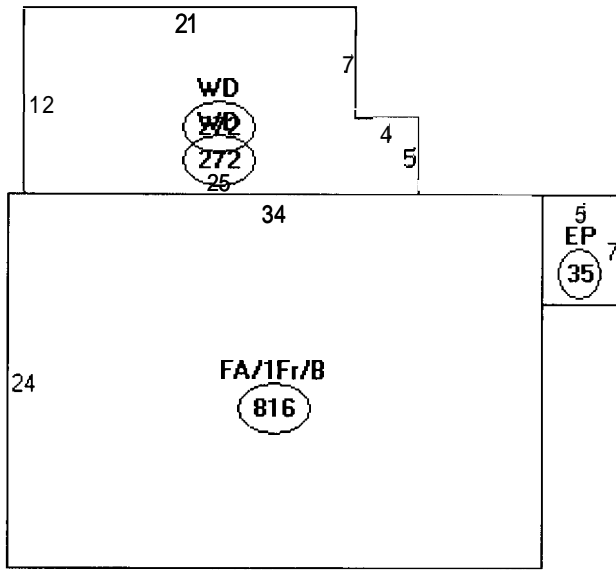
Signature of applicant: <u>Lynn Peel</u>	Date: <u>4/14/06</u>
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This is **not** a permit; you may **not** commence ANY work until the permit is issued.

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 MAY 8 2006  
 RECEIVED



\* PROPOSED DORMER IS ON 2ND FLOOR OF HOUSE  
 → FURTHER DESCRIBED IN ILLUSTRATION 'B' - 2ND FLOOR



Descriptor/Area

373-A-10

A FAAFr/B  
316 sqft

E EP  
35 sqft

C WD  
272 sqft

R3

min lot size - 6,500 sq ft -13,071 OK

F 25' req. 28'

R 25' req. OK

S 1 1/2 8' req. 17' on left

2 14' req. 19' on right.

garage 12 x 20

needs setbacks; lot coverage so can increase as much as wants.



373-4-10

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	373 A010001
<b>Location</b>	1673 WASHINGTON AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	PEEL QUINLAN L & LYNN HUGSON JTS 1673 WASHINGTON AVE PORTLAND ME 04103
<b>Book/Page</b>	21349/079
<b>Legal</b>	373-A-10 WASHINGTON AVE 1671-1675 13071 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$55,170	\$86,740	\$141,910

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$74,100	\$108,900	\$183,000

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1951	<b>Style</b> cape	<b>Story Height</b> 1	<b>sq. Ft.</b> 1142	<b>Total Acres</b> 0.3		
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 6	<b>Attic</b> Full Finsh	<b>Basement</b> Full	

**Outbuiidings**

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1951	<b>Size</b> 12x20	<b>Grade</b> C	<b>Condition</b> A
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
06/01/2004	LAND + BLDING	\$192,000	21349-79
03/12/2001	LAND + BLDING		16090-203
10/06/1998	LAND + BLDING	\$99,900	14204-011
05/21/1993	LAND + BLDING	\$80,000	10711-206

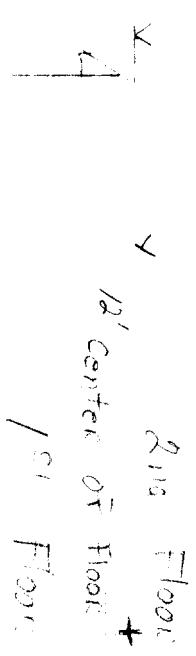
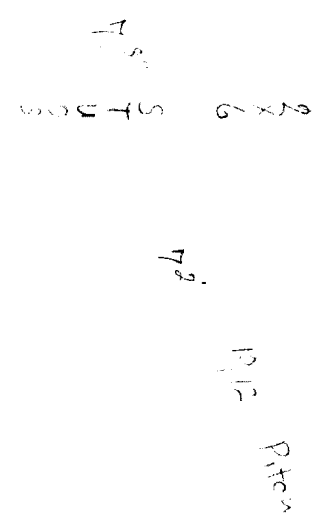
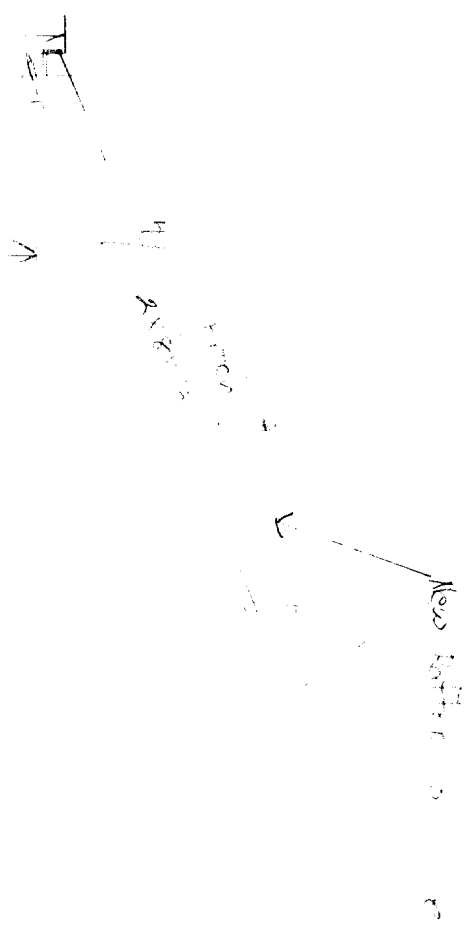
**Picture and Sketch**

**Picture                      Sketch                      Tax Map**

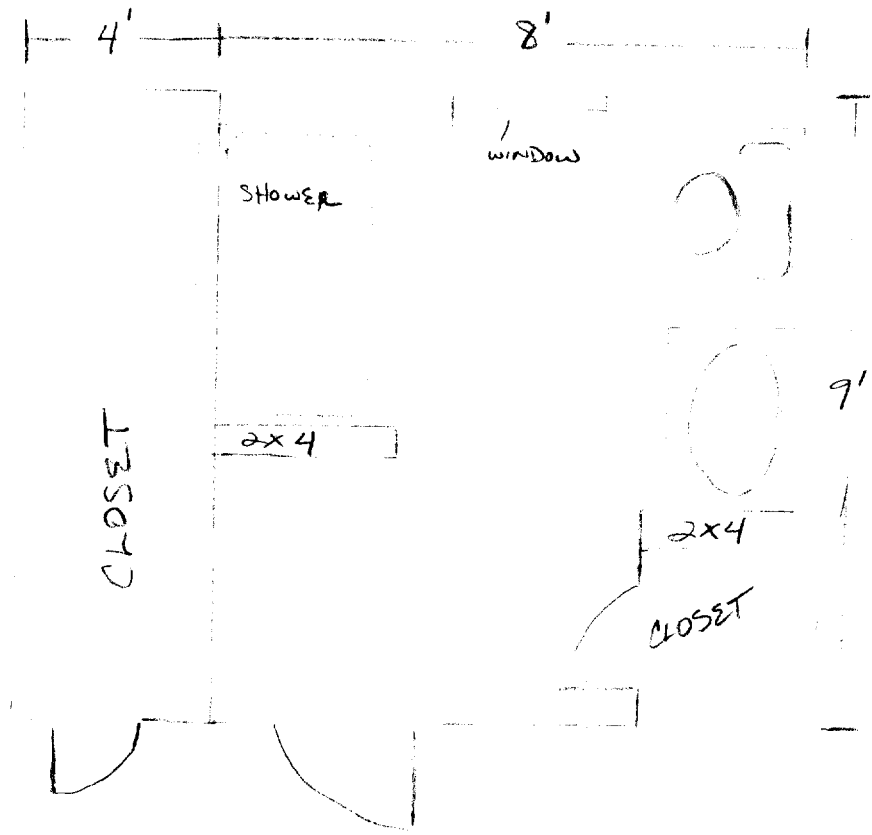
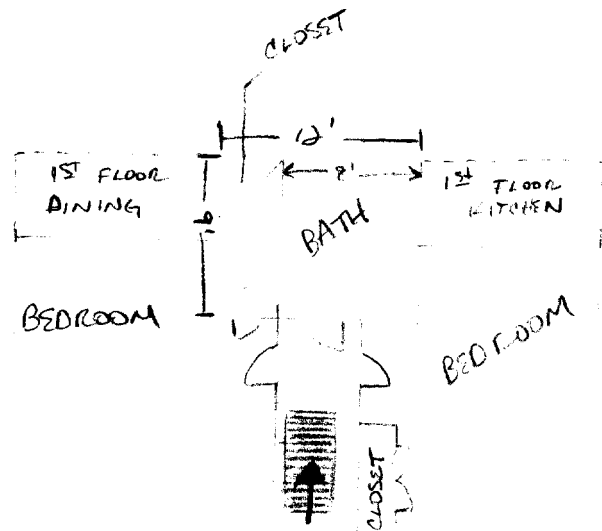
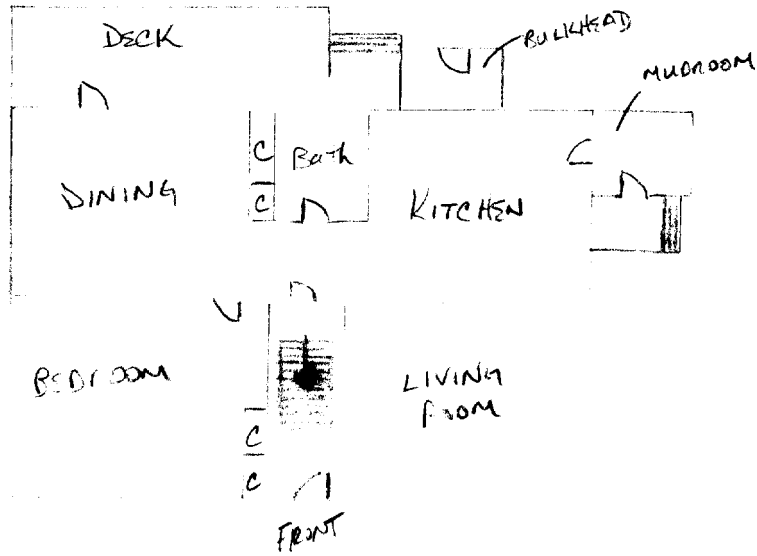
[Click here](#) to view **Tax Roll Information**.



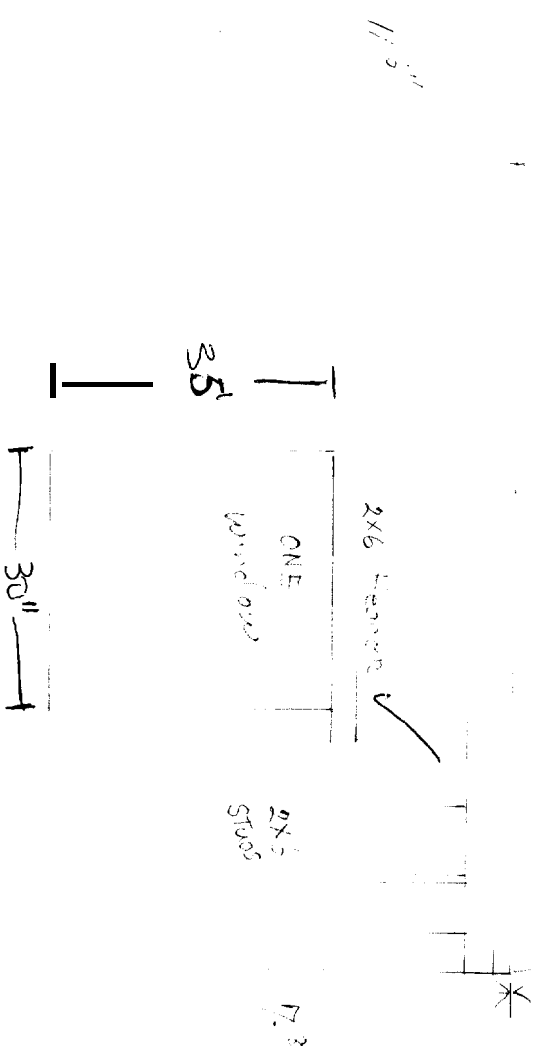
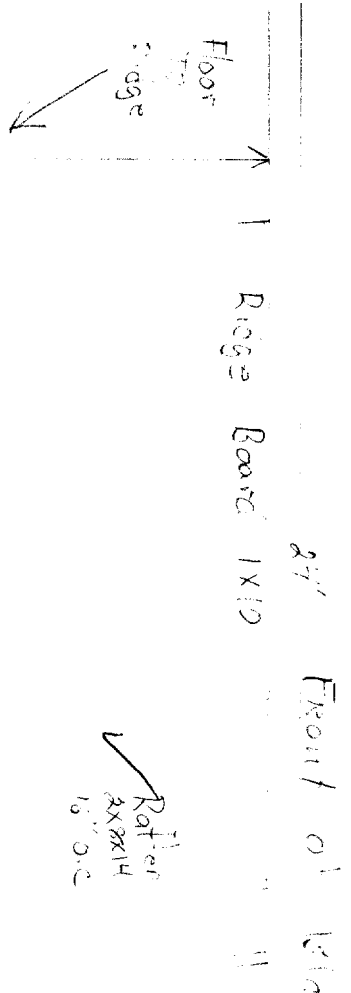
100 100



2 1/2 Floor  
+  
12' Center of Floor  
/ 01 Floor



- 2x6 Exterior walls
- 2x4 Interior walls
- 6 Panel pine doors
- Tile Flooring



- 12'
- Sheel Downer 2nd Floor
- 2x6 Studs Top 10' ✓
- 2x8 Rafters ✓
- 5/8 Plywood Roofing ✓
- O.S.B Sheathing ✓
- ICE + WHITE CHARTER Roll Roofing ✓
- Exterior Vinyl Siding