

**CITY OF PORTLAND**  
**BUILDING INSPECTION**  
**PERMIT**

PERMIT ISSUED  
Permit Number: 031185  
SEP 29 2003

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that Dougherty-mcgowan Tracy/Jensen  
has permission to Build 6x5' shed dormer for garage  
AT 520 Auburn St 382A B014001

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 procedure is complete this building or part thereof shall not be occupied until otherwise posted-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 \_\_\_\_\_

*Jeanie Bouke* 9/29/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**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.

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.

- NA **Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- 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 ~~1575.00 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 OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

<u>[Signature]</u>	9/29/03
Signature of applicant/designee	Date
<u>[Signature]</u>	9/29/03
Signature of Inspections Official	Date
CBL: <u>382-AB-14</u> Building Permit #: <u>03-1185</u>	

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1185	Issue Date: SEP 29 2003	CBL: 382A B014001
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<b>Location of Construction:</b> 520 Auburn St	<b>Owner Name:</b> Dougherty-mcgowan Tracy	<b>Owner Address:</b> 520 Auburn St	<b>Phone:</b> 797-0729
<b>Business Name:</b>	<b>Contractor Name:</b> John Jensen	<b>Contractor Address:</b> 4 Whites Bridge Rd Windham	<b>Phone:</b> 2076504102
<b>Lessee/Buyer's Name:</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> R3
<b>Past Use:</b> Single Family	<b>Proposed Use:</b> Single Family w/dormer	<b>Permit Fee:</b> \$57.00	<b>Cost of Work:</b> \$3,800.00
<b>Proposed Project Description:</b> Build 6'x5' shed dormer for storage		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>CEO District:</b> 2
		<b>INSPECTION:</b> Use Group: R3 Type: SB BOCA 1999	<b>Signature:</b> JMB 9/29/03
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

<b>Permit Taken By:</b> jmb	<b>Date Applied For:</b> 09/29/2003	<b>Zoning Approval</b>		
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..		<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"/>	<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	<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
		Date: JMB 9/29/03	Date:	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

10/20/03 - checked Framing/Electrical for new dinner  
area. No problems seen - HC to close in if  
no plumbing added. TOMM (Thinking about adding plumbing)

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

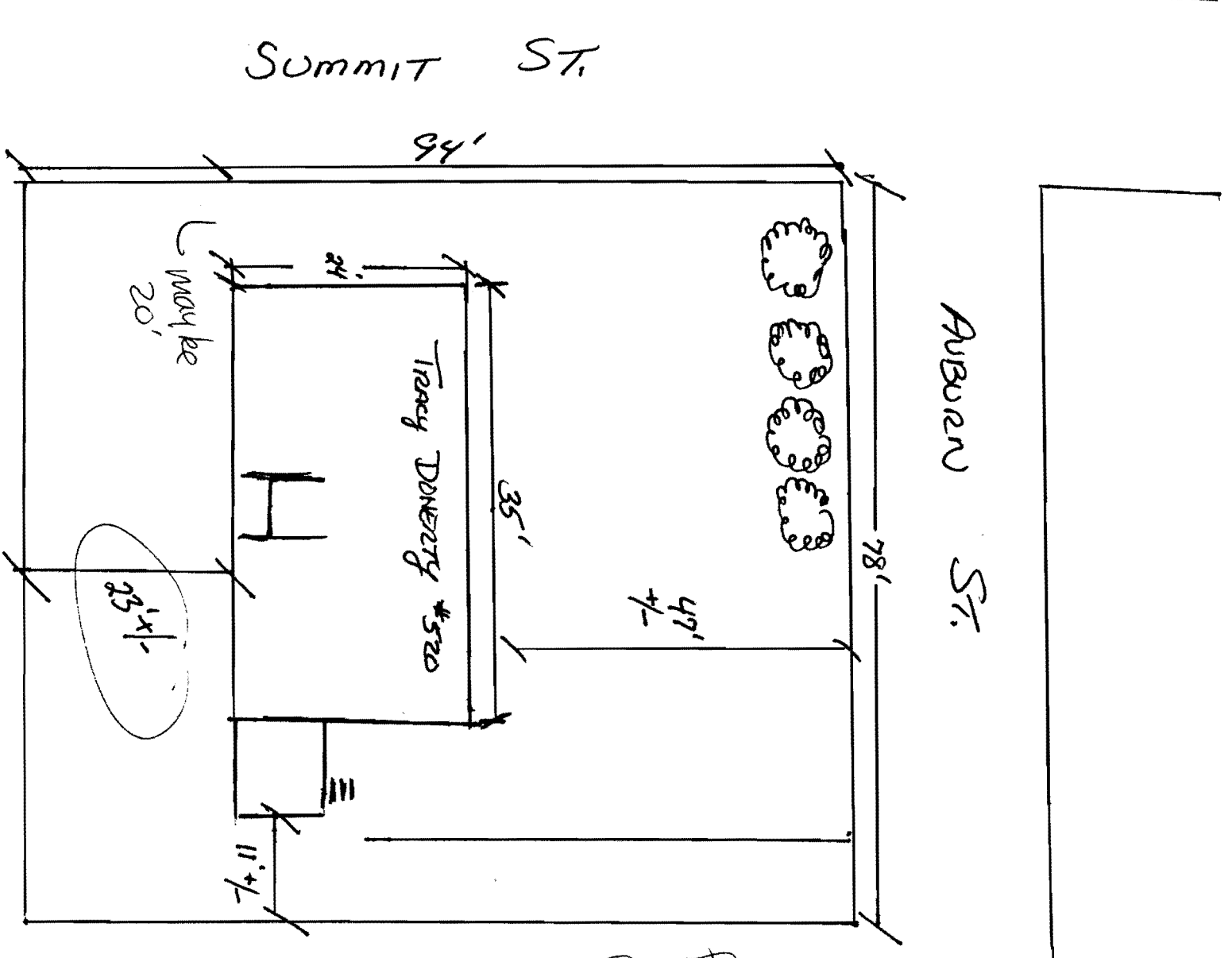
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1185	Date Applied For: 09/29/2003	CBL: 382A B014001
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Location of Construction: 520 Auburn St	Owner Name: Dougherty-mcgowan Tracy	Owner Address: 520 Auburn St	Phone: ( ) 797-0729
Business Name:	Contractor Name: John Jensen	Contractor Address: 4 Whites Bridge Rd Windham	Phone: (207) 650-4102
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/dormer	Proposed Project Description: Build 6'x5' shed dormer for storage
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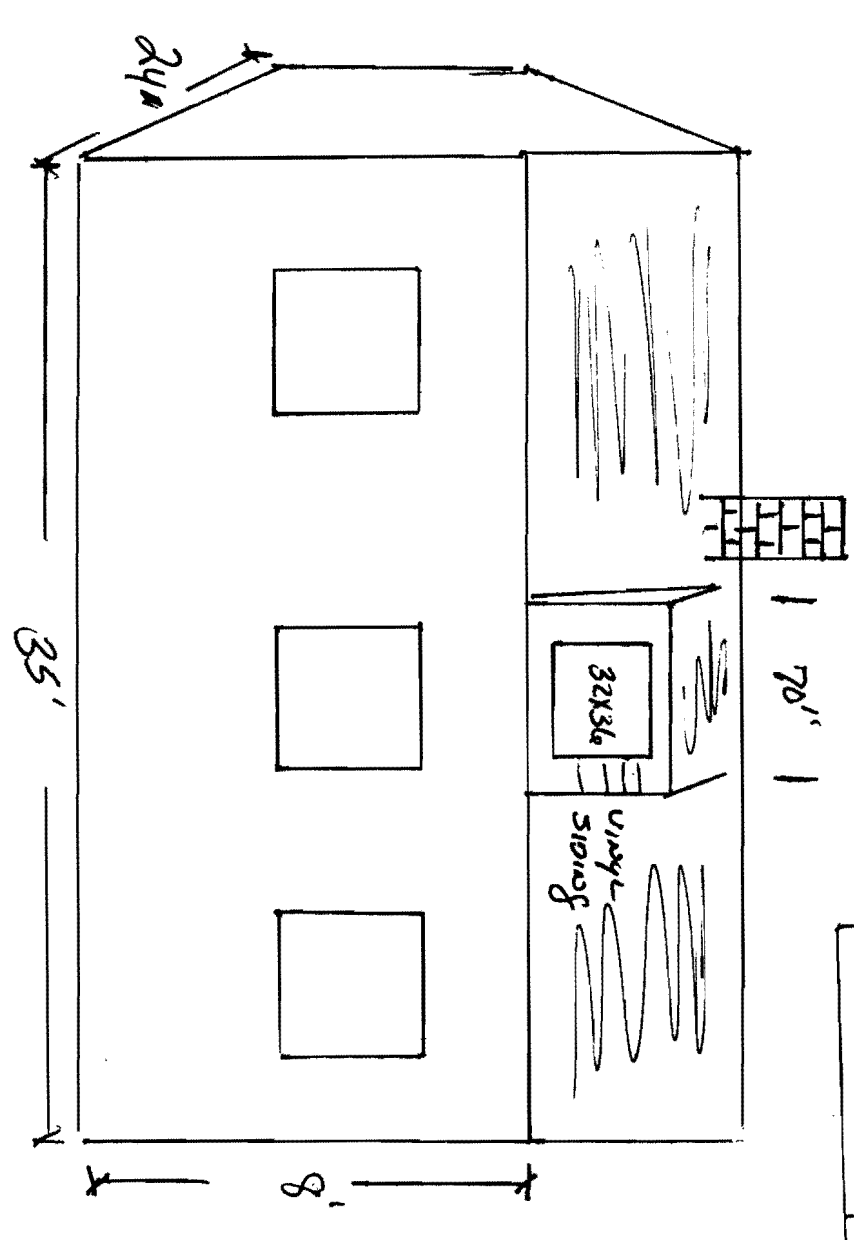
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/29/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is approved using Sec. 14-436 for an 80% expansion with dormers etc. When the yard setback cannot be met, this expansion is less than 5% 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/29/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical or plumbing work. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			



14-436 allows  
 \$10 Ex. Division  
 for structures that  
 are legally non-  
 conforming to setbacks

Treacy Doherty  
 570 Auburn St.  
 Sq. Ft. 1230  
 MAP 3824 LOT B14

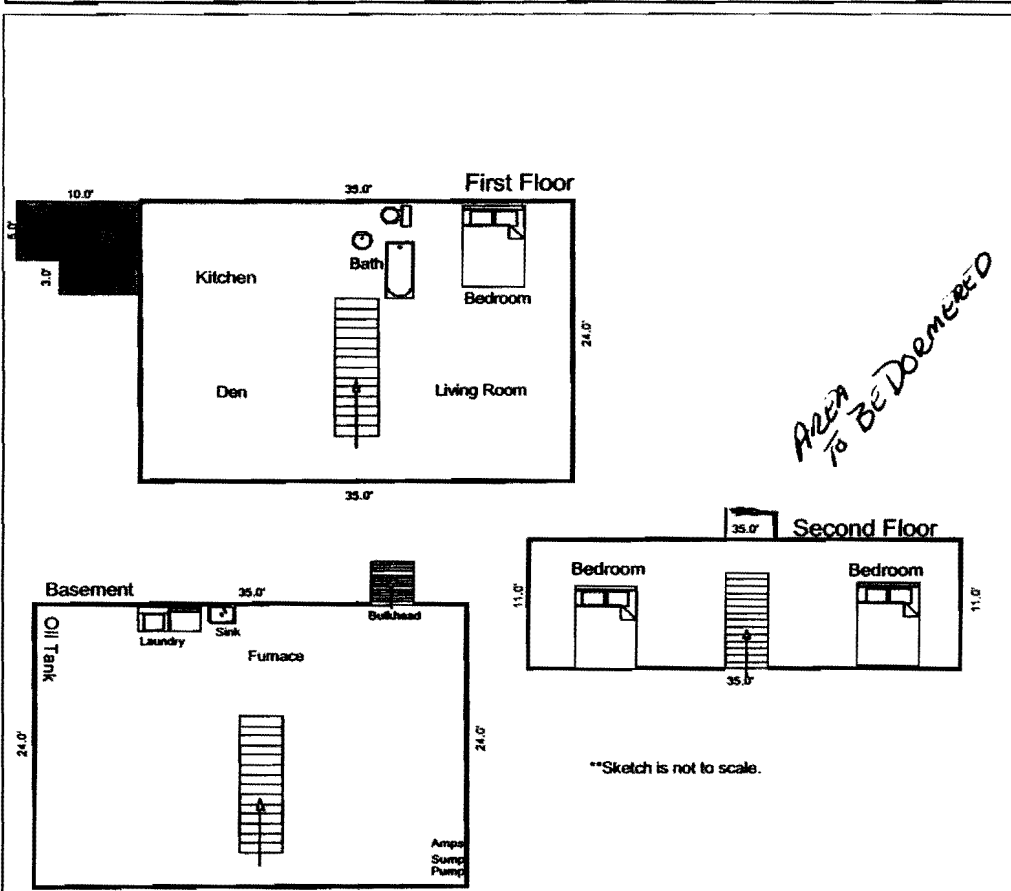
Fiberglass Roof Shingles  
 Ice & Water Shield Underlayment  
 1/2" Dry Plywood  
 2x8 Rafters 16" o.c.  
 2x4 Trussing 16" o.c.  
 1/2" Plywood Sheathing 7'1"  
 Upper Siding  
 5'-1"  
 5'-1"  
 2-2x10 under  
 FF below ridge  
 FF to achieve 5:12



SKETCH

File No. Dougherty

Borrower/Client Tracey Dougherty  
 Address Auburn Street 520  
 City Portland County Cumberland State Maine Zip Code 04103  
 Lender/Client Infinity Federal Credit Union



Sketch by Apex 11/18/2007  
 Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	840.00	840.00
GLA2	Second Floor	385.00	385.00
BSMT	Basement	-840.00	-840.00
P/P	Deck	-69.50	-69.50
TOTAL LIVABLE (rounded)			1225

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		840.00
24.0 x 35.0		
Second Floor		385.00
11.0 x 35.0		
2 Areas Total (rounded)		1225



## 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>520 HUBURN ST. PORTLAND</u>		
Total Square Footage of Proposed Structure <u>CLOSET AREA</u>	Square Footage of Lot <u>.15 ac</u> <u>78x90 per City plat map</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>382</u> Block# <u>A B</u> Lot# <u>14</u>	Owner: <u>TRACY DAUGHENTY</u>	Telephone: <u>797-0729</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>3800.00</u> Fee: \$ <u>57.00</u>
Current use: <u>occupied by owner</u> <u>S I F</u>		
If the location is currently vacant, what was prior use: <u>garage</u>		
Approximately how long has it been vacant: <u>1</u>		
Proposed use: _____ Project description: _____		
Contractor's name, address & telephone:  Who should we contact when the permit is ready: <u>John Jensen</u> Mailing address: <u>4 WHITES BRIDGE RD.</u> <u>WINNHAM ME 04062</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: <u>650-4102</u>		

**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>[Signature]</u>	Date: <u>9/12/03</u>
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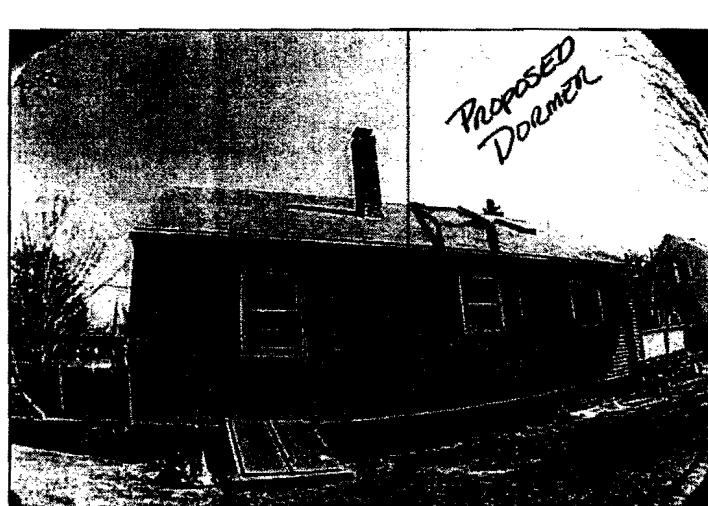
**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

SUBJECT PHOTOGRAPH ADDENDUM

Borrower/Client:	Tracy Dougherty		
Address:	Auburn Street 520		
City:	Portland	County:	Cumberland
		State:	Maine
		Zip Code:	04103
Lender/Client:	Infinity Federal Credit Union		



Front View



Rear View

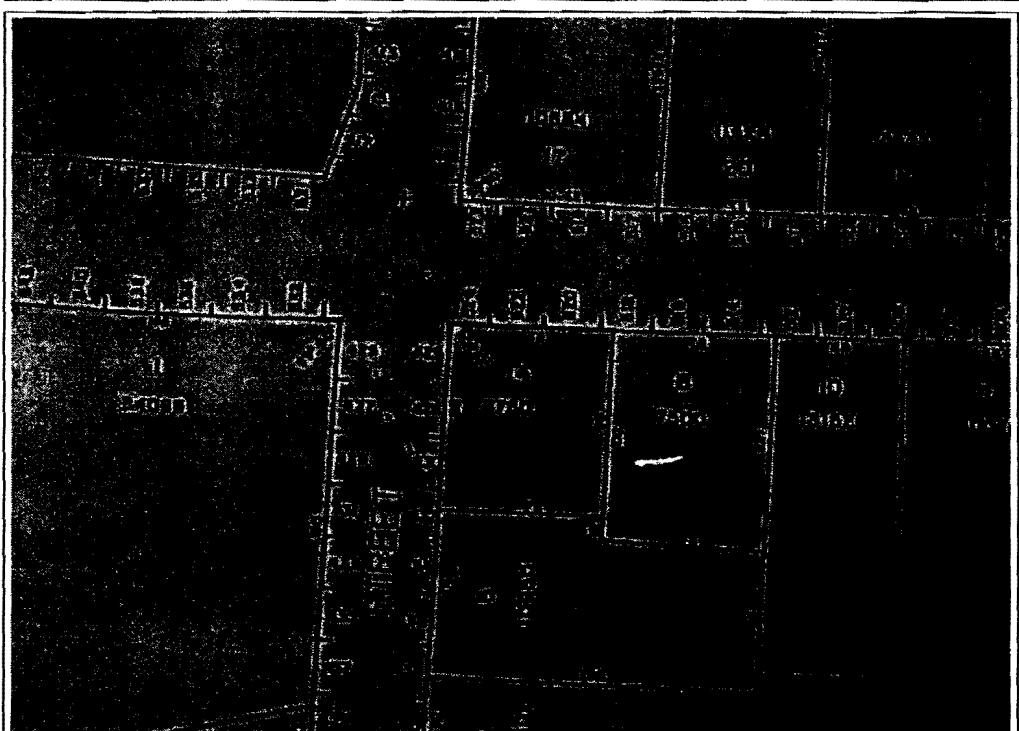


Street View

PLAT MAP

File No. Dougherty

Borrower/Client Tracey Dougherty  
Address Auburn Street 520  
City Portland County Cumberland State Maine Zip Code 04103  
Lender/Client Infinity Federal Credit Union



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>	382A B014001
<b>Location</b>	520 AUBURN ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	DOUGHERTY-MCGOWAN TRACY 520 AUBURN ST PORTLAND ME 04103
<b>Book/Page</b>	13765/86
<b>Legal</b>	382A-B-14 AUBURN ST 522 SUMMIT ST 426-430 6750 SF

*John  
R3  
Zone*

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$30,350	\$46,410	\$76,760

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1961	Cape	1	1050	0.155	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
2	1		5	Part Finsh	Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
SHED-METAL	1	1970	8X6	D	P

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/24/1998	LAND + BLDING	\$75,000	13765-086
07/16/1992	LAND + BLDING	\$76,000	10122-108

**Picture and Sketch**

[Picture](#)      [Sketch](#)

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

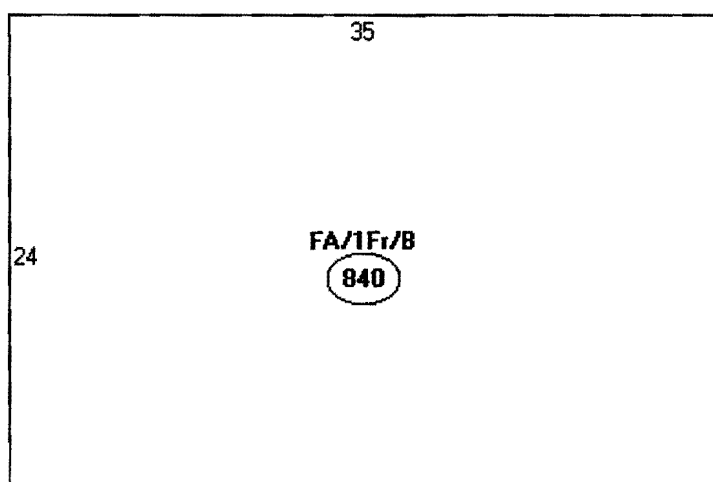
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**



<http://www.portlandassessor.com/images/pictures/02251601.jpg>

09/29/2003



Descriptor/Area  
A: FA/1Fr/B  
840 sqft

$$\begin{array}{r} 840 \\ \times 80\% \\ \hline 672 \text{ SF} \end{array}$$

New Dome  
5 x 6 = 30 SF

allowed 642 SF  
of expansion  
future



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

Sept. 29 20 03

Received from Jensen's Kitchen + Bath

Location of Work 520 Auburn St.

Cost of Construction \$ 3,800.

Permit Fee \$ 57.00

Building (I)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 382-AB-1X

Check #: 1786 Total Collected \$ 57.00

**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