

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 041850
JAN 13 2005
CITY OF PORTLAND

This is to certify that Dorr Alan R Jr/Hamilton, Da

has permission to 10 x 14'Garage addition

AT 11 Juniper St

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 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 inspection must be given and work in progress must be reported before this building or part thereof is closed-in. 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

Handwritten signature and date 1/13/05

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: 04-1850	Issue Date: JAN 13 2005	CBL: 394 E032001
-----------------------	----------------------------	---------------------

Location of Construction: 11 Juniper St	Owner Name: Dorr Alan R Jr	Owner Address: 11 Juniper St
Business Name:	Contractor Name: Hamilton, Donald	Contractor Address: 89 Woodland Drive Bangor
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings

CITY OF PORTLAND
 Phone: 207-942-4009

Past use: Single Family Home	Proposed Use: Single Family Home/ 10' x 14' Garage addition	Permit Fee: \$111.00	Cost of Work: \$9,200.00	CEO District: 5
----------------------------------------	--------------------------------------------------------------------------	--------------------------------	------------------------------------	---------------------------

FIRE DEPT: U/A	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R-3/U Type SB IRC 2003
Signature		Signature

Action Approved Approved w/Conditions Denied
 Signature _____ Date _____

Permit Taken By: Idobson	Date Applied For: 12/20/2004	Zoning Approval
------------------------------------	----------------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic *or* electrical work.
- 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..

Special Zone or Reviews
<input type="checkbox"/> Shoreland
<input type="checkbox"/> Wetland <i>OK under 14-51</i>
<input type="checkbox"/> Flood Zone
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Site <i>plan</i>
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>
Date: 1/13/05

Zoning Appeal
<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

Historic Preservation
<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: 1/13/05

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

EXHIBIT 1

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>11 Juniper Street, Portland, ME 04103</u>		
Total-Square Footage of Proposed Structure <u>14' Wide x 10' deep = 160 sq. ft.</u>	Square Footage of Lot <u>80' x 100' = 8000 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>394</u> Block# <u>E</u> Lot# <u>32-35, 43-46</u>	Owner: <u>Alan Dorf, Jr.</u>	Telephone: <u>207-797-7411</u>
Lessee/Buyer's Name (If Applicable) <u>Virginia A. Toner,</u> <u>Perspec. Buyer</u>	Applicant name, address & telephone: <u>401-433-4913</u> <u>Virginia A. Toner</u> <u>129 Glenrose Drive</u> <u>Riverside, RI 02915</u>	Cost Of Work: \$ <u>9200.00</u> Fee: \$ <u>103.80</u>
Current use: <u>Residential</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Residential</u>		
Project description: <u>Addition to Garage extending 10' x 14' to garage</u>		
Contractor's name, address & telephone: <u>C. Donald Hamilton, 89 Woodland Drive,</u> <u>Bangor, ME 04401, Tel. 207-942-4009</u>		
Who should we contact when the permit is ready: <u>Virginia A. Toner</u>		
Mailing address: <u>129 Glenrose Drive</u> <u>Riverside, RI 02915</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>401-433-4913</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>Virginia A. Toner</u>	Date: <u>12/12/04</u>
--------------------------------------------------	-----------------------

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1850	Date Applied For: 12/20/2004	CBL: 394 E032001
------------------------------	----------------------------------------	----------------------------

Location of Construction: 11 Juniper St	Owner Name: Dorr Alan R Jr	Owner Address: 11 Juniper St	Phone:
Business Name:	Contractor Name: Hamilton, Donald	Contractor Address: 89 Woodland Drive Bangor	Phone (207) 942-4009
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Single Family Home/ 10' x 14' Garage addition		Proposed Project Description: 10' x 14' Garage addition	

Note:**Ok to Issue:**

- 1) 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.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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:** Tammy Munson**Approval Date:** 01/13/2005**Note:****Ok to Issue:**

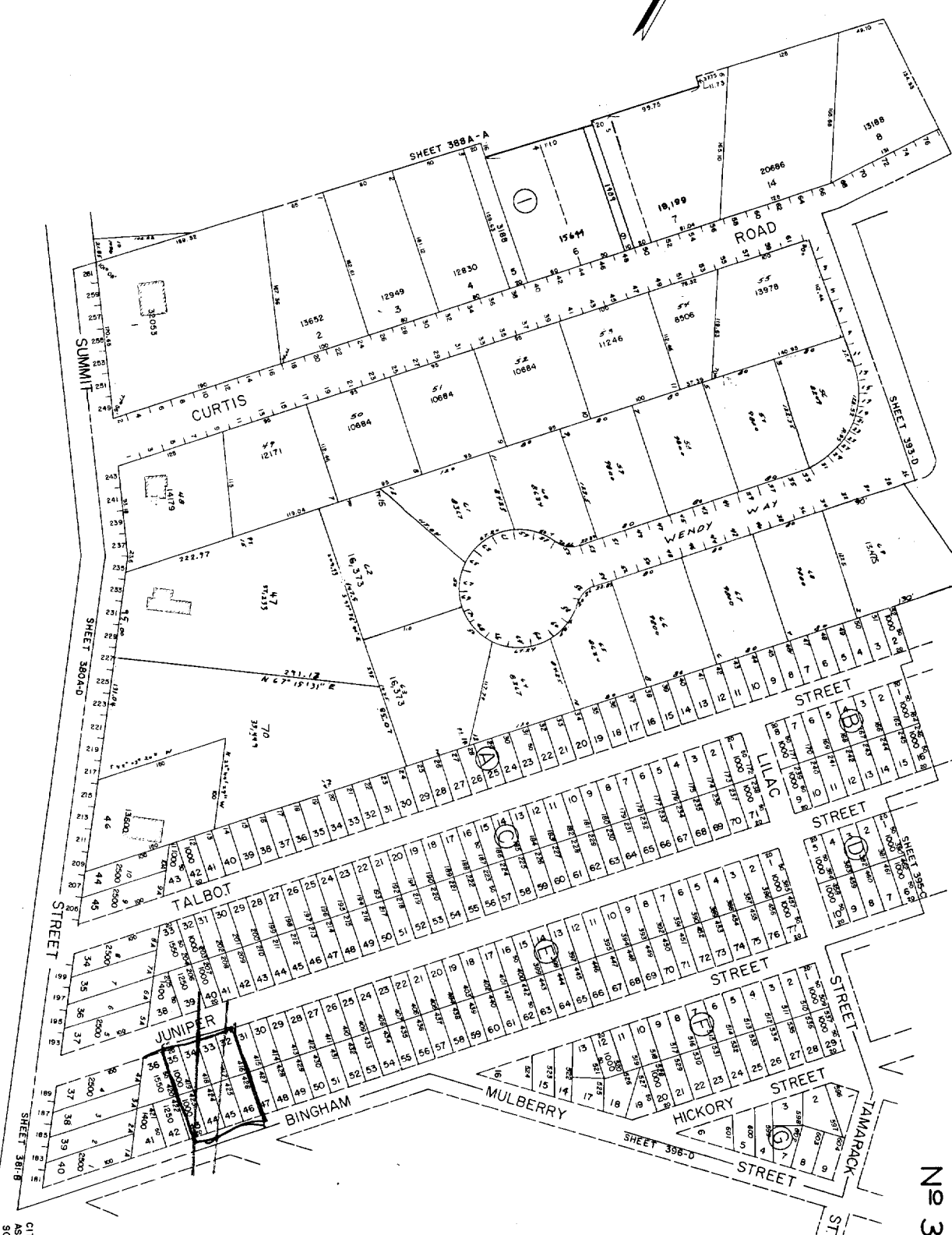
- 1) As discussed, there must be a minimum of 1/2" drywall applied to the garage side of the walls separating the garage from the living space.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

1/7/05-tmm: R2 and R3 zones are on property - need to go over w/Marge - The majority of the property is the R2 and the addition would not be allowed.

1/12/05-tmm: met w/Marge ok under 14-51 - zone is R-3. Need to verify size of footing, ridge needs to be on size up from that, and need to discuss separation from house. Left message w/David Hamilton.

1/13/05-tmm: went over the above - also told them property pins needed to be located prior to pouring concrete. **ok** to issue.



CITY OF PORTLAND
 ASSESSORS' PLAN
 SCALE 1" = 50'
 REDRAWN 6-75

№ 394

**ALL PURPOSE
BUILDING PERMIT APPLICATION**

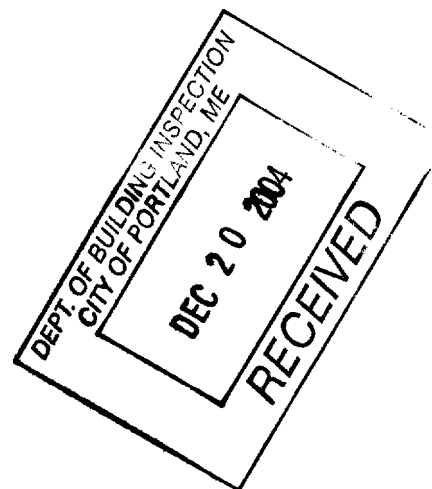
To construct an addition to a residential garage at

11 Juniper Street
Chart 394, Block E, Lots 32 thru 35 and 43 thru 46
Portland, Maine 04103

Submitted by

Virginia A. Toner

December 12, 2004



129 Glenrose Drive
Riverside, RI 02915-1900
December 12, 2004

Building Permit Application Group
Planning and Development Department
City of Portland, Maine
389 Congress Street, Room 315
Portland, ME 04101

Gentlemen/Madam:

Submitted herewith is an All Purpose Building Permit Application to construct an addition to the existing attached residential garage at the residence at 11 Juniper Street, Portland, Maine.

The application includes the following:

- Exhibit 1. Application Form – signed by Applicant
- Exhibit 2. Authorization of Owner
- Exhibit 3. A copy of Warranty Deed
- Exhibit 4. Plot Plan
- Exhibit 5. Copy of Assessor's lot lines No. 394
- Exhibit 6. Copy of Assessor's building dimensions
- Exhibit 7. Copy building/construction plans (4 pages)
- Exhibit 8. Picture of House
- Exhibit 9. Perspective of House Addition

The proposed garage addition is staked out at the site as well as the property corners

A c
\$92

CHECK ENCLOSED

If tl

Ver

Vh

Vir

EXHIBIT 2
Authorization of the Owner

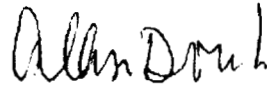
11 Juniper Street
Portland, Maine 04103
December 12, 2004

Building Permit Application Group
Planning and Development Department
City of Portland, Maine
389 Congress Street, Room 315
Portland, ME 04101

Gentlemen/Madam:

Permission is given to Virginia A. Toner, a prospective purchaser of my property at 11 Juniper Street, Portland, Maine, to submit a Building Permit Application to you regarding a permit to lengthen the existing residential garage at said above property.

Very truly yours,

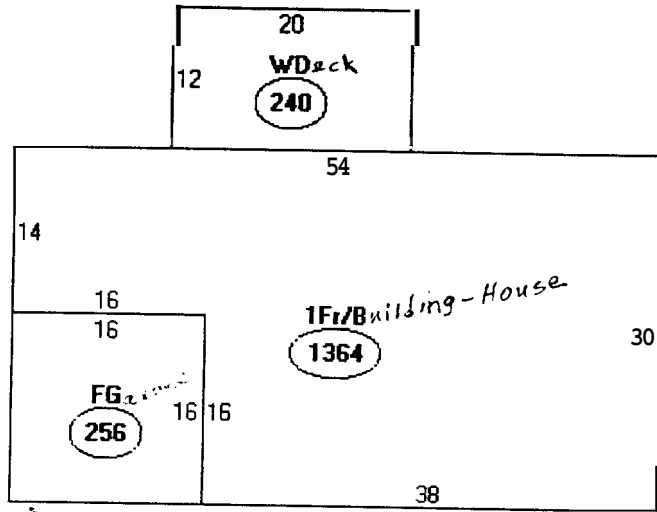


Alan Dorr, Jr.



EXHIBIT 6.

INFO FROM INTERNET
DATA IN ASSESSOR'S OFFICE, PORTLAND, ME



Descriptor/Area

A: 1Fr/Building-House-Residence
1364 sqft

B: FG Garage
256 sqft

C: WDeck
240 sqft

$$\begin{array}{r} 1364 \\ + 256 \\ + 240 \\ \hline 1860 \end{array} = \text{Area}$$

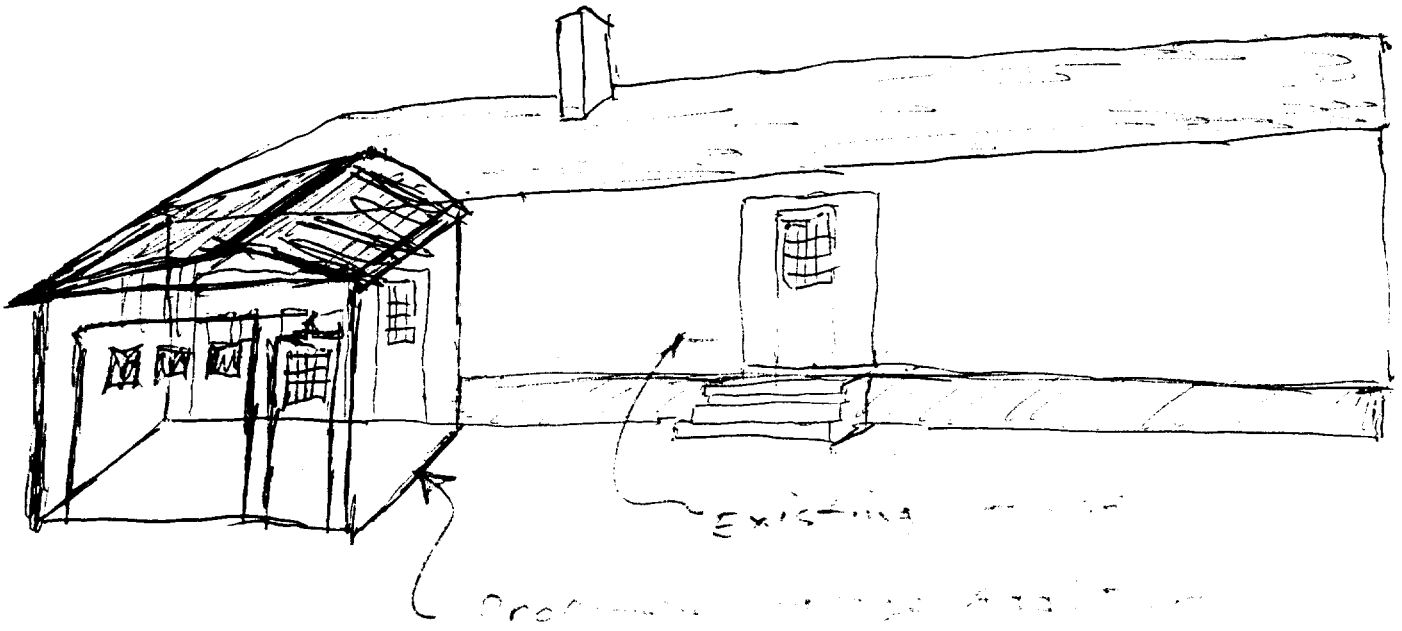
MEASURED DIMENSIONS
IN FEET AND SQ. FT. CIRCLED



11 JUNIPER STREET, PORTLAND

Seller: DORR, JR.

EXHIBIT 9.



PERSPECTIVE OF GARAGE ADDITION

57902

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Carla L. Bryson of 16 Braeburn Road, Portland, County of Cumberland, State of Maine for consideration paid, grant to Alan R. Dorr, Jr. of 60 Woodland Road Apt. 01, Cape Elizabeth, County of Cumberland, State of Maine, with WARRANTY COVENANTS,

RECORDED IN CASE 1234567890

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of November, 1995.

Witness

Carla L. Bryson

STATE OF Maine
COUNTY OF Cumberland

On this 6th day of November, 1995, personally appeared before me the abovesigned Carla L. Bryson, and acknowledged the foregoing to be his/her free act and deed.

Notary Public/Attorney at Law

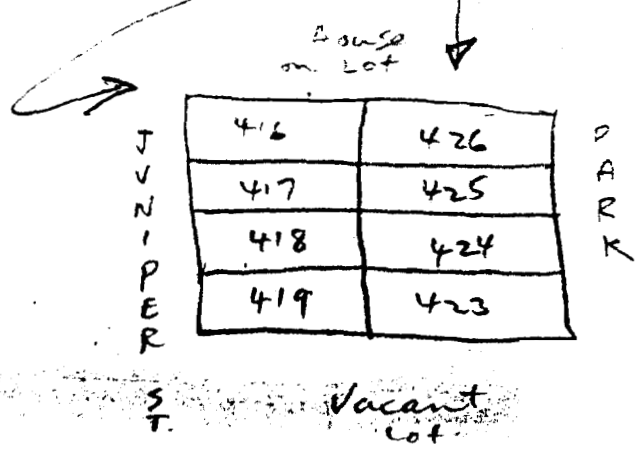
Charles H. McLaughlin

My Commission Expires:

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in the City of Portland in the County of Cumberland and State of Maine, being lots numbered 416, 417, 418, 419, 423, 424, 425, and 426 as shown of Plan of Cemetery Park, recorded in the Cumberland County Registry of Deeds, Plan Book 9, Page 103, to which plan is referred to for a more particular description.

Meaning and intending to describe and convey the same premises conveyed to Carla L. Bryson by Warranty Deed of Paul E. Koaden dated February 27, 1992 and recorded in the Cumberland County Registry of Deeds in Book 9926, Page 91.



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	394 E032001
Location	11 JUNIPER ST
Land Use	SINGLE FAMILY
 Owner Address	 DORR ALAN R JR 11 JUNIPER ST PORTLAND ME 04103
 Book/Page	 12201/109
Legal	3911-E-32 TO 35-43 T04L JUNIPER BINGHAI STS 8000 SF

Valuation Information

Land	Building	Total
\$31,080	\$93,660	\$124,740

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1984	Ranch	1	1364	0.184	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		5	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
11/06/1995	LAND + BLDING	\$106,000	12201-109
02/27/1992	LAND + BLDING	\$105,000	09926-091

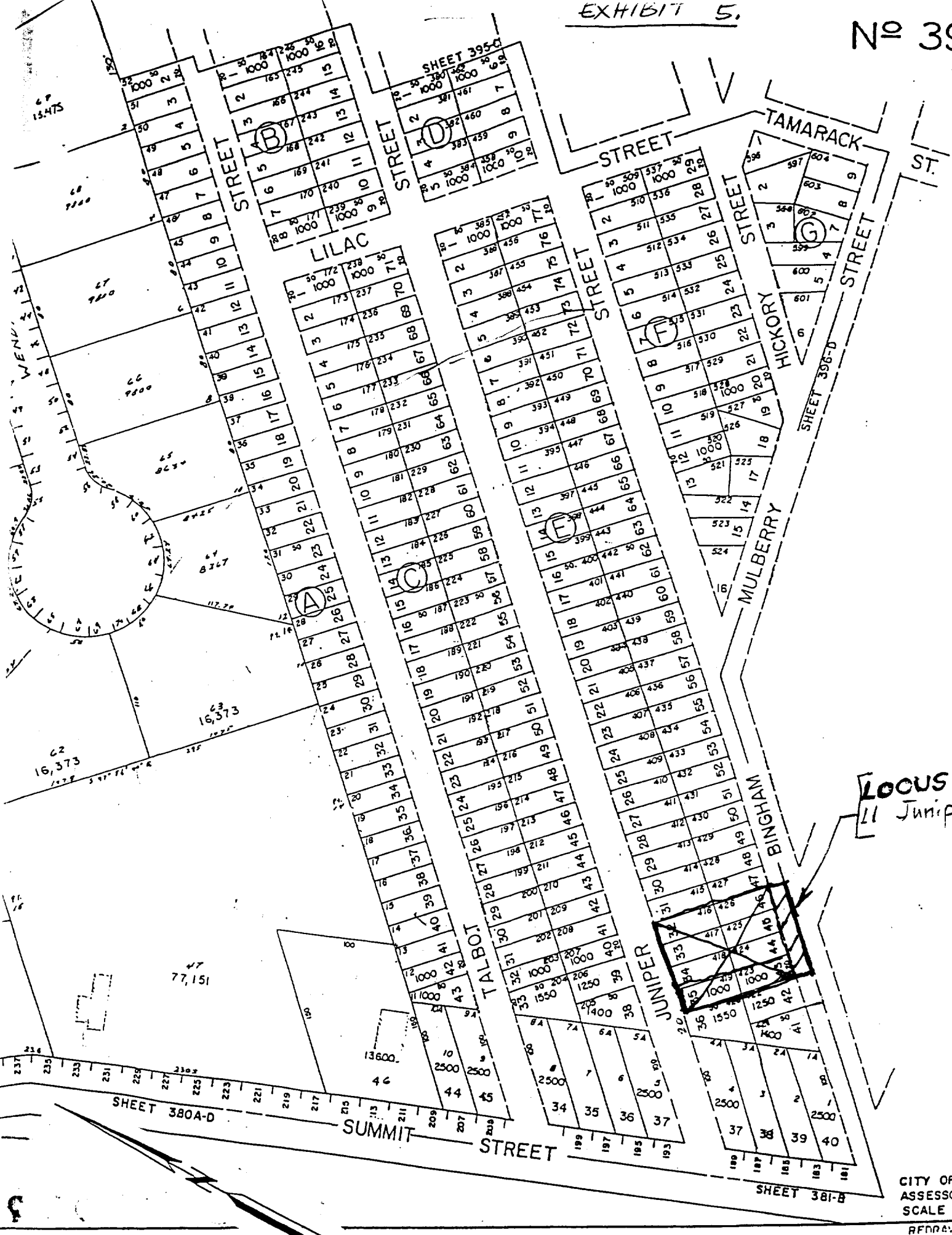
Picture and Sketch

Picture	Sketch	Tax Map
---------	--------	---------

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!



13,475

7,200

7,200

7,000

6,500

8,327

16,373

16,373

77,151

SHEET 380A-D

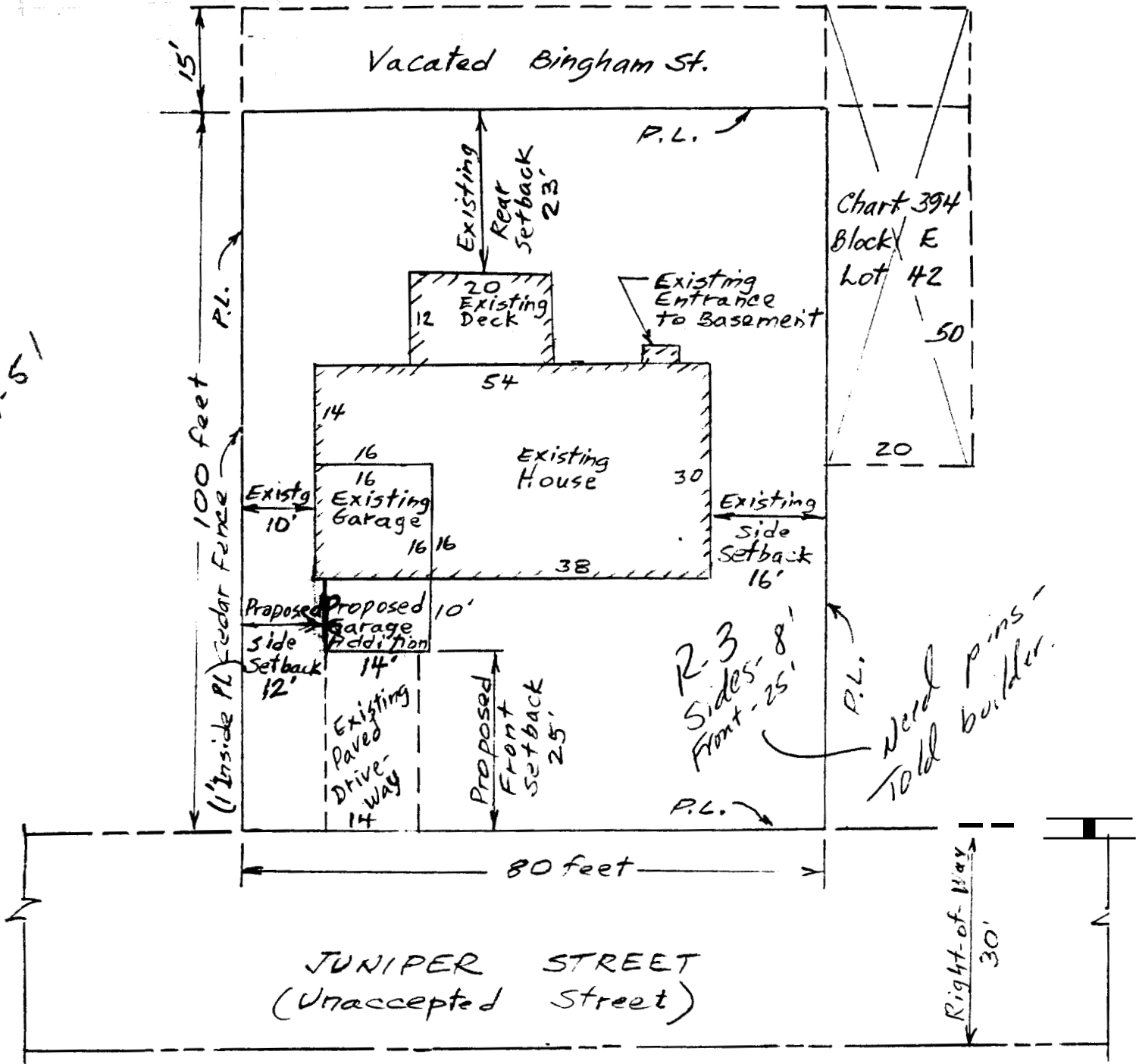
SHEET 395-C

SHEET 381-B

LOCUS
11 Junipers

EXHIBIT 4.

14-51



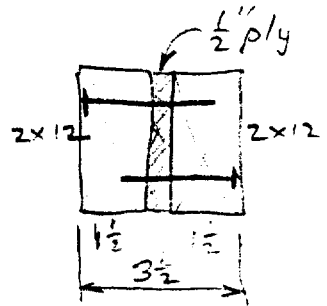
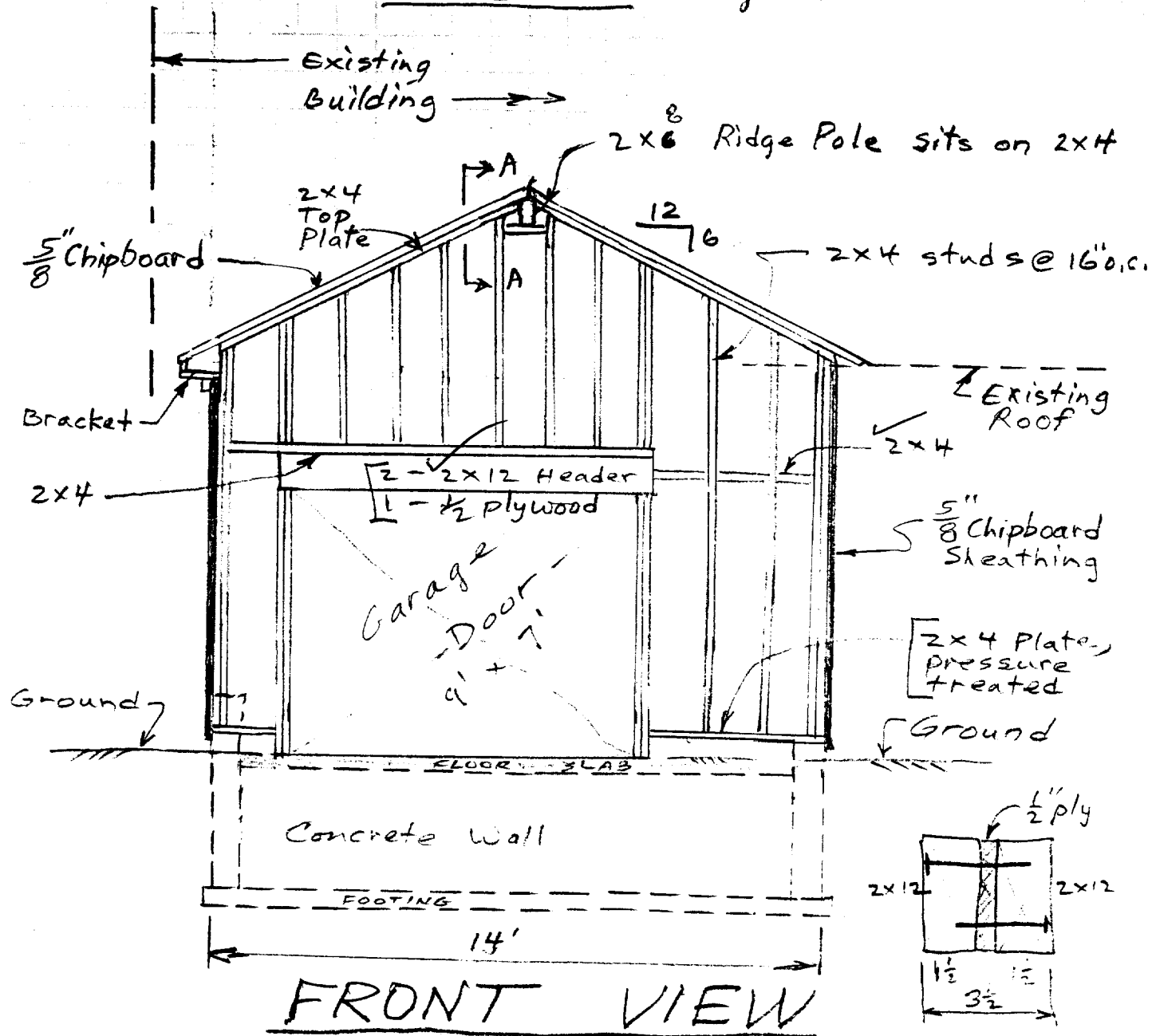
PLOT PLAN

Scale: 1" = 20'

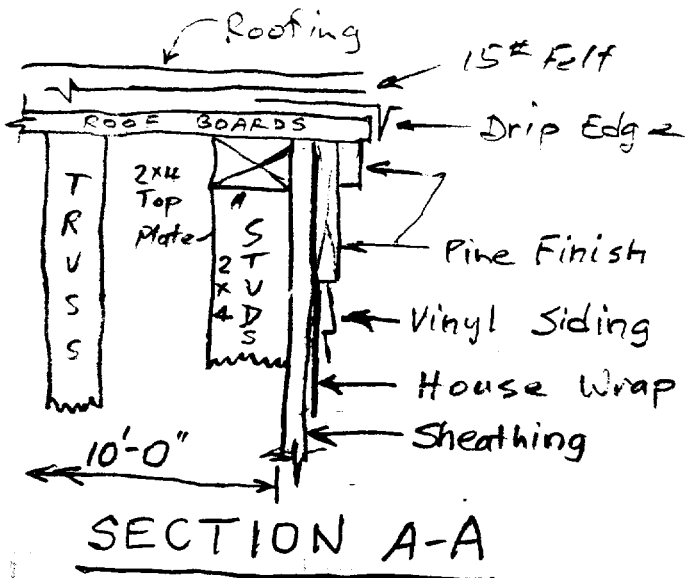
Name C.D. Hamilton, PE

Project 11 Juniper St., PTLD

Date: DEC. 12, 2004

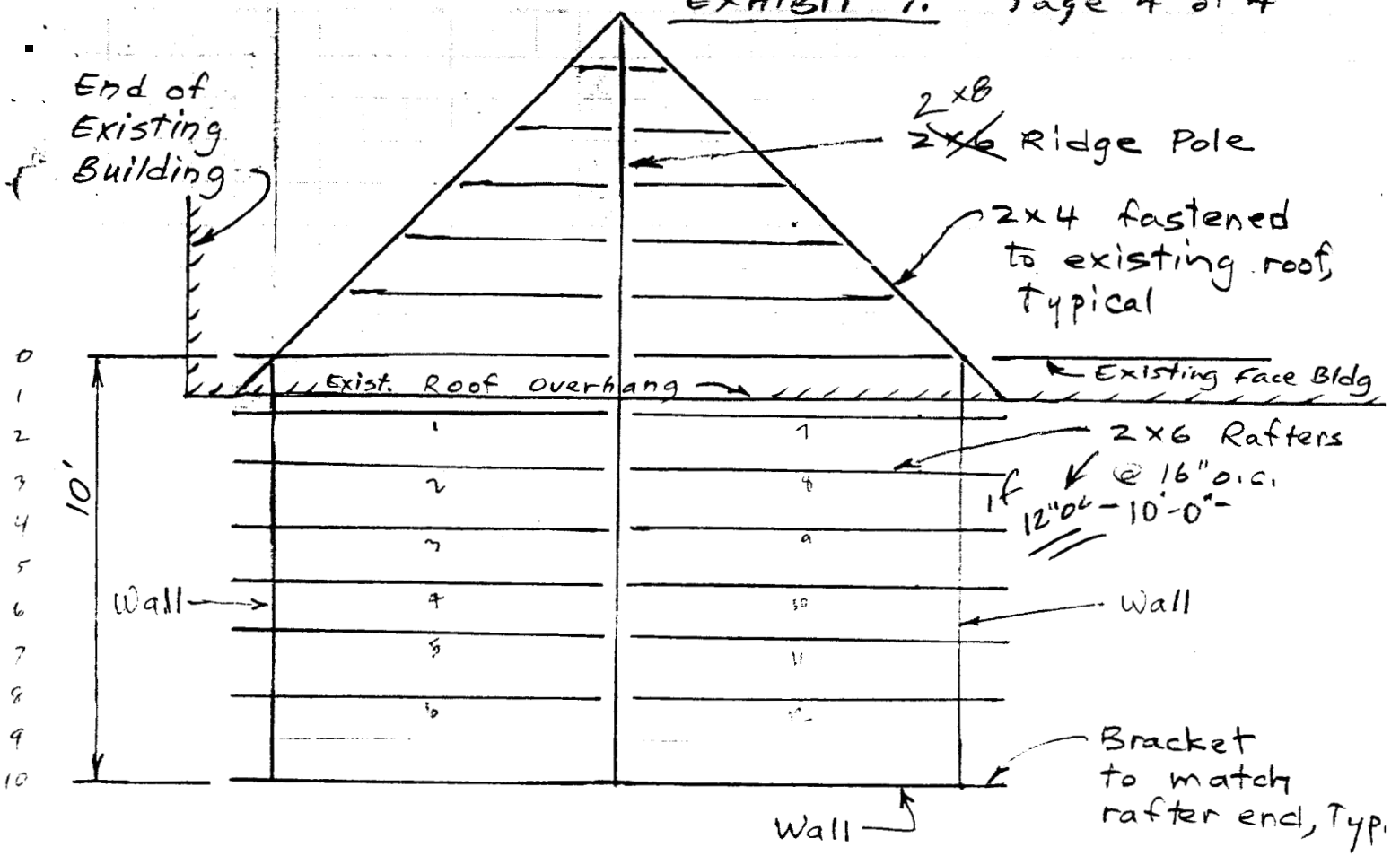


SECTION HEADER



SECTION A-A

Name C. D. Hamilton, P.E.
 Project 11 Juniper St, PTLD
Dec. 12, 2004



PLAN ROOF RAFTERS

Scale: $\frac{1}{4}'' = 1'-0''$

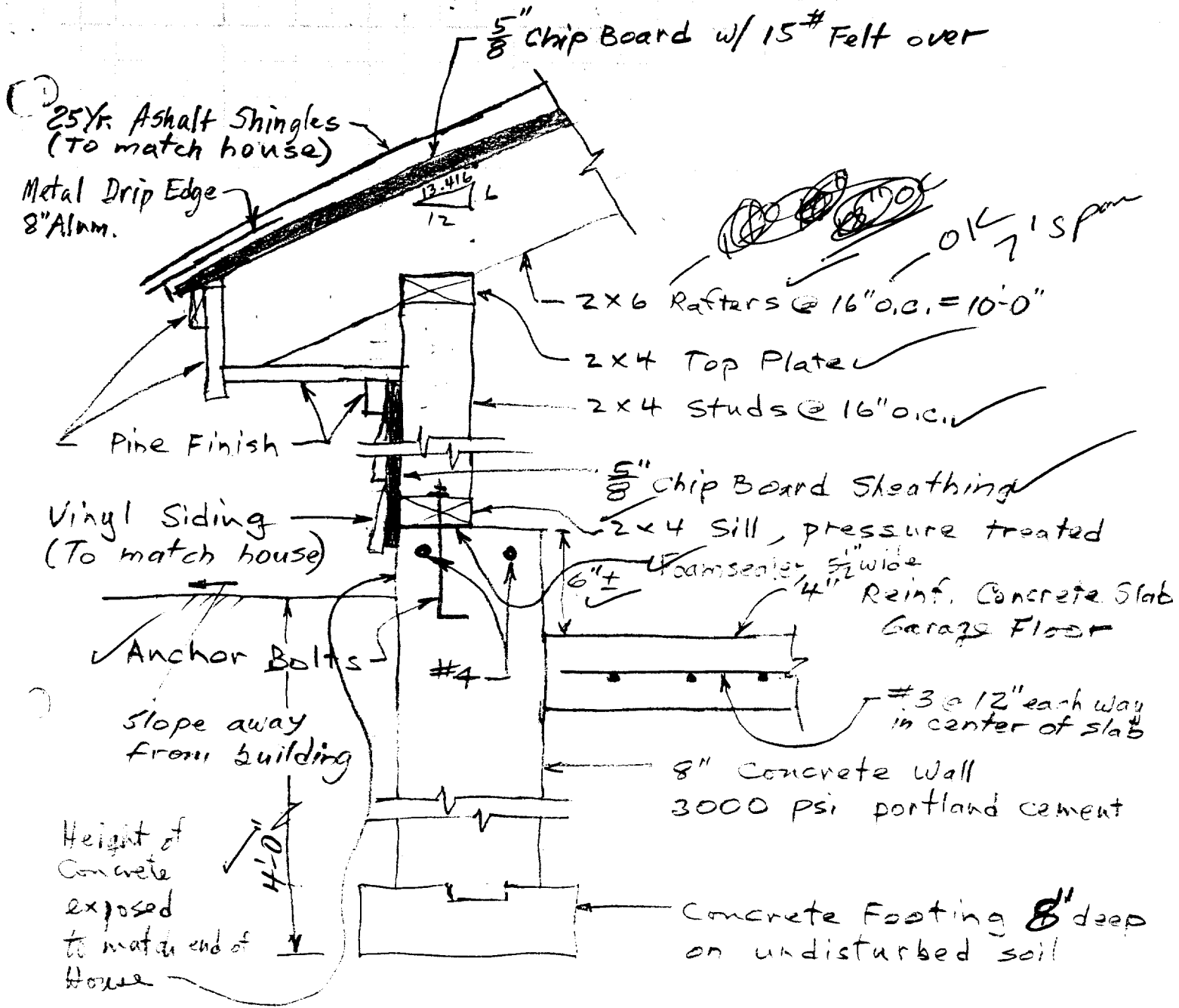
CDH

Date 12-12-04

Page of



MID-MAINE TECHNICAL CENTER
3 Brooklyn Avenue - Waterville, ME 04901
voice 207 873 0102 - fax 207 873 7057



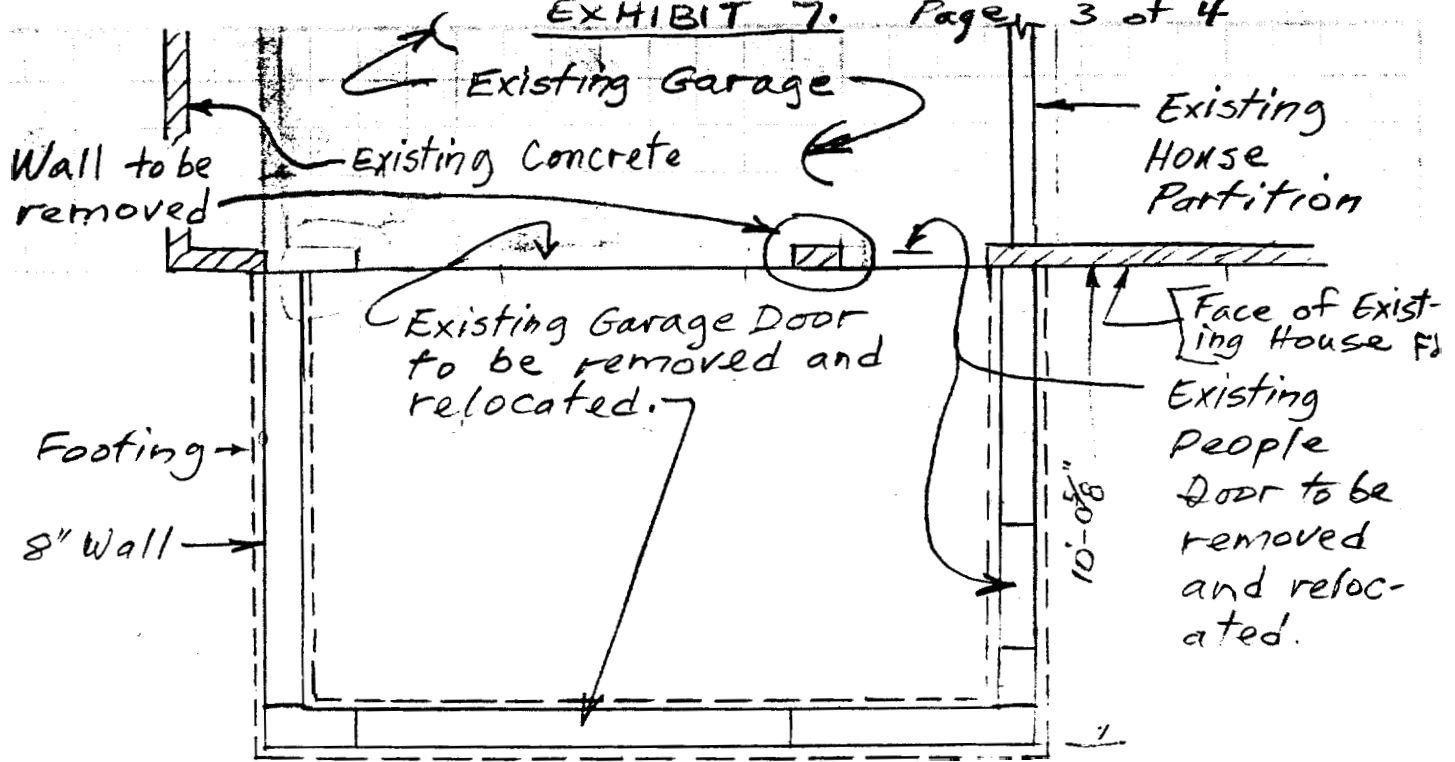
SECTION

Scale: $\frac{1}{4}'' = 2''$

C.D. Hamilton Date Dec. 12, 2004
11 Juniper Street, P.T.L.D.

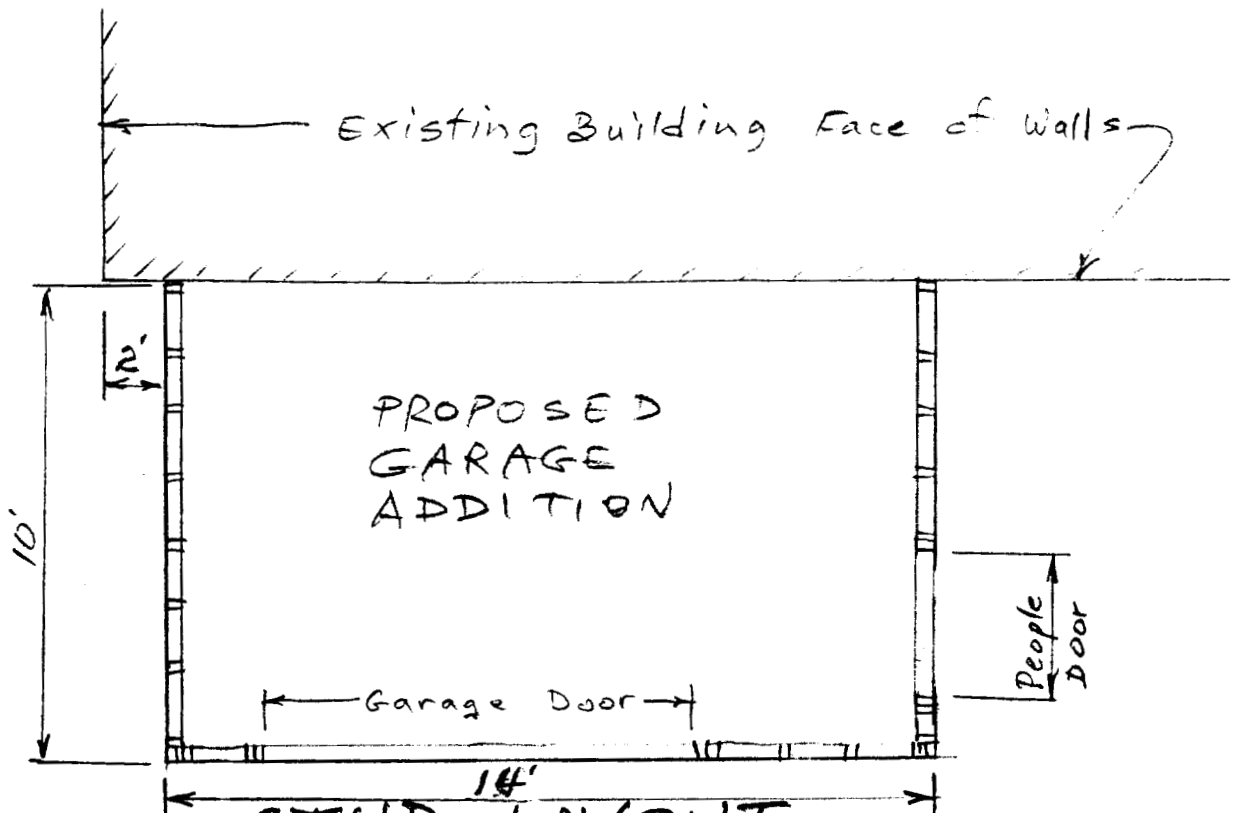


MID-MAINE TECHNICAL CENTER
3 Brooklyn Avenue - Waterville, ME 04901
voice 207 873 0102 - fax 207 873 7057



FOUNDATION PLAN

Scale: 1/4" = 1'-0"



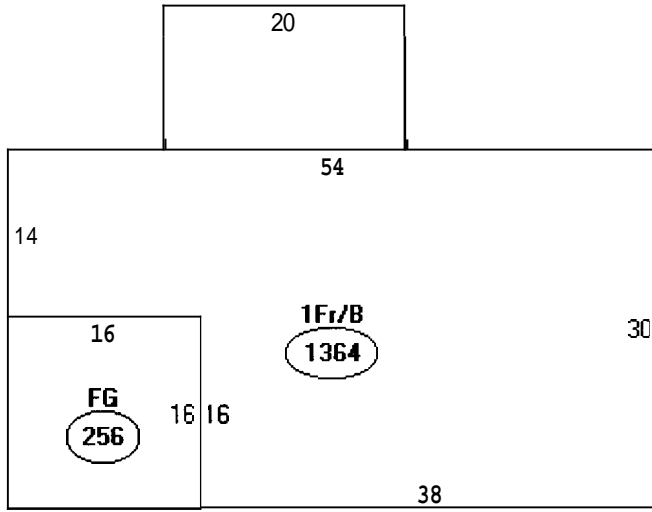
STUD LAYOUT

Scale: 1/4" = 1'-0"

Name C.D. Hamilton, PE

Project 11 Juniper St, PTLD

Dec. 12, 2004



Descriptor/Area

A: 1Fr/B
1364 sqft

E: FG
256 sqft

C: VD
240 sqft

1860
 140 Proposed

 2000

R-3

8000
 x 30%

 2400 Allowed

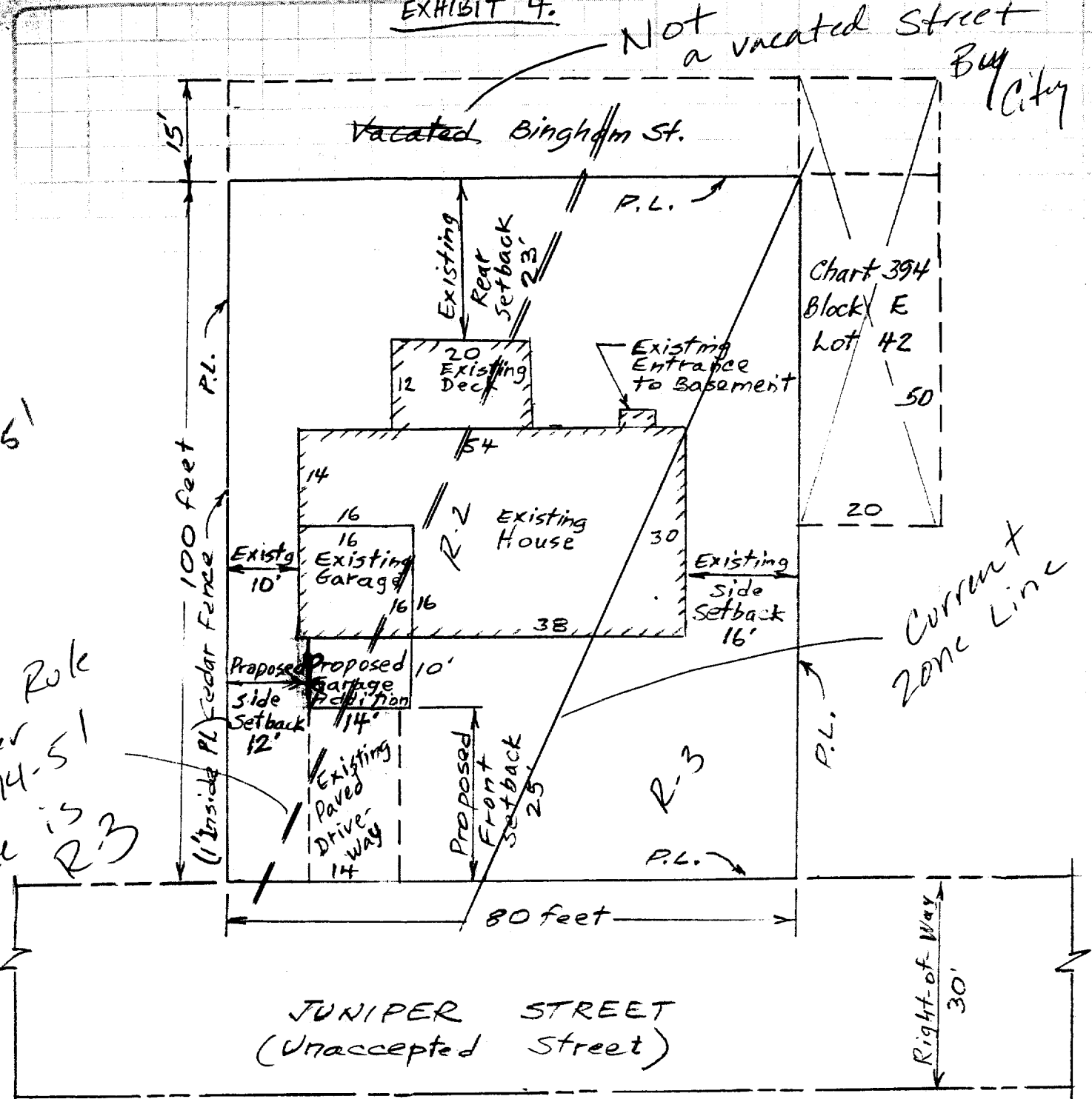
EXHIBIT 4.

Not a vacated Street
Buy City

vacated Bingham St.

14-51
30' Rule
under
14-51
Zone is
R-3

Chart 394
Block E
Lot 42



PLOT PLAN

Scale: 1" = 20'

Name C.D. Hamilton, PE

Project 11 Juniper St., PTLD

Date: DEC 12, 2004

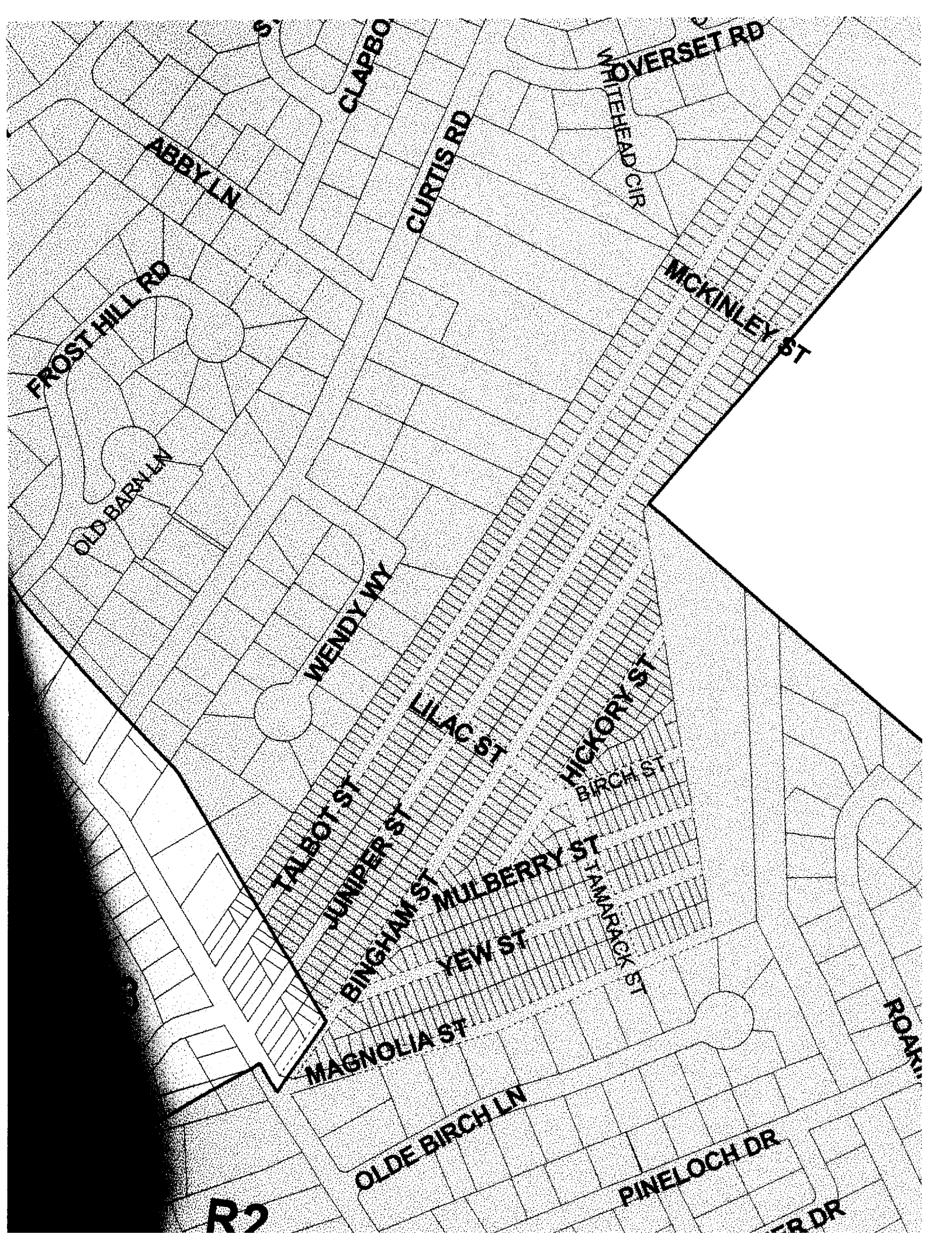
TALBOT ST
JUNIPER ST
BINGHAM ST
MAGNOLIA ST
OLDE BIRCH

MUN

YE

R2

10



ABBY LN

CLAPBO

CURTIS RD

WHITEHEAD CIR

OVERSET RD

FROST HILL RD

MCKINLEY ST

OLD BARN LN

WENDY WY

LILAC ST

MICKORY ST

TALBOT ST

JUNIPER ST

MULBERRY ST

YEW ST

MAGNOLIA ST

OLDE BIRCH LN

PINELOCH DR

R2

ROAD

TR DR