

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

**BUILDING INSPECTION  
PERMIT**

Permit Number: 090801

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that DUTREMBLE PAMELA A & STEPHANIE A ROSS JTS/John List  
has permission to Demo Existing Garage 12'x19'. Rebuild 18'x28' Two Story Garage with Bonus Room and Gym.  
AT 194 VIRGINIA ST CBL 404 E005001

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 of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise 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]* 8/31/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

SCANNED

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

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

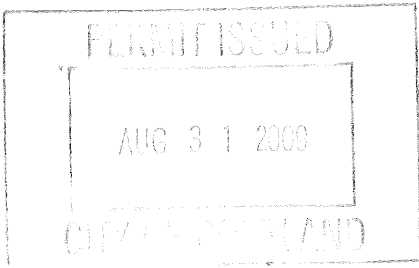
Permit No: 09-0801	Issue Date:	CBL: 404 E005001
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Location of Construction: 194 VIRGINIA ST	Owner Name: DUTREMBLE PAMELA A & STE	Owner Address: 194 VIRGINIA ST	Phone: 207-233-2425
Business Name:	Contractor Name: John Liston	Contractor Address: Sabbaday Point Rd Windham	Phone: 2074154320
Lessee/Buyer's Name	Phone:	Permit Type:	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Demo Existing Garage 12'x19', Rebuild 18'x28' Two Story Garage with Bonus Room and Gym.	Permit Fee:	Cost of Work: 20,000 <del>\$0.00</del>	CEO District: 4
Proposed Project Description: Demo Existing Garage 12'x19', Rebuild 18'x28' Two Story Garage with Bonus Room and Gym.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type SB JRC-2003 Signature: JMB 8/31/09	
		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: lmd	Date Applied For: 07/24/2009	<b>Zoning Approval</b>	
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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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 7/31/09 JMB</p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p>Date: JMB</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

- 8-3-09 OK - front, rear + side setbacks, OK Demo old garage. by Ely
- 12-4-09 OK - fronting + setbacks (Need some rock around edge for drain). by Ely
- 12-21-09 OK - Backfill - Crush rock over drain pipe + hay. by Ely
- 2-4-10 OK - rough in slab / plan (AT) by Ely

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

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

<b>Permit No:</b> 09-0801	<b>Date Applied For:</b> 07/24/2009	<b>CBL:</b> 404 E005001
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<b>Location of Construction:</b> 194 VIRGINIA ST	<b>Owner Name:</b> DUTREMBLE PAMELA A & STE	<b>Owner Address:</b> 194 VIRGINIA ST	<b>Phone:</b> 207-233-2425
<b>Business Name:</b>	<b>Contractor Name:</b> John Liston	<b>Contractor Address:</b> Sabbaday Point Rd Windham	<b>Phone:</b> (207) 415-4320
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Demo Existing Garage 12'x19', Rebuild 18'x28' Two Story Garage with Bonus Room and Gym.	<b>Proposed Project Description:</b> Demo Existing Garage 12'x19', Rebuild 18'x28' Two Story Garage with Bonus Room and Gym.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/31/2009**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 setback of the proposed addition, it may be required to be located by a surveyor.
- 2) 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Jeanine Bourke      **Approval Date:** 08/31/2009**Note:** 8/28/09 Stephanie R. Called for a status. Located permit with notes from Tammy for required details and that a message was left on 8/12.../jmb      **Ok to Issue:** 

- 1) Graspable handrail required on one side, continuous 34"-38" with ends retruned.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

7/31/2009-amachado: Gave permit to front staff (Lisa) to schedule a predemolition inspection.

7/31/2009-lmd: Scheduled pre demo for 8/03 - permit in single family basket

8/28/2009-jmb: Spoke with Stephanie R. About details, she advised to call contractor. Did confirm open room above, no walls, and stairs will be enclosed. A fire door will be needed to enclose stair to garage.

8/28/2009-jmb: Spoke with John L. About details and noted on plans, ok to issue.

**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.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

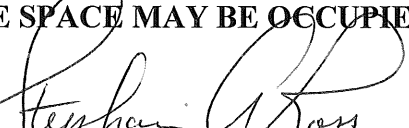
  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **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

\_\_\_\_\_  
Date

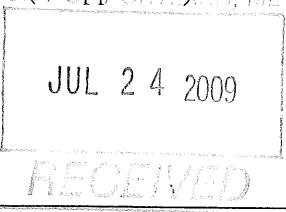
  
\_\_\_\_\_  
Signature of Inspections Official

  8/31/09    
Date



# 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>194 VIRGINIA ST, PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>504 1<sup>ST</sup> + 336 2<sup>ND</sup> = 840 SF</u>	Square Footage of Lot <u>7000</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>404</u> Block# <u>E</u> Lot# <u>1406</u> <u>1407</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>PAMELA DUTREMBLE AND</u> <u>STEPHANIE ROSS, JTS</u> Address <u>194 VIRGINIA ST</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207-233-2425</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>220</u>
Current legal use (i.e. single family) <u>SINGLE CAR GARAGE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE CAR GARAGE WITH 2<sup>ND</sup> STORY</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>TEAR DOWN EXISTING GARAGE AND REBUILD WITH LARGER GARAGE; LARGER GARAGE WILL HAVE 2<sup>ND</sup> STORY "BONUS" ROOM/HOME GYM</u>		
Contractor's name: <u>JOHN LISTON</u> Address: <u>902 SLIGO ROAD</u> City, State & Zip <u>NO YARMOUTH ME 04097</u> Telephone: <u>207-415-4320</u> Who should we contact when the permit is ready: <u>STEPHANIE ROSS</u> Telephone: <u>207-233-2425</u> Mailing address: <u>194 VIRGINIA ST, PORTLAND, ME 04103</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.

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](http://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 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: Stephanie Ross Date: 7-25-09

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



# Demolition Call List & Requirements

Site Address: 194 VIRGINIA ST

Owner: PAMELA DUTREMBLE + STEPHANIE ROSS

Structure Type: SINGLE CAR GARAGE

Contractor: JOHN LISTON

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>DIANE 6-8-09</u>
Northern Utilities	797-8002 ext 6241	<u>UNITIL, BRUCE HARRINGTON 6-8-09</u>
Portland Water District	761-8310	<u>ALICIA 6-8-09</u>
Dig Safe	1-888-344-7233	<u>CRISTINA, TICKET # 20093009266, 7-24-09</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>LUCY COTE 6-9-09</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. MERRITT 6-8-09</u>
Historic Preservation	874-8726	<u>Deb Andrews 6-8-09</u>
Fire Dispatcher	874-8576	<u>TRANSFERRED TO CAPT. DUNN, LADDER 4; 6-8-09</u>
DEP - Environmental (Augusta)	287-2651	<u>SANDY MOODY 6-8-09</u>

## Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Stephanie G. Ross  
Pamela A. Dutremble

Date: 7-24-09

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

Portland Water District

#1409

#1460

N/F  
Robert T. Hayden  
Steve A. Notis  
(See 3067/19)

#1408

8" Maple

4" Drain

S70-07'48"W  
100.00'

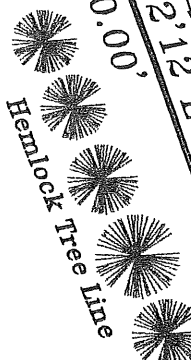
N19-52'12"W  
E 30.00'

Virginia Street  
(60' wide)

#1407

Paved Drive

N19-52'12"W  
40.00'



S19-52'12"E  
30.00'

S19-52'12"E  
40.00'

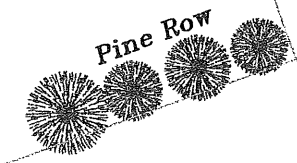
#1406

36.9'

N70-07'48"E  
100.00'

Right of Way  
20'

Pine Row



"PINE GROVE PARK"

#1405





**COPY**

July 5, 2009

Joseph T. Foley  
184 Virginia St  
Portland, ME 04103

Dear Joe;

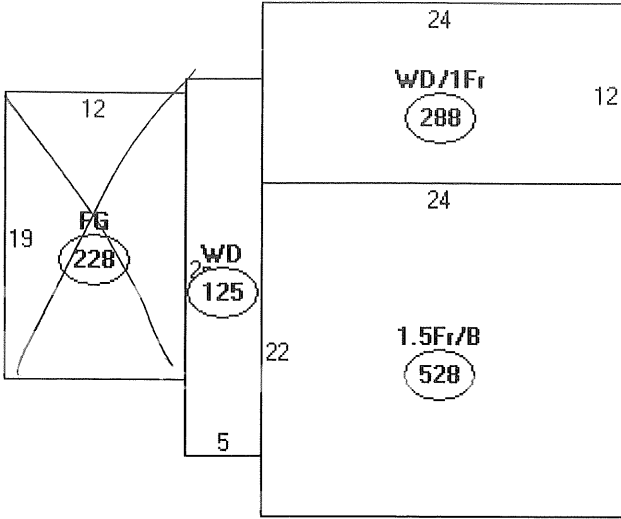
Prior to demolishing a structure, the City of Portland requires written notification of adjoining property owners. Please accept this letter as formal notification of our plan to demolish the one-car garage at 194 Virginia Street. Pending city approval, we anticipate replacing it with a larger, one-car garage that provides a very similar architectural aesthetic yet more square footage.

Should you have any questions, please let us know.

Regards,

Stephanie A. Ross

Pamela A. Dutremble



Descriptor/Area

- A: 1.5Fr/B  
528 sqft
- B: WD  
125 sqft
- C: WD/1Fr  
288 sqft
- D: FG  
228 sqft

~~991~~

528

288

170 = deck 5' x 34'

432 = garage 18' x 24'

1418 sf.

Portland Water District

#1409

#1460

N/F  
Robert T. Hayden  
Steve A. Notis  
(See 3067/19)

#1408

8" Maple

4" Drain

S70-07'48"W  
100.00'

N19-52'12"W  
E 30.00'

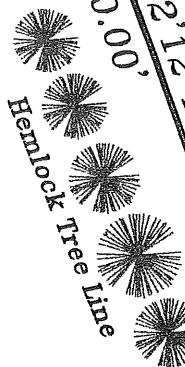
Virginia Street  
(60' Wide)

#1407

Paved Drive

N19-52'12"W  
40.00'

Existing



S19-52'12"E  
30.00'

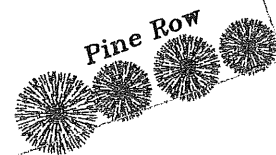
S19-52'12"E  
40.00'

#1406

36.9'

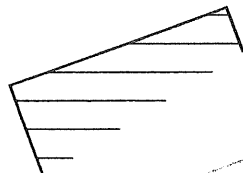
N70-07'48"E  
100.00'

Right of Way  
20'



"PINE GROVE PARK"

#1405



Applicant: Pamela Dutremble & Stephanie Ross

Date: 7/31/09

Address: 194 Virginia

C-B-L: 404-E 005 1 006  
perm. # 09-0501

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built in 1941

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - demolish existing attached garage (10'x16') rebuild attached garage (18'x28')

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' min. - 32' given OK

Rear Yard - 25' min. - 40' given OK

Side Yard - 25' min. - 14' given OK

Projections -

Width of Lot -

Height - 35' max. - 18' given to peak.

Lot Area - 7,000  $\phi$

Lot Coverage Impervious Surface - 35% = 2450 = 1418  $\phi$  OK

Area per Family - 6500  $\phi$  OK

Off-street Parking -

Loading Bays -

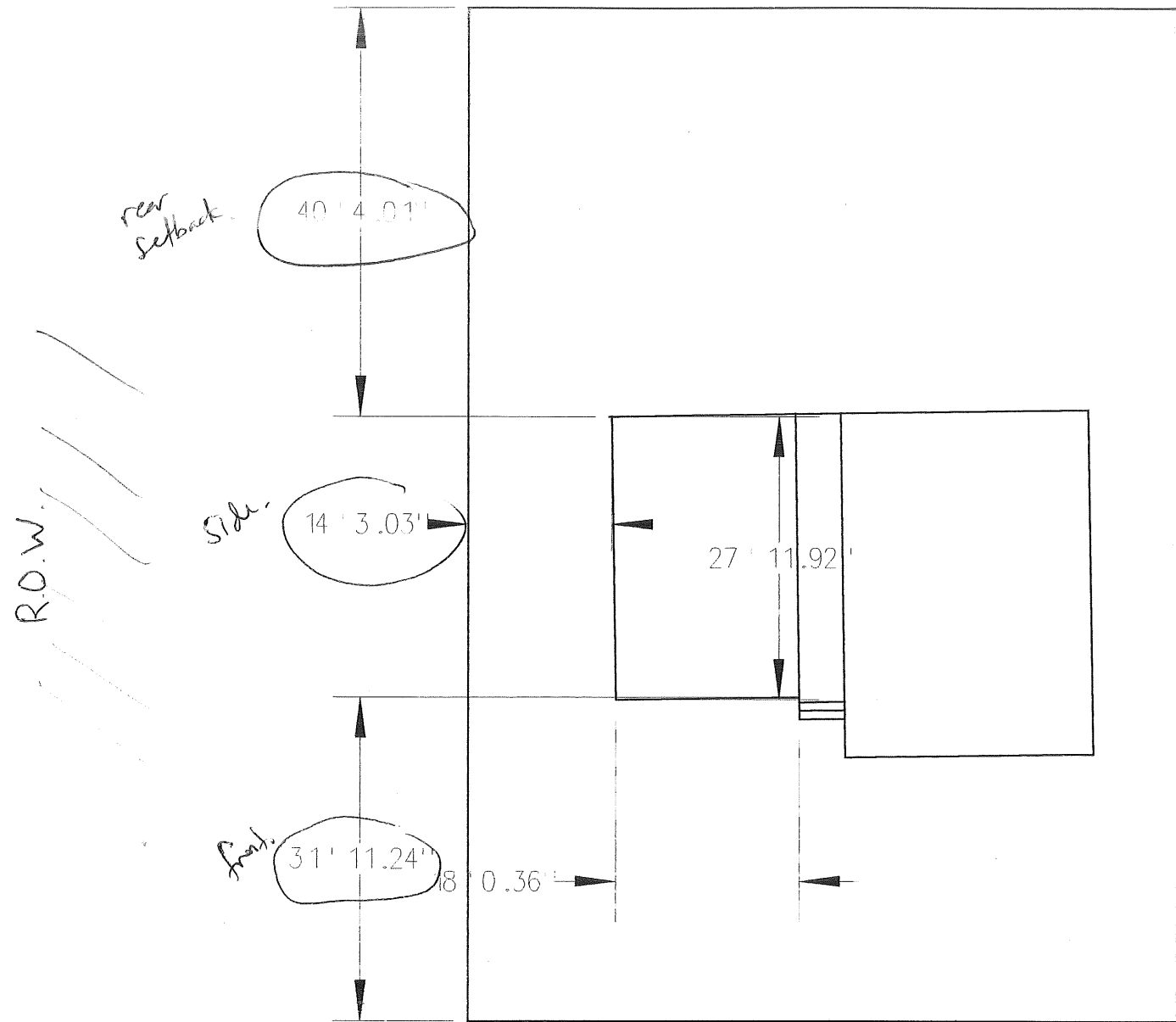
Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - part 2 - 2 are x

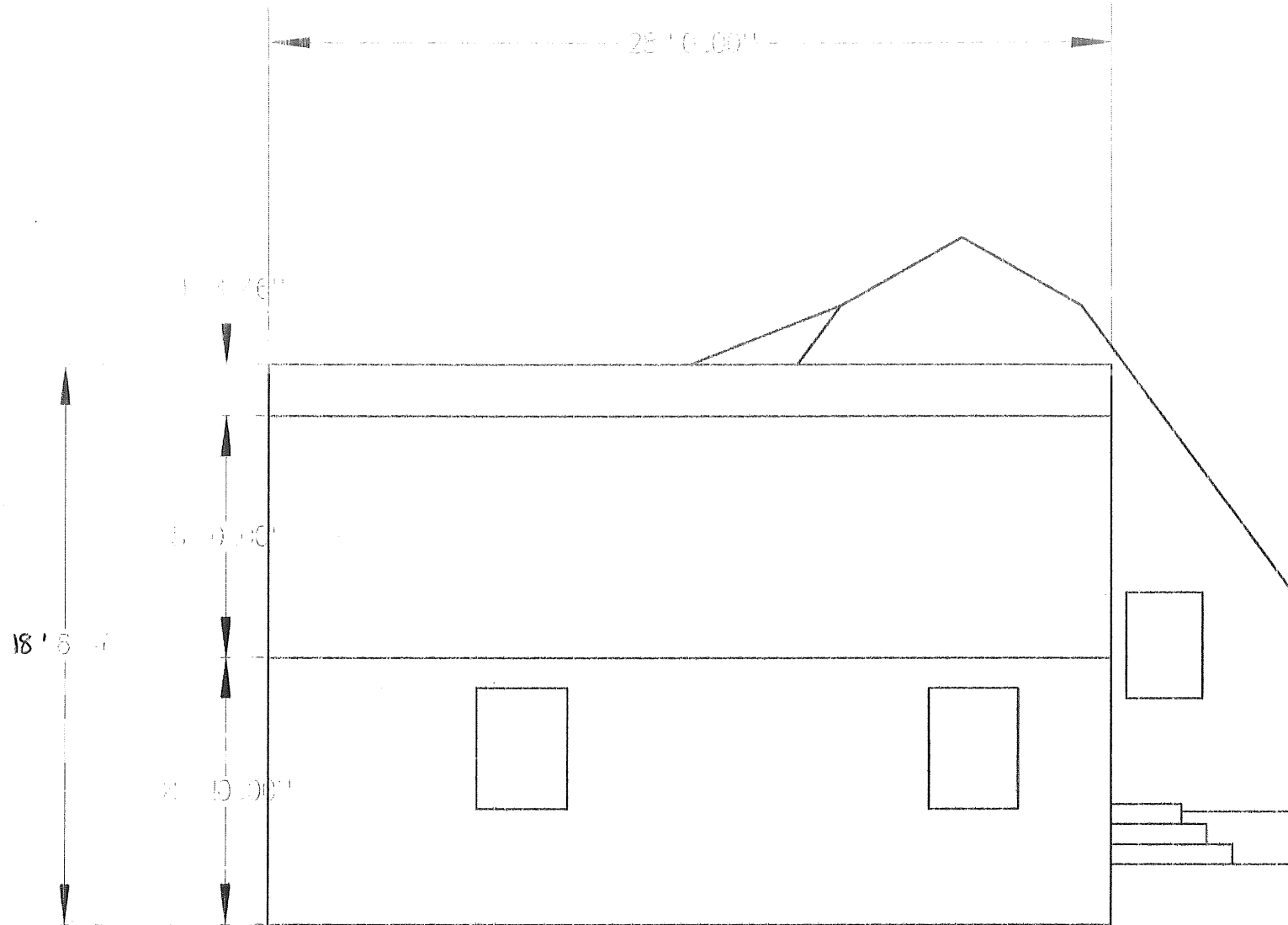
PINE GROVE PARK

Proposed

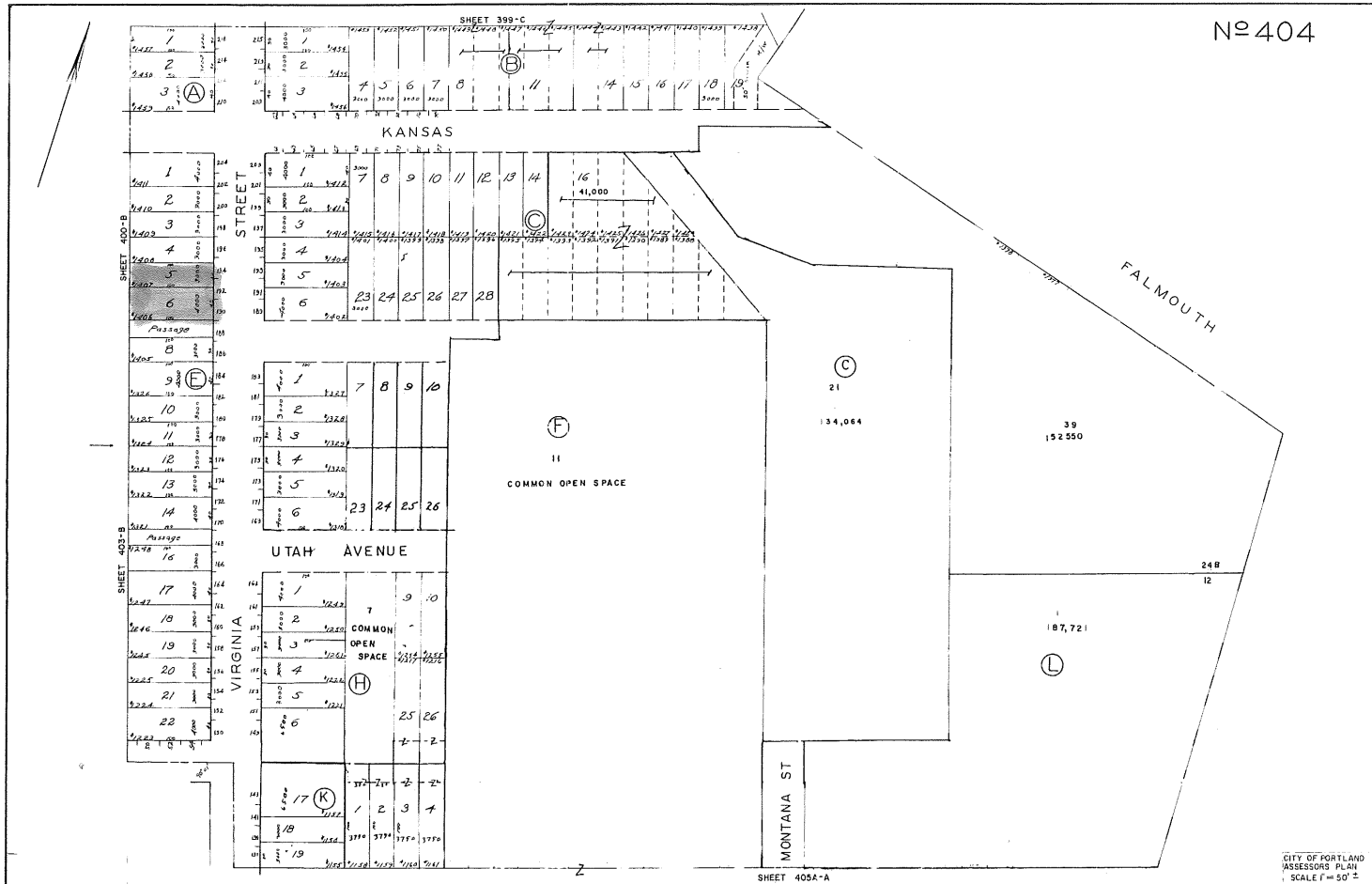


Road/VIRGINIA ST

PLOT POSITION



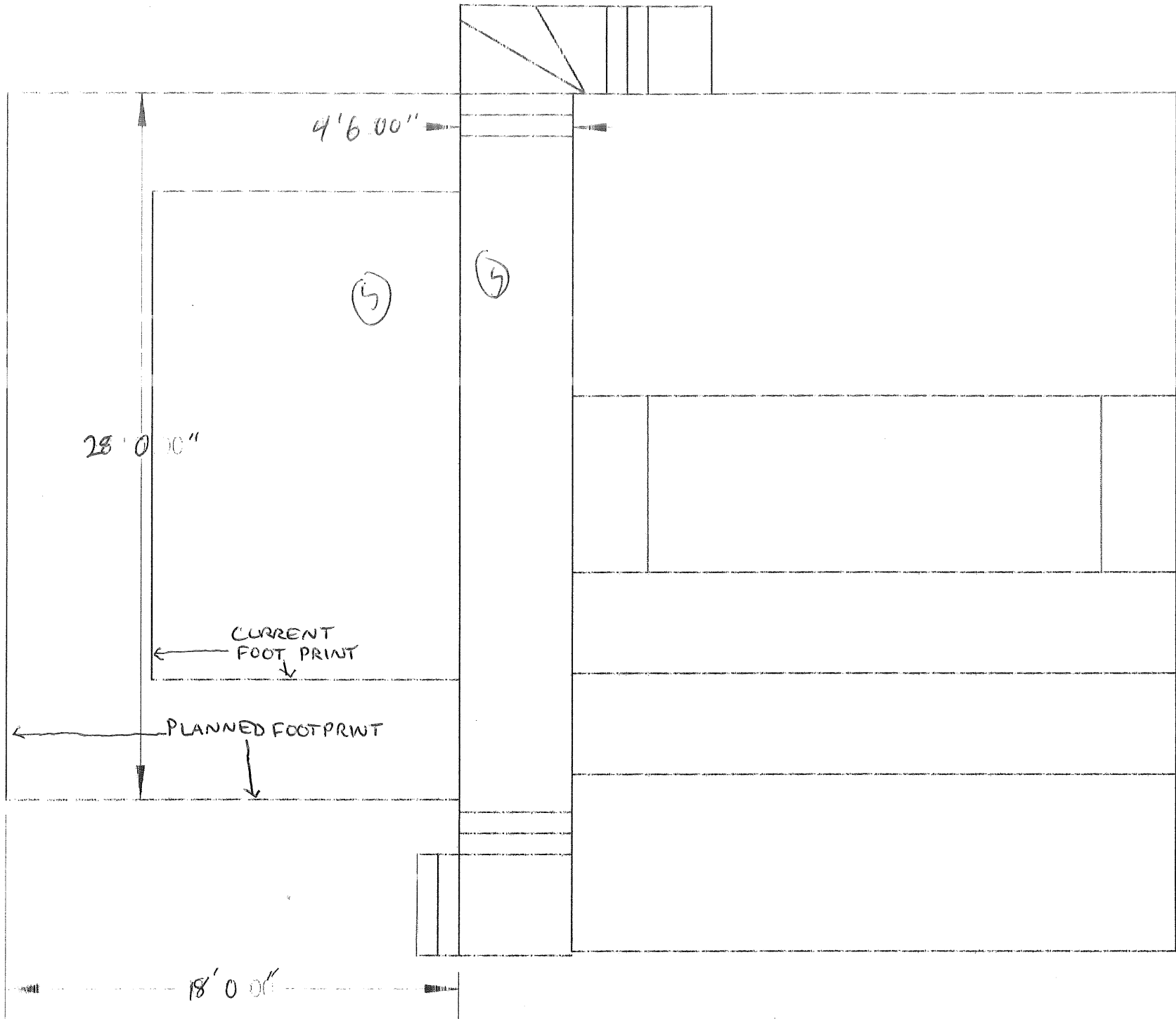
HEIGHT / SIDE VIEW



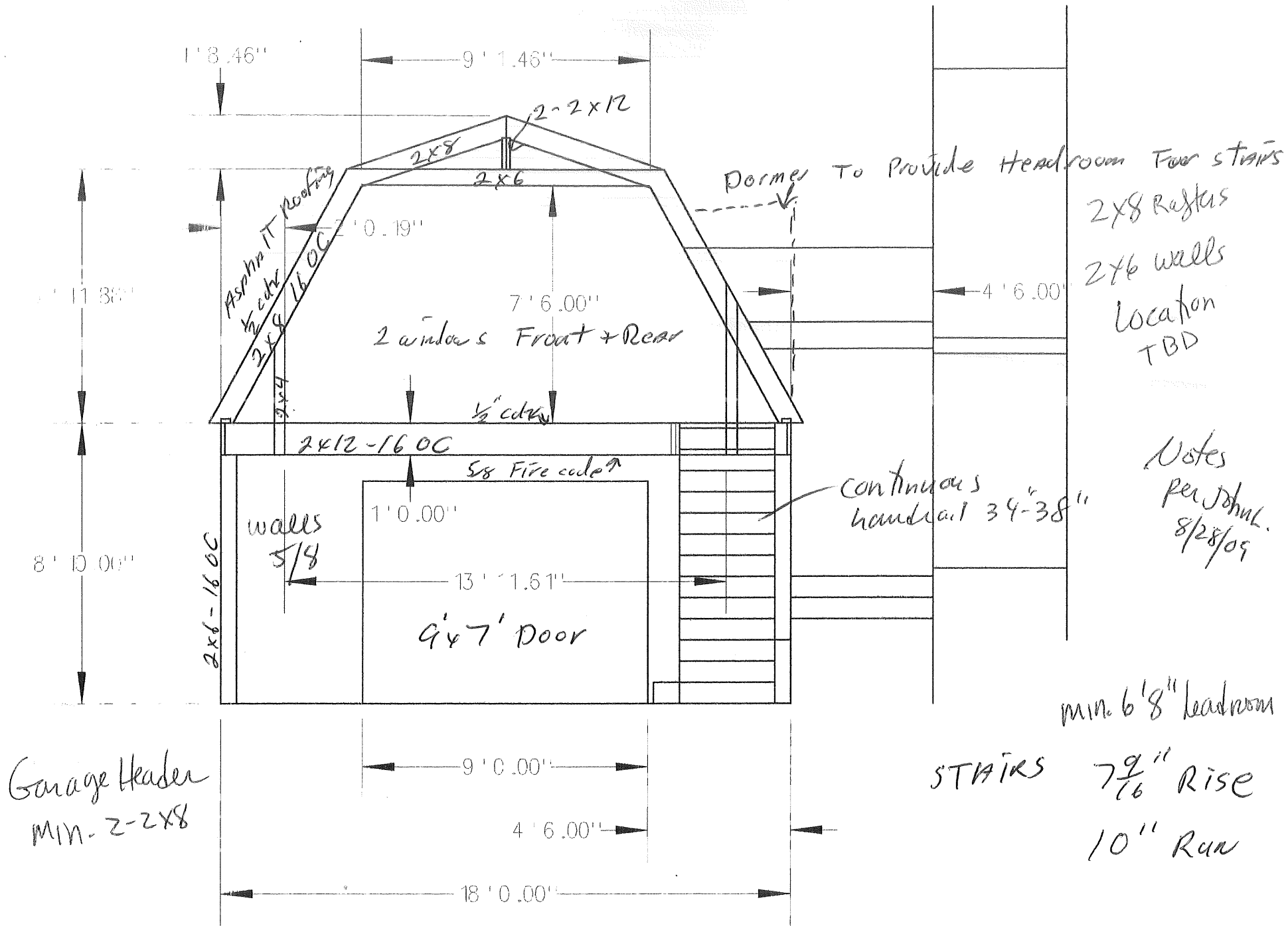


↑ PINE GRAVE PARK ↑

REAR OF PROPERTY



OVERHEAD VIEW / VIRGINIA ST →



Dormer To provide Headroom For stairs  
 2x8 Rafters  
 2x6 walls  
 Location TBD

Notes  
 per John L.  
 8/28/09

continuous handrail 34"-38"

min. 6'8" headroom

STAIRS 7<sup>9</sup>/<sub>16</sub>" Rise  
 10" Run

Garage Header  
 MIN. 2-2x8

Windows will be Egress (determined by availability of "mistakes" at lumber yard)  
 OR HABITAT RE-STORE MATERIALS  
 Headers 2x6 nonbearing.  
 Front View

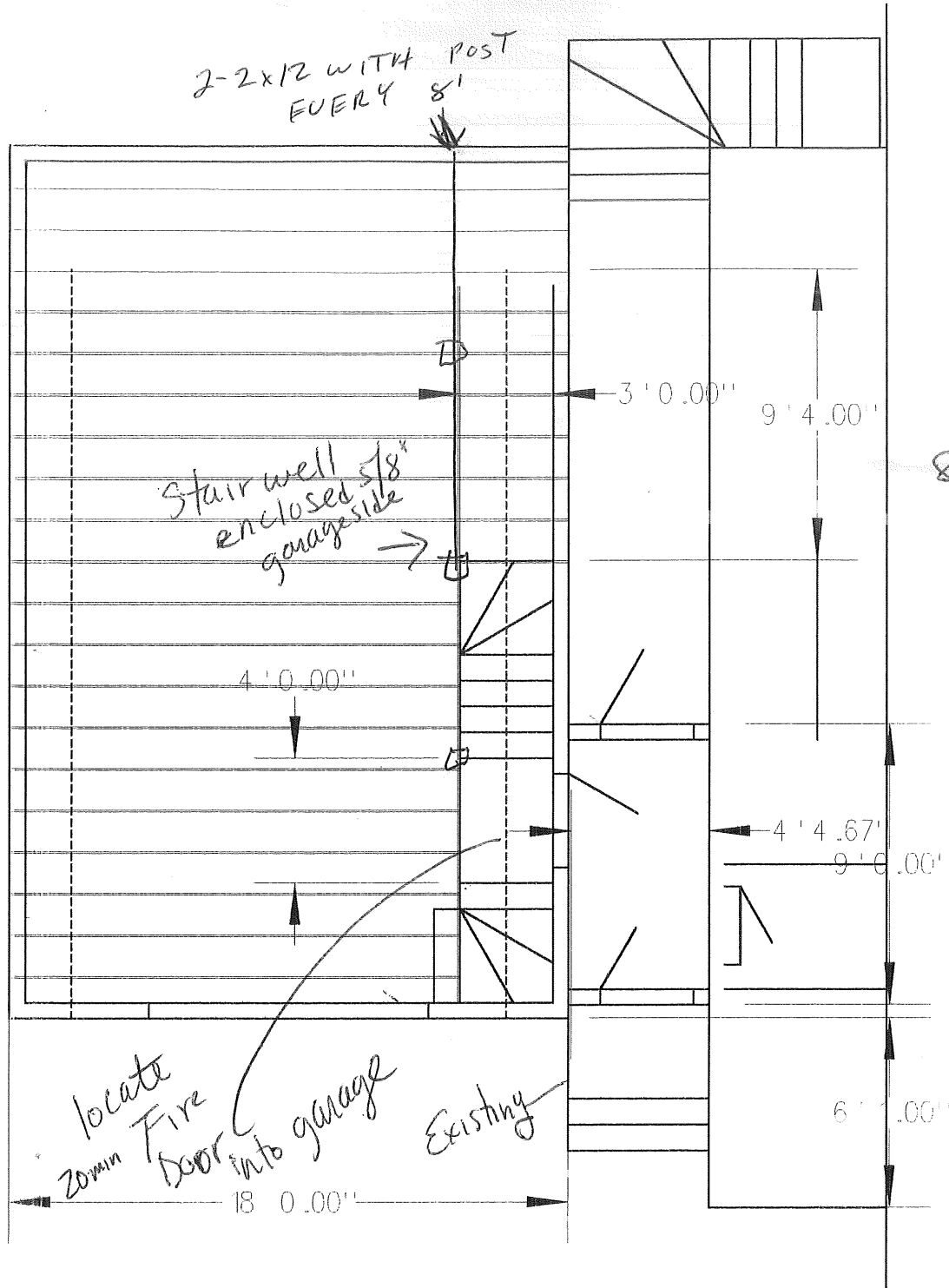
28' 0.00"

2-2x12 WITH POST EVERY 8'

Stair well enclosed 5/8" garage side

locate 20min Fire Door into garage

Existing

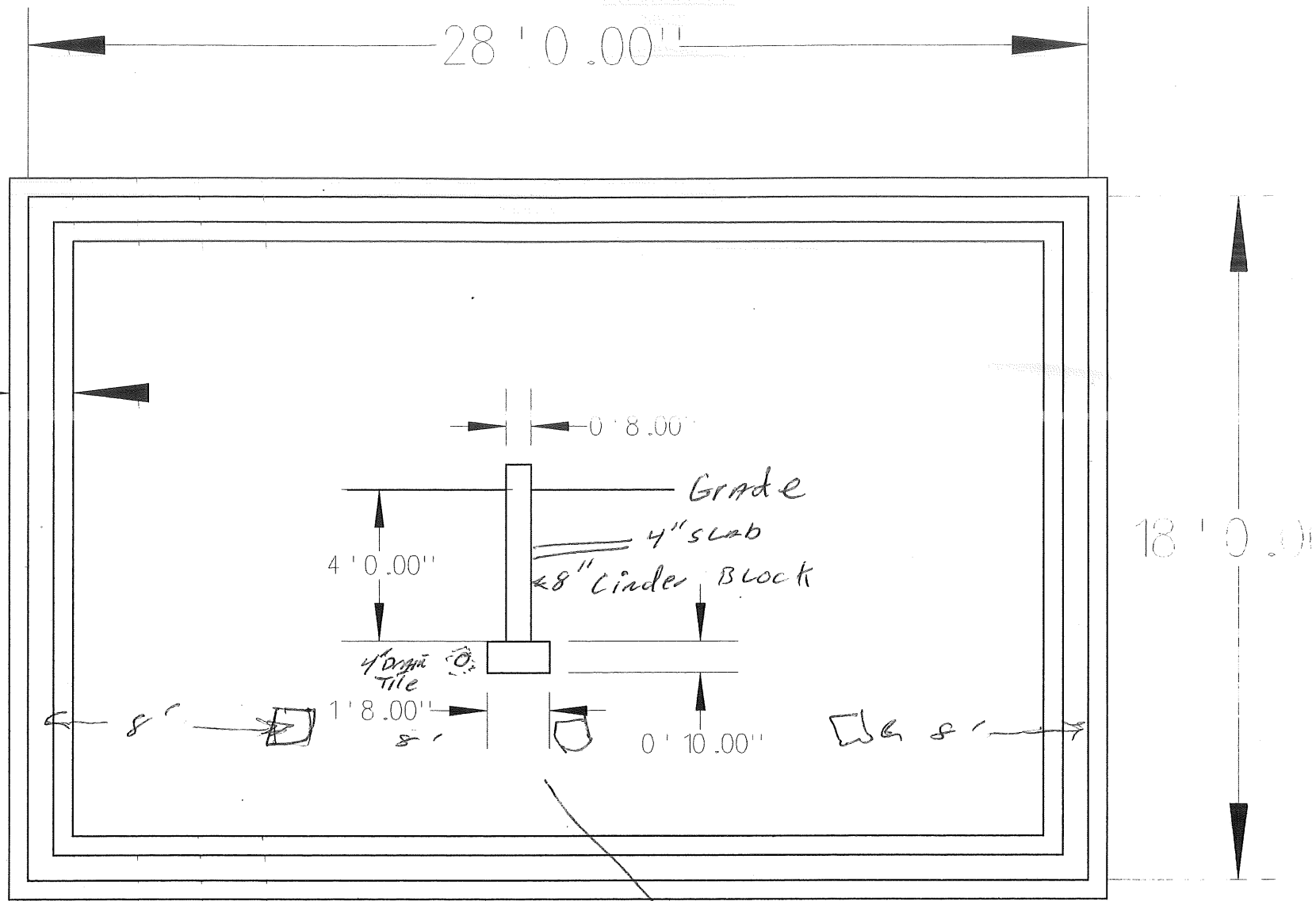


Notes per 8/28/09 John L. Contractor

winders to be 6" at narrowest of 10" @ 12" over.

OR may do straight w/ landing

JMB



1' 8.00"  
Road

Footings for all posts  
for John L.

FOUNDATION DETAIL