

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 061757

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
DEC 18 2006
CITY OF PORTLAND

This is to certify that Richard Goff & Diane Goff Richard Goff

has permission to Add a dormer (30') & front porch (6' x

AT 15 WOODLAWN AVE

435 G019001

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 is procured before this building or part thereof is occupied or service is provided. 4 HOUR NOTIFICATION 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

Thomas W. Mabley 12/18/06
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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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 \$75.00 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.**

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL:

435-619

Building Permit #:

061757

12.19.06

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-757	Issue Date: PERMIT ISSUED DEC 18 2006	CBL: 435 G019001
----------------------	--	---------------------

Location of Construction: 15 WOODLAWN AVE	Owner Name: Richard Goff & Diane Goff	Owner Address: 15 WOODLAWN AVE	Phone:
Business Name:	Contractor Name: Rick Goff	Contractor Address: 179 Allen Ave Portland	Phone: 2073212476
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R5

Past Use: Single Family	Proposed Use: Single Family add a dormer (30') & front porch (6' x 32')	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 4
Proposed Project Description: Add a dormer (30') & front porch (6' x 32')		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 12/18/06		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: dmartin	Date Applied For: 12/06/2006	Zoning Approval	
------------------------------------	--	------------------------	--

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..	Special Zone or Reviews <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"/> Date: 12/15/06	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:
	Section 14-4.25 for part of front entry in setback.		OK w/ conditions Date: 12/15/06

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

12/20/06 - setbacks + tub depth + size - OK.
to pour. m.

6/18/07 checked Framing/electrical/plumbing for new

dome - plumbing test on + OK - Framing OK - electric

OK - smokes OK - egress window OK + OK to close in

Jim M



General Building Permit Application

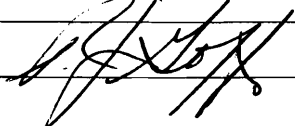
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>15 WOODLAWN AVE. PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure 660 <u>192</u> ^{2FT}		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>8435</u> Block# <u>EG</u> Lot# <u>319</u>	Owner: <u>RICHARD J. & DIANE GOFF</u>	Telephone: <u>878-8521</u> <u>321-2476</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>RICHARD J. GOFF</u> <u>179-181 ALLEN AVE.</u> <u>PORTLAND, ME. 04103</u>	Cost Of Work: \$ <u>12,000.</u> Fee: \$ <u>140.</u> C of O Fee: \$ _____
Current Specific use: <u>SINGLE FAM. HOME</u> If vacant, what was the previous use? Proposed Specific use: <u>SAME</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; display: inline-block;"> DEC - 6 2006 RECEIVED </div> </div>	
Project description: <u>ADD DORMER</u> <u>ADD FRONT PORCH</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>RIK GOFF</u> Mailing address: <u>179-181 ALLEN AVE.</u> <u>PORTLAND, ME 04106</u> Phone: <u>207-321-2476</u>		

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, 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: 	Date: <u>12/1/06</u>
---	----------------------

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

#1720

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1757	Date Applied For: 12/06/2006	CBL: 435 G019001
------------------------------	--	----------------------------

Location of Construction: 15 WOODLAWN AVE	Owner Name: Richard Goff & Diane Goff	Owner Address: 15 WOODLAWN AVE	Phone:
Business Name:	Contractor Name: Rick Goff	Contractor Address: 179 Allen Ave Portland	Phone (207) 321-2476
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family add a dormer (30') & front porch (6' x 32')	Proposed Project Description: Add a dormer (30') & front porch (6' x 32')
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/15/2006

Note: **Ok to Issue:**

- 1) This permit is being issued based on the information provided by the applicant that the house is 12' from the right property line. This needs to be confirmed before the dormer is added, and if the side property line is not clear than the owner might have to have a surveyor locate it.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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:** Tom Markley **Approval Date:**

Note: **Ok to Issue:**

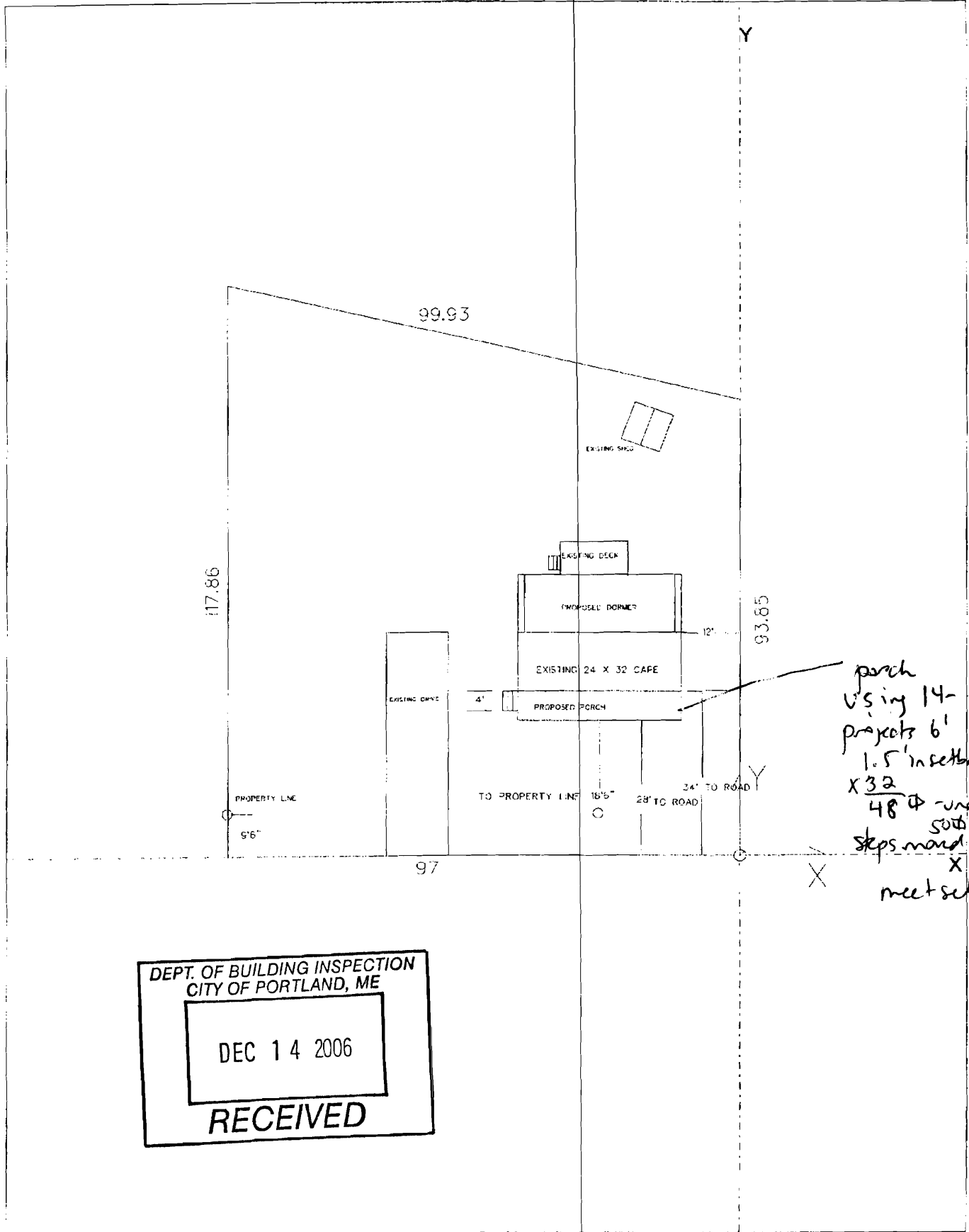
- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

12/12/2006-amachado: Spoke to Rick Goff. Need to check front setback.

12/13/2006-amachado: Spoke to Rick. Told him that under section 14-425, he can have the farmer's porch but he needs to move the steps so that they meet the 20' setback. He said that he would get me a revised plan.

PLOT PLAN REV 1 15 WOODLAWN
MOVE STEPS



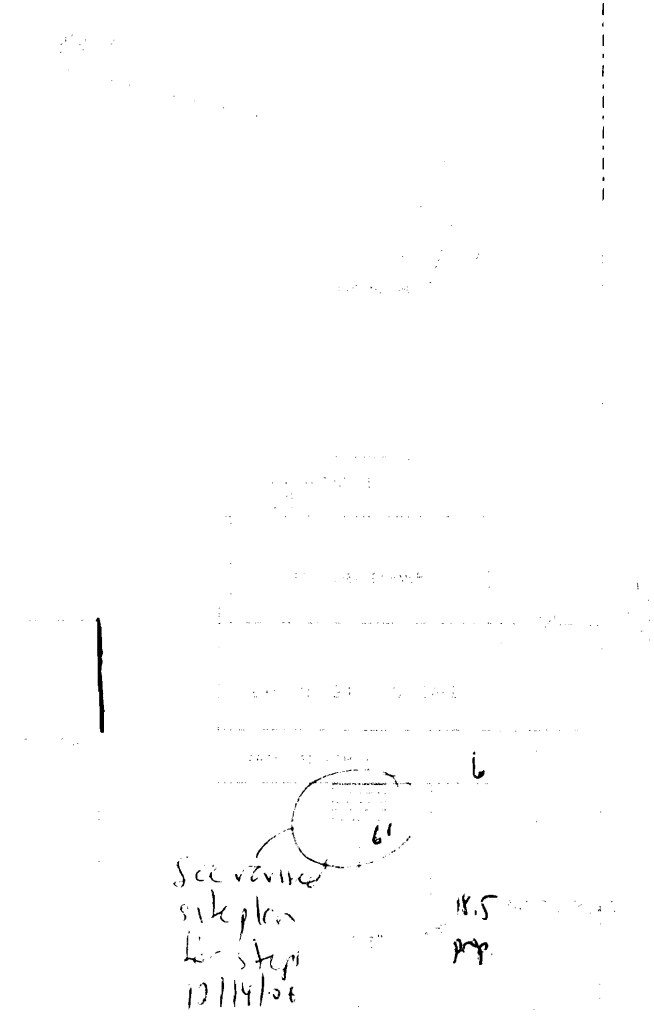
porch
 using 14-425
 projects 6'
 1.5' in setback
 32×32
 48 ft under
 50 ft
 steps moved!
 X
 meet setback

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 DEC 14 2006
 RECEIVED

PLOT PLAN

Y

X



RS-

lot size - 10,268

with 20' eq - call in owner

for 20' eq OK.

side 1/2 \times 1/2 given

2 \times 20' eq

1st coverage 40% = 4147.2

house deck - 908'

porch 6882 = 192

1100

OK

WARRANTY DEED

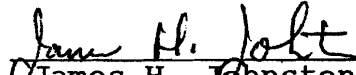
Know All Men By These Presents That We, James H. Johnston and Lorraine J. Beaulieu of 89 Vermont Avenue, Portland, County of Cumberland and State of Maine,

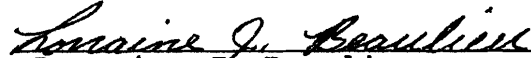
for consideration paid, grant to Richard Goff and Diane L. Goff of 179 Allen Aveune, Portland, County of Cumberland and State of Maine as Joint Tenants with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in Portland County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

~~In Witness Whereof,~~ we have hereunto set our hand(s) this 27th day of November, 2006.

Witness


James H. Johnston


Lorraine J. Beaulieu

State of Maine
County of Cumberland ss.

On this 27th day of November, 2006, personally appeared before me the above named

James H. Johnston and Lorraine J. Beaulieu and acknowledged the foregoing to be his/her/their free act and deed.


Notary Public, Attorney at Law

Kristine Paulus Esq

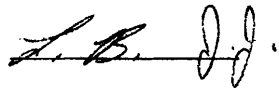
Return to: Richard Goff

Exhibit A - Deed

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Woodlawn Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot #3 on a Plan of Land of Margaret T. Oliver, dated December, 1948, and recorded in Cumberland County Registry of Deeds in Plan Book 34, Page 25. Said lot, according to said Plan, has a frontage of ninety-seven (97) feet, on said Woodlawn Avenue, and extends southwesterly therefrom, on lines at right angles thereto, ninety-three and eighty-five hundredths (93.85) feet on its northwesterly side, adjoining Lot #2 on said Plan, and one hundred seventeen and adjoining land conveyed by Margaret T. Oliver to John L. Tashoty et al. by deed duly recorded, to land formerly of David Torrey, more recently of George C. Cilley, the line adjoining said Cilley land being ninety-nine and ninety-three hundredths (99.93) feet in length.

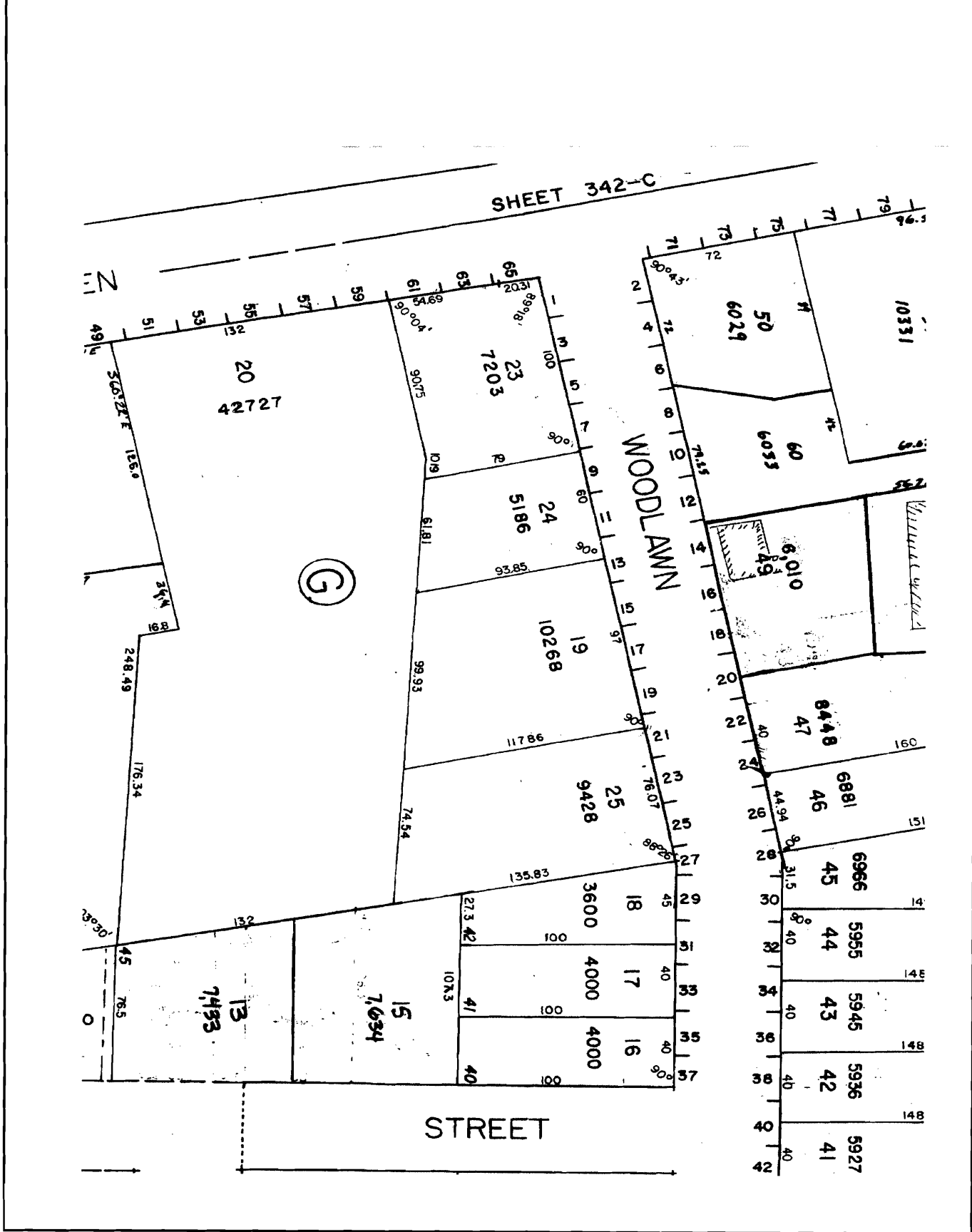
Reference is hereby made to a deed from Helen L. Boyd PR, Estate of Donald R. Oliver dated August 29, 1996 to James H. Johnston and Lorraine J. Beaulieu and recorded in the Cumberland County Registry of Deeds in Book 12700, Page 180

Reviewed/Initialed

Handwritten signature in cursive script, appearing to read "L.B. J.J."

SITE PLAN

Borrower or Owner Goff, Ricahrd & Diane
 Property Address 15 Woodlawn Ave
 City Portland County Cumberland State Me Zip Code 04103
 Lender or Client Integrity One Mortgage



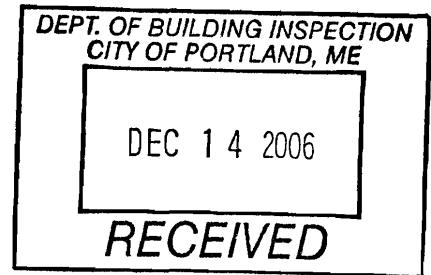
Goff's Machine Inc.
5Industry Road
South Portland, Maine
Ph. 207-321-2476
Fax 207-347-7114

Goff's Machine Inc.

Fax

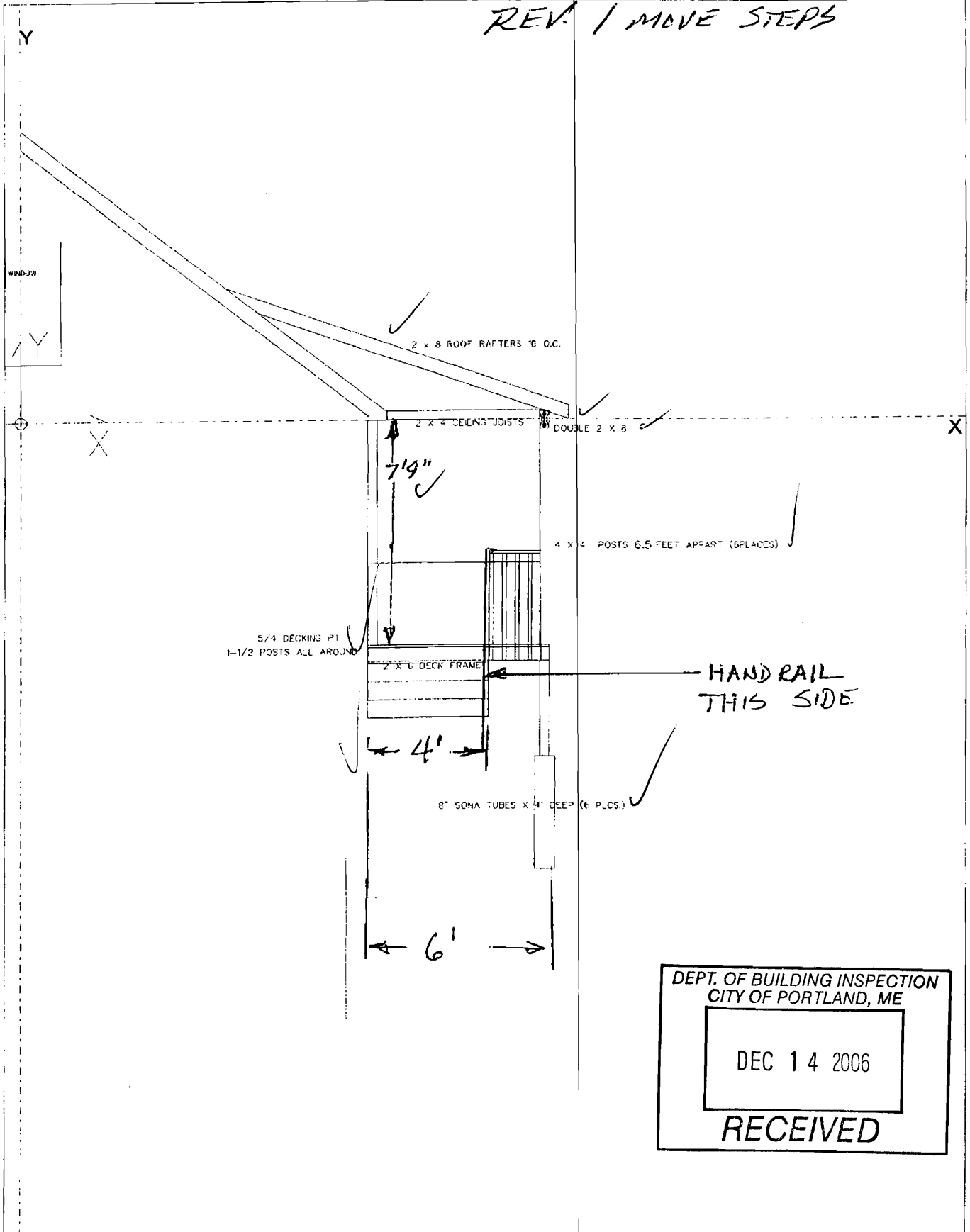
To: ANN	From: Rick Goff
Fax: 207-874-8716	Pages: 4
Phone:	Date: 12/14/2006
Re: MODIFIED PORCH DWGS.	CC:
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle	

• **Comments:** CHANGES FOR 15 WOODLAWN AVE.



12/14/06 PERCH MODIFICATION

REV. 1 MOVE STEPS



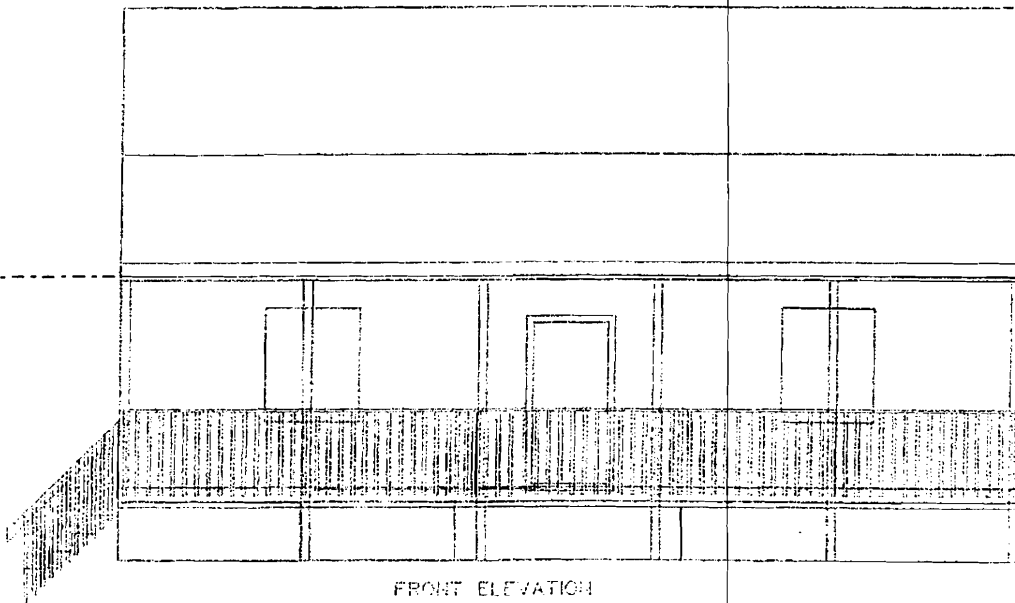
DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME

DEC 14 2006

RECEIVED

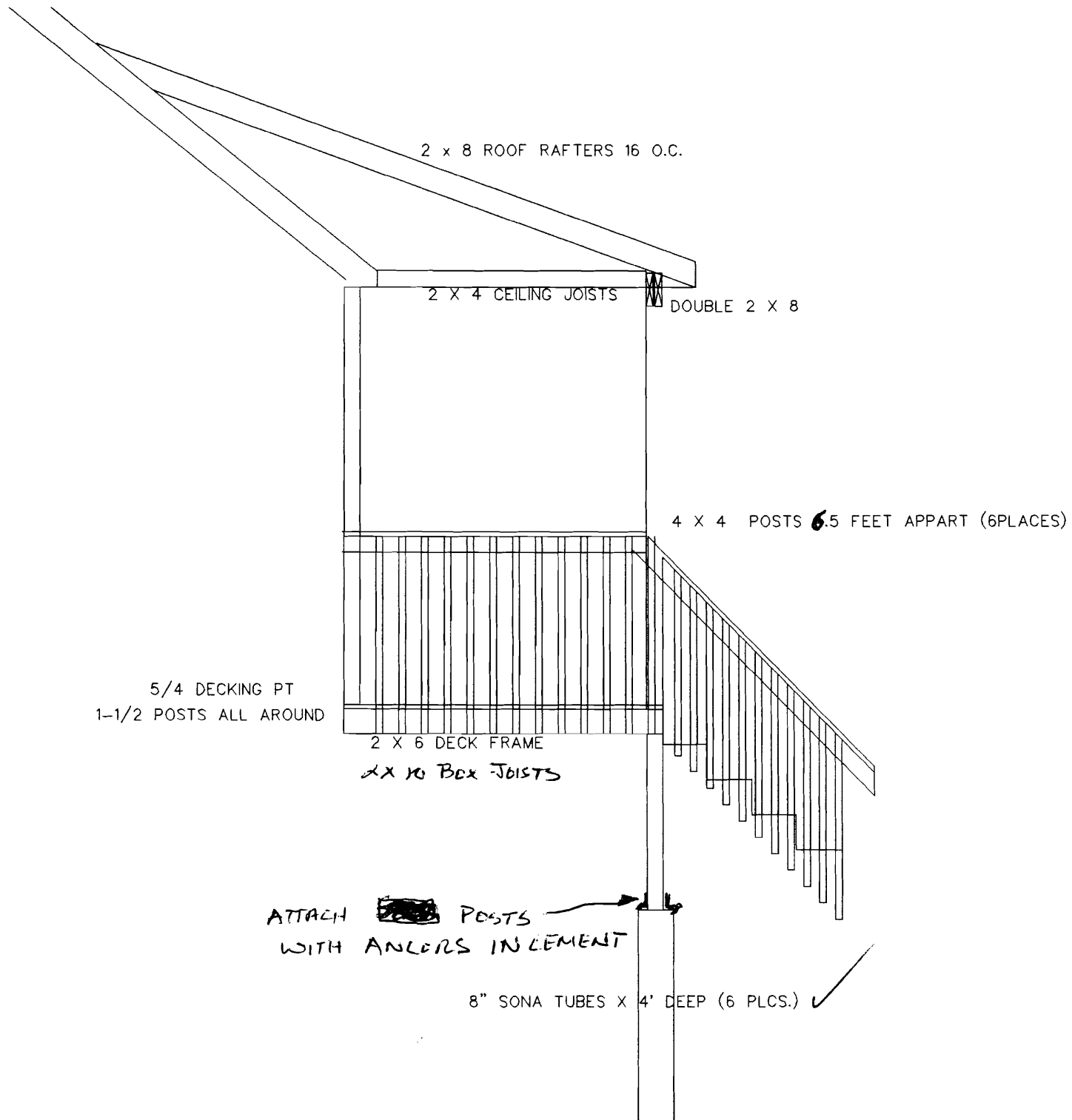
12/14/06 PORCH MODIFICATION

REVI MOVE STEPS



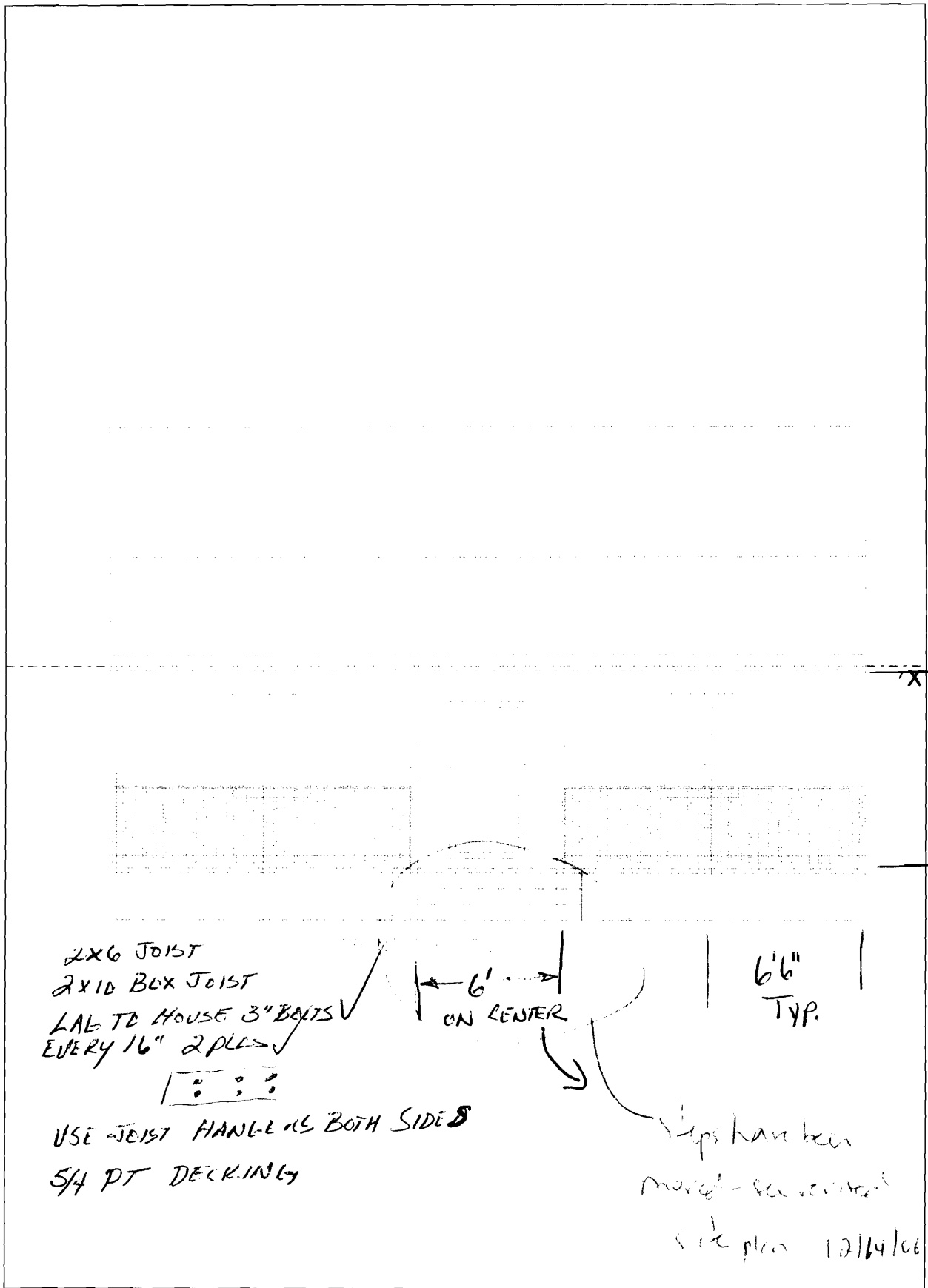
FRONT ELEVATION

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC 14 2006
RECEIVED

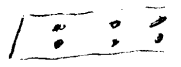


Porch 1

PORCH 2



2X6 JOIST
2X10 BOX JOIST
LAL TO HOUSE 3" BOLTS
EVERY 16" 2 PLS



USE JOIST HANGERS BOTH SIDES
5/4 PT DECKING

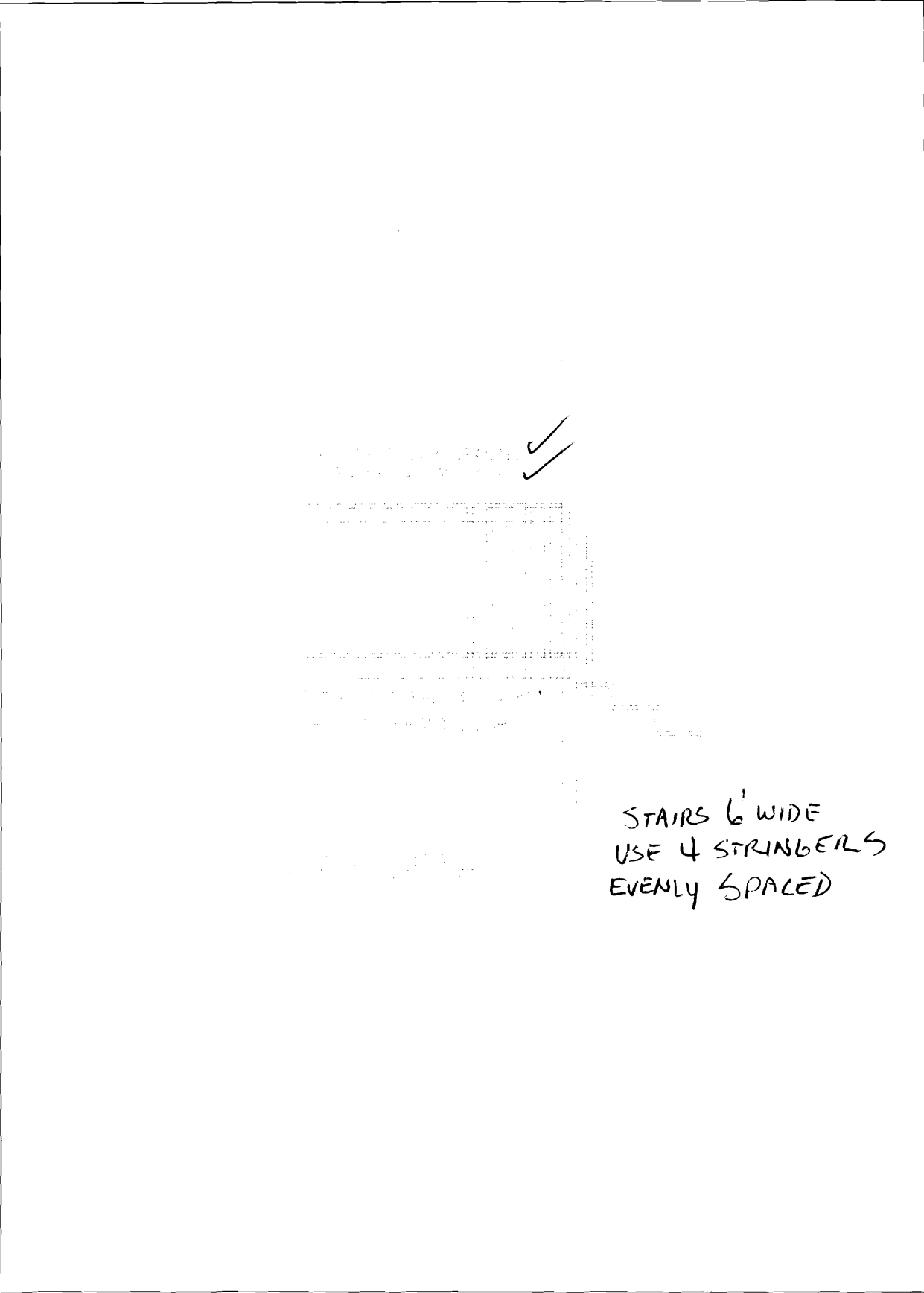
6'
ON CENTER

6'6"
TYP.

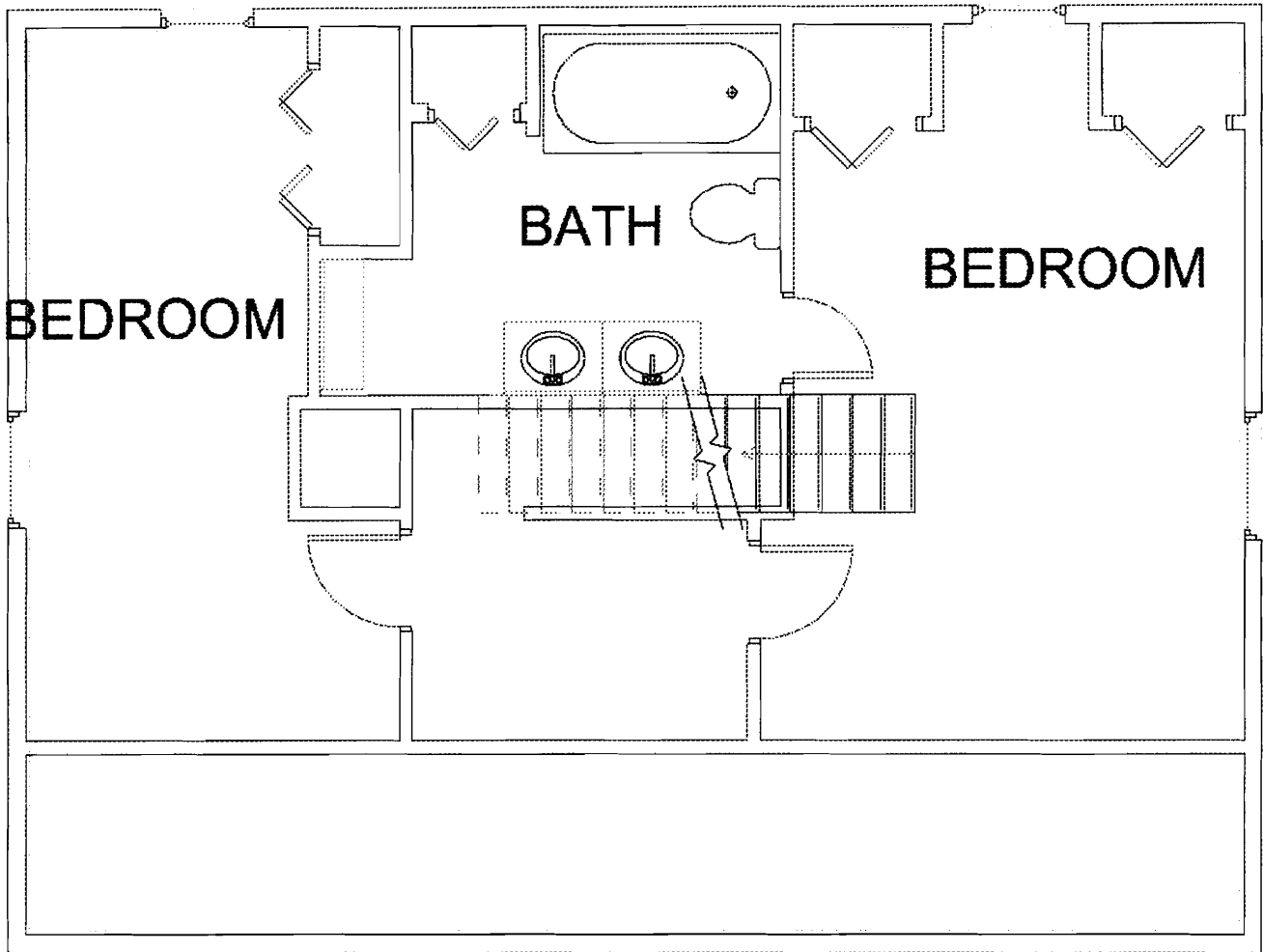
Steps have been
moved - see vertical
12/14/06

7'9"

PORCH 3



STAIRS 6' WIDE
USE 4 STRINGERS
EVENLY SPACED



FLOOR PLAN

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 435 G019001
Location 15 WOODLAWN AVE
Land Use SINGLE FAMILY

Owner Address BEAULIEU LORRAINE J & JAMES H JOHNSTON JTS
 15 WOODLAWN AVE
 PORTLAND ME 04103

Book/Page 12700/180
Legal 435-G-19
 WOODLAWN AVE 13-19
 10268 SF

Current Assessed Valuation

Land	Building	Total
\$65,700	\$92,100	\$157,800

Property Information

Year Built 1950	Style Cape	Story Height 1	Sq. Ft. 768	Total Acres 0.236		
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 5	Attic Unfin	Basement Full	

Outbuildings

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

Sales Information

Date 09/03/1996	Type LAND + BLDING	Price \$70,000	Book/Page 12700-180
---------------------------	------------------------------	--------------------------	-------------------------------

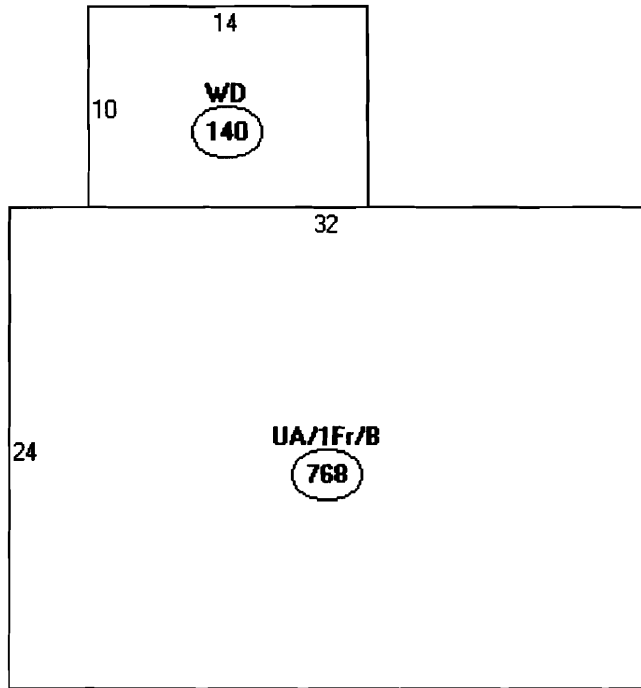
Picture and Sketch

[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!

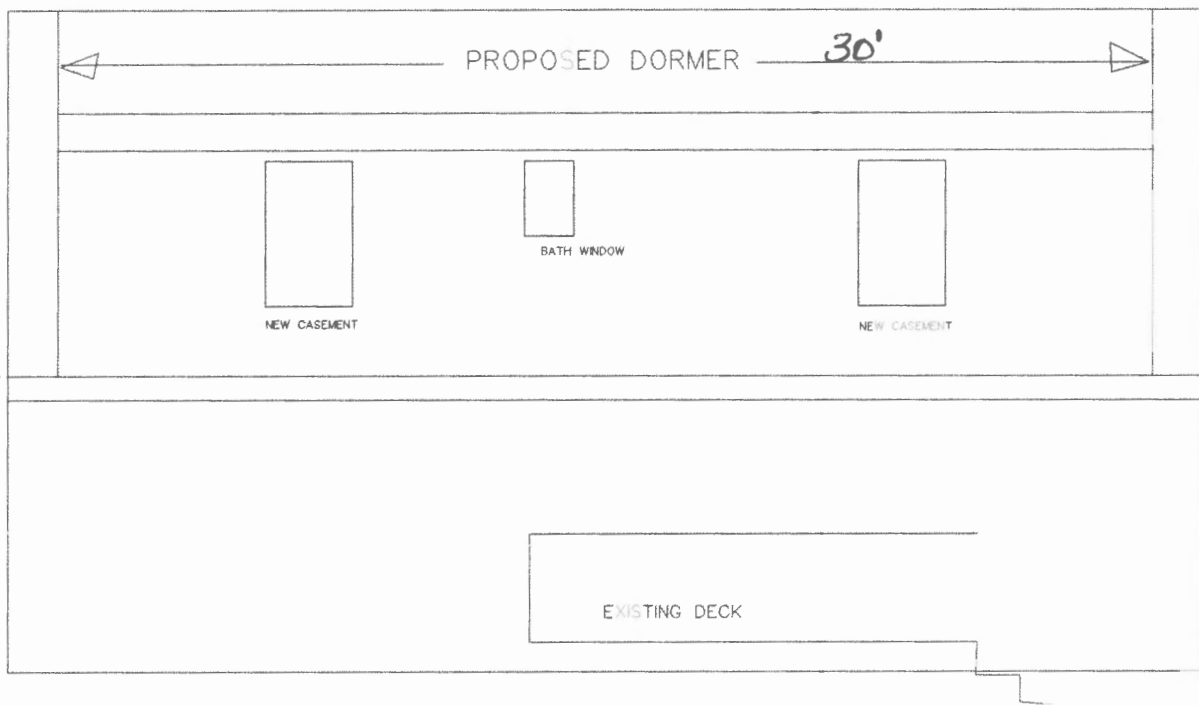


Descriptor/Area

A: UA/1Fr/B
768 sqft

B: WD
140 sqft

DORMER 2



REAR ELEVATION

DORMER 1

