

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ALLAN L TWITCHELL

Located At 16 FOBES ST

Job ID: 2011-11-2610-ALTR

CBL: 437- A-057-001

has permission to Extend existing deck mudroom & Update window

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2610-ALTR	Date Applied: 10/25/2011	CBL: 437- A-057-001	
Location of Construction: 16 FOBES ST	Owner Name: ALLAN L TWITCHELL	Owner Address: 16 FOBES ST PORTLAND, ME 04103	Phone: 223-7779
Business Name:	Contractor Name: DJR Construction – Dan Herrick	Contractor Address: 470 Hatch Road, Auburn, ME 04210	Phone: 576-7802
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-3
Past Use: Single family dwelling	Proposed Use: Same: Single Family Dwelling – to add rear deck and mudroom	Cost of Work: \$15,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB Signature: <i>RL</i>
Proposed Project Description: Extend existing deck mudroom & Update window		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

___ Maj ___ Min ___ MM
Date: *10/31/11*

CERTIFICATION**Zoning Appeal**

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date:

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 appication 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

12-9-11 DWM/BKL Dan 567-7802 Ryan

Storage/warehouse enclosed w/out inspection

Provide hangers at Joists + rafters

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close-In Field Inspection for all work already completed NOTE: Material may need to be removed to inspect entire structure including but not limited to Footing, Framing, flooring, sheetrock, insulation etc.
 2. Final Inspection upon completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2610-ALTR

Located At: 16 FOBES ST

CBL: 437- A-057-001

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required. Guards must be 36 inches in height with openings less than 4 inches. Graspable rails must be installed on one side of the stair guard at 34" to 38". Stair treads shall not be less than 10". Stair risers shall not be more than 7 3/4".
3. Fastener schedule per the IRC 2009
4. If there are 4 or more risers, a handrail is required on one side with ends returned if the guardrail does not meet graspability dimensions
5. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks.
6. Separate plans may need to be submitted for approval as a part of this process.
7. Per conversation with contractor 1/2" lags will be installed staggered for ledger board fastening.
8. NOTE: Permit approved however still may need adjustments per field inspection.



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.

R-3

Location/Address of Construction: <u>16 Fobes St</u>			
Total Square Footage of Proposed Structure/Area <u>Room = 805 sq deck = 1605 sq</u>		Square Footage of Lot <u>8968.3</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>437-8-57</u> Block# <u>8883</u> Lot# <u>8883</u>		Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Allen Twitchell</u> Address <u>16 Fobes Street</u> City, State & Zip _____	
Lessee/DBA (If Applicable) _____		Telephone: <u>233 7779</u> <u>Cell</u>	
Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____		Cost Of Work: \$ <u>14,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>	
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Deck</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Deck & extend mudroom</u>			
Contractor's name: <u>DJR Construction Dan Herrick</u> Address: <u>470 Hatch Road</u> City, State & Zip: <u>Auburn, Maine 04210</u> Telephone: <u>Same</u> Who should we contact when the permit is ready: <u>Dan Herrick</u> Telephone: <u>576-7802</u> Mailing address: <u>Same as above</u>			

11.2.11

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

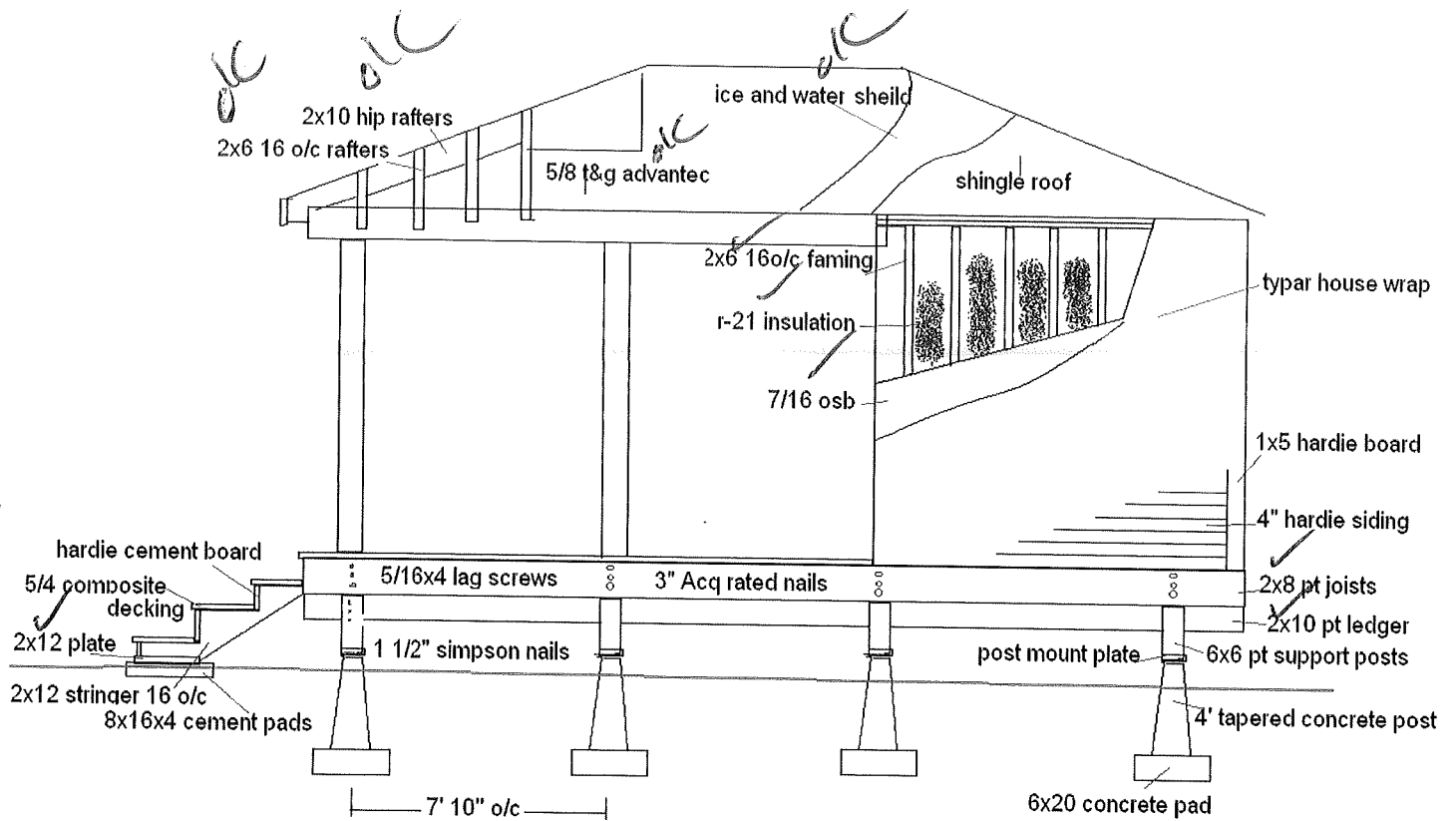
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

RECEIVED

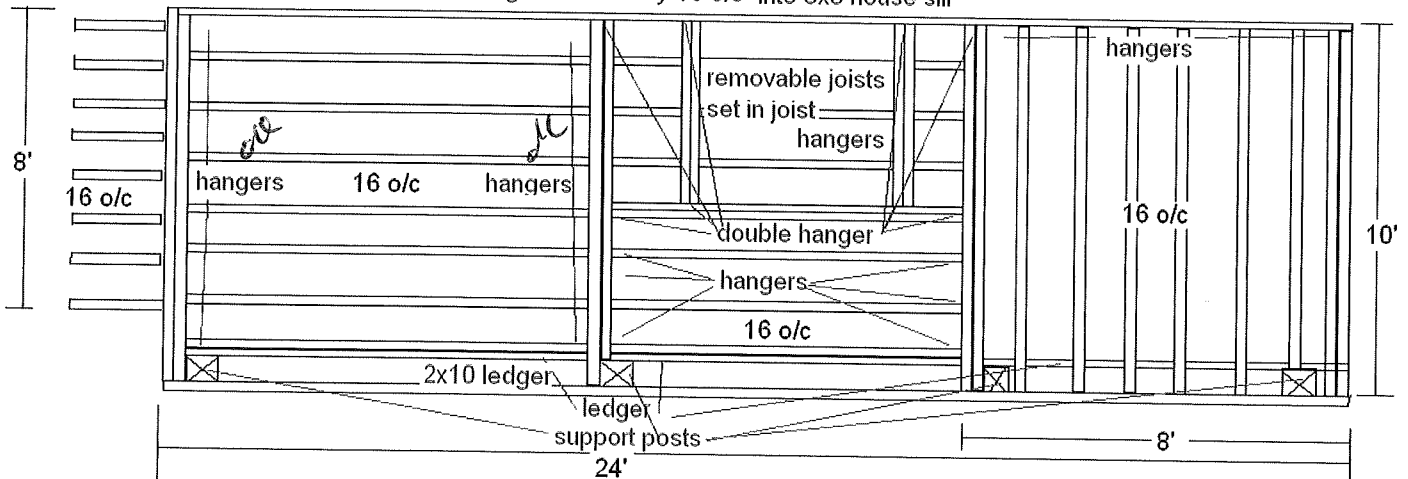
Dept. of Building Inspections
City of Portland, Maine

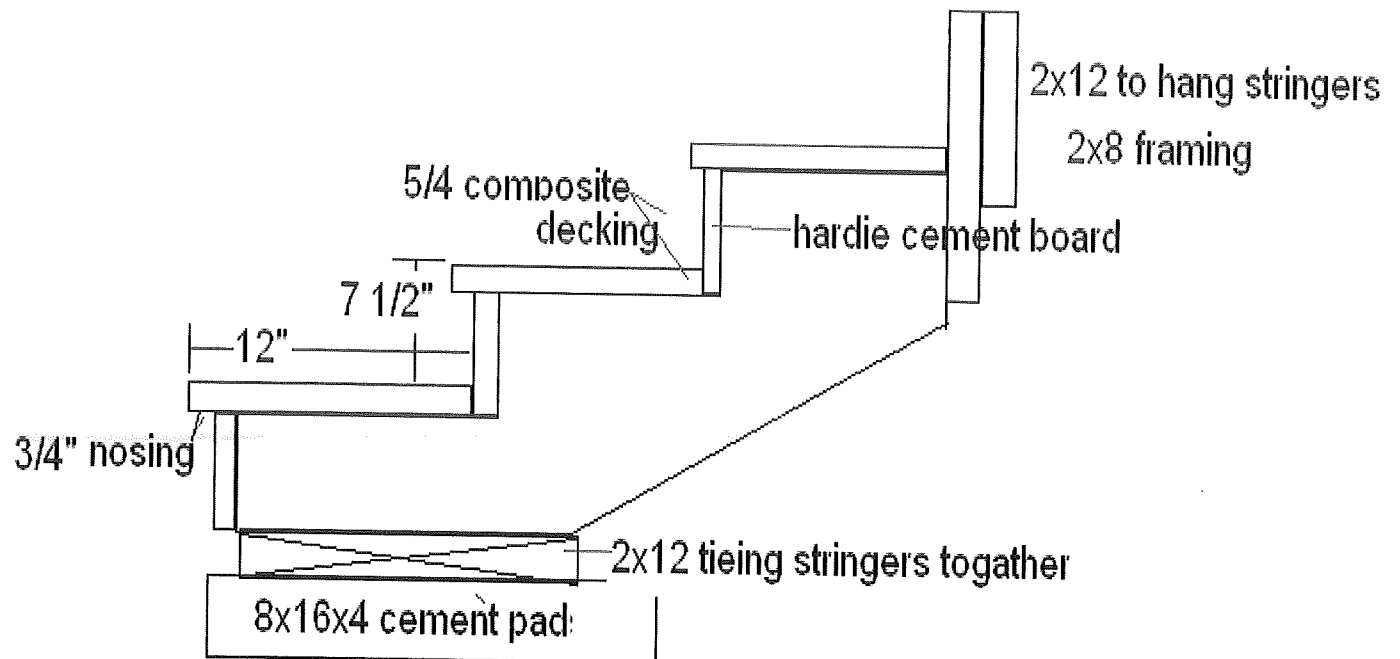
Signature: Daniel K. Bennett Date: 10-20-11

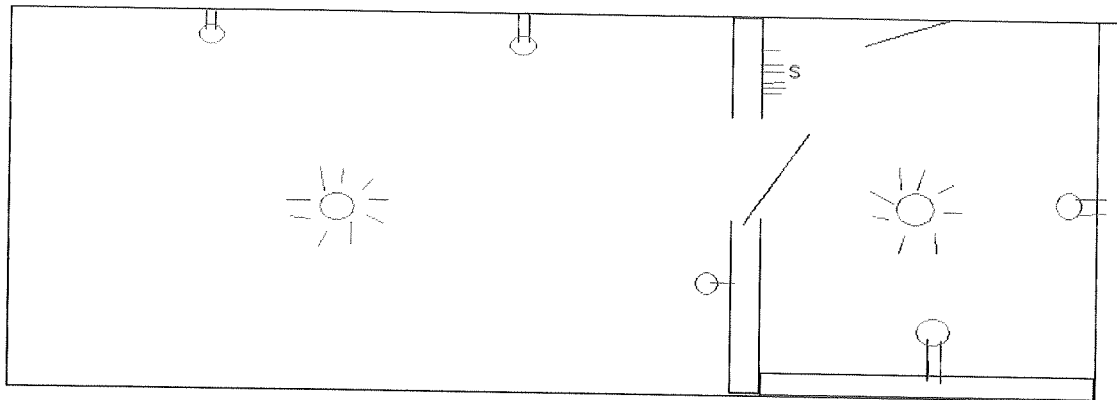
This is not a permit; you may not commence ANY work until the permit is issued



need to be 110"
 2x8 framing PT
 3- 5/16 x4 lag screws every 16 o/c into 8x8 house sill







switch key

garage- 3 way

room

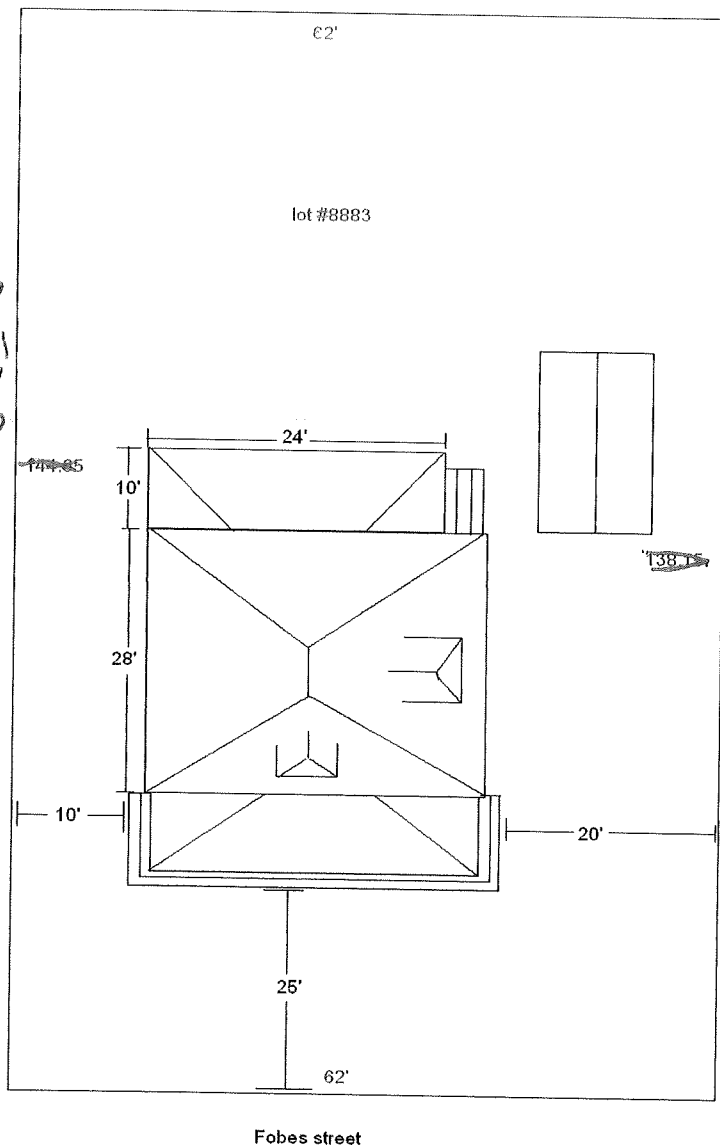
porch

fan

corner spot light

- Decking? $\frac{3}{4}$ " Timber
 - Railing? $\frac{3}{4}$ " Aluminum
 - $\frac{1}{2}$ " Lags
 - Ledger Support ✓

per ASSES
138.15



R-3

REAR: 25' min
~75' ASSUMED
by MATH

Side 'Story: 8' min
10' & 20' shown

Front - 25' min
N/A

$$\begin{array}{r}
 25 \\
 + 28 \\
 10 \\
 \hline
 63
 \end{array}
 \quad
 \begin{array}{r}
 138.15 \\
 - 63.00 \\
 \hline
 75.1
 \end{array}$$

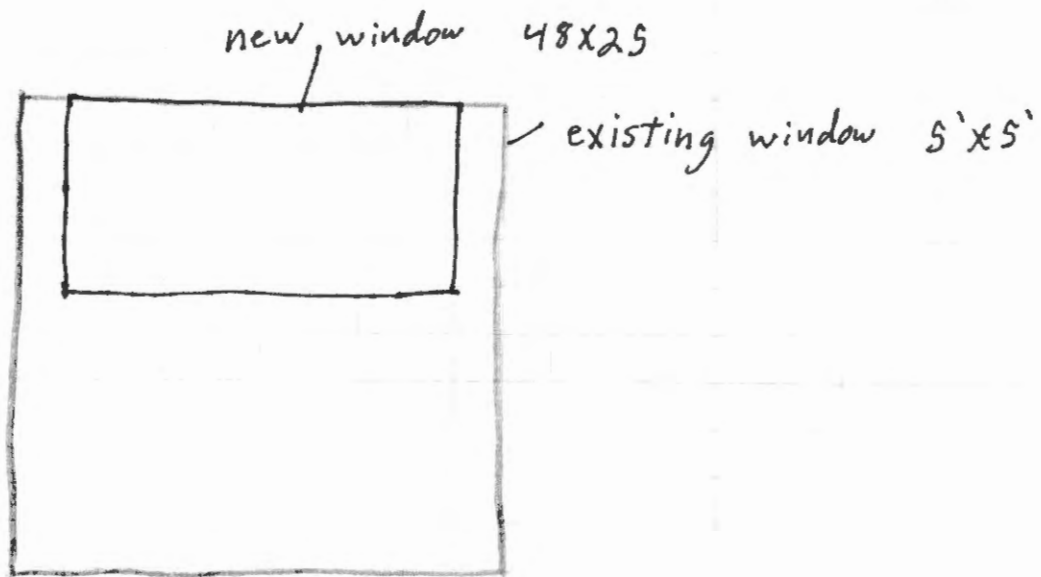
16 Fobes St. Portland

11/1/11

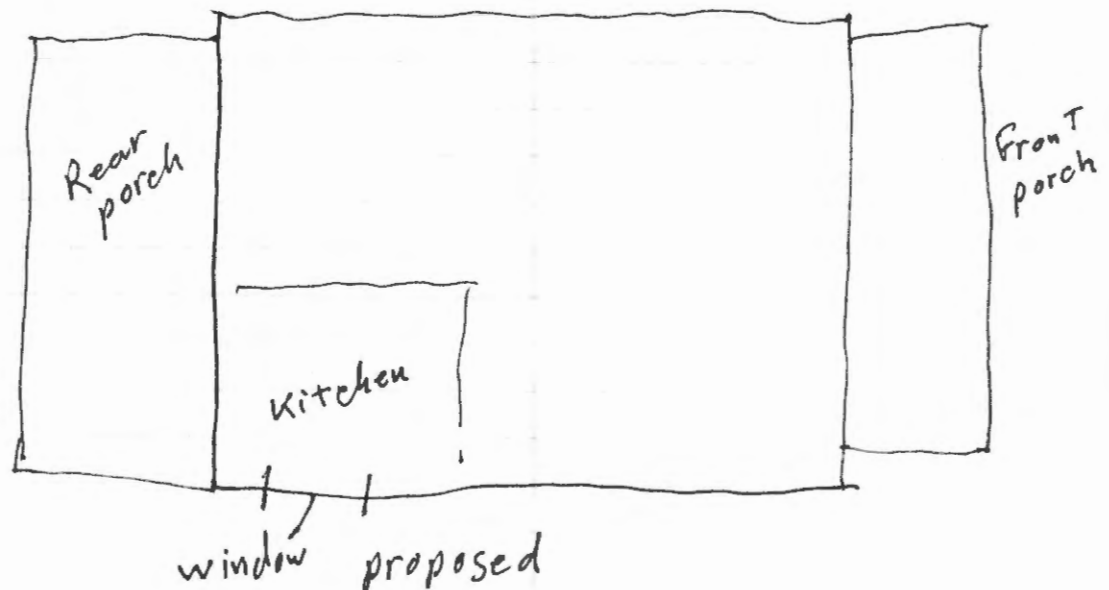
Dan Herrick

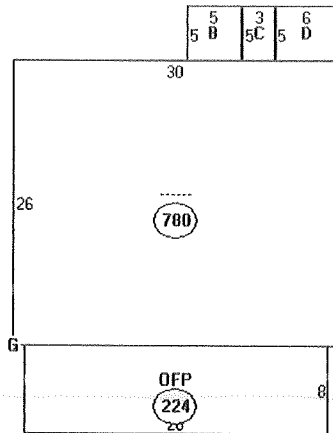
576-7802

Add to Perm. + up.



driveway





Descriptor/Area

A:.....	780 sqft	780
B:EP	25 sqft	25
C:OFF	15 sqft	15
D:EP	30 sqft	30
E:OFF	224 sqft	224
F:RG1	336 sqft	336
G:RS2	64 sqft	64
10x28 shed		280
		1474
		1714

$$8883 \times 35\% = 3109.05 \text{ ft}^2 \text{ max cov.}$$

OK



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

2008 0086

WUUM - Representative Sebago Techno
Applicant Michael Tadena - Wiceland
Sebago Techno, One Chabot Street
Westbrook, ME 04098-1339
Applicant's Mailing Address

June 1, 2008
Application Date
Campus
Sidewalk Expansion
Project Name/Description

856-0277
Consultant/Agent/Phone Number

221 Congress Street
Address of Proposed Site

CBL: 215-B-2

Description of Proposed Development:
An expansion of internal sidewalks of the WUUM campus

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
No	✓
NA	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓
yes	✓

Planning Division Use Only

Exemption Granted ☒ Partial Exemption Exemption Denied

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 4 3 2008
RECEIVED

Planner's Signature Barbara Barkley Date June 19, 2008

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) | [Home](#) | [Departments](#) | [City Council](#) | [Services](#) | [Calendar](#) | [Links](#)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:****Services**[Applications](#)[Doing Business](#)[Maps](#)[Tax Relief](#)[Tax Roll](#)[Q & A](#)[browse city
services a-z](#)[browse facts and
links a-z](#)Best viewed at
800x600, with
Internet Explorer

CBL 437 A057001
Land Use Type SINGLE FAMILY
Property Location 16 FOBES ST
Owner Information TWITCHELL ALLAN L & GUINEVERE TWITCHELL JTS
 16 FOBES ST
 PORTLAND ME 04103
Book and Page 13903/15
Legal Description 437-A-57
 FOBES ST 16
Acres 8883 SF
 0.204

Current Assessed Valuation:

TAX ACCT NO. 44444 **OWNER OF RECORD AS OF APRIL 2011**
 TWITCHELL ALLAN L &
 GUINEVERE TWITCHELL JTS
 16 FOBES ST
 PORTLAND ME 04103
LAND VALUE \$69,600.00
BUILDING VALUE \$140,200.00
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$199,800.00
TAX AMOUNT \$3,652.34

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).**Building Information:**

Card 1 of 1

Year Built 1922
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 4
Full Baths 1
Half Baths 1
Total Rooms 7
Attic UNFIN
Basement FULL
Square Feet 1560

[View Sketch](#)[View Map](#)[View Picture](#)**Outbuildings/Yard Improvements:**

Card 1

Year Built 1984
Structure SHED-METAL
Size 8X8
Units 1
Grade D
Condition F

Card 1

Year Built 1950
Structure GARAGE-WD/CB
Size 14X24
Units 1
Grade C
Condition F

Sales Information:

Sale Date	Type	Price	Book/Page
6/16/1998	LAND + BUILDING	\$148,000.00	13903/15
10/10/1997	LAND + BUILDING	\$108,900.00	13370/80
7/22/1991	LAND + BUILDING	\$93,750.00	9647/39

[New Search](#)