

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED
OF WORK
JUL 13 2005
 Permit Number: 050949
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

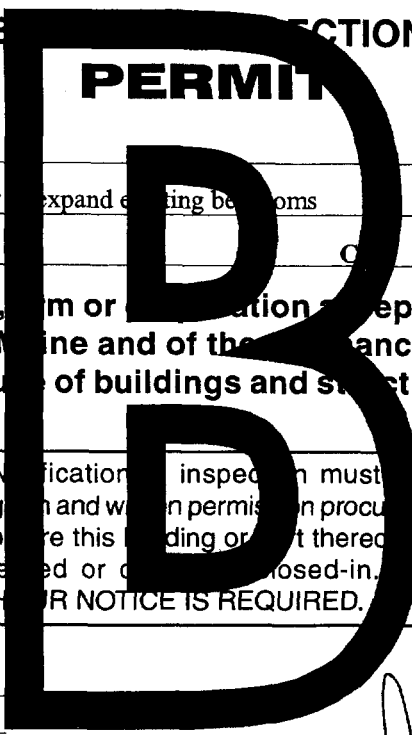
This is to certify that Smith Kevin M &/self

has permission to Build a 12' x 30' shed dormer expand existing bedrooms

AT 1234 Washington Ave

City of Portland 437 E078001

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 when permission is procured before this building or part thereof is occupied or 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 _____

Jeanie Bouke 7/13/05
 Director - Building & Inspection Services

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: 05-0949	Issue Date: 07/13/2005	CBL: 437 E078001
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Owner Name: Smith Kevin M &	Owner Address: 1236 Washington Ave	Phone: 415-6606
Business Name:	Contractor Name: self	Contractor Address: Portland
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings

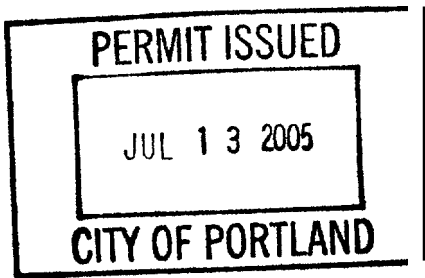
Past Use: Single Family	Proposed Use: Single Family w/12' x 30' shed dormer to expand existing bedrooms	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 4	Zone: R3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type SB IRC-2003		

Proposed Project Description:
Build a 12' x 30' shed dormer to expand existing bedrooms

Signature: _____
Signature: *JMB 7/13/05*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 07/13/2005	Zoning Approval
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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: <i>JMB 7/13/05</i>	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: <i>JMB</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0949	Date Applied For: 07/13/2005	CBL: 437 E078001
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Location of Construction: 1234 Washington Ave	Owner Name: Smith Kevin M &	Owner Address: 1236 Washington Ave	Phone: () 415-6606
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Single Family w/12' x 30' shed dormer to expand existing bedrooms	Build a 12' x 30' shed dormer to expand existing bedrooms
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 07/13/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) Approved using Sec. 14-436 for a 50% expansion, using 120sf of possible 371 sf			
Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 07/13/2005
Note:			Ok to Issue: <input type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			

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>1234 Washington Ave.</u>		
Total Square Footage of Proposed Structure <u>375</u>	Square Footage of Lot <u>5000</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>437 E 078</u>	Owner: <u>Kevin/Joann Smith</u>	Telephone: <u>757-2876</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kevin Smith</u> <u>1234 Washington Ave.</u> <u>Portland Me. 04103</u> <u>757-2876</u>	Cost Of Work: \$ <u>3000.00</u> Fee: \$ <u>48.00</u>
Current use: <u>Residence</u> <u>SF</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Residence</u>		
Project description: <u>12x30 shed/dormer</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Kevin Smith</u>		
Mailing address: <u>1234 Washington Ave</u> <u>Portland Me. 04103</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>757.2876</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: 	Date: <u>7/11/05</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

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	437 E078001
Location	1234 WASHINGTON AVE
Land Use	SINGLE FAMILY
Owner Address	SMITH KEVIN M & JOANN JTS 1234 WASHINGTON AVE PORTLAND ME 04103
Book/Page	8745/74
Legal	437-E-78 WASHINGTON AVE 1234 BERNARD RD 2-8 6200 SF

Handwritten: 1/13 330 12x30 dorm

Handwritten: #949 R3

Current Valuation Information

Land	Building	Total
\$31,500	\$51,560	\$83,060

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$64,900	\$99,300	\$164,200	\$123,630

Property information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1957	Cape	1	1039	0.142	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		6	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1965	16X22	C	F

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

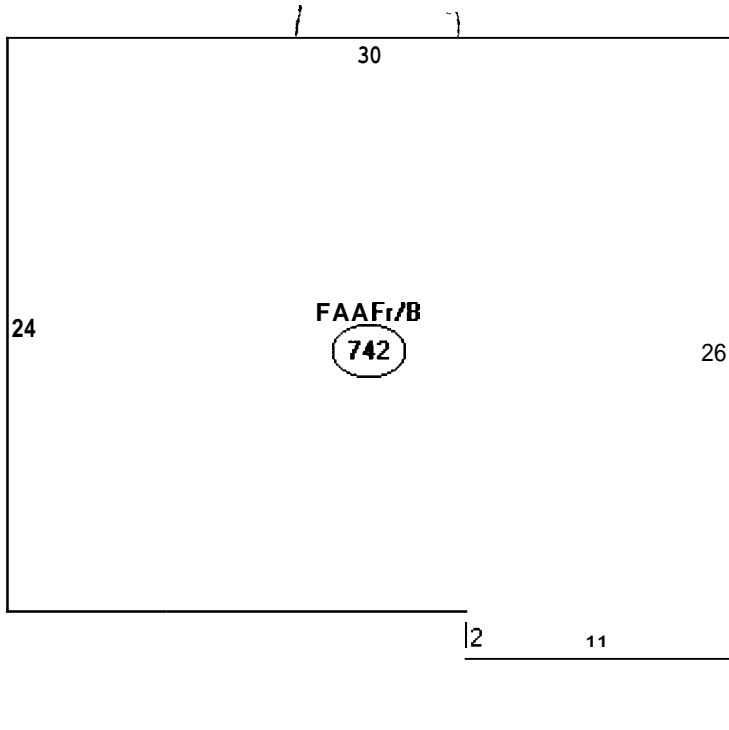
Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

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

[Click here](#) to view comparable sales or below to view by:





Descriptor/Area
A: FAFr/B
742 sqft

742
Sec. 14-436 x 50%

371

Lot 6, 208 SF
Non-conforming

50'

6 Feet

R3 Zone
Sec. 14-436 for 50% expansion
only expanding 120 SF of possible 371

49'6"

Drive

120' Garage

Drive

Drive

GATE

30' x 12'

14'

Fence

100'

BORWARD ST

19'6"

NEW CORNER

18'

25 X 30
HOUSE

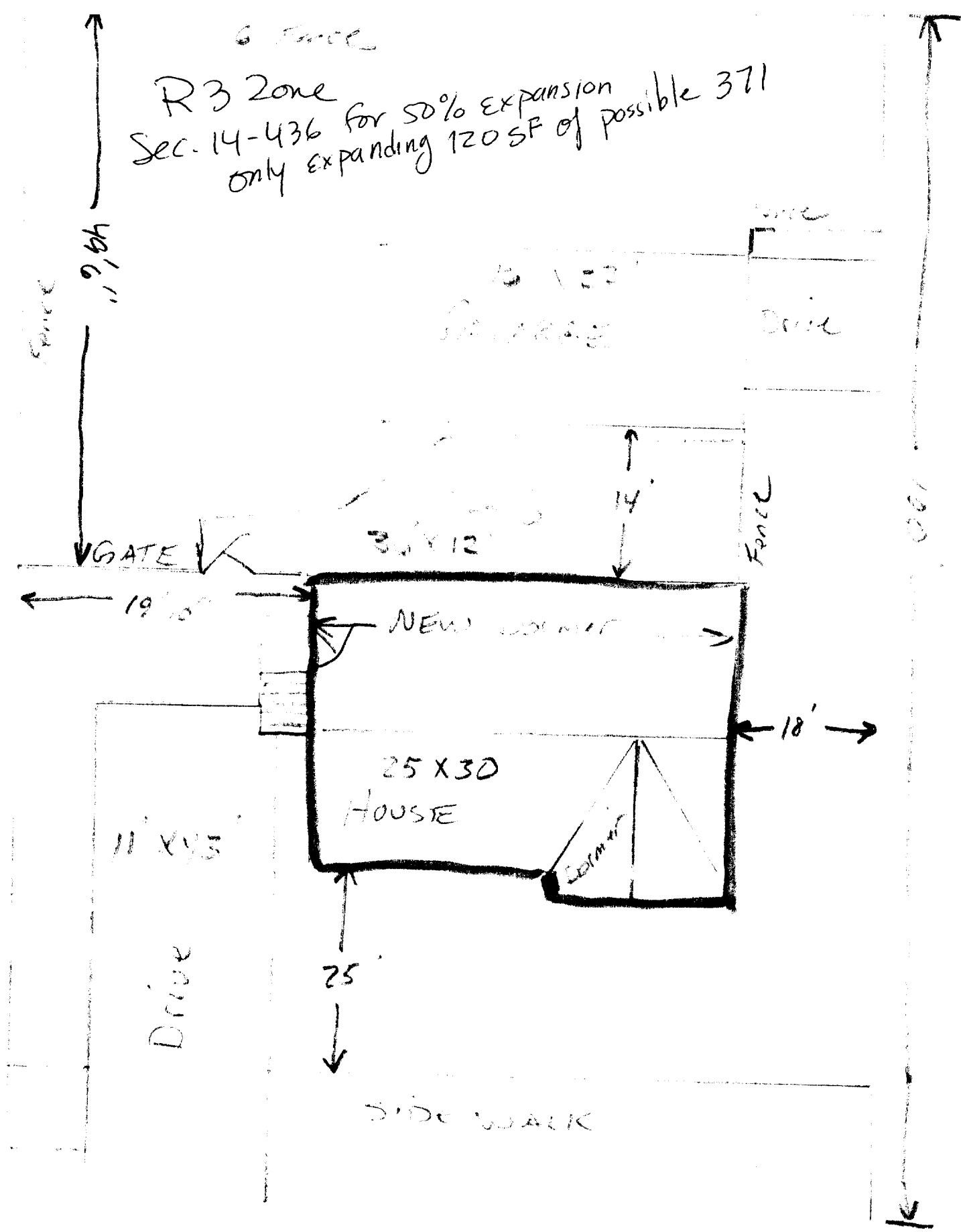
11' X 43'

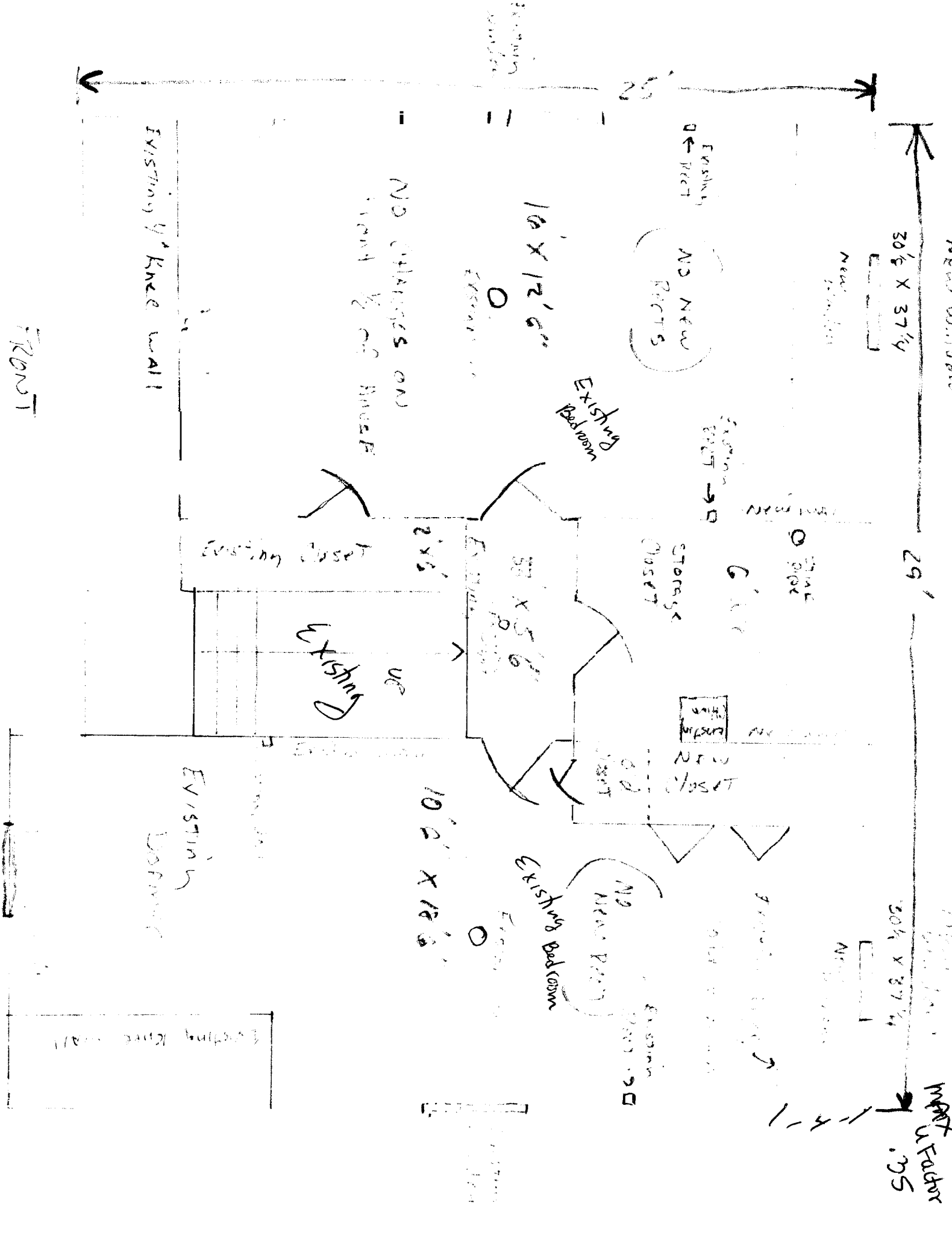
Drive

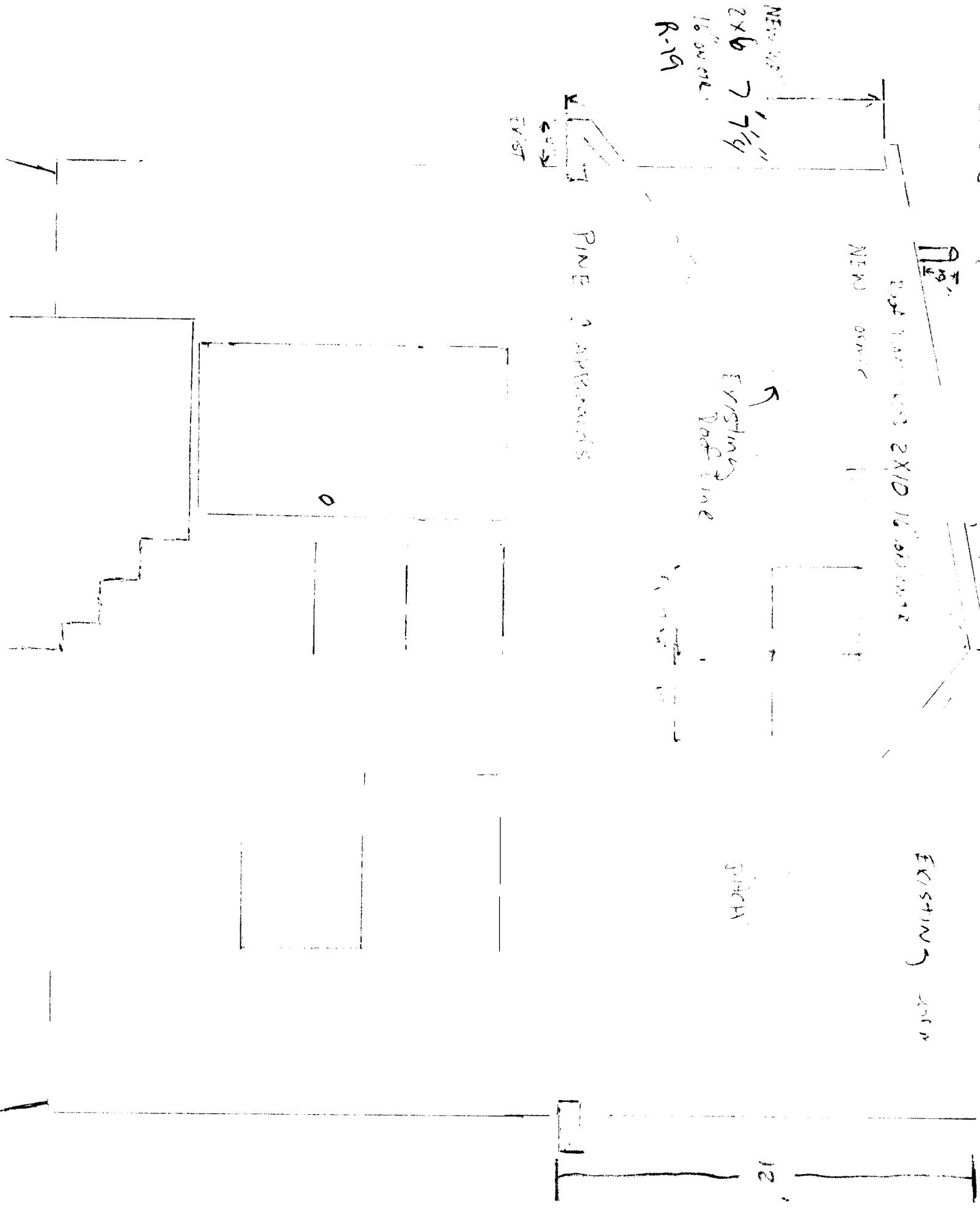
25'

SIDE WALK

WASHINGTON AVE







EXISTING

NEW 2X10 16' 00\"/>

NEW 2X6 7 7/4\"/>

NEW 2X6 7 7/4\"/>
16' 00\" O.C.
R-19

EXISTING
Roof Line

PINE 2 APPROX

EXIST

DITCH

12'

EXISTING FOUNDATION 9' WALLS 2" TOP 24" STAIR

EXISTING 2X12 FLOOR JOISTS 6" ON CENTER

2x12 JOIST 2x6 - 16" ON CENTER

EXISTING 2X12 FLOOR JOISTS 6" ON CENTER

2X6 SOLID FLOOR

2X6 STODS

2X6 SOLID FLOOR

7' 6" ON CENTER

2X6 FLOOR JOISTS 6" ON CENTER (2)

2X8 CEILING JOISTS 6" ON CENTER

R-38

2X8 RAFTERS

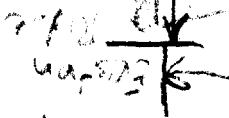
30 YR ASPHALT ROOFING

2" GYPSUM SHEATHING

3' 6" ON CENTER



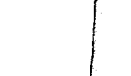
1/3 PITCH



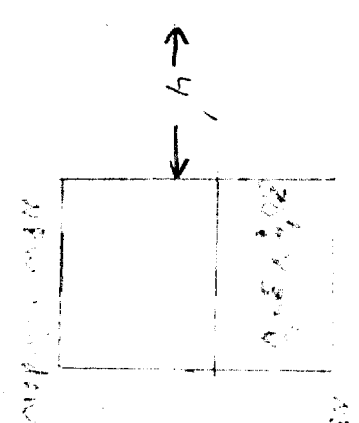
The New
RAFTERS TO
MATCH EXISTING

EXISTING 2X4 WALLS 6" ON CENTER

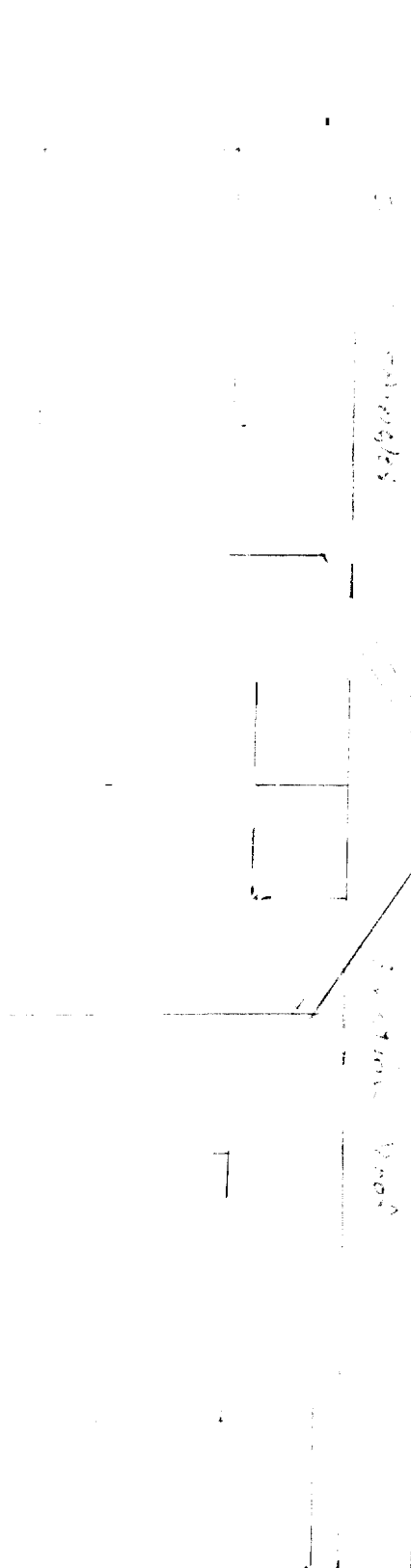
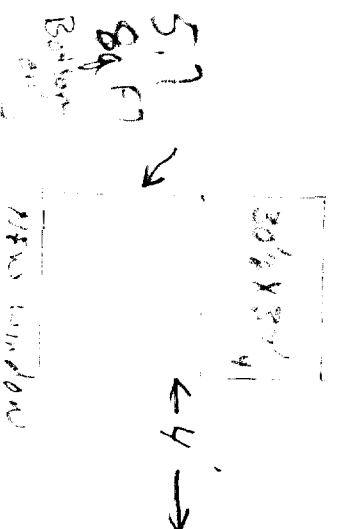
EXISTING 2X4 WALLS 6" ON CENTER



EXISTING FOUNDATION
 2' low level
 EXTEND SHINGLES 24" ASHOUT SHINGLES



NEW WALL 24" IS AN OUTLET
 24" APPROX



EXISTING

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:** 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 **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 437-E-78

Building Permit #: 05-0949

8/3/05 For close inspection. Checked all CRAMING
No electrical has been done. Told owner that we will
need an electrical permit before any new wiring is done
JK

