

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

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

**PERMIT ISSUED**

Permit No:

04-1850

Issue Date:

*04/13/05*

GBL:

394 E032001

Phone:

Location of Construction:

Owner Name:  
Dorr Alan R Jr  
11 Juniper St

Owner Address:  
11 Juniper St

Business Name:

Contractor Name:  
Hamilton, Donald

Contractor Address:  
89 Woodland Drive Bangor

**CITY OF PORTLAND**  
Phone: 207.624.0091

Lessee/Buyer's Name

Phone:

Permit Type:  
Additions - Dwellings

Permit Fee: \$111.00

Zone: *P-3*

Past Use:  
Single Family Home

Proposed Use:  
Single Family Home/ 10' x 14' Garage addition

Cost of Work: \$9,200.00

CEO District: 5

FIRE DEPT:

Approved  
 Denied

INSPECTOR:

Use Group: *R3/v* Type: *SB*

Proposed Project Description:  
10' x 14' Garage addition

Signature: *[Signature]*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>Wetland 12-5-1</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/>	<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	<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>1/13/05</i>	Date:	Date: <i>1/13/05</i>

**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

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

### BUILDING INSPECTION

# PERMIT

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

This is to certify that Dorr Alan R Jr/Hamilton, DO  
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 must be given and work inspected in process before this permit is issued or closed-in. HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

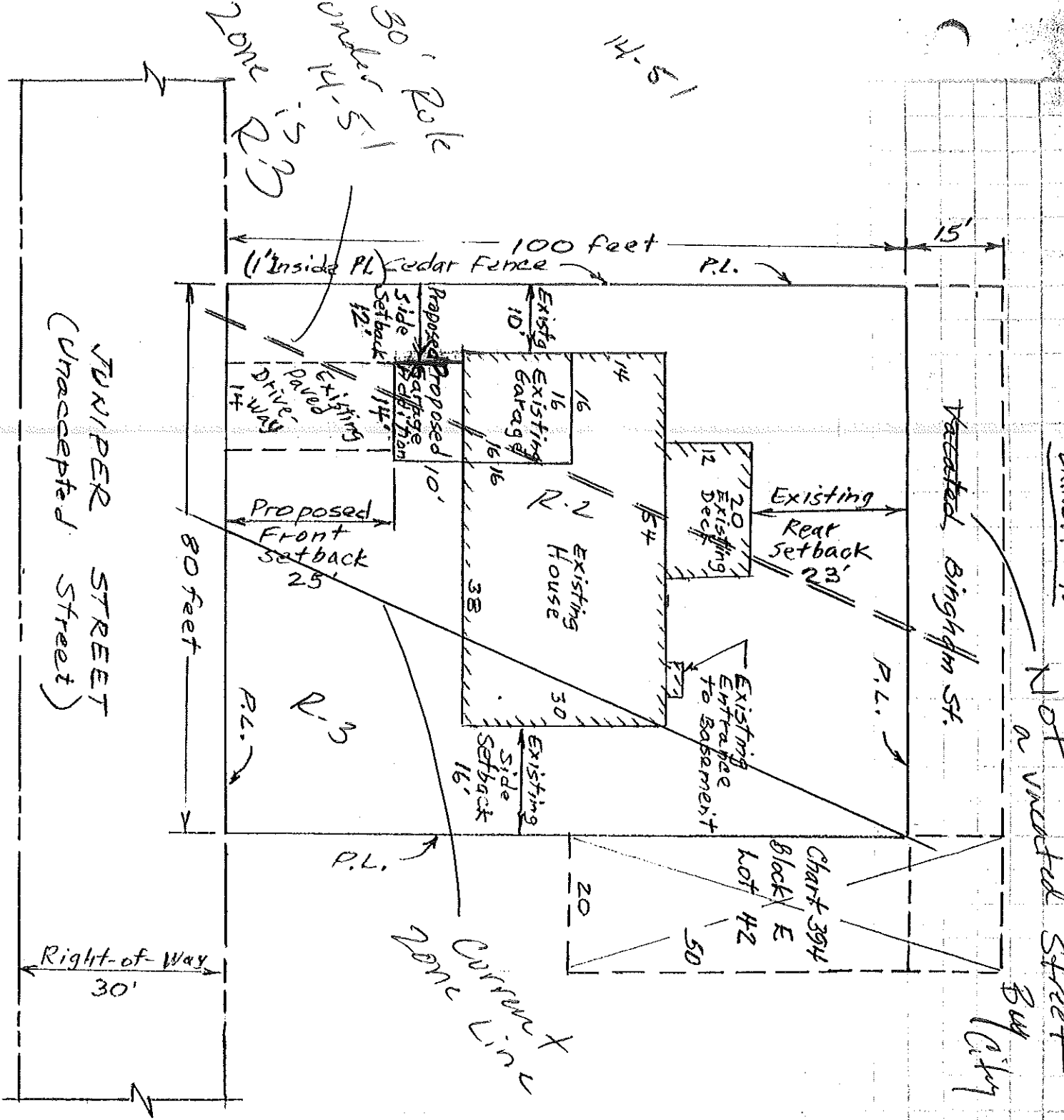
#### OTHER REQUIRED APPROVALS

Fire Dept \_\_\_\_\_  
Health Dept \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

1/13/05



# PLOT PLAN

Scale: 1" = 20'

Name: C.D. Hamilton, PE  
 Project: 11 Juniper St., PTLD  
 Date: Dec 12, 2004

Vacated Bingham St.

EXHIBIT 11.7  
 Not vacated Street  
 By City

Current Zone Line  
 Zone R-3

JUNIPER STREET  
 (Unaccepted Street)

Right-of-Way  
 30'

100 feet  
 (1' Inside P.L.) Cedar Fence

Proposed Front Setback  
 25'

Existing Rear Setback  
 23'

Existing Side Setback  
 16'

Existing House  
 16

Existing Garage  
 10

Existing Dec  
 12

Chart 394  
 Block E  
 Lot 42  
 50

30' Pole  
 under 5'  
 14-5'

Zone R-3

Zone R-3

P.L.

P.L.

P.L.

P.L.

20

14

16

16

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**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
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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
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Dept:	Zoning	Status:	Approved with Conditions	Reviewer:	Tammy Munson	Approval Date:	01/13/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>						
<p>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.</p> <p>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work</p>							
Dept:	Building	Status:	Approved with Conditions	Reviewer:	Tammy Munson	Approval Date:	01/13/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>						
<p>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.</p> <p>2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</p>							

Comments:
<p>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.</p> <p>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 seperation from house. Left message w/David Hamilton.</p> <p>1/13/05-tmm: went over the above - also told them property pins needed to be located prior to pouring concrete. ok to issue.</p>

# 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 Dott, Jr</u>
Lessee/Buyer's Name (If Applicable) <u>Virginia A. Toner,</u> <u>Perspec. Buyer</u>	Applicant name, address & telephone: <u>Virginia A. Toner</u> <u>129 Glenrose Drive</u> <u>Riverside, RI 02915</u>
Current use: <u>Residential</u>	Cost Of Work: \$ <u>9200.00</u> Fees: \$ <u>103.80</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 structure 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> <u>129 Glenrose Drive</u> <u>Riverside, RI 02915</u>	
Mailing address: <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.

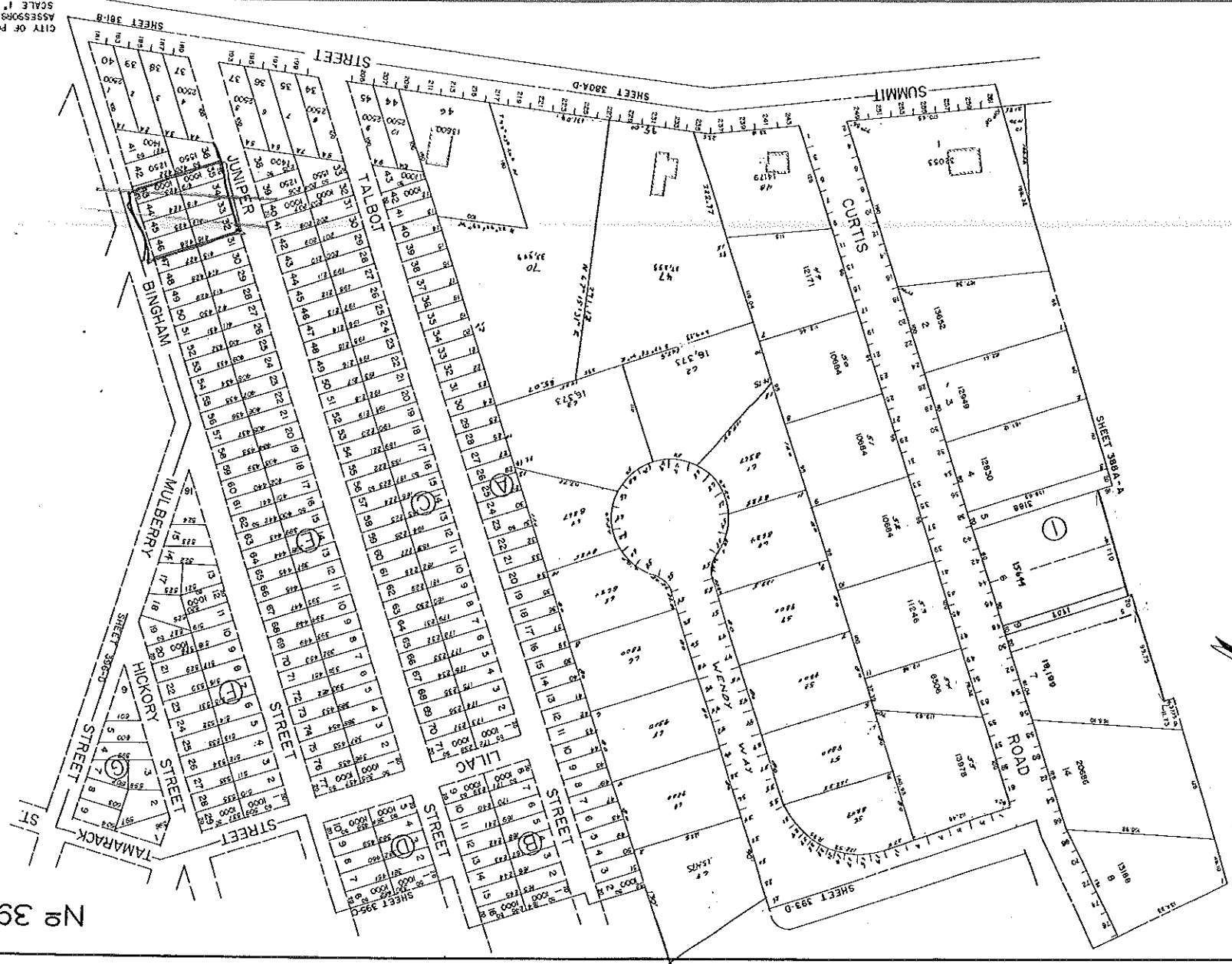
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature of applicant: Virginia A. Toner Date: 12/2/04

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  
ASSESSORS PLAN  
SCALE 1" = 50'  
REORAN 6-76

No 394



**ALL PURPOSE  
BUILDING PERMIT APPLICATION**

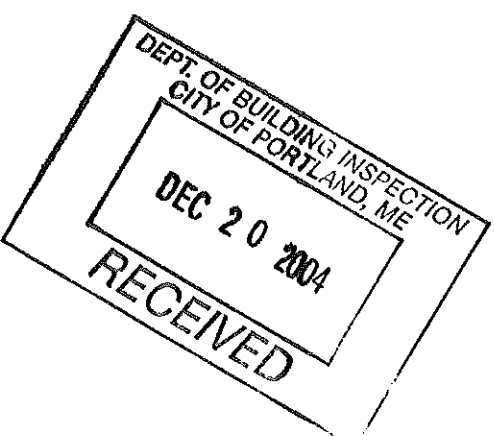
To construct an addition to a residential garage at

**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:

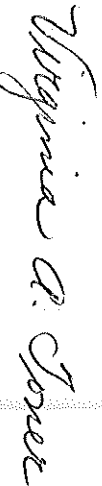
- Exhibit 1. Application Form – signed by Applicant
- Exhibit 2. Authorization of Owner
- Exhibit 3. A copy of Warranty Deed
- Exhibit 4. Plot Plan
- Exhibit 5. Copy of Assessor's lot lines No. 394
- Exhibit 6. Copy of Assessor's building dimensions
- Exhibit 7. Copy building/construction plans (4 pages)
- 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 check is enclosed for \$103.90 for the permit fee for this proposed \$9200.00 cost of work.

If there are any questions, you may reach me at 401-433-4913.

Very truly yours,



Virginia A. Toner



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,



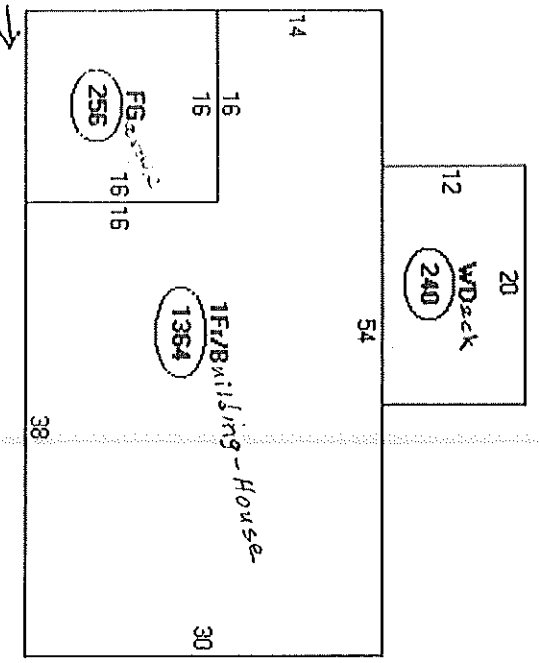
Alan Dorr, Jr.



EXHIBIT 6.

INFO FROM INTERNET  
DATA IN ASSESSOR'S

OFFICE, PORTLAND, ME



BOARD VIEW DIMENSIONS  
SHOULD BE DIMENSIONS  
in feet and sq ft circled

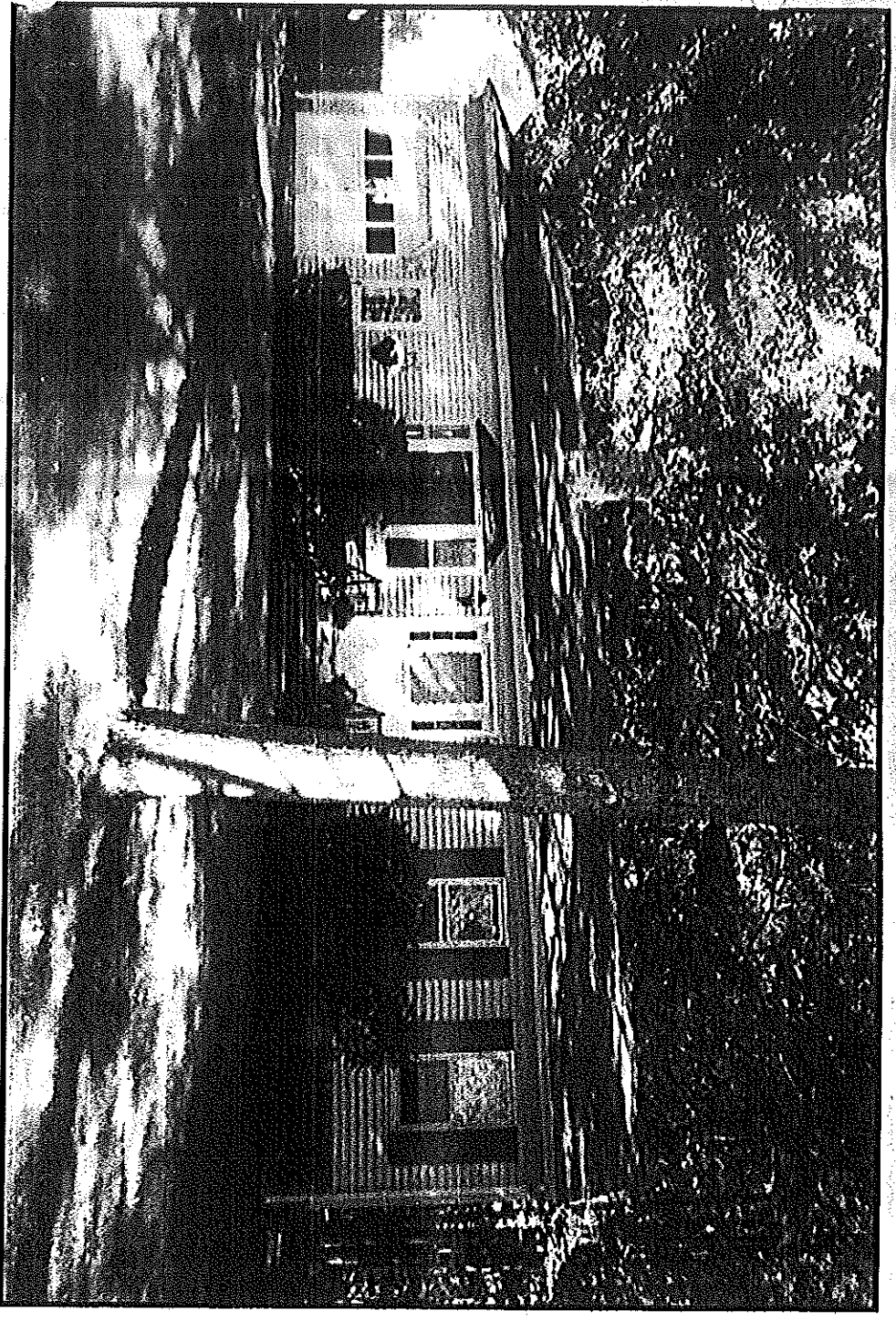
Descriptor/Area

A: 1F/B Utilizing - House - Residence  
1364 sqft

B: FG Garage  
256 sqft

C: WD Deck  
240 sqft

1620 + 240 = 1860 = Area



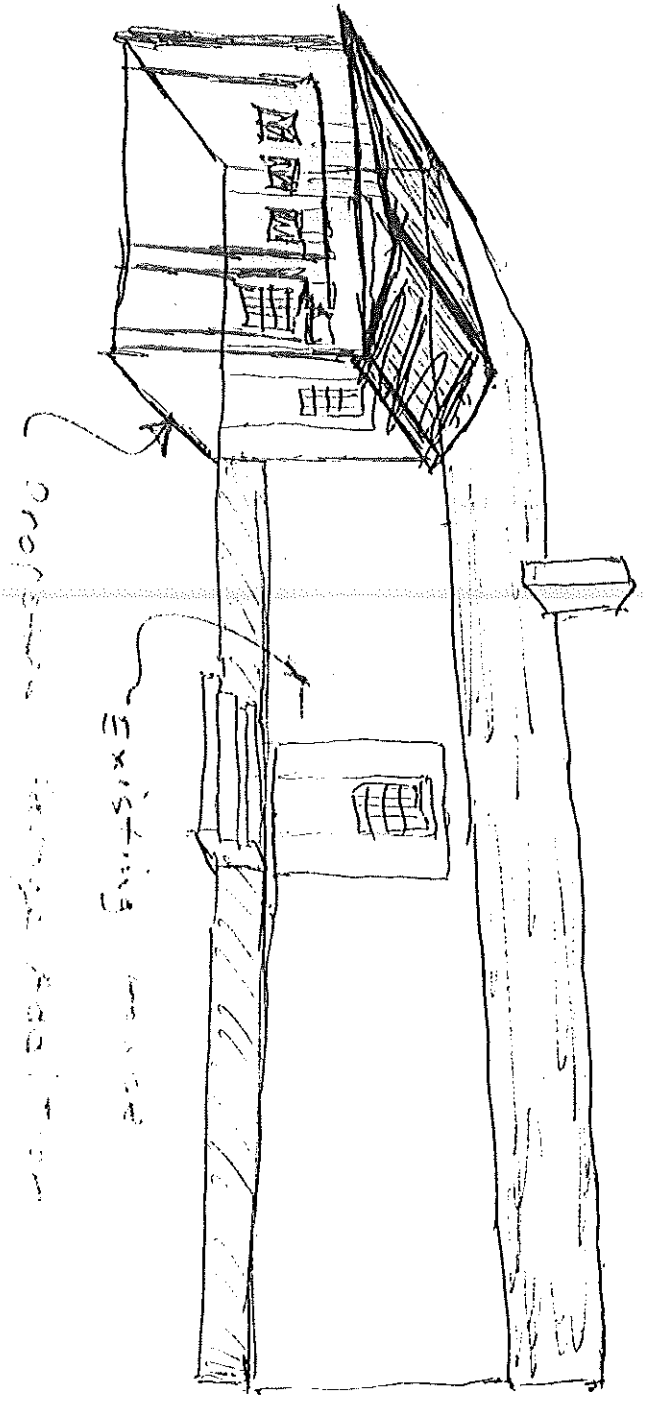
*11 JUNIPER STREET, PORTLAND*

Seller: DORR, JR.

7

EXHIBIT 8

EXHIBIT 9.



PERSPECTIVE OF GARAGE ADDITION



579U2  
WARRANTY DEED

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

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

Witness

*Carla L. Bryson*  
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 she foregoing to be her/their free act and deed.

*Charles H. McLaughlin*  
Notary Public & Secretary at Law  
My Commission Expires

OCT 08 2004 12:59 FR

TD 5992072

0003

P.05/06

10/04/2004 17:15 FAX

BK12201P6110

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 lot numbered 416, 417, 418, 419, 423, 424, 425, and 426 as shown on a plan of "Map of Owners' Subdivisions in the Cumberland County Registry of Deeds, Plan Book 3, Page 1031" to which plan is referred to for a more particular description.

Meaning and including to describe and convey the same premises conveyed to Carla L. Bryson by Warranty Deed dated 1995 and 5. Records dated January 27, 1992 and recorded in the Cumberland County Registry of Deeds in Book 9225, Page 91.

20058  
on lot A

416	426
417	425
418	424
419	423

PARK

3  
Vacant lot

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 394-E-32 T0 35-43 T046  
 JUNIPER  
 BINGHAM STS  
 8000 SF

**Valuation Information**

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

**Property Information**

Year Built 1984 Style Ranch Story Height 1 Sq. Ft. 1354 Total Acres 0.184  
 Bedrooms 3 Full Baths 1 Half Baths 1 Total Rooms 5 Attic None Basement Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
11/06/2995	LAND + BLDING	\$106,000	12201-109
02/27/1992	LAND + BLDING	\$105,000	09926-091

**Picture and Sketch**

[Picture](#)

[Sketch](#)

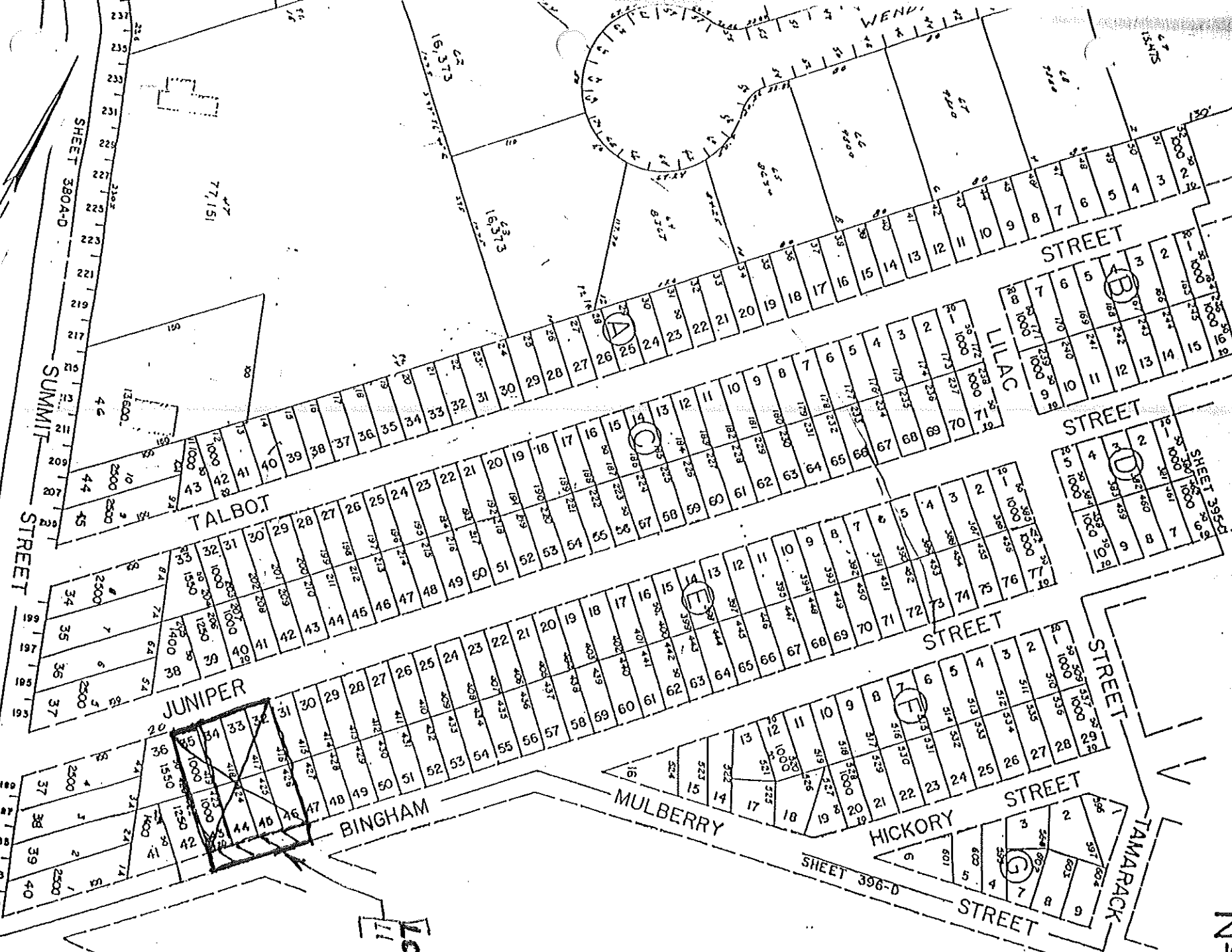
[Tax Map](#)

[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.

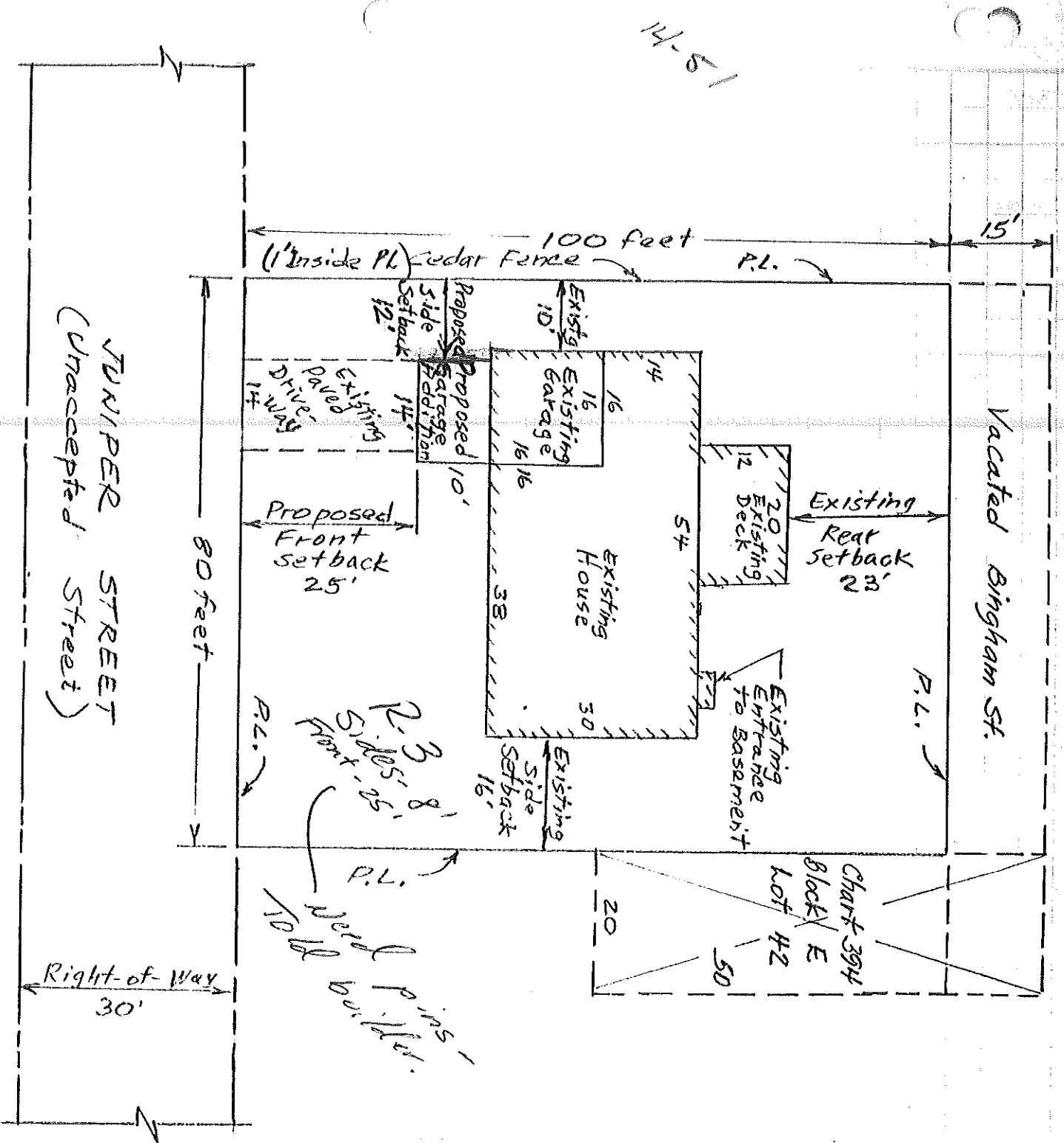
**New Search!**





LOUIS II JUNIPERS

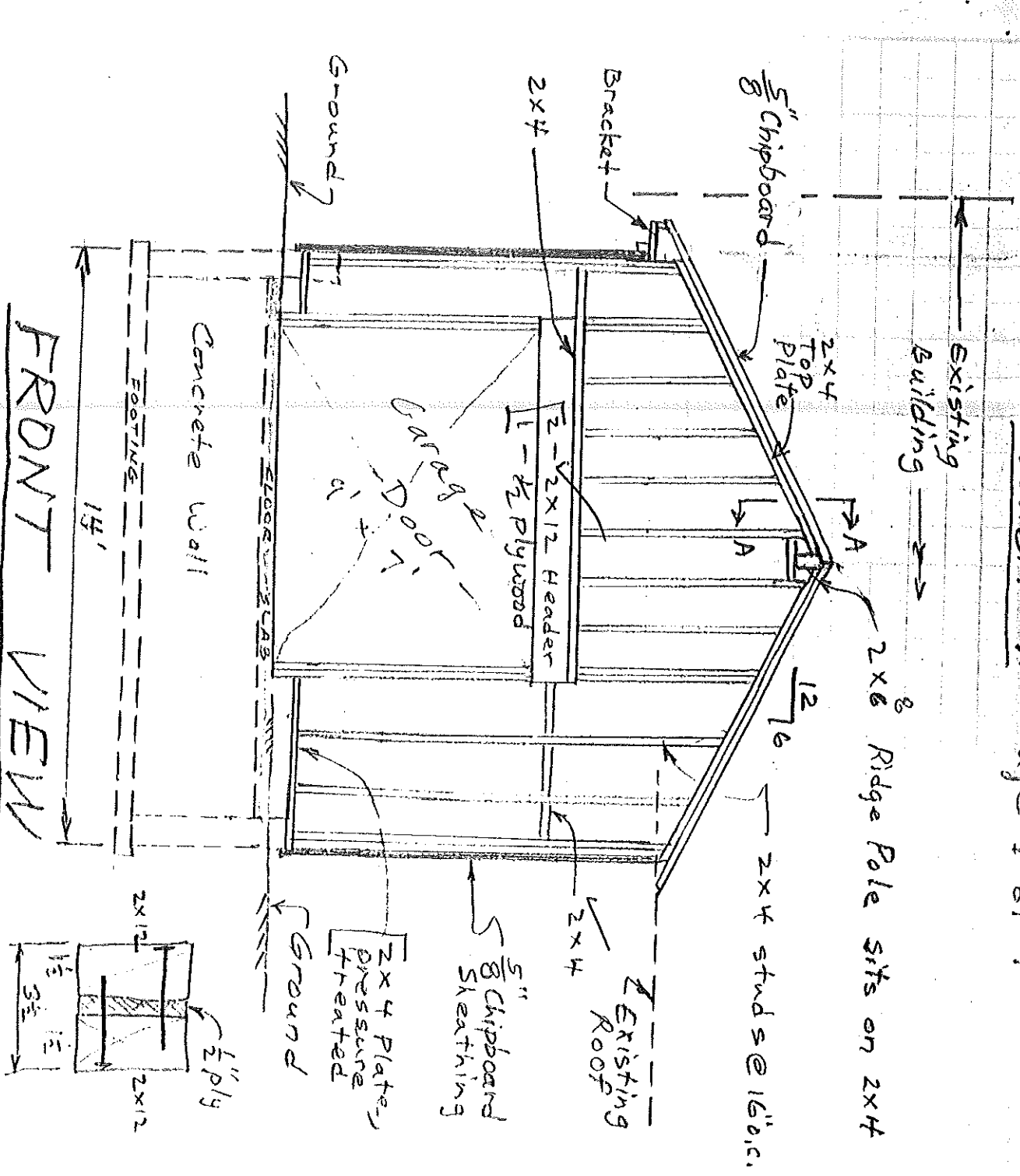
CITY OF FOR  
ASSESSORS  
SCALE 1" =  
REMARKS



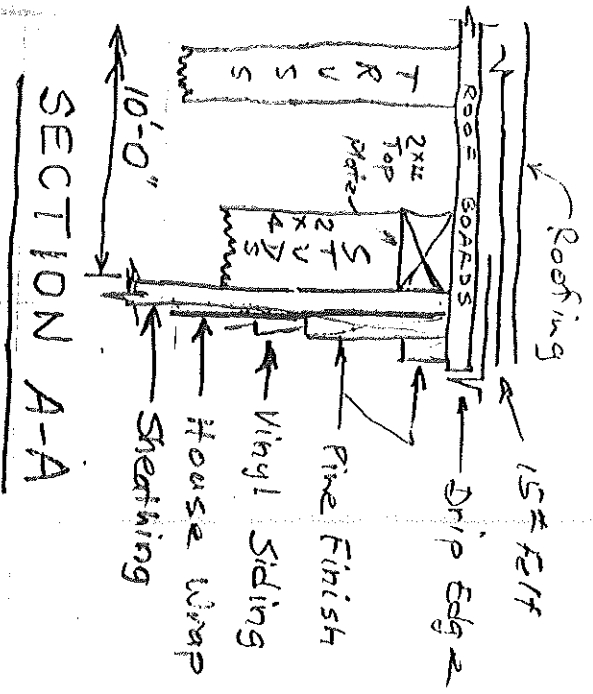
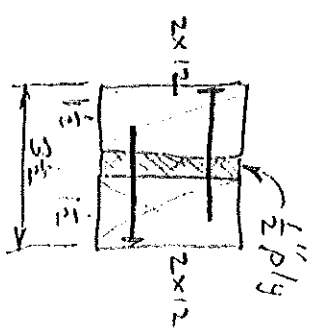
# PLOT PLAN

Scale: 1" = 20'

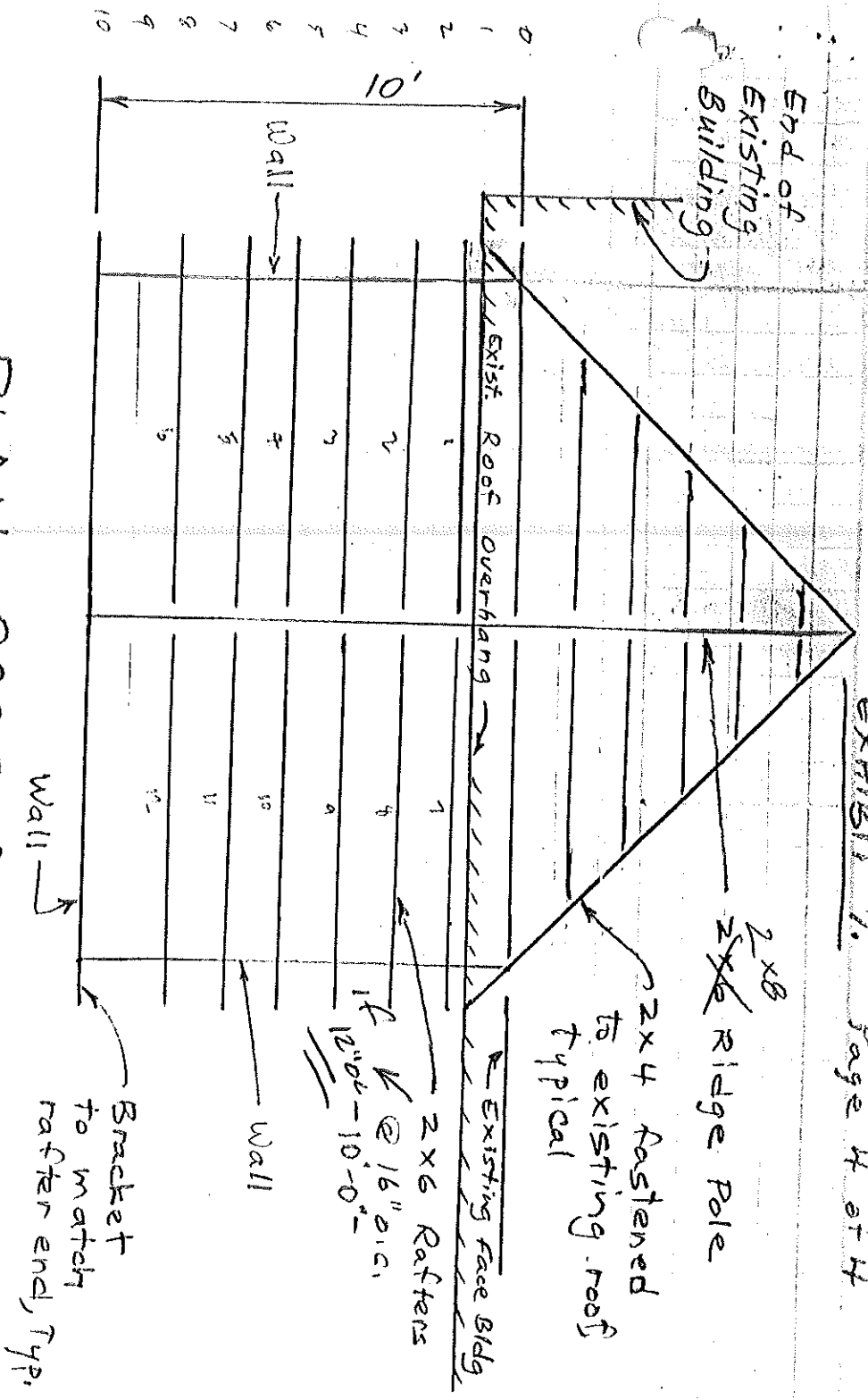
Name: C.D. Hamilton, PE  
 Project: 11 Juniper St., PLLD  
 Date: Dec. 12, 2004



SECTION HEADER



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

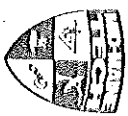


# PLAN ROOF RAFTERS

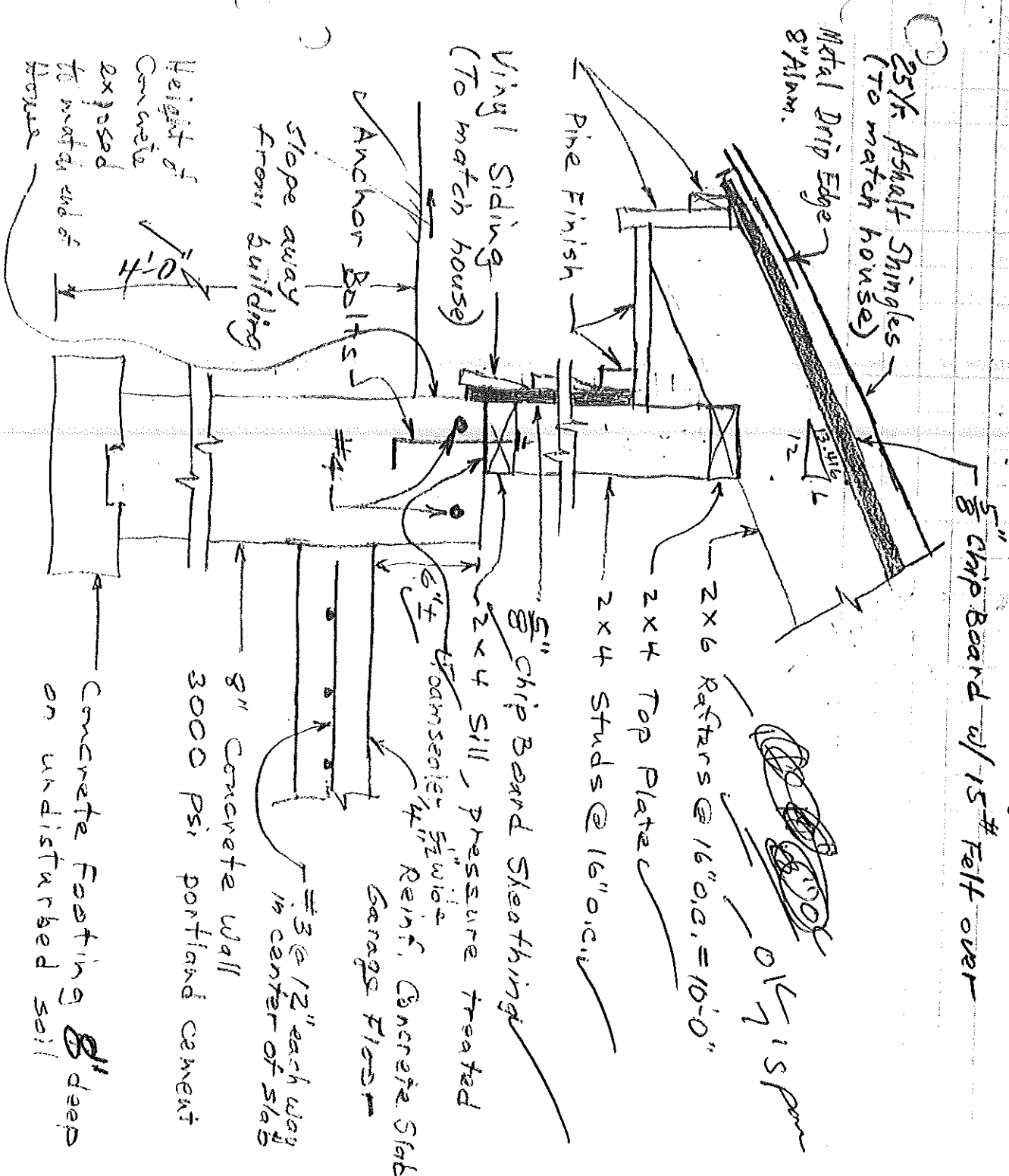
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CD# Date 12-12-04

Page of



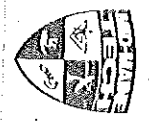
MID-MAINE TECHNICAL CENTER  
3 Brooklyn Avenue - Waterville, ME 04901  
voice 207 873 0102 - fax 207 873 7057



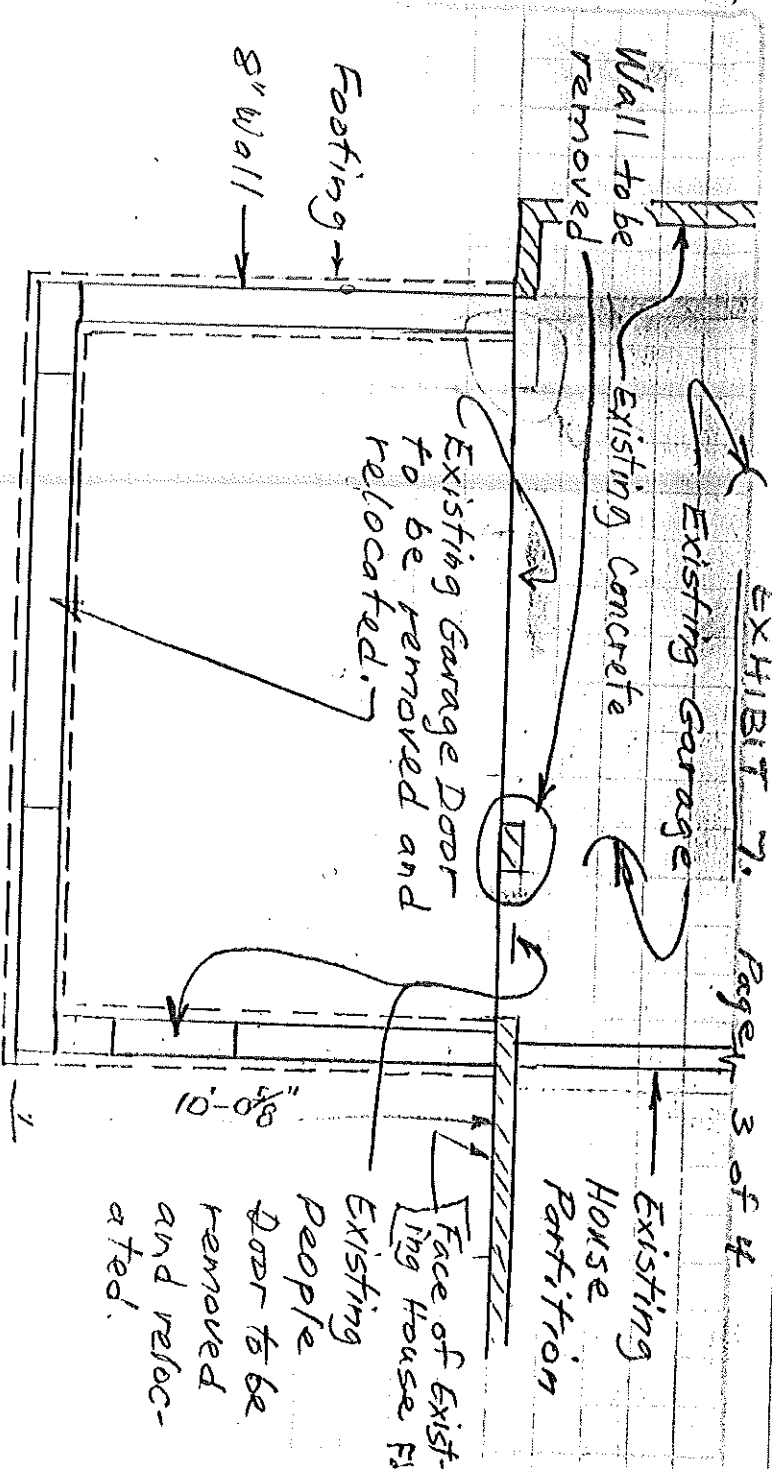
SECTION

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

C.D. Hamilton Date: Dec. 12, 2004  
 11 Linniper Street, ATLID

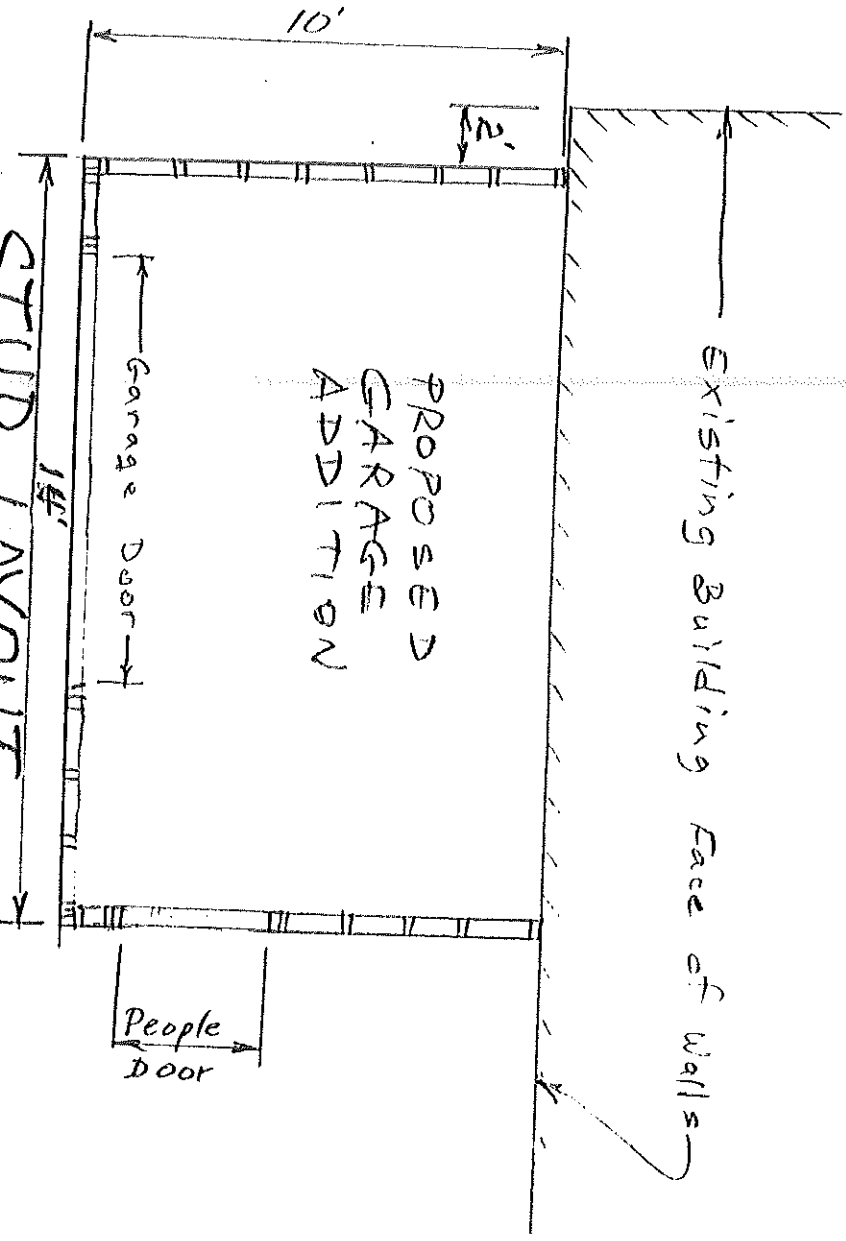


MID-MAINE TECHNICAL CENTER  
 3 Brooklyn Avenue - Waterville, ME 04901  
 voice 207 873 0102 - fax 207 873 7057



# FOUNDATION PLAN

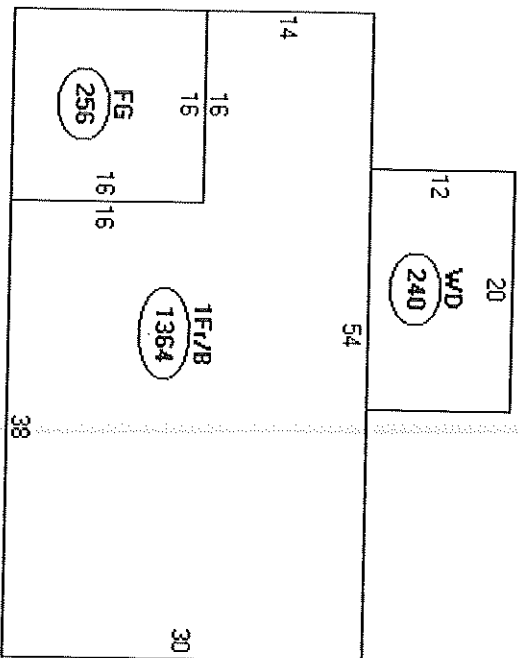
Scale: 1/4" = 1'-0"



# STUD LAYOUT

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

Name: C. D. Hamilton, PE  
 Project: 11 Juniper St, PRD  
 Dec 12, 2004



*2400  
750 sq ft  
2400 Allowed*

Descriptor/Area  
A: 1F1/B  
1364 sqft  
B: FG  
256 sqft  
C: WD  
240 sqft

*1860 Proposed  
1400  
2200  
2-3*