

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street. 04101 Tel: (207) 874-8703. Fax: (207) 874-8716

Permit No:	06-0610	Permit Issued Date:	JUN 30 2006	CBL:	402 B008001
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Location of Construction:	32 LORING AVE	Owner Name:	HANSON KAREN L	Owner Address:	32 LORING AVE	Phone:		
Business Name:		Contractor Name:	Dave Cary	Contractor Address:	CITY OF PORTLAND	Phone:	2073100172	
Lessee/Buyer's Name:		Phone:		Permit Type:	Alterations - Dwellings		Zone:	R-3

Past Use:	Single Family Home	Proposed Use:	Single Family Home/ Build a dormer left side of building to enlarge bedroom	Permit Fee:	\$57.00	Cost of Work:	\$4,000.00	CEO District:	4	4871
Proposed Project Description:	Build a dormer left side of building to enlarge bedroom <i>Blms</i>			FIRE DEPT:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION Use Group:	<i>R3 Type 5B</i>			

Signature:		Signature:	<i>DL Cary</i>
Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Action:	<input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature:		Signature:	
Date:		Date:	

Permit Taken By:	Idobson	Date Applied For:	04/28/2006	Zoning Approval			
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<input type="checkbox"/> Shoreland <i>Shoreland</i> <i>14-436-506</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
2. Building permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
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..	<input type="checkbox"/> Flood Zone <i>Flood Zone</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: <i>04/28/2006</i>	Date:	Date: <i>06/30/06</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

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Business Name:		Contractor Name:	Dave Cary	Contractor Address:		Phone:	(207) 310-0172
Lessee/Buyer's Name		Phone:		Permit Type:	Alterations - Dwellings		

Proposed Use:	Single Family Home/ Build a dormer left side of building to enlarge bedroom	Proposed Project Description:	Build a dormer left side of building to enlarge bedroom
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 05/18/2006

Note: 5/17/06 called owner Karen Beaudoin to verify whether the new dormer would extend out further than the existing footprint as one drawing depicts. OK to Issue:

5/18/06 Owner says no - it was a poorly drawn sketch. The dormer is completely over the existing footprint

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 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.

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 06/30/2006

Note: OK to Issue:

- 1) Must install "egress windows" Karen Beaudoin has been given the dimensions and has agreed.

Comments:

6/29/2006-mjn: Left message regarding the need for egress window and a question regarding stairs.



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.

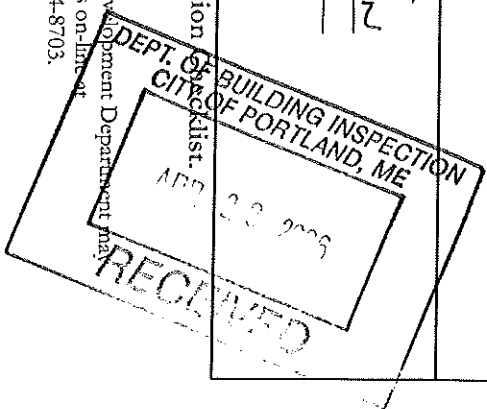
Location/Address of Construction: <u>32 LORING AVENUE</u>		Square Footage of Lot <u>2 1/2 acre</u>	
Total Square Footage of Proposed Structure			
Tax Assessor's Chart, Block & Lot Chart# <u>402</u> Block# <u>B</u> Lot# <u>8</u>	Owner: <u>KAREN HANSON (BEAUDOIN)</u>	Telephone: <u>878-5383</u>	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>KAREN BEAUDOIN 32 LORING AVE 878-5383</u>		Cost Of Work: \$ <u>4,000</u>
Current Specific use: <u>Bedroom</u>			Fee: \$ _____
If vacant, what was the previous use? Proposed Specific use: <u>Large bedroom</u>			Co of Fee: \$ <u>5900</u>
Project description: <u>7-foot wide dormer to left side of upstairs room.</u>			
Contractor's name, address & telephone: <u>Dave Cary 310-6172</u>			
Who should we contact when the permit is ready: <u>KAREN BEAUDOIN</u>			
Mailing address: _____ Phone: <u>878-5383</u>			

Please submit all of the information outlined in the Commercial Application 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: [Signature] Date: 04/28/06



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

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schnuckal **Approval Date:** 05/18/2006

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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:** Pending **Reviewer:** Residential Plan Revie **Approval Date:** **Ok to Issue:**

Comments:
 6/29/2006-njn: Left message regarding the need for egress window and a question regarding stairs.

8 1/2" Roof 0' kln

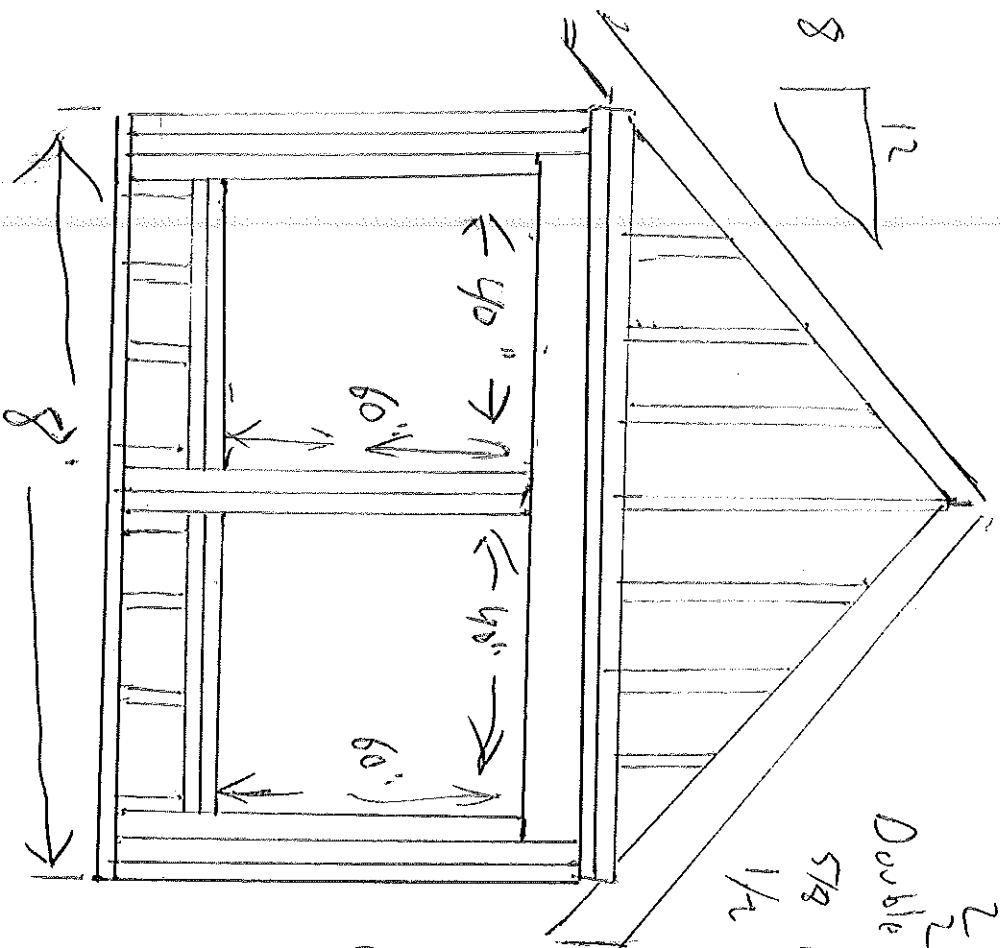
40" X 60" DH.
Windows

2x4 Studs 16oc.

2x8 Rafters 16oc.
2x10 Risse Board
Double 2x8 Header

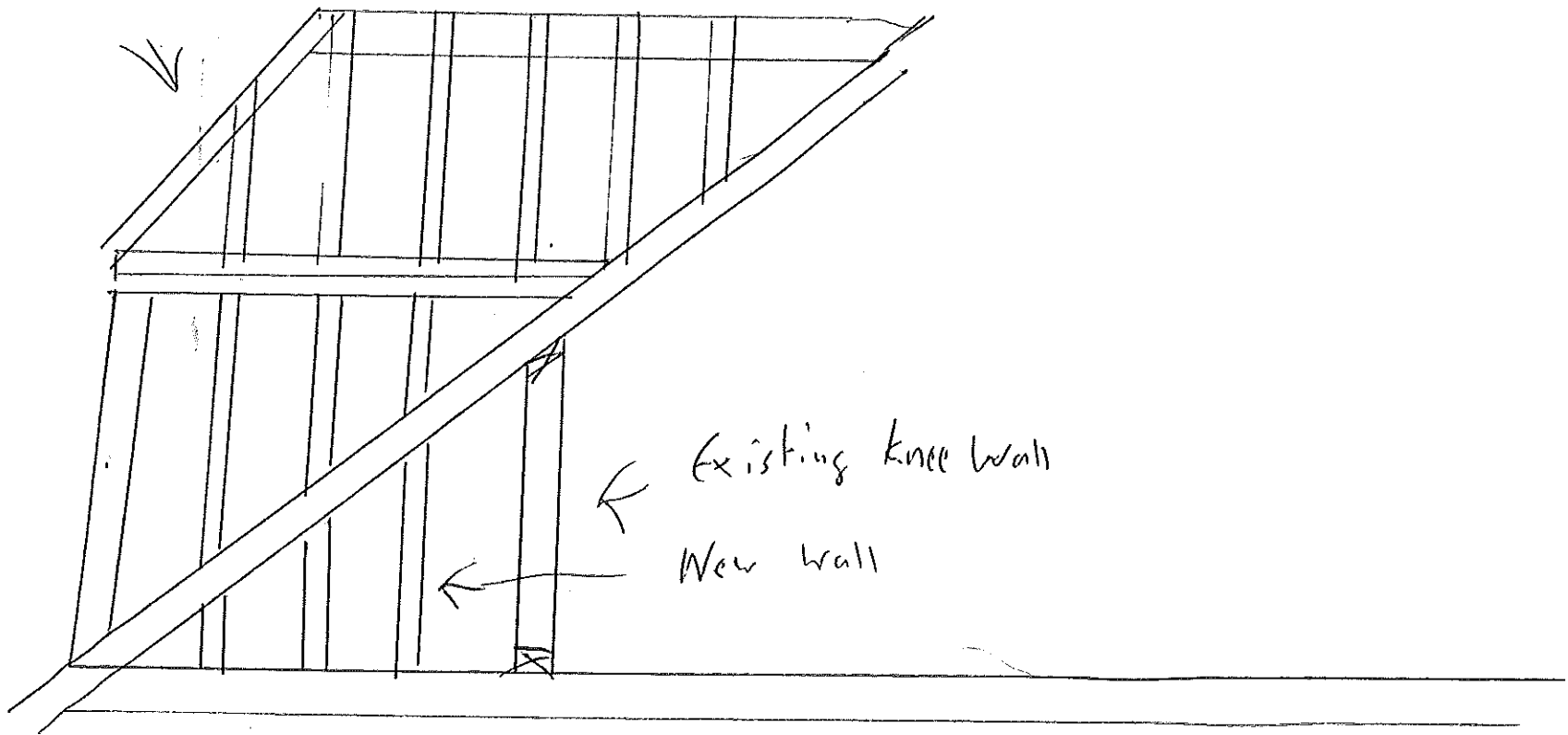
5/8 Plywood Roof
1/2 5ply Plywood on
Walls

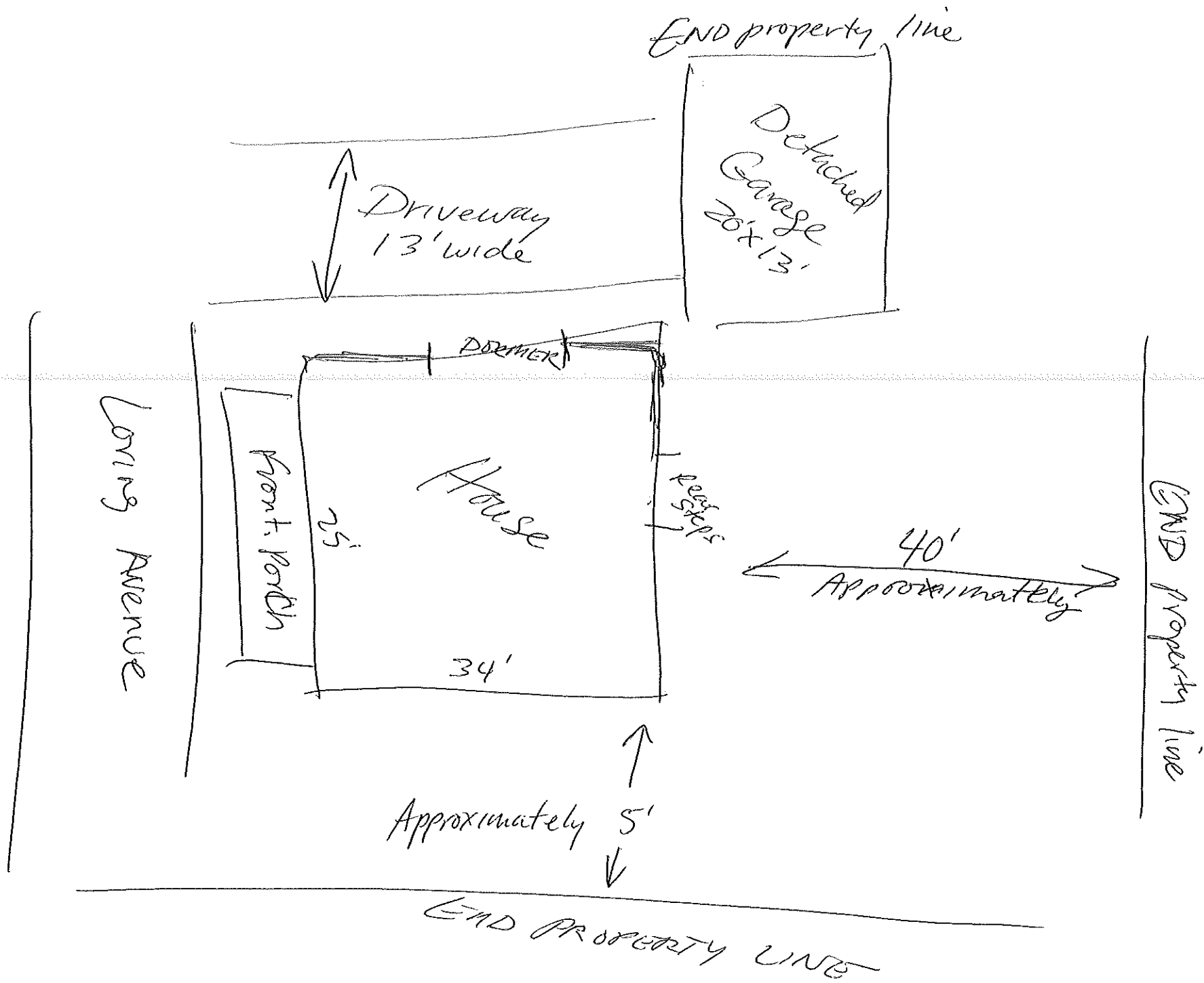
Walls R 11
Ceilings R 30

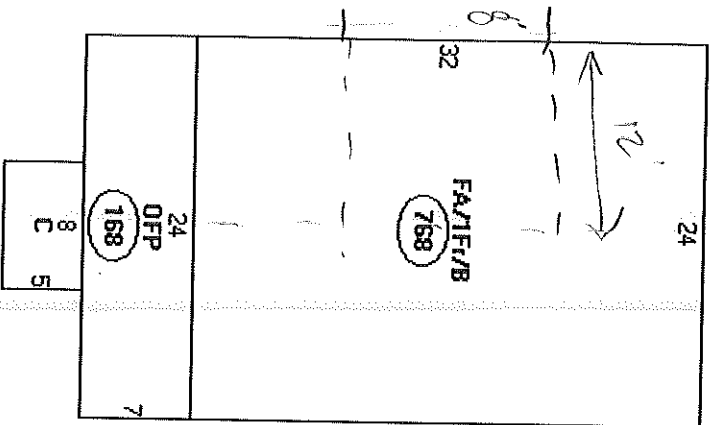


Side walls to sit on existing Roof Rafter with knee wall under each side

2x10 Hip Rafter







Descriptor/Area	
A: FA1/F1/B	768 sqft
B: OFF	168 sqft
C: WD	40 sqft

using 14-436

768
168
40

976 #

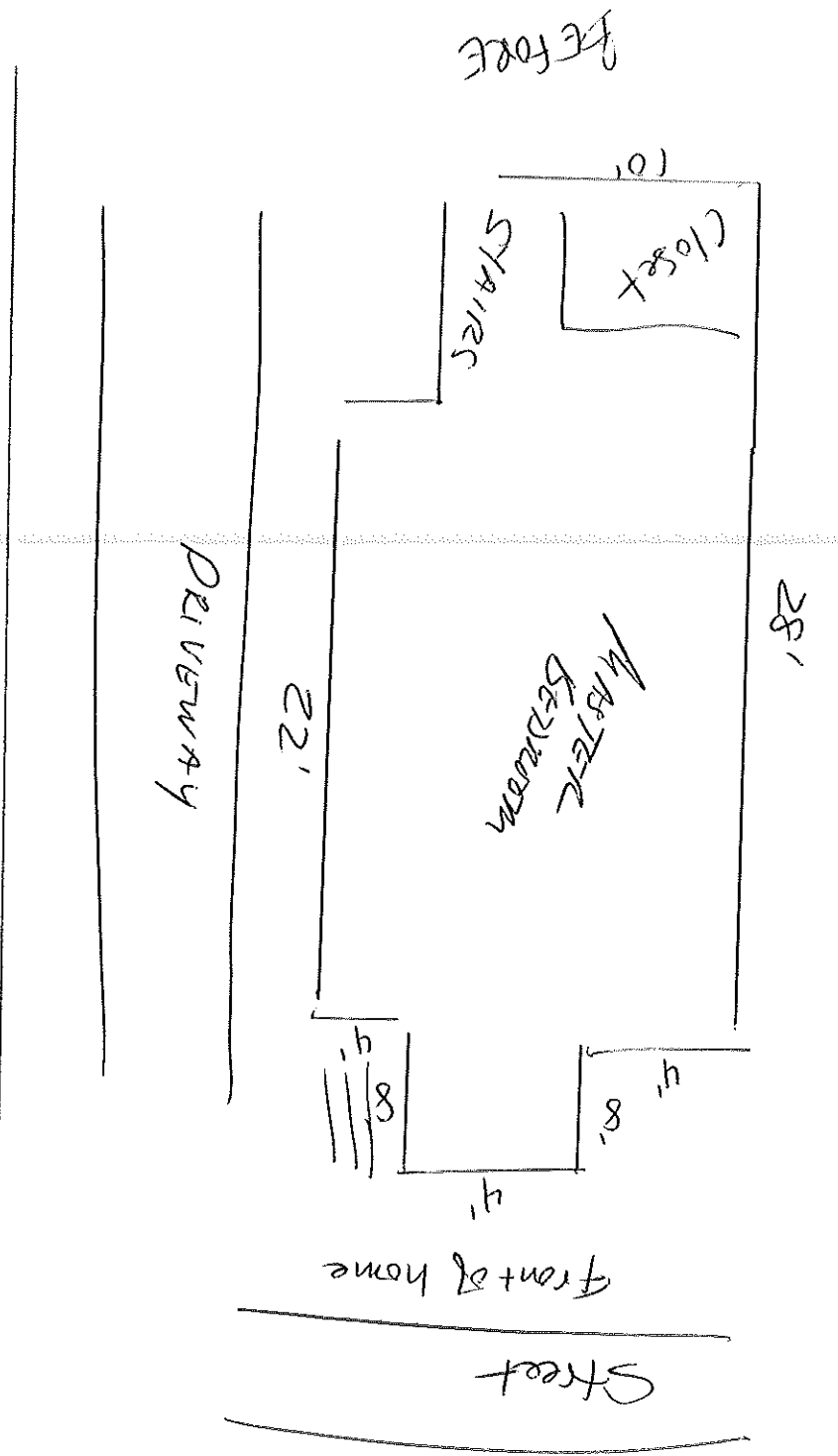
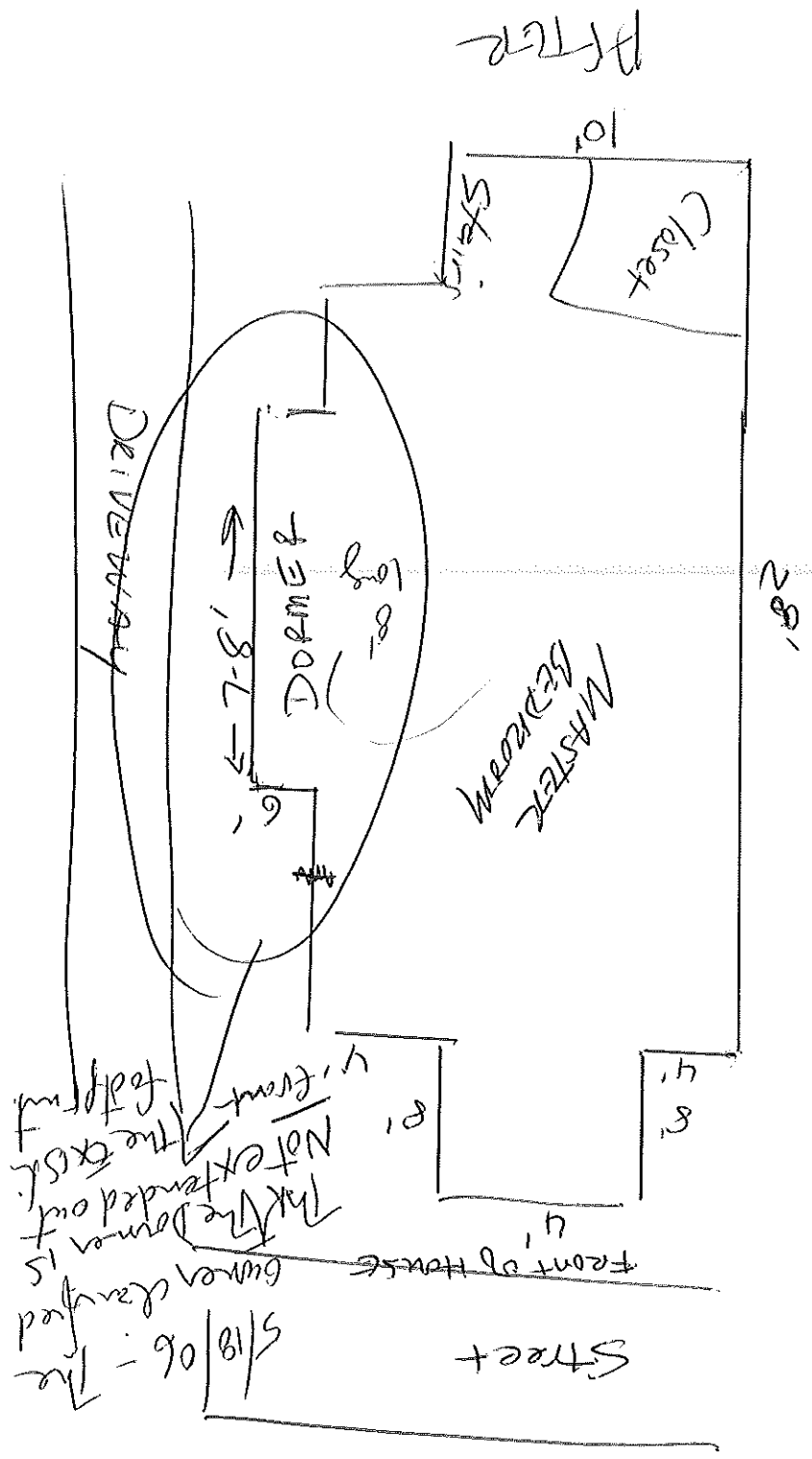
x 50' = 488 #

488 # max increase

(from right) 12' x 8' = 96 #

10' increase proposed in shown

OK



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	402 B008001
Location	32 LORING AVE
Land Use	SINGLE FAMILY
Owner Address	HANSON KAREN L 32 LORING AVE PORTLAND ME 04103

Book/Page	16208/067
Legal	402-B-8 LORING AVE 30-32 4871 SF

Current Assessed Valuation For Fiscal Year 2006

Land	\$46,580	Building	\$72,570	Total	\$119,150
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Estimated Assessed Valuation For Fiscal Year 2007*

Land	\$62,500	Building	\$96,300	Total	\$158,800
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* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1930	Style Old style	Story Height 1	Sq. Ft. 960	Total Acres 0.112
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 6	Attic Part Finish
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1960	Size 12X12	Grade C	Condition F
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Sales Information

Date 04/18/2001	Type LAND + BLDING	Price \$123,500	Book/Page 16208-067
06/03/1997	LAND + BLDING	\$96,400	13113-340

Picture and Sketch

[Picture](#)

[Sketch](#)

[Tax Map](#)

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



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.

~~Footings/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 3/3/06
Signature of Inspections Official _____ Date _____

CBL: 402 BOOS Building Permit #: 060610

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

This is to certify that HANSON KAREN L./Dave

has permission to Build a dormer left side of b

AT 32 LORING AVE

INSPECTION

PERMIT

Permit Number: **40488** ISSUED

JUN 30 2005

CITY OF PORTLAND

provided that the person or persons of the provisions of the Statutes of the construction, maintenance and this department.

...cepting this permit shall comply with all provisions of the City of Portland regulating structures, and of the application on file in

Apply to Public Works for street line and grade if nature of work requires such information.

...f inspection and work done in accordance with the provisions of the City of Portland shall be subject to the inspection of the City of Portland. If inspection is required or if inspection is required on process of the work, the permit holder shall be notified in writing by the City of Portland. If inspection is required on process of the work, the permit holder shall be notified in writing by the City of Portland.

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 _____

PENALTY FOR REMOVING THIS CARD

[Signature]
Director - Building & Inspection Services