

PERMIT ISSUED

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

Permit No: 02-0278 Issue Date: JUN 28 2002 CBL 347 C039001

Location of Construction: 1476 Washington Ave Owner Name: Hurlbise Dana P & Owner Address: 210 Coyle Street CITY OF PORTLAND Phone: 773-0097

Business Name: n/a Contractor Name: n/a Contractor Address: n/a Portland Phone: n/a

Lessee/Buyer's Name: n/a Phone: n/a Permit Type: Alterations - Dwellings Zone: R-3

Past Use: ~~Single Family~~ Proposed Use: T100 D14 Permit Fee: \$163.00 Cost of Work: \$20,000.00 CEO District: 2

Replace Foundation & Rebuild 16' x 34' Structure. kitchen stone foundation with new concrete foundation. Replace 16' x 24' with 16' x 34' structure. legkl Zunft per micropile N/A FIRE DEPT: Approved Denied INSPECTION: Use Group: R-3 Type: 5-B BOCA R99

Proposed Project Description: Replace Foundation & Rebuild 16' x 34' Structure. Signature: Signature: Date: Date:

Permit Taken By: gsg Date Applied For: 03/29/2002 **Zoning Approval** PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Approved w/Conditions Denied Signature: Date:

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
 - Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan
- Building permits do not include plumbing, septic or electrical work.
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
- 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..
 - Variance
 - Does Not Require Review
 - Requires Review
 - Approved
 - Approved w/Conditions

Special Zone or Reviews

Major Minor MM Denied Approved

Date: 5/25/2002

Historic-Preservation

Not in District or Landmark

Date: [Signature]

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

6/27/82. Owner addressed & agreed to the following. do all:

③ 4" floor - will be 4"

Anchor bolts - 6" oc

③ Drain tier w/fabric"

④ 2x10 rafters - 14' 6"

span

All - 3-2x10's - no openings over 3'0"

⑤ Headers - All - brought in sketch

⑥ Stairs to outside - OK - brought in sketch

⑦ Smokes - will update building + add in bedrooms

⑧ Gross Windows - will be in bedrooms

⑨ 1 hour Between

Floors

will do

left message to call - will speak with

Application ID Number: 2-0278

Delete Review

Save

Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Approval Date: 05/29/2002

Comments:

4/4/02 - actually on hold - I don't have enough info - see letter - What is a summer kitchen? - what is the use? I need floor plans and an accurate plot plan - spoke on phone with D.H. And re-explained my letter
5/29/02 met with owner - received more information that I

Given On Date: 04/02/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 05/29/2002

Date 2:

Conditions Section:

Add New Condition From Default List

Add New Condition

Delete Condition

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

This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

Create Date: 04/01/2002

By: gg

Update Date: 05/29/2002

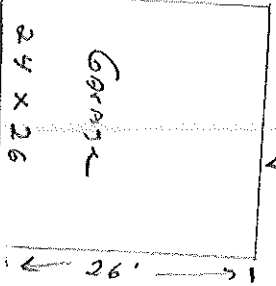
By: mes

Corner of Back

Addition Set Back

DEPT. OF BUILDING INSPECT
CITY OF PORTLAND, ME
MAY 29 2002
REGULATIVE

← 25' to
PL. RE. D.N.



27 feet

53 feet

2 Bedrooms
2 story proposed
see floor plan

30 feet

R-3 Zone

Permit: 25' req - 35' min

Side: 14' req - 17' min

Front: 25' req - 35' min

Driveway

13,200 #
1259 = 3,300 #

624

2426 = 544

16134 = 924

21144 = 7092

Living Room

Dining Area

Kitchen

16 x 34

Addition to
Permit of 1D Building
which was 18 x 24

Bath

Bedroom

LAWN

Bedroom

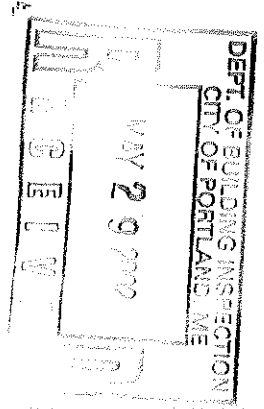
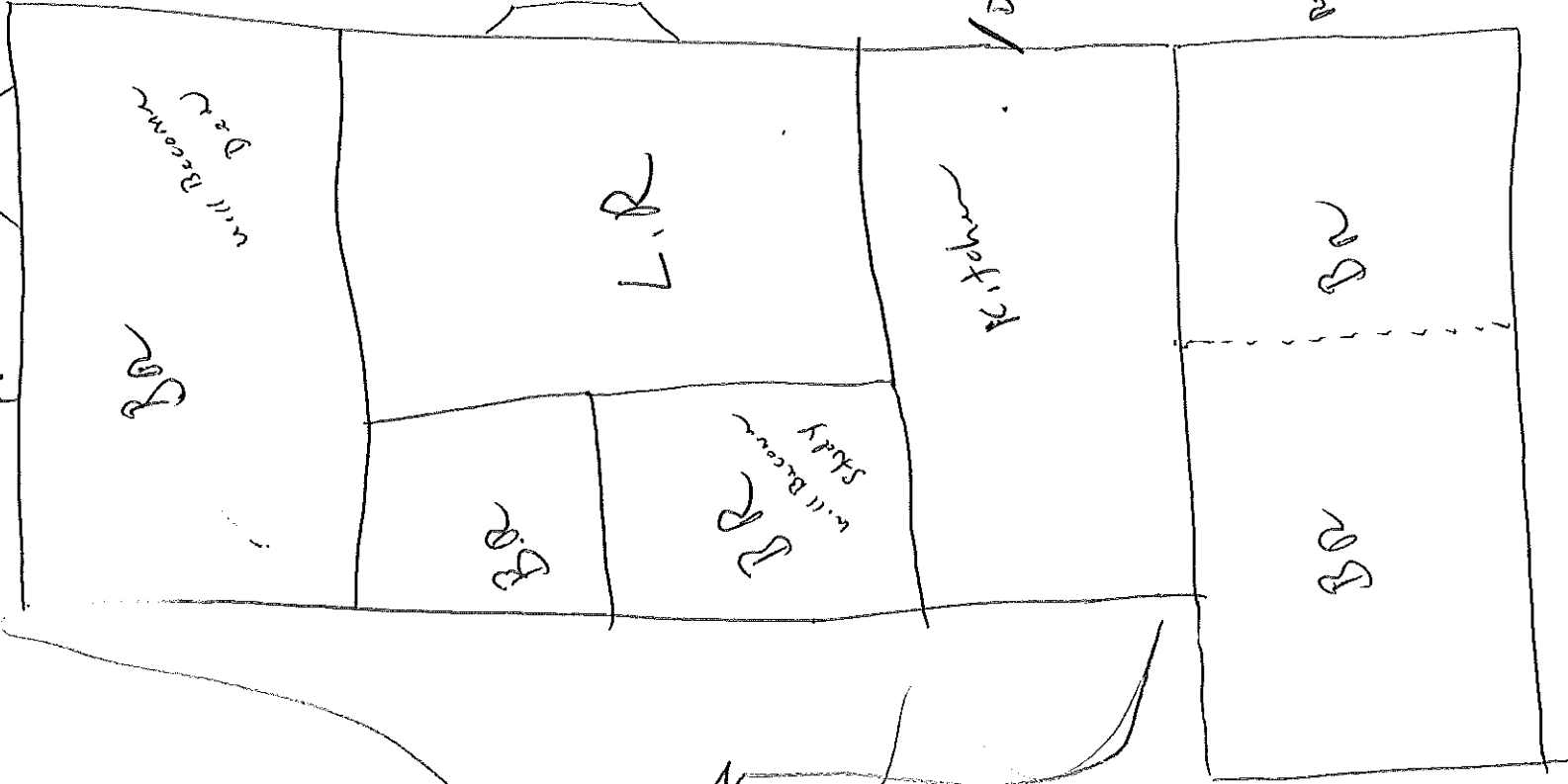
Street

Washington Ave

First Floor

W/2nd Floor

1st Floor



Placement of 1/2" Ins. in Bed Rooms

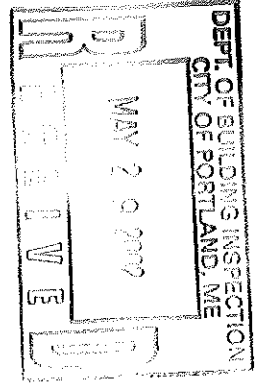
Yes

Second Floor

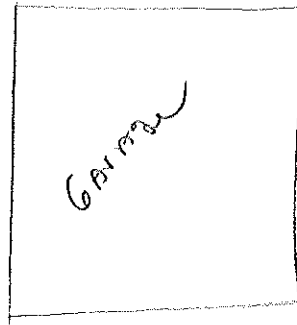
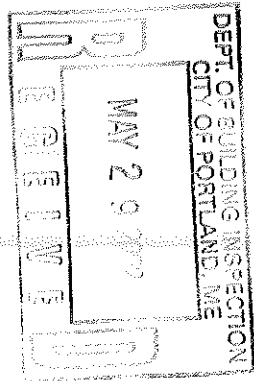
Washington Ave



Second Floor
Bathroom



Set Back

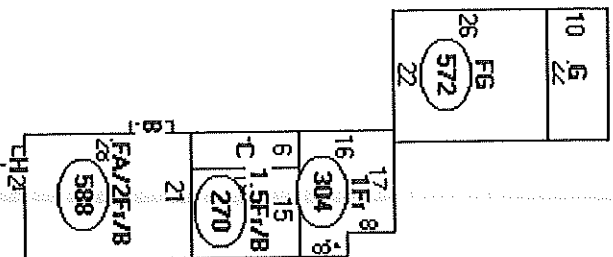


Building Removed
Due to Foundation
And Lean

Half Foundation
Stone

Full Foundation
Brick Stone

Building at end of house removed was once called a summer kitchen
people would cook in there to keep house cool in summer
later they were converted to living room - dens, bedrooms
ours was used as a bedroom and living room at times



- Descriptor/Area
- A: FA/2F/B
588 sqft
 - B: FBAY
14 sqft
 - C: EP/B
108 sqft
 - D: 1.5F/B
270 sqft
 - E: 1F
304 sqft
 - F: FG
572 sqft
 - G: WD
220 sqft
 - H: FBAY
14 sqft

1
28
14
44
K21



CITY OF PORTLAND

April 4, 2002

Dana Hurtubise
210 Coyne Street
Portland, ME 04103-4006

RE: 1476 Washington Avenue - R-3 zone - 347-C-039

Dear Mr. Hurtubise,

I am in receipt of your permit application to replace a section of structure that has already been demolished. I am confused about the proposed use of this structure. I found no floor plans attached to your submittal. I will required floor plans showing what the use of these floors are.

*not with
Dana Hurbise
5/29/02
the submittal
is the submittal floor plans*

I am also uncertain as to what a "summer kitchen" is. I am unfamiliar with that term. Could you explain in writing just exactly what a summer kitchen is? This also makes me question as to what the full use of this property is. Could you please relate in this same letter to me as to the full use of this property? Your permit is stating that this is considered a single family Under the Zoning Ordinance the number of kitchen facilities denote the number of dwelling units.

I will also need an accurate site plan. The one that was submitted can not be accurate. The rear setback given on this plan shows 150' from the rear of the building to the rear property line. The Assessor's plans show the entire lot to be 150' deep. Therefore the setback can not be the same length.

Your permit will be on hold until I receive this information. If you have any questions, please call.

Very truly yours,

Marge Schmuckal
Zoning Administrator

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.

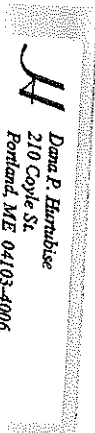
Location/Address of Construction: <u>1476 Washington Ave</u>		Square Footage of Lot <u>Approx</u>	
Total Square Footage of Proposed Structure <u>600 Sq. ft.</u>			
Tax Assessor's Chart, Block & Lot Chart# <u>347</u> Block# <u>0099</u> Lot# <u>0099</u>	Owner: <u>Dana Hartsis</u>	Telephone: <u>773 0097</u>	
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>20000</u> Fee: \$	
Current use: <u>Replace old summer kitchen & grill Foundation</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>Replace summer kitchen foundation with new foundation structure</u>			
Project description: _____			
Contractor's name, address & telephone: <u>FX Call</u>			
Who should we contact when the permit is ready: <u>Dana Hartsis 7730097</u>			
Mailing address: <u>210 Coyle St Portland, Me. 04103</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: Dana Hartsis Date: 03/25/02

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



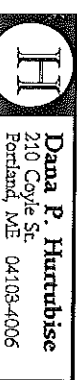
Dana R. Hartsise
210 Coyle St
Portland, ME 04103-4006

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND



September 26, 2001

Mr. Dana Hurrubise
210 Coyle St.
Portland, Maine 04103

RE: Dilapidated / Unsafe Building CBL: 347-C-039

Certified Mail Receipt #7099 3400 0019 5716 2254

Dear Mr. Hurrubise:

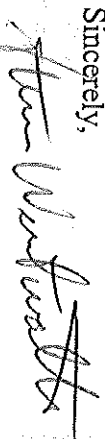
An evaluation of your property at 1476 Washington Ave. on September 26, 2001 revealed that the structure fails to comply with Chapter 6 Article V. of the Code of Ordinances of the City of Portland. The rear portion of the house must be repaired or removed within 30 days from September 27, 2001.

Sec. 6-120 Any structure or portion of, being used for human habitation, which is in violation of the provisions of this article to the extent that it is unsafe for human habitation according to the standards contained herein or other applicable standards may be condemned for habitation and posted against occupancy by the building authority. (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe or vermin-infested in such a manner as to create a serious hazard to the health, safety, and general welfare of the occupants.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on October 27, 2001 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Steve Wentworth @874-8709, if you wish to discuss the matter or have any questions. Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,



Steve Wentworth
Code Enforcement Officer

EXCAVATING BY

BRAD DILLMAN

WILSON MAME

- Excavator - Dillon Inc.

- Foundation, Falmouth Foundations


16 X 34 To Replace 16 X 24 Structure
Sills DT 2 X 8
Replace old stone foundation with concrete

2 X 6 construction walls, 2 X 12 Floor Joist and Roof

5/4 CDX Roof - 25' x 12' 1/2" double single

5/4 CDX exterior walls

Construction Cost 20,000.00

 Dana P. Hurlbise
210 Coyte St
Portland ME 04103-4006

Foundation by:

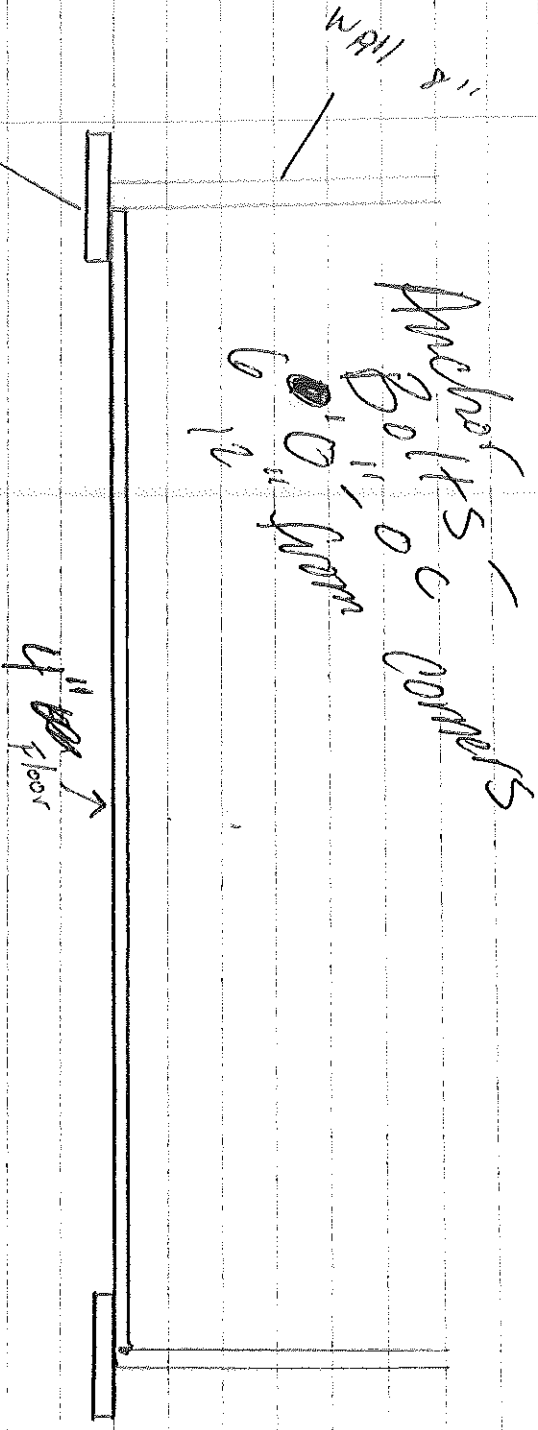
Falmouth Foundation

Full Foundation 16 x 34

✓ Footing 10" Deep 20" Wide

✓ 8" walls

Pins Attach New wall to Old Foundation
4-5 pins ea. wall.



- COVERED w/ fabric -
- ✓ - Basement walls waterproof and insulate.
 - ✓ - Drain pipes around foundation walls floor
 - Drainage under floor

✓ Bill plate 2x6 PT

✓ Floors 3/4 CDX

✓ Walls 2x6

✓ Floor Joist 2x12 X 16

✓ Roof Rafters 2x10 16" OC

✓ Ridge Batten 2x10

✓ Roof Sheathing 5/8 T and G CDX

✓ Wall Sheathing 5/8 T and G CDX

Roof Paper T 30 yr Asphalt Shingles

Div edges 6"

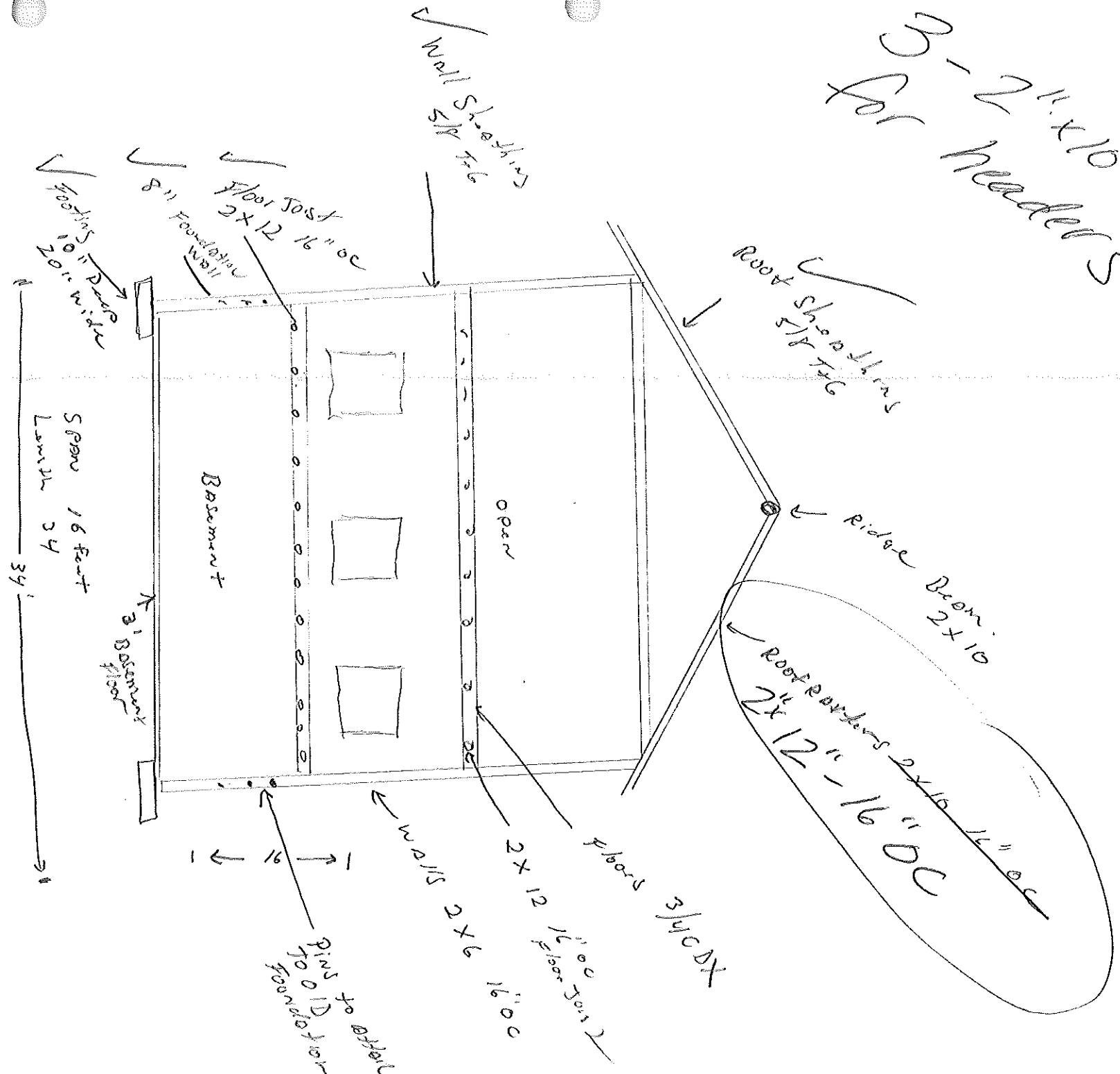
Anderson EGins Windows TW 3046

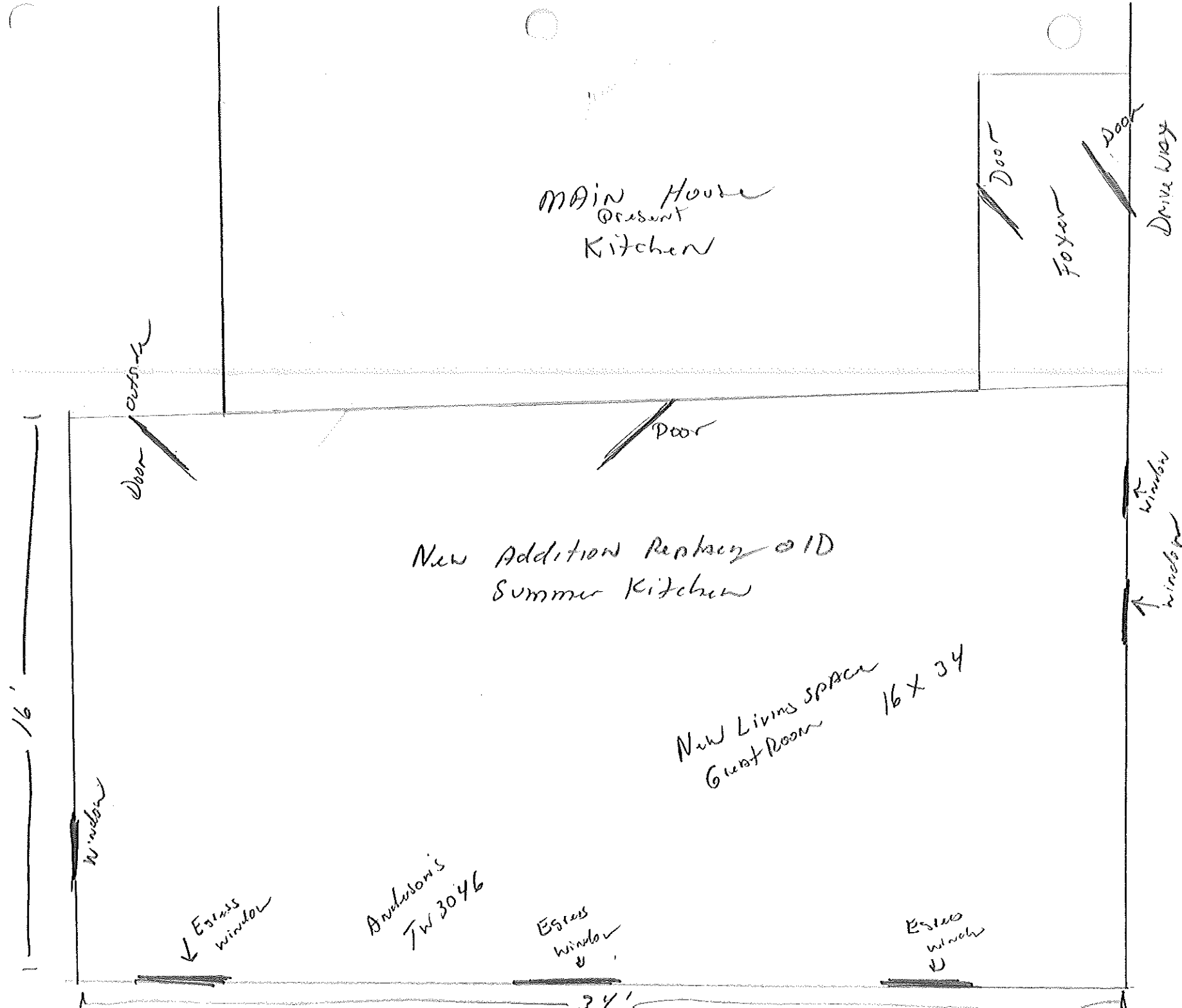
✓ All Floor Joist wall span 16' 2x12 x 16 16" OC

SAFE Dig Notified
20021307244

2x10 115
headers

Addition
Replace old
rafters and 1/2





MAIN House
Present
Kitchen

Door
Foyer
Door
Driveway

New Addition Replaces old
Summer Kitchen

New Living space
Guest Room 16 x 34

16'

34'

Door outside

Door

Window
Window

Window

Egress window

Anderson's
TW 3046

Egress window

Egress window



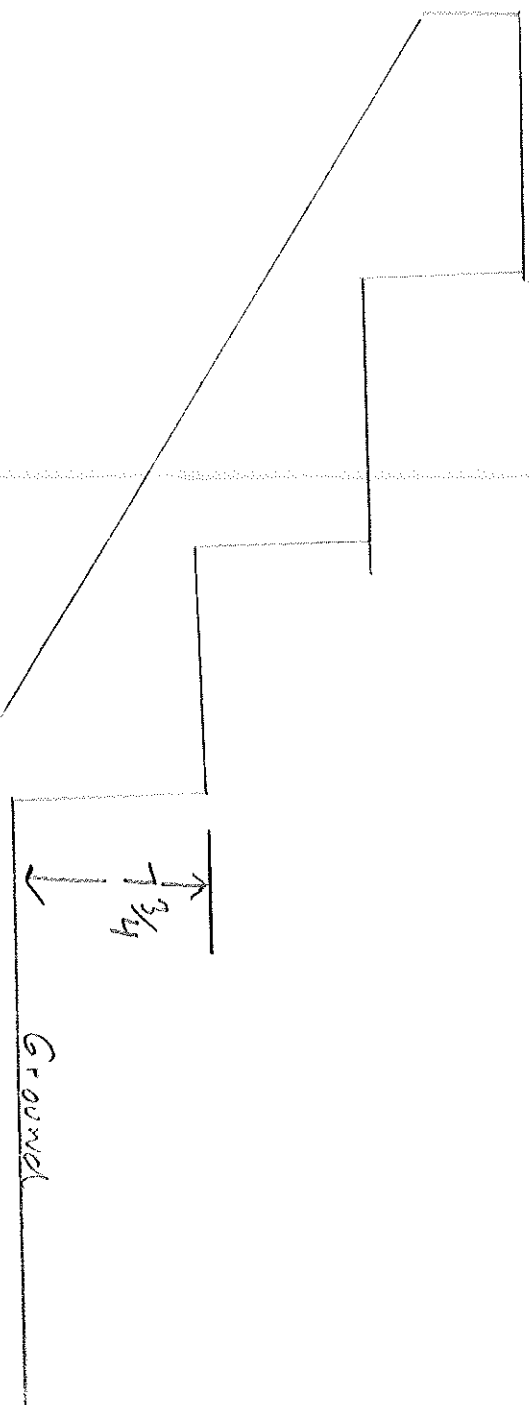
Dana Hurlbise
210 Coyle St.
Portland, ME 04103

Roof Rafter will be 2x12 16' on center.
Window Headers will be 3 2x12's nailed together
Erect Bedroom will have a header, smoke shields
A 1 hour burn ceiling between floors
The Basement floor will be 4" corrugated metal



Dana Hirtubise
210 Coyle St.
Portland, ME 04103

← 10' →

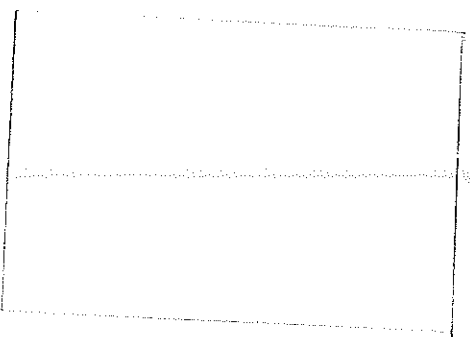


3 Steps

36" Guardrail with Bolsters less than 4" apart

Steps are Back of Main 30' to Back

1989 Washington



Washington
1976

30+ feet

steps

