

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

Permit No: 05-1663	Issue Date: 11/17/2005	CBL: 344 E027001
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Location of Construction: 7 Short St	Owner Name: Orbeton Jane &	Owner Address: 51 Central St	Phone:
Business Name:	Contractor Name: McLellan Construction	Contractor Address: P.O. Box 503 Gray	Phone: 2074283889
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R3

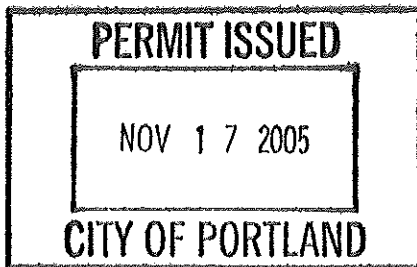
Past Use: Single Family w/14' x 20' detached garage	Proposed Use: Single Family w/14' x 20' detached garage, demo & rebuild	Permit Fee:	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Demolish and rebuild 14' x 20' detached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B Signature: JMB 11/17/05	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: jmb	Date Applied For: 11/14/2005	Zoning Approval	
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- 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 <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: JMB 11/17/05	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" 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: JMB
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Sec. 14-385 demo & re-build exact footprint



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

11/17/05 7 Short St 344-E-27428

Pre demo w/ Dave McClellan

Garage 14' x 20'

Front garage setback from front of house = 44"

Rear garage beyond rear of house = 28"

house to garage at front 9'4"

house to garage @ rear 9'9"

Garage to mark @ road white spray paint

= 346 1/2"

JMB

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number 0516637 2005
NOV 17 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Orbeton Jane & /McLellan Construction
has permission to Demolish and rebuild 14' x 20' detached garage
AT 7 Short St City No. 344 E027001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of the State 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 service is rendered. 4 HOUR NOTICE 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

James Burke 11/17/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1663	Date Applied For: 11/14/2005	CBL: 344 E027001
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Location of Construction: 7 Short St	Owner Name: Orbeton Jane &	Owner Address: 51 Central St	Phone:
Business Name:	Contractor Name: McLellan Construction	Contractor Address: P.O. Box 503 Gray	Phone (207) 428-3889
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family w/14' x 20' detached garage, demo & rebuild	Proposed Project Description: Demolish and rebuild 14' x 20' detached garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/17/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.</p> <p>2) Approved using Sec. 14-385 to rebuild an existing non-conforming structure in the exact footprint. The roof is allowed to increase in pitch, no permanent stairs or ladder, not to allow habitable ceiling height. Attic area to be used only for storage, scuttle or pull down allowed.</p>			
Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 11/17/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:
11/17/2005-jmb: Predemolition inspection performed



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>7 Short St. Portland</u>		
Total Square Footage of Proposed Structure <u>280 sq. feet</u>		Square Footage of Lot <u>Lot is irregular. Estimate at 6500 sq ft.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>344</u> Block# <u>E</u> Lot# <u>27, 28</u>	Owner: <u>Jane Orleton</u> <u>James McKenna</u> <u>Susan McKenna</u>	Telephone: <u>Jane 287-1584 (w)</u> <u>622-9104 (h)</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Jane Orleton</u> <u>51 Central St</u> <u>Hallowell, ME 04847</u> <u>287-1584 (w)</u> <u>622-9104 (h)</u>	Cost Of Work: \$ <u>22,000</u> Fee: \$ <u>228.00</u> C of O Fee: \$ _____
Current Specific use: <u>single family residence - garage replacement</u>	Proposed Specific use: <u>same size</u>	
Project description: <u>replace existing garage - single car size 14x20'</u> <u>same size as there now.</u>		
Contractor's name, address & telephone: <u>David McEllan 232-6334</u>		
Who should we contact when the permit is ready: <u>Contractor - above</u>		
Mailing address: <u>62 Mar 64 St</u> <u>Westbrook ME</u>		Phone: <u>232-6334</u>

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

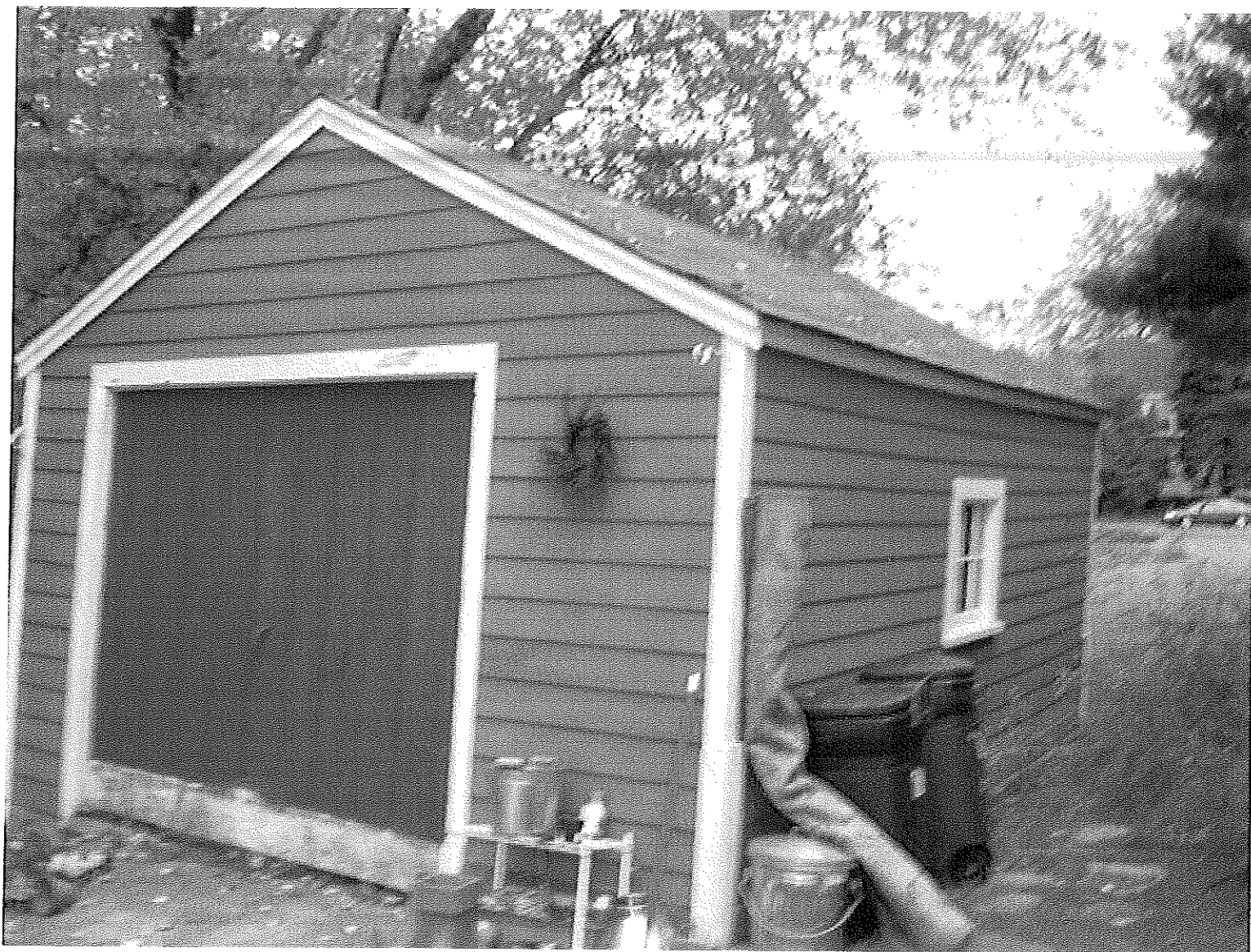
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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: <u>Jane Orleton</u>	Date: <u>11/24/05</u> <u>10/24/05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

7 Short St
Portland
McKenna/Oelton



City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 7 Short St

Owner: Jane Orbelon / Susan McKenna

Structure Type: garage - single car

Contractor: David McClellan

UTILITY APPROVALS

NUMBER

CONTACT NAME/DATE CONTACTED

Central Maine Power

1-800-750-4000

Jean 10/21/05

Verizon ~~cellular~~

1-800-941-9900

see Time Warner 10/21/05

Northern Utilities

797-8002 ext 6241

mark allen 10/21/05

Portland Water District

761-8310

Tom Charette 10/21/05

Time Warner Cable Co.

253-2222

Betty / Don 10/21/05

Dig Safe ***

1-888-344-7233

11/14 Confirmation # 2005 4700 836

***(After Call, There is a wait of 72 Business Hours before digging can begin)

CITY APPROVALS

NUMBER

CONTACT NAME/DATE CONTACTED

DPW/ Traffic Division

874-8891

(L. Cote) message / 10/21

DPW/ Forestry Division

874-8389

(J. Tarling) # not a service

DPW/ Sealed Drain Permit

874-8822

(C. Merritt) 10/21

~~Building~~ Inspections (Insp. Req'd.)

874-8703

✓

Historic Preservation

874-8726

Debra Andrews message 10/21

Fire Dispatcher

874-8576

Ben Diaz 10/21

DEP - Environmental (Augusta)

287-2651

sandy message 10/21

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

(dated 11/10/05)

ADDITIONAL REQUIREMENTS:

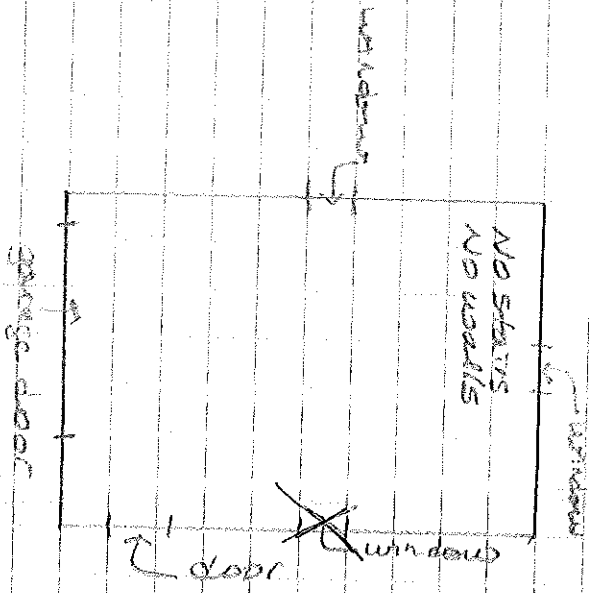
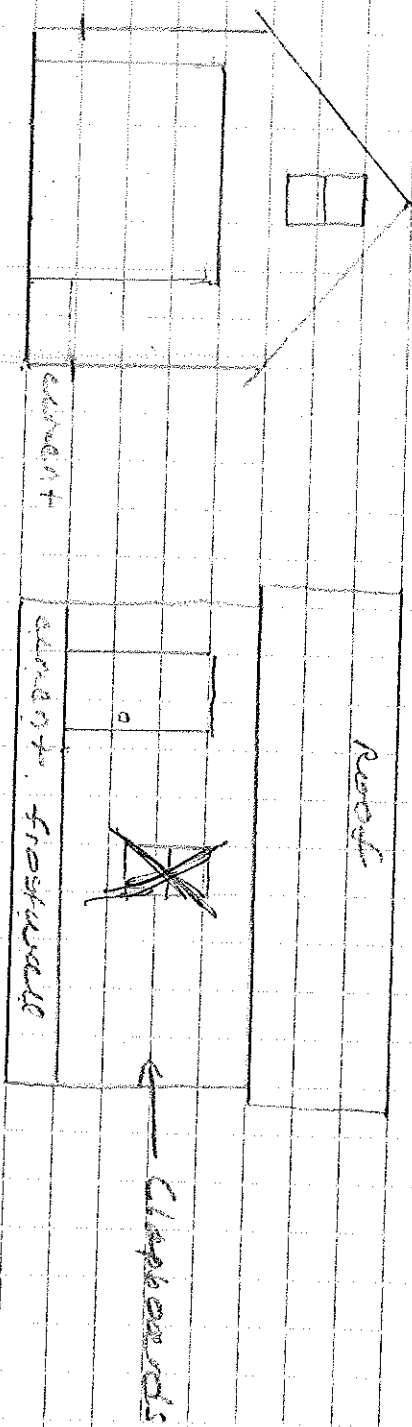
- 1) **Written Notice to Adjoining Owners:** Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. **Provide a list of those notified and a copy of the notification sent with your completed application.**
- 2) **A Photo of the Structure(s) to be demolished must be submitted with your application.**
- 3) **Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.**

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: Jane Orbelon

Date: 11/14/05
10/21/05

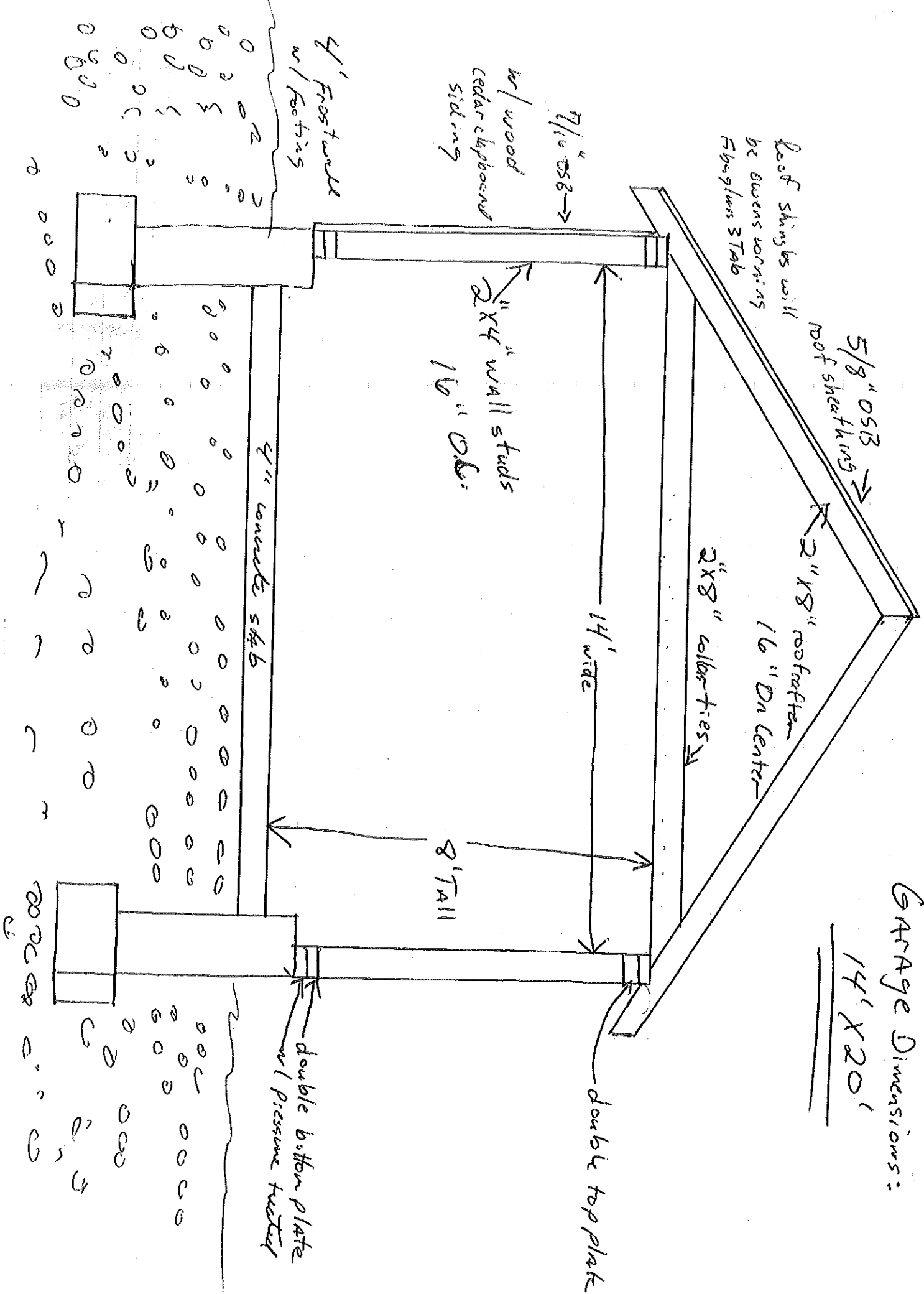
14' x 20' single car garage



7 Short St
Portland
McKenna/Albeta

Garage Dimensions:

14' X 20'



Rough openings and Header sizes:

- 2 windows 28" x 42" - 2" x 6" header
- 1 side entrance 2'8" x 6'8" - 2" x 6" header
- 1 9' x 7' overhead door (non-load bearing front wall) 2" x 10" header

11/6
October 24, 2005

Copy

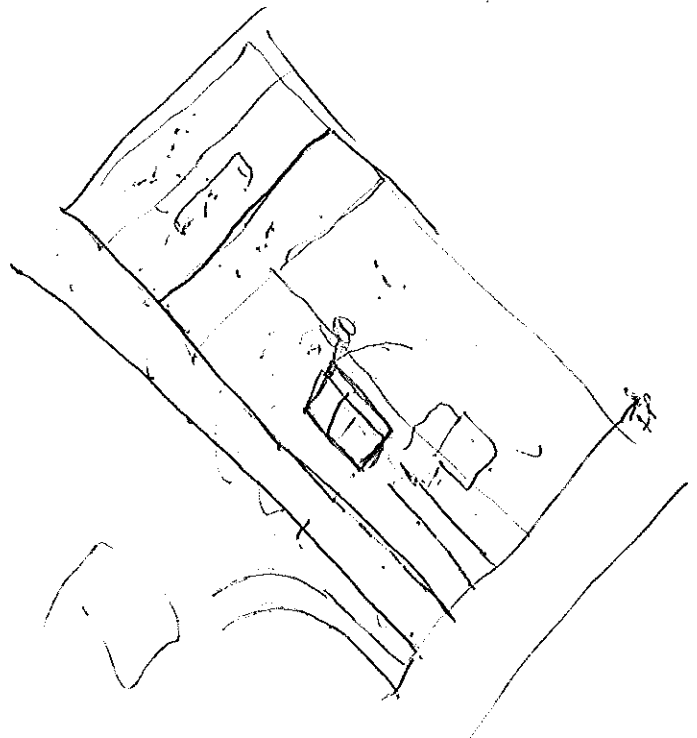
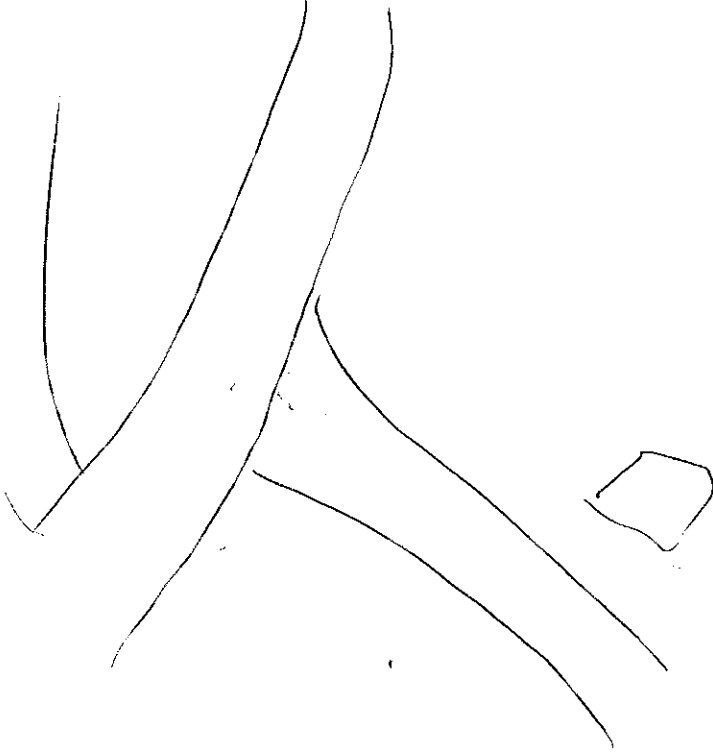
Dear Neighbor on Pennell Avenue or Allen Avenue,

We are planning to demolish our garage and build a new one of the exact same square footage in the same location on our lot. We hope to get this completed before Christmas. Because you are a neighbor, we are required by the City of Portland to give you personal notice of this project. If you have questions about our plans please feel free to come talk to us about the garage. Thank you.

Sincerely,



Susan Orbeton McKenna
7 Short Street
Portland, ME 04103
797-3231





14' x 20'

6:12 -

344-E-27

#1663

W 12:12 = 3 1/2' Ht

Wall Ht 4-5" ^{above} ~~to~~ garage door

would like to increase to 4-5" to accommodate opener

346 1/2

9'4"

9'9"

44" Fi

28R

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
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- NA 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

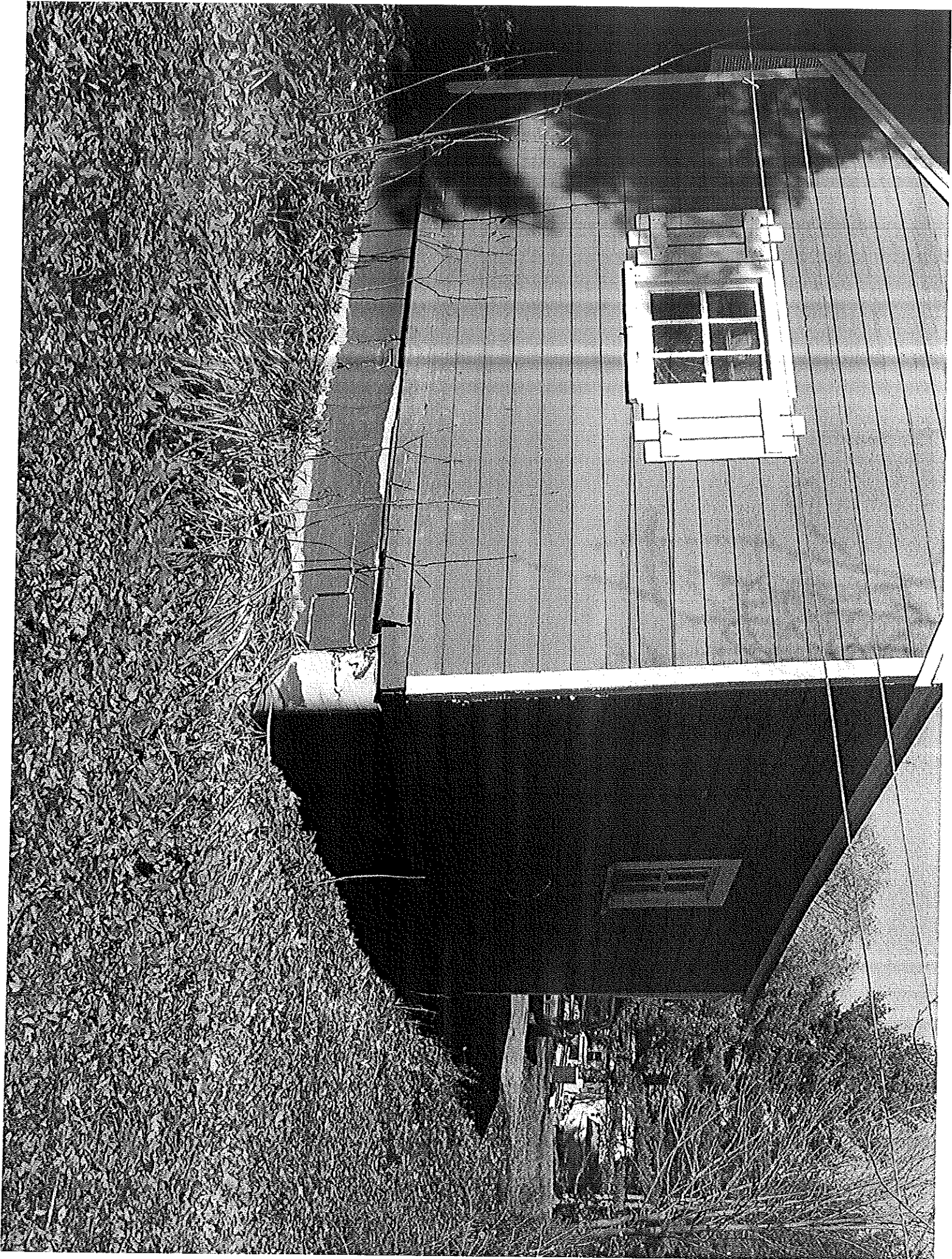
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

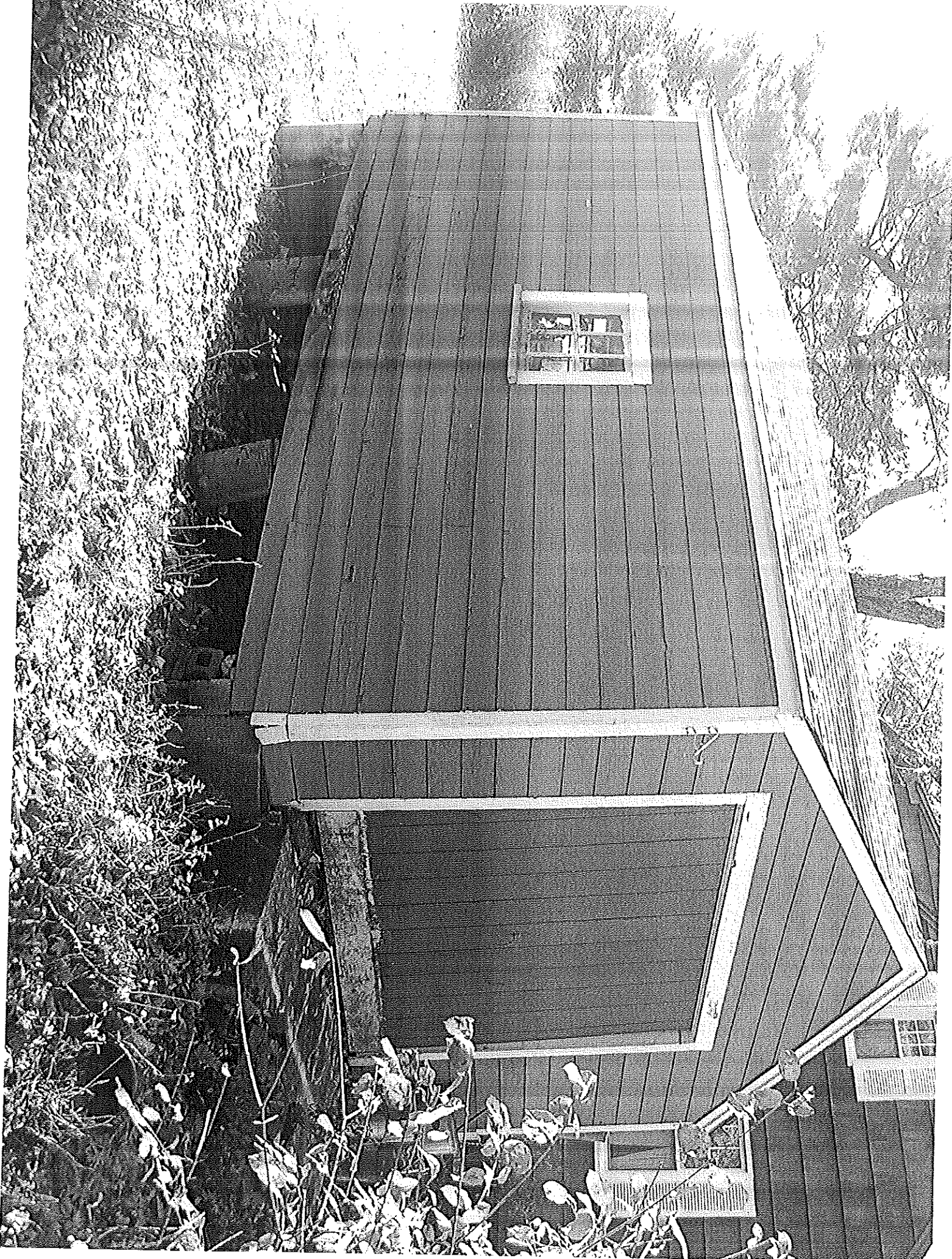
NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature] Signature of Applicant/Designee Date 11/17/08

[Signature] Signature of Inspections Official Date 11/17/08

CBL: 344-E27 Building Permit #: 05-1663









THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 1852 PAGE 255 COUNTY Cumberland
PLAN BOOK 14 PAGE 70 LOT 54 & 55

ADDRESS: 7 Short Street, Portland, Maine

Job Number: 404-54

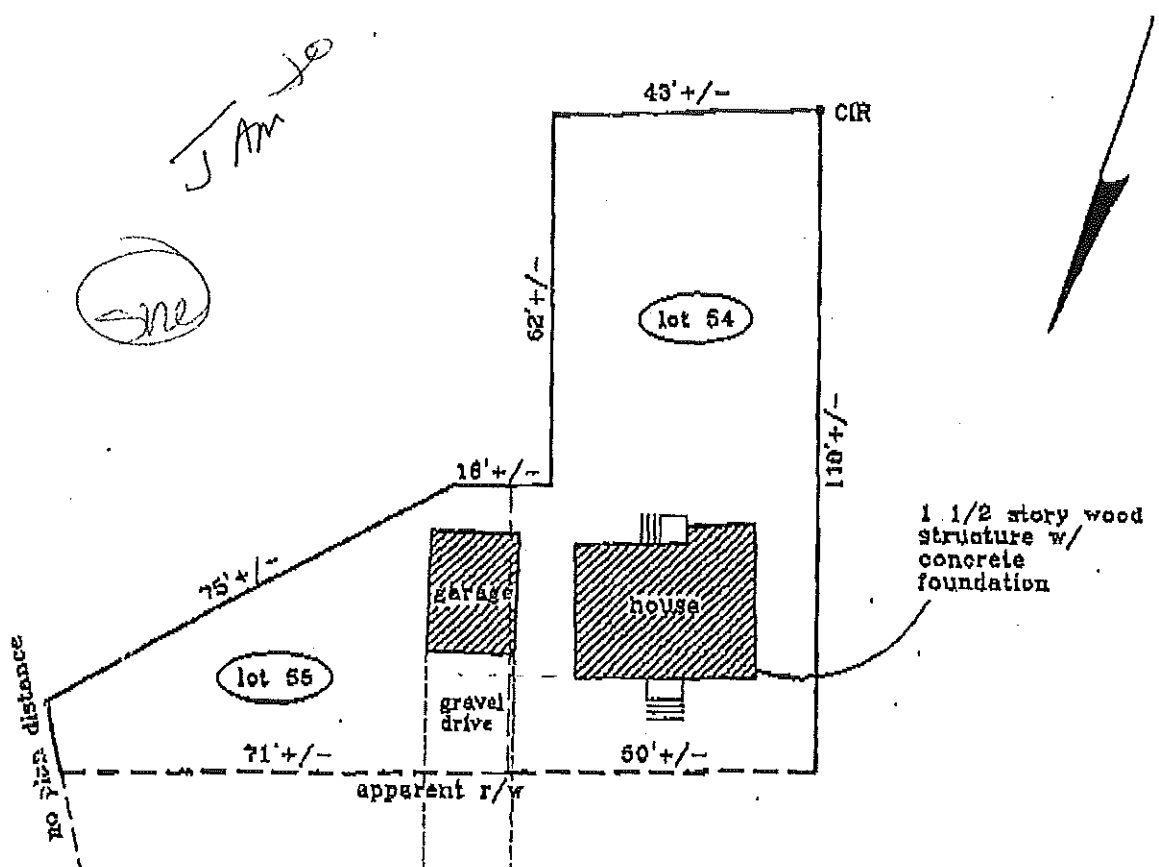
Buyers: Garry J. & Jane H. Smith

Inspection Date: 1-20-03

Scale: 1" = 30'

Sellers: Estate of Susie B. West

Client File#: 02030028



Note:
Lines of occupation
are shown.
A boundary survey
may yield different
results.

Short St. to Pennell Ave.

I HEREBY CERTIFY TO: Stewart Title, Inc.; America's Wholesale Lender and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel: 250051-002 C
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-987-8781 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY