

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 041265

This is to certify that Drown Gretchen S &/Nate S lock
has permission to Renovate attic to bath, storage studio
install window staircase
AT 677 Ocean Ave 169 E002001

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 written permission procured before this building or part thereof is altered or closed-in.
HEAR 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 _____ Director - Building & Inspection Services

PERMIT DENIED

PERMIT DENIED

PENALTY FOR REMOVING THIS CARD

Inspection Services
Michael J. Nugent
Manager



Dept. of Planning & Development
Lee Urban
Director

CITY OF PORTLAND

September 22, 2004

Steve & Gretchen Drown
677 Ocean Avenue
Portland, **ME** 04102

RE: 677 Ocean Avenue – CBL: 169-E-002 – R-5 Zone

Dear Mr. & Mrs. Drown:

I am in receipt of your permit application to renovate the attic for a $\frac{3}{4}$ bath, studio & storage space. Your permit is being **denied** because the habitable space does not meet the required ceiling height.

Your property is lawfully non-conforming to setbacks, which allows an 80% expansion of the first floor footprint, to be achieved within the existing structure. The proposed area of expansion is well within the 80% rule, however, habitable space requires a minimum ceiling height of 7 feet.

Section 1204.1.2 of the 1999 BOCA Building Code refers to sloping ceilings. The 7-foot ceiling height for the room is required in one –half the area thereof. Any portion of the room measuring less than 5 feet from the finished floor to the finished ceiling shall not be included in the computation of the minimum area thereof.

With the measurement at the ridge being approximately 7'-2" and the ceiling height decreasing from that point, the required ceiling height is severely compromised. Due to this deficiency, this permit is being **denied**.

Section 6-121.5 of the City of Portland Municipal Code gives you the right to appeal my decision to the Zoning Board of Appeals within 10 days of the date of this letter. If you have any questions, please feel free to call me @ 874-8715.

Sincerely,

A handwritten signature in cursive script that reads 'Jeanie Bourke'.

Jeanie Bourke
Code Officer/Plan Reviewer

Cc. Nate Shrock

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>675 Ocean Ave</u>		
Total Square Footage of Proposed Structure <u>Approx.</u>	Square Footage of Lot <u>10,032</u>	
Tax Assessor's Chart, Block & Lot <u>69</u> Block# <u>E</u> Lot# <u>002</u>	Owner: <u>Steve & Gretchen Drown</u>	Telephone: <u>871-1393</u>
Lessee/Buyer's Name (if Applicable) <u>Att</u>	Applicant name, address & telephone:	Cost Of Work: <u>\$115,000</u> Fee: <u>\$156.00</u>
<p>If the location is currently vacant, what was prior use: _____</p> <p>Approximately how long has it been vacant: _____</p> <p>Proposed use: <u>Renovating Attic into 3/4 Bath, Studio & Storage</u></p> <p>Project description: <u>Winder Staircase installed to 3rd Fl.</u></p> <p>Contractor's name, address & telephone: <u>Nate Schrock 94 Wall St. Portland Me. 04103</u></p> <p>Who should we contact when the permit is ready: <u>Nate Schrock 797-8845</u></p> <p>Mailing address: _____</p> <p>You 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>797-8845</u></p>		

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: Nate Schrock | Date: 8/26/04

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

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 169 E002001
 Location b77 OCEAN AVE
 Land Use SINGLE FAVILY - *perm 1100*
 Owner Address DROWN GRETCHEN S & STEVEN A JTS
 b77 OCEAN AVE
 PORTLAND VE 04103
 Book/Page 12081/149
 Legal 169-E-2-26
 OCEAN AVE 675-677
 10290 SF

9/9 830
Note
RS

Valuation Information

Land	Building	Total
\$34,340	\$73,500	\$107,840

Property Information

Year Built 1926	Style Gambrel	Story Height 2	Sq. Ft. 1540	Total Acres 0.236	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 7	Attic None	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1978	size 17X18	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
08/25/1995	LAND + BLDING	\$115,500	12081-149
09/01/1994	LAND + BLDING	\$109,000	11643-232

Picture and Sketch

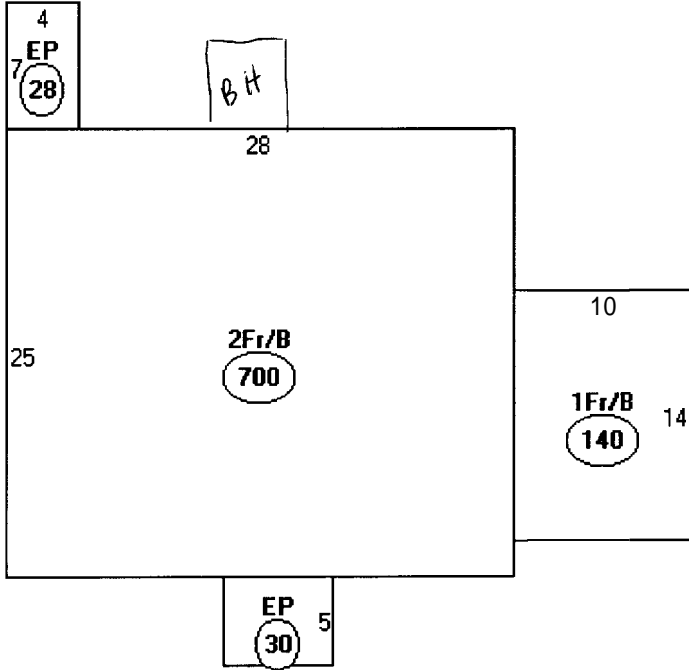
[Picture](#) [Sketch](#)

[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!





Descriptor/Area

- A: 2Fr/B
700 sqft
- B: EP
28 sqft
- C: 1Fr/B
140 sqft
- D: EP
30 sqft

898
42

940 SF
x 80%

752 SF

Expansion 86.85 Gable
30.63 shed
18.38 shed

135.86 SF

17%