

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

Permit No: 0940505	Issue Date: JUL 29 2009	CBL: 013 L008001
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Location of Construction: 46 CUMBERLAND AVE	Owner Name: REED RICHARD K & GUNNEL L	Owner Address: 30 PLEASANT AVE	Phone: 706-4819 (c)
Business Name:	Contractor Name: Property Owner	Contractor Address: CITY OF PORTLAND	Phone: 658-919 (c)
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: GARAGES, SHEDS, AUX, ETC.	Proposed Use: 2 Family Residential w/ Home Occupation - Change of use from Storage to 2 unit residential w/ 1 bedroom 2 bath for each 44 & 46 - interior & exterior renovations to both 44 & 46 Cumberland Ave w/	Permit Fee: \$3,095.00	Cost of Work: \$300,000.00	CEO District: 1	Zone: R-6
Proposed Project Description: Change of use from Storage to 2 unit residential w/ 1 bedroom 2 bath for each 44 & 46 - interior & exterior renovations to both 44 & 46 Cumberland Ave w/ home occupation for 46 to be included		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:		Signature: Signature:	
		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: Ldobson	Date Applied For: 05/26/2009	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..		Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel # - Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2009-0016 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 05/24/09	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" 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:

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



General Building Permit Application

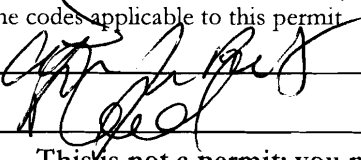
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>44 & 46 CUMBERLAND AVE.</u>		
Total Square Footage of Proposed Structure/Area <u>EXISTING</u>	Square Footage of Lot <u>5509</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>13 L 8 & 23</u>	Applicant *must be owner, Lessee or Buyer* Name <u>CHRIS ROBERTS & RICHARD REED</u> Address <u>379 ISLAND AVE</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u>	Telephone: <u>207-766-5819</u> <u>650-9486</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>300,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>3095</u>
Current legal use (i.e. single family) <u>STORAGE</u> Number of Residential Units <u>2</u>		
If vacant, what was the previous use? <u>N.A.</u>		
Proposed Specific use: <u>TWO FAMILY RESIDENTIAL</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____ <u>46</u>		
Project description: <u>Renovate 2 existing 2 Family Residence w/ 1 home OCC. each unit 44 2 baths 3 story - 10 bedroom each</u>		
Contractor's name: <u>APPLICANT / OWNER</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>APPLICANT / OWNER</u>		Telephone: _____
Mailing address: <u>SEE ABOVE</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: 	Date: <u>05-26-09</u>
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This is not a permit; you may not commence ANY work until the permit is issued

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **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.

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



Signature of Applicant/Designee

07/29/09
Date



Signature of Inspections Official

7/29/09
Date

City of Portland, Maine - Building or Use Permit

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Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: 2 Family Residential w/ Home Occupation in #46 - Change of use from Storage to 2 unit residential w/ 1 bedroom 2 bath for each 44 & 46 - interior & exterior renovations to both 44 & 46 Cumberland Ave w/ home occ for 46 to be included	Proposed Project Description: Change of use from Storage to 2 unit residential w/ 1 bedroom 2 bath for each 44 & 46 - interior & exterior renovations to both 44 & 46 Cumberland Ave w/ home occupation for 46 to be included
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/29/2009
Note: **Ok to Issue:**

- 1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 2) This property shall remain a two family dwelling with a home occupation for architecture in #46. 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:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/10/2009
Note: sitting in my hold box awaiting all other approvals from planning **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved **Reviewer:** Keith Gautreau **Approval Date:**
Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 06/11/2009
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Alex Jagerman **Approval Date:** 06/11/2009
Note: **Ok to Issue:**

- 1) 1. An additional street tree shall be proposed on the property, making a total of four new trees.
2. The existing driveway on the south side of the parcel shall be closed; the final site plan shall depict this change.
3. The existing overhead electrical shall be underground; the final site plan shall depict this change.

Comments:

5/29/2009-mes: Do not issue the permit until Planning signs off.

6/26/2009-mes: I received the stamped approved site plan today. Planning needs to let us know about the guaranteed fees being paid

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 7/29/2009 9:06:11 AM
Subject: 44-46 Cumberland Ave., 2 Detached Residential Units

Hi all, this project (site plan #2009-0026) meets minimum DRC site plan requirements for the issuance of the building permit. See UI for sign off.

Please contact me with any questions. Thanks.

Phil

Deck Reel -
Applicant: Chris Roberts

Date: 3/10/09

Address: 44-46 Cumberland Ave C-B-L: 13-L-8E23

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

using #09-0505 - meets the criteria and to add additional

Interior or corner lot -

To change the use from garages to 2 residential considered 1 lot with 2 res. D.U.

Proposed Use/Work -

Sewage Disposal -

City

Lot Street Frontage -

Front Yard - NO more than 10' setback - both bldgs are existing the front bldg is right on the front property line

Rear Yard - #44 has

29' side yard (meets 15') - #46 has 39' rear yard (meets 15')

Side Yard - 15'

Projections -

#44 - front entry porch
#46 - roof deck

Width of Lot - None req'd

Height - 45' max

#44 = 34' high to low
#46 = 30.5' from highest to low

Lot Area - NOMIN

5509 sq ft given

MAX: 10,000 sq ft

Lot Coverage/ Impervious Surface -

OK

Area per Family -

725 sq ft each D.U. (a 1450 sq ft min)

Off-street Parking - 2 req'd

1 per unit - 2 parking shown

Loading Bays - N/A

Site Plan -

2009-0026

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Panel 1A - Zone C

Height & Setbacks

between bldgs OK

Home occupation in #46 for Architecture

REED & CO. ARCHITECTURE

30 PLEASANT STREET, PORTLAND, MAINE 04101
207 871-5678 / FAX 207 871-5055

February 16, 2009

Ms. Marge Schmuckal
Zoning Administrator
Department of Urban Development
City of Portland
389 Congress Street
Portland, ME 04101


Dear Ms. Schmuckal:

I am requesting a permit to include a home occupation as part of the conversion of a one story five bay storage garage at 46 Cumberland Avenue to a new single family residence. I intend to practice architecture, which is an acceptable home occupation listed under item (3) of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under item (1) of that Section:

1. My home occupation will occupy 400 square feet of the total 2,200 of the floor area of the residence. This represents a ratio of 18%, which is less than the 25% allowed. (I have not included the 400 square feet of garage space in this calculation. I included, the ratio would be 15%.)
2. No goods will be displayed or be visible from the outside of the residence.
3. Storage of material necessary to perform my home occupation is minimal and included in the 400 square feet of floor space mentioned above.
4. There will be no external signage related to my home occupation, other than a name on the mailbox, approximately 3" x 8".
5. No exterior alterations to the residence are necessary as applies to the home occupation.
6. I occasionally meet clients at my office, once or twice a month. This usually is with one person, but occasionally three maximum. There is adequate off-street parking for these occasional meetings.
7. No objectionable effects will result from my home occupation.
8. I have had one part time employee for the last 11 years and will not increase that status.
9. No traffic will be generated by my home occupation in greater volume than would normally be expected in a residential neighborhood.
10. No motor vehicle exceeding a gross weight of 6,000 pounds will be stored on the property in connection with the home occupation.

As part of a complete application for a building permit, I have included floor plans indicating the area of home occupation. Please let me know if you have any questions or require any additional information.

Regards,


Richard Reed
Architect