

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

# PERMIT

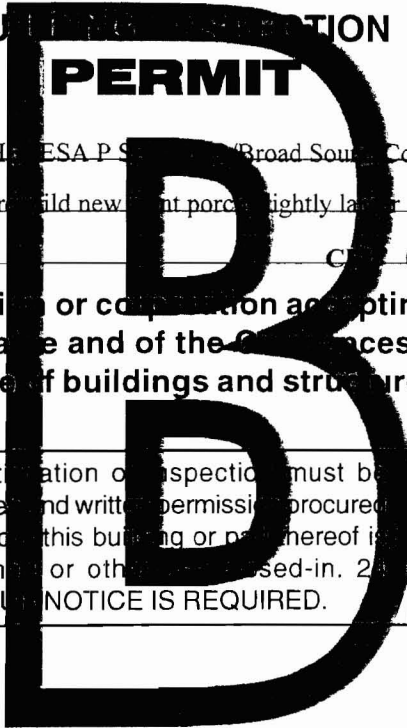
Permit Number: 091211

This is to certify that CONVERSE DEREK P & THELMA P SAUNDERS (Broad Source Co) **PERMIT ISSUED**

has permission to Remove existing front porch, rebuild new front porch slightly larger

AT 46 HOWARD ST City of Portland 014 E00900 **NOV 23 2009**

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 lathed or otherwise enclosed-in. 24 HOUR 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

*Thomas R. Mackley* 11/9/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# Application for Exemption from Site Plan Review

Portland, Maine

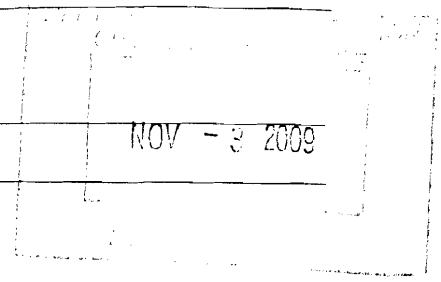
Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Converse Porch Expansion

PROJECT ADDRESS: 46 Howard Street

PROJECT DESCRIPTION: (Please Attach Sketch /  
Expand porch by 40 SF.

Proposal/Development)



NOV - 3 2009

CHART/BLOCK/LOT: 14

CONTACT INFORMATION

OWNER/APPLICANT

Name: D  
Address: 46  
  
Zip Code: 04101  
Work #: 207-791  
Home #: 207-632  
Fax #: 207-791-25  
E-mail: derekconverse

*Don't issue what site plan application from planning.*

PERMIT

RECEIVED

NOV - 4 2009

City of Portland  
Planning Division

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

Applicant's Assessment

Y(Yes), N(no), N/A

NO

Yes

Yes

N/A

N/A

N/A

No

NO

N/A

N/A

N/A

Planning Division Use Only

Use Only

No

Yes

Yes

No

Yes

No

No

No

No

N/A

N/A

Planning Division Use Only

Exemption Granted  Partial Exemption  Exemption Denied

*The applicant must obtain all applicable building permits.*

Planner's Signature [Signature]

Date Nov. 17, 2009

PERMIT ISSUED

~ Original - Planning Division ~

~ Copy - Inspections Division and Applicant ~

NOV 23 2009

City of Portland

## 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   **Final inspection required at completion of work.**

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.**

*x* *Walt Kern*  
Signature of Applicant/Designee

*11/23/09*  
Date

*Thomas M. Marbley*  
Signature of Inspections Official

*11/9/09*  
Date

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 09-1211	Issue Date:	CBL: 014 E009001
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Location of Construction: 46 HOWARD ST	Owner Name: CONVERSE DEREK P & THERES	Owner Address: 46 HOWARD ST	Phone:
Business Name:	Contractor Name: Broad Sound Construction	Contractor Address: 278 Poland Range Road Pownal	Phone 2073189315
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-6

Past Use: 2 Family	Proposed Use: 2 Family - Remove existing front porch, rebuild new front porch slightly larger  <i>residual - 2 dv.</i>	Permit Fee: \$50.00	Cost of Work: \$2,800.00	CEO District: 1
Proposed Project Description: Remove existing front porch, rebuild new front porch slightly larger		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		Signature:	Signature: <i>Dm 11/9/09</i>	
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: 10/26/2009	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> <p style="text-align: center; font-size: 24pt;"><b>PERMIT ISSUED</b></p> <p style="text-align: center; font-size: 18pt;"><b>NOV 23 2009</b></p>	<p><b>Special Zone or Reviews</b></p> <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"/> <i>Reviewed</i> Date: <i>11/4/09 ABM</i>	<p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance  <input type="checkbox"/> Miscellaneous  <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Interpretation  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied  Date: _____	<p><b>Historic Preservation</b></p> <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 <i>ABM</i> Date: _____
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City of Portland

**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>46 HOWARD ST.</u>		
Total Square Footage of Proposed Structure/Area <u>40 SF</u>	Square Footage of Lot <u>2,960 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>14</u> Block# <u>E</u> Lot# <u>9</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>DEREK CONVERSE</u> Address <u>46 HOWARD ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207-632-3532</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2800</u> C of O Fee: \$ _____ Total Fee: \$ <u>40.00</u>
Current legal use (i.e. single family) <u>TWO-FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>TEAR DOWN EXISTING FRONT PORCH; REBUILD NEW FRONT PORCH SLIGHTLY LARGER</u>		
Contractor's name: <u>BROAD SOUND CONSTRUCTION</u>		
Address: <u>278 POLAND RANGE ROAD</u>		
City, State & Zip <u>POWELL, ME</u>		Telephone: <u>207-318-9315</u>
Who should we contact when the permit is ready: <u>DEREK CONVERSE</u>		Telephone: <u>207-632-3532</u>
Mailing address: <u>46 HOWARD ST., PORTLAND, ME 04101</u>		

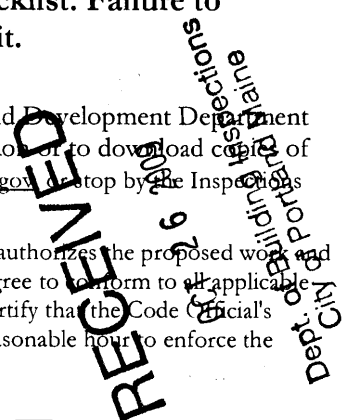
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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: <u>[Handwritten Signature]</u>	Date: <u>10/26/09</u>
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This is not a permit; you may not commence ANY work until the permit is issue



**City of Portland, Maine - Building or Use Permit**

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

Permit No: 09-1211	Date Applied For: 10/26/2009	CBL: 014 E009001
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<b>Location of Construction:</b> 46 HOWARD ST	<b>Owner Name:</b> CONVERSE DEREK P & THERES	<b>Owner Address:</b> 46 HOWARD ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Broad Sound Construction	<b>Contractor Address:</b> 278 Poland Range Road Pownal	<b>Phone</b> (207) 318-9315
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Duplex	

<b>Proposed Use:</b> 2 Family - Remove existing front porch, rebuild new front porch slightly larger	<b>Proposed Project Description:</b> Remove existing front porch, rebuild new front porch slightly larger
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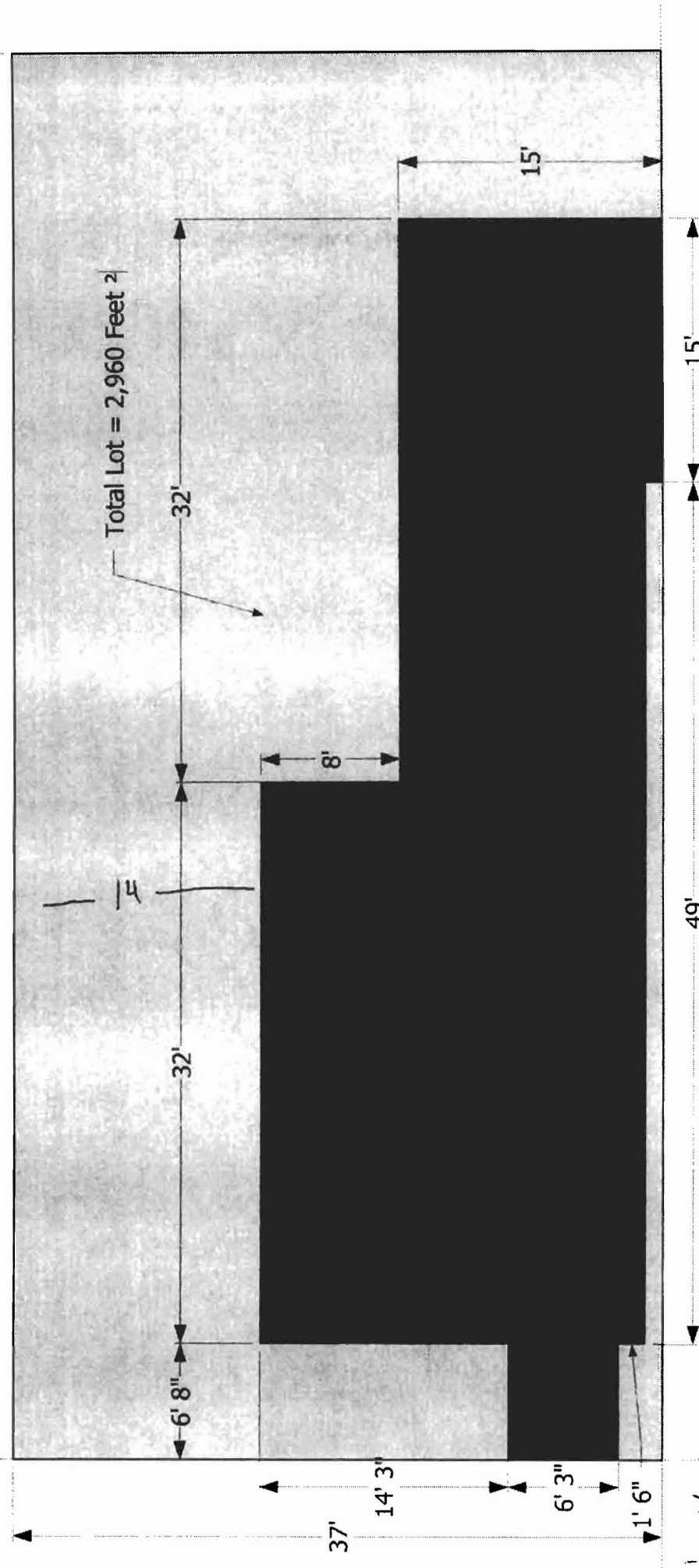
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/04/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 11/09/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

<b>Comments:</b>
11/2/2009-amachado: Left vcm for Derek Converse. Need to know the existing setbacks for the buildngs on either side of 46 Howard to see what the average setback is. Need to know the open space ratio is being met; what is the sf of the driveway? Need siteplan exemption application filled out.
11/3/2009-amachado: Spoke to Derek. He will get me the necessary information and the siteplan exemption application.
11/4/2009-amachado: Gave siteplan exemption application to planning. Received information on neighbors setbacks and impervious surface area.

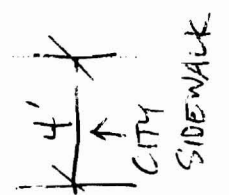
Existing Condition  
 46 Howard Street  
 See site plan submitted \*  
 11/4/09  
 average setback 15'

R-1  
 lotsize - 2912  
 land area per du = 1,220 sq ft  
 front 10' average - 1' proposed  
 side - 10' - 21' 3"  
 rear - NA

lot coverage = 50% = 1480 - 1248.34  $\phi$  OK  
 \* open space 20% = 592 - see site plan - submit with  
 11/4/09  
 existing setbacks  
 dw = 541.33 sq ft  
 house = 1248.34 sq ft  
 1170.29 open space

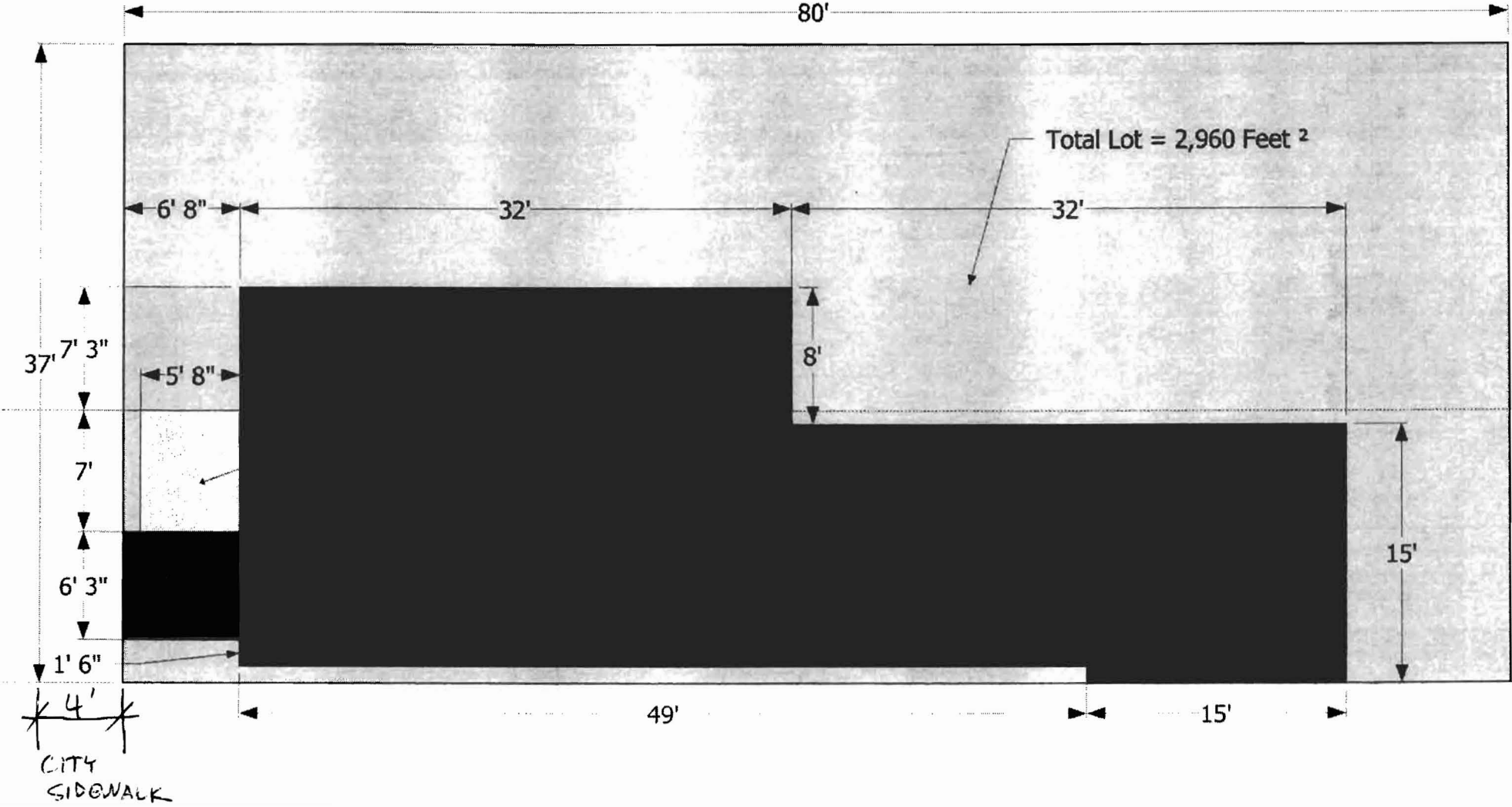


existing steps are 6' 8" x 6' 3"  
 80' x 7' 11" = 6000  $\phi$   
 = 41.67  $\phi$



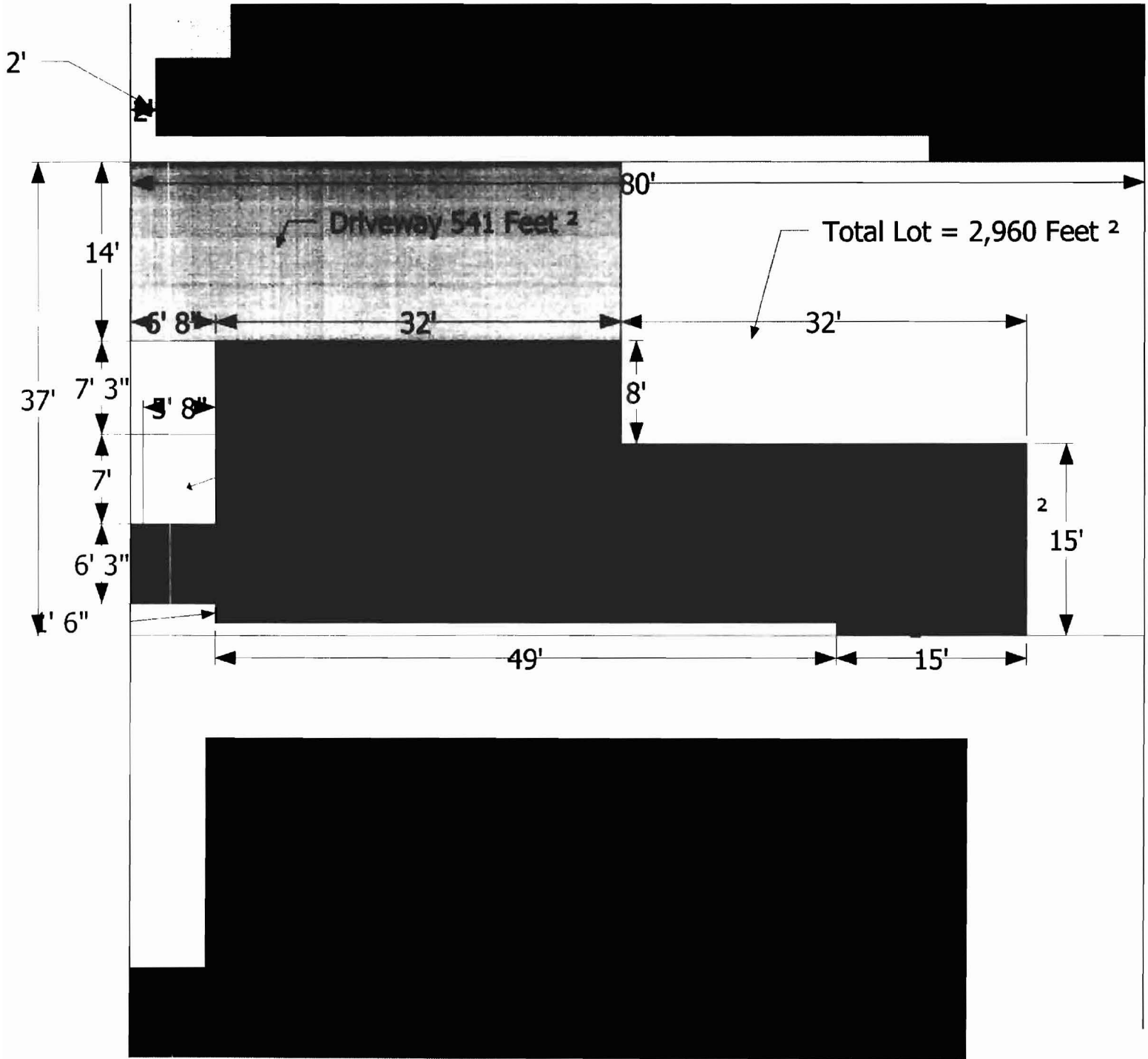
Proposed Addition

46 Howard Street





NOV - 4 2009



$dw \ 14 \times 38'8" = 541.36 \text{ ft}^2$



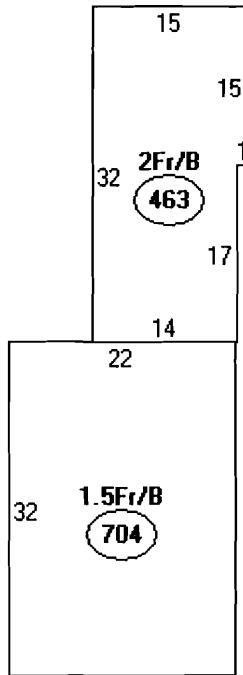
14-E-12

44 Howard



14-E-007

Lis Howard



46 HOWRA

Descriptor/Area

A: 1.5Fr/B  
704 sqft

B: 2Fr/B  
463 sqft

= 1167

existing entry = 41.67

existing 1208.67

proposed entry 41.67 (existing)

39.67 (new)

81.34

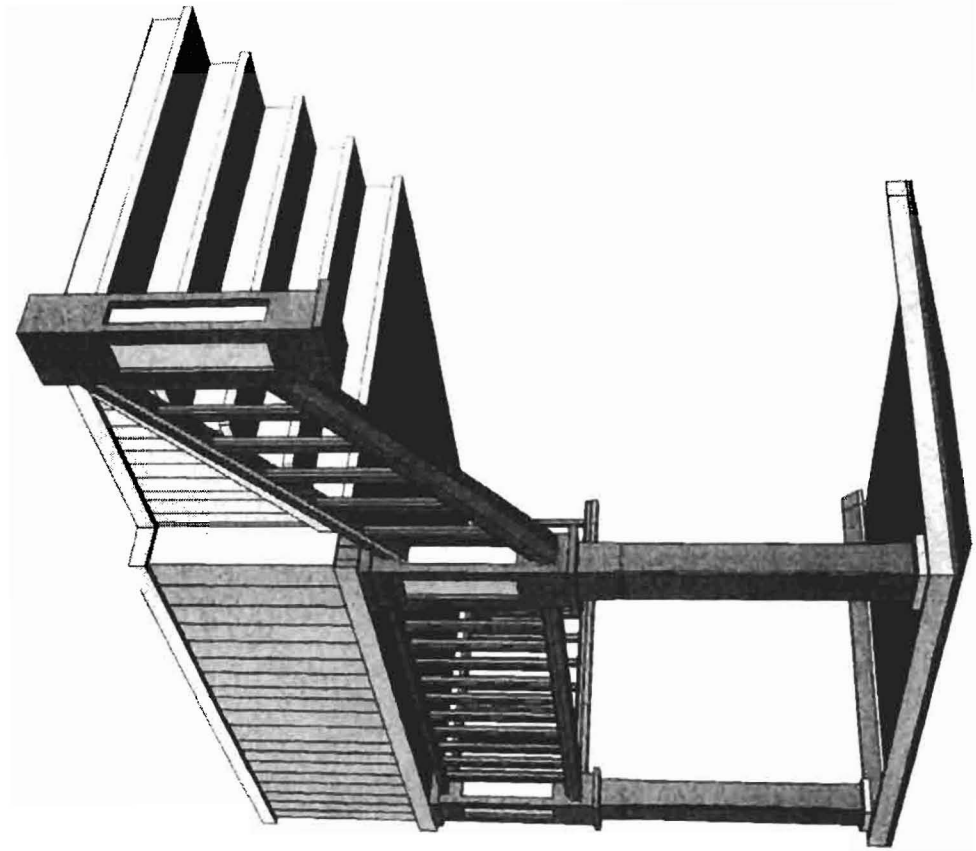
45'8" x 7

= 68" x 84"

= 5712

= 39.67

proposed = 1248.34



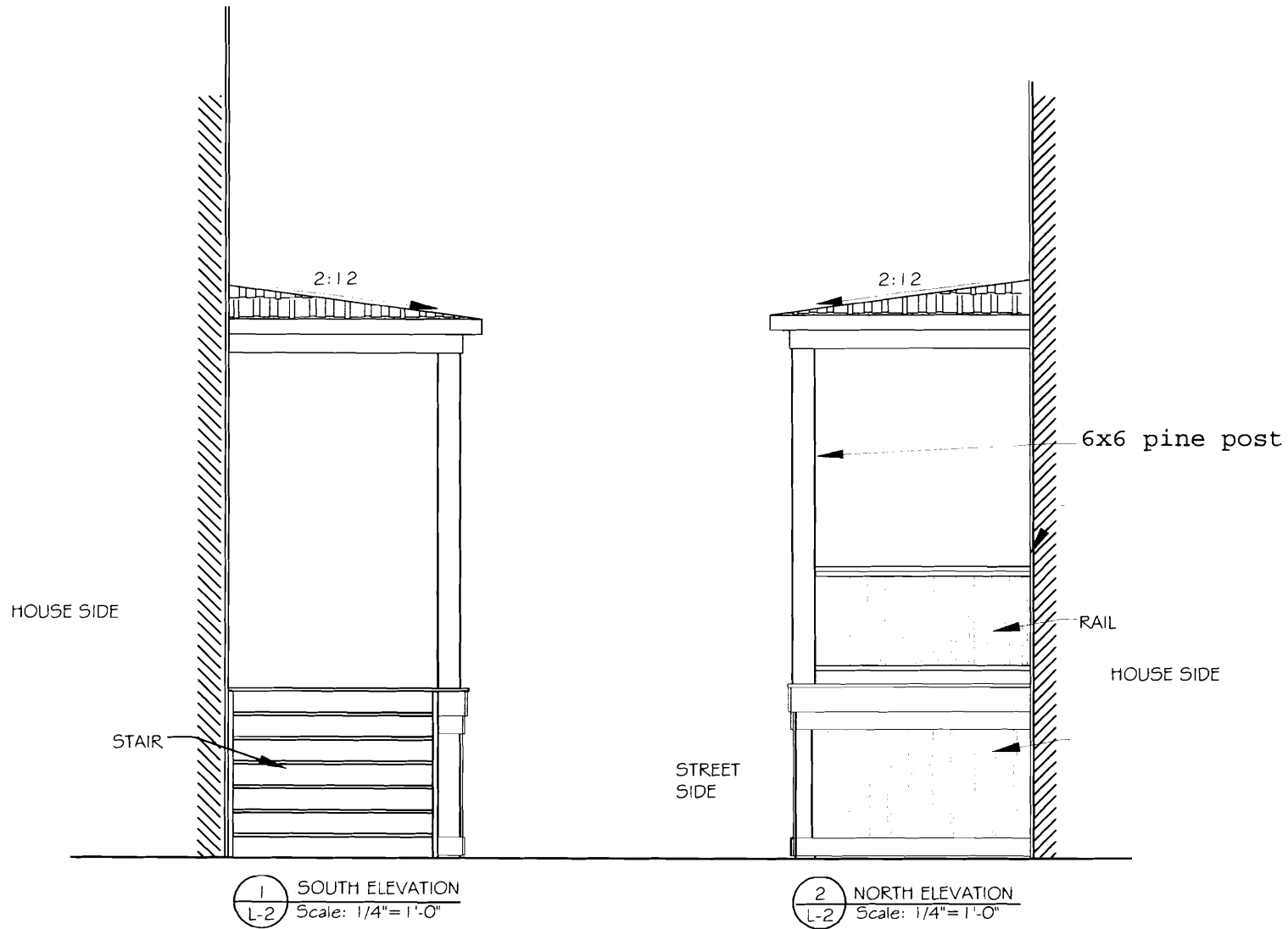
BLUE  
LANDSCAPE  
DESIGN  
South Portland  
Maine

Converse/Seward Residence  
Portland, Maine

June 03, 2008

Drawn by cc  
Checked by bl

L-2



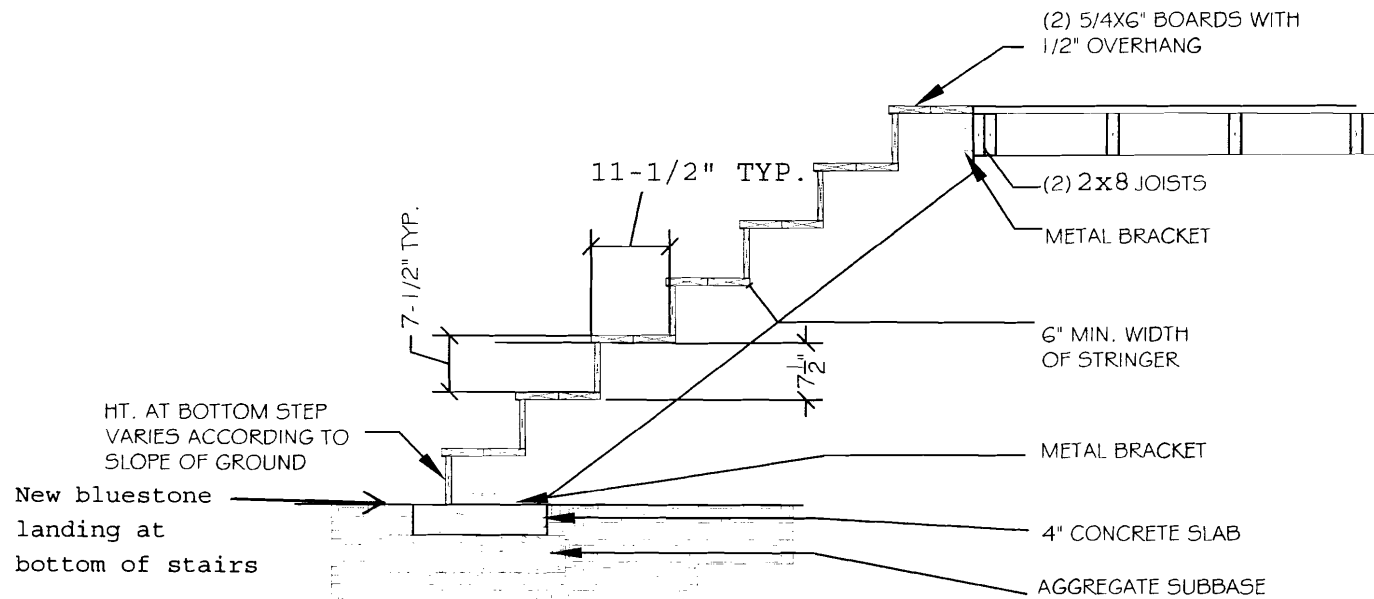
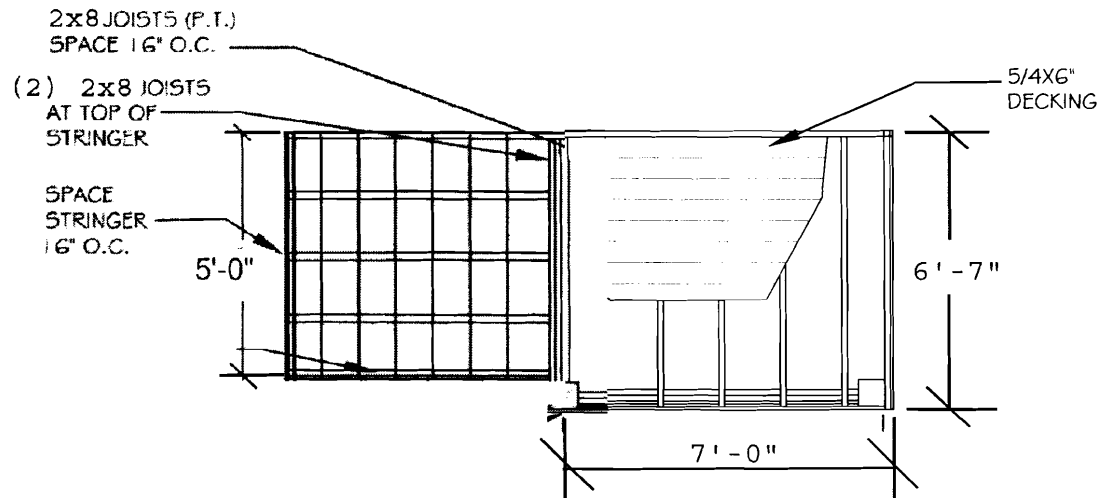
BLUE  
LANDSCAPE  
DESIGN  
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Portland, Maine

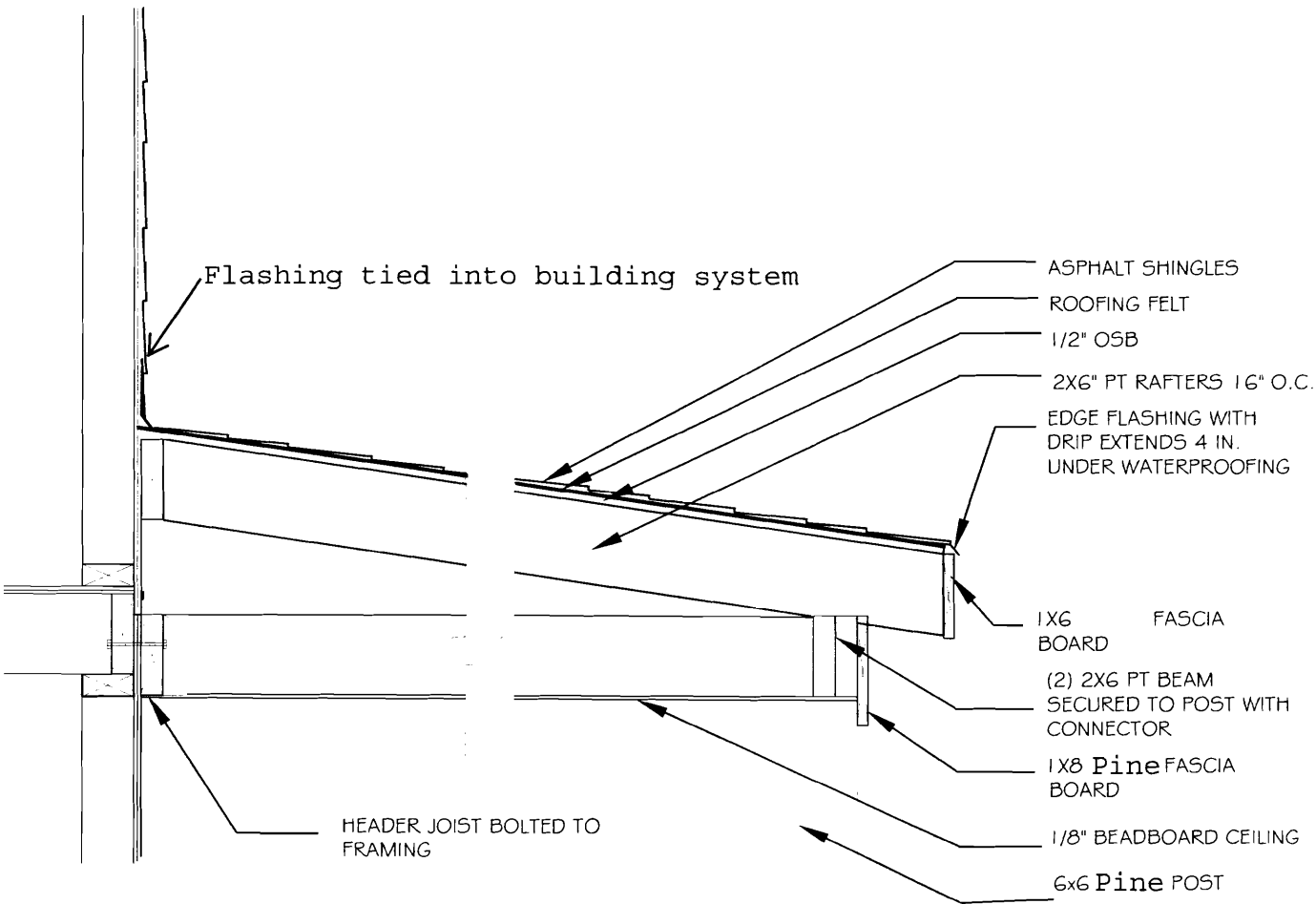
June 03, 2008

Drawn by cc  
Checked by bl

L-3



2  
L-3 STAIR SECTION  
Scale: 1/2" = 1'-0"



June 03, 2008  
Drawn by cc  
Checked by bl

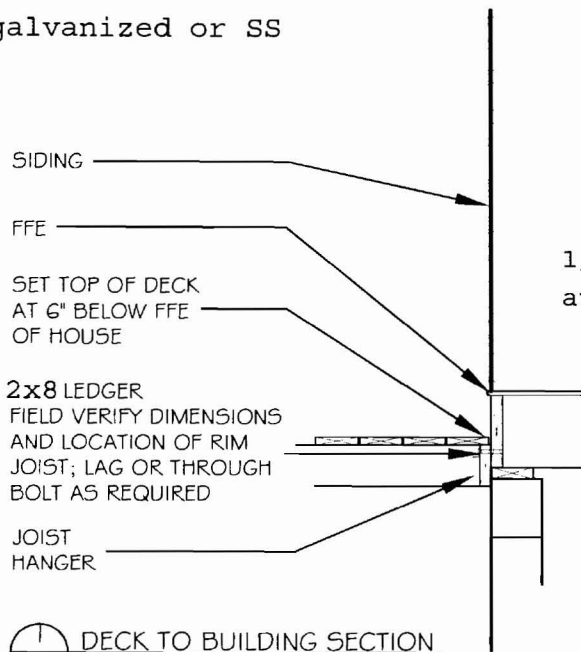
L-4

SECOND STORY DECK SECTION  
Scale: 1"=1'-0"

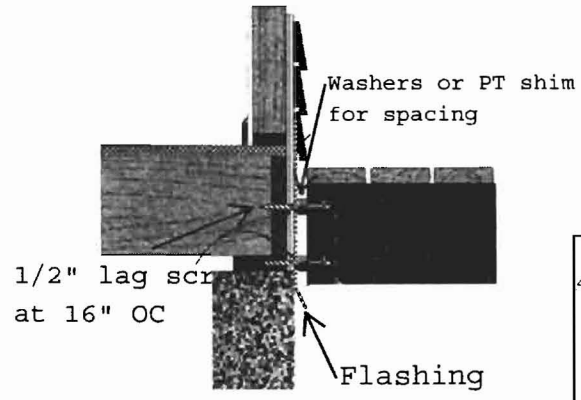


Note: All fasteners, lag screws, bolts and washers to be galvanized or SS

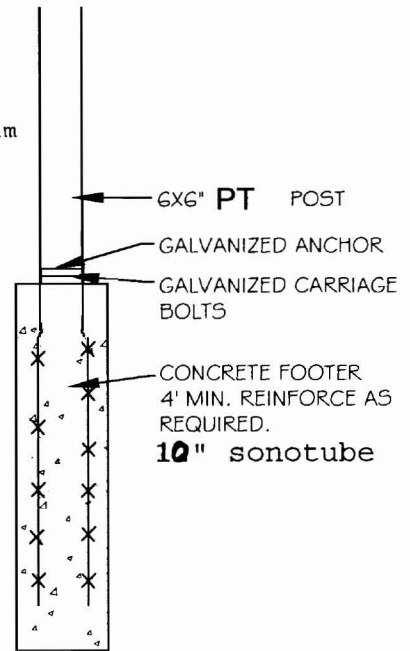
Deck ledger detail



1 DECK TO BUILDING SECTION  
Scale: 1/2" = 1'-0"

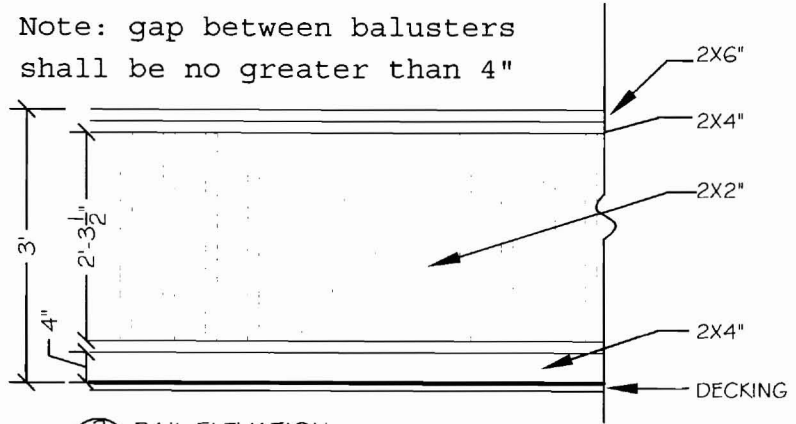


TOP OF BRICK

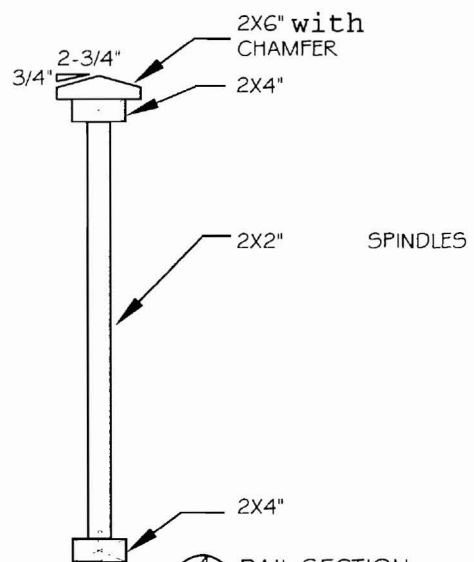


2 POST TO PIER CONNECTION SECTION  
Scale: 1/2" = 1'-0"

Note: gap between balusters shall be no greater than 4"



3 RAIL ELEVATION  
Scale: 1/2" = 1'-0"



4 RAIL SECTION  
Scale: 1" = 1'-0"

BLUE  
LANDSCAPE  
DESIGN  
South Portland  
Maine

Converse/Seward Residence  
Portland, Maine

June 03, 2008

Drawn by cc  
Checked by bl

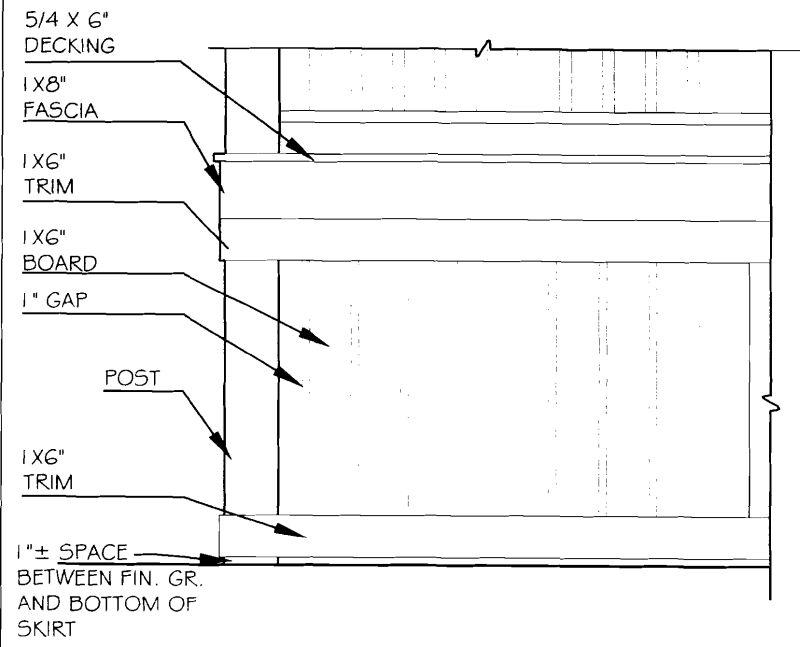
L-5

BLUE  
LANDSCAPE  
DESIGN  
South Portland  
Maine

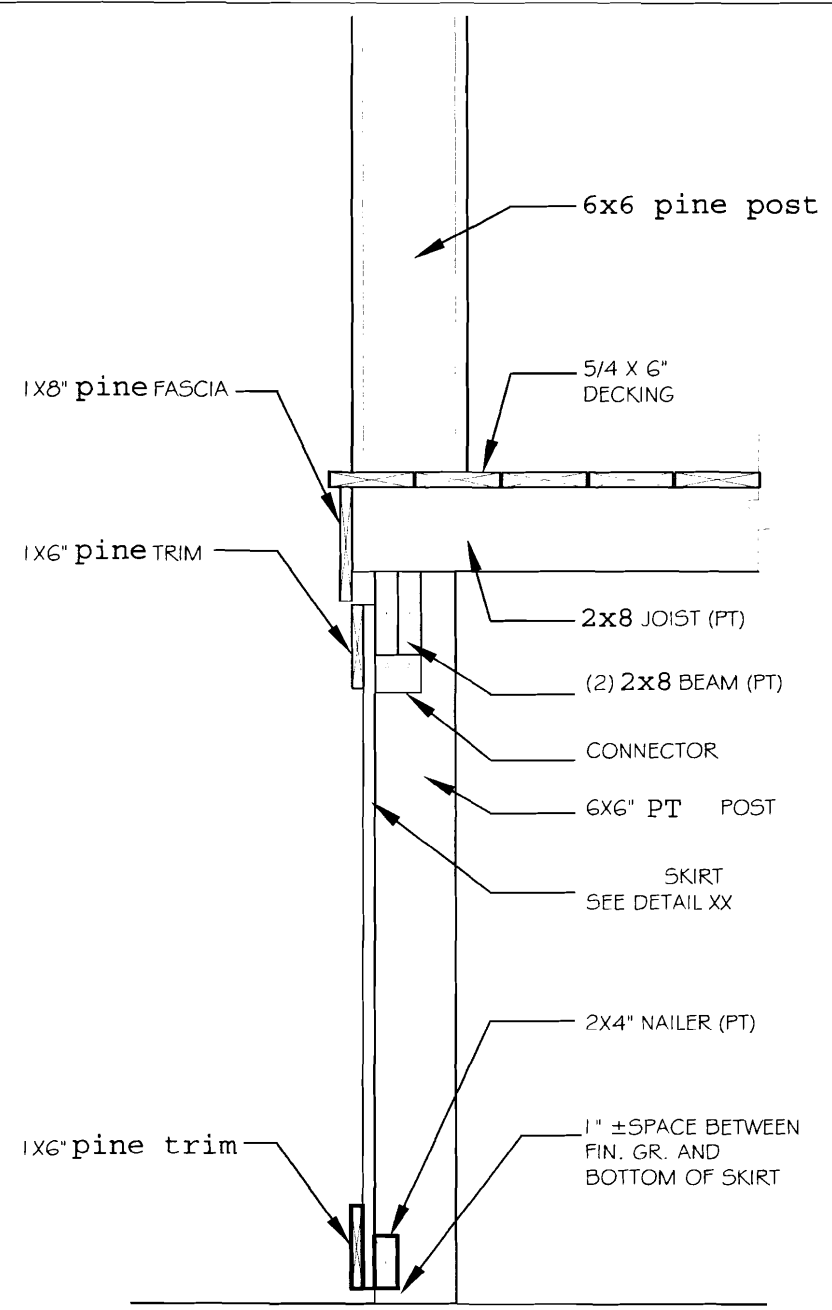
Converse/Seward Residence  
Portland, Maine

June 03, 2008  
Drawn by cc  
Checked by bl

L-6



1 SKIRT ELEVATION  
L-6 Scale: 1/2" = 1'-0"



2 SKIRT SECTION  
L-6 Scale: 1" = 1'-0"



EXISTING  
CONDITION  
46 HOWARD ST.

