



Permit # 091211 already issued

Application for Exemption from Site Plan Review

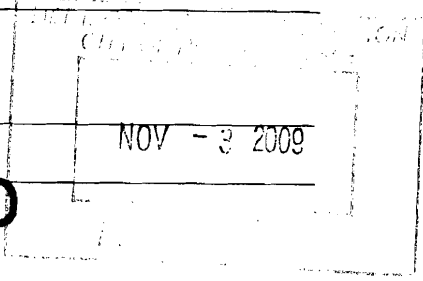
Portland, Maine

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/Plan of Proposal/Development)
Expand porch by 40 SF. - two family



CHART/BLOCK/LOT: 14 / E / 9

RECEIVED

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Derek Converse
Address: 46 Howard Street

Zip Code: 04101
Work #: 207-791-2516
Home #: 207-632-3532
Fax #: 207-791-2571
E-mail: derekconverse@yahoo.com

NOV 20 2009
CONSULTANT/AGENT

NOV 20 2009
Dept. of Building Inspections
City of Portland Maine
Address: _____

Zip Code: _____
Work #: _____
Home #: _____
Fax #: _____
E-mail: _____

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

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

Date

Nov. 17, 2009

~ Original - Planning Division ~

~ Copy - Inspections Division and Applicant ~

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW**

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

Planning Shukria Wiar

November 17, 2009

Conditional of approval:

The applicant must obtain all applicable building permits.



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 be owner, Lessee or Buyer</u> * 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 or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

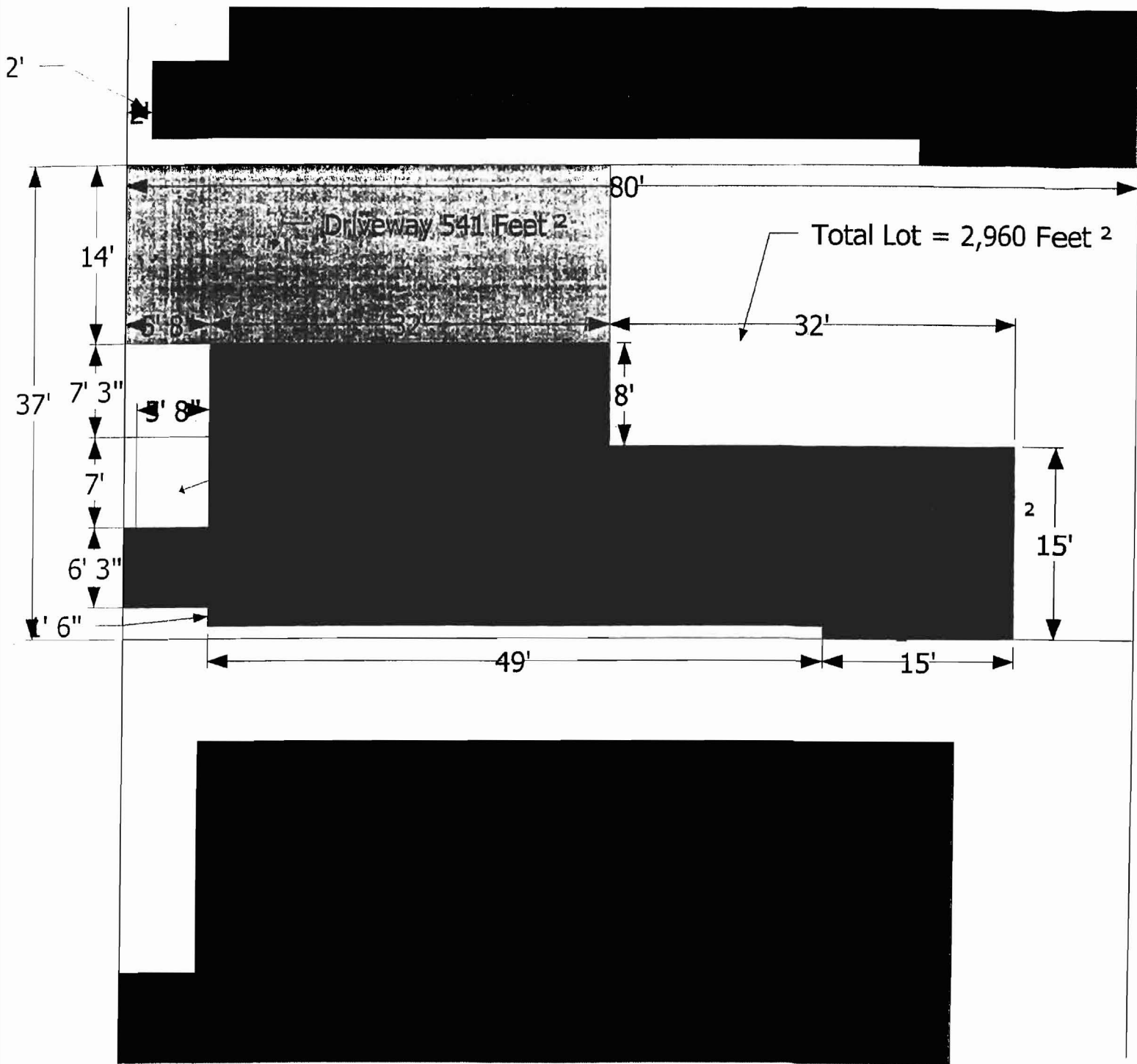
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature] Date: 10/26/09

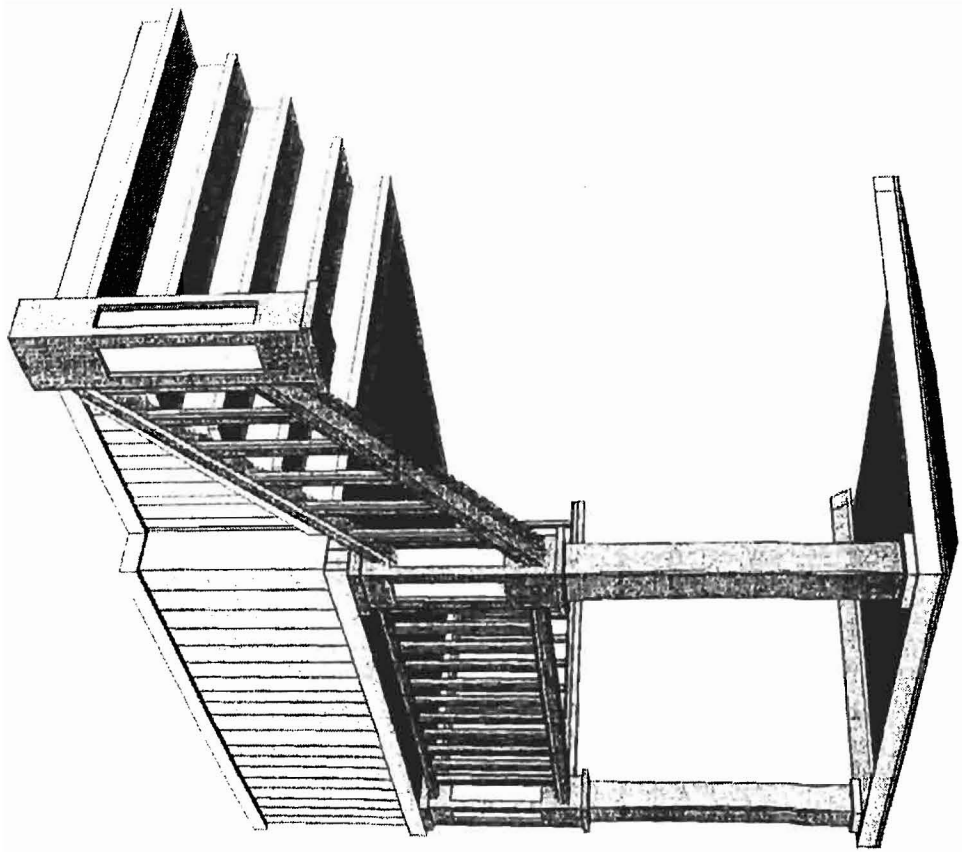
This is not a permit; you may not commence ANY work until the permit is issued

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2009 OCT 26 9 50 AM
City of Portland Inspections

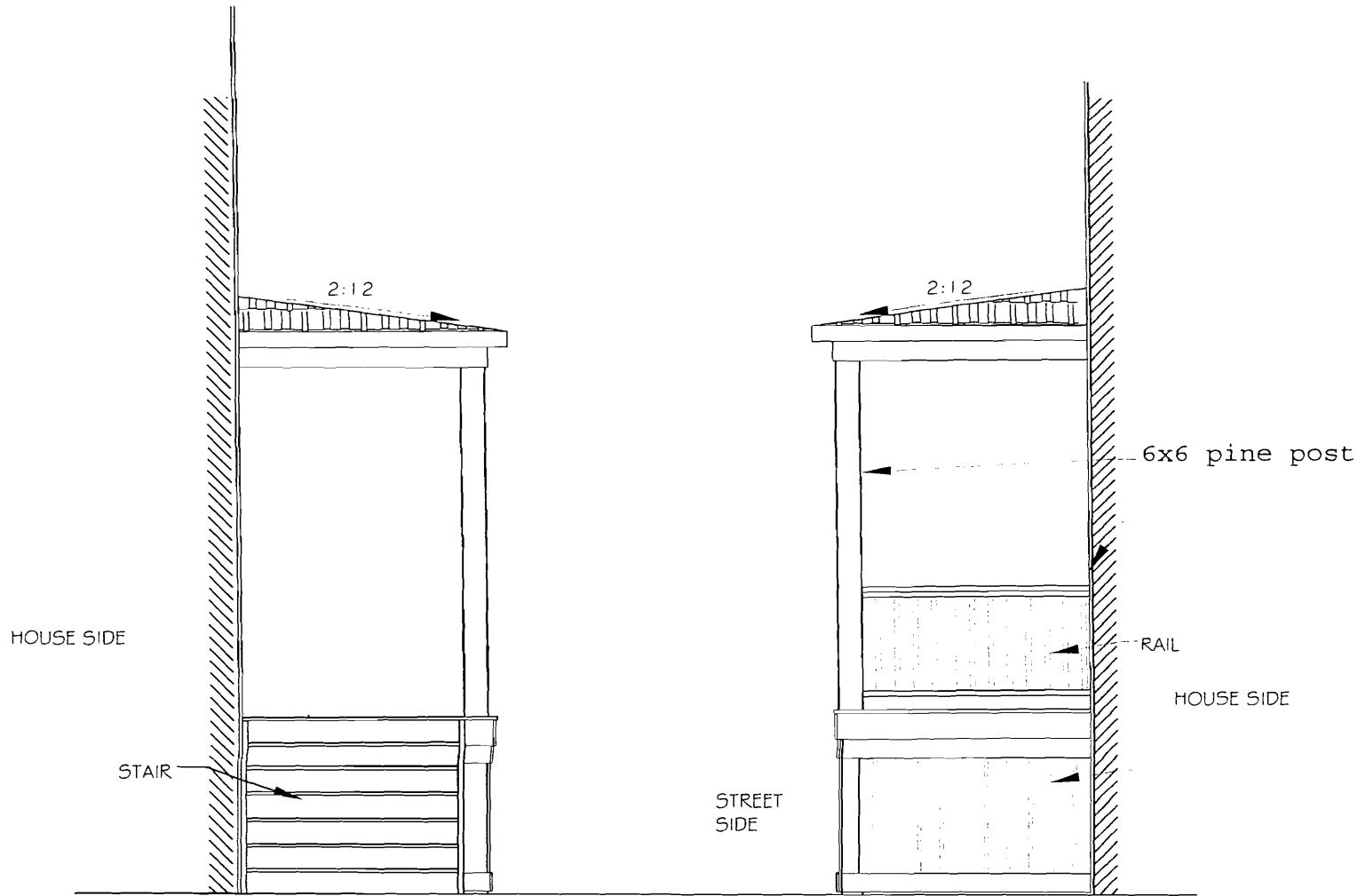
NOV - 4 2009



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



BLUE
LANDSCAPE
DESIGN
South Portland
Maine



1 SOUTH ELEVATION
L-2 Scale: 1/4"=1'-0"

2 NORTH ELEVATION
L-2 Scale: 1/4"=1'-0"

Converse/Seward Residence
Portland, Maine

June 03, 2008

Drawn by cc
Checked by bl

L-2

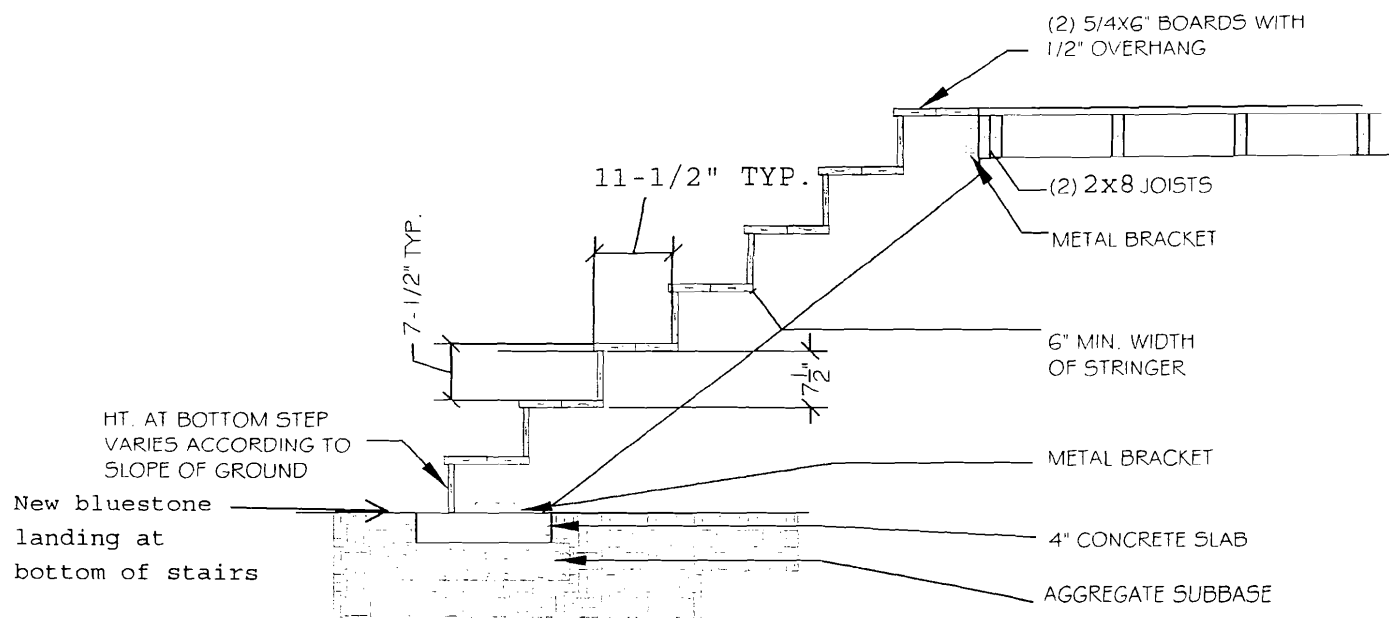
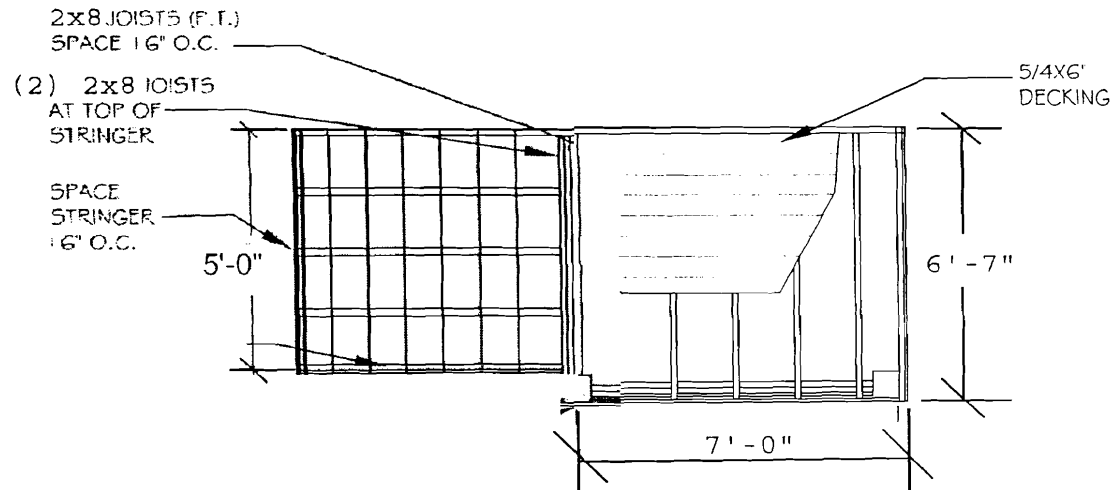
BLUE
LANDSCAPE
DESIGN
South Portland
Maine

Converse/Seward Residence
Portland, Maine

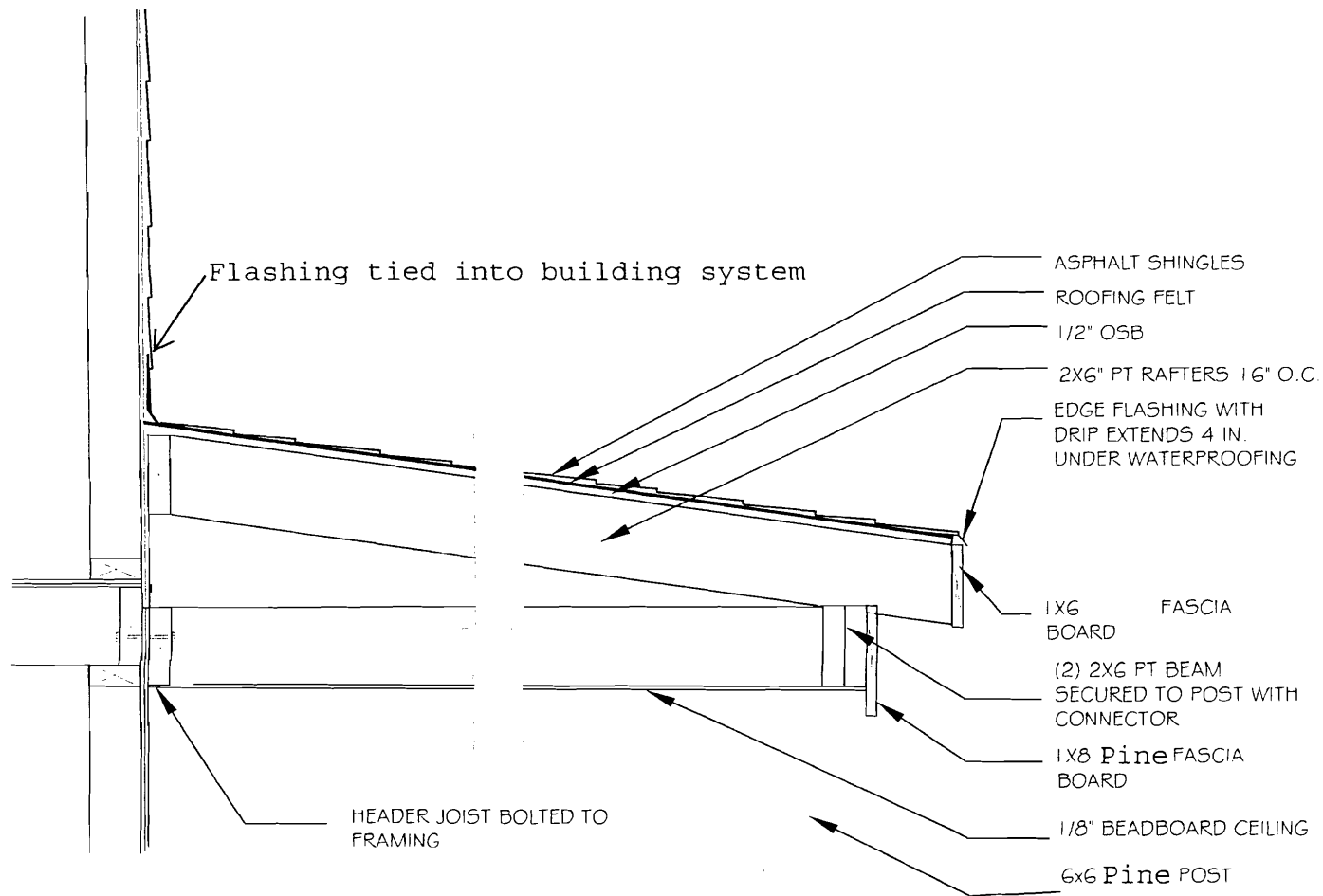
June 03, 2008

Drawn by cc
Checked by bl

L-3



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



June 03, 2008

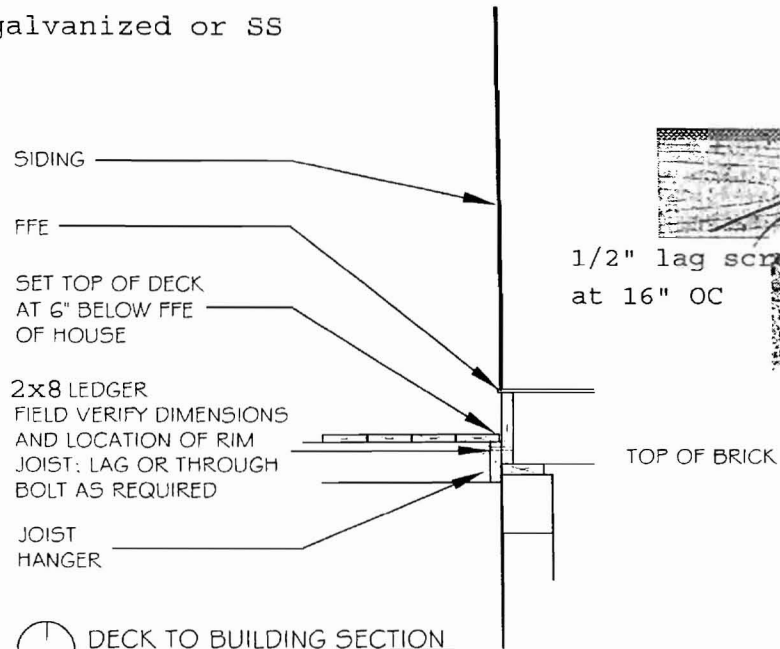
Drawn by cc
Checked by bt

1
L-4 SECOND STORY DECK SECTION
Scale: 1"=1'-0"

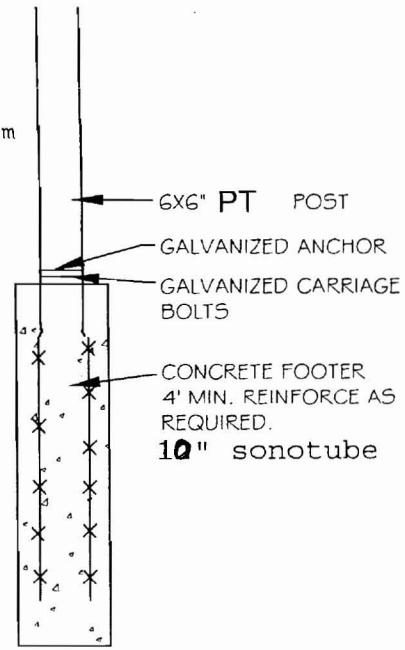
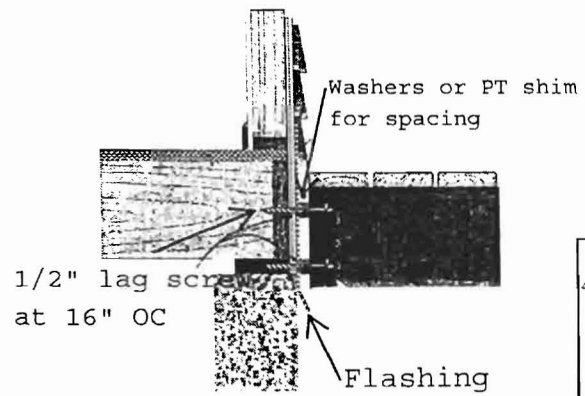
L-4

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

Deck ledger detail

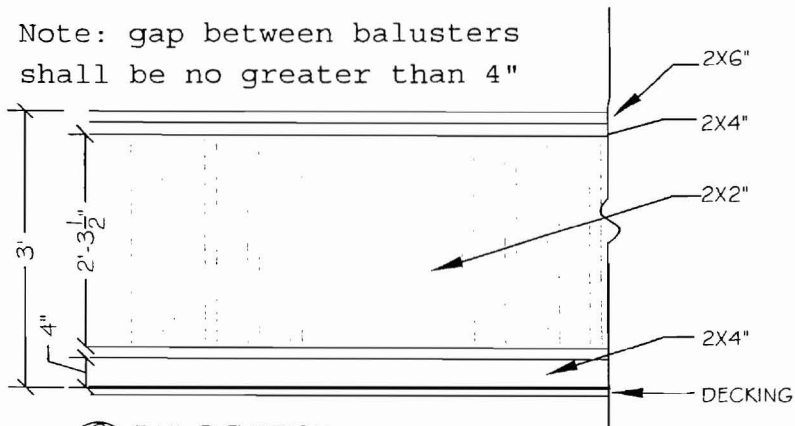


1 DECK TO BUILDING SECTION
L-5 Scale: 1/2" = 1'-0"

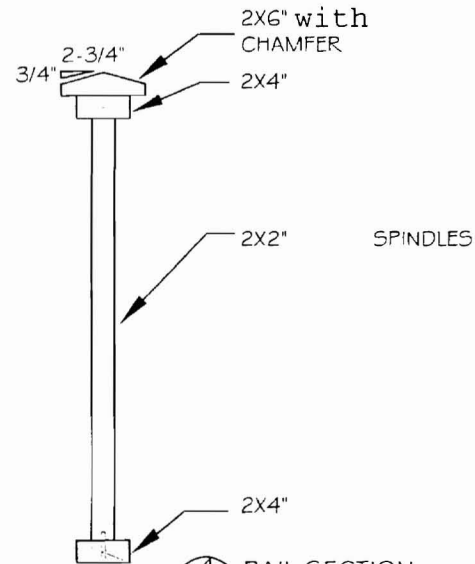


2 POST TO PIER CONNECTION SECTION
L-5 Scale: 1/2" = 1'-0"

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



3 RAIL ELEVATION
L-5 Scale: 1/2" = 1'-0"



4 RAIL SECTION
L-5 Scale: 1" = 1'-0"

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South Portland
Maine

Converse/Seward Residence
Portland, Maine

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Drawn by cc
Checked by bl

L-5

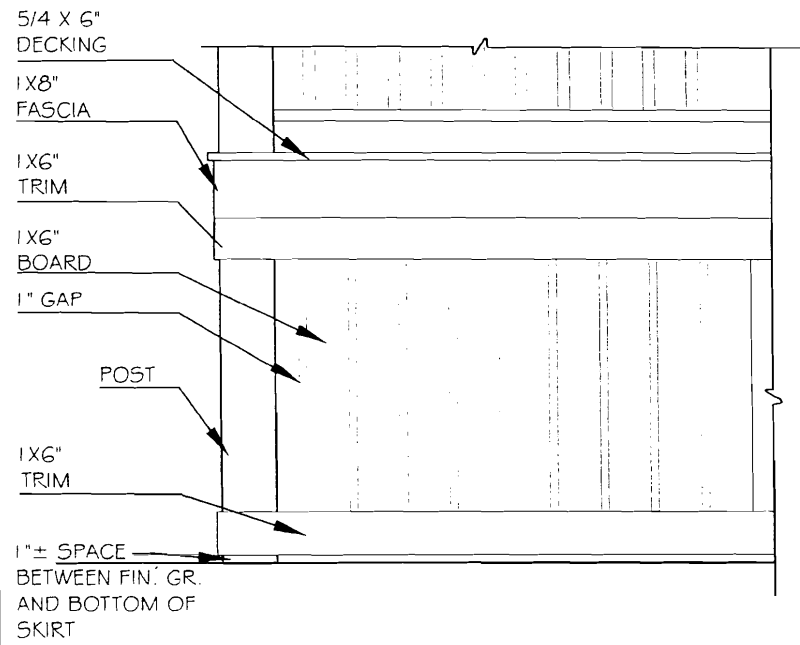
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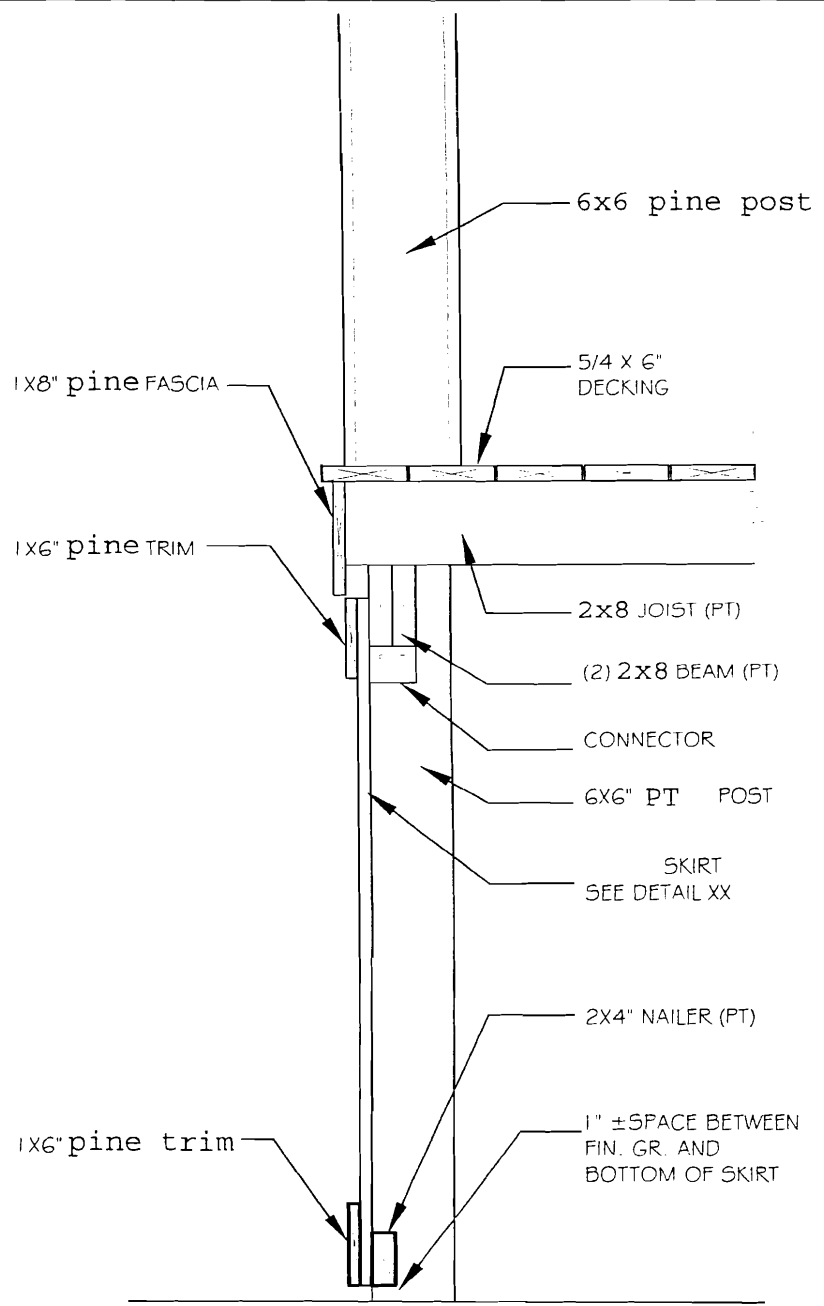
June 03, 2008

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

