

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080439
PERMIT ISSUED
JUN - 4 2008
CITY OF PORTLAND

This is to certify that CALVERT WILLIAM C & NANCY J CALVERT TRUSTEE/C &

has permission to Change of use from single family to two dwelling units with new exterior stairway

AT 35 CONGRESS ST

CBL 014 N012001

provided that the person or persons, firm or corporation 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 procured before this building or part thereof is latched or closed-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

6/4/08 *Christy A. N...*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

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

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

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.

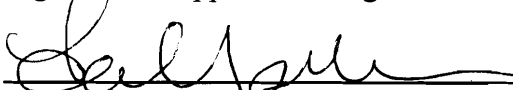
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

6/4/08

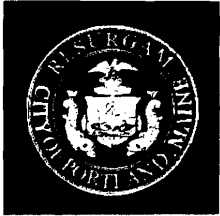
Date



Signature of Inspections Official

6-4-08

Date



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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

May 8, 2008

William Calvert
35 Congress Street
Portland, ME 04101

cc: C & R Builders
PO Box 148
West Rockport, ME 04865

RE: 35 Congress Street – 014-N-012 – R-6 Zone – permit # 08-0439

Dear Mr. Calvert,


This office is in receipt of your application to change the use of your property at 35 Congress Street from a single family to a two family with alterations. Your permit is currently on hold until further information is received and reviewed for compliance.


I have reviewed your application for zoning compliance. Currently your plot plan just shows a generic parking area with no delineation of specific parking spaces. Because such a change of use requires parking, I would need to see how many parking spaces are provided on site. The City of Portland considers a parking space size to be 9' x 18'. You will need to provide a new plot plan showing specific parking spaces with dimensions.

Under Section 14-522 of the site plan ordinance, two family dwellings are required to be reviewed by the planning staff. You will need to apply for a minor site plan review or be able to get a specific exemption from such a review, prior to the issuance of this permit. For further information about site plan reviews or exemptions from them, feel free to contact Barbara Barhydt in the Planning Division at 874-8699.

Your permit will be on hold until I receive a revised plot plan showing the required parking. If you have any questions regarding this letter, please feel free to contact me at 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

5/12/08 - brought in plans
Showing 3 parking spaces


Cc: Barbara Barhydt, Planning
File

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0439	Date Applied For: 04/30/2008	CBL: 014 N012001
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Location of Construction: 35 CONGRESS ST	Owner Name: CALVERT WILLIAM C & NANC	Owner Address: 35 CONGRESS ST	Phone: () 763-4692
Business Name:	Contractor Name: C & R Builders	Contractor Address: PO Box 148 West Rockport	Phone (207) 322-1134
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of use from single family to two unit & to Build new exterior stairway to second floor, cover existing interior stairway with new floor.	Proposed Project Description: Change of use from single family to two dwelling units with new exterior stairway
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/12/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a two (2) family dwelling with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any future change of use shall require a separate permit application for review and approval. 4) 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: Chris Hanson	Approval Date: 06/04/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere. 2) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each. 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 5) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 			

Dept:	Status:	Reviewer: Residential Plan Revie	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Comments:
5/5/2008-mes: The front staff did not fully recognize the change of use from 1 to two dwelling units - no site plan review applied for - see letter outlining all the issues.
5/12/2008-mes: Mr Calvert brought in a revised site plan showing 3 parking spaces. - He did contact planning, but has not applied yet. DO NOT ISSUE PERMIT UNTIL PLANNING SIGNS OFF.
6/3/2008-gg: received granted site exemption as of 6/3/08. Put with permit (Chris). /gg



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>35 Congress St. Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>Stairs</u>		Square Footage of Lot <u>3912</u>
Tax Assessor's Chart, Block & Lot: Chart# <u>14</u> Block# <u>N</u> Lot# <u>12</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>William Calvert</u> Address <u>35 Congress St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>773-0893</u>
Lessoc/DBA (If Applicable) <u>APR 30 2008</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>4-5000.</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>2nd Floor Apartment</u> Is property part of a subdivision? <u>NO -</u> If yes, please name _____ Project description: <u>Build Stairs to 2nd floor for apartment. cover stairwell with a new floor on 2nd FL</u> <u>Change from one dwelling unit to two.</u>		
Contractor's name: <u>C+R Builders</u> Address: <u>Po Box 148</u> City, State & Zip: <u>West Rockport, ME 04865</u> Telephone: <u>763-4692</u> Who should we contact when the permit is ready: <u>Bill Calvert</u> Telephone: <u>773-0893</u> Mailing address: <u>35 Congress 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.

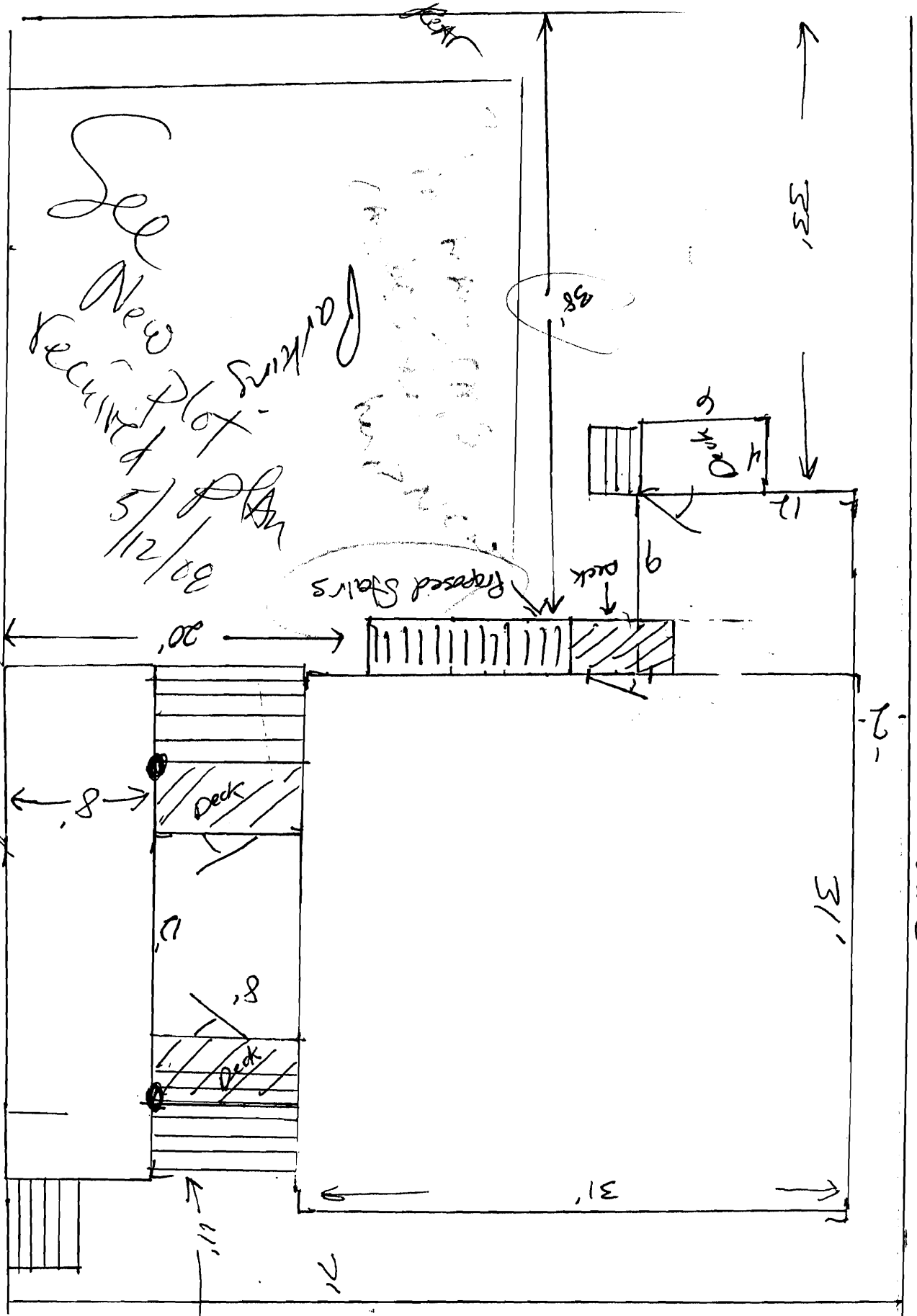
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: William Calvert Date: 4/29/08

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

✓ 5514



See New Plot
 Secured 5/12/09
 Parking Survey

Proposed Stairs

Deck

Deck

Deck

Sideyard

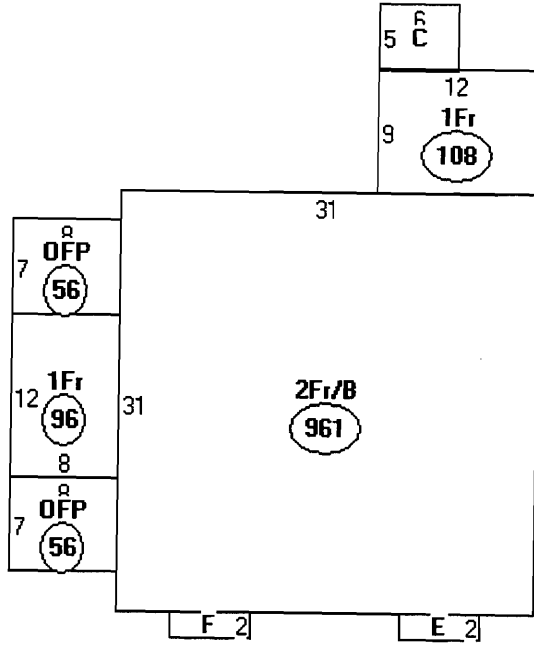
Morning St. Side yard on Side St

Congress St.

Front

Side

Morning Street



Descriptor/Area

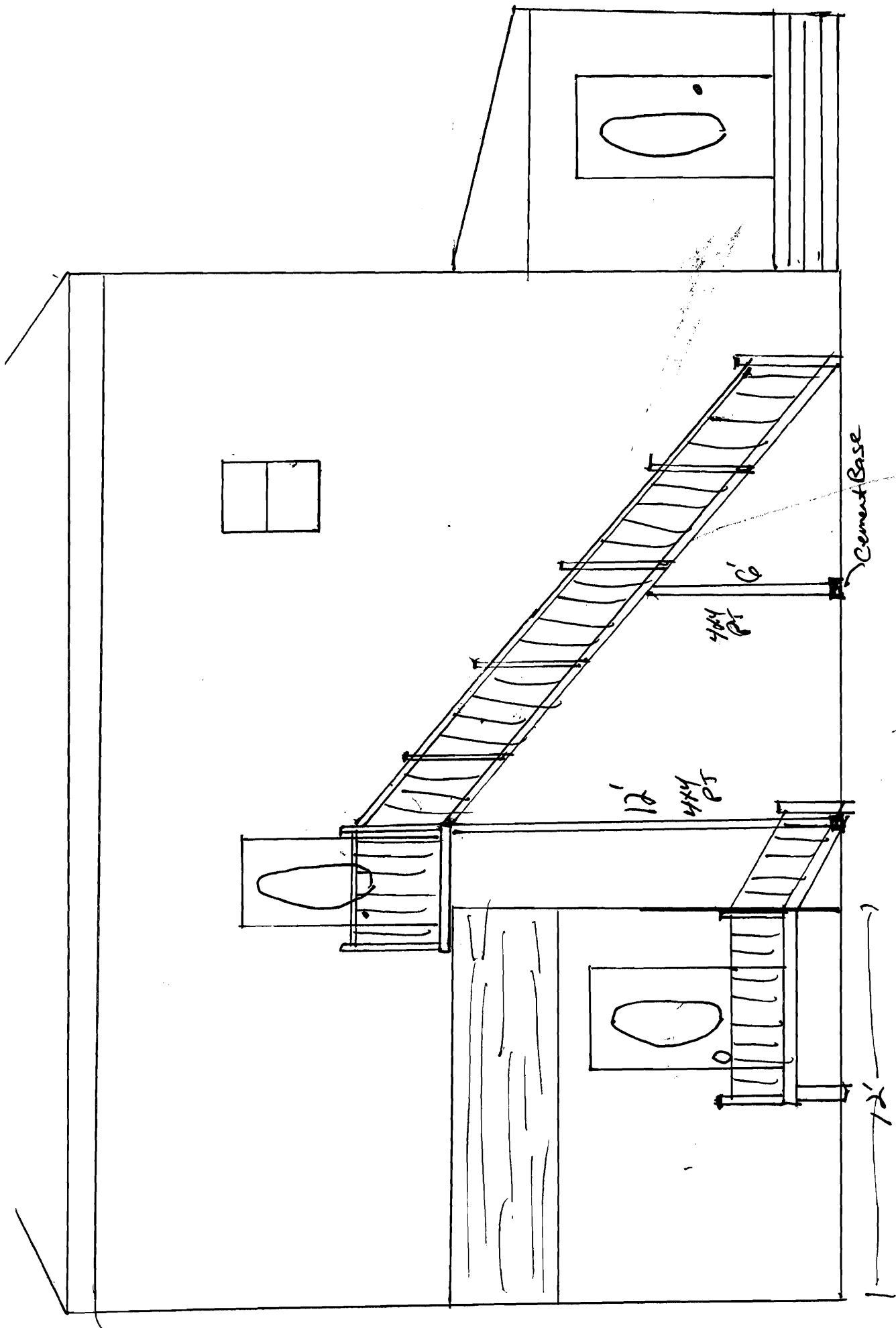
- A: 2Fr/B
961 sqft
- B: 1Fr
96 sqft
- C: WD
30 sqft
- D: 1Fr
108 sqft
- E: FBAY
12 sqft
- F: FBAY
12 sqft
- G: OFF
56 sqft
- H: OFF
56 sqft

Congress Street



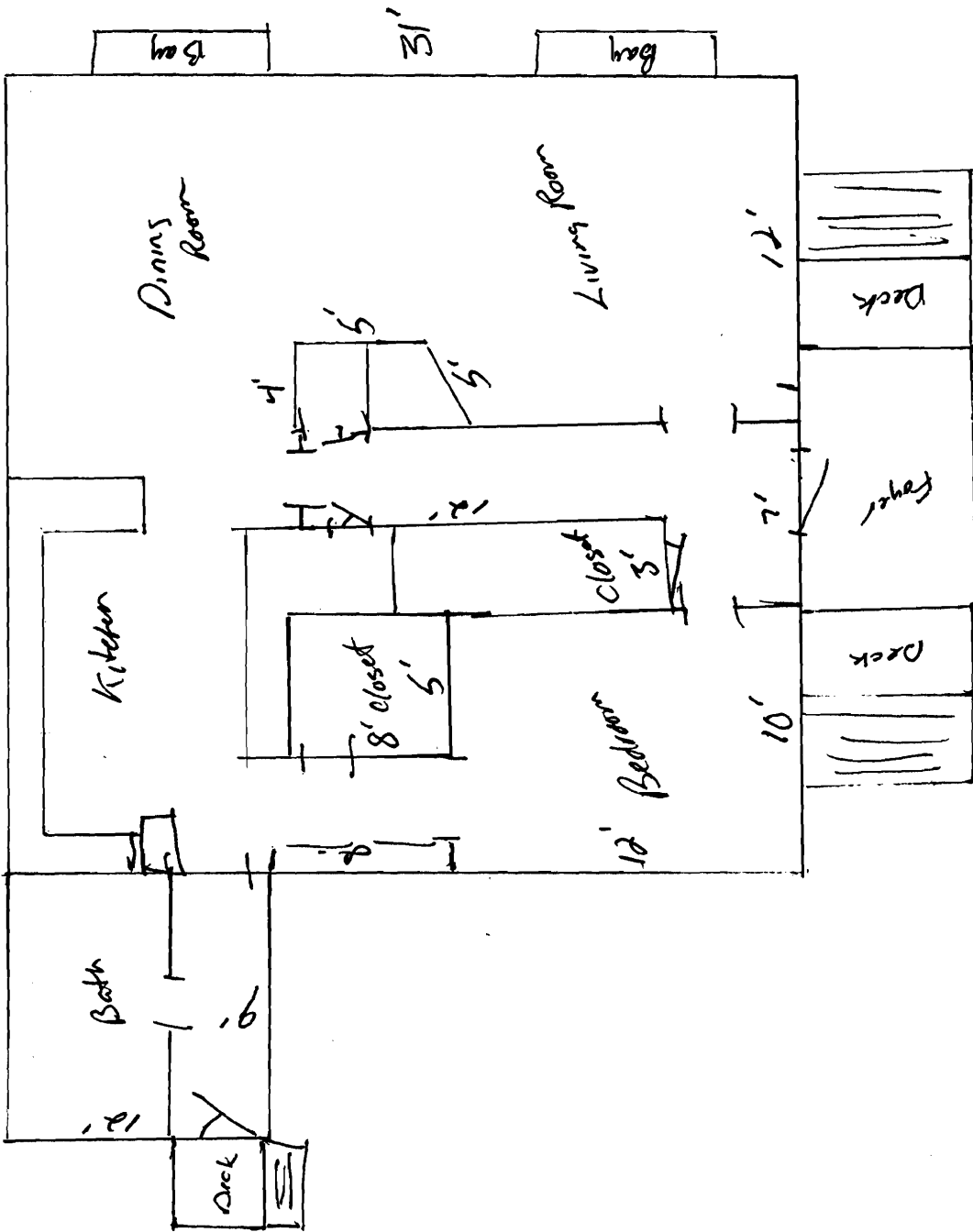
Morning St

Congress St



New man
 4x4 PS
 Cement Base

Congress St.



1st Floor

morning St

Applicant: William Calvert

Date: 5/8/09

Address: 35 Congress St

C-B-L: 14-N-012

CHECK-LIST AGAINST ZONING ORDINANCE

08-0439

Date -

Zone Location - R-6

Interior or corner lot - Manning St

Proposed Use/Work - to change the use from 1 → 2 family with Alterations (exterior Deck & Stairs)

Sewage Disposal - City

Lot Street Frontage -

no change
Front Yard - 40' min - 48.91' per Assessors
Along Congress

Rear Yard - 20' min - 38' shown

Side Yard - 10' min - 20' shown

of fence enclosure
Projections - New exterior stairway is not enclosed - 2 D.U does not require the stairway to be enclosed

Width of Lot -

Height - No change

Lot Area - 3913 # (legally non conforming for lot size)

Lot Coverage/Impervious Surface - 50% or 1956.5 # max (a 1400# shown)

Area per Family - 1000# / unit or 2,000# min - 3913# per assessors

received 5/12/09 - 30% SPAUS shown
Off-street Parking - just shows a parking area with no delineation of specific parking
2 for the current use; 1 for the new use.

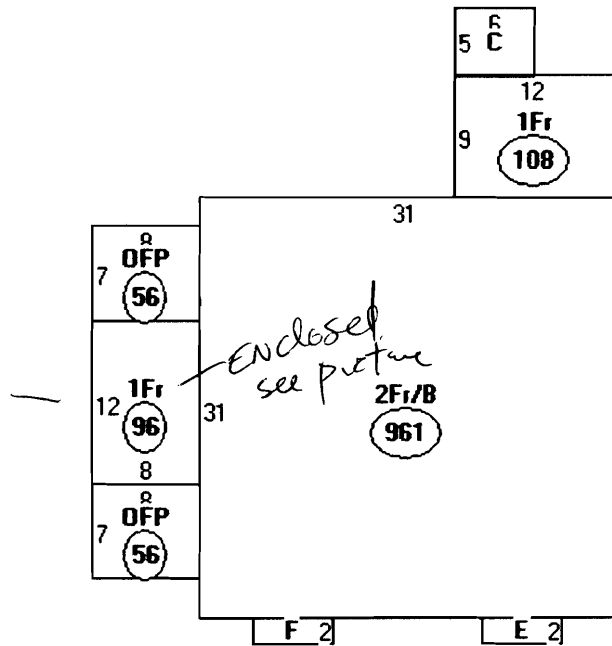
Loading Bays -

Site Plan - none applied for

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel ~~1A~~ 1A - Zone C

POST OFFICE BOX 1000
CITY OF DENVER, CO 80202
MAY - 2 2008
FIRST CLASS PERMIT NO. 1000 DENVER CO



Descriptor/Area

- A: 2Fr/B
961 sqft
- B: 1Fr
96 sqft
- C: WD
30 sqft
- D: 1Fr
108 sqft
- E: FBAY
12 sqft
- F: FBAY
12 sqft
- G: OFP
56 sqft
- H: OFP
56 sqft

961
 108

 1069 #
 4

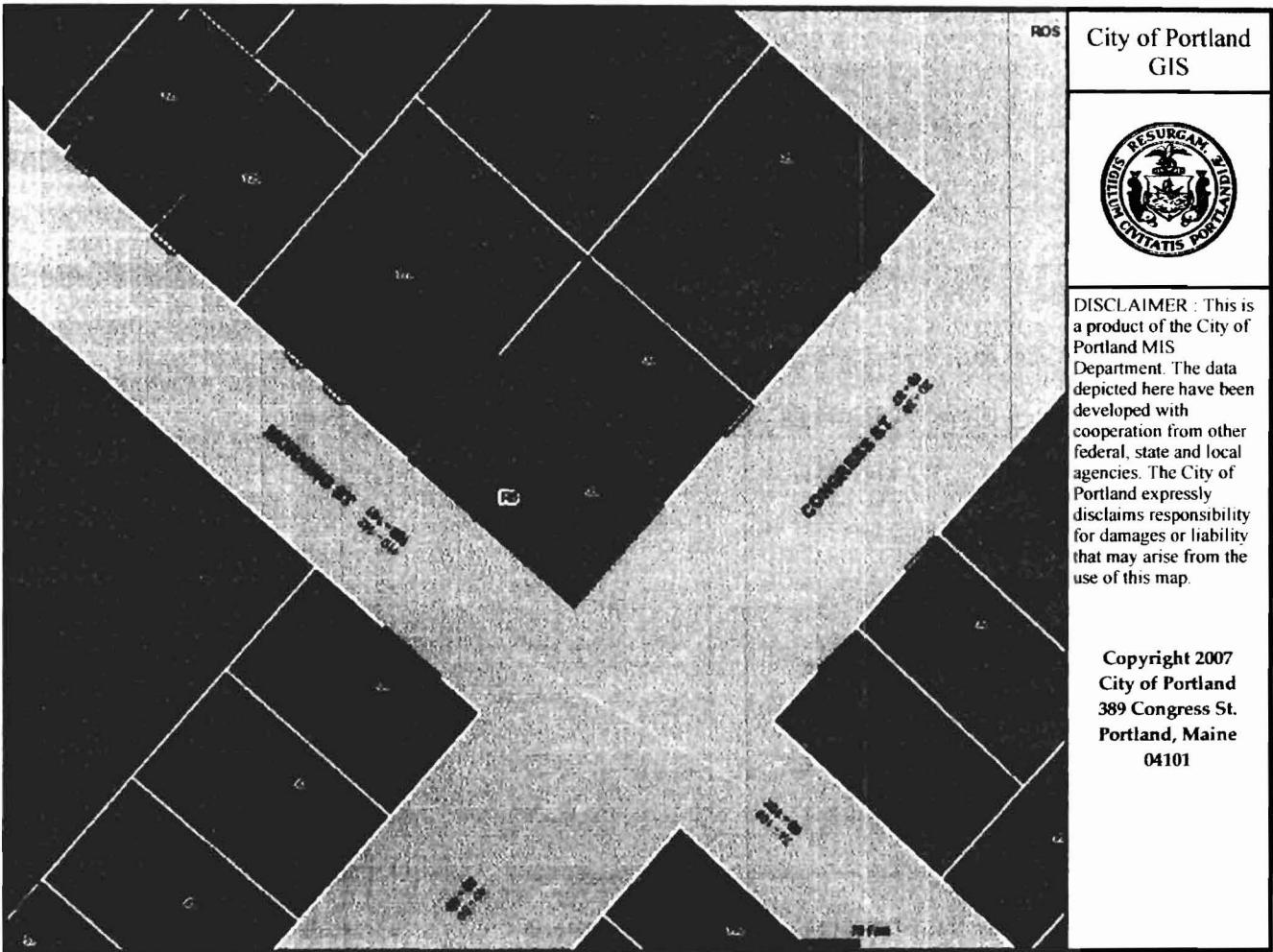
 1070 #
 96

 1166 #

1st floor
 over 1000 #
 Reg - ok

1166
 56
 56
 30

 1308 #
 + Area of New Stairway ? 4 x 20?



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	014 N012001
Location	35 CONGRESS ST
Land Use	SINGLE FAMILY
Owner Address	CALVERT WILLIAM C & NANCY J CALVERT TRUSTEE 35 CONGRESS ST PORTLAND ME 04101
Book/Page	25794/034
Legal	14-N-12 CONGRESS ST 35-37 MORNING ST 111-115 3913 SF

Current Assessed Valuation

Land	Building	Total
\$157,900	\$163,700	\$321,600

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	2	2150	0.09	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		9	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
08/22/2000	LAND + BLDING	\$205,000	15675-133

Picture and Sketch

Picture	Sketch	Tax Map
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[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!

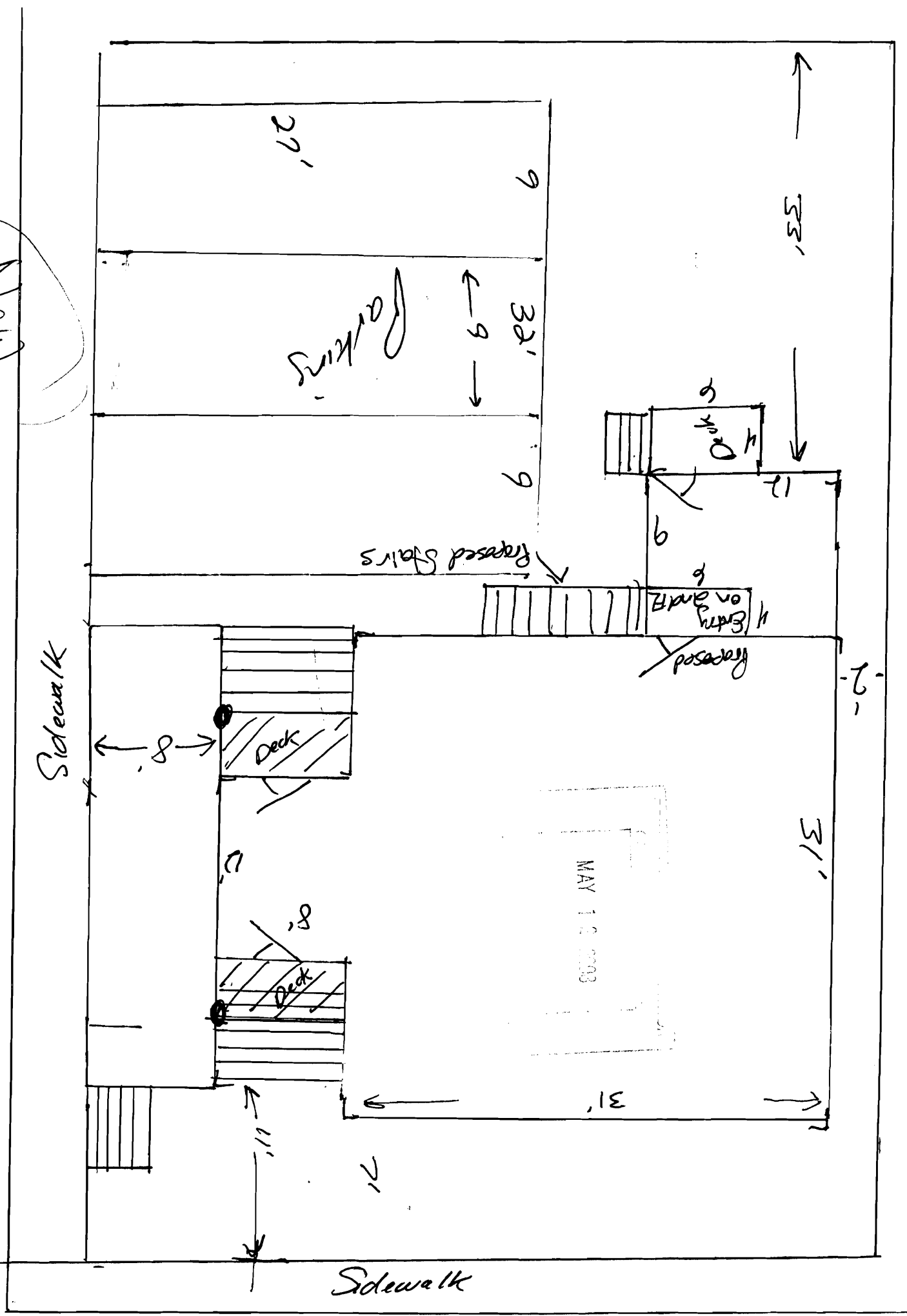
NEED

Morning St.

Sidewalk

Sidewalk

St





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Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

May 8, 2008

William Calvert
35 Congress Street
Portland, ME 04101

cc: C & R Builders
PO Box 148
West Rockport, ME 04865

RE: 35 Congress Street – 014-N-012 – R-6 Zone – permit # 08-0439

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Your permit will be on hold until I receive a revised plot plan showing the required parking. If you have any questions regarding this letter, please feel free to contact me at 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

Cc: Barbara Barhydt, Planning ✓
File



- Upstairs - an apt -
- 3 spots -
- outside stairway

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 014 N012001
Location 35 CONGRESS ST
Land Use SINGLE FAMILY

Owner Address CALVERT WILLIAM C & NANCY J CALVERT TRUSTEE
 35 CONGRESS ST
 PORTLAND ME 04101

Book/Page 25794/034
Legal 14-N-12
 CONGRESS ST #35-37
 MORNING ST 111-115
 3913 SF

Current Assessed Valuation

Land	Building	Total
\$157,900	\$163,700	\$321,600

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 2150	Total Acres 0.09		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 9	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 08/22/2000	Type LAND + BLDING	Price \$205,000	Book/Page 15675-133
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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!



#080439

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

W. J. ...
Applicant

12/14/2011
Application Date

1234 Main St
Applicant's Mailing Address

1234 Main St
Project Name/Description

555-1234
Consultant/Agent/Phone Number

1234 Main St
Address of Proposed Site

CBL: N-1234

Description of Proposed Development:
Single family home

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>
<u>Yes</u>	<input checked="" type="checkbox"/>

Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

DEPT. OF ...