

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

PERMIT ISSUED		Permit No: 02-0501	Issue Date: JUN - 4 2002	CBL: 036 D001001
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Location of Construction: 293 State St	Owner Name: Norberg Kyle S	Owner Address: 293 State St PORTLAND	Phone: 207-874-7448
Business Name: n/a	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: Multi Family / 3 Unit	Proposed Use: Multi Family / Remove and Replace second story railings and deckings. <i>3 legal units per niche</i>	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
Proposed Project Description: Remove and Replace second story railing and decking.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>5B</i>	
		Signature:	Signature: <i>[Signature]</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: gg	Date Applied For: 05/13/2002	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <i>N/A</i> <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>ok with conditions</i> Date: _____	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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>WEN 5-31-02</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to D.A 5/17/02</i> Date: _____
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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

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.

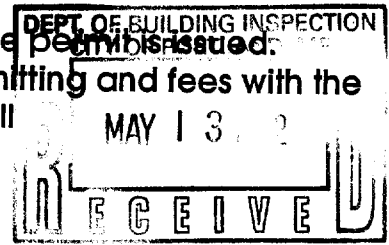
Location/Address of Construction: <u>291-293 State St</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>3160 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>36</u> <u>D</u> <u>1</u>	Owner: <u>Kyle Norberg</u> <u>DBA 293 State St LLC</u>	Telephone: <u>874-7448</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kyle Norberg</u> <u>874-7448</u> <u>293 State St</u> <u>Ptld ME 04101</u>	Cost Of Work: \$ <u>1,000.00</u> Fee: \$ <u>30.00</u>
Current use: <u>Porch</u> <u>Multi</u> <u>3 Family</u>		
If the location is currently vacant, what was prior use: _____ <u>REMOVE and replace second story railings and decking along with shattering as needed due to rotting.</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: <u>replace 2nd floor</u>		
Contractor's name, address & telephone: <u>Self</u>		
Who should we contact when the permit is ready: <u>Kyle Norberg</u>		
Mailing address: <u>293 State St</u> <u>Ptld ME 04101</u>		
We 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>874-7448</u> <u>xx Call</u>		

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.

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Signature of applicant: <u>[Signature]</u>	Date: <u>5/6/02</u>
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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



Application ID Number: 2-0501

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Address: 293 State Street

Approval Date: 05/17/2002

Issue Date: 05/14/2002

OK to Issue Permit Name: Marge Schmuckal Date: 05/17/2002 Date 2: []

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

Issue Date: 05/13/2002 By: gg

Update Date: 05/17/2002 By: mes

Application ID Number: 2-0501

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

[Empty text box for comments]

Approval Date: 06/03/2002

Given On Date: [Empty text box]

OK to Issue Permit Name: Mike Nugent Date: 06/03/2002 Date 2: [Empty text box]

Conditions Section: Add New Condition From Add New Condition Delete Condition

Historic Restoration Pursuant to Section 3406 / 1999 BOCA Code.
The Ornamental Pattern of the guards can be restored and the Guard Height can Be 36" MJN

[Large empty text area for additional conditions or notes]

Create Date: 05/13/2002 By gg

Update Date: 06/03/2002 By mjn

2-0501

Zoning

Approved with Conditions

Marge Schmuckal

293 State Street

05/17/2002

05/14/2002



Marge Schmuckal

05/17/2002

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Create Date

05/13/2002

gg

Last Modified

05/17/2002

mes

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Kyle Norberg
Applicant
293 State St
Applicant's Mailing Address
Kyle Norberg 874-7448
Contact Person/Phone Number

5/6/02
Application Date
291-293 State St
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

Replace 2nd Floor Porch

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
3 units to building - 1 unit using porch
2. Proposed Use, if applicable: _____
3. The distance from the porch deck to the ground: 1 story
4. The number of existing stair risers: 0
5. The current railing height and/or documented original railing height: 33 1/2
6. The railing height requested: ~~33 1/2~~ 36"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Recommended at 36"
due to proportional differences with the 1st floor
William B. Keelham 5-29-02

Inspections Staff Recommendation: AGREE w/ BILL KEELHAM'S
36" GUARD w/ ORNAMENTAL OPENINGS OK

Exemption Granted Conditional Exemption _____ Exemption Denied _____

Signature [Signature] Date: 5/3/02

May 6, 2002

Proposed reconstruction of the second floor porch at 291-293 State Street

There are two large porches attached to the building at 291-293 State Street. The first floor porch is in good shape and we will make no changes to it. The existing second floor porch appears to be about 30 years old. The railings have rotted and need to be replaced. The deck supports, which were not properly installed, have, over time, sunk through the roof of the first floor porch and have created large holes in the roof of the first floor porch. Due to the holes, water is leaking into the inside of the first floor porch and will eventually cause damage if the holes in the roof between the two porches are not fixed.

Please note that in any case, the second floor porch and railings are rotted, and need to be removed immediately. If the porch is not removed, someone is going to fall through the railings and most likely be seriously injured

What needs to be done to address the leaky roof and rotting railings? Briefly, we intend to remove the existing second floor porch, fix the roof of the first floor porch, and replace the second floor porch. **Specifically we intend to:**

- Remove the existing second floor porch and railings
- Remove the existing roofing on the first floor porch
- Patch and repair any damaged roof sheathing
- Replace the roofing on the first floor porch
- Replace the deck using pressure treated wood
- Replace and duplicate the existing railing (which are 33.5" high).
- Remove the old gutters and fascia (where necessary) and replace.

What changes will be made?

- We will use pressure treated lumber for the decking (second floor) and deck framing instead of untreated lumber. Facing and trim material will be pine.
- The railing will be made out of a better wood than the current soft pine.
- The front of the second floor porch will be moved back about 6" (the existing porch hangs out 6" to far, see photos).
- In all other important ways we will try to make the new second floor porch identical to the old porch.



East down Park

Kyle Norberg
DBA 293 State Street LLC
291-293 State Street
Portland, ME 04101

874-7448

Drawing of proposed porch replacement
5/6/02 _____ : _____



2nd floor porch to be duplicated

Kyle Norberg
DBA 293 State Street LLC
291-293 State Street
Portland, ME 04101

874-7448

Drawing of proposed porch replacement
5/6/02



Park
ave

State St



state
st

Park Ave

Kyle Norberg
DBA 293 State Street LLC
291-293 State Street
Portland, ME 04101

874-7448

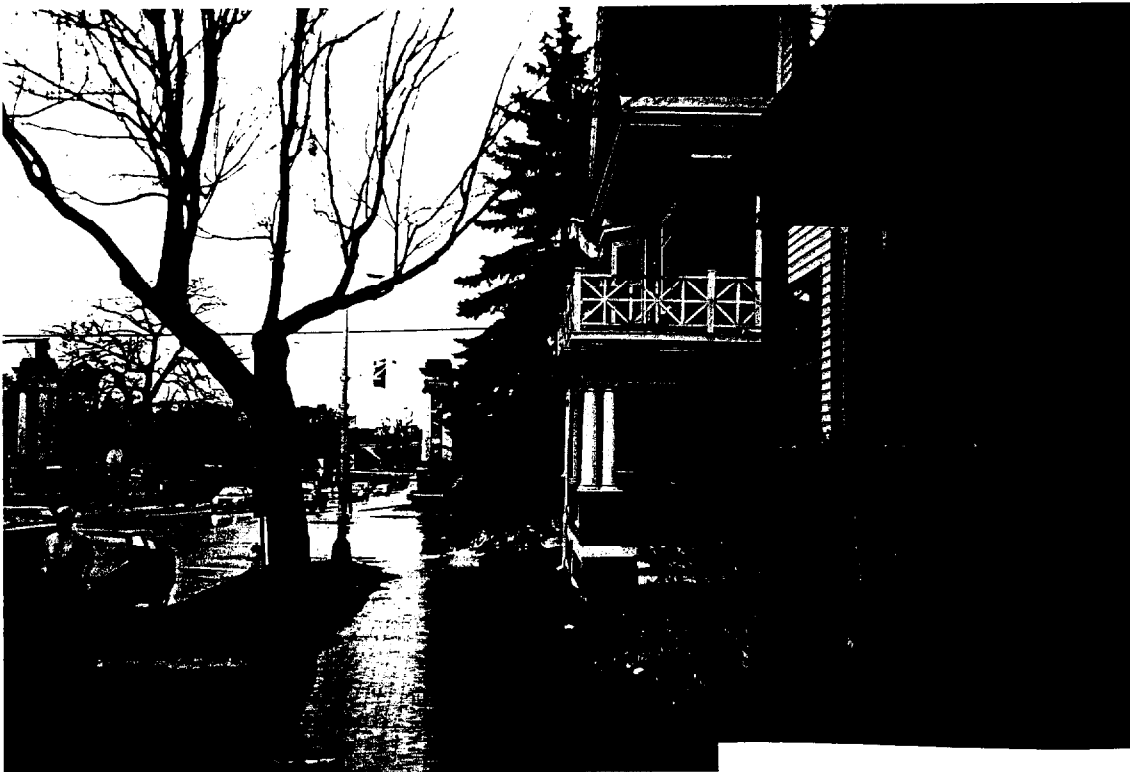
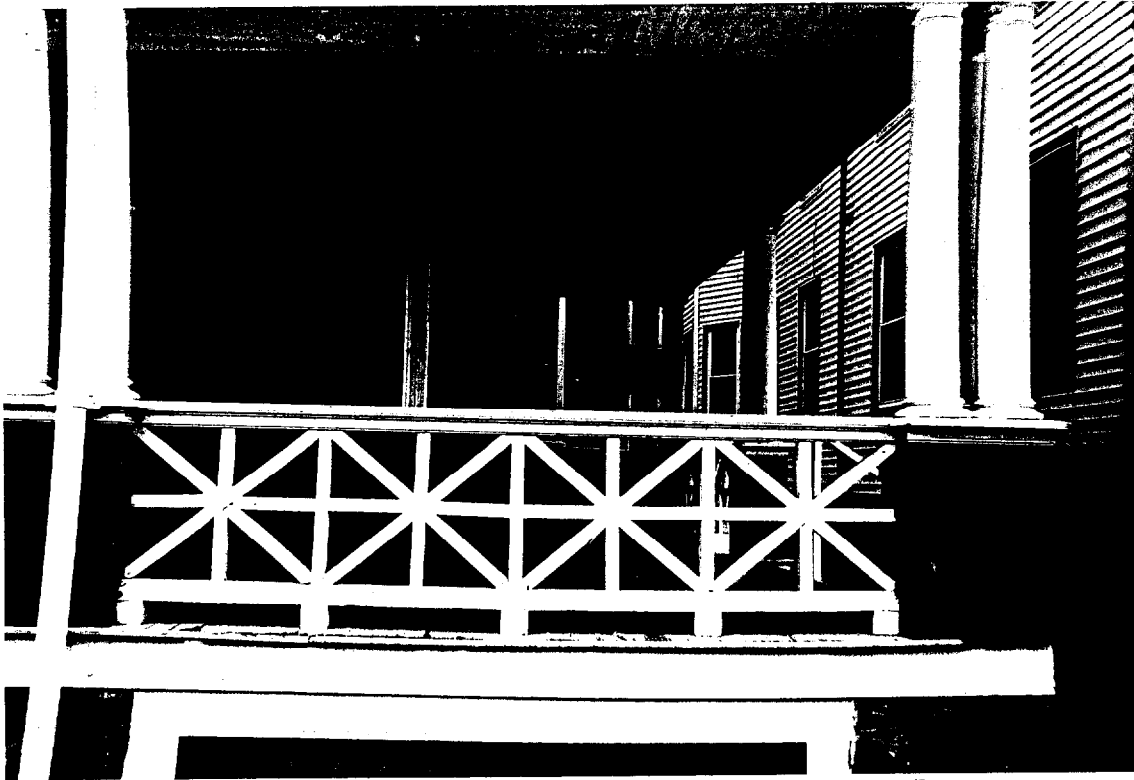
Drawing of proposed porch replacement
5/6/02



Kyle Norberg
DBA 293 State Street LLC
291-293 State Street
Portland, ME 04101

874-7448

Drawing of proposed porch replacement
5/6/02 _____ : _____



Northerly down State

Kyle Norberg
DBA 293 State Street LLC
291-293 State Street
Portland, ME 04101

874-7448

Drawing of proposed porch replacement
5/6/02 _____ : _____



South up state



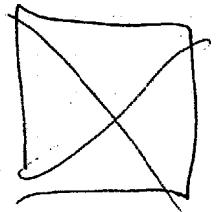
Kyle Norberg
DBA 293 State Street LLC
291-293 State Street
Portland, ME 04101

874-7448

Drawing of proposed porch replacement
5/6/02 _____ : _____

Front View

2x cap w/ shallow chamfer or original

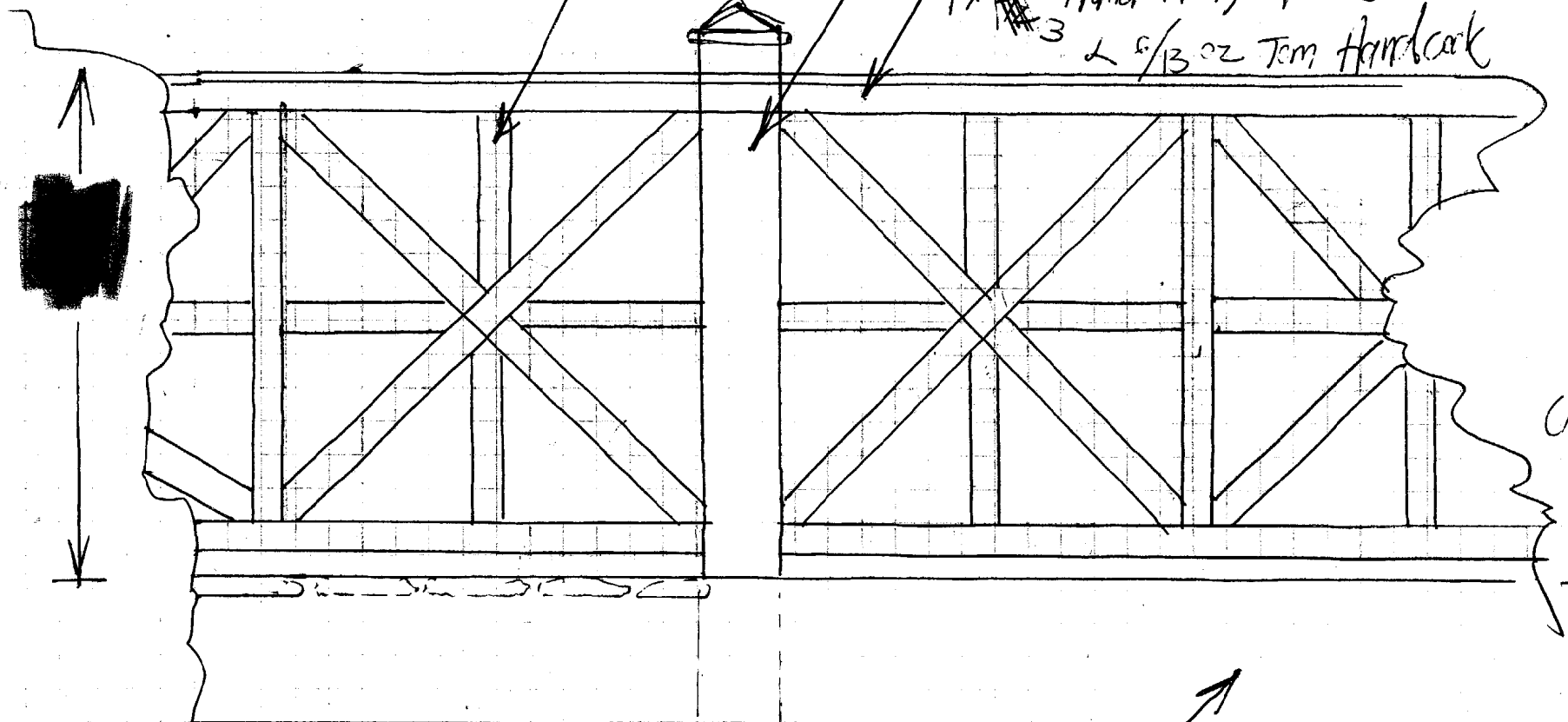


4" x 4" Post

4' x 3" Hand Rail, Railings

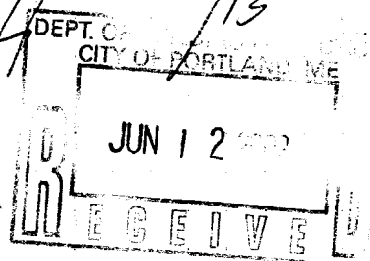
2 5/8" or Tom Handrail

2x2"

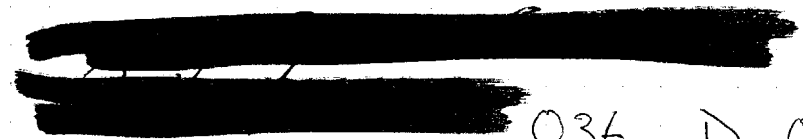


Change from
1 1/2" → 3"
6/13/02
3" H.

Verbal OK from 6/13/02
Mike to Tom
#020501
Scanned

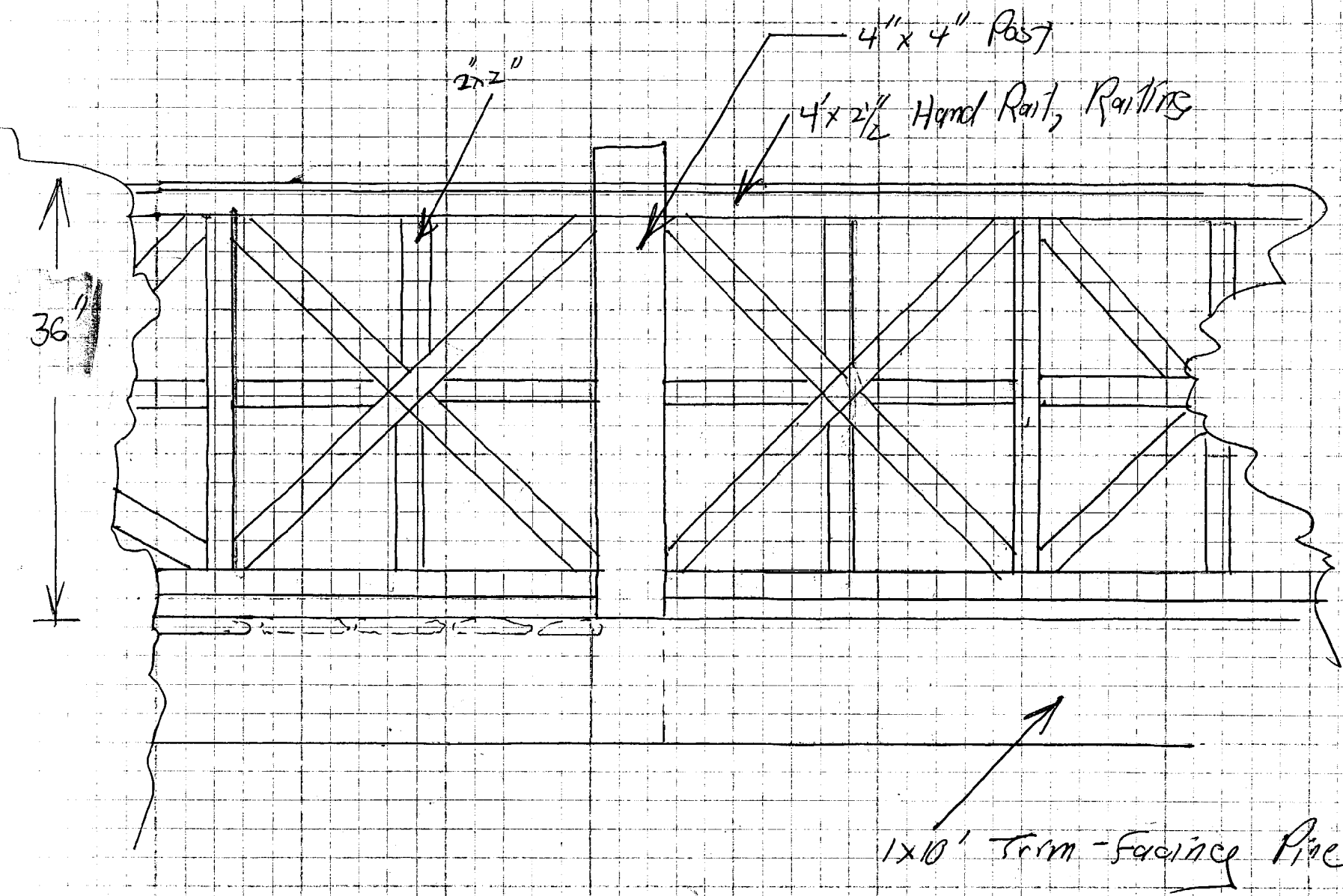


1x10' trim-facing Pine

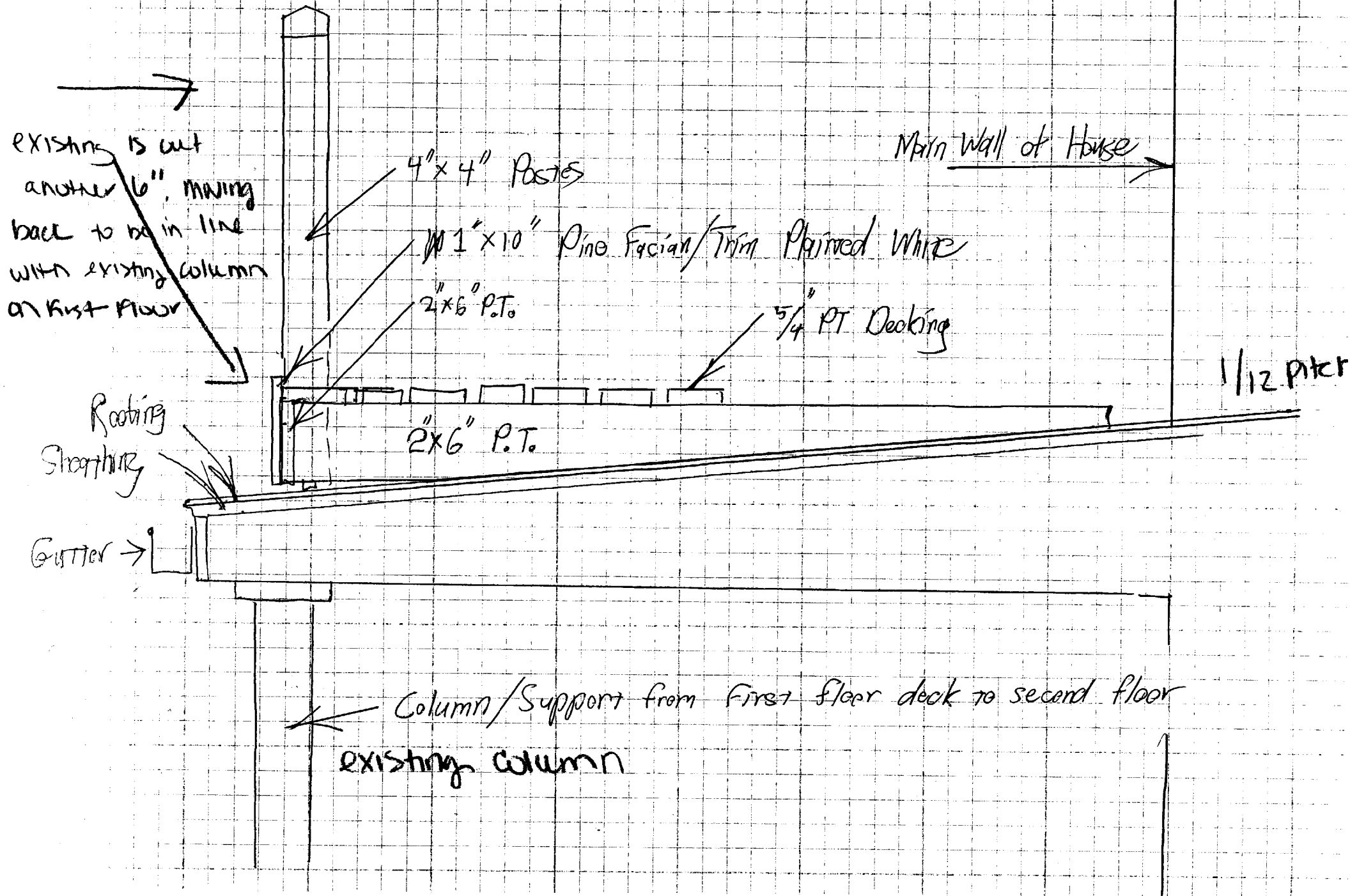


036 D 001

Front View



End View



Application for Exemption From Building Code Railing Height Requirements

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Kyle Norberg
Applicant

293 State St
Applicant's Mailing Address

Kyle Norberg 874-7448
Contact Person/Phone Number

5/6/02
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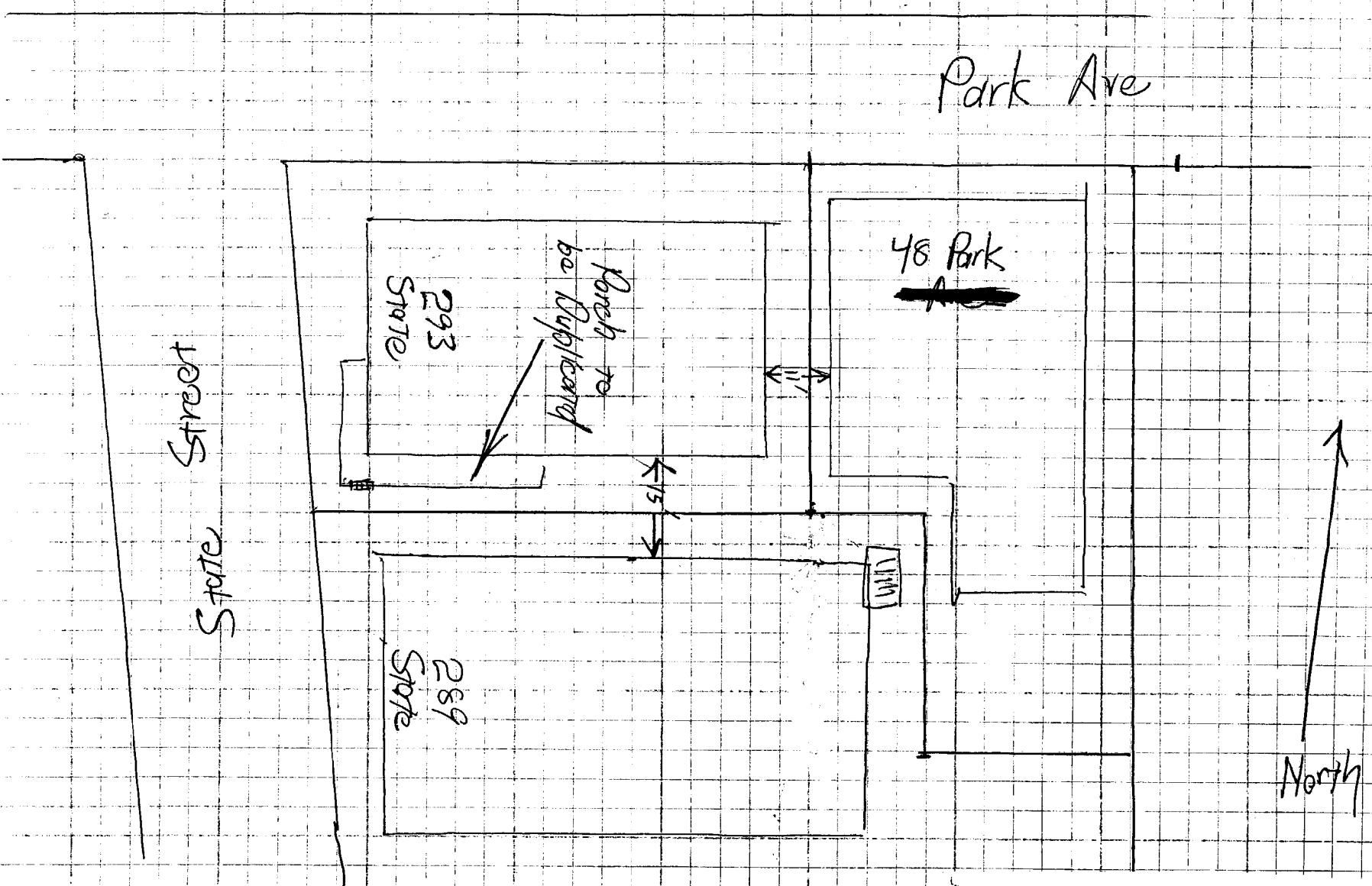
Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: _____

Inspections Staff Recommendation: _____

Exemption Granted _____ Conditional Exemption _____ Exemption Denied _____

Signature _____ Date: _____



Park Ave

Street
State

293
State

Porch to
be replaced

48 Park
~~Ave~~

15'

5'

289
State

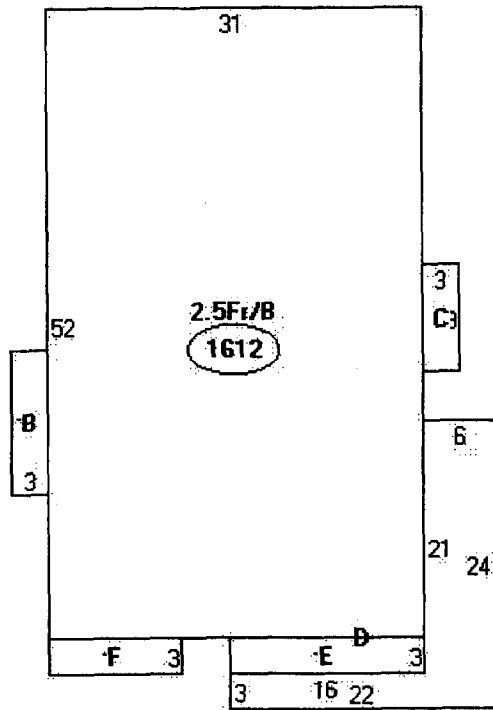
UTILITY

North

Kyle Norberg
DBA 293 State Street LLC
291-293 State Street
Portland, ME 04101

874-7448

Drawing of proposed porch replacement
5/6/02 $\frac{1}{4}'' : 5'$



Descriptor/Area

- A: 2.5Fr/B
1612 sqft
- B: 2FBAY/B
36 sqft
- C: 2FBAY/B
27 sqft
- D: OFP
192 sqft
- E: OFP
48 sqft
- F: 2FBAY/B
33 sqft

Kyle Norberg
DBA 293 State Street LLC
291-293 State Street
Portland, ME 04101

874-7448

Drawing of proposed porch replacement
5/6/02

Handwritten: 1/4" = 4'



Date: 5/6/02

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROPERTY ADDRESS: 291-293 State Street

APPLICANT:

Name: Kyle Norberg Telephone: 874-7448

Company, if applicable: 293 State St. LLC

Address: 293 State St.
Portland, ME 04101

PROPERTY OWNER (if different):

Name: _____ Telephone: _____

Address: _____

Architect (if any): _____

Contractor of Builder (if any): _____

KEM
Applicant's Signature

Owner's Signature (if different)

APPLICATION FEE:

See page 4 for fee schedule. Please submit fee with completed application.

requirings
upper 32 3/4
lower 30.5

293 State
36-D-001

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

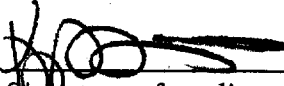
Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

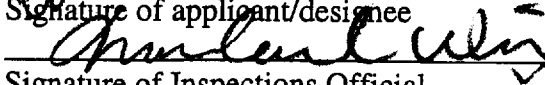
- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior 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


 Signature of Inspections Official

6-7-02
 Date

6-7-02
 Date

CBL: 036 DOD Building Permit #: 02 0501