

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMITS

Please Read Application And Notes, If Any, Attached

Permit Number: 090386
PERMIT ISSUED
MAY 11 2009
CITY OF PORTLAND

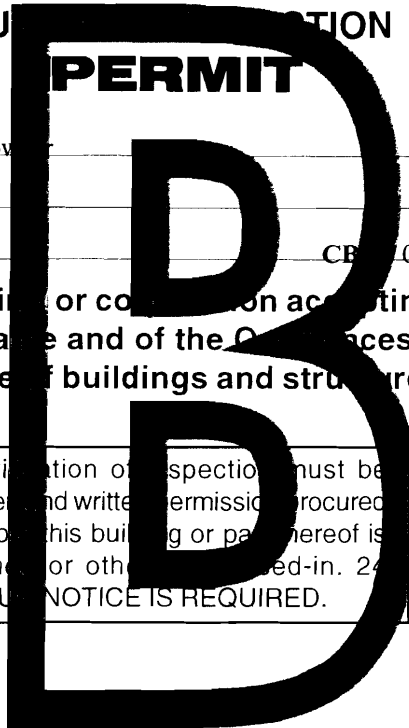
This is to certify that CHILDS ANNE D /property owner

has permission to add deck on to existing area

AT 62 EXETER ST

CB 051 A003001

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 red-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 M. Kelly 5/7/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0386	Issue Date:	CBL: 051 A003001
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Location of Construction: 62 EXETER ST	Owner Name: CHILDS ANNE D	Owner Address: 64 EXETER ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-5

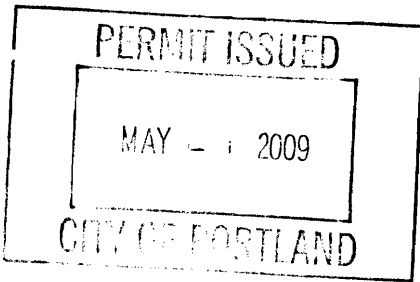
Past Use: 2 Family	Proposed Use: 2 Family - add deck on to existing area ! alter existing 5'x7' porch. legal use - 2 family	Permit Fee: \$30.00	Cost of Work: \$800.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: add deck on to existing area { 5'x7' on side } 6'x5' on rear. - trim 7" off existing porch (4'5"x7') to meet lot coverage.	Signature:	Signature: <i>Jm 5/7/09</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: 04/29/2009	Zoning Approval	
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
OK w/ conditions Date: 5/6/09 <i>ABM</i>	Date:	Date: <i>ABM</i>



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



Application for Exemption from Site Plan Review Portland, Maine

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

1. Applicant Information

Jeffrey Spefford (Anne Childs)
Applicant/Owner

62 Exeter St Portland ME 04102
Mailing Address

Consultant/Agent

468-9410 / _____ / _____
Phone Fax Cell

2. Project Information

5/6/09
Application Date

Project Name/Description

62 Exeter St
Address of Proposed Site

51-A-003
Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

adding deck ~~8'x5'~~ on left ~~side~~ towards rear 7'x5' wraps around
brw 8'x5'! (⁸³/₁₃ footprint increase)

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	<u>NO</u>	<u>- adding a deck</u>
b) Footprint Increase Less Than 500 sq. ft.	<u>83^{sq}</u>	<u>83^{sq}</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>✓</u>	<u>✓</u>
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	<u>✓</u>	<u>✓</u>
e) No Additional Parking/No Traffic Increase	<u>✓</u>	<u>✓</u>
f) No Known Stormwater Problems	<u>✓</u>	<u>✓</u>
g) Sufficient Property Screening Exists	<u>✓</u>	<u>✓</u>
h) Adequate Utilities	<u>✓</u>	<u>✓</u>

Planning Division Use Only

Exemption Granted X Partial Exemption _____ Exemption Denied _____

MAY 11 2009

Planner's Signature Carolina Parkhurst Date May 6, 2009



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.

62-64

Location/Address of Construction: <u>64 EXETER STREET</u>		
Total Square Footage of Proposed Structure/Area <u>83</u>	Square Footage of Lot <u>4,530</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>51 A 3</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>JEFFREY S. SPOFFORD</u> Address <u>62 EXETER ST.</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>(207) 468-9410</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>ANNE D. CHILDS</u> Address <u>64 EXETER ST.</u> City, State & Zip <u>PORTLAND ME 04102</u>	Cost Of Work: \$ <u>800.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>MULTI FAMILY</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>-see email received 5/6/09</u>		
Contractor's name: <u>SAME AS APPLICANT</u> Address: _____ City, State & Zip _____ Telephone: <u>468-9410</u> Who should we contact when the permit is ready: <u>APPLICANT OR OWNER</u> Telephone: <u>771-9034</u> Mailing address: _____		

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: Jeffrey S. Spofford Date: APRIL 29, 2009

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

Ann Machado - 62 Exeter Street building permit

From: "Jeffrey S. Spofford" <jspofford@maine.rr.com>
To: <amachado@portlandmaine.gov>
Date: 5/6/2009 1:57 PM
Subject: 62 Exeter Street building permit

Hi Anne – I just left you a voicemail, but I'll send my question in an email in case that's easier for you.

In order to scale down the plan by 4 sq feet, I'd like to take 7 inches off the existing porch instead of taking the 6 inches off the back of the new portion. Would that qualify?

Thanks!

Jeff Spofford
62 Exeter Street, Portland, ME
jspofford@maine.rr.com
(207) 468-9410

5/6/09

Spoke to Jeff Spofford on the phone.

The existing porch is 5' x 7'. The proposed porch is going to be 24'5" x 7'.

ABM



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: ⁶²⁻⁶⁴ 64 EXETER STREET		
Total Square Footage of Proposed Structure/Area 83	Square Footage of Lot 4,530	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 51 A 3	Applicant * must be owner, Lessee or Buyer* Name JEFFREY S. SPOFFORD Address 62 EXETER ST. City, State & Zip PORTLAND ME 04102	Telephone: (207) 468-9410
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name ANNE D. CHILOS Address 64 EXETER ST. City, State & Zip PORTLAND ME 04102	Cost Of Work: \$ 800.00 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>MULTI FAMILY</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>-see email received 5/6/09</u>		
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Signature: *Jeffrey S. Spofford* Date: **APRIL 29, 2009**

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0386	Date Applied For: 04/29/2009	CBL: 051 A003001
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Location of Construction: 62 EXETER ST	Owner Name: CHILDS ANNE D	Owner Address: 64 EXETER ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 Family - add deck & alter existing 5' x 7' porch.	Proposed Project Description: add wrap around deck to left, rear side of building - 5' x 7' side) & 8' x 6 (rear)!. Trim 7" off existing porch to make it 4'5" x 7' to meet lot coverage.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/06/2009

Note: 5/6/09 - Spoke to Jeffrey Spofford. Proposal is to have a wrap around deck that is 5' x 7' on the side and 8' x 6' on the back. This puts the lot coverage at 1816 sf which is 4' over the maximum lot coverage of 1812 sf. Jeff's proposal is to take 7" off the existing 5' x 7' porch, making it 4'5" by 7'. This would reduce the lot coverage by 4' thus meeting the maximum allowable lot coverage. The original proposal was also to add a set of stairs off the side of the new deck. That set of stairs is not being built.

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 05/07/2009

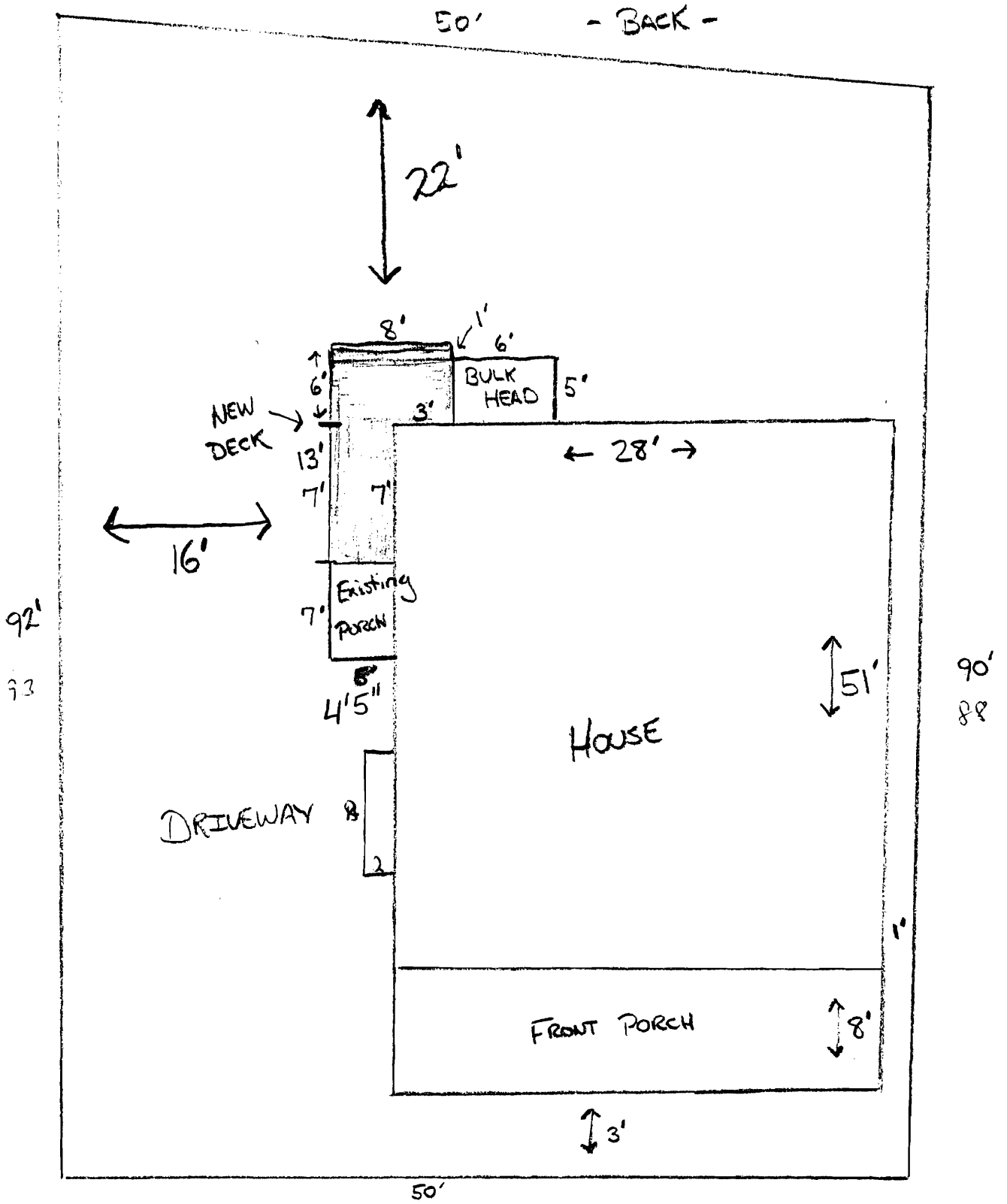
Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

5/6/2009-amachado: Gave site plan exemption to planning.

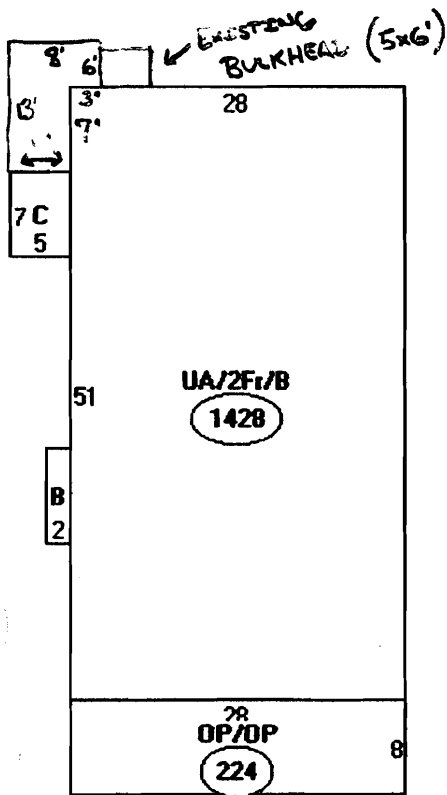
5/7/2009-tm: all reviews done and waiting for site plan. Is in my hold basket on floor.



62/64 EXETER STREET

51-A-3

* DECK LOCATION
→



Descriptor/Area

- A: UA/2F1/B
1428 sqft
- B: 2FBAY/B
16 sqft
- C: OP/OP
35 sqft
- D: OP/OP
224 sqft

TOTAL PROJECT COST:
\$ 800.00 (EST.)

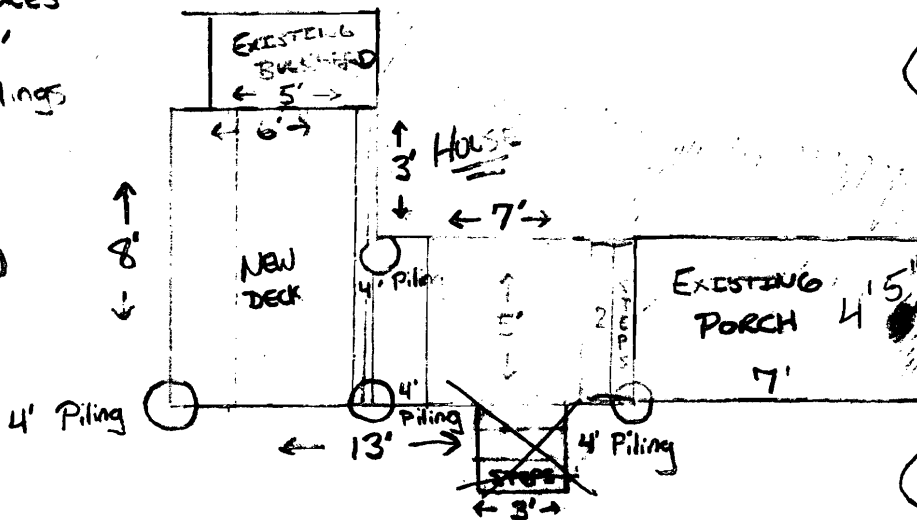
FRAMING

- 8x10 BOARDS
- SPACED 16" ON CENTER
- Attached by Metal braces
- Sits on 4' cement pilings

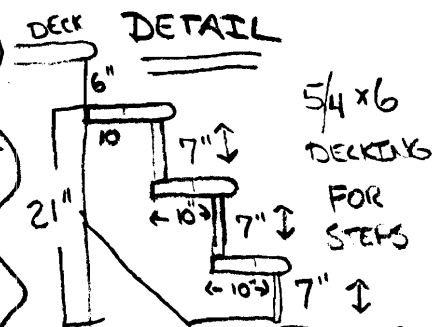
RAILING DETAIL

- * ALL-THE-WAY AROUND DECK
- * 33" TALL
- * 1x2 BALUSTERS SPACED 13/4" ON CENTER
- * 2x4 RAILS

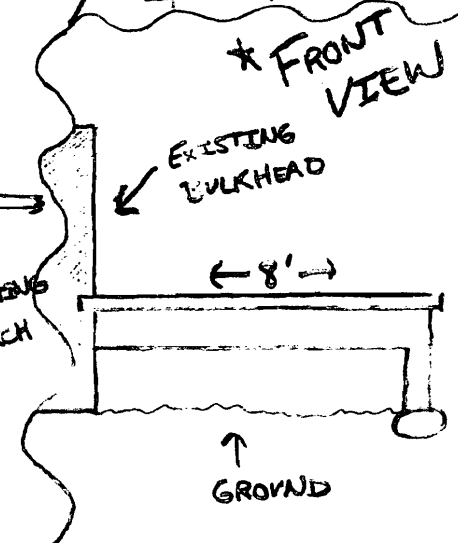
* Top VIEW



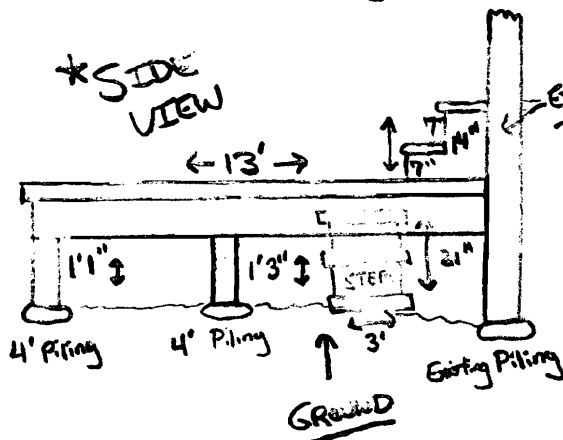
STEP DETAIL



* FRONT VIEW



* SIDE VIEW



NOTES

- * 8x10 FRAME BOARDS
- * 4x4 POSTS
- * 5/4 x 6 DECKING

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.

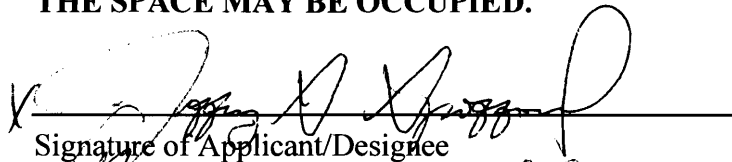
Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

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.

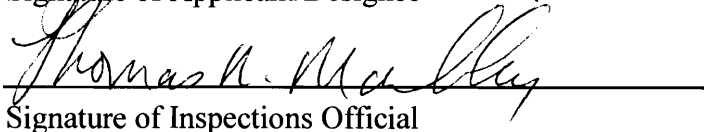
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

5/12/2009

Date



Signature of Inspections Official

5/7/09

Date