

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0671	Issue Date: JUN 12 2003	CBL: 056 D031001
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Location of Construction: 43 Spruce St	Owner Name: Buchanan David	Owner Address: 43 Spruce St (CITY OF PORTLAND)	Phone: 772-2710
Business Name:	Contractor Name: Raymond Keith	Contractor Address: 1 Bowdoin St. Portland	Phone: 2078719348
Lessee/Buyer's Name:	Phone:	Permit Type: Amendment to Single Family	Zone: R6

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$58.00	Cost of Work: \$5,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B	

Proposed Project Description: Amend permit #03-0553 to include rebuilding front and side stairs	Signature: JMB 6/12/03
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: jmb	Date Applied For: 06/12/2003	Zoning Approval
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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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>approved</i> <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"/> Date: 6/12/03 JMB	Zoning Appeal <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:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 6/12/03
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See P.A. Approval from permit #03-0553

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0671	Date Applied For: 06/12/2003	CBL: 056 D031001
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Location of Construction: 43 Spruce St	Owner Name: Buchanan David	Owner Address: 43 Spruce St	Phone: () 772-2710
Business Name:	Contractor Name: Raymond Keith	Contractor Address: 1 Bowdoin St. Portland	Phone: (207) 871-9348
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family	Proposed Project Description: Amend permit #03-0553 to include rebuilding front and side stairs
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 06/12/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) same conditions as permit #03-0553			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/12/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) See exemption from code railing heights			

Town or Plantation: Portland
Street Subdivision Lot #: 413 Spruce St

PORTLAND 8598 TOWN COPY
Date Permit Issued: 8/26/03 \$ 418.00 Double Fee Charged
Jeanne Bawke L.P.I. # 2732
Local Plumbing Inspector Signature

Last: Bucannon First: David
Applicant Name: Rob Caspario's
Mailing Address of Owner/Applicant (If Different): 231 Forest Hill P.O. ME 04103

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.
[Signature] 8/26/03
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

<p>This Application is for</p> <p>1. <input type="checkbox"/> NEW PLUMBING</p> <p>2. <input checked="" type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input checked="" type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>106694</u></p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>OR</p> <p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>		Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain	1	Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	1	Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
<p>OR</p> <p>TRANSFER FEE [\$6.00]</p>		Fixtures (Subtotal) Column 2	7	
			0	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY 45
13/5/03

056-D-031

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

April 17, 2003

David Buchanan
43 Spruce Street
Portland, ME 04102

Re: Exterior and site alterations – 43 Spruce Street

Dear Mr. Buchanan:

On April 16, 2003, the City of Portland's Historic Preservation Committee voted 6-0 (Hobler absent) to approve your application for a Certificate of Appropriateness for exterior and site alterations at 43 Spruce Street.

The approval is subject to the following conditions:

- That the height of porch and stair railings not exceed 34" (32" would be preferable, if allowed by Building Inspections.)
- That the final dimensions for porch and stair posts be determined in consultation with historic preservation staff.
- That a final roofing specification be submitted to staff for review and approval
- That the portion of the path closest to the sidewalk be paved in brick, to correspond to the brick parking area.
- That the fence not exceed 4 feet in height; such fence may extend across the front of the lot (behind the paved parking area) if desired.

Note: The Historic Preservation Committee approved your request to substitute cemplank siding for cedar on the side and rear elevations of the building. Additionally, given the distance of the house from the street, the Committee approved the use of cemplank on the front façade as well, if desired. Regarding the proposed Marvin windows, the Committee approved your request for 7/8" muntins.

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 4/16/03 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a

period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

 (DA)

Stephen Sewall, Chairman
Historic Preservation Committee

cc: Approval Letter File
Building Inspections

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.

Raymond T. Keith
Applicant
1 Bowdoin St.
Applicant's Mailing Address
870-7015 pgr #
Contact Person/Phone Number

6/12/03
Application Date
43 Spruce St.
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):
demo & redo front entry porch, railing, stairs & footings

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
single family
2. Proposed Use, if applicable: _____
3. The distance from the porch deck to the ground: 3'6" - 4'
4. The number of existing stair risers: 6
5. The current railing height and/or documented original railing height: 36"
6. The railing height requested: 32" - no-reqd 34" OK!
AWJ

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Recommend lower rail height to be proportional to small scale structure & consistent w/ original design

Inspections Staff Recommendation: 34" IS AS
LOW AS WE'LL GO
D. Andrews
5/22/03

Exemption Granted _____ Conditional Exemption Exemption Denied _____

Signature AWJ Date: 6/12/03

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>43 Spruce</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>D</u> Lot# <u>31</u>	Owner: <u>David Buchanan</u>	Telephone: <u>772-2760</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>43 Spruce St.</u>	Cost Of Work: \$ <u>5000</u> Fee: \$ <u>58.00</u>
Current use: <u>single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>front entry porch & side</u>		
Project description: <u>Ammend to # 03-0553</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: _____		
Mailing address:		
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>871-9348</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.

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 of applicant: <u>David Buchanan</u>	Date: <u>6/12/03</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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

PERMIT

Permit Number: 030671

JUN 12 2003

This is to certify that Buchanan David /Raymond

has permission to Amend permit #03-0553 to include rebuilding front and side steps

CITY OF PORTLAND

AT 43 Spruce St

056 D031001

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 when permit is procured before this building or part thereof is occupied or closed-in. HEAR 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

Jamie Banke 6/12/03 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

June 12 2003

Received from David Buchanan

Location of Work 43 Spruce

Cost of Construction \$ 5,000.

Permit Fee \$ 58.00

Building (11) Plumbing (15) Electrical (12) Site Plan (U2)

Other _____

CBL: 56-D-31

Check #: 184

Total Collected \$ 58.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy