

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070180

PERMIT ISSUED

APR 17 2007

CITY OF PORTLAND

This is to certify that HALEY MARK L & SIBYL HALEY JTS/Kedrick Plumber Con
has permission to Interior renovations to room five detached garage stairway 2nd floor and utility room in garage
AT 393 DANFORTH ST 061 E007001

provided that the person or persons who perform or supervise the construction of 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 is procured before this building or part thereof is leased or occupied. **FOUR 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. Mably 4/17/07
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: 07-0180	Issue Date:	CBL: 061 E007001
-----------------------	-------------	---------------------

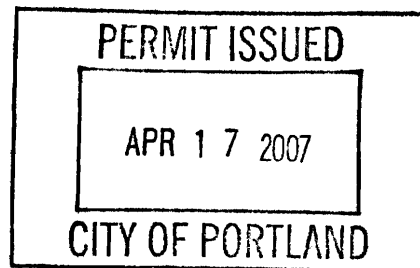
Location of Construction: 393 DANFORTH ST	Owner Name: HALEY MARK L & SIBYL W HA	Owner Address: 395 DANFORTH ST	Phone:
Business Name:	Contractor Name: Kedrick Plummer Contractors Inc.	Contractor Address: 10 Derby Rd Portland	Phone: 2078380053
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-4

Past Use: Single Family	Proposed Use: Single Family Interior renovations to room above detached garage, stairway to 2nd floor bedroom and bath and utility room in garage	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 2
Proposed Project Description: Interior renovations to room above detached garage, stairway to 2nd floor bedroom and bath and utility room in garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jm 4/17/07</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: dmartin	Date Applied For: 02/15/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

- 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 <input checked="" type="checkbox"/> Wetland <i>ok under 14-433 detached Accessory structure - EXISTED</i> <input type="checkbox"/> Flood Zone <i>AS of 1/1/40 - over 250 ft - No enlargement</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>S 3/16/07</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <i>to D.A 3/16/07</i> <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 <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>3/26/07</i> <i>D. Andrews</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

7/03/07

Close-in
O.K. Plumbing tested
framing O.K.
elect. O.K.
C.N.S.

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.


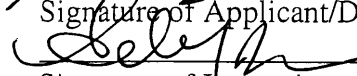
A Pre-construction Meeting will take place upon receipt of your building permit.

<input checked="" type="checkbox"/> _____ Footing/Building Location Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> _____ Re-Bar Schedule Inspection:	Prior to pouring concrete
<input checked="" type="checkbox"/> _____ Foundation Inspection:	Prior to placing ANY backfill
<input checked="" type="checkbox"/> _____ Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<input type="checkbox"/> _____ 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**

	<u>4/17/07</u>
Signature of Applicant/Designee	Date
	<u>4/17/07</u>
Signature of Inspections Official	Date

CBL: 4187 Building Permit #: 070180



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>395 DANFORTH ST., PORTLAND, ME</u>		
Total Square Footage of Proposed Structure <u>N/A</u>		Square Footage of Lot <u>9450</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>62</u> <u>E</u> <u>7</u>	Owner: <u>HALEY, MARK & SIBYL</u>	Telephone: <u>775-1740</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>KEDRICK PLUMMER CONSTRUCTORS INCORPORATED 10 DERBY RD. PORTLAND, ME 04103 (207) 838-0053</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>200</u> C of O Fee: \$ <u>NA</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</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>ROOM ABOVE EXISTING, DETACHED GARAGE REMODELED TO A FINISHED SPACE INCLUDING FULL BATH. OTHER PROPOSED NEW ELEMENTS INCLUDE ENLARGING EXISTING UTILITY DOOR OPENING TO ACCEPT FULL SIZED DOOR, PLATFORM AT DOOR SILL LEVEL, STAIRWAY TO SECOND FLOOR, AND UTILITY ROOM ON THE GARAGE LEVEL</u>		
Contractor's name, address & telephone: <u>KEDRICK PLUMMER CONSTRUCTORS INCORPORATED 10 DERBY RD. PORTLAND, ME 04103 (207) 838-0053</u> Who should we contact when the permit is ready: <u>KEDRICK PLUMMER</u> Mailing address: _____ Phone: <u>(207) 838-0053</u> <u>10 DERBY RD. PORTLAND, ME 04103</u>		

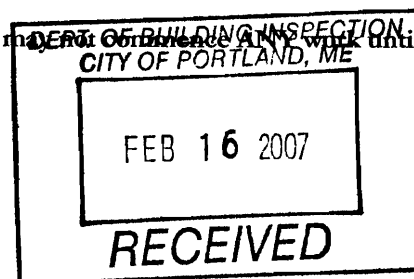
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: Kedrick Plummer Date: 2/15/07

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: 07-0180	Date Applied For: 02/15/2007	CBL: 061 E007001
------------------------------	--	----------------------------

Location of Construction: 393 DANFORTH ST	Owner Name: HALEY MARK L & SIBYL W HA	Owner Address: 395 DANFORTH ST	Phone:
Business Name:	Contractor Name: Kedrick Plummer Contractors Inc.	Contractor Address: 10 Derby Rd Portland	Phone (207) 838-0053
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Interior renovations to room above detached garage, stairway to 2nd floor bedroom and bath and utility room in garage	Proposed Project Description: Interior renovations to room above detached garage, stairway to 2nd floor bedroom and bath and utility room in garage
---	---

Dept: Historic **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 03/26/2007
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/16/2007
Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. It is understood that the area above the garage is a bedroom and a bath only which is part of the single family use. Any change of use to create a leased unit for this space SHALL REQUIRE a separate permit and approval prior to such change. Please note a new unit may require a zoning board of appeals approval.
- 3) 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.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 5) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 04/17/2007
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

2/21/2007-mes: see letter - This is a detached garage - no specific use is given for this area - in M's area

2/27/2007-mes: received letter back saying that this will be for a bedroom and a bath - not a new unit, only a bedroom - no cooking facilities

3/16/2007-mes: section 14-433 allows dwelling uses for detached structures without having to meet setback - this is not to be considered a new dwelling unit at this time.

KEDRICK PLUMMER CONSTRUCTORS
I N C O R P O R A T E D

10 DERBY RD., PORTLAND, ME 04103 838-0053

February 26, 2007

Marge Schmuckal
Zoning Administrator
Inspection Services Division
389 Congress Street, RM 315
Portland, ME 04101

RE: 393-397 Danforth Street - 061-E-007 - Permit # 07-0180

Dear Marge,

Thank you for reviewing the permit application for the garage alteration at 395 Danforth Street. I was not aware that a written description of use was required with the permit, and I apologize for causing you to revisit the application.

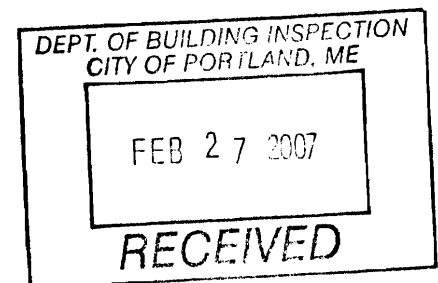
The proposed specific use is a guest room. The impetus for the project was to gain another full bath on the property. Currently, the residence's one full bath services four bedrooms. The space above the garage afforded a relatively inexpensive opportunity to create a second full bath while also increasing the habitable square footage.

I hope this fulfills the required written explanation. If you have any additional questions you can reach me at 838-0053.

Sincerely,



Kedrick S. Plummer
President





Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

February 21, 2007

Kedrick Plummer Contractors, Inc.
10 Derby Rd.
Portland, ME 04103

RE: 393-397 Danforth Street – 061-E-007 – R-4 Zone with a Historic Overlay Zone –
Permit # 07-0180

Dear Mr. Plummer,

I am in receipt of your application for work in the detached garage located at 393 Danforth Street. Your submittal neglected to give the full use of the area that is being renovated. I will need specific information on the use and purpose of this area above this detached garage. I would like this information to be in writing to be kept with the permit application.

This permit will be on hold until this specific use information has been received. Please note that the R-4 Zone requires an additional process of a conditional use appeal for the creation of a new dwelling/living unit.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

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	061 E007001
Location	393 DANFORTH ST
Land Use	SINGLE FAMILY
Owner Address	HALEY MARK L & SIBYL W HALEY JTS 395 DANFORTH ST PORTLAND ME 04102
Book/Page	22526/323
Legal	61-E-7 DANFORTH ST 393-397 VAUGHAN ST 1-7 9450 SF

Current Assessed Valuation

Land	Building	Total
\$292,100	\$305,100	\$597,200

Property Information

Year Built 1858	Style Old Style	Story Height 2	Sq. Ft. 3156	Total Acres 0.217		
Bedrooms 5	Full Baths 2	Half Baths 1	Total Rooms 9	Attic None	Basement Full	

Outbuildings

Type GARAGE-MAS	Quantity 1	Year Built 1920	Size 19X28	Grade A	Condition A
---------------------------	----------------------	---------------------------	----------------------	-------------------	-----------------------

5327

Sales Information

Date	Type	Price	Book/Page
04/14/2005	LAND + BLDING	\$775,000	22526-323
05/01/1995	LAND + BLDING	\$238,000	11922-310

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!

Sec. 14-433. Lots of record and accessory structure setbacks for existing buildings.

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the City Council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand (5,000) square feet, except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, provided that the applicable yard dimensions can be met.

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met provided, however, that less restrictive zoning requirements which meet the requirements contained within 14-139(2) for residential small lot development shall apply:

a. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five (5) feet.

b. R-3, R-4, R-5, R-5A, R-6:

Rear yard: Five (5) feet.

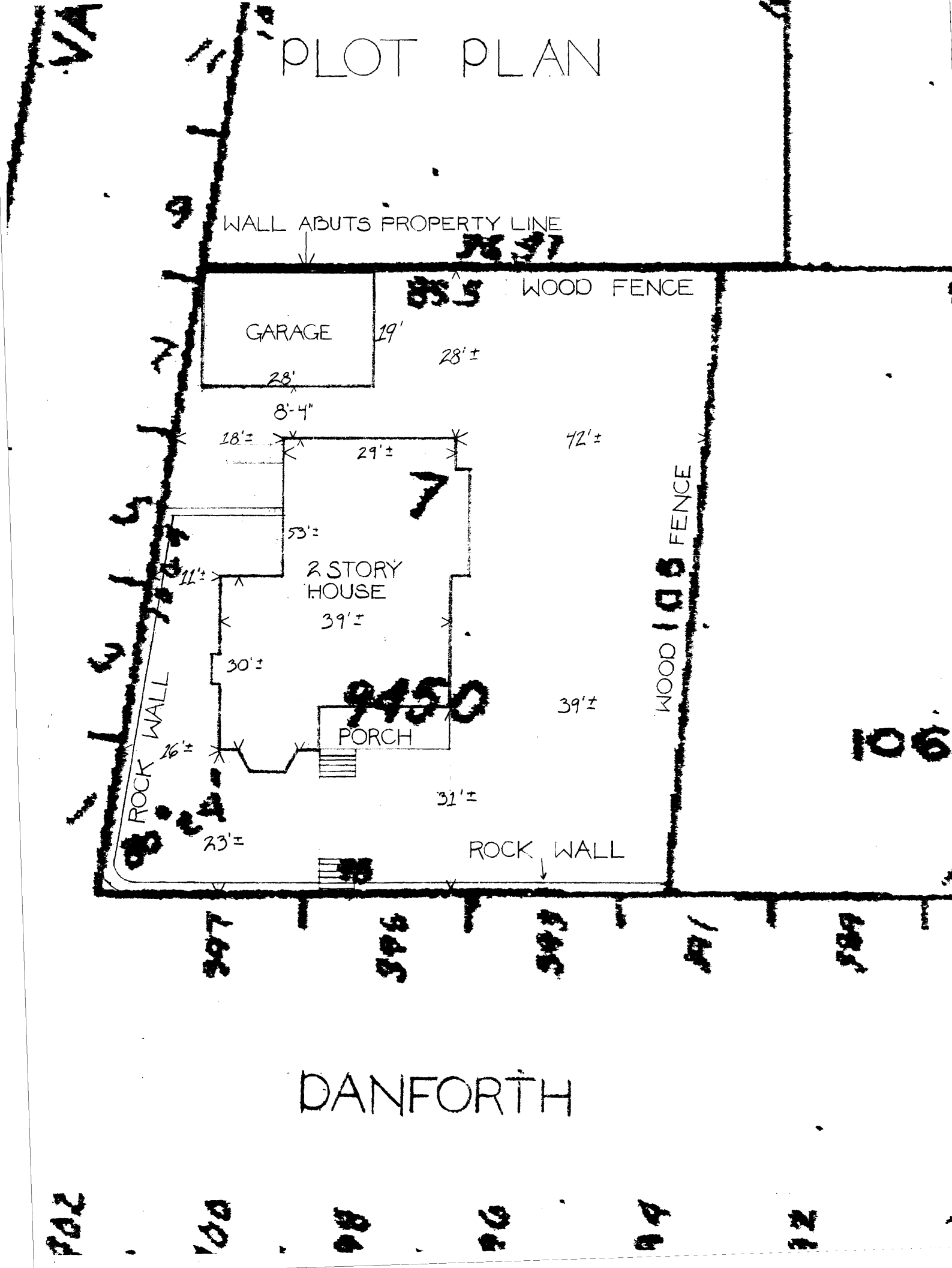
Side yard: Five (5) feet.

using this section

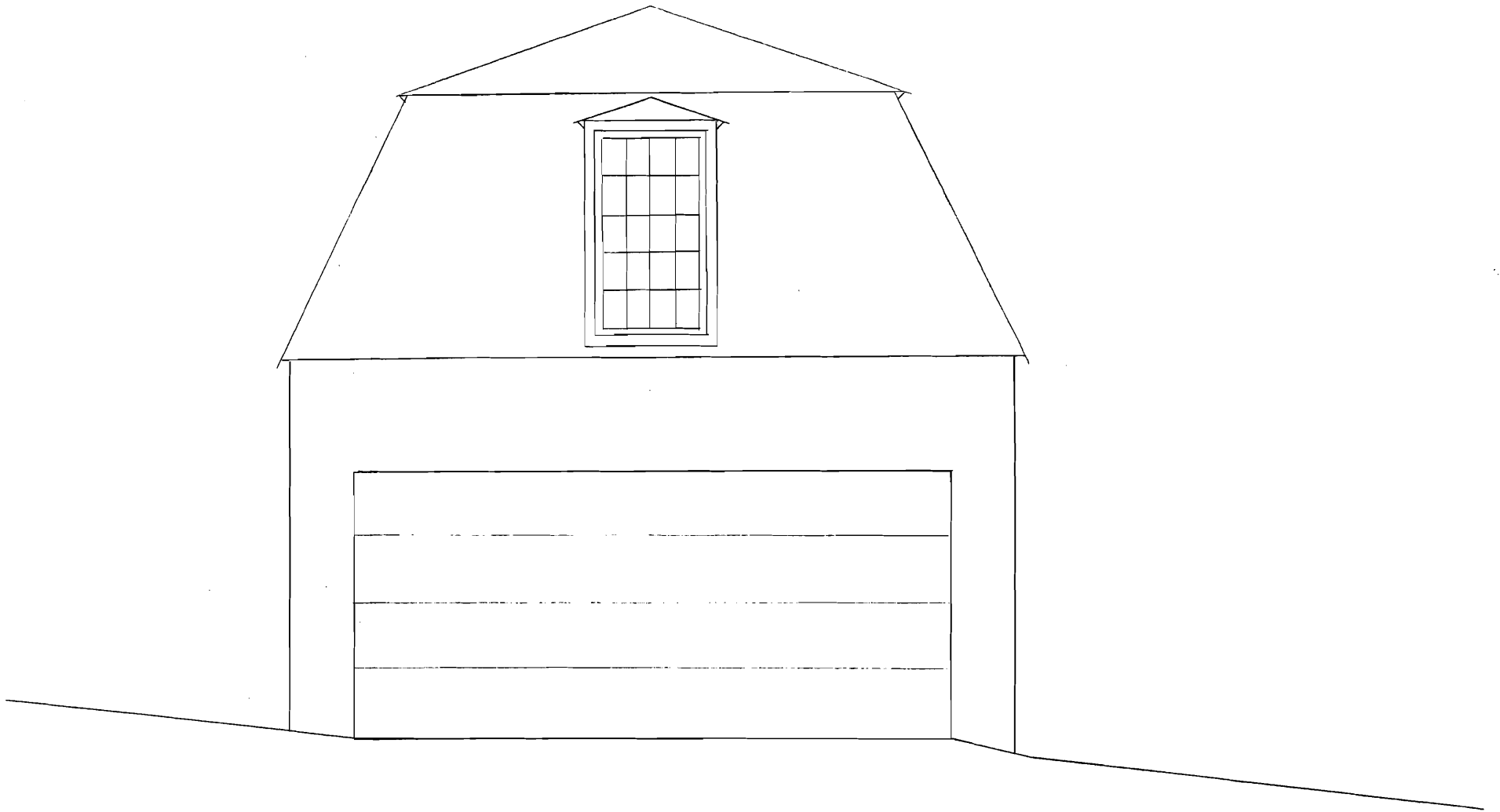
Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard set backs, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum area per dwelling unit.

Any lot of record as of July 15, 1985, and held under separate and

PLOT PLAN



DANFORTH



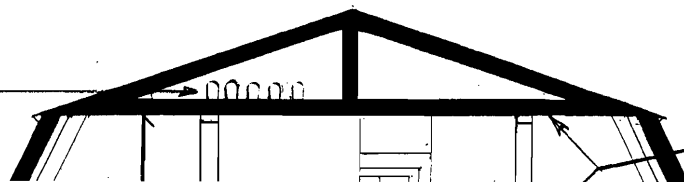
VAUGHN ST. ELEVATION $\frac{1}{4}'' = 1'$

█ - EXISTING

□ - NEW

*Hardwired smokes in Bedroom Jr
per contractor*

R-38 INSUL.]



[$\frac{1}{2}''$ SHEETROCK

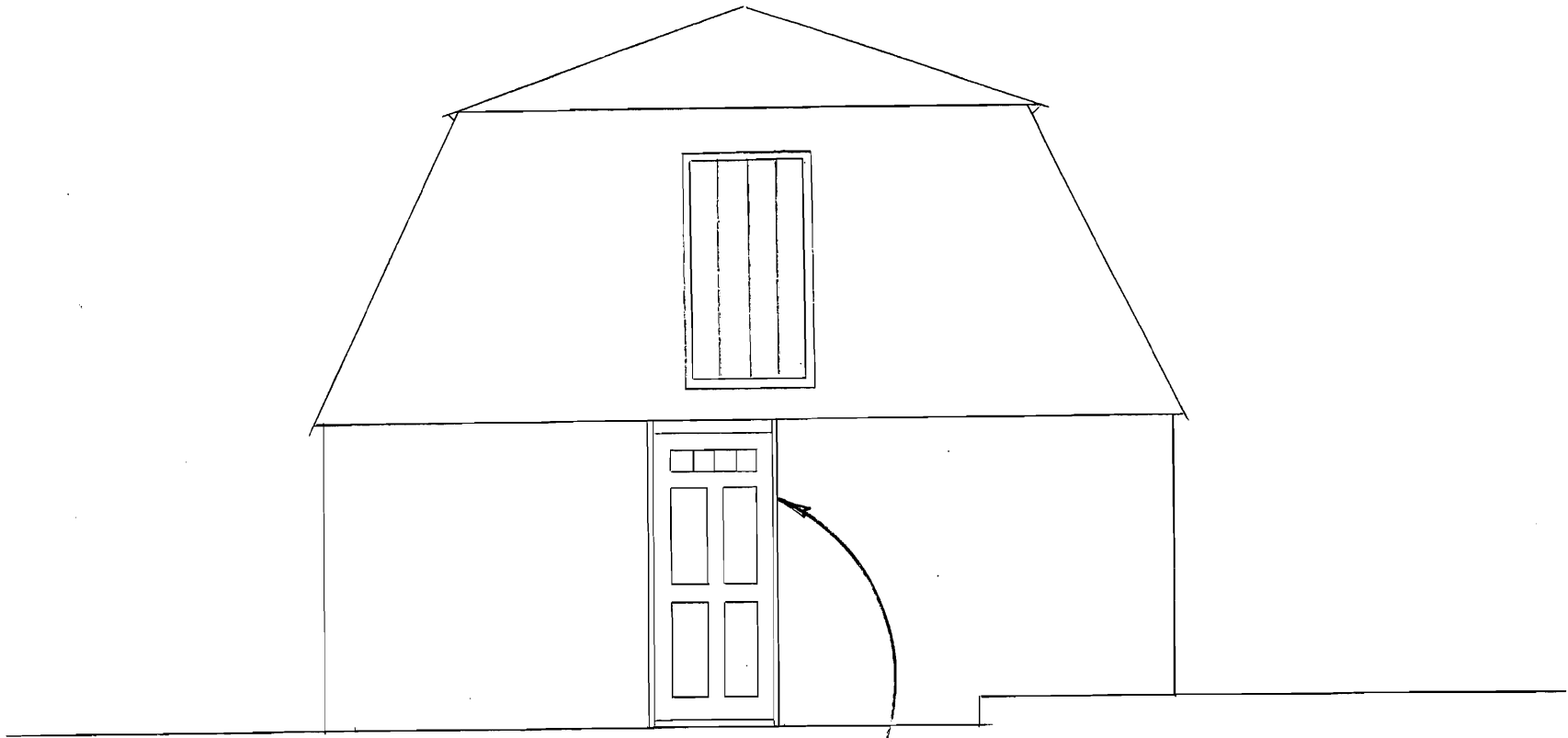
SECTION A $\frac{1}{4}'' = 1'$

DOOR SCH.

D - EXT. 3' x 6' 90 MIN. FIREDOOR

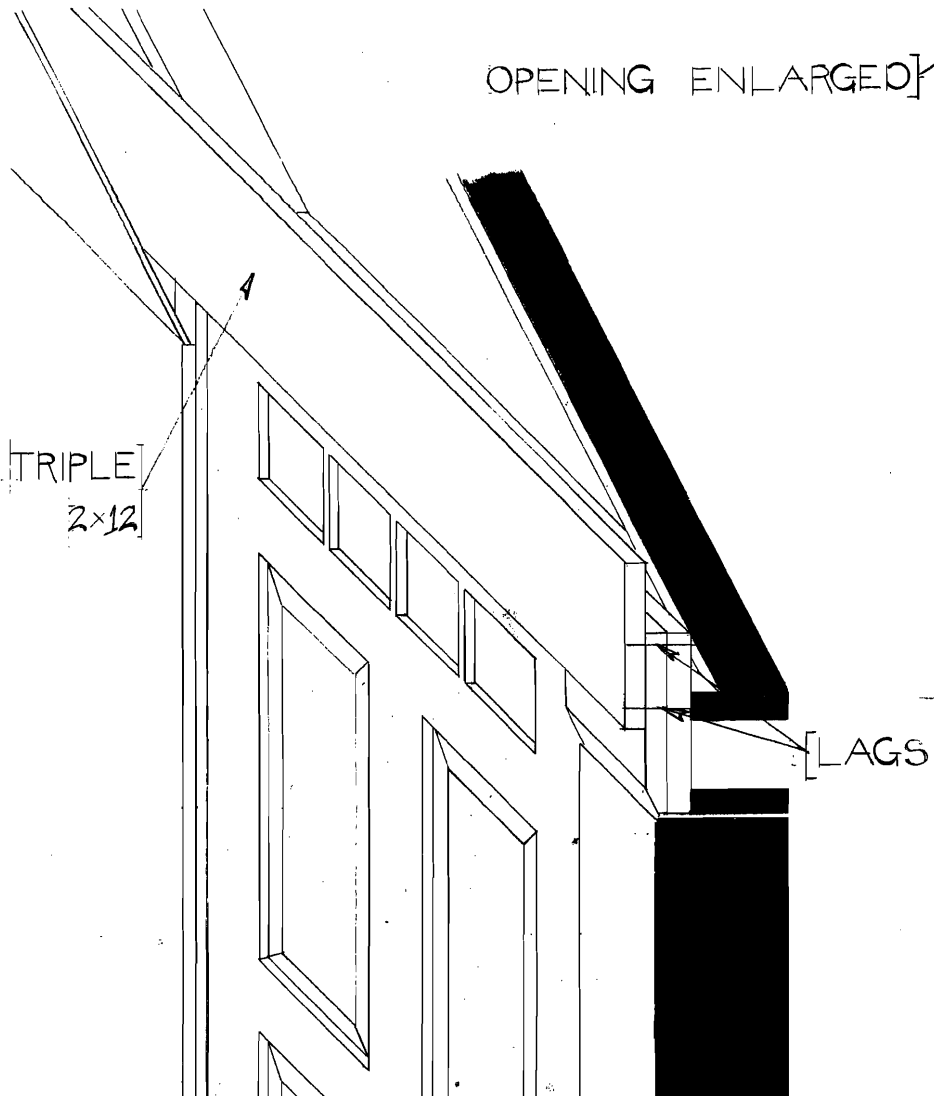
 EXISTING
 NEW

GARAGE PLAN $\frac{1}{2}'' = 1'$



OPENING ENLARGED]

EAST ELEVATION $\frac{1}{4}'' = 1'$



STAIR DETAIL $\frac{1}{2}'' = 1'$

7'-6"


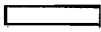
11'-6"

DOOR SCH.

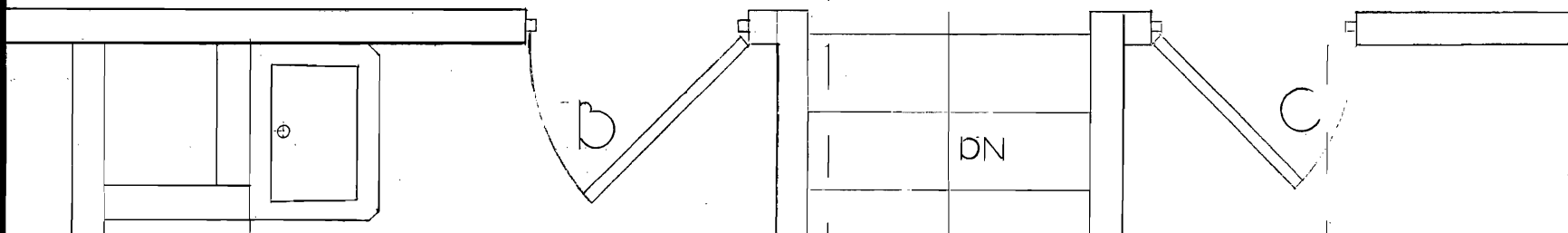
A - EXT. 2⁸ x 6⁶ PINE

B - INT. 2⁶ x 6⁸ PINE

C - INT. 2⁴ x 6⁸ PINE

 - EXISTING
 - NEW

2ND FLOOR PLAN $\frac{1}{2}'' = 1'$



SECTION A - EXISTING $\frac{1}{2}'' = 1'$

