

Plumbing - # 20068335

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION
PERMIT

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
Permit Number: 061096
AUG 15 2006
CITY OF PORTLAND

This is to certify that SELLERS RORICK A & TRILL SELLERS ITS/Cornerstone Bui
has permission to Remove Stair and Door and place 1/2 h. on on. Stairway
AT 37 CARROLL ST 062 A021001

provided that the person or persons who apply for and accept 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 procedure before this building or part thereof is altered or service closed-in. 4 HOUR NOTICE 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 _____

[Signature] 8/11/06
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: 06-1096	Issue Date: PERMIT ISSUED AUG 15 2006	CBL: 062 A021001
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Location of Construction: 37 CARROLL ST	Owner Name: SELLERS RORICK A & TIMMI L	Owner Address: 37 CARROLL ST	Phone:
Business Name:	Contractor Name: Cornerstone Building & Restoration	Contractor Address: 44 Coyle Street Portland	Phone: 2077759085
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R4

Past Use: Single Family Home	Proposed Use: Single Family Home - Remove Stair and Door and make 1/2 bath out of breezeway	Permit Fee: \$110.00	Cost of Work: \$8,500.00	CEO District: 2
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Proposed Project Description:
Remove Stair and Door and make 1/2 bath out of breezeway

FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>MA</i>	INSPECTION: Use Group: R-3 Type 5B <i>TRC 2003</i>
Signature:	Signature:
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: Idobson	Date Applied For: 07/25/2006	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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>w/ in existing footprint. See hri 14-126</i></p> <p><input type="checkbox"/> Flood Zone <i>to increase of 50% allowed</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>Ok. w/ cond. hri</i></p> <p>Date: 7/28/06 <i>ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> <i>yes</i> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> <i>Conditionally satisfied</i> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 7/31/06</p> <p><i>D. Andrews</i></p>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1096	Date Applied For: 07/25/2006	CBL: 062 A021001
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Location of Construction: 37 CARROLL ST	Owner Name: SELLERS RORICK A & TIMMI L	Owner Address: 37 CARROLL ST	Phone:
Business Name:	Contractor Name: Comerstone Building & Restoration	Contractor Address: 44 Coyle Street Portland	Phone (207) 775-9085
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Remove Stair and Door and make 1/2 bath out of breezeway	Proposed Project Description: Remove Stair and Door and make 1/2 bath out of breezeway
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Dept: Historical Status: Approved Reviewer: Deborah Andrews Approval Date: 07/31/2006
 Note: Ok to Issue:

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 07/28/2006

Note: Going up on existing footprint. Section 14-436(b) allows an 80% increase of first floor footprint. 80% of the square footage of first floor footprint is 1276 s.f. The increase of floor area is 36 s.f. which is a 3% increase of the allowable 80%.
 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.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation

Dept: Building Status: Approved Reviewer: Tammy Munson Approval Date: 08/11/2006
 Note: Ok to Issue:



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>37 CARROW ST.</u>		
Total Square Footage of Proposed Structure <u>33 ft²</u>		Square Footage of Lot <u>4110 ft²</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>62 A 21</u>	Owner: <u>TIMMI & RORY SEWERS</u>	Telephone: <u>773-7446</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>BRYAN OWEN CORNERSTONE B&R 64 COYLE ST. PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>8,500</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>SIDE ENTRY 207-329-0622</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>1/2 BATH</u>		
Project description: <u>REMOVE STAIR & DOOR</u>		
Contractor's name, address & telephone: <u>CORNERSTONE B&R, Inc.</u>		
Who should we contact when the permit is ready: <u>BRYAN OWEN</u>		
Mailing address: _____ Phone: <u>329-0622</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 874-8705.

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>Bryan Owen</u>	Date: <u>7-10-05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



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 062 A021001
Location 37 CARROLL ST
Land Use SINGLE FAMILY

Owner Address SELLERS RORICK A & TIMMI L SELLERS JTS
 37 CARROLL ST
 PORTLAND ME 04102

Book/Page 21556/146
Legal 62-A-21
 CARROLL ST 37

 4110 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$150,910	\$245,310	\$396,220

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$215,400	\$303,300	\$518,700

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 2700	Total Acres 0.094		
Bedrooms 7	Full Baths 2	Half Baths 1	Total Rooms 12	Attic Part Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

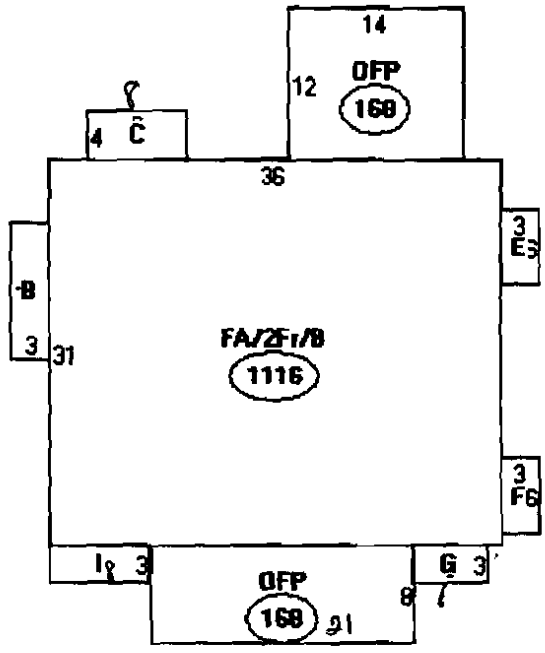
Date	Type	Price	Book/Page
07/16/2004	LAND + BLDING	\$591,250	21556-146
09/14/2000	LAND + BLDING	\$395,000	15728-001
09/10/1999	LAND + BLDING	\$316,000	15037-237
04/01/1996	LAND + BLDING	\$266,000	12479-044

Picture and Sketch

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

[Click here](#) to view Tax Roll Information.

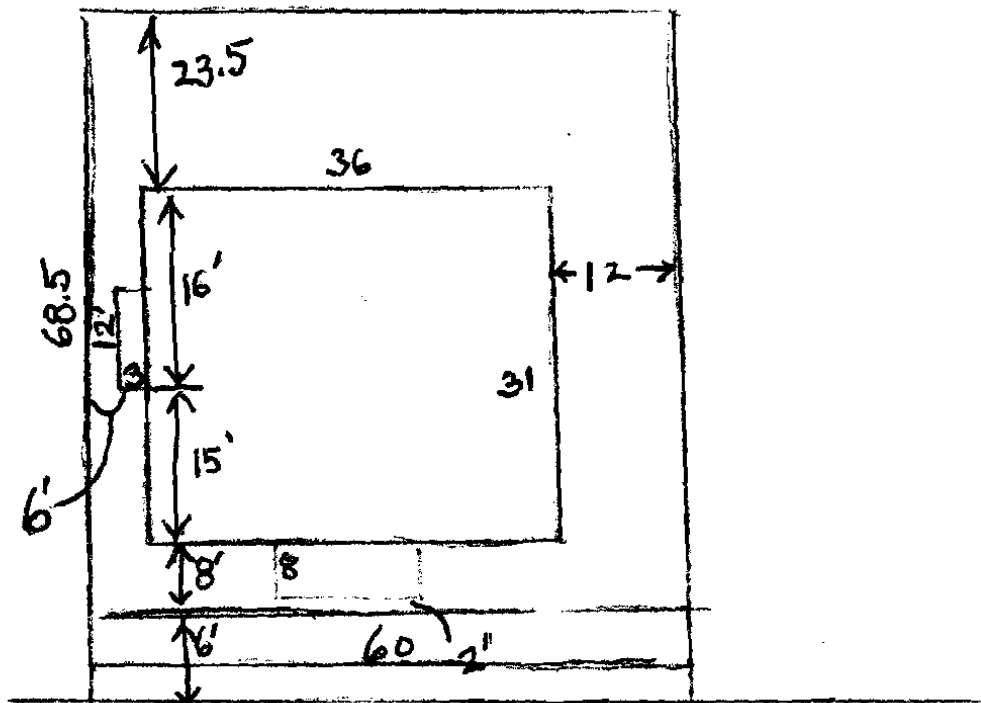




Descriptor/Area

- A: FA/ZFr/B
1116 sqft
- B: 1Fr
33 sqft
- C: WD
32 sqft
- D: OFF
168 sqft
- E: 2FBAY/B
18 sqft
- F: 2FBAY/B
18 sqft
- G: 2FBAY/B
18 sqft
- H: OFF
168 sqft
- I: 2FBAY/B
24 sqft

= 1595



CARROLL ST.

R4 lot area is 4110 ϕ

front yard 25' min. - 8' given
 rear yard 25' min. - 23.5' given
 side - 2 1/2 16' min. 6' on left
 12' on right.

min. lot prod 3,000 ϕ - OK

not meet setbacks

Under section 14-436(b)
 can expand up 80% of 1st floor footprint

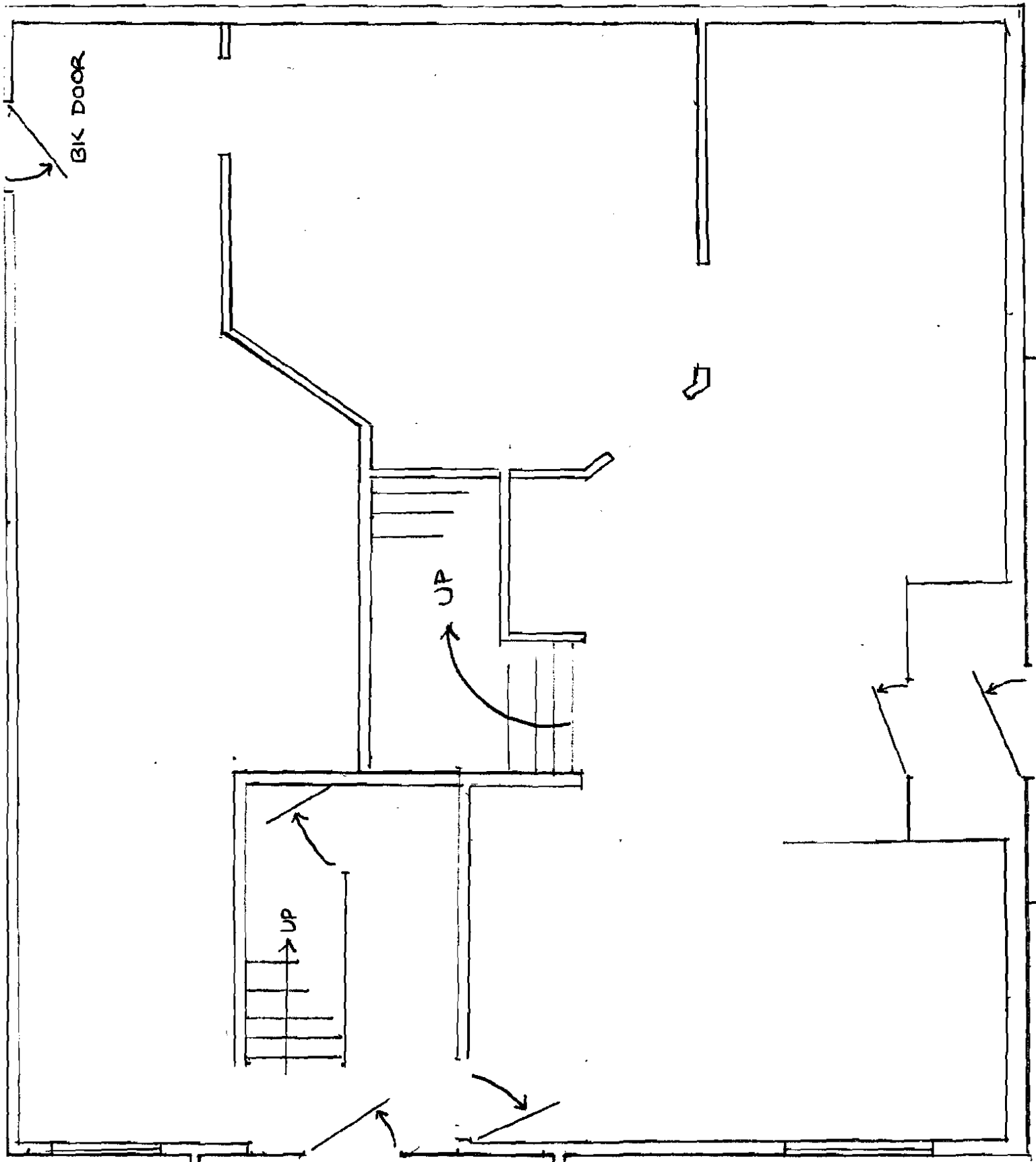
footprint = 1595 80% = 1276 ϕ

3x12 = 36 ϕ 3% allowable
 increase.

37 CARROLL ST.

EGRESS DOORS

APPROX
LOC. OF
DRWYS.



BK DOOR

A/D

UP

NEW 1/2 BATH

LOC. OF RMVD DOOR

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Turk, Vice Chair
Martha Deprez
Kimberley Geyer
Steve Sewall
Robin Tannenbaum
Susan Wroth

July 12, 2006

Rory and Timmi Sellers
37 Carroll Street
Portland, Maine 04102

Re: Side Entry Alterations – 37 Carroll Street

Dear Mr. and Mrs. Sellers:

On June 7, 2006, the City of Portland's Historic Preservation Board voted 6-0 (Sewall absent) to approve your application for a Certificate of Appropriateness for modifications to the side entrance vestibule on the west elevation of your home at 37 Carroll Street.

Board approval was made subject to the following conditions:

- The existing hood above the door to be removed and replaced with trim to match abutting trim detail.
- Applicant to install a window on the street-facing wall plane. Window to match the height of existing window on vestibule's west elevation; width of window to be adjusted for narrower width of front wall plane. Window to be 2/2 true divided light wood window to match existing—final window spec. to be submitted to staff for final approval. Window trim to match existing.

Note: Staff has approved your request to substitute frosted glass for clear glass in the new window.

All improvements shall be carried out as shown on the plans and specifications submitted for the 6/7/06 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.

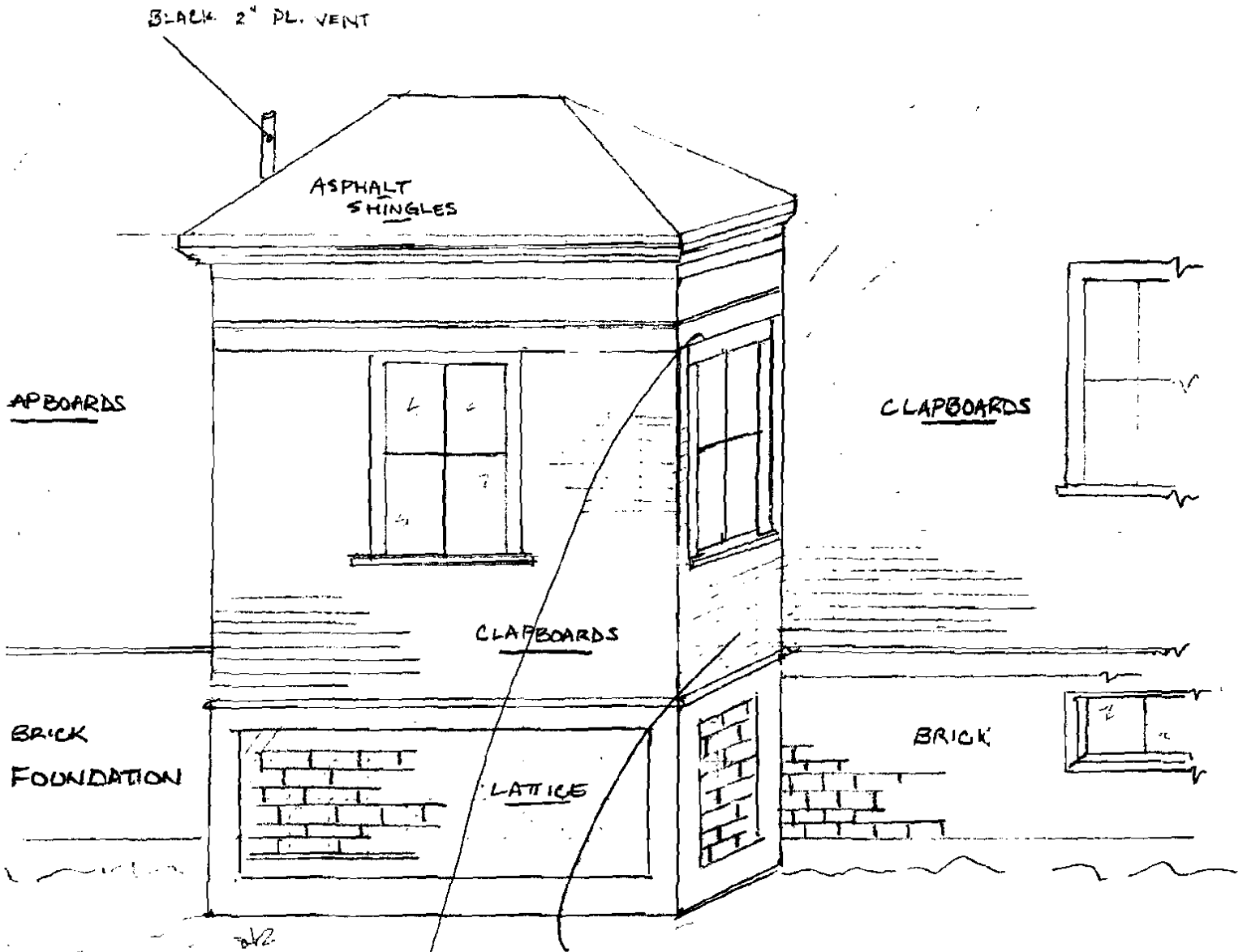
This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part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


Cordelia Pitman, Chair
Historic Preservation Board

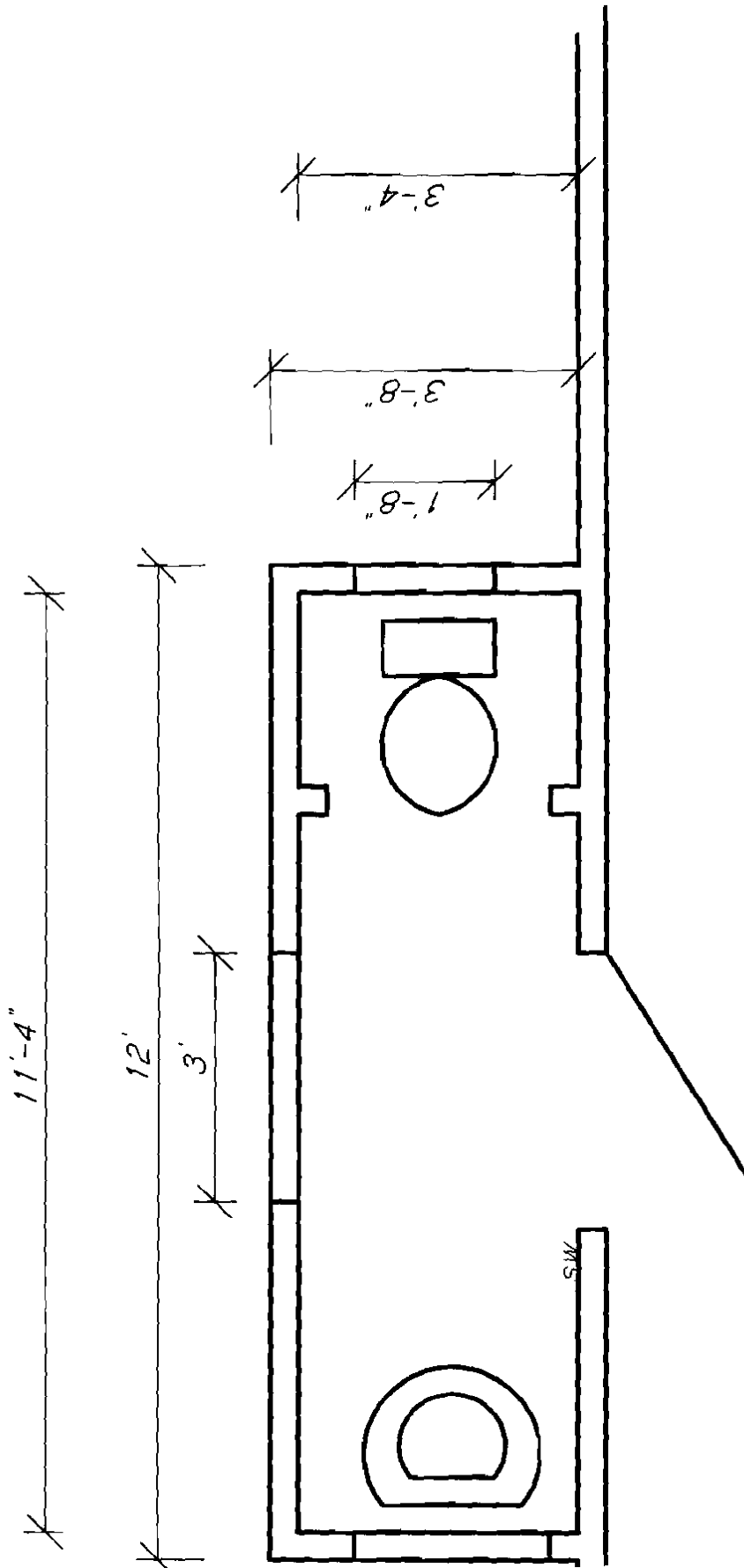
cc: **Brian Owen, Cornerstone Building and Restoration
Building Inspections**

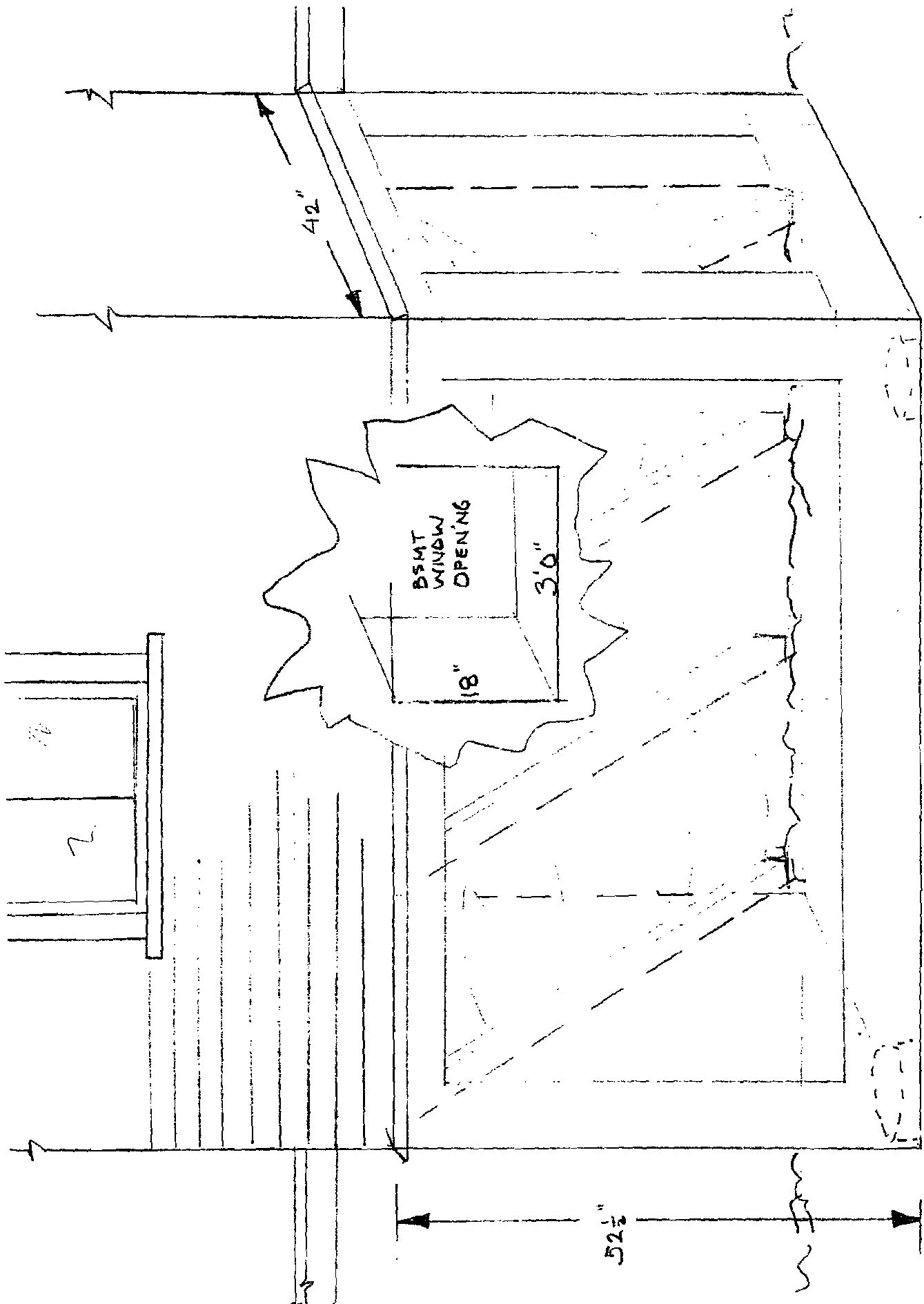
TRUMPED LUMBER
37 CARROLL ST.
SIDE VIEW



2x4

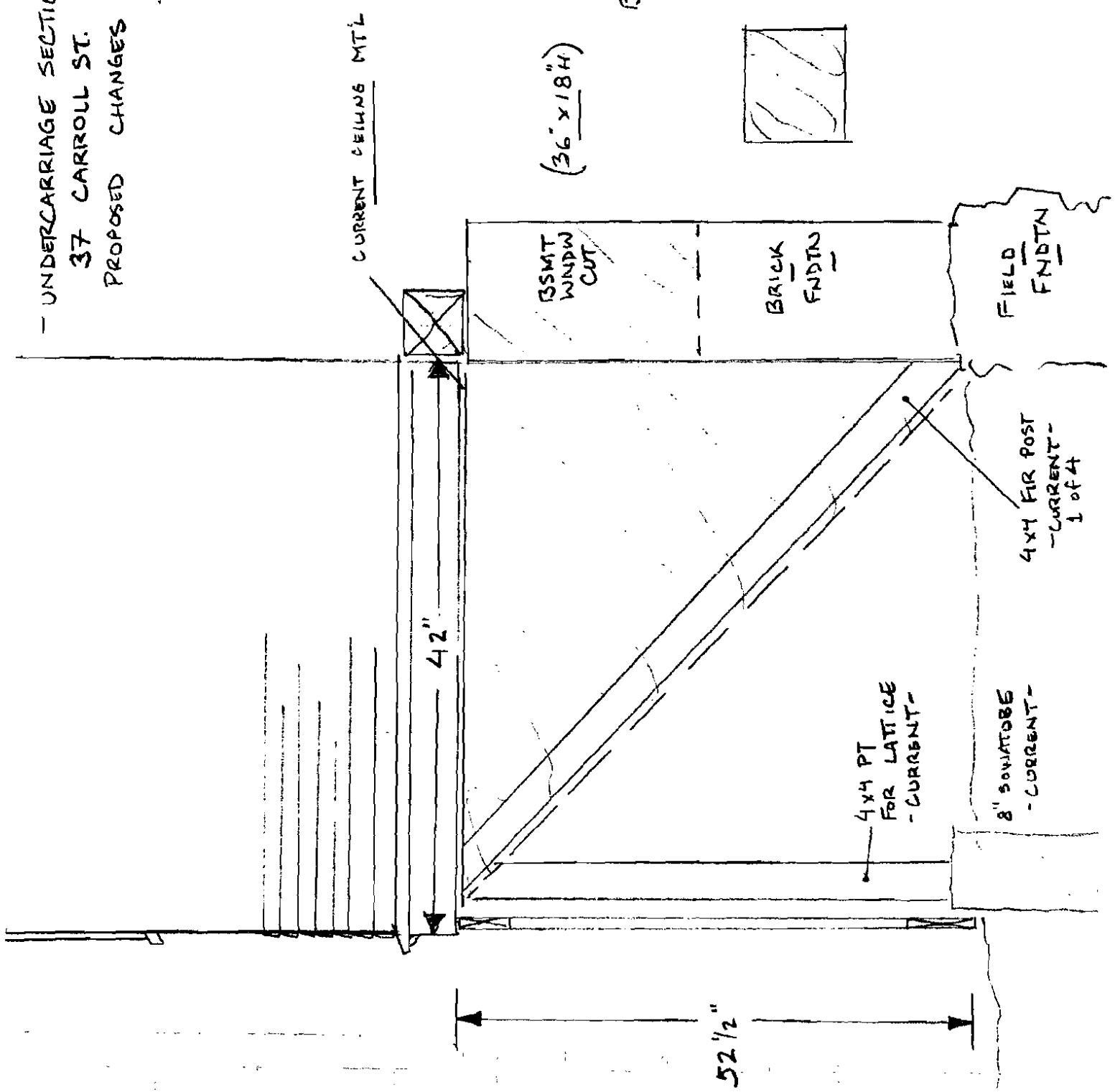
existing
header





- EXPLODED VIEW -
(BSMT WINDOW OPENING FOR PLUMBING)
37 CARROLL ST.

- UNDERCARRIAGE SECTION -
 37 CARROLL ST.
 PROPOSED CHANGES



CURRENT BEING MITL

(36" x 18")

BSMT INT.



IN-FILL TRIANGLE
 WEDGE SPACE W/
 4" RIGID XEPS
 BOARD
 PLYWOOD COVER
 -PAINT BLACK-
 SEAL W/CAULK
 REMOVABLE FOR
 SERVICE

BSMT
 WNDW
 CUT

BRICK
 FNDTN

FIELD
 FNDTN

4x4 FIR POST
 -CURRENT-
 1 of 4

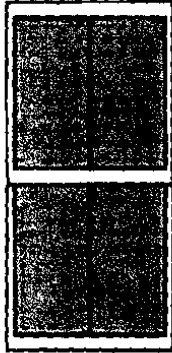
4x4 PT
 FOR LATTICE
 -CURRENT-

8" SOLIATUBE
 -CURRENT-

42"

52 1/2"

Windows
Brosco - Boston
Authentic Divided Light
SSB



13 1/2" x 30"

Unit Number	Glass Size	Rough Opening	Sash Opening	U Value
2/2-Light - Vertical	13-1/2" x 30"	22-9" x 5'-9" 2'-6"	2'-6 5/8" x 5'-5"	.94
Basic Unit Features:				
<ul style="list-style-type: none"> • Frame - 4-9/16" Jamb, treated and primed. • Sash - Treated, Primed Exterior, Clear Pine Interior. 1-3/8" Thick, Glazed with Single Thick Glass (SSB) or <u>SSB Glass with Low "E" Energy Panel.</u> • Casing - Treated and Primed; Brickmould standard. 				
*.43 U Value on SSB units with Low "E" Panel.				

- 5/4 PRIMED 1x3" FLAT CASING
- 2" SILL w/ HORNS 1" EITHER OF CASING SIDE



CITY OF PORTLAND, MAINE
Department of Building Inspections

7-25 2006

Received from Comcast Cable

Location of Work 37 Carroll St.

Cost of Construction \$

Permit Fee \$

Building (IL) ___ Plumbing (IS) ___ Electrical (I2) ___ Site Plan (U2) ___

Other

CBL: 02A21

Check #: 1118

Total Collected \$ 110⁰⁰

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