

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING & INSPECTION

PERMIT

PERMIT ISSUED

Permit Number 041144

JAN 18 2005

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that

Shaw David E & Marjorie R Wright Construction, Inc.

has permission to

Build renovate Carriage and garage into unit.

AT 404 Danforth St

071 C001001

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
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must
given and when permission procured
before this building or part thereof
laid or closed-in.
HOURS 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

PENALTY FOR REMOVING THIS CARD

Janice Bourke 1/18/05
Director - Building & Inspection Services

Location of Construction: 404 Danforth St		Owner Name: Shaw David E & Marjorie R Jts		Permit No: 04-1544		Issue Date: JAN 18 2005		BL: 071 C001001	
				Owner Address: 400 Danforth St		Phone: 733625			
Business Name:		Contractor Name: Wright Ryan Construction, Inc		Contractor Address: 10 Danforth Street		Phone: 733625		CITY OF PORTLAND	
Lessee/Buyer's Name		Phone:		Zone: R-4					
Past Use: Residential		Proposed Use: Build renovate Carriage and Garage into unit. - New Single Family Dwelling		Permit Fee: \$3,696.00		Cost of Work: \$400,000.00		CEO District: 2	
Proposed Project Description: Build/ renovate Carriage and Garage into unit. - New Single Family Dwelling		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 1/18/05					
						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: 10/28/2004		Zoning Approval					
		Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland Flood Zone parcel 16 zoned <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2004-0226 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK with conc'ding Date: 1/12/05		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		Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied TO D A Date: D. Andrews 1/12/05			

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

1/27/05 feelings in floor. Joints OK. GIVE OK. TO PERK

Checked rebar + setbacks
for foundation wall
if only had been placed checked by JR
mm

3-2-05 SR

3-11-05 Plumbing rough in OK ~~to close in~~
~~mm~~ mm ~~mm~~ (complete)

3-14-05 Checked GRAMING + Electrical all complete
GAVE contractor OK. to close in JR

= Final Inspection for cert of
Occupancy OK mm



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 404 Danforth St

CBL 071 C001001

Issued to Shaw David E & Marjorie R Jts/Wright Ryan Construction, Inc Date of Issue 05/13/2005

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-1644, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling
R-4 Use Group R-3
Type 5B

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation	Portland
Street Subdivision Lot #	401 Dunbar St.

PROPERTY OWNERS NAME

Last:	Have	First:	Marjorie
Applicant Name:	Hulse Plumbing & Heating		
Mailing Address of Owner/Applicant (If Different)	401 Dunbar St. Portland, ME 04101		

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

Caution: Inspection Required

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

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER-SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
OR TRANSFER FEE [\$6.00]		Fixtures (Subtotal) Column 2	7	Fixtures (Subtotal) Column 1
		SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE		Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: May 16, 2005
RE: C. of O. for #408 Danforth Street
(CBL061I001) (ID#2004-0226)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File: Urban Insight

File: O:\plan\drc\danforth408a.doc

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 checked="" 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.

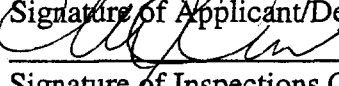
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

☒ If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

☒ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**


Signature of Applicant/Designee

1/19/05
Date


Signature of Inspections Official

1/19/05
Date

CBL: 0716001

Building Permit #:

041644

City of Portland Site Plan Application

a property owner owe real estate taxes, personal property taxes or user charges on any property within the City
l, payment arrangements must be made before permit applications can be received by the Inspections Division.

Ass of Proposed Development: 400 & 408 DANFORTH STREET Zone: R4

square Footage of Proposed Structure:
DANFORTH ST: APPROX 4,006 SF ^{EXIST.} & NEW
408 DANFORTH ST: 1694 SF NEW

Square Footage of Lot:
400 DANFORTH ST: 7,323 SF
408 DANFORTH ST: 21,370 SF

Tax Assessor's Chart, Block & Lot:

Chart# 61 Block# I Lot# 1
71 C 1

Property owner's mailing address:

MARJORIE B. SHAW
400 DANFORTH ST.
PORTLAND, MAINE 04102

Telephone #:

773-4638

Consultant/Agent, mailing address,
phone # & contact person:

Applicant's name, mailing address,
telephone #/Fax#/Pager#:

STEPHEN PONDELIS
VANDAM ARCHITECTURE AND
DESIGN
66 WEST ST
PORTLAND, ME 04102 775-0443

Project name:

MARJORIE B. SHAW
RESIDENCE

Proposed Development (check all that apply)

- ☒ New Building ☒ Building Addition ☐ Change of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking lot
☐ Subdivision (\$500.00) + amount of lots ☐ (\$25.00 per lot) \$
☐ Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot)
☐ Traffic Movement (\$1,000.00) ☐ Stormwater Quality (\$250.00)
☐ Section 14-403 Review (\$400.00+ \$25.00 per lot)
☐ Other

Major Development (more than 10,000 sq. ft.)

- ☐ Under 50,000 sq. ft. (\$500.00)
☐ 50,000 - 100,000 sq. ft. (\$1,000.00)
☐ Parking Lots over 100 spaces (\$1,000.00)
☐ 100,000 - 200,000 sq. ft. (\$2,000.00)
☐ 200,000 - 300,000 sq. ft. (\$3,000.00)
☐ Over 300,000 sq. ft. (\$5,000.00)
☐ After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

- ☒ Less than 10,000 sq. ft. (\$400.00)
☐ After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- ☐ Planning Staff Review (\$250.00)
☐ Planning Board Review (\$500.00)

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

VAN DAM ARCHITECTURE AND DESIGN
% STEPHEN PONDELIS
66 WEST STREET
PORTLAND, MAINE 04102
775-0443

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a,b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11)
you may also visit the web site: ci.portland.me.us chapter 14

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:

Stephen Pondelis

Date:

10.8.04

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1644		Date Applied For: 10/28/2004	CBL: 071 C001001
Location of Construction: 404 Danforth St	Owner Name: Shaw David E & Marjorie R Jts	Owner Address: 400 Danforth St	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	
		Proposed Project Description: Build/ renovate Carriage and Garage into another single family unit.	

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 01/12/2005**Note:****Ok to Issue:** ☒

- 1) * Proposed window replacement on east facade of existing house must be reviewed and approved by Historic Preservation Board (was not included in original Board review).

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/12/2005**Note:** 11/18/04 new SFD is not on a stamped site plan - no parking is shown for existing SFD - apparent**Ok to Issue:** ☐

encroachment for deck at rear of property. There needs to be some clarity as to whether this is one lot or two separate lots divided by a paper street.

12/21/04 received planning letter saying that this project was approved -I have not received any revised plans - I contacted Ethan to find out why and if I could get copies of the plans

1/12/05 just received the revised plans - shows two sep. Lots and parking space for the existing dwelling

- 1) Any overhangs shall extend no more than two (2) feet into the required setbacks.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** Jeanine Bourke **Approval Date:** 01/18/2005**Note:** 1/13/05 left vm w/Peter H.**Ok to Issue:** ☒

1/18 spoke w/Peter H. For additional details, he verified and will submit required items as on conditions. Ok to issue.

- 1) One minimum 5.7 SF egress window is required in every bedroom per code.
- 2) Reduced 11 x 17 copies must be submitted or PDF
- 3) The storage area under the stairs must be sheetrocked.
- 4) The retaining wall height off the terrace paver must be a minimum of 36".
- 5) The stairway, guard & hand rail details must be submitted to this office prior to their construction.
- 6) The design load spec sheets for any engineered steel must be submitted to this office.
- 7) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 8) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.

Location of Construction: 404 Danforth St	Owner Name: Shaw David E & Marjorie R Jts	Owner Address: 400 Danforth St	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

9) Permit approved based on the plans submitted and reviewed wiownericontractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 11/03/2004
Note: **Ok to Issue:** ☐

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Ethan Macomber **Approval Date:** 12/14/2004
Note: **OktoIssue:** ☒

- 1) 5. The legal status of the existing “40 Passage Way” to the South of the subject site shall be researched and understood. Depending on the findings of this research, the existing deck, which encroaches on said passage, may be found in violation of City Code. If that proves to be the case, the City reserves the right to require the removal of the deck. The applicant shall work with the City of Portland to resolve this matter prior to the issuance of a Certificate of Occupancy.
- 2) 4. Prior to issuance of a Certificate of Occupancy, the applicant shall record a 30 ft. wide drainage and maintenance easement to the City of Portland over the existing sanitary sewer line as it traverses the subject property. The City shall prepare said easement for the applicant’s signature.
- 3) 3. The applicant’s site survey shall be revised to show the property line separating the two subject properties at the centerline of “K Street”, a former paper street, now vacated by the City of Portland.
- 4) 2. The applicant shall field locate the existing sanitary sewer line and, prior to installation, shall provide the DRC and Public Works with final pipe size, location, and invert of the sewer lateral to serve the proposed garage.
- 5) 1. Considering the site topography and so as to protect abutting property from adverse drainage impacts, the applicant shall provide a stone drip edge and French drain along/under the North and East roof edges of the proposed new garage building and shall wye said drain into the foundation drain shown on the approved plan.

Comments:

11/03/2004-ldobson: On hold waiting for Site plan review - in site plan review draw

City of Portland. Maine - Building or Use Permit

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

Permit No: 04-1644		Date Applied For: 10/28/2004	CBL: 071 C001001
Location of Construction: 404 Danforth St	Owner Name: Shaw David E & Marjorie R Jts	Owner Address: 400 Danforth St	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Build/ renovate Carriage and Garage into another single family unit.		Proposed Project Description: Build/ renovate Carriage and Garage into another single family unit.	
Dept: Building Status: Pending Reviewer: Approval Date: Note: Ok to Issue: <input checked="" type="checkbox"/>			
Dept: Fire Status: Approved Reviewer: Lt. MacDougal Approval Date: 11/03/2004 Note: Ok to Issue: <input checked="" type="checkbox"/>			
Dept: Planning Status: Approved with Conditions Reviewer: Ethan Macomber Approval Date: 12/14/2004 Note: Ok to Issue: <input checked="" type="checkbox"/>			
1) 5. The legal status of the existing “40 Passage Way” to the South of the subject site shall be researched and understood. Depending on the findings of this research, the existing deck, which encroaches on said passage, may be found in violation of City Code. If that proves to be the case, the City reserves the right to require the removal of the deck. The applicant shall work with the City of Portland to resolve this matter prior to the issuance of a Certificate of Occupancy.			
2) 4. Prior to issuance of a Certificate of Occupancy, the applicant shall record a 30 ft. wide drainage and maintenance easement to the City of Portland over the existing sanitary sewer line as it traverses the subject property. The City shall prepare said easement for the applicant’s signature.			

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION COMMITTEE

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

August 6, 2004

Marjorie Shaw
400 Danforth
Portland, Maine 04102

Re: Exterior and Site Alterations; New Construction – 400 Danforth Street

Dear Ms. Shaw:

On August 4, 2002, the Historic Preservation Committee reviewed your application for exterior and site alterations at 400 Danforth Street, as well as proposed new construction at the adjoining lot. Following deliberations, the Committee voted **4-0** (Breggia, Pitman & Sewall absent) to approve your application for exterior and site alterations at 400 Danforth, with the exception of ~~the~~ proposed fence. The Committee also voted to recommend to Planning staff approval of your proposal for new construction at the adjoining lot. Consideration of the fence was tabled pending consideration by the applicant of alternatives or modifications to the proposed fence.

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 8/06/04 public hearing. 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,



Deborah Andrews
Historic Preservation Program Manager

cc: Sam Van Dam, Van Dam Architecture and Design
Peter Monro, Monro Associates
Project File
Approval ~~Letter~~ File

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2004-0226

Application I. D. Number

11/2/2004

Application Date

Marjorie B. Shaw Residence

Project Name/Description

Shaw David E & Marjorie R Jts

Applicant

400 Danforth St, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 773-9638 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

R4

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **11/3/2004**

Zoning Approval Status:

Reviewer

- ☐ **Approved** ☐ **Approved w/Conditions**
See Attached

☐ **Denied**

Approval Date _____ Approval Expiration _____ Extension to _____ ☐ Additional Sheets
Attached

☐ Condition Compliance _____
signature date

Performance Guarantee

☐ **Required***

☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

From: Marge Schmuckal
To: Lee Urban
Date: Wed, Jan 12, 2005 10:00 AM
Subject: Marjorie Shaw - Danforth St

Lee,

I received the new site plan from Ethan this morning and I have signed off for zoning. I am walking it up to Deb Andrews for her sign off on Historic Review. The permit will then go for building review. I will give it to Mike N. Mike, to update you this is another rush job (yep, I know you are busy too, but...)

Thanks

Marge

CC: Ethan Boxer-Macomber; Mike Nugent

Applicant: DAVID & MARJORIE SHAW
Address: 408 Danforth

Date: 11/10/04 11/2/05
2 sep. lots
C-B-L: 61-I-001 & 71-C-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Development

#04-1644

Where new
single family
is going

Zone Location - R-4

Interior or corner lot -

existing single family located
elsewhere on lot

Proposed Use/Work - to construct New Single Family Dwelling with

Sewage Disposal - City

Lot Street Frontage - 50' min - 94' given

Front Yard - 25' average min $\frac{25}{27} \div 2 = 13.5'$ min - 14' shown with 1.5' overhang

Rear Yard - 25' min req - 60' + shown

Side Yard - 14' min req - 14' & 22.5' shown

2 story

Projections - stone terrace

Width of Lot - 60' in - 94' given

Height - 35' max - 18' + shown, but well under 35'

Lot Area - 6,000^{sq} min $\frac{21370}{7323} = 2869.34$

Lot Coverage/Impervious Surface - 30% max or 8607.9^{sq} max

$24 \times 38 = 912$
 $12 \times 14 = 168$
1080

Area per Family - 3,000^{sq} per D.U. or 6,000^{sq} min

Off-street Parking - 2 required for New Dwelling - 1 req for old Dwelling = 3 req

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - 2004-0226

Flood Plains - N/A

St. Vagated parcel 16 Zone C

Deck at rear of property is hanging over onto someone else's property - should be
What is area called "cut flowers" & cutting? / corrected
Not business use
owner does her own gardening: flower raising

only 2 shown
revised plans
show 9x19 parking space
on existing old, &
giving easements (plans
has) for its access



PORTLAND MAINE

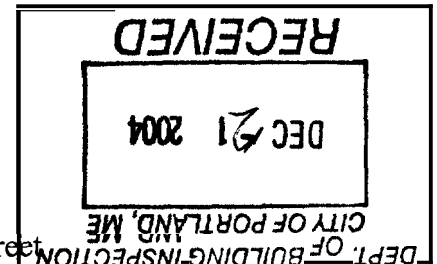
Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

December 16, 2004

Marjorie Shaw
400 Danforth Street
Portland, ME 04102



RE: Residential Expansion and Garage / 400 and 408 Danforth Street

Dear Mrs. Shaw:

On December 14, 2004, the Portland Planning Authority, finding all applicable standards of the zoning code and site plan ordinance met, approved the above referenced site plan application. The approval is based on plans dated November 24, 2004.

The approval is for alterations to an existing residence at 400 Danforth Street, the construction of a new '24 x '36 garage with a single dwelling unit above at 408 Danforth Street, and related site improvements as depicted in the plans. The site plan approval does not imply acceptance of the existing deck on the southern edge of the applicant's property as indicated in condition #5 below.

Conditions of Approval

1. Considering the site topography and so as to protect abutting property from adverse drainage impacts, the applicant shall provide a stone drip edge and French drain along/under the North and East roof edges of the proposed new garage building and shall wye said drain into the foundation drain shown on the approved plan.
2. The applicant shall field locate the existing sanitary sewer line and, prior to installation, shall provide the DRC and Public Works with final pipe size, location, and invert of the sewer lateral to serve the proposed garage.
3. The applicant's site survey shall be revised to show the property line separating the two subject properties at the centerline of "K Street", a former paper street, now vacated by

the City of Portland.

4. Prior to issuance of a Certificate of Occupancy, the applicant shall record a 30 ft. wide drainage and maintenance easement to the City of Portland over the existing sanitary sewer line as it traverses the subject property. The City shall prepare said easement for the applicant's signature.
5. The legal status of the existing "40 Passage Way" to the South of the subject site shall be researched and understood. Depending on the findings of this research, the existing deck, which encroaches on said passage, may be found in violation of City Code. If that proves to be the case, the City reserves the right to require the removal of the deck. The applicant shall work with the City of Portland to resolve this matter prior to the issuance of a Certificate of Occupancy.

General Provisions and Requirements

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact

Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Appeal

Please be advised that, as per city code section 14-527:

(a) When the planning authority has finally approved or disapproved a site plan, any person aggrieved may appeal the decision to the Planning Board within ten (10) days of the decision being rendered. Upon the taking of such an appeal, the application shall be reviewed as if referred by the planning authority, except that the Planning Board may not decline to accept the reference.

(b) When the Planning Board has finally approved or disapproved a site plan, any person aggrieved or the city may appeal the decision of the superior court, pursuant to Rule 80B of the Maine Rules of Civil Procedure, within thirty (30) day of the decision being rendered.

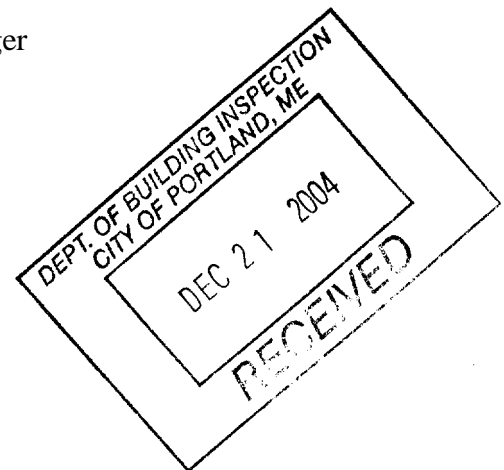
If there are any questions or concerns, please contact Ethan Boxer-Macomber, Planner at 756-8083 or ebm@portlandmaine.gov.

Sincerely,



Alex Jaegerman, Planning Division Director

cc: Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Eric Labelle, City Engineer
Penny Littell, Associate Corporation Counsel
Approval Letter File



From: Marge Schrnuckal
To: Lee Urban
Date: Tue, Jan 11, 2005 3:30 PM
Subject: 400 Danforth St.

Lee,

I know that you have a 3:30 meeting - I still have not received a revised site plan. I spoke with Ethan and he tried calling Steve Pondelis. Ethan would accept a PDF file and then print it out on the plotter upstairs and then get it to me. He too was hoping that he could get something for me today. So I am still waiting. I am here til 5:00 today.

Marge

From: Marge Schmuckal
To: Ethan Boxer-Macomber
Date: Tue, Dec 21, 2004 5:00 PM
Subject: ~~two~~ things

1. I still can't find my copy of the rite aid site plan
2. I just received a letter that 400 & 408 Danforth Street was approved. THe last I heard, we still had some unresolved issues. Is this ~~two~~ lots? Does that rear deck over hang on someone ~~elses~~ property? Did they ever provide a legal parking space for the existing dwelling? Please update me.

Thanks,
Marge

From: Marge Schmuckal
To: Ethan Boxer-Macomber
Date: Thu, Nov 18, 2004 11:10 AM
Subject: 408 Danforth Street

Ethan,

I have reviewed this new single family dwelling. I have some zoning issues. First of all the structure is not being shown on a stamped surveyed site plan as required. Certainly for a new dwelling we should have that. Secondly, there needs to be a consensus of the status of "K" Street. ~~Is~~ it no longer and therefore this is all one great big lot owned by David & Marjorie Shaw? Or is it ~~two~~ lots divided by a street? It makes a zoning difference. Thirdly, I am not seeing a parking space (9x19) for the existing single family.

It is also noted that there is a deck on the rear of the property that is apparently encroaching on someone else's property. That deck was not approved by this office. It should be removed at this time ~~so~~ it doesn't look like the City has sanctioned it. And we should be careful that the newly proposed rear terrace is on their lot (ie we need a survey - where are the property lines?)

On the structural plans, there is an area labeled "cut flowers and catering". Is that a ~~use~~ going in the garage? This is a residential zone - not a business zone.

Marge

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	071 C001001
Location	404 DANFORTH ST
Land Use	VACANT LAND
Owner Address	SHAW DAVID E & MARJORIE R ITS 400 DANFORTH ST PORTLAND ME 04102
Book/Page	9747/339
Legal	71-C-1 DANFORTH ST 404-408 21370 SF

Valuation Information

Land	Building	Total
\$105,630	\$ 0.00	\$105,630

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.491	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
10/04/1991	LAND + BLDING		09747-339

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
--------------------------------	-------------------------------	--------------------------------

[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!

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 I001001
Location	400 DANFORTH ST
Land Use	SINGLE FAMILY
Owner Address	SHAW DAVID E & MARJORIE R ITS 400 DANFORTH ST PORTLAND ME 04102
Book/Page	7420/13
Legal	61-1-1 DANFORTH ST 398-402 7323 SF

Valuation Information

Land	Building	Total
\$135,240	\$178,290	\$313,530

Property Information

Year Built 1861	Style old Style	Story Height 2	Sq. Ft. 3092	Total Acres 0.168	
Bedrooms 4	Full Baths 4	Half Baths 1	Total Rooms 11	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
------	------	-------	-----------

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!

25 October 2004

City Of Portland
Department of Planning & Development
Portland City Hall
389 Congress Street, 4th Floor
Portland, Maine, 04101

To the Planning Department:

Enclosed is an application for Minor Site Review for proposed alterations to the residence of Marjorie Shaw at 400 Danforth Street (Chart: 61 Block: I, Lot: 1) and proposed new construction of a garage with living quarters above on the adjacent lot, 408 Danforth Street (Chart: 71, Block: C, Lot: 1) also owned by Marjorie Shaw.

The alterations to the house at 400 Danforth Street include an addition of 66 square feet to the kitchen area and basement below this addition, the re-design of windows in the family room and the re-design of the existing deck including improved access to the kitchen and deck from the parking area via a new exterior stair. The addition brings the lot coverage to approximately 26%. Total square footage of heated living space for the house is approximately 4,000 sf. *30% max R-4*

The new garage/living quarters on the adjacent lot has a footprint of 36' x 24' with a total of 804 square feet of garage and accessory space on the ground floor and 890 square feet of living space on the second floor for a total square footage of 1694. The lot coverage is less than 10%. A stone terrace is proposed adjacent to the garage building with stone retaining walls which form grass ramps from a new parking court to the lower yard. Other site improvements include reducing the two driveways to a single entrance from the street and replacing a wooden stockade fence with an iron fence across the front of both lots.

The exterior and site alterations have been reviewed and approved by the Historic Preservation Committee with subsequent notification from the Planning Department regarding their approval of the use of a recycled fence.

Marjorie Shaw
25 October 2004

Page 2

Not a paper street
per Jim Robbins

As noted on the site plan the two properties are divided by a paper street (K Street). Improvements to each lot recognize the sewer easement constraints associated with the paper street. The City of Portland has no objection to this project as it relates to the paper street. See attached letter from Penny Littell, Associate Corporation Counsel, City of Portland.

The proposed setback from Danforth Street for the garage building is based on the average depth of front yards on either side. As the site plan shows the front entrance at 400 Danforth Street is 2 feet from the property line and the face of the condominium garage building adjacent to 408 Danforth Street is apparently 25 feet from the property line. The average of these two yard depths is 13.5 feet. The proposed garage building's foundation along Danforth Street is shown 14.5 feet from the property line to accommodate one foot of the three foot roof overhang with the other two feet of overhang allowed within the setback.

The sideyard setback on the western boundary is 14 feet. Up to two feet of the roof overhang is allowed within the 14 foot setback. If the paper street (K Street) is considered a side street, the setback to the garage along that street need be no deeper than the setback along Danforth Street (13.5 feet). As proposed, the garage foundation will be approximately 22 feet from the K Street line. The resulting rear yard of the garage greatly exceeds the required 25 foot rear yard depth.

Enclosed with this application are the boundary survey, a site plan and plans and elevations for the renovations and new construction. Please let us know if additional information is required for this review.

Sincerely,



Stephen Pondelis
Project Architect



PORTLAND MAINE

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

Corporation Counsel
Gary C. Wood

July 28, 2004

Marjorie B. Shaw
400 Danforth Street
Portland, ME 04102

RE: K Street

Dear Ms. Shaw:

Thank you for meeting with me last week to discuss K Street, a paper street which bisects your lot on Danforth Street. The City has an existing, active sewer within K Street running from Danforth Street to West Commercial.

Shortly you will be presenting a site plan to the City's Historic Preservation Committee. In general, you are looking to add an addition to your house and a garage on your site. You are further seeking to upgrade the surface of a portion of K Street (over which you presently have a driveway) and also to install a fence across a portion of K Street. As we discussed in some detail, the City has no objection to your project but we will need to obtain from you an executed easement to K Street which preserves the City's right in K Street. [Our engineering crew is in the process of drafting an easement for your review and signature.] Please be advised that any construction in this area needs to preserve the existing monument currently located at the southeast corner of Danforth and K Street. Moreover, the City is amenable to issuing a license allowing a fence to be placed in K Street as shown on your site plan, provided the fence may be easily removed in the event the City needs to gain access to that area.

Please feel free to contact me should you have any questions.

Sincerely,

Penny Littell
Associate Corporation Counsel

Cc: Deb Andrews

PL:alb

O:\OFFICE\PENNY\Letters2004\Shaw-KStreet 07.28.04.doc

WRIGHT-RYAN CONSTRUCTION, INC

10 Danforth Street
Portland, Maine 04101

LETTER OF TRANSMITTAL

Phone (207) 773-3625

Fax (207) 773-5173

DATE: 10/28/04

JOB NO. 0416

ATTENTION:

RE: Shaw Project / 400 Danforth

TO Portland Code Enforcement

WE ARE SENDING YOU



Attached



Under separate cover via

the following items:



COPIES	DATE	NO	DESCRIPTION
9	10/13/04		Site Review Application. A3.0 , Site Survey Dated 10/1, GA1.1, GA1.2, GA2.0, A1.0, A1.1
2			Building Permit Set for existing house #400 Danforth and new garage #408 Danforth. Proposed Site plan dated 10/25/04, Boundary survey dated 10/01, GA1.0, A1.1, A1.2, A2.0, A3.0, A4.0, S1.0, S1.1, S1.2 GA1.1 . GA1.2, GA2.0, GA3.0, GA4.0, GA5.0, GS1.0, GS1.1, GS1.2.

THESE ARE TRANSMITTED as checked below:



For approval



Approved as submitted



Resubmit

copies for approval



For your use



Approved as noted



Submit

copies for distribution



As requested



Returned for corrections



Return

corrected prints



For review and comment



FOR BIDS DUE

20



PRINTS RETURNED AFTER LOAN TO US

COPY TO:

SIGNED: Peter Haber

If enclosures are not as noted, kindly notify us at once.



PORTLAND MAINE

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

Corporation Counsel
Gary C. Wood

January 6, 2005

Associate Counsel
Elizabeth L. Boynton
Donna M. Katsiaficas
Penny Littell

Ms. Marjorie Shaw
400 Danforth Street
Portland, ME 04102

Re: K Street and Unnamed Passageway

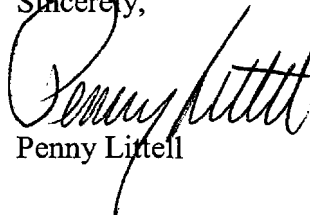
Dear Ms. Shaw:

In conjunction with your surveyor's inquiries into the status of K Street and an Unnamed Passageway situated parallel to Danforth Street along the southern edge of your property, please be advised of the following. Based on the City's research it has determined that K Street and this Unnamed Passageway were vacated in 1997. Please provide this information to your surveyor at your earliest opportunity.

The City has further undertaken to specifically identify, by metes and bounds, the sewer easement to the City that you need to execute over the former K Street. We will forward that to you as soon as it is complete.

Good luck with your project. Thanks for your cooperation.

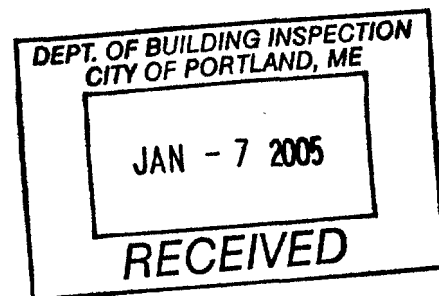
Sincerely,



Penny Littell

PL:mmma

cc: Ethan Boxer-Macomber, Planning
Jon Giles, Public Works
Marge Schmuckal, Zoning





Residential 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: **408 DAUFORTH STREET**

Total Square Footage of Proposed Structure

Square Footage of Lot

EXISTING HOUSE - 144 SF NEW GARAGE - 1694 SF

#400 7323 S/F

#408 21370 S/F

Tax Assessor's Chart, Block & Lot

Owner:

Telephone:

Chart# **62** Block# **71** Lot# **C**

MARJULIE SHAW

773-9638

Lessee/Buyer's Name (If Applicable)

Applicant name, address & telephone:

Cost Of Work:

**PETER HABEN
WRIGHT-RYAN CONSTRUCTION
10 DAUFORTH ST. PORTLAND
773-3625**

Fee: \$ **8938**

Current Specific use: **RESIDENTIAL**

Proposed Specific use: **SAME**

Project description: **TWO AREAS OF WORK**

SEPARATE PERMIT #04-1652
1. RENOVATIONS AND SMALL ADDITION TO EXISTING HOUSE
2. NEW CONSTRUCTION; GARAGE/CARRIAGE HOUSE

**3621.00
+ 75.00 COF0
+ 300 Site Plan**

3996.00

Contractor's name, address & telephone: **WRIGHT-RYAN CONSTRUCTION**

Who should be contact when the permit is ready **PETER HABEN**

Mailing address **10 DAUFORTH ST.
PORTLAND, ME 04101**

Phone: **773-3625**

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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:

P. Haben

Date: **10/28/04**

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Residential Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

Construction drawings must include:

- ☐ Cross sections w/framing details
- ☒ Detail of any new walls or permanent partitions
- ☐ Floor Plans & Elevations
- ☒ Window and door schedules
- ☐ Foundation plans with required drainage and damp proofing (if applicable)
- ☐ Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the new or existing structure(s), a plot plan is required and must include:

- ☐ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown
- ☐ Boundary survey to scale showing north arrow; zoning district and setbacks
- ☐ First floor sill elevation (based on mean sea level datum)
- ☐ Location and dimensions of parking areas and driveways
- ☐ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☐ Location of areas on the site that will be used to dispose of surface water
- ☐ Existing and proposed grade contours
- ☐ Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.