

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070856

Please Read Application And Notes, If Any, Attached

This is to certify that HOYT ANDREW R & SAL B HOYT property owner
has permission to Remove existing 7' x 13' addition (on rear) & replace with a 14'9" single story addition and a deck
AT 36 FESSENDEN ST 116 D011001 AUG 14 2007

PERMIT ISSUED
AUG 14 2007
CITY OF PORTLAND

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 work on permit in progress 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

Thomas M. Markley 8/13/07
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: 07-0856	Issue Date:	CBL: 116 D011001
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Location of Construction: 36 FESSENDEN ST	Owner Name: HOYT ANDREW R & SALLY B H	Owner Address: 36 FESSENDEN ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-5

Past Use: Single Family	Proposed Use: Single Family - Remove existing 7' x 13' addition (on rear) & replace with a 16' x 14'9" single story addition and a deck	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description:
Remove existing 7' x 13' addition (on rear) & replace with a 16' x 14'9" single story addition and a deck

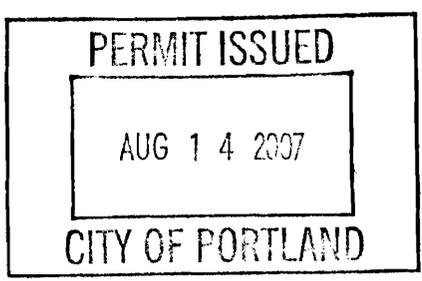
Signature: _____
Signature: *Jm 8/13/07*

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: 07/16/2007	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/> OK w/ conditions Date: 7/25/07 ABH	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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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
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: 07-0856	Date Applied For: 07/16/2007	CBL: 116 D011001
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Location of Construction: 36 FESSENDEN ST	Owner Name: HOYT ANDREW R & SALLY B H	Owner Address: 36 FESSENDEN ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Single Family - Remove existing 7' x 13' addition (on rear) & replace with a 16' x 14'9" single story addition and a deck	Proposed Project Description: Remove existing 7' x 13' addition (on rear) & replace with a 16' x 14'9" single story addition and a deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/25/2007

Note: Using section 14-433 for 16' x 14'9" addition. The addition must remain 5' from the side property line. The deck must have an 8' side setback. **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 08/13/2007

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) 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.

Comments:

7/17/2007-amachado: Spoke to Sally Hoyt. Told her that she might be able to use section 14-433 to get a 5' side setback for the addition. Told her to explain why it has to go where it is. Told her that the deck would have to meet the 8' side setback.

7/23/2007-amachado: Received letter & revised plans on 7/19/07. Reviewed them on 7/20/07. The reason for 14-433 and the given dimensions still are not clear. Left message for Sally Hoyt to call.

7/25/2007-amachado: Met with Sally Hoyt yesterday to go over her plans to see if 14-433 would work.



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.

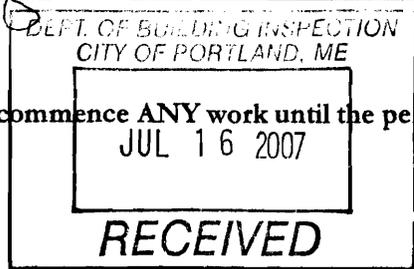
Location/Address of Construction: <u>36 Fessenden St</u>		
Total Square Footage of Proposed Structure <u>240^{sq. feet} addition</u>	Square Footage of Lot <u>5000</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Andrew & Sally Hoyt</u>	Telephone: <u>207-871-7895</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Andrew and Sally Hoyt</u> <u>36 Fessenden St</u> <u>Portland, ME</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>320.</u> C of O Fee: \$ _____
Current Specific use: <u>Additional Living Space</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>Tear out 7 1/2' x 13' Laundry & Bath.</u> <u>Add 11' x 14' square feet of living space that will include</u> <u>a 3/4 bath (w/shower) and laundry space</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Andrew Hoyt</u> Mailing address: <u>36 Fessenden St</u> Phone: <u>207 871-7895</u> <u>Portland, ME</u> <u>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: <u>Sally Hoyt</u>	Date: <u>7/16/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland
Zoning Department
R-5 Zone

7/17/07

To Whom it May Concern,

14'9" (see email dated 7/25/07.)

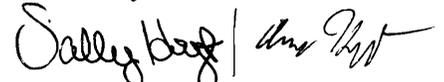
I have applied for a building permit to add on a 16 ft. x 16 ft. (~~240 square ft~~) addition at my home and a new deck at 36 Fessenden Street in the R-5 zone. This space would add a breakfast area off of our kitchen on the right side(looking at photo of back of house) a ¾ bath and a laundry room on the left (driveway side) of the property .The proposed addition will have a door on the drive way side and a French door off the breakfast room to the proposed back deck. The addition will replace an existing 7.5 ft x 13ft. addition ,a ½ bath and a laundry room and a door that exits to our back yard. The current addition sits 5 feet from the property line.

We would like to remain in the side setback of 5 feet as our home was built prior to 1988 (1892) and would like to maintain the look of the home as it was originally built as well as have an esthetically pleasing addition. This proposed addition will extend off the existing kitchen for a needed seating area, as the current kitchen is 10ftx11ft and does not provide any seating space.

We also chose not to design the addition any more than 18 inches toward the driveway side of the house because we did not want to block our dining room window(looking at photo of the back of the house) left side. Which provides light and a beautiful view of the old part of the city. We also have a door to our basement built right under the dining room window .

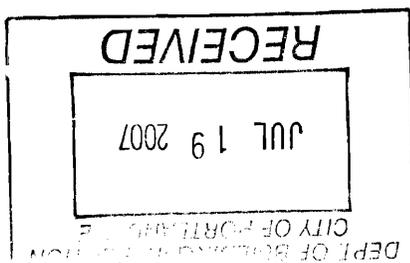
The proposed 16 ft x ^{14'9"}16 ft (~~240 square foot~~) addition to our home will not exceed normal build able lot requirements. We would like to appeal to the planning department to allow our proposed addition within the 5 foot side set back.

Sincerely,



Sally and Andrew Hoyt

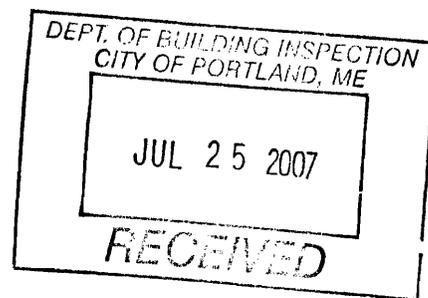
207-899-5735 cell
874-6560 work
246168
871-7895-home



From: "shoyt@preblestreet.org" <shoyt@preblestreet.org>
To: <amachado@portlandmaine.gov>
Date: 7/24/2007 3:14:32 PM
Subject: hoyt measurements

Ann, here is the measurement across the back of the proposed addition for 36 fessenden street , thank you sally hoyt (14'9")

mail2web - Check your email from the web at
<http://link.mail2web.com/mail2web>



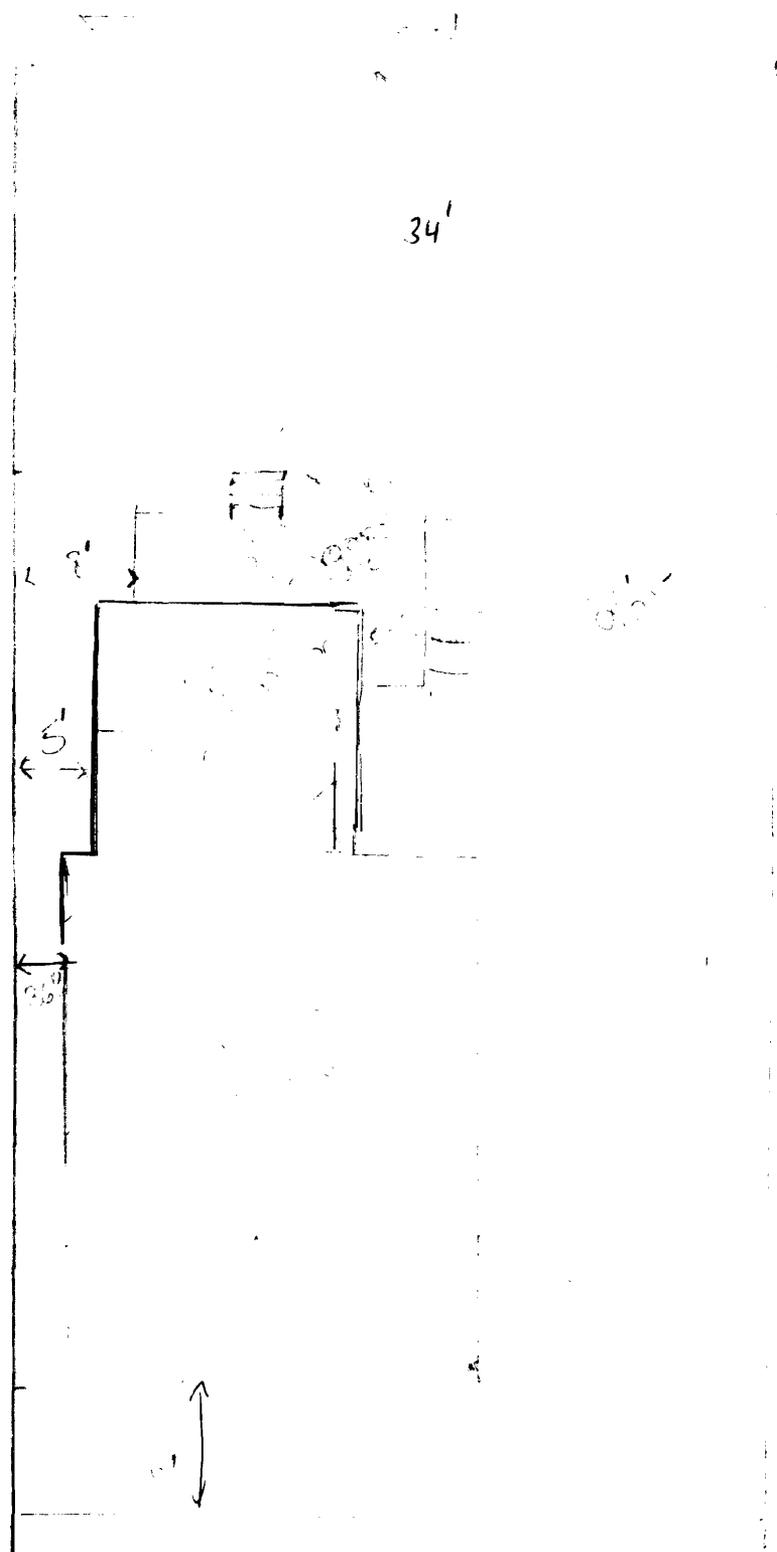
RS

lotsize 5000 ϕ

- sidesetback - 1 story 8' - 5' OK per Section 14-433

- rear setback - 20' - 34' to deck. OK.

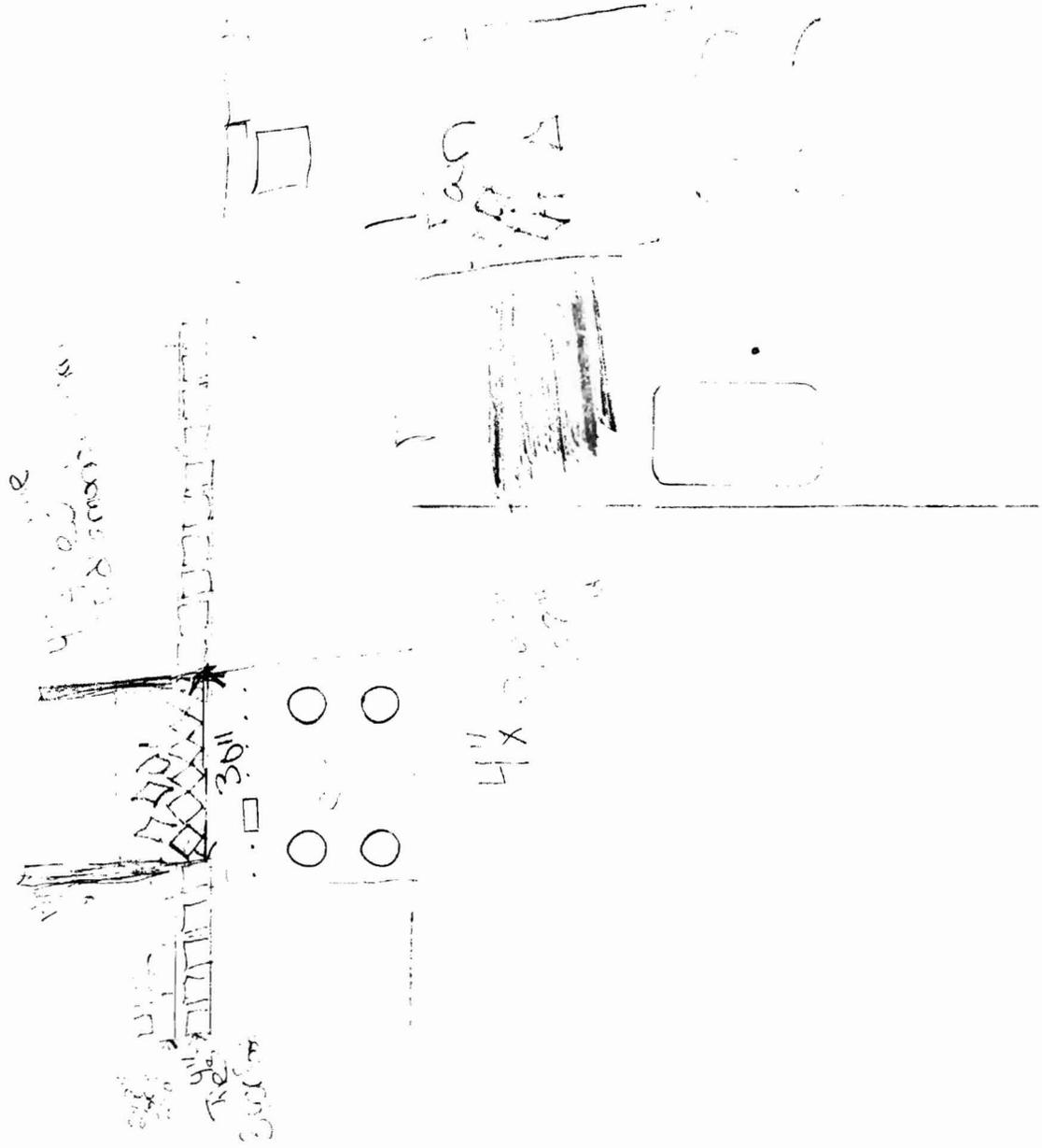
- lot coverage - 40% = 2000 ϕ
1080.75 ϕ OK



34'

1/4" = 3'





Headers (2x6) Single Door
(2x8) Front Door

4" → 4 in

2x4's Nailer for Deck

14 1/2" (see email)

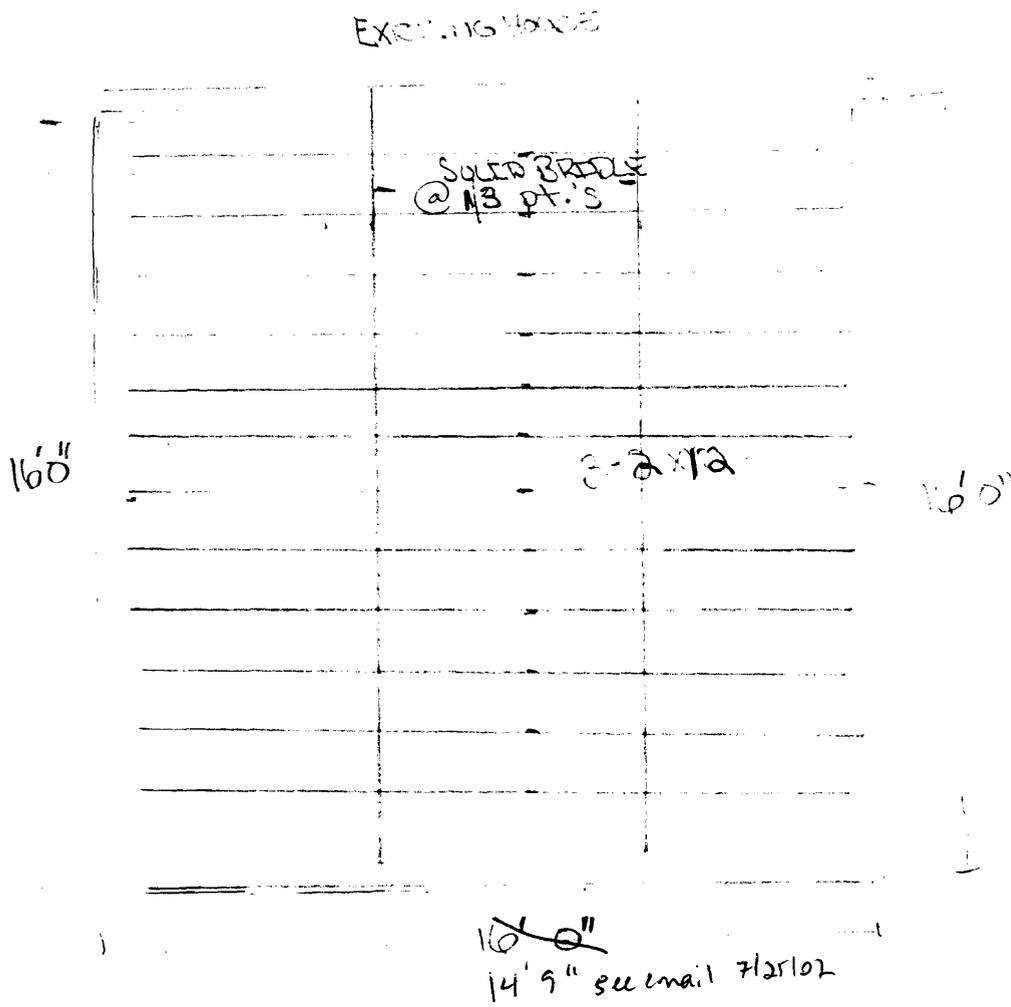
4x4
2-2x4's

4ft Deep Smo

3/4 inch nose
not framed

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL 19 2007
RECEIVED

Hoyt
5/8/07



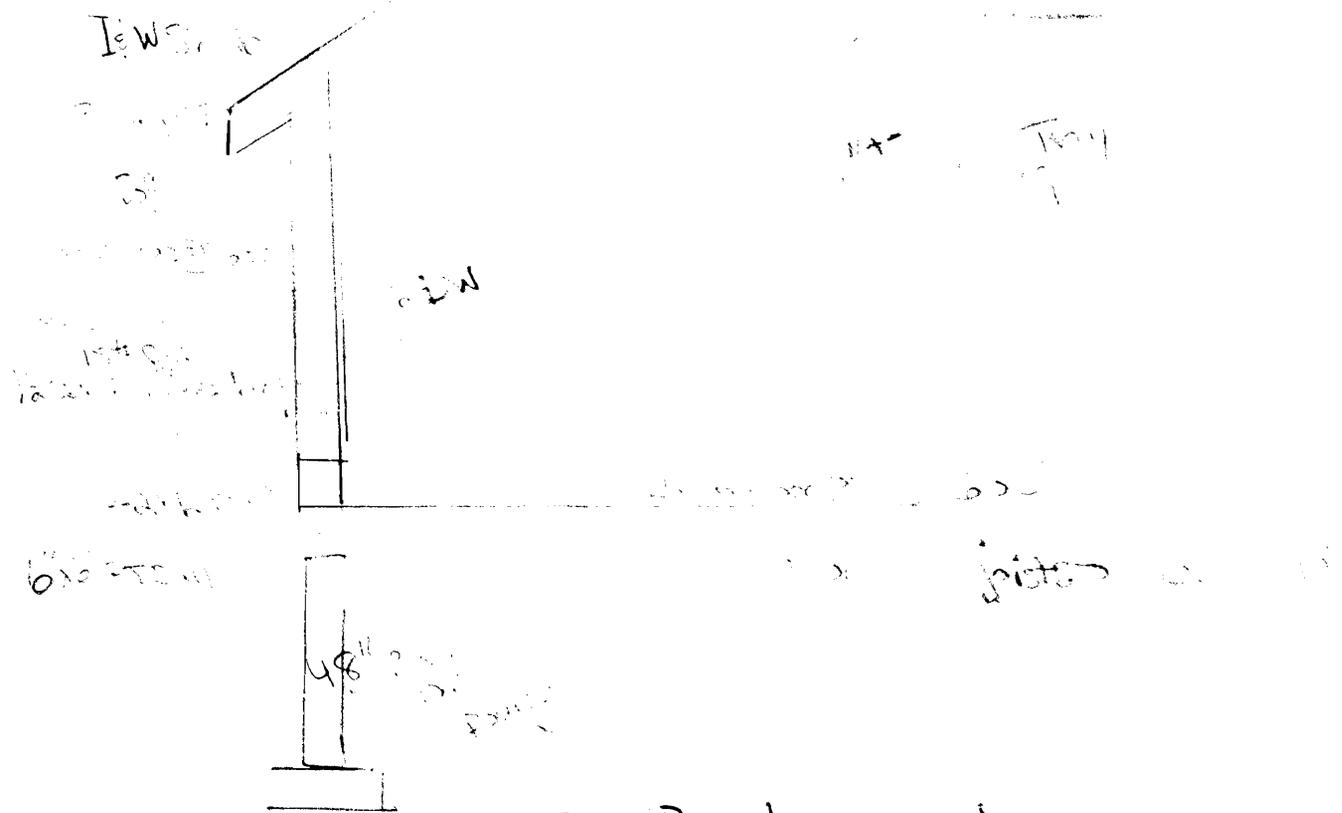
1ST (First) Floor framing plan

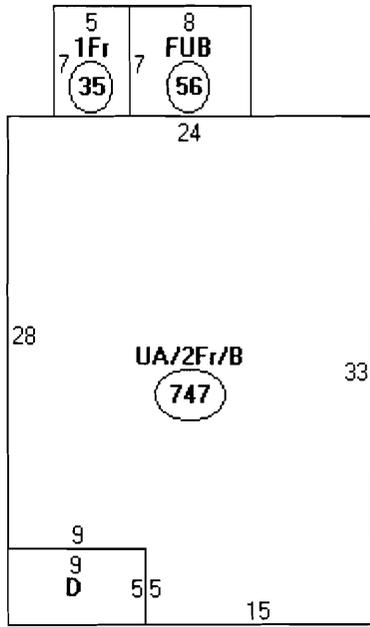
1/4" = 1'-0"

6/12

stairs

3x6 joists @ 22oc





Descriptor/Area

A: UA/2Fr/B
747 sqft

~~B: 1Fr
35 sqft~~

~~C: FUB
56 sqft~~

D: 1Fr/EP
45 sqft

792

~~256
182
34~~
1210

~~add. 6 x 16 x 16
deck 6 x 22
5 x 6~~

236

add. hen
16 x 14.75

52.75

deck. 6 x 19 = 114

1080.75

7.75 x 5 = 38.75