

City of Portland, Maine - Building or Use Permit Application


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

Permit No: 04-0969	Issue Date: 07/13/2004	CBL: 123 D025001
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Location of Construction: 40 Seeley Ave	Owner Name: Robinson Davis Rider &	Owner Address: 40 Seeley Ave	Phone: 207-772-9924
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:

Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3
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Past Use: Single Family	Proposed Use: Single Family / demolish existing front porch and replace on old footprint.	Permit Fee: \$57.00	Cost of Work: \$4,000.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R-3 Type SB BOCA 1999 Signature: 
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Proposed Project Description:
Demolish existing front porch and replace on old footprint.

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 07/13/2004	Zoning Approval
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<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone 14-385 <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/20/04	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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: 7/20/04
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached.

DEMOLITION PERMIT

Permit Number 020929
JUL 20 2004
CITY OF PORTLAND

This is to certify that Robinson Davis Rider &
has permission to Demolish existing front porch and replace with old footprint.
AT 40 Seeley Ave City of Portland 123 D02500

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 in progress must be reported before this building or part thereof is closed or closed-in. 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

[Signature]
7/20/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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Permit No: 04-0969	Date Applied For: 07/13/2004	CBL: 123 D025001
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Location of Construction: 40 Seeley Ave	Owner Name: Robinson Davis Rider &	Owner Address: 40 Seeley Ave	Phone: 207-772-9924
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / demolish existing front porch and replace on old footprint.	Proposed Project Description: Demolish existing front porch and replace on old footprint.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/20/2004
Note: rec'd plot plan - ~~ok~~ to issue under 14-385 **Ok to Issue:**

1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/20/2004
Note: **Ok to Issue:**

1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.

ATTN: TRUMP

From: DAVIS ROBINSON 772-9924
40 STEELEY AVE

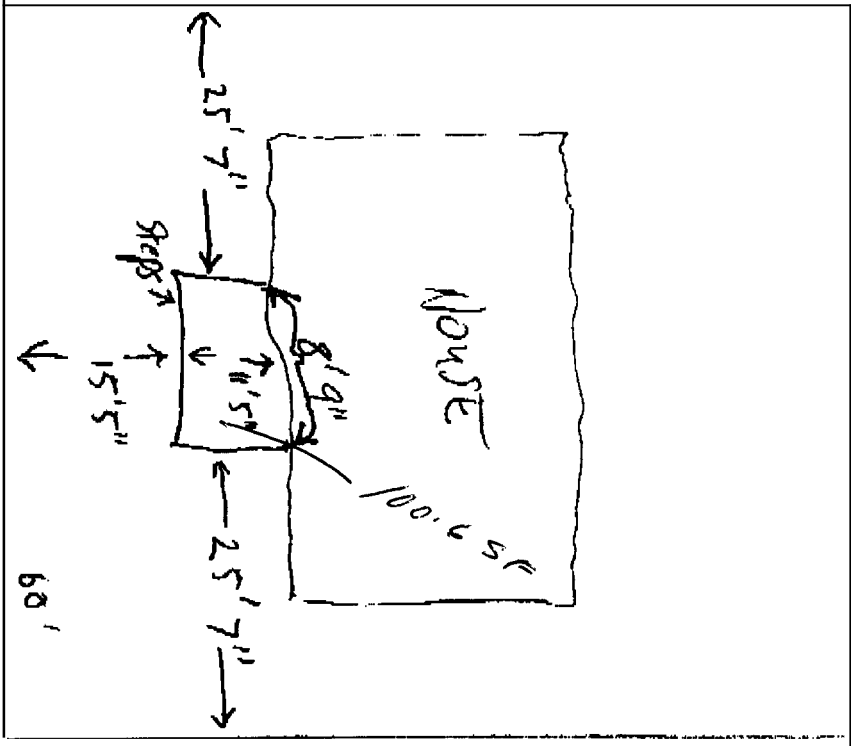
CURRENTLY,
STAIRS ARE REMOVED;

8'9" wide, by

11'5" Deep;
with 9 steps

We are making steps
square, lower, + with
the railings, etc.

40 STEELEY AVE

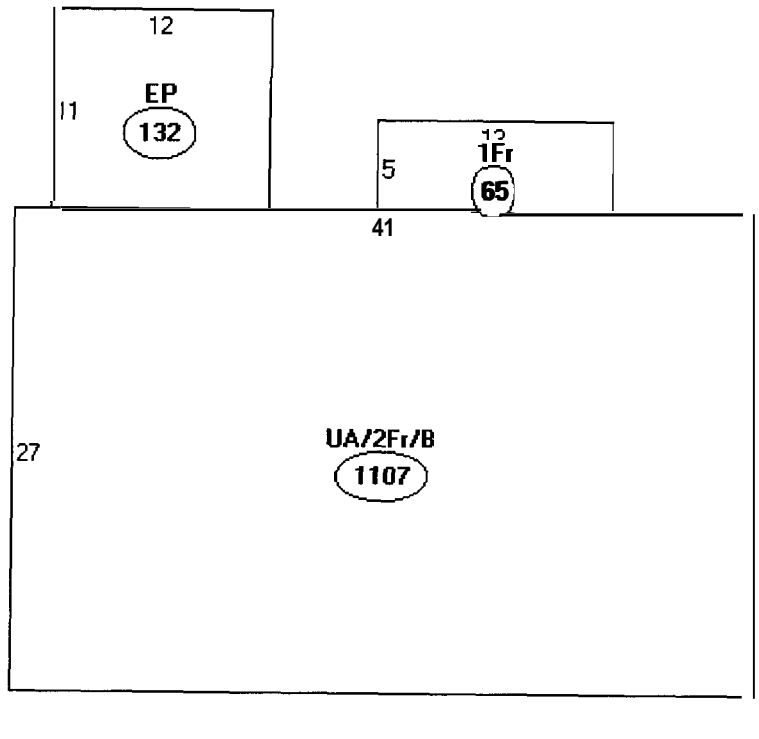


RECEIVED
JUL 20 2004

Stairs remaining
OK now building
11'5" x 8'9" post
rest

Could not find
100' x 100' =
OK proposed
Smaller





Descriptor/Area

A: UA/2Fr/B
1107 sqft

E: EP
132 sqft

C: 1Fr
65 sqft

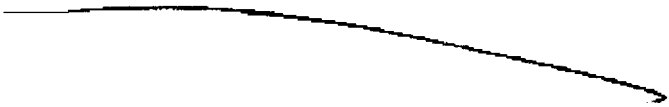
page 1 of 4.

Tammy,

This is the only groundplan I could find. There are no drawings of steps. Want a photo emailed to you?

Davis

40 SEELEY AVE



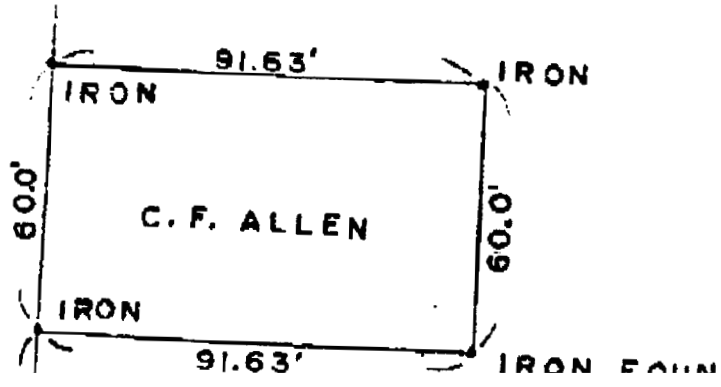
BUILDING AREA ADDENDUM

Borrower <u>William E. Kreth</u>	File No. <u>7146</u>
Property Address <u>40 Seesley Avenue</u>	
City <u>Portland</u>	County <u>Cumberland</u>
	State <u>ME</u>
Lender <u>The Mortgage Office</u>	Zip Code <u>04103</u>

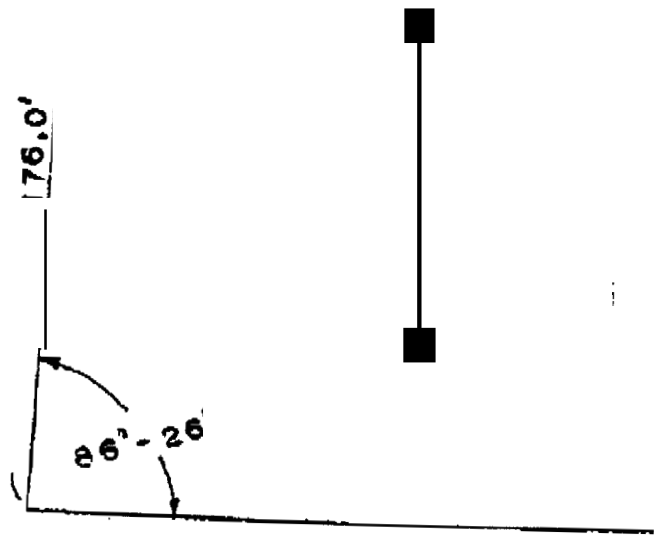
Gross Living Area (GLA)	_____ 2,314 s.f.
Gross Building Area (GBA)	_____ 3,518 s.f.
Areas	Square Footage
Basement	_____ 1,107 s.f. 31% of GBA
Level 1	_____ 1,107 s.f. 31% of GBA
Level 2	_____ 1,107 s.f. 31% of GBA
Level 3	_____ 0 s.f. 0% of GBA
Garage	_____ 0 s.f. 0% of GBA
Other	_____ 197 s.f. 6% of GBA

Area Dimensions				Type of Area				Level				
Measurements		Factor		Area	Living	Bsmnt	Garage	Other	One	Two	Three	
41.00	X	27.00	X	1.00 =	1,107.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
41.00	X	27.00	X	1.00 =	1,107.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.00	X	11.00	X	1.00 =	132.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.00	X	5.00	X	1.00 =	65.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41.00	X	27.00	X	1.00 =	1,107.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	X		X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WELLS ENGINEERING INC.
CIVIL ENGINEERING
47 WESTMINSTER AVE. - PORTLAND, MAINE 04103
PHONE 774-0055



SEELEY AVE.

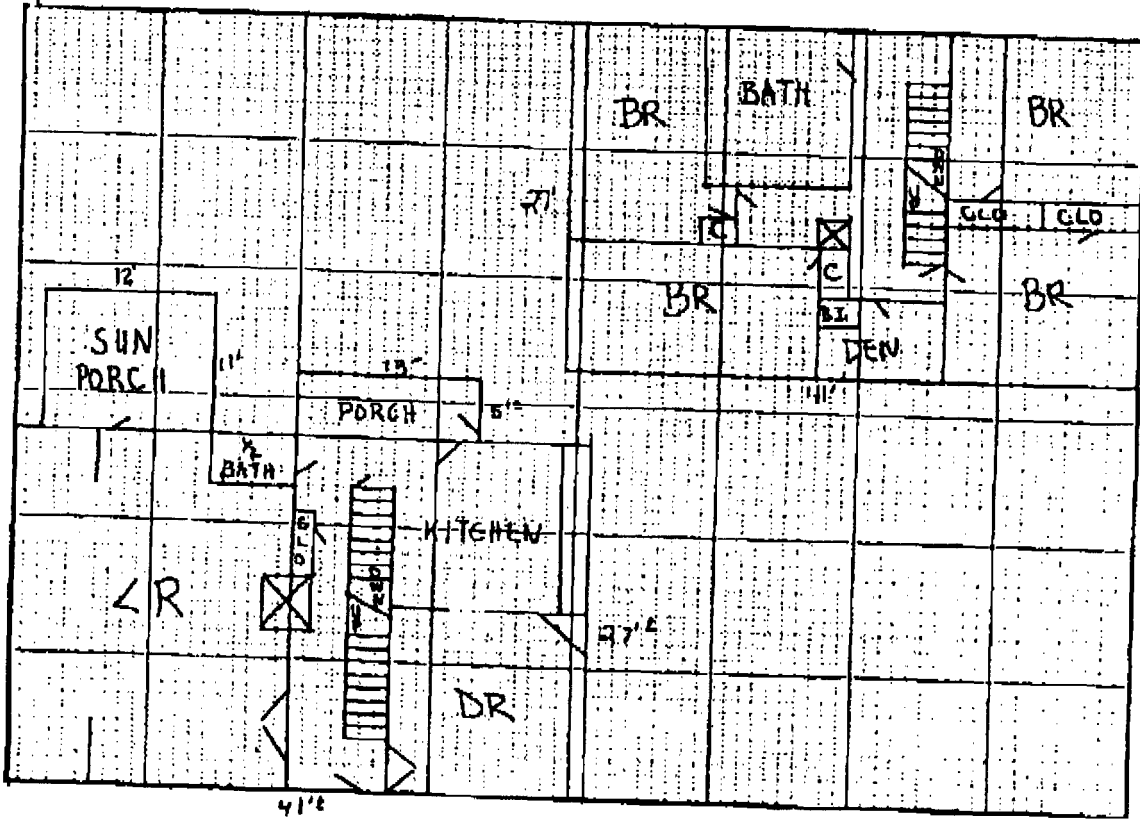


RADCLIFF ST

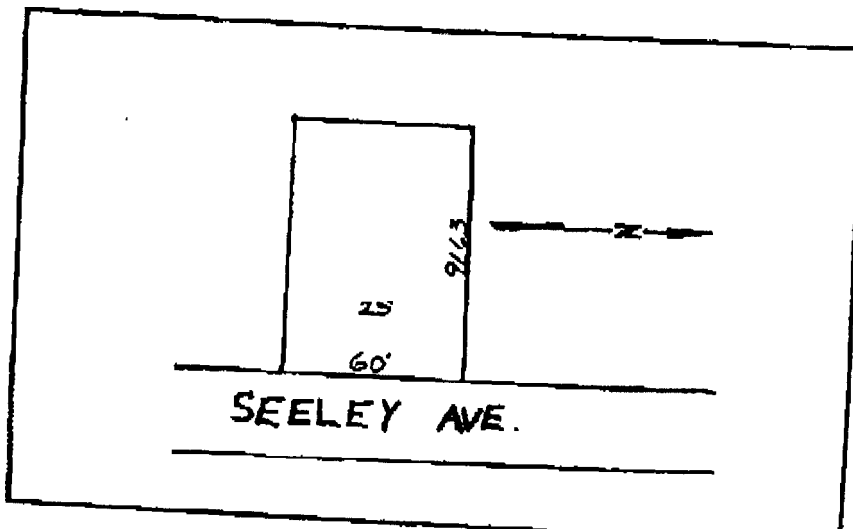
Floor Plan and Plot Plan

File No. 01101 2004 2/1

Proposed by William E. Krath			
Property Address 10 Seeley Avenue			
City Portland		County Cumberland	State ME
Lender Ocean National Bank		File No. 04103	



STEPS ↑





Residential Building Permit Application

040969

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: 40 SEELEY AVE., PORTLAND, ME. 04103

Total Square Footage of Proposed Structure 66 S.F. Square Footage of Lot 0.12 ACRES

(EXISTING PORCH: 99 4.F. NET AREA DECREASE OF 33 S.F.)

Tax Assessor's Chart, Block & Lot
Chart# 123 Block# D Lot# 25

Owner: DAVIS ROBINSON & ELIZABETH MARCUS.

Telephone: 207-772-9924

Lessee/Buyer's Name (If Applicable)
N/A

Applicant name, address & telephone:
SAME

cost Of Work: \$ NOT KNOWN.
~ \$ 4,000.-
Fee: \$57.-

Current Specific use: SINGLE FAMILY RESIDENCE

Proposed Specific use: NO CHANGE IN USE.

Project description: DEMOLISH EXISTING FRONT PORCH & STEPS AND REPLACE WITH A NEW FRONT PORCH & STEPS WITHIN THE OLD FOOTPRINT.

Contractor's name, address & telephone: Andy Green, Cap. Elizabeth, ME 767-5489 (207)

Who should we contact when the permit is ready: DAVIS ROBINSON

Mailing address: 40 SEELEY AVE.
PORTLAND, ME. 04103

Phone: 772-9924

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.

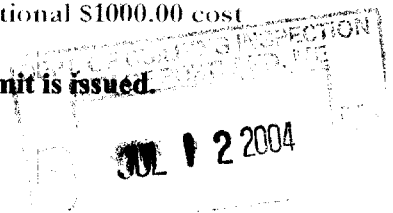
I hereby certify that I am the **Owner** of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

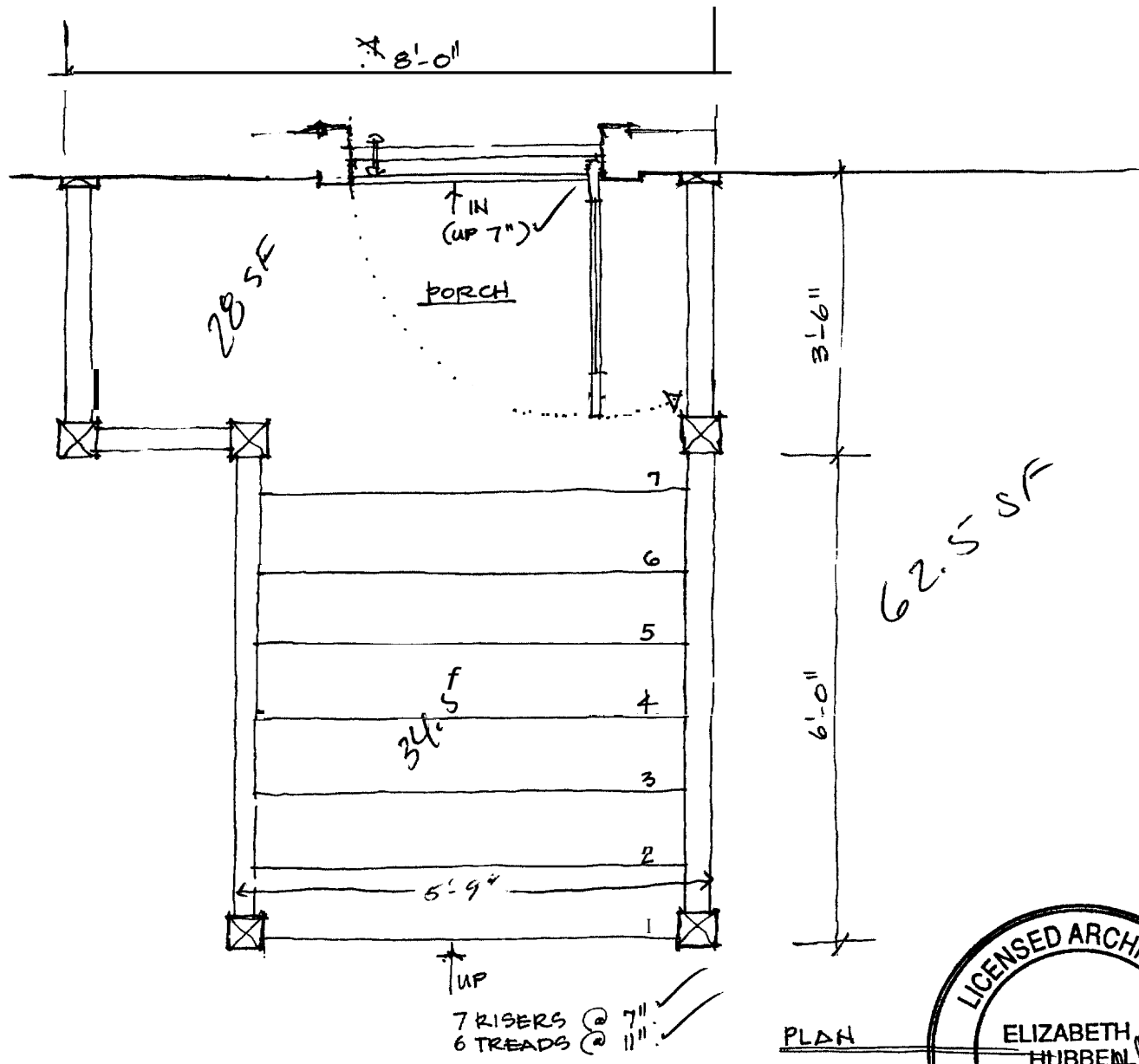
Signature of applicant: *Davis Robinson*

Date: 7/5/04

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

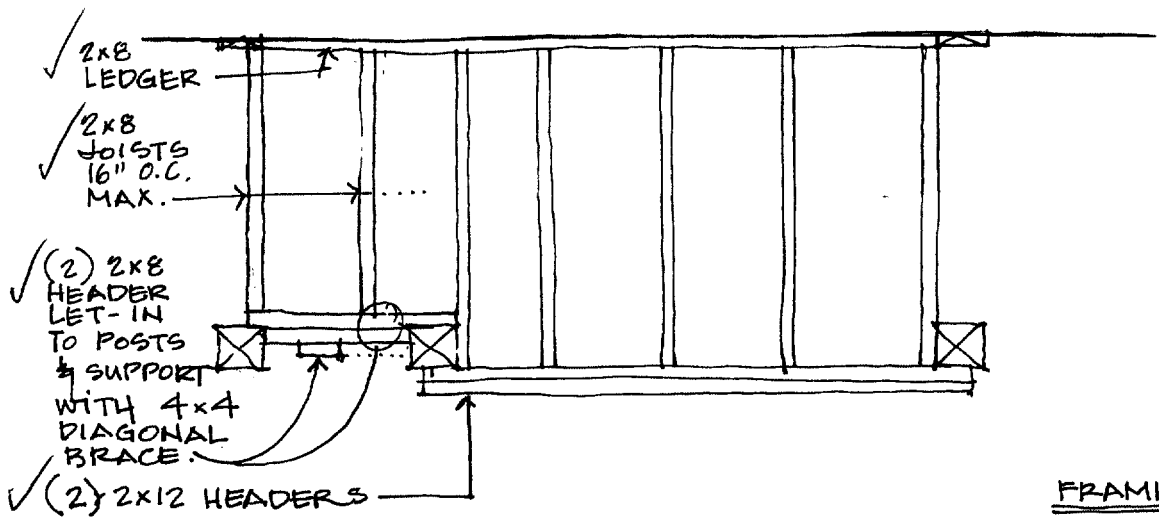
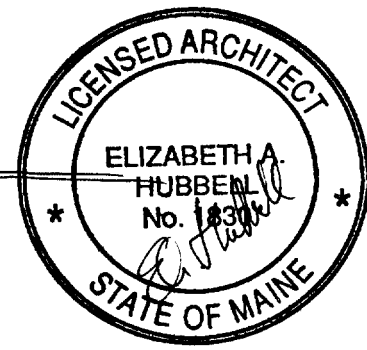
This is not a Permit; you may not commence any work until the Permit is issued.





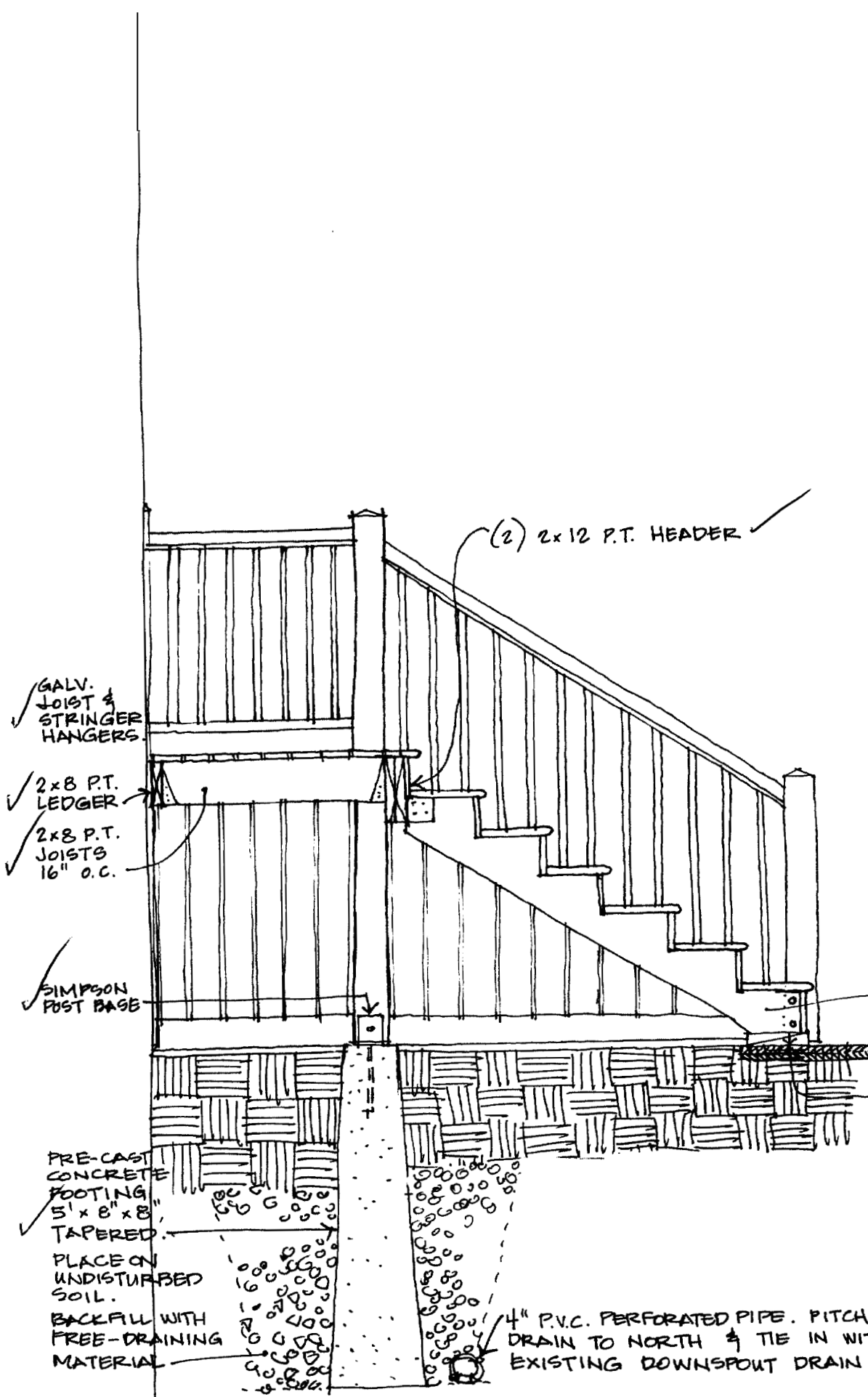
62.5 SF

PLAN



FRAMING PLAN

1 6.25.04
 Marcus-Rob.
 Front Porch
 1/2" = 1'-0"
 Hubbell, Arch.



(2) 2x12 P.T. HEADER ✓

✓ GALV. JOIST & STRINGER HANGERS

✓ 2x8 P.T. LEDGER

✓ 2x8 P.T. JOISTS 16" O.C.

✓ SIMPSON POST BASE

✓ PRE-CAST CONCRETE FOOTING 5' x 8" x 8" TAPERED

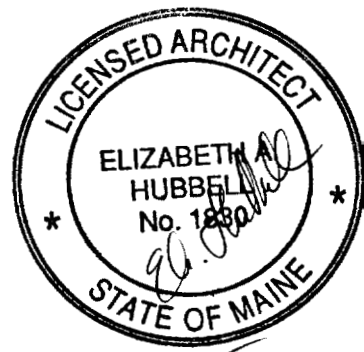
PLACE ON UNDISTURBED SOIL.

BACKFILL WITH FREE-DRAINING MATERIAL

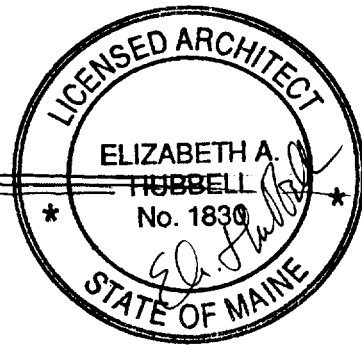
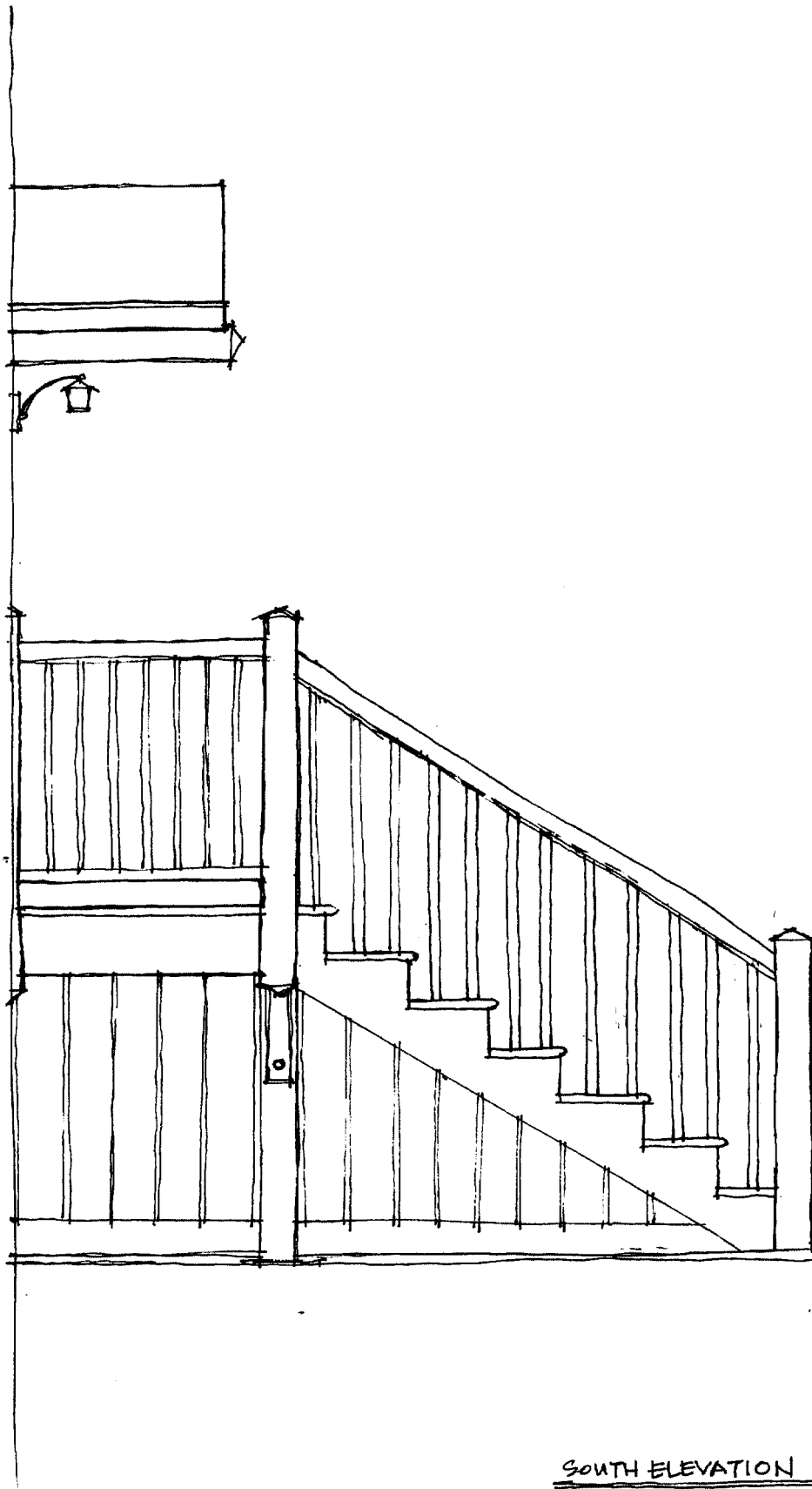
✓ FOUR 2x12 P.T. STRINGERS. LAG OUTSIDE STRINGERS TO 6x6 POSTS.

2x12 P.T. SLEEPER ON BIT. CONC. WALKWAY.

4" P.V.C. PERFORATED PIPE. PITCH TO DRAIN TO NORTH & TIE IN WITH EXISTING DOWNSPOUT DRAIN.



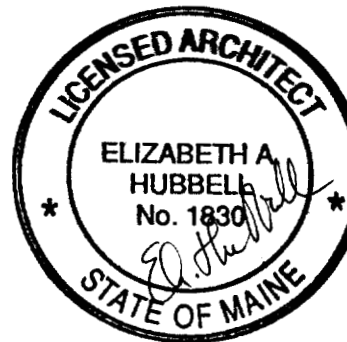
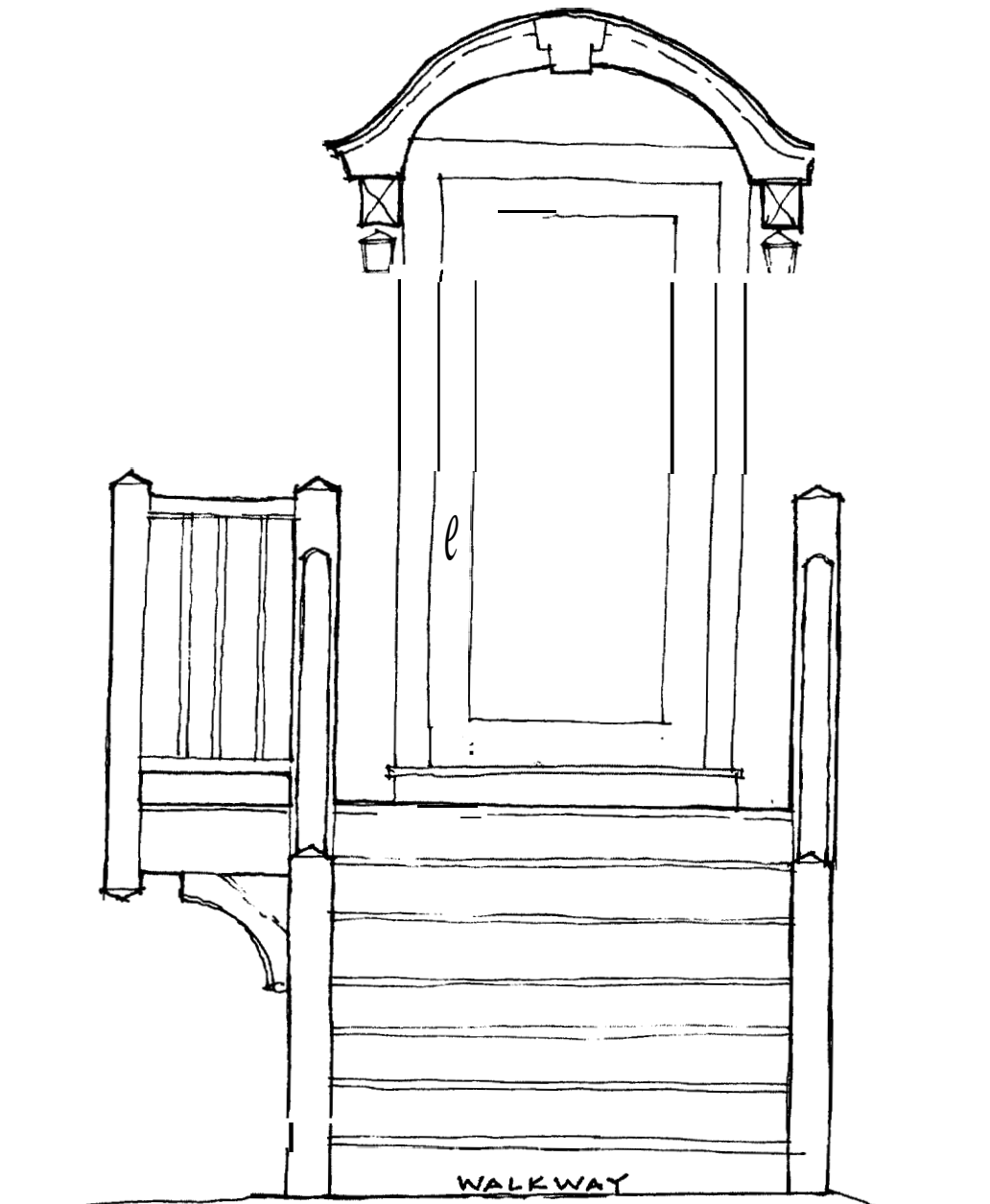
2 6.27.04
 Marcus - Rob.
 Front Porch
 1/2" = 1'-0"
 Hubbell, Arch.



SOUTH ELEVATION

3

6.25.04
Marcus - Rob.
Front Porch
1/2" = 1'-0"
Hubbell, Arch.



DRIVEWAY

EAST ELEVATION

4

6.25.04
6.2.04
Marcus - Rob.
Front Porch
w/ Cantilever
1/2" = 1'-0"
Hubbell

EXISTING
ROOF

✓ IRON WOOD TREADS & DECKING : 5/4 x 6

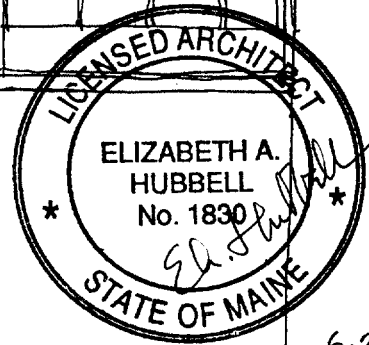
✓ "WEATHER-BEST" BALLUSTERS
& HANDRAIL

1/2" BALLUSTERS 5/2" O. CENTER
Need less than 4" between

3'-0"
TOP OF HANDRAIL
ABOVE NOSING.

3'-4"
TOP OF GWARDRAIL

"PRIME-TRIM" BOARD
ENCLOSURE & TRIM



NORTH ELEVATION

6.25.04
6.1.04

Marcus - Rob.
Front Porch.
1/2" = 1'-0"

5

Spoke