

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0334	Issue Date:	CBL: 132 I008001
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Location of Construction: 3 MATTHEWS ST	Owner Name: LITTLEFIELD FARM LLC	Owner Address: 153 ANDOVER ST	Phone:
Business Name:	Contractor Name: Nial Construction	Contractor Address: 191 State Road Suite #2 Kittery	Phone 2077520091
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone:

Past Use: Vacant Land - See Permit# 080324	Proposed Use: 2 Family - New 2 Family Home on existing foundation	Permit Fee: \$1,615.00	Cost of Work: \$151,700.00	CEO District: 5
Proposed Project Description: New 2 Family Home on existing foundation		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 04/10/2008	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied
	Date:	Date:	Date:

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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/06/2008

Note: The front and back porches must be rebuilt in the original footprint. They may not go any closer to the property lines. **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. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 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:** Tammy Munson **Approval Date:** 07/03/2008

Note: **Ok to Issue:**

- 1) The reconstruction of the rear decks must be approved under a separate permit.
- 2) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 3) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 4) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 7) 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:

4/15/2008-amachado: Left message for Larry. Told him not to demo the building. Limited in what can rebuild. Need plotplan of the property. Rebuild has to take place within the existing shell if nonconforming to setbacks.

4/22/2008-amachado: Spoke to Larry Sturdivant. Received site plan 4/18/08 with estimations from Sebago Technics for height of original hip roof. Larry Sturdivant would like to get the demo started ASAP because April 25, 2008 is the one year anniversary of the original fire. He will submit new building plans that go back to the original shell of the building with the hip roof.

5/5/2008-amachado: Received new plans for building. Proposed dormer is bigger than existing. Need to check the pitch with Tammy.

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5/6/2008-amachado: The front & rear dormers are a little wider, but OK under section 14-436(a). The pitch of the roof is shown as 10/12 which fits what was there originally. Talked to Larry Sturdivant. Need full size plans for revised elevation and third floor. Also the rebuilt front and rear porches need to match the size of the existing conditions on the plot plan. Larry said to note that on the plans. Also, according to Larry the original deck and stairs that wrapped around the side from the rear porches is being removed. The first floor porch will just have steps to grade off the side.

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