

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

TIMOTHY W. MERRITT

Applicant

6 MORGAN COURT PTLD., ME 04103

Applicant's Mailing Address

T.Y. LN 781-4721 x 219

Consultant/Agent/Phone Number

7/30/01

Application Date

CONVERSION TO 2-UNIT

Project Name/Description

6 MORGAN COURT

Address of Proposed Site

CPL: 143-A-82

Description of Proposed Development:

SEE ATTACHMENTS

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings, Demolitions or Additions

NO (ADDING 2ND FLOOR)

no

b) Footprint Increase Less Than 500 Sq. Ft.

YES

yes

c) No New Curb Cuts, Driveways, Parking Areas

YES

yes

d) Curbs and Sidewalks in Sound Condition/ Comply with ADA

N/A (NO CURB OR SIDEWALK ON MORGAN COURT)

N/A

e) No Additional Parking / No Traffic Increase

YES

no

f) No Stormwater Problems

YES

yes

g) Sufficient Property Screening

YES

yes

h) Adequate Utilities

YES

yes

Planning Office Use Only:

Exemption Granted

w/ cond.

Partial Exemption

Exemption Denied

PROJECT DESCRIPTION

6 MORGAN COURT

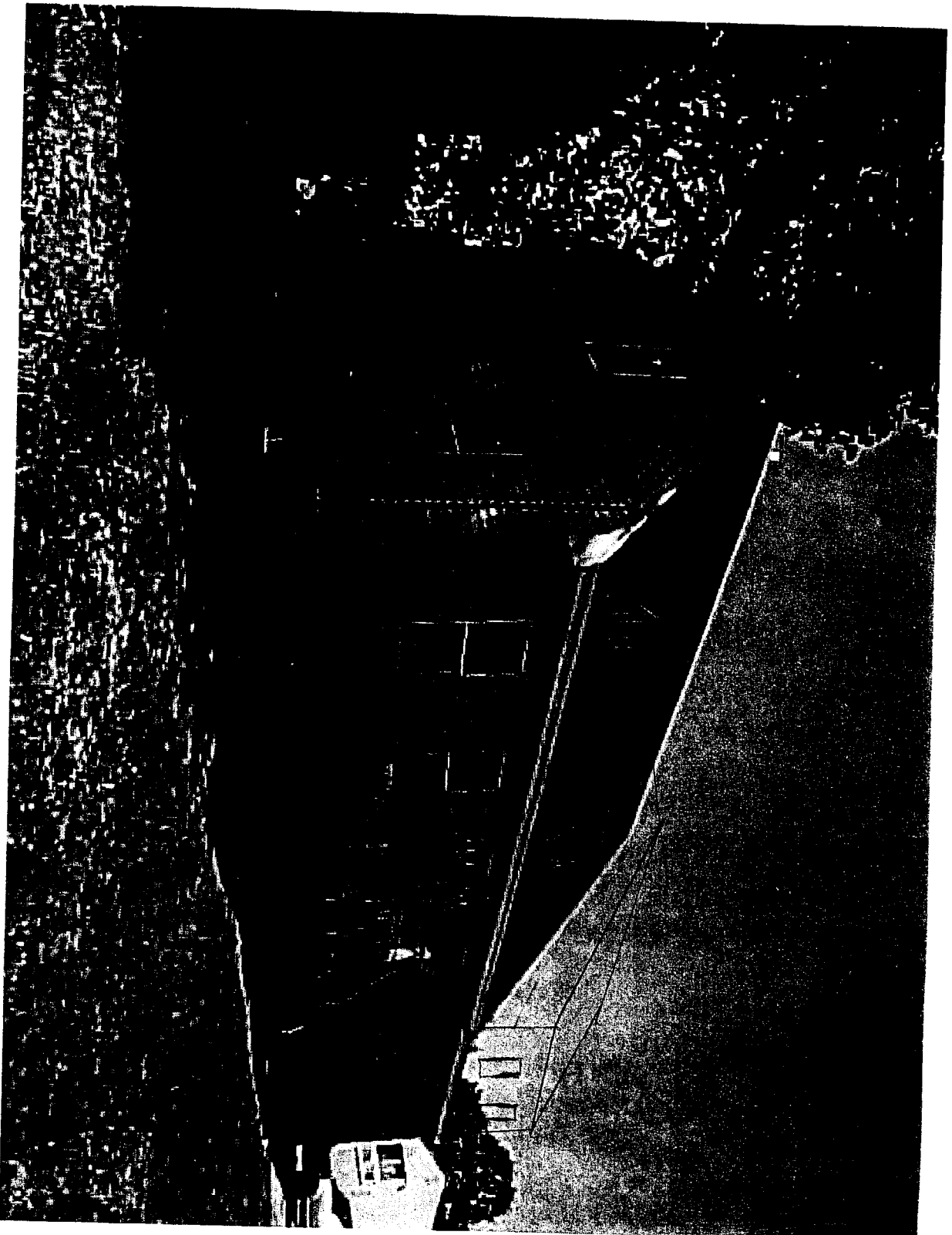
The proposed project is to convert a single family, 2-story Cape/Salt Box with an attached garage to a two unit Cape/Salt Box by adding a 2nd floor over the existing garage. Overall footprint of the building will not change.

The property is located at 6 Morgan Court in the Deering neighborhood and lies in the R5 zone. The conversion will consist of adding a 2nd floor directly over the existing attached 2-car garage and finishing a portion of the existing (unfinished) 2nd floor of the house. The 2nd unit will consist of 2 bedrooms, 1 bathroom, eat-in kitchen, and a living area that will total about 625 square feet of living area, a separate entrance, and an egress window in compliance with city fire code.

The lot is approximately 7,000 square feet in size, has 108 feet of road frontage on Morgan Court, and the building is set back at least 20 feet from all abutting property lines and roads.

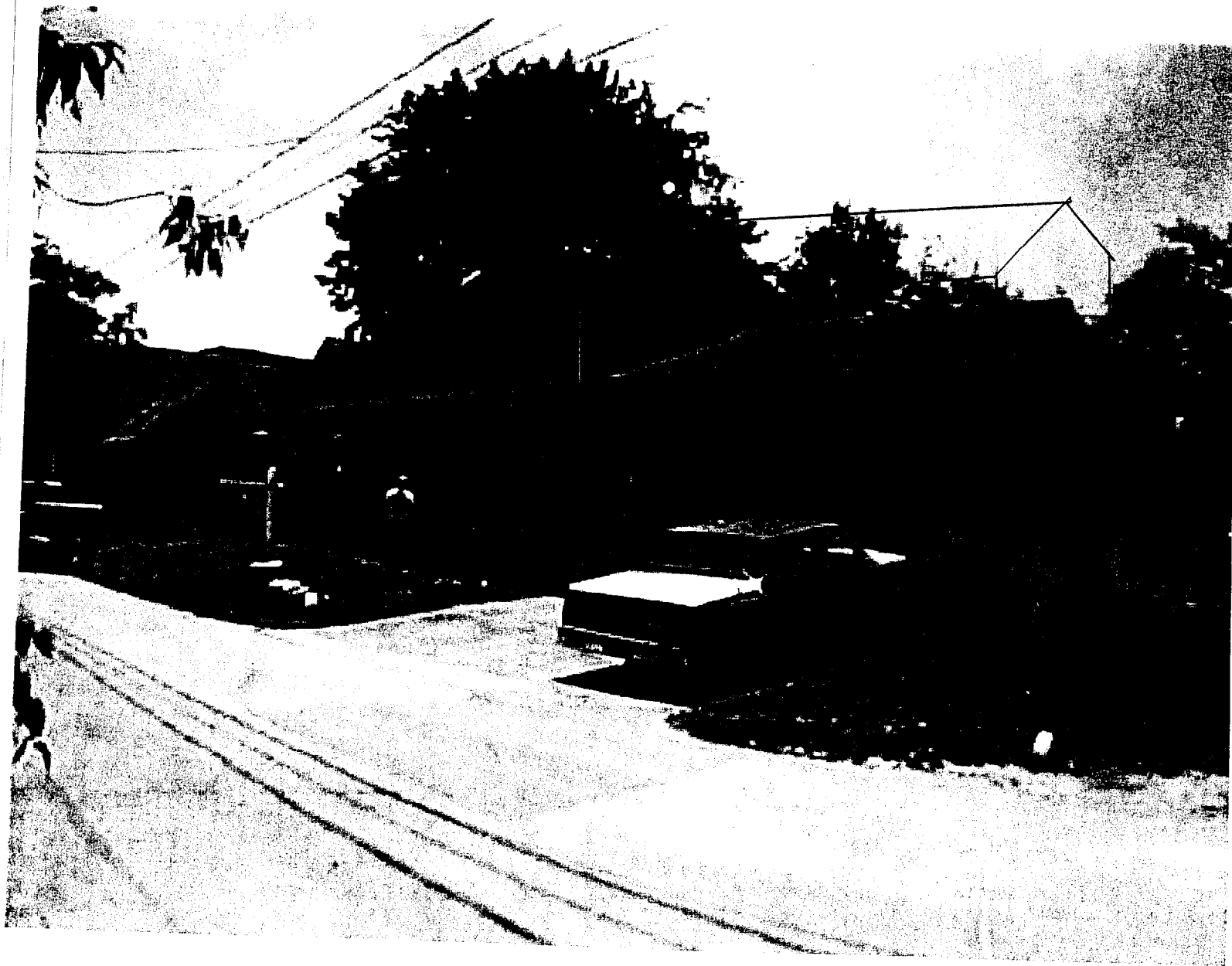
Timothy W. Merritt will be closing on the property purchase on 08/01/01. The current owner, Gregory Beane made application for site plan review exemption on 05/28/01 to convert the property to a 2-unit without exterior changes and was approved by the planning board.

PERMIT
DENIED

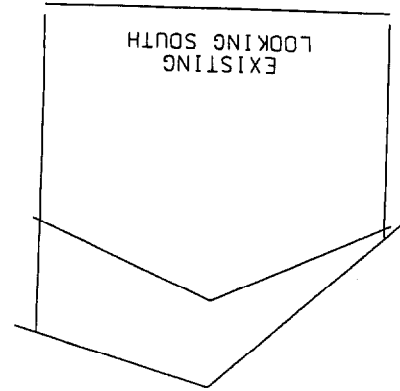
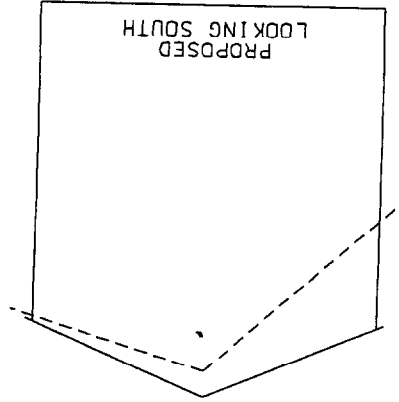
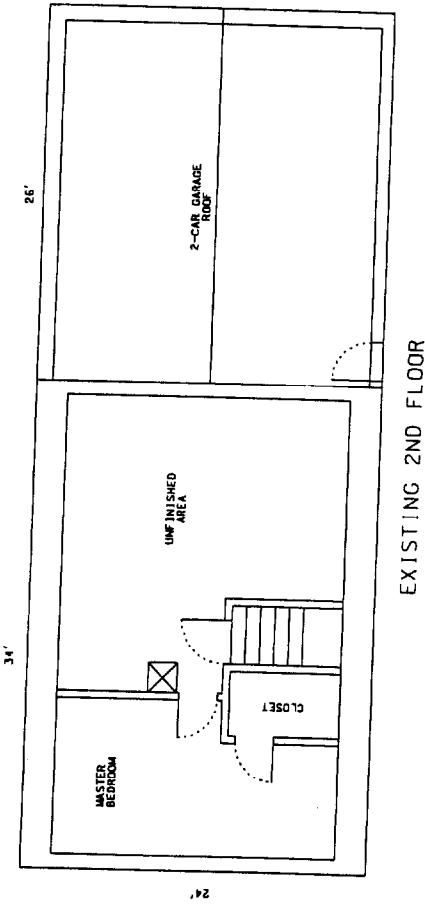
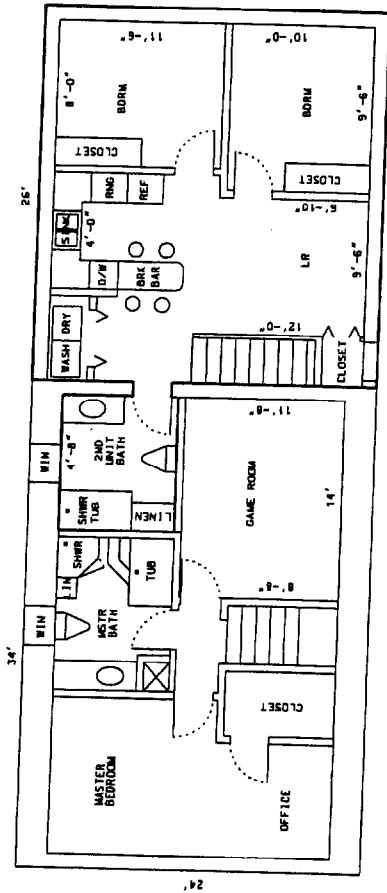
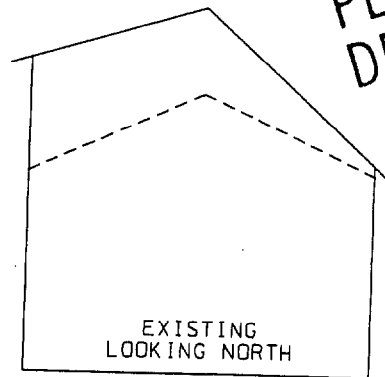
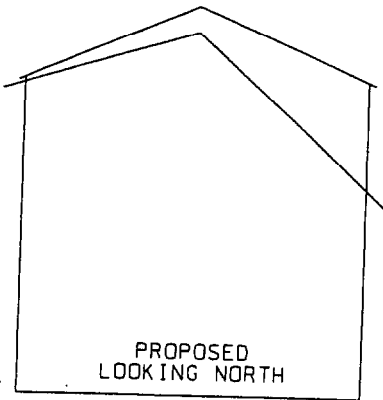


EXISTING BUILDING w/ PROPOSED ADDITION
LOOKING NORTH WEST

PERMIT
DENIED



EXISTING BUILDING w/ PROPOSED ADDITION
LOOKING SOUTHWEST

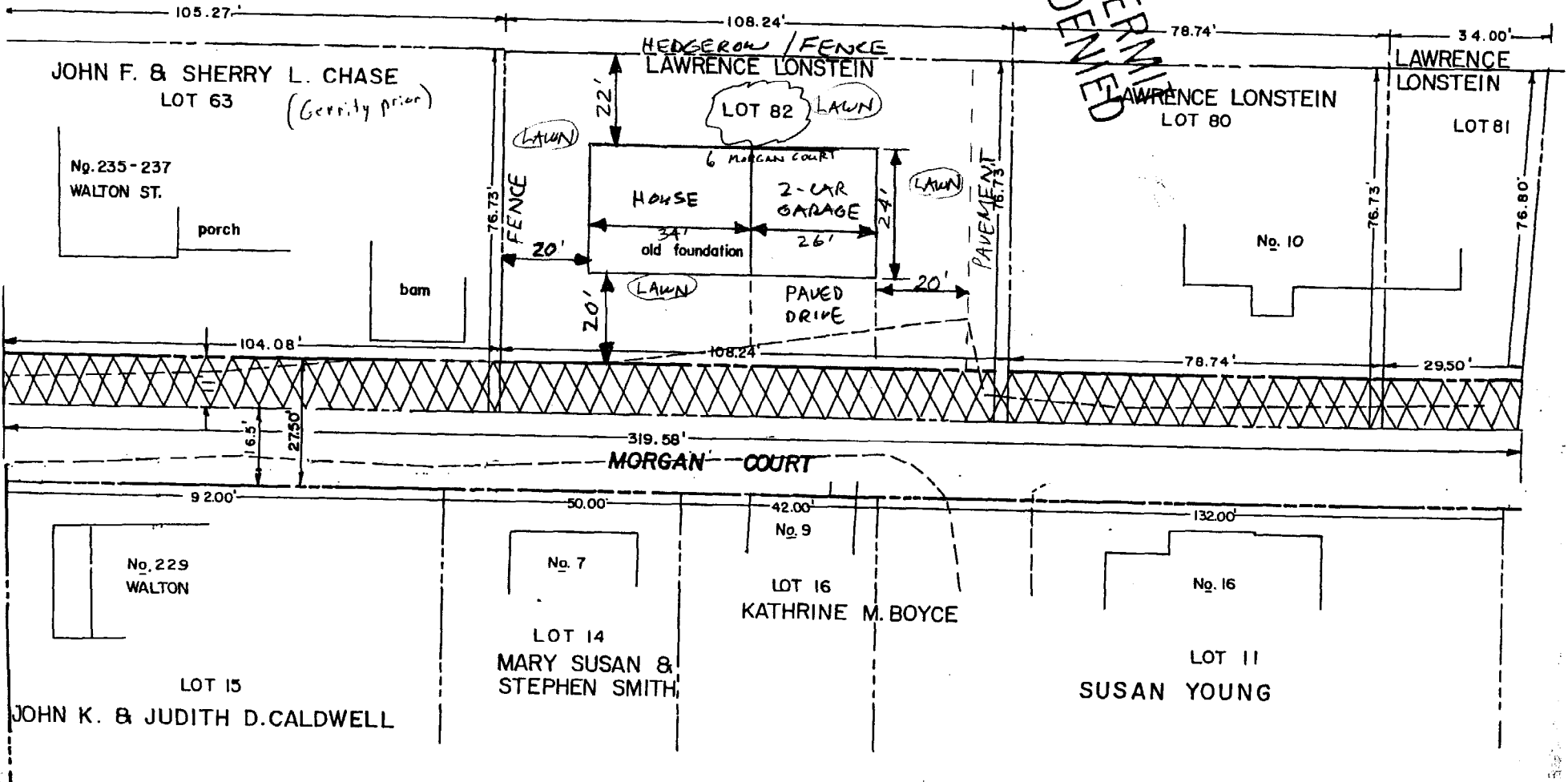
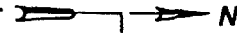


— 2ND UNIT

**PERMIT
DENIED**

SCALE: 3/4" = 1'

LOT SET-BACKS



Application ID Number: 1-1380

Department: Zoning

Status: Approved

Applicant: Marge Schmuckal

Comments: 6 Morgan Ct

Approval Date: 12/06/2001

Given On Date: 11/13/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 12/06/2001

Page 2

Conditions Section

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

Create Date: 11/08/2001 By: gg

Update Date: 12/06/2001 By: mes

PERMIT DENIED

Inspection Services
Michael J. Nugent
Manager



Housing & Neighborhood Services
Mark Adelson
Director

CITY OF PORTLAND

December 31, 2002

Mr. Timothy Merritt
6 Morgan Court
Portland, Maine 04103

RE: 6 Morgan Court
Permit: 01-1380
CBL: 143-A-082

**PERMIT
DENIED**

Dear Mr. Merritt

Permit # 01-1380 is DENIED due to the fact that on December 6, 2001 Ms. Schmuckal, Zoning Administrator left a message on your voice mail explaining that you would need to apply for a Site Plan Exemption in order to continue with the permit process.

You may re-apply at a later date, however the permit will be reviewed as a "new application".

Enclosed you will find your submissions.

The business hours are 8:00 a.m. to 4:00 p.m. weekdays.

Sincerely,

Jodine L. Adams
Office Manager

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Gregory E. Beane 822-6327

5/28/01

Applicant
6 Morgan Court PTH. Me 04103

Application Date
Conversion to 2 unit

Applicant's Mailing Address
Peter Raszman 775-5141

Project Name/Description
6 Morgan Court 143-A-82

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development:

see attachment

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions: See Section 14-523 (4)		
a) Within Existing Structures; No New Buildings, Demolitions or Additions	<u>yes</u>	<u>yes</u>
b) Footprint Increase Less Than 500 Sq. Ft.	<u>yes</u>	<u>yes</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>yes</u>	<u>yes</u>
d) Curbs and Sidewalks in Sound Condition/ Comply with ADA	<u>NA (No curb or sidewalk on Morgan Court)</u>	<u>NA</u>
e) No Additional Parking / No Traffic Increase	<u>yes</u>	<u>no</u>
f) No Stormwater Problems	<u>yes</u>	<u>yes</u>
g) Sufficient Property Screening	<u>yes</u>	<u>yes</u>
h) Adequate Utilities	<u>yes</u>	<u>yes</u>

Planning Office Use Only:

PROJECT DESCRIPTION

The proposed project is to convert a single family Cape to a two unit Cape without any exterior changes.

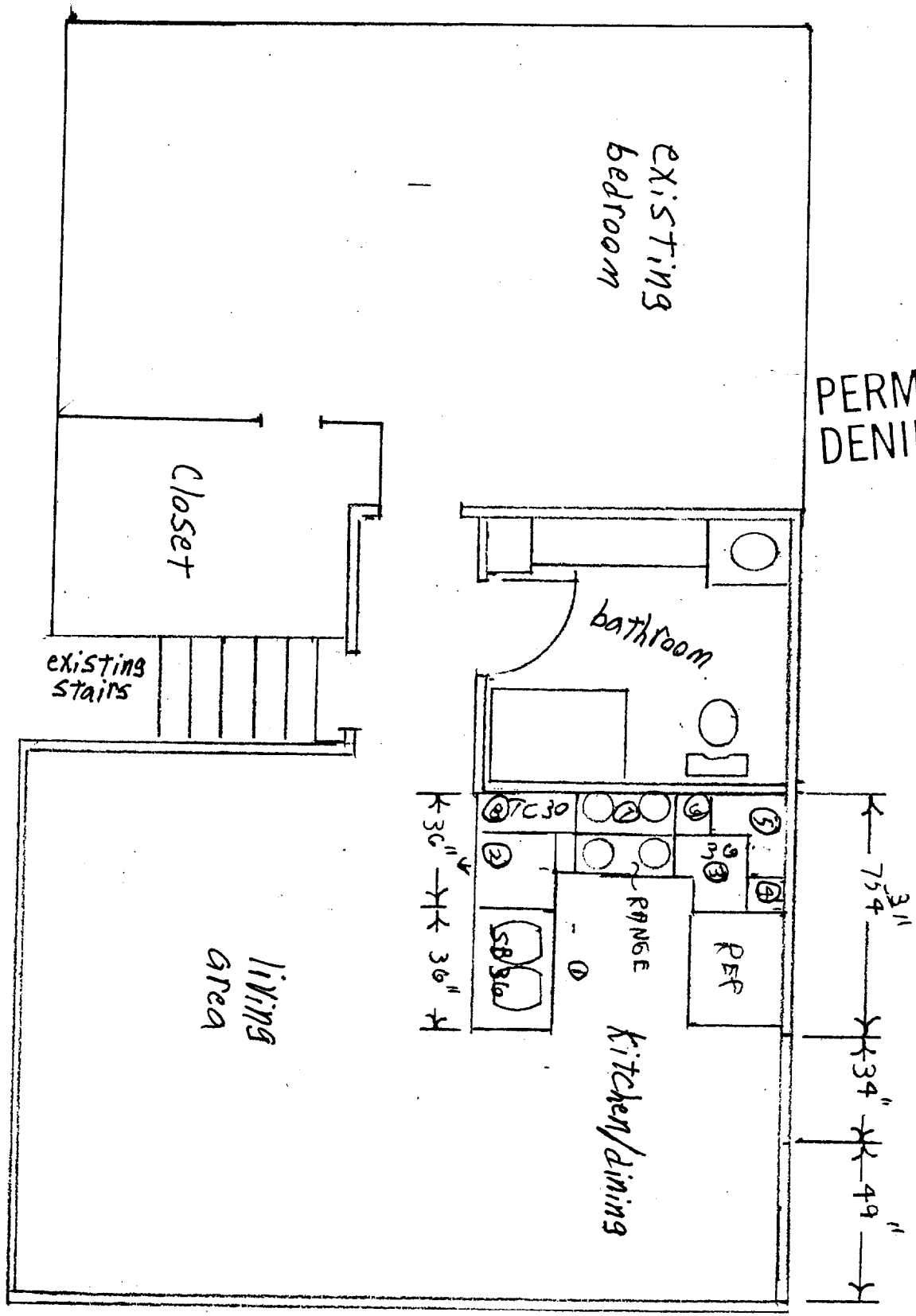
The property is located at 6 Morgan Court in the Deering neighborhood and lies in the R5 zone. The conversion will consist of furnishing the up-stairs (currently unfinished except for a bedroom) with a full bath, kitchen, and dining/living area. When finished the up-stairs unit will have approximately 644 square feet of living area, a separate entrance, and an egress window in compliance with city fire code.

The lot is approximately 7,200 square feet in size, has 100 feet of frontage on Morgan Court, and the building is set back at least 20 feet from all abutting property lines and roads.

PERMIT
DENIED

GREG BEAUNE
 6 MORISSAN COURT
 PORTLAND 04103
 SCALE 1/4" = 1'
 2nd floor

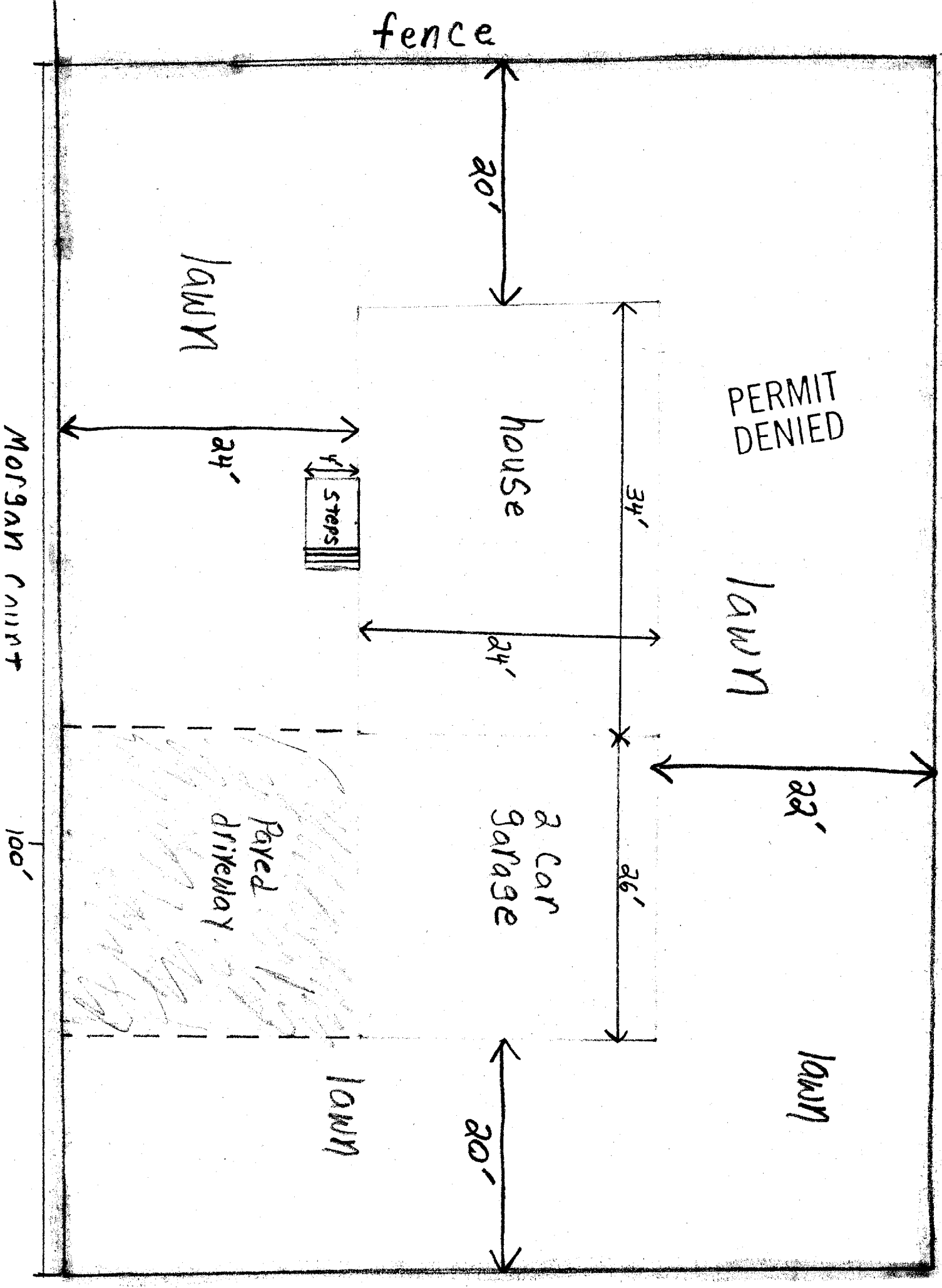
PERMIT DENIED



= UNFINISHED area where work (CONVERS) will take place

hedgerow

Scale 1" = 10'
= property line



fence

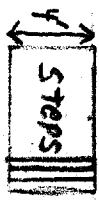
LAWN

20'

20'

house

24'



34'

24'

PERMIT DENIED

LAWN

22'

2 car garage

26'

LAWN

20'

LAWN

MORGAN CANT

100'

DORVEMENT

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-1380	Issue Date:	CBL: 143 A082001
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Location of Construction: 6 Morgan Ct	Owner Name: Merritt Timothy W	Owner Address: 6 Morgan Ct	Phone: 207-781-4721 X219
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-5

Past Use: Single Family	Proposed Use: Change of Use / Single Family to 2 unit	Permit Fees: \$30.00	Cost of Work: \$30.00	CEO District: 3	7,115 ^{sq}
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: PERMIT DENIED		
		Signature:		Signature:	

PERMIT DENIED

Proposed Project Description: Change of Use to 2 Unit	REDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: gg	Date Applied For: 11/05/2001	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 <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>See site plan extension - 143-102 8/19/2001</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK with 12/6/01</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input checked="" 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"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

0 11380

CHANGE OF LAND USE

All Purpose Building Permit Application

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.

PERMIT DENIED

Location/Address of Construction: <u>6 MORGAN COURT</u>		
Total Square Footage of Proposed Structure <u>EXISTING 1,440 SF</u>	Square Footage of Lot <u>7,000 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>143</u> Block# <u>A</u> Lot# <u>082</u>	Owner: <u>TIMOTHY W. MERRITT</u>	Telephone: <u>(P) 781-4721 x219</u> <u>(E) 878-8915</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>TIM MERRITT</u> <u>6 MORGAN COURT</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ _____ Fee: \$ <u>30</u>
Current use: <u>SINGLE FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>MULTI-FAMILY → 2-UNIT</u> <u>Change of use</u>		
Project description: <u>CONVERT A SINGLE FAMILY, 2-STORY CAPE WITH AN ATTACHED 2-CAR GARAGE TO A 2-UNIT BY ADDING A 2ND FLOOR OVER THE EXISTING GARAGE. NO EXTERIOR CHANGES TO BUILDING FOOTPRINT. SEE ATTACHED FLOOR PLAN AND SITE PLAN.</u>		
Contractor's name, address & telephone: <u>SELF</u>		
Who should we contact when the permit is ready: <u>TIM MERRITT</u>		
Mailing address: <u>SEE ABOVE</u>		
Phone: <u>SEE ABOVE</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Timothy W. Merritt

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 5 2001

This is not a permit, you may not commence ANY work until the permit is issued

11/05/01

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Engineering DATE 11/5/01
RECEIVED FROM Timothy [unclear]
ADDRESS 67 [unclear] St.

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>Charge</u>		<u>300</u>
	<u>CBL - 3 AUG 01</u>		
	<u>Chg = 3038</u>		

CASH CHECK OTHER TOTAL 300

RECEIVED BY [Signature]

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-1205	Issue Date: OCT 15 2001	CEL: 43 A082001
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Location of Construction: 6 Morgans Ct	Owner Name: Beane Gregory E	Owner Address: 6 Morgans Ct	Phone: 81-4721
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Res./ Single Fam	Proposed Use: Same: Interior Alterations Per Plans	Permit Fee: \$48.00	Cost of Work: \$4,000.00	CEO District: 3
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB BOCA 1999 Signature: T. Munson		

Proposed Project Description:
Interior Alterations Per Plans

Tim McKit 838-8524

Signature: *N/A*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: *N/A* Date:

Permit Taken By: cjh	Date Applied For: 09/26/2001	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 Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/15/01	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: 10/15/01	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: 10/15/01
	<i>OK</i>	<i>N/A</i>	

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

Inspection Services
Michael J. Nugent
Manager



Housing & Neighborhood Services
Mark Adelson
Director

CITY OF PORTLAND

December 31, 2002

Mr. Timothy Merritt
6 Morgan Court
Portland, Maine 04103

RE: 6 Morgan Court
Permit: 01-1380
CBL: 143-A-082

Dear Mr. Merritt

Permit # 01-1380 is DENIED due to the fact that on December 6, 2001 Ms. Schmuckal, Zoning Administrator left a message on your voice mail explaining that you would need to apply for a Site Plan Exemption in order to continue with the permit process.

You may re-apply at a later date, however the permit will be reviewed as a "new application".

Enclosed you will find your submissions.

The business hours are 8:00 a.m. to 4:00 p.m. weekdays.

Sincerely,

Jodine L. Adams
Office Manager