

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 04-1303	Issue Date:	CBL: 143 A082001
-----------------------	-------------	---------------------

Location of Construction: 6 Morgan Ct	Owner Name: Merritt Timothy W	Owner Address: 6 Morgan Ct	phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: <i>change of use</i> Alterations - Dwellings	Zone: <b>R5</b>

Past Use: Single Family Home	Proposed Use: Single Family Home w/ apartment above garage <i>change of use 1-2 D.U.</i>	Permit Fee: \$204.00	Cost of Work: \$12,000.00	CEO District: 4
---------------------------------	--	-------------------------	------------------------------	--------------------

FIRE DEPT: <i>N/A</i>	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>
Signature:		Signature:

**Proposed Project Description:**  
Add 625 Sq feet of living space above 2 car garage

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 09/02/2004	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2x exemption 7/23/04</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> - <i>OK with conditions</i> Date: <i>9/23/04</i>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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: _____	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 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

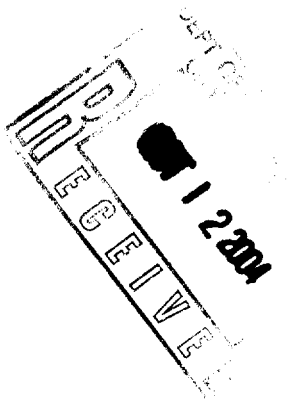
<b>Permit No:</b> 04-1303	<b>Date Applied For:</b> 09/02/2004	<b>CBL:</b> 143 A082001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 6 Morgan Ct	<b>Owner Name:</b> Merritt Timothy W	<b>Owner Address:</b> 6 Morgan Ct	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home w/ apartment above garage (two family total)	<b>Proposed Project Description:</b> Add 625 Sq feet of living space above 2 car garage
---	--

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/23/2004
<b>Note:</b> 01-1380 was previous permit that was never issued			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) There shall be no parking in the front yard. One additional parking space is required on the side (as proposed) and not projecting into the 20' front yard setback. 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. 3) This property shall remain a two family dwelling after the issuance of this permit. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Residential Plan Review	<b>Approval Date:</b> 10/13/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) You must install an attic access that is 22" x 30".			

<b>Comments:</b>
10/7/04-tmm: spoke w/owner regarding what we needed for info.
10/13/04-tmm: rec'd info - ok to issue.



*Will have 22" x 30" Seattle*

EXT. WALL HEADER @  
WINDOWS=2-2x6; NU=1  
SLIDFR HEADER=2-2x10;  
NU=2

2x6 @ 24"

2x4 @ 24" (TYP. @  
INTERIOR WALLS)

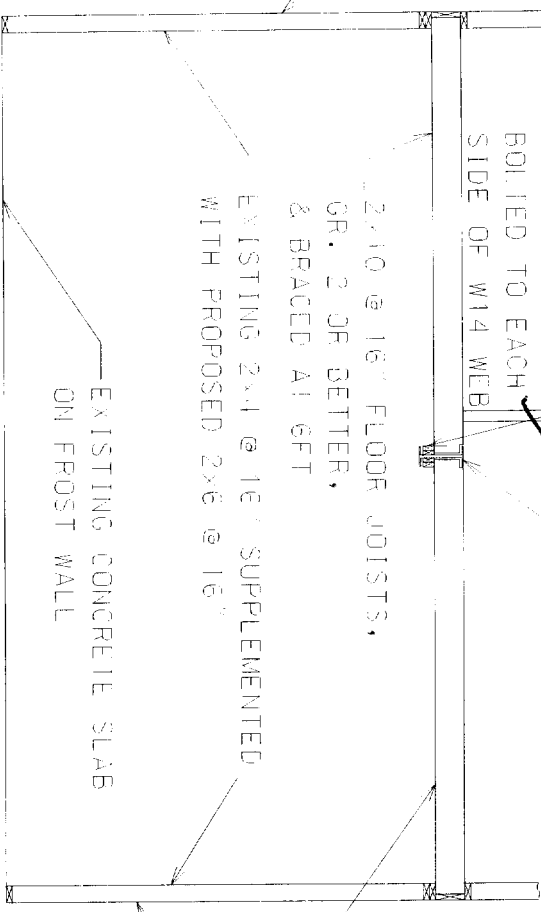
INT. WALL HEADER @  
DOORS= 2-2x4;  
NU=1  
OBL 2x4 NAILER  
BOILED TO EACH  
SIDE OF W14 WEB

W14x34 STEEL BEAM SUPPORTED  
BY 5-2x6 COLUMN AT EXT. WALLS.

EXISTING PRE-ENGINEERED  
TIMBER ROOF TRUSSES (M 24  
@ 24"; RAISE AND RE-USE

2x6 @ 24"

PERCU  
HEAD  
WITH



2x10 @ 16" FLOOR JOISTS,  
GR. 2 OR BETTER,  
& BRACED AT GFT

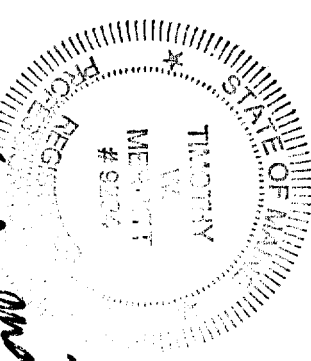
EXISTING 2x4 @ 16" SUPPLEMENTED  
WITH PROPOSED 2x6 @ 16"

EXISTING CONCRETE SLAB  
ON FROST WALL

1 HR FIRE SEPARATION  
W. STC=50, INCL.  
W14x34

2-2x6 HEADER @  
WINDOWS, NU=2 (TYP.)

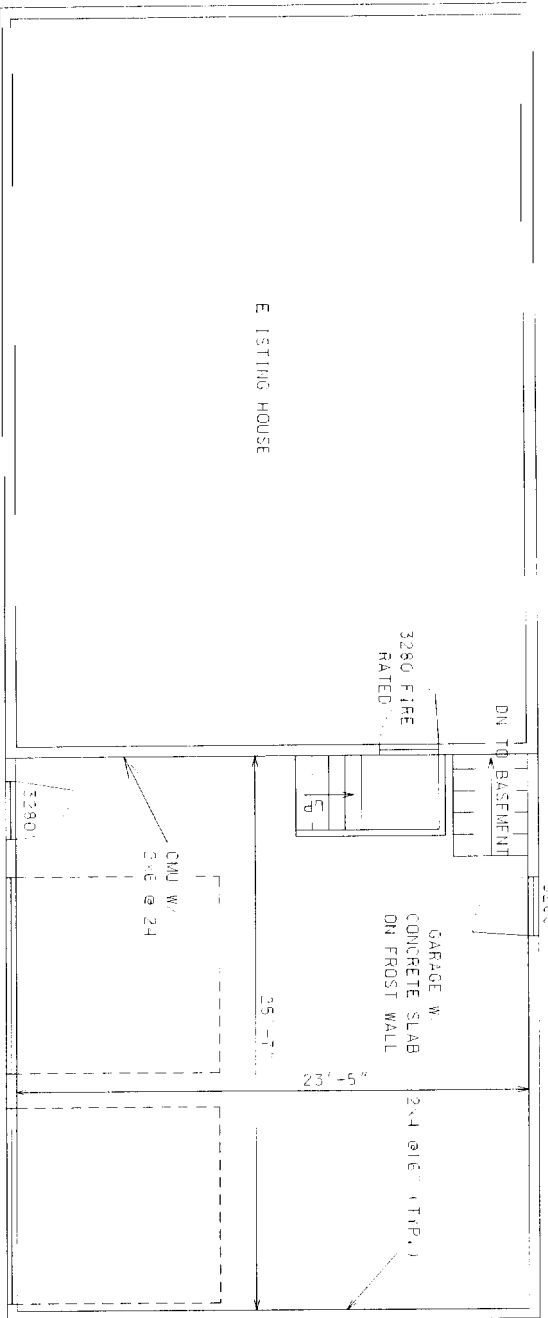
PROPOSED  
FRAMING SECTION  
(LOOKING SOUTH)



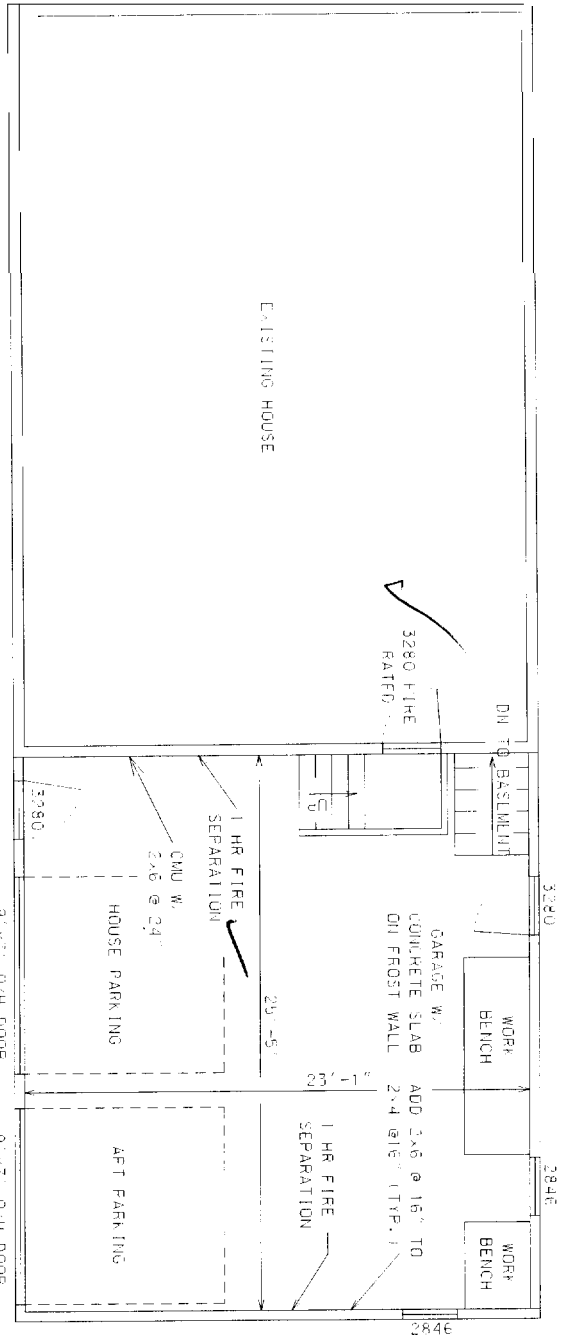
*Timothy W. Merritt*

6 MORGAN COURT  
TIM MERRITT  
FOR: TAMMY  
MUNSON  
838-8524

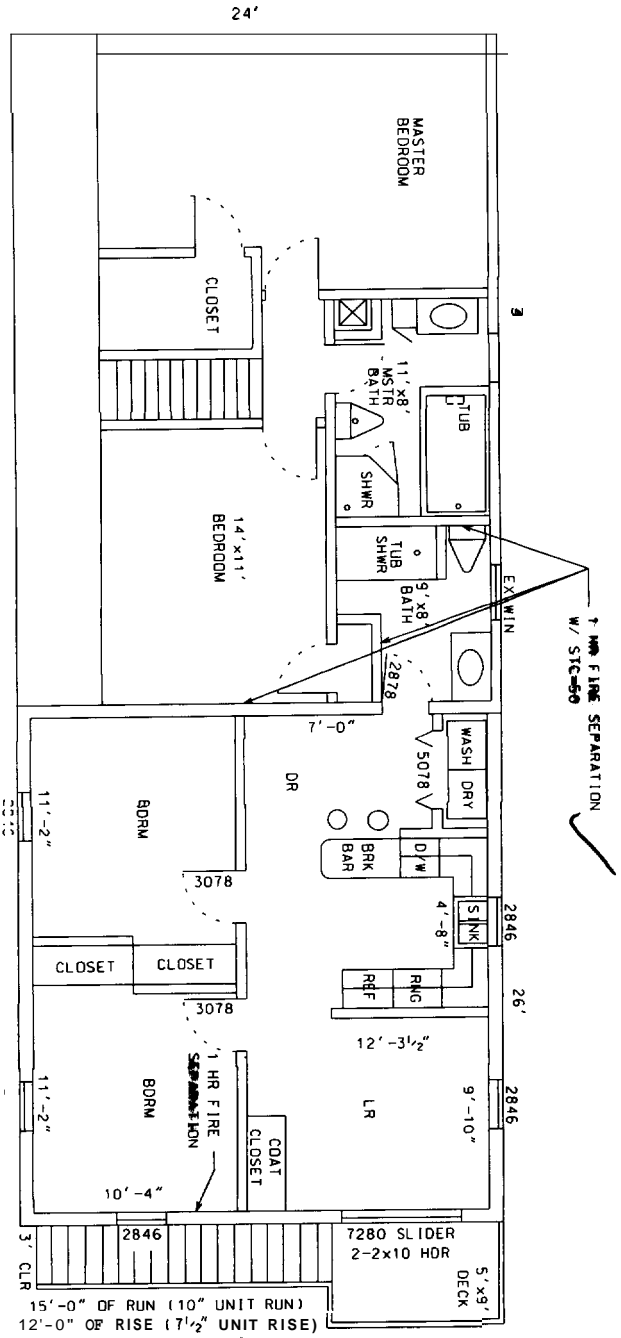
EXISTING 1ST FLOOR



PROPOSED 1ST FLOOR

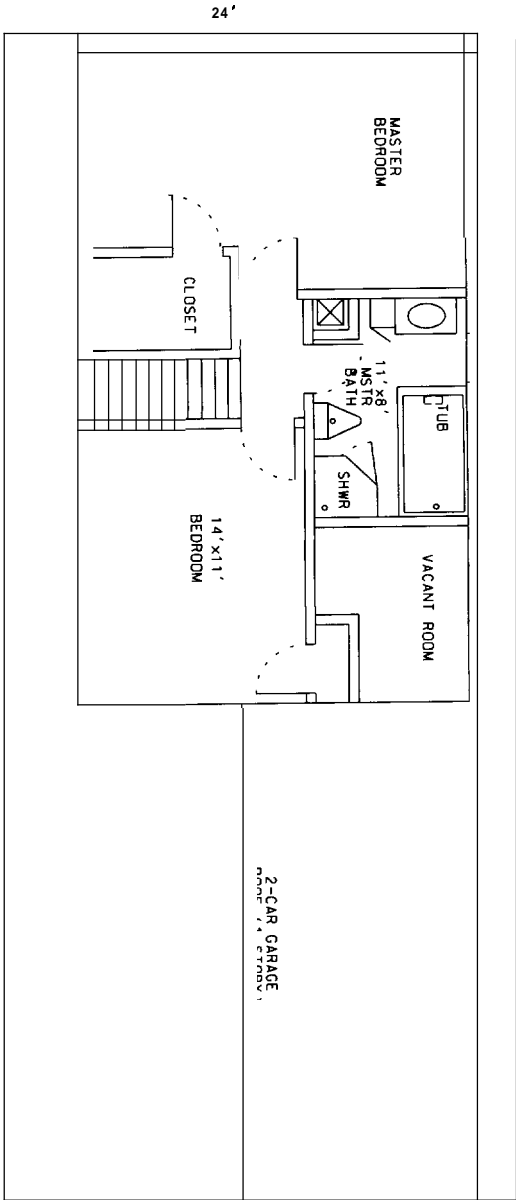


3280 2846 2846

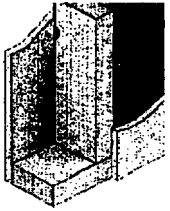
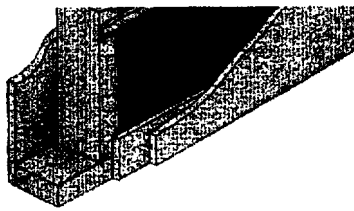


NOTE: APT. WINDOWS HAVE 28" X 46" OPENING AND MEET EGRESS REQUIREMENTS

PROPOSED GARAGE 2ND FLOOR 2ND UNIT = 625 SQ FT.



EXISTING 2ND FLOOR



**Single Wood Studs with Resilient Channel**

Fire Rating	STC Test No.	STC	Construction Description	
1 Hr.*	W0569	56	Single wood studs, resilient channel; double layer 1/2" type "x" gypsum drywall each side; one thickness, 3 1/2" thick Wood Framing Batt Insulation	
1 Hr.*	W1369	52	Single wood studs, resilient channel; double layer 1/2" type "x" gypsum drywall each side; no insulation	
N.A.	W0669	52	Single wood studs, resilient channel; single layer 1/2" type "x" gypsum drywall one side, double layer other side; one thickness, 3 1/2" thick Wood Framing Batt Insulation	
N.A.	W1469	44	Single wood studs, resilient channel; single layer 1/2" type "x" gypsum drywall one side, double layer other side; no insulation	
1 Hr.	WP3230†	50	Single wood studs, resilient channel; single layer 5/8" type "x" gypsum drywall each side; one thickness, 3 1/2" thick Wood Framing Batt Insulation	
1 Hr.*	OCF431	40	Single wood studs, resilient channel; single layer 5/8" type "x" gypsum drywall each side; no insulation	
N.A.	W0769	46	Single wood studs, resilient channel; single layer 1/2" type "x" gypsum drywall each side; one thickness, 3 1/2" thick Wood Framing Batt Insulation	
N.A.	W0969	39	Single wood studs, resilient channel; single layer 1/2" type "x" gypsum drywall each side; no insulation	

**Single Wood Studs**

Fire Rating	STC Test No.	STC	Construction Description	
1 Hr.*	W2569	55	Single wood studs 16" o.c.; double layer 1/2" type "x" gypsum drywall each side; one thickness, 3 1/2" thick Wood Framing Batt Insulation	
N.A.	W2469	40	Single wood studs, 16" o.c.; double layer 1/2" type "x" gypsum drywall one side, single layer other side; one thickness, 3 1/2" thick Wood Framing Batt Insulation	
N.A.	W2269	38	Single wood studs, 16" o.c.; double layer 1/2" type "x" gypsum drywall one side, single layer other side; no insulation	
N.A.	W2069	39	Single wood studs, 16" o.c.; single layer 1/2" type "x" gypsum drywall each side; one thickness, 3 1/2" thick Wood Framing Batt Insulation	
N.A.	W2169	35	Single wood studs, 16" o.c.; single layer 1/2" type "x" gypsum drywall each side; no insulation	
1 Hr.	OCF423	36	Single wood studs, 16" o.c.; single layer 5/8" type "x" gypsum drywall each side; one thickness, 3 1/2" thick Wood Framing Batt Insulation	

**gypsum wallboard floor/ceiling - Wood Framing (wood joists with rough and finished floor)**  
 No. Fire Rating Ref. Design No. Description STC Test No. IIC In Comp. Ceil & Pl

**SINGLE LAYER**

1	1 hr.	UL L522	UL L522	1/2"(12.7mm) Fire-Rated Gypsum Wallboard and attached to 2 x 10(25mm x 24mm) wood joists spaced 16" o.c. (403mm). UL design L522 permits option of floor finish over attached.	37	MSC 4042 32 MSC 5032A MSC 5033	30	68
		GA FC 5410	GA FC 5410					

1 hr.	UL L501	UL L501	5/8"(15.9mm) Fire-Rated Gypsum Wallboard or 5/8" (15.9mm) FS Sulfur Board not attached to 2 x 10 (25mm x 24mm) wood joists spaced 16" o.c. (403mm). UL design L501 permits option of Floor Topping Mixtures over plywood.	37	Based on 32 MSC 4024		68
	GA FC 5420	GA FC 5420					

**RESILIENT ATTACHMENT**

1 hr.	UL L515	UL L515	3/2"(12.7mm) Fire-Rated Gypsum Wallboard screw attached to resilient furring channels spaced 24" o.c. (610mm) on 2 x 10(25mm x 24mm) wood joists 16" o.c. (403mm). Wallboard secured to channels with 1/2" x 1/2" furring screws 12" o.c. (305mm). Option in UL L515 allows Drywall Suspension System to be hung from joists. No installation in plenum.	45	MSC 4010 MSC 4017 MSC 5161 MSC 5165		63
	FM FC 105-1 hr.	FM FC 105-1 hr.	3/2"(12.7mm) g/lm floor.	ent.50			

*Garage Floor Ceiling*

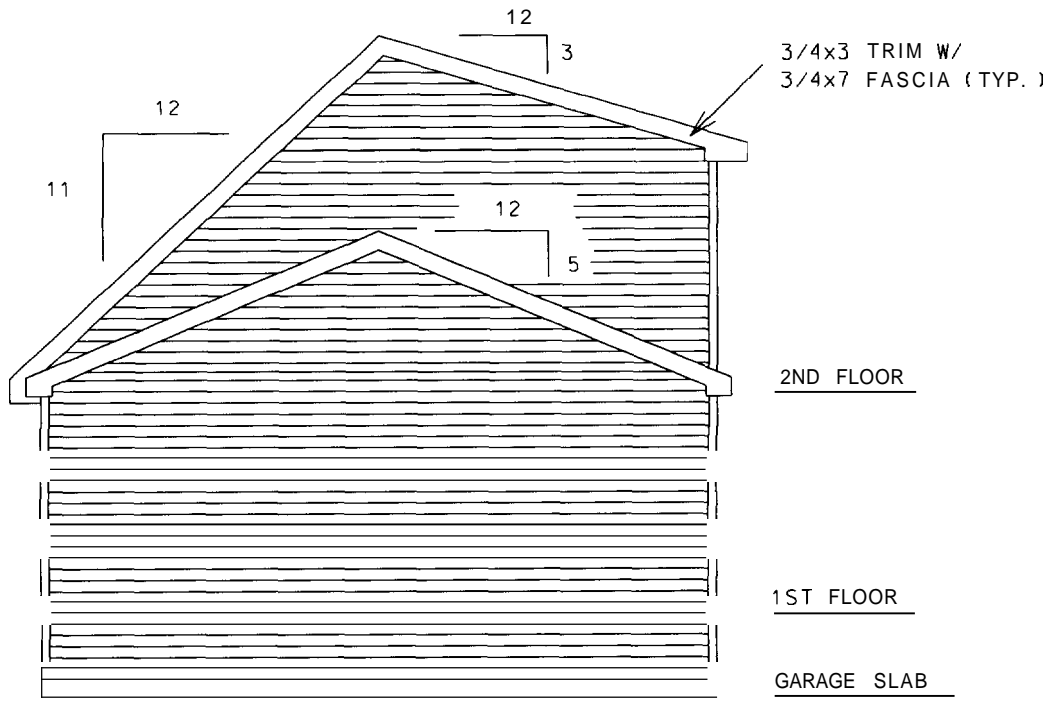
3	1 hr.	FM FC 105-1 hr.	FM FC 105-1 hr.	1/2"(12.7 mm) Fire-Rated Gypsum Wallboard attached to resilient furring channels spaced 24" o.c. (610mm) with screws spaced 12"(305mm). Embedded concrete floor. 1/2" (12.7mm) thick, 3 1/2"(88.9mm) rebar wood or glass fiber insulation 2 x 10 (25 mm x 24 mm) wood joists 16" o.c. (403 mm).	56	OC-201	
		GA FC 5517	GA FC 5517				

**SINGLE LAYER(FLOOR TRUSS)**

4	1 hr.	FM FC-442	FM FC-442	One layer 5/8"(15.9mm) Fire-Rated Gypsum Wallboard applied perpendicular and screws attached directly to the lower chord of 14"(355mm) deep wood-veneer trusses of 2 x 4 (25mm x 38mm) fir, with Type U.S. plates spaced 24" o.c. (610mm). Edge joints located with 2 x 4 (25mm x 38 mm) wood blocks attached to lower chord with 2-4ps 9/16" (15.1 mm) spaced four studs.			
		GA FC 5517	GA FC 5517				

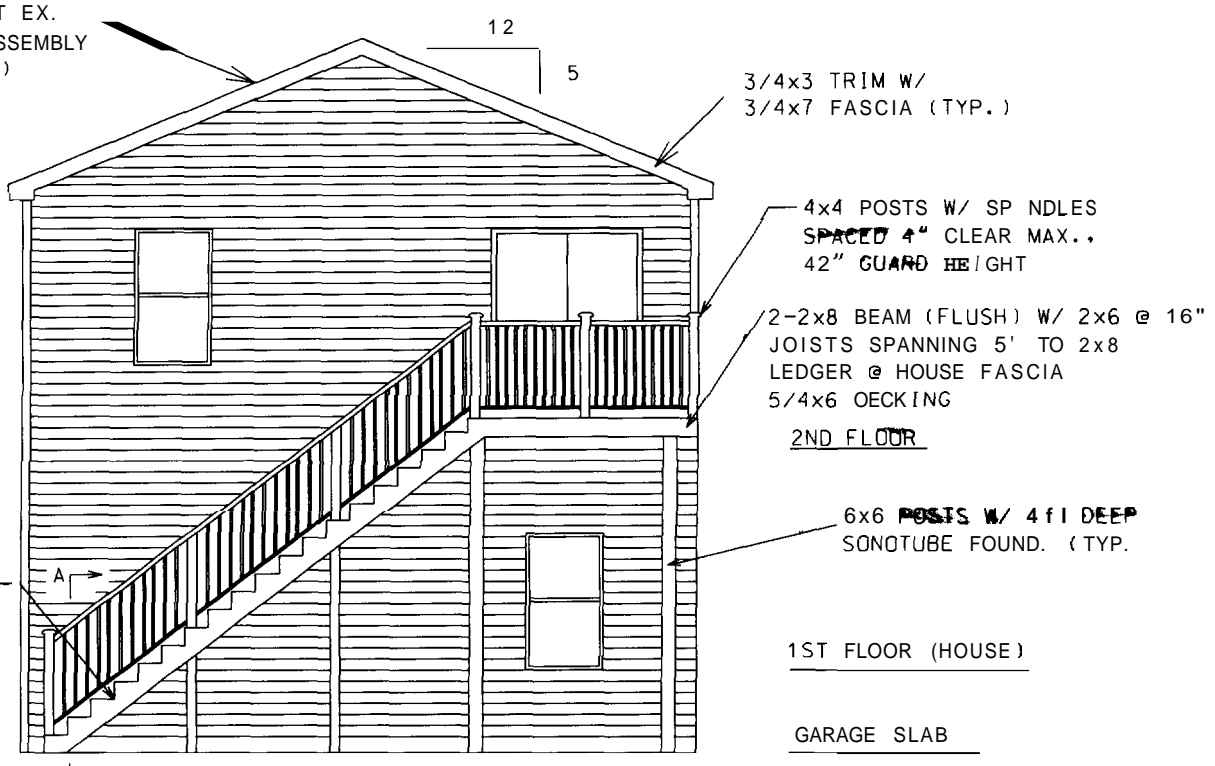
5	1 hr.	FM FC-448	FM FC-448	One layer 5/8"(15.9mm) Fire-Rated Gypsum Wallboard screws attached to 7/8"(22.2mm) cross-laminated steel deck perpendicular to lower chord of wood-veneer trusses of 2 x 4 (25mm x 38mm) fir, with steel truss plates spaced 24" o.c. (610mm). Floor 3/4" (19.1mm) reinforced plywood.			
		UL L508	UL L508	Option resilient furring channels.			
		GA FC 5516	GA FC 5516				

6	1 hr.	UL L508	UL L508	One layer 5/8"(15.9mm) Fire-Rated Gypsum Wallboard attached to 1/2"(12.7mm) resilient furring channels screws attached perpendicular to lower chord of 16" (403mm) deep wood trusses of 2 x 4 (25mm x 38mm) fir, with steel truss plates spaced 24" o.c. (610mm). 3/4" (19.1mm)			
		GA FC 5516	GA FC 5516				



EXISTING  
LOOKING SOUTH

REMOVE & RESET EX.  
GARAGE ROOF ASSEMBLY  
(RAISE 9'-2 1/2")



PROPOSED  
LOOKING SOUTH





A <sup>1</sup>		
Total Square Footage of Proposed Structure <b>1,440 S.F.</b>	Square Footage of Lot <b>7,000 S.F.</b>	
Tax Assessor's Chart, <b>Block &amp; Lot</b> Chart# <b>143</b> Block# <b>A</b> Lot# <b>082</b>	Owner: <b>TIMOTHY W. MERRITT</b>	Telephone: <b>838-8524</b>
Lessee/Buyer's Name (If Applicable)  <b>N/A</b>	Applicant name, address & telephone: <b>838-8524</b> <b>TIMOTHY W. MERRITT</b> <b>6 MORGAN COURT</b> <b>PORTLAND, ME 04103</b>	Cost Of Work: <b>\$ 12,000</b> Fee: <b>\$ 129.00</b>
Current use: <u><b>SINGLE FAMILY</b></u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u><b>MULTI-FAMILY (2-UNIT)</b></u>		
Project description: <u><b>SEE ATTACHED, PAGE 2</b></u>		
Contractor's name, address & telephone: <u><b>SELF AS GENERAL CONTRACTOR</b></u>		
Who should we contact when the permit is ready: <u><b>TIM MERRITT</b></u>		
Mailing address: <u><b>SEE ABOVE</b></u>		
We will contact you by phone when the permit is ready. You must come in <b>and</b> pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

**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.**

this

**Tim**

**This is NOT a permit, you may not commence ANY work until the permit is Issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

## PROJECT DESCRIPTION

### 6 MORGAN COURT

The proposed project is to convert an owner-occupied, single family Cape with an attached 2-car garage to a 2-unit by adding a 2<sup>nd</sup> 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 R-5 residential zone. The conversion will consist of adding a 2<sup>nd</sup> floor directly over the existing, attached 2-car garage. The 2<sup>nd</sup> unit will consist of 2 bedrooms, 1 bathroom, eat-in kitchen, and a living room area that will total about 625 square feet of living area. The unit will have its own separate entrance via a proposed open staircase located on the outside of the north face of the garage/apartment. There also will be a 5ftx10ft 2<sup>nd</sup> floor deck located at the top of these stairs. Unit will also have proper egress windows. The project also will include widening the existing paved driveway 15 feet to provide 1 additional parking space to the north of the garage for the 2<sup>nd</sup> unit, in addition to the existing space in the right bay of the garage. The left bay of the garage will continue to be used by the single family dwelling.

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 the street right-of-way. The set back from the garage to the north property line is approximately 28 feet. There is 6 to 8 feet of **un-used** pavement from the northerly adjacent lot that is on the 6 Morgan Court property, as both lots were owned by the same person at one time. This section of pavement will be sawcut and removed during the driveway widening, in cooperation with the adjacent property owner. This area will be seeded as additional lawn for the 2<sup>nd</sup> unit. This removed pavement area will offset the widened driveway pavement area in a drainage run-off sense.

Please note that I previously applied for a site plan review exemption (8/9/01) and change of land use building permit (11/2/01). The building permit application made it through Zoning and Planning reviews, but was denied because I did not get the finishing and other separation details submitted in time (Permit # 01-1380). The project was delayed until now due to financing issues. The project now includes the exterior stairs and deck, as well as the widened driveway. Please note that a site plan review exemption for the current project was granted on **7/23/04**.

The work covered by Permit #01-1205 in the 2<sup>nd</sup> floor of the single family house (adding a master bathroom and guestroom) has been completed, inspected, and accepted.



4/12



EXISTING BUILDING w/ PROPOSED  
ADDITION OVER GARAGE

LOOKING NORTHWEST

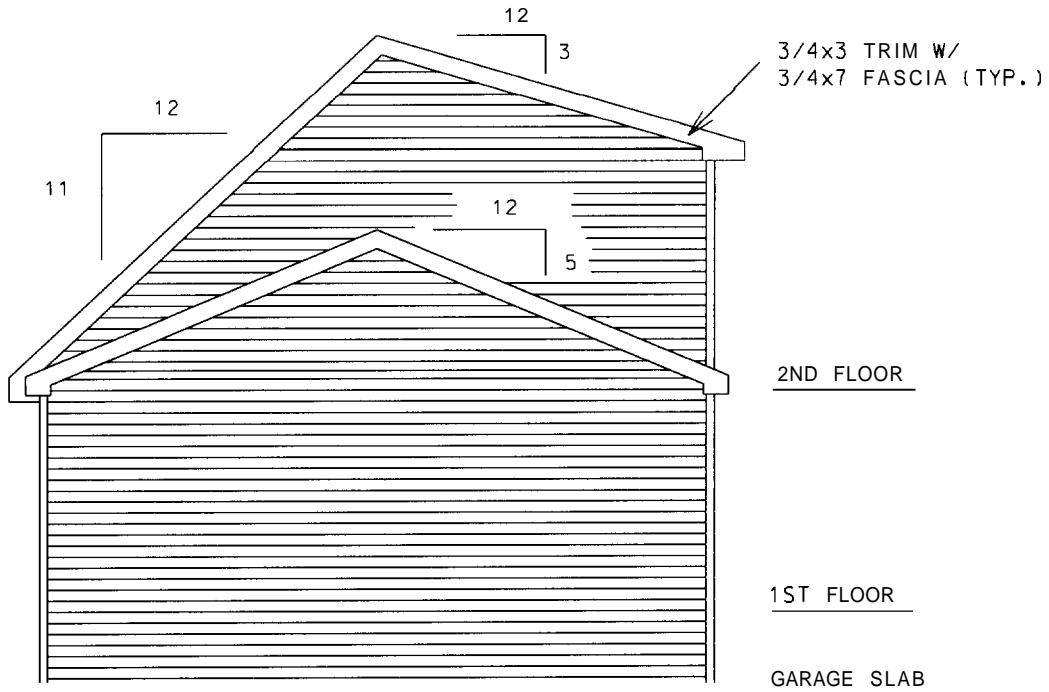
00



EXISTING BUILDING w/  
PROPOSED ADDITION OVER  
GARAGE

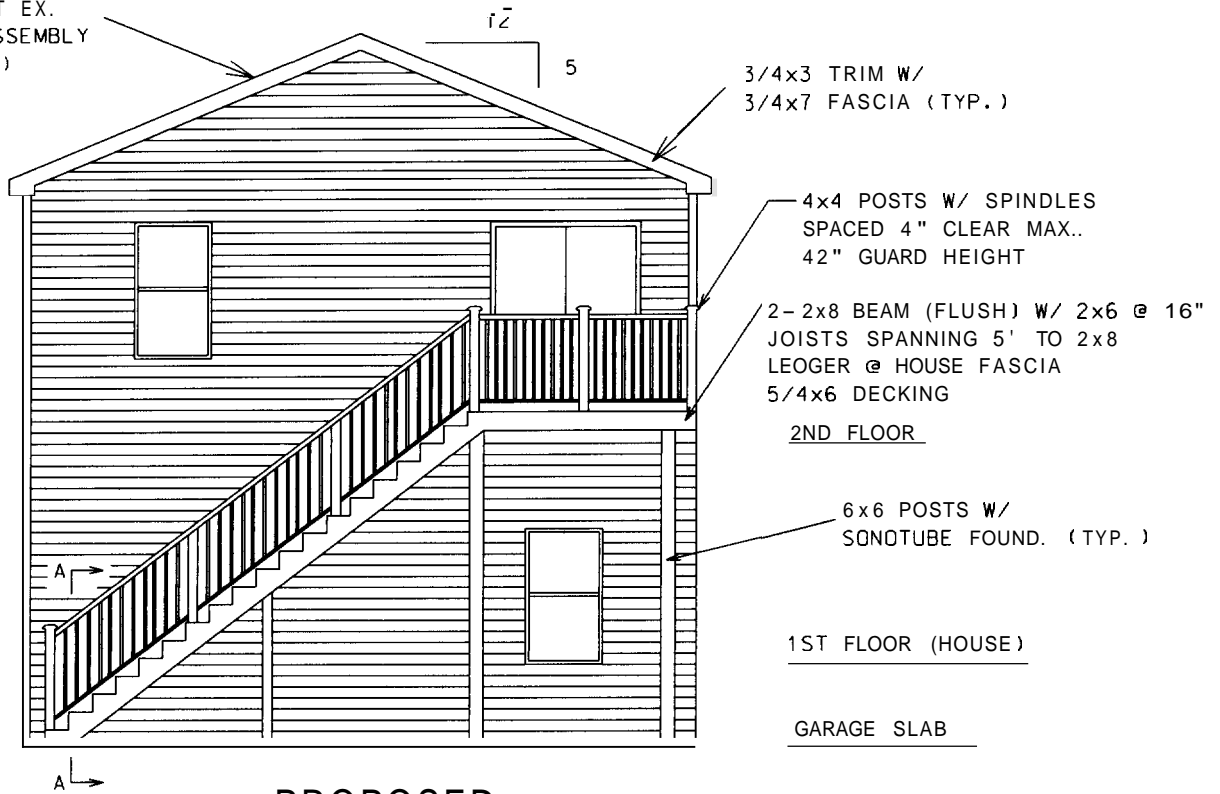
---

LOOKING WEST

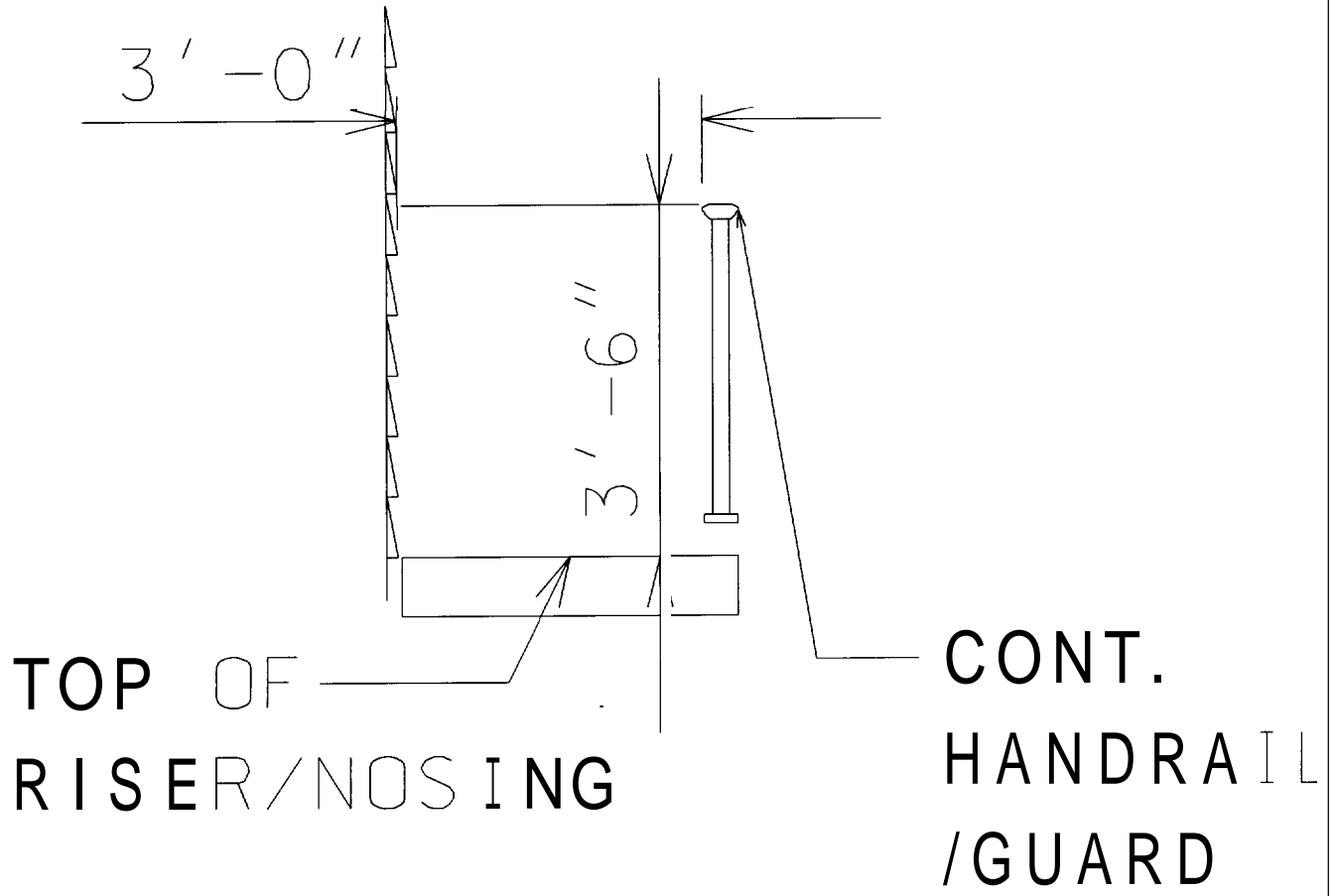


EXISTING  
LOOKING SOUTH

REMOVE & RESET EX.  
GARAGE ROOF ASSEMBLY  
(RAISE 9'-2 1/2")



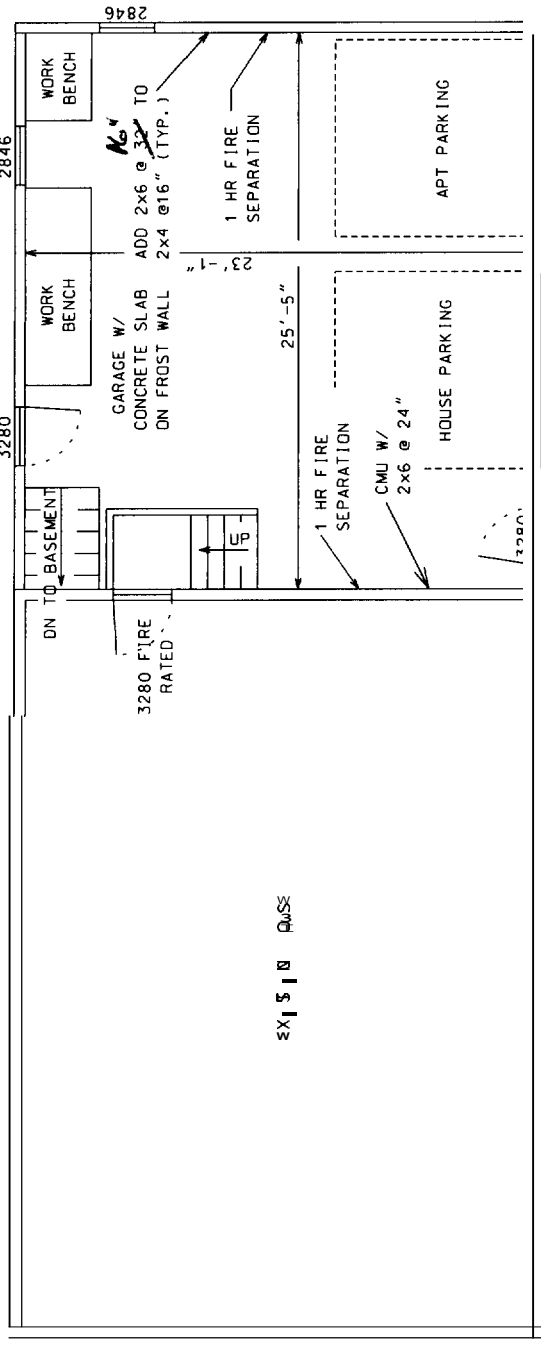
PROPOSED  
LOOKING SOUTH



SECTION A - A

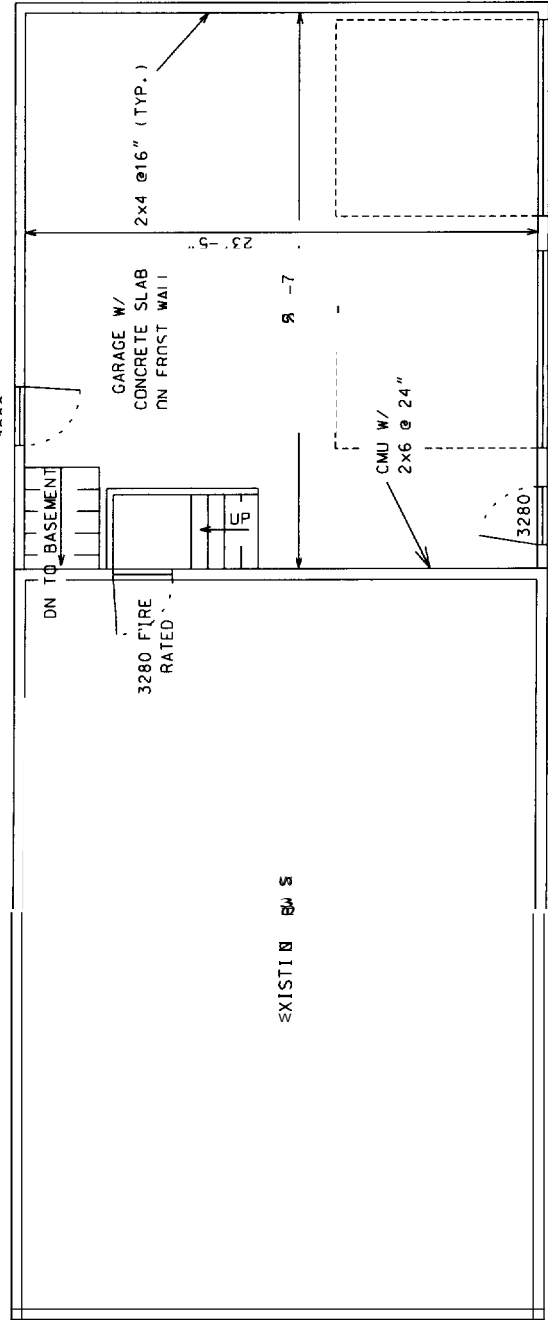






9 x 7 U/H DOOR  
2-2x10 HEADER  
ADD 1-2x10 HEADER

PROPOSED 1ST FLOOR



9' x 7' O/H DOOR  
2-2x10 HEADER

EXISTING 1ST FLOOR

EXISTING

EXISTING

EXISTING FRG-ENG NEEDED  
 TIMBER ROOF TRUSSES (M-24)  
 @ 24"; MAISE AND RE-USE

2x6 @ 24"

W14x34 STEEL BEAM SUPPORTED  
 BY 5-2x6 COLUMN AT EXT. WALLS.  
 TOP FLG BRACED @ 6FT

1 HR FIRE SEPARATION  
 W/ STC=50

2-2x6 HEADER @  
 WINDOWS, NJ=2 (TYP.)

2x4 @ 24" (TYP. @  
 INTERIOR WALLS)

INT. WALL HEADER  
 @ DOORS= 2-2x4;  
 NJ=1

2x10 @ 16" FLOOR JOISTS,  
 GR. 2 OR BETTER, LAPPED 3"  
 & BRACED AT 8FT

EXISTING 2x4 @ 16" SUPPLEMENTED  
 WITH PROPOSED 2x6 @ 16"

EXISTING CONCRETE SLAB  
 ON FROST WALL

2x6 @ 24"

EXT. WALL HEADER @  
 WINDOWS=2-2x6; NJ=1  
 SLIDER HEADER=2-2x10;  
 NJ=2

ADD 2x10 TO 2-2x10  
 HEADER @ GARAGE DOORS  
*Notes*

PROPOSED  
 FRAMING SECTION  
 (LOOKING SOUTH)

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS THAT, I, GREGORY E. BEANE OF Portland, Cumberland County, Maine, for consideration paid, grant to TIMOTHY W. MERRITT with a mailing address of 836 Washington Avenue, #10, Portland, ME 04103, with WARRANTY COVENANTS, the following:

A certain lot or parcel of land, with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being more particularly described in Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey and hereby conveying the premises conveyed to the Grantor herein by deed of Lawrence Lonstein dated September 5, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12102, Page 1.

Witness my hand and seal this 1st day of August, 2001.

*Gregory E. Beane*  
Gregory E. Beane

State of Maine  
County of Cumberland

August 1, 2001

Personally appeared Gregory E. Beane and acknowledged the foregoing to be his free act and deed.

Before me,

*Robert E. Danielson*

Robert E. Danielson  
Attorney at Law

MAINE REAL ESTATE TAX PAID

## Exhibit A

A certain lot or parcel of land located on the westerly side of Morgan's Court in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at a point on the westerly sideline of Morgan's Court said point also being at the northeasterly corner of land now or formerly of Peter P. Gerrity as recorded in the Cumberland County Registry of Deeds in Book 6891, Page 234.

THENCE the following courses and distances.

1. North 64 degrees 8 minutes 0 seconds West along land of said Gerrity, a distance of seventy-six and 73/100 (76.73) feet to a point and land now or formerly of Thomas L. and Veronica H. Morrison as recorded in the said Registry in Book 2539, Page 325.
2. North 26 degrees 34 minutes 0 seconds East along land now or formerly of James E. Beecher as recorded in said Registry in Book 1800, Page 428, a distance of one hundred ten and 49/100 (110.49) feet to a point.
3. South 62 degrees 27 minutes 6 seconds East, a distance of seventy-six and 73/100 (76.73) feet to a point on the westerly sideline of Morgan's Court.
4. South 26 degrees 34 minutes 0 seconds West along the westerly sideline of Morgan's Court, a distance of one hundred eight and 24/100 (108.24) feet to the point of beginning.

The above described parcel containing 8,390 square feet bearings are referenced to Magnetic North 1980.

Said parcel is subject to a certain easement over the driveway as it now exists.

Excepting and reserving deed to city of Portland dated April 10, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9135, Page 308.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 AUG -1 PM 1: 25

CUMBERLAND COUNTY

John B O'Brien

City of Portland, Maine  
 Planning And Urban Development  
 Application For Exemption From Site Plan Review

Timothy Merritt  
 Applicant Phone

07/16/2004 20040154  
 Application Date Application ID

6 Morgan Court  
 Address

Exemption  
 Project Name/Description

Portland ME 04103  
 City State Zip

142 A082  
 CBL

\_\_\_\_\_  
 Consultant/Agent Phone

6 Morgan Court  
 Address of Proposed Site

Description of Proposed Development:  
 Conversion of single-family cape to a 2 family.

PLEASE ATTACH SKETCH/PLAN OF PROPOSAL/DEVELOPMENT

Criteria for Exemptions:

Applicant (Yes, No, N/A.)	Planning Office
<u>No</u>	<u>No</u>
<u>Yes</u>	<u>Yes</u>
<u>Yes</u>	<u>Yes</u>
<u>N/A</u>	<u>N/A</u>
<u>No</u>	<u>No</u>
<u>Yes</u>	<u>Yes</u>
<u>Yes</u>	<u>Yes</u>
<u>Yes</u>	<u>Yes</u>

- a) within existing structures: No New Buildings, Demolitions or Additions
- b) footprint increase less than **500** sq ft
- c) no new curb cuts, driveways, parking areas
- d) curbs and sidewalks in sound condition and comply with ADA
- e) no additional parking / no traffic increase
- f) no stormwater problems
- g) sufficient property screening
- h) adequate utilities

**Planning Office Use Only:**

Exemption Granted \_\_\_\_\_ Partial Exemption 07/23/2004 Exemption Denied \_\_\_\_\_

Conditions (if any)

<u>Dept</u>	<u>Condition</u>
Planning	No parking allowed in the front yard. 1 space required for existing house in garage; 2 spaces required for new apartment in garage and on side of house.

\_\_\_\_\_  
 Planner's Signature Date

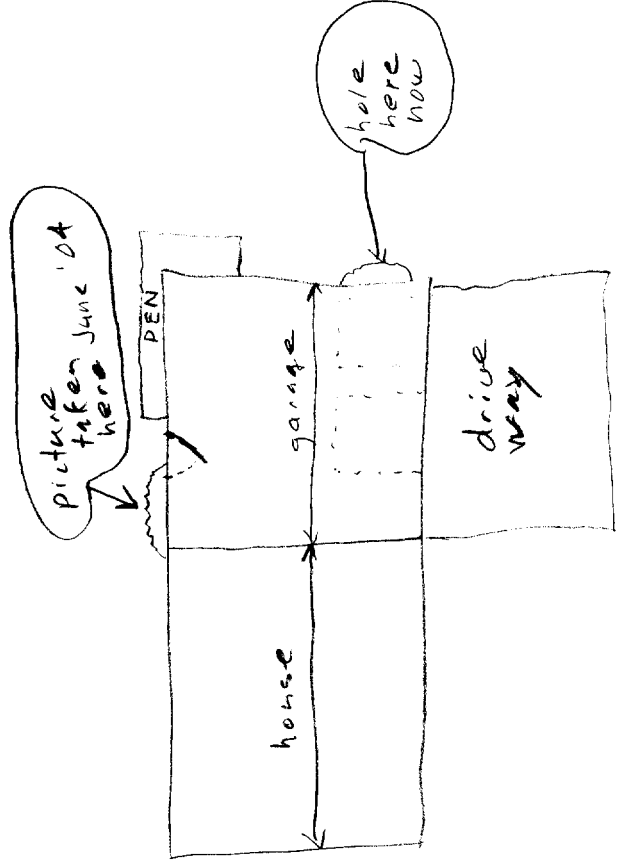
PROOF OF FROST WALL BELOW  
GARAGE SLAB



house/garage  
junction

garage  
back  
door

FROST WALL w/ FOOTING



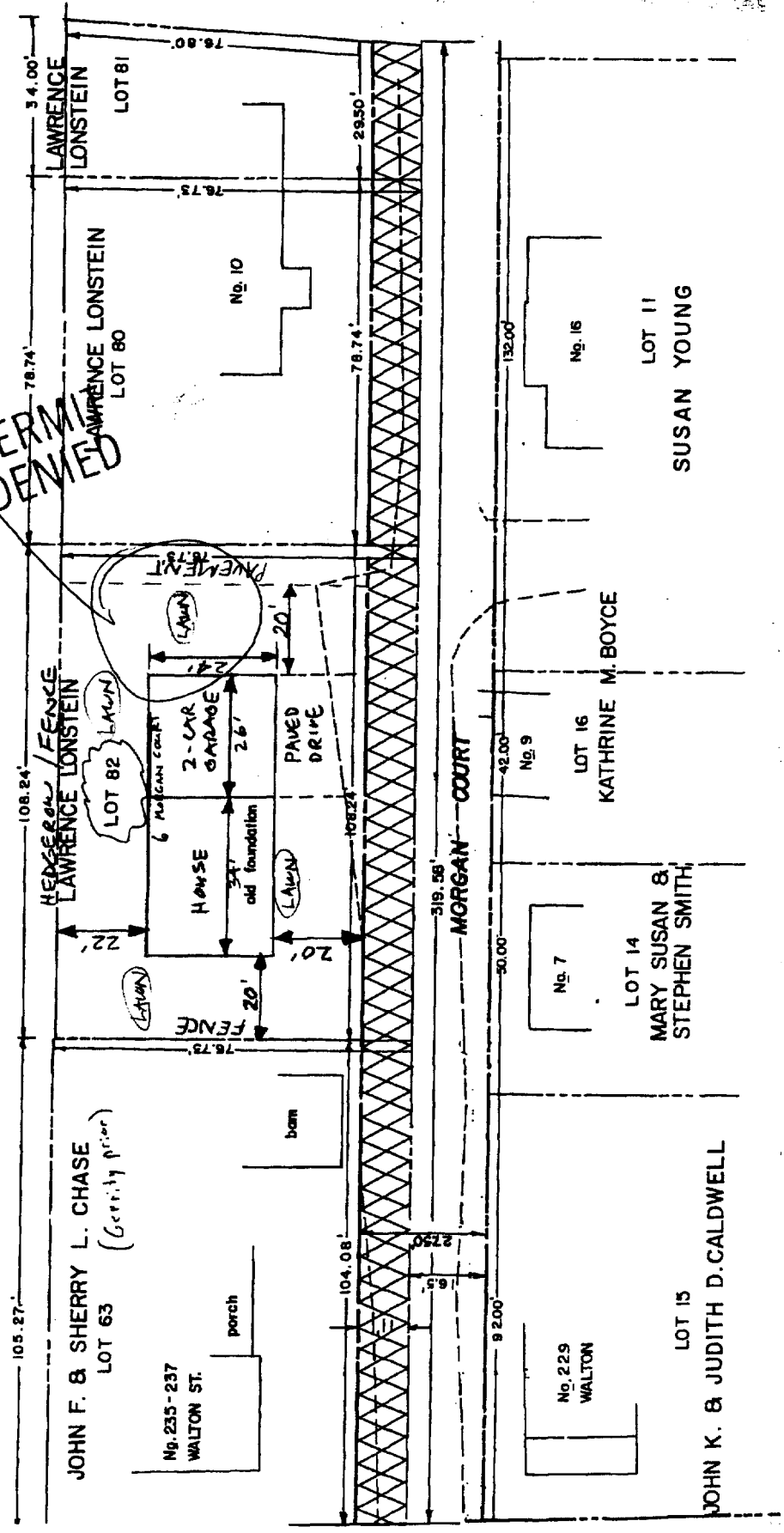
6 MORGAN COURT

*OLD permit*  
*01-1380*  
*No Egress shown*

LOT & SET-BACKS

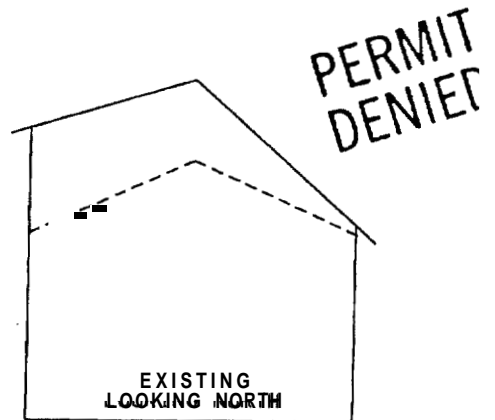
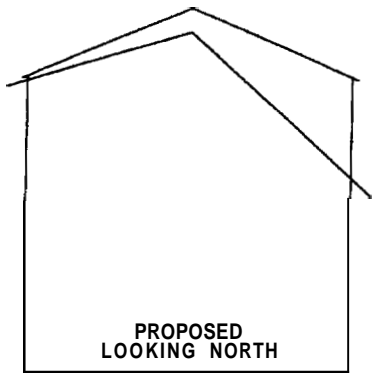
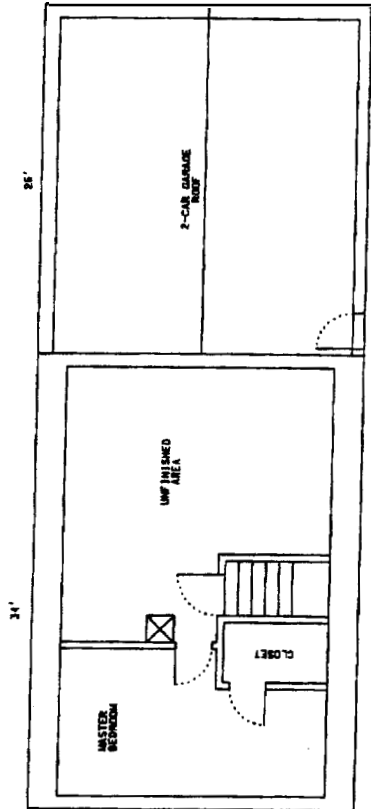
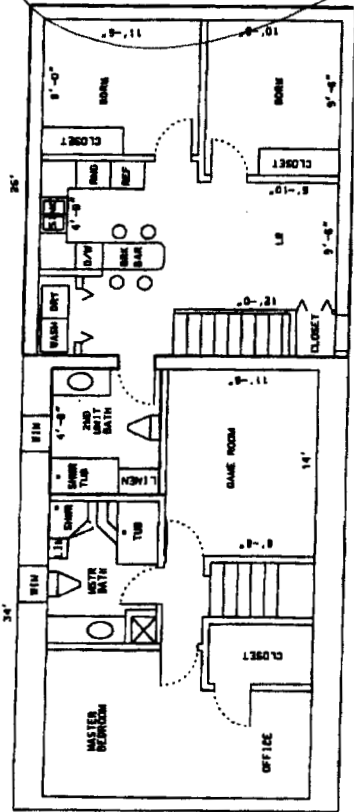
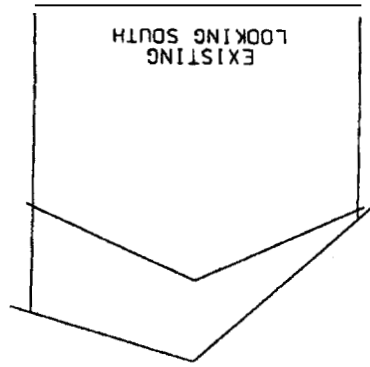
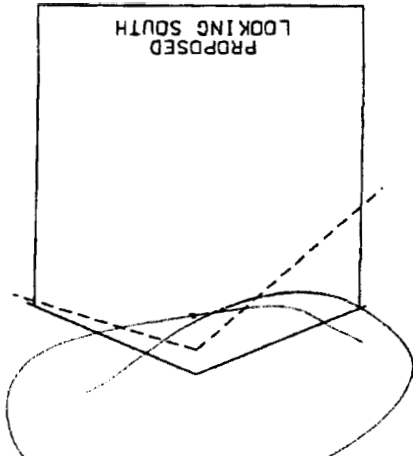


**PERMIT DENIED**

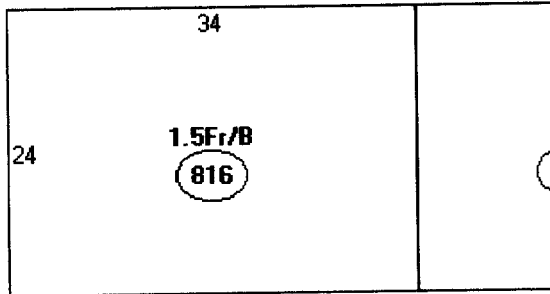




*OLD  
Permit  
No - Egress  
Shown*



SCALE: 3/4" = 1'



Descriptor/Area

A: 1.5Fr/B  
816 sqft

B: FG  
624 sqft

540 #

120

1660 #

Deck: 5x24  
= 5 x 24

R-5 Zone

lot size =  $7115 \times 50\% =$

3557.5 #  
MAX COV.  
OK