

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 0210792	Issue Date: 12/11/02	CBL: 250 C001001
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Location of Construction: 13 Swan St	Owner Name: Van Ness William Clayton Iii &	Owner Address: 13 Swan St CITY OF PORTLAND	Phone: 879-1567
Business Name:	Contractor Name: Housewright	Contractor Address: 277 Long Hill Road Sebago	Phone: 2077873377
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-1

Past Use: Single Family with Garage	Proposed Use: Garage Apartment/Handicap Unit <i>single family with necessary handicap unit</i>	Permit Fee: \$303.00	Cost of Work: \$39,700.00	CEO District: 3
Proposed Project Description: Handicap Unit/Tenant Fit Up in Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B 7/19/02 <i>[Signature]</i>	
		Signature:	Signature:	
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: gg	Date Applied For: 07/17/2002	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 type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>7/24/02</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>Granted 6/20/02</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></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: <i>[Signature]</i></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 _____

Application ID Number: 2-0792

Delete Save Close

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

Approval Date: 08/09/2002

Given On Date: 07/25/2002

OK to Issue Permit Name: Mike Nugent Date: 08/09/2002 Date 2:

Conditions Section: Add New Condition From Add New Condition Delete Condition

Party wall must have a 1 hr. Fire rating, Garage must have a 1 hr. Fire separation all walls and ceiling. MJN

Stairs are existing and were built in 1992, prior to the 1996 Code Change, If they are 7.25 inch rise and 9 inch tread it's permissible.

Create Date: 07/17/2002 By gg

Update Date: 08/09/2002 By mjn

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 020792

Please Read Application And Notes, If Any, Attached

This is to certify that Van Ness William Clayton Inc /House
has permission to Handicap Unit/Tenant Fit Up Garage
AT 13 Swan St 250 C001001

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 written permission procured before this building or part thereof is altered or closed-in.
HOURS 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

Al J. [Signature] 8/9/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

ALAN J. MUNROE, HOUSEWRIGHT
277 LONG HILL ROAD
SEBAGO, ME. 04028
787-3377

MEMO TO: Mike Nugent

RE: Renovations at 13 Swan St., Linda Van Ness Residence

This is in response to your questions concerning the above project.

- #1 The walls & ceiling of the garage below the proposed apartment will be covered with 5/8 Fire Code sheetrock & finished with one coat of tape & compound.
- #2 The stairs to the apartment will be enclosed also with 5/8 F.C. with a one hour Fire Rated door at the bottom of the stairway. The rise of each step will not exceed local codes.
- #3 At least one egress size window will be installed in the apartment.

SLEEPING ROOM

I think these were all the questions we discussed. Please call me on my cell phone at 756-0436 to confirm receipt of this fax.

Thanks for your help.


Alan J. Munroe

FAX COVER SHEET

DATE: 8-5-02

TO: Mike Nugent

FAX #: 874-8716

FROM: ALAN MUNROE

FAX #: 207-787-3377

2 **PAGES WERE SENT**
including this cover sheet

Delete Schedule Add End Images Print Permit Print C of O Print Insp

Prmt Text93 30018 Constr Type New Num1 2

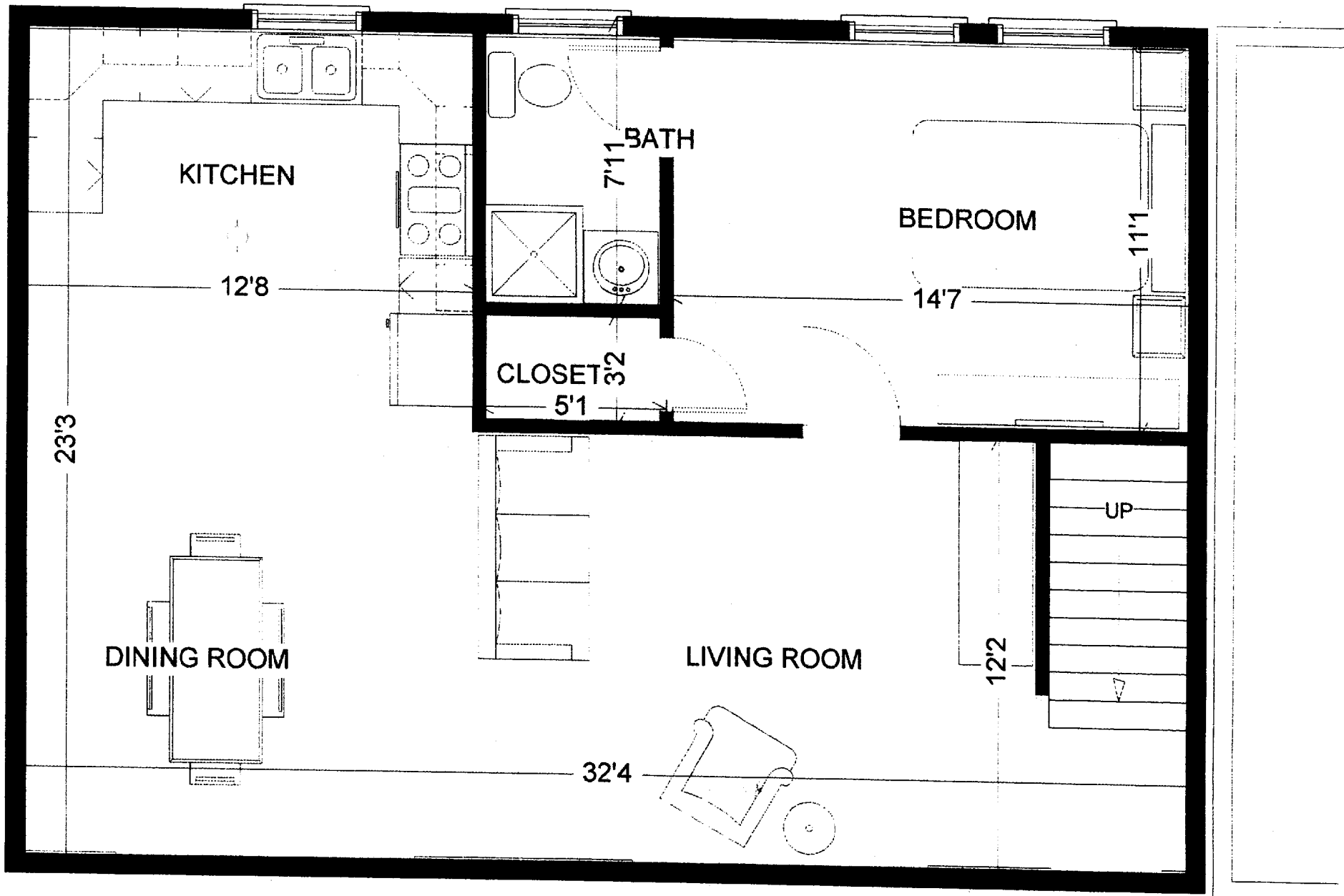
Permit Nbr 02-0792 Location of Construction 13 Swan St Appl. Date
Status Hold Permit Type Change of Use - Dwellings Issue Date
CBL 250 C001001 Territory Nbr 3 Estimated Cost \$39,700.00 Date Closed

Comment Date Comment Add Delet Save

07/26/2002 need stairs, fire rating info, egress windows etc. Owner and Contractor notified. MJN

Name mjn Follow Up Date Completed

CreatedBy gg CreateDate 07/17/2002 ModBy mjn ModDate 07/26



LIVING AREA

751 sq ft



Taxes Due Close

20792

07/17/2002

<input type="checkbox"/>

5/2002

Application ID Number: 2-0792

Department: Zoning

Status: Approved with Conditions

Approver: Marge Schmuckal

Comments: 13 Swan St

Approved Date: 07/24/2002

Issue On Date: 07/23/2002

OK to Issue Permit Name: Marge Schmuckal Date: 07/24/2002 Date 2:

Conditions Section:

This accessory handicap living unit was approved by the Zoning Board of Appeals on June 20, 2002. The continuation of this unit depends upon the meeting of the listed conditions of the ordinance. Either the accessory unit or the principal dwelling unit SHALL be occupied by a person sixty (60) years of age or older or by a handicapped person.. THIS IS NOT AN APARTMENT TO BE RENTED OUT TO THE GENERAL PUBLIC. THERE ARE RESTRICTIONS TO THE OCCUPATION. The handicap apartment shall be discontinued if the conditions of the ordinance can not be maintained.

Create Date: 07/17/2002 By: gg

Update Date: 07/24/2002 By: mes

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: July 5, 2002
RE: Action taken by the Zoning Board of Appeals on June 20, 2002.

The meeting came to order at 7:05

Roll Call as follows:

Members Present: Julie Brady, Joseph Lewis Patric Santerre, William Hall and Nan Sawyer
Nan Sawyer acted as Chair and Julie Brady acted as Secretary. Catherine Decker arrived at 7:15 p.m.
Members Absent: Joseph Lewis

APPEAL AGENDA

The Board of Appeals will held a public hearing on Thursday, June 20, 2002 at 7:00 p.m. on the second floor in Room 209 at the Portland City Hall 389 Congress Street, Portland, Maine to hear the following appeal:

1. Unfinished Business: There was no unfinished business

2. New Business:

A. Conditional Use Appeal

Linda & William Van Ness of 13 Swan Street, Tax Map #250, Block C, Lot 1&2 and Tax Map #256, Block B, Lot 4 in the R1 Zone is requesting a Conditional Use Appeal to add a Handicap Unit above the existing garage in accordance to section 14-68.a.2 of the Portland Zoning Ordinance. The owner is the applicant. The Board voted 6-0 to grant the Conditional Use Appeal.

3. Other Business: There was no other business

4. Adjournment: The Board adjourned at 8:00 p.m.

Enclosure: Agenda of June 20, 2002
Copy of Board's Decisions
1 standard size tapes

CC: Joseph Gray, City Manager
Mark Adelson, Housing & Community Services
Alex Jaegerman, Planning Department
Lee Urban, Planning & Development Director

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL

DECISION

Name and address of applicant: LINDA VAN NESS
13 SWAN STREET

Location of property under appeal: 13 SWAN STREET

For the Record

Names and addresses of witnesses (proponents, opponents and others):

PROponent

LINDA VAN NESS

OPponent

NONE

Exhibits admitted (e.g., renderings, reports, etc.):

APPLICATED, INCLUDING 2 PHOTOS, RENDERINGS, SEEDS

Findings of Fact

1. The proposes conditional use is is not (circle one) permitted under section 14-68.A.2 of the zoning ordinance, for the following reason(s):

2. The proposed conditional use does does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):

3-A. There are are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):

3-B. There will/will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): _____

3-C. The impact does/does not (circle one) differ substantially from the impact which would normally occur from such a use in this zone, for the following reason(s): _____

Conclusion*

After public hearing on JUNE 20 2002, and for the reasons above-stated, the accompanying application is hereby (check one)

granted

_____ granted subject to the following condition(s):

6 FOR THE APPLICANT

200 APPROVED

_____ denied.

Dated: 06.20.02


Secretary of the Board

*The application may be denied only if either the finding for #1 or 2 above is in the negative or the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

02-0792

All Purpose 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>13 Swan St. Portland ME 04102</u>		
Total Square Footage of Proposed Structure <u>751 sq. ft.</u>	Square Footage of Lot <u>2754</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>250</u> Block# <u>C</u> Lot# <u>1+2</u> <u>and 256</u> <u>B</u> <u>4 in the Rt zone</u>	Owner: <u>Linda and William Van Ness</u>	Telephone: <u>207-879-1567</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Linda Van Ness - William Van Ness</u> <u>13 Swan St. Portland ME 04102</u>	Cost Of Work: <u>\$39,700</u> Fee: <u>\$290 303.</u>
Current use: <u>Domicile</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>Handicap Unit</u>		
Project description:		
Contractor's name, address & telephone: <u>Alan Muroe, Housewright</u> <u>277 Long Hill Rd - Sebago, ME 04029</u> <u>207-787-3377</u>		
Who should we contact when the permit is ready: <u>Linda Van Ness</u>		
Mailing address: <u>13 Swan St.</u> <u>Portland ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and permit is picked up. PHONE: 207-879-1567		

IF THE DENIE
INFOR

I hereby have be
jurisdiction shall have to this pe

Signature

When picking up \$300 fee
WML

THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY
ING DEPARTMENT, WE MAY REQUIRE ADDITIONAL

erty, or that the owner of record authorizes the proposed work and that I his/her authorized agent. I agree to conform to all applicable laws of this cation is issued, I certify that the Code Official's authorized representative at any reasonable hour to enforce the provisions of the codes applicable

Date: 7-14-02

If you c

nence ANY work until the permit is issued.
bject to additional permitting and fees with the
CITY OF PORTLAND, ME

Planning Department on the 4th floor of City Hall

JUL 17 2002

ALAN J. MUNROE, HOUSEWRIGHT
277 LONG HILL ROAD, SEBAGO, ME. 04029
787-3377

PROPOSAL

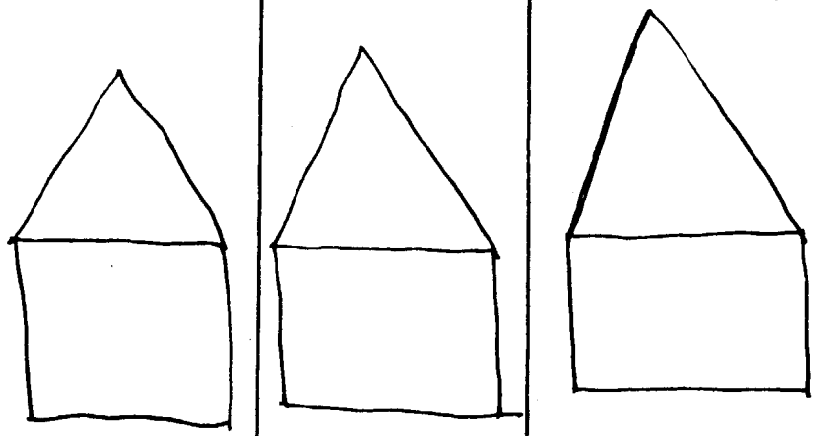
Linda Van Ness
13 Swan Street, Portland, Me. 04102
879-1567

I propose to furnish material and labor to construct an efficiency apartment above the existing garage at your home. The details for the construction are as follows:

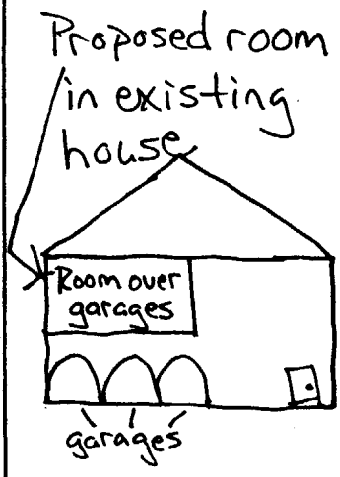
1. Frame all interior walls using 2" x 4" studs, 16" on center. The framing for the construction of the enclosed stairway from the garage to the apartment will also consist of 2" x 4" studs. Stair stringers will be 2" x 12". Stairs will be constructed ready for covering with carpet.
2. All walls, ceilings, and floor will be insulated. Walls will have 3 1/2" fiberglass insulation, ceilings 12" and floors 6". Walls and ceilings will be covered with 1/2" sheetrock. 5/8" fire resistant sheetrock will be installed where required by building codes. All sheetrock will be taped, finished with 3 coats of joint compound and sanded.
3. Three colonists interior doors and one steel fire resistant door are included in this proposal. All doors and windows will be finished with 2 1/2" colonial casing. 3 1/2" colonial base will also be installed.
4. The interior of the apartment and stairway will be primed and painted.
5. Carpeting will be installed in all areas of the apartment and on the stairs. A carpet allowance of \$25.00 per square yard is included in the project.
6. Labor is included in this proposal to install the kitchen cabinets and counter top. The cost of the cabinets and counter top are included up to a maximum allowance of \$3,000.
7. Plumbing for the kitchen and bathroom, including the sinks, faucets, toilet, and shower are included up to a maximum allowance of \$4,000.
8. Electrical work including installation of outlets and switches is included up to a maximum of \$2,500. Individual lighting fixtures are not included in this cost.

The total cost of the above project is \$39,700. I propose to begin work during the week of June 17, 2002.

Plot Plan



Empty Lot



Empty Lot

13 Swan St.

Swan Street