

# 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: 03-0424	Issue Date: <b>APR 30 2003</b>	CBL: 297 D012001
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Location of Construction: 100 Hicks St	Owner Name: Brewer John C &	Owner Address: 100 Hicks St <b>CITY OF PORTLAND</b>	Phone: 797-5848
Business Name:	Contractor Name: Bill Winkel	Contractor Address: Wakefield Road Hollis	Phone: 2072474069
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <b>R3</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$128.00	Cost of Work: \$15,000.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied  INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> Signature: <b>JMB 4/30/03</b>	Signature: _____ Signature: <b>JMB 4/30/03</b>
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Proposed Project Description: Build a 22' x 26' one story garage and demolish existing non-conforming	PEDESTRIAN 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: jmb	Date Applied For: 04/30/2003	<b>Zoning Approval</b>
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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: <b>4/30/03 JMB</b>	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: _____	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: <b>4/30/03</b>
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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

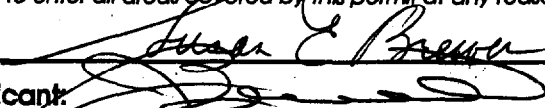
# All Purpose Building Permit Application

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>100 Hicks St. Portland, ME</u>		
Total Square Footage of Proposed Structure <u>~ 572± SF</u>	Square Footage of Lot <u>~ 13,000 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>297</u> Block# <u>D</u> Lot# <u>12-13-14</u>	Owner: <u>Brewer, John C. &amp; Susan E</u>	Telephone: <u>797-5848</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Same as owners</u>	Cost Of Work: \$ <u>~15,000</u> Fee: \$ <u>128<sup>00</sup></u>
Current use: <u>Single Family</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>New Garage (2 car)</u>		
Project description: <u>Remove existing 14'x18' garage; Replace with 2 car Garage (22'x26' with proposed NE Wall @ ~ 8' side setback &amp; E back @ ~ 15' rear setback &amp; repave driveway.</u>		
Contractor's name, address & telephone: <u>Bill Winkel Wakefield Rd. Hollis, ME 04042 247-4069</u>		
Who should we contact when the permit is ready: <u>OWNERS</u>		
Mailing address: <u>100 Hicks St. Portland, ME 04103</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 a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>797-5848</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: 	Date: <u>4/30/03</u>
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**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**

# JOHN AND SUSAN BREWER

100 Hicks Street  
Portland, ME 04103  
Phone (207) 797-5848  
Fax (207) 839-6641

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April 30, 2003

City of Portland  
Planning and Urban Development  
Portland City Hall  
389 Congress St.  
Portland, ME 04101

re: Request for relaxation of rear property line setback 25-foot rule

Dear Sirs;

Please accept this proposal for our 2-car garage project at 100 Hicks St. I believe you will find all the materials the permit application requires for your review.

Please note that in order to accommodate the 22' X 26' structure needed to house our 2 vehicles (Full size truck and midsize auto), we are respectfully asking that the committee relax the rear setback line rule of 25'.

As I have previously mentioned, I discussed the possibility of the setback change with Zoning Administrator Marge Schmuckal in September of '02. We concluded that going back to a 15' rear setback would possibly allow enough room to maneuver a vehicle around a very tight corner into the garage opening closest to the house. The North side of the garage will be over as far as it can be and still comply with the 8 Foot side setback.

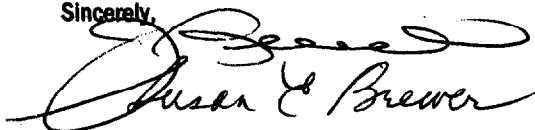
To emphasize this point, you will note in the plot plan and the hand drawings the close corner to turn near the side porch of the house. If the front of the garage was any closer to our house than the 15' rear setback, it would be virtually impossible to maneuver a vehicle into the garage. The enclosed prints of the existing garage and the proximity of the house back porch give a better perspective of the close quarters.

Actually, we are hoping if at all possible and the committee would agree, the rear setback be placed at the 5' or 10' mark to lessen the angle to the garage entrance to best accommodate the hard corner into the garage door. Please note that the Northeast corner (rear of the proposed garage) does not abut or come close to any present structure on the other properties.

Lastly, In keeping with tradition, we have designed the garage to match the 1920 style house and to blend well with the surroundings and landscaping. Our hope is that the committee will appreciate the concern we have dedicated to our project by making our property both functional and esthetically appealing.

Thank you for your attention to our request; we look forward to working with the City on this project.

Sincerely,



John C. Brewer/ Susan E. Brewer Owners 100 Hicks St.

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

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

<b>Permit No:</b> 03-0424	<b>Date Applied For:</b> 04/30/2003	<b>CBL:</b> 297 D012001
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<b>Location of Construction:</b> 100 Hicks St	<b>Owner Name:</b> Brewer John C &	<b>Owner Address:</b> 100 Hicks St	<b>Phone:</b> ( ) 797-5848
<b>Business Name:</b>	<b>Contractor Name:</b> Bill Winkel	<b>Contractor Address:</b> Wakefield Road Hollis	<b>Phone:</b> (207) 247-4069
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Build a 22' x 26' one story garage and demolish existing non-conforming
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/30/2003

**Note:** **Ok to Issue:**

- 1) If the sided setback is reduced to less than 9' this office will require a surveyor to set the pins for the walls or provide a letter stating the as built compliance to the required setback.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Existing non-conforming garage to be demolished. Build a new garage to meet the 8' side setback and refer to section 14-433 to reduce the rear setback to 10' in order to increase the ability to negotiate around the house with vehicles to enter the garage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/30/2003

**Note:** **Ok to Issue:**

- 1) The 9' garage door header must be a min. Of 3-2x12 or and engineered product. The specs on the steel beam must be submitted to this office.
- 2) Separate permits are required for any electrical work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

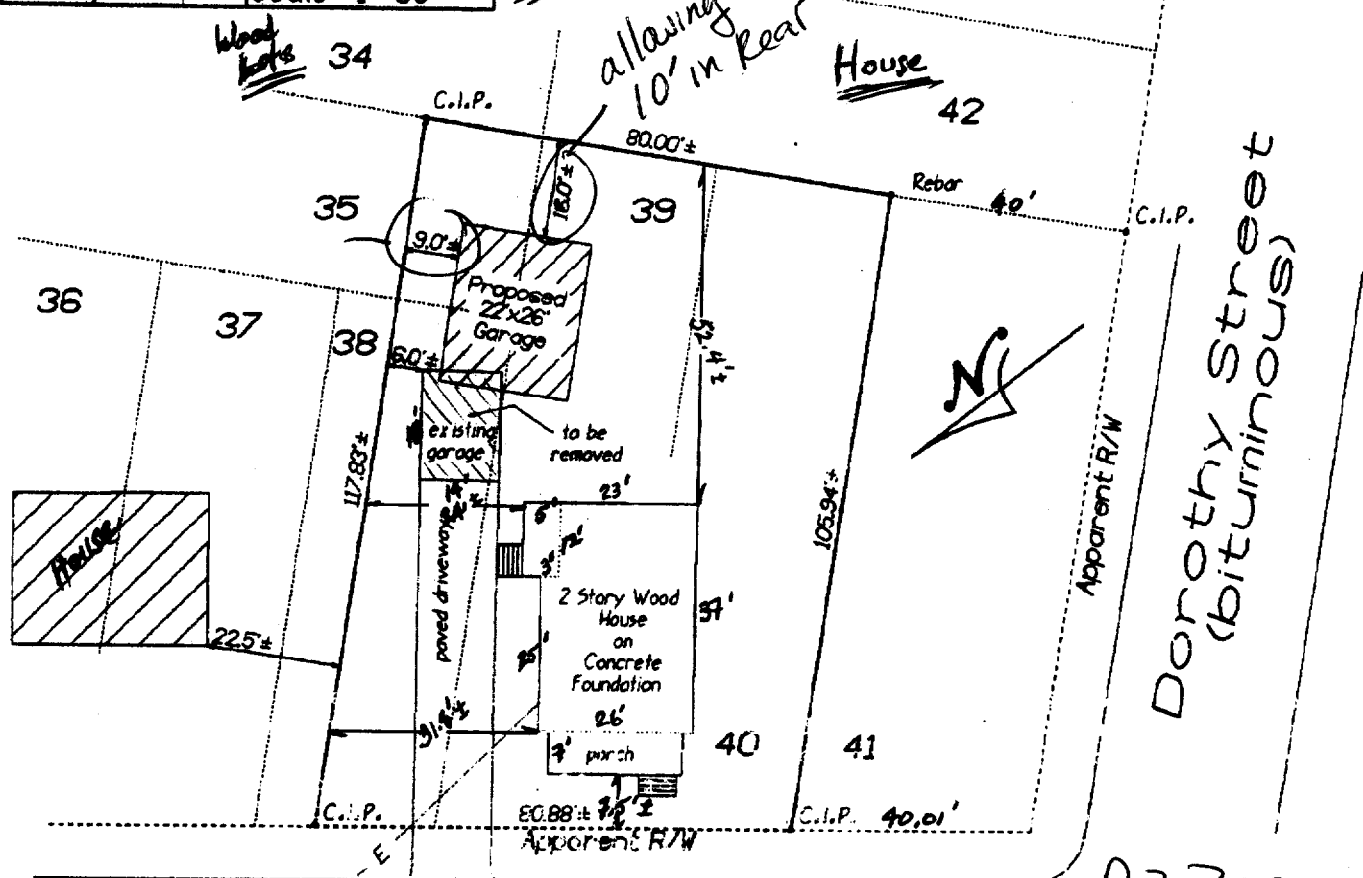
**SKETCH PLAN**  
 100 Hicks Street  
 Portland, Maine  
 for  
 John Brewer

**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 899 John Small Road, Chebeague Island, Maine 0446-1645 Fax 846-1644

Date: 04/16/03 Job: 03004

Drawn By: Scale: 1"=30'

This Plan is based on  
 a Plan of "Frost Villa Sites"  
 owned by Everett C. Wells  
 as recorded CCRD Planbook 14 Page 25  
 dated August 15, 1919



Hicks Street  
 (bituminous)

R3 Zone

25' Req Front 30' Shown  
 25' Req Rear 16' Shown

Sec. 14-433 allows Rear setback  
 Reduction if required cannot be  
 Met - allowing 10' in Rear

This Site Plan is based on  
 local monumentation found  
 in harmony with said recorded plan.  
 Side-1 story  
 8' Req 9' Shown

PARCEL ID# 297 D012001  
 Book/Page 8217/126  
 Legal 297-D-12-13-(14)  
 8958 SF

Bruce R. Bowman, PLS #1313

(~13,000 SF)  
 Lot 12-13-14

South ~110.4'

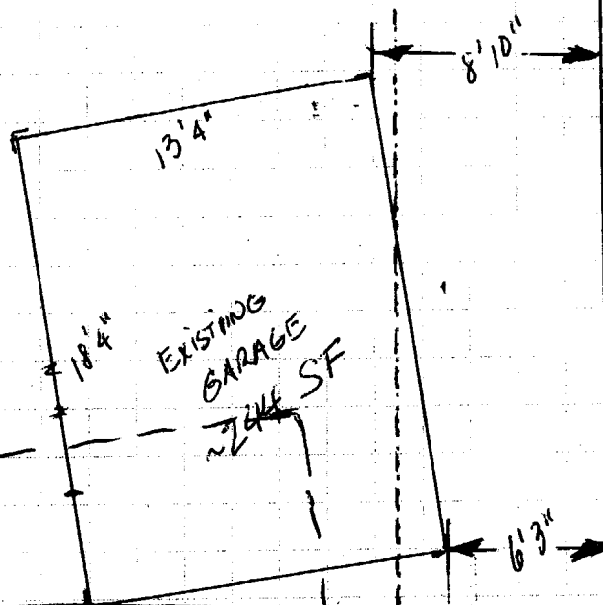
House

EAST CORNER  
HOUSE -  
PORCH

EXISTING  
DRIVEWAY

N

North ~118'



8'10"

6'3"

8"

Proposed  
22' x 26'  
Garage

25'

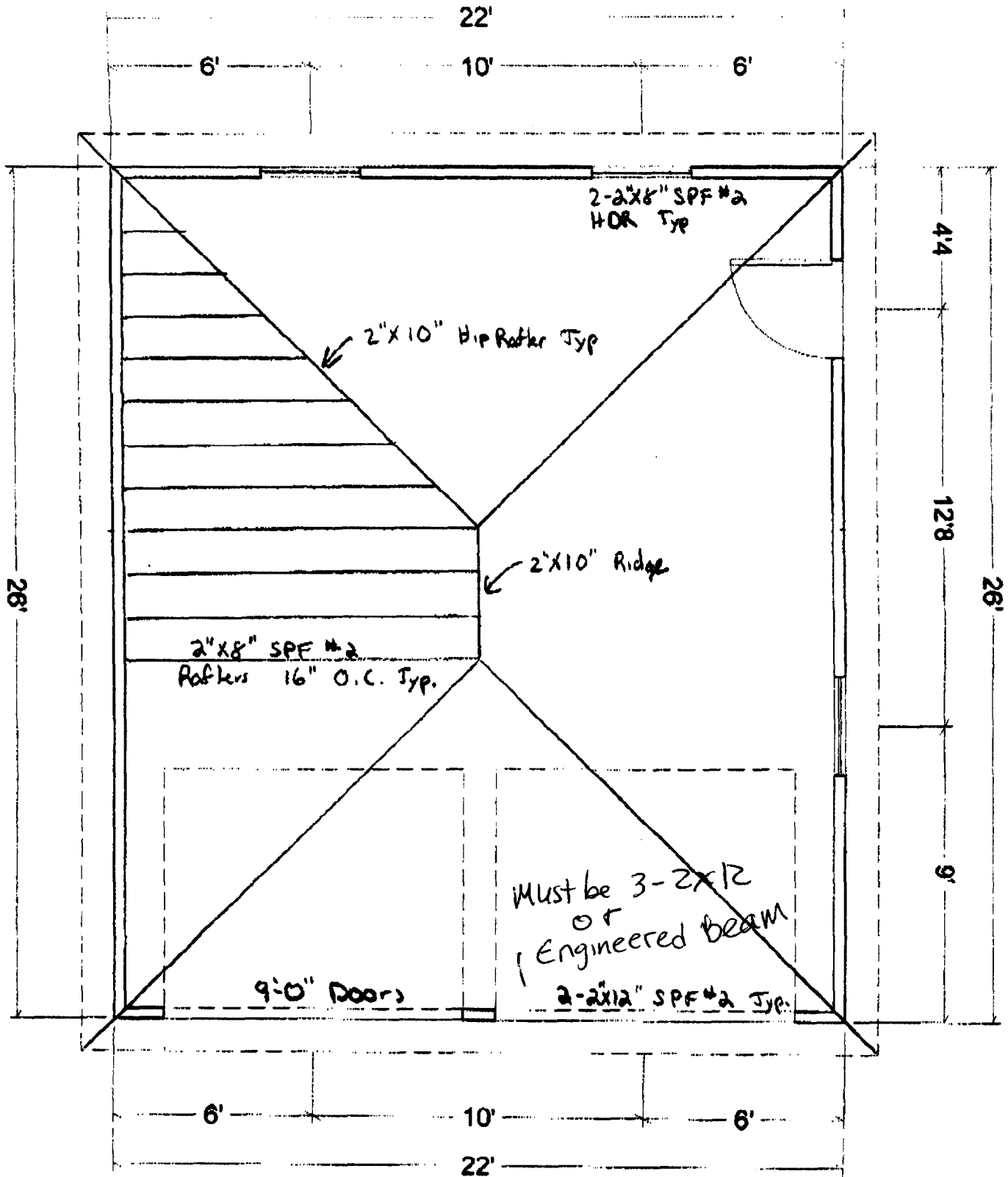
20'

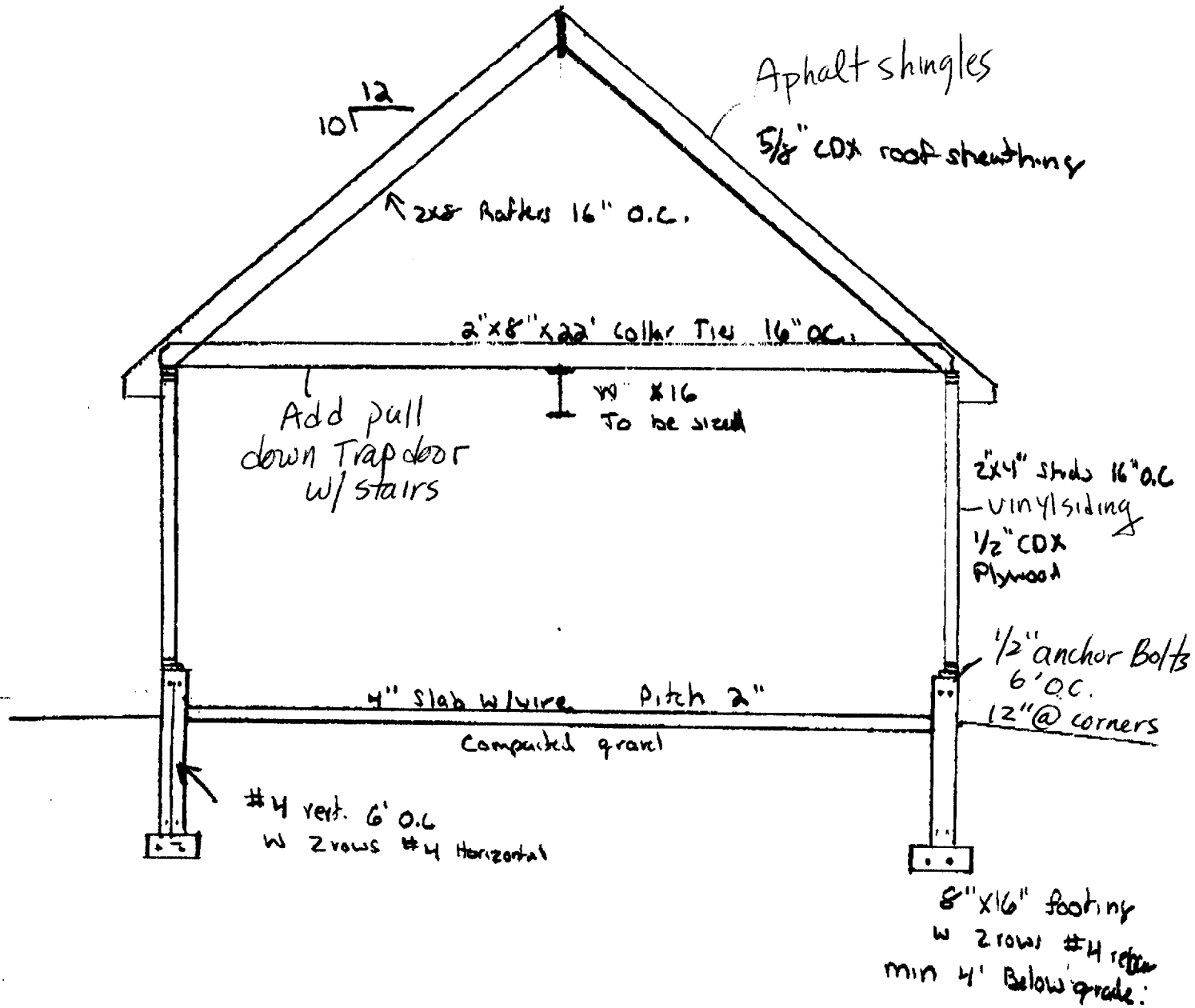
25'  
set back

8'  
set back

25'

15' set back  
allowing 10'









This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number 1 of 1  
 Parcel ID 297 D012001  
 Location 100 HICKS ST  
 Land Use SINGLE FAMILY

Owner Address BREWER JOHN C & SUSAN E JTS  
 100 HICKS ST  
 PORTLAND ME 04103

Book/Page 8217/126  
 Legal 297-D-12-13  
 HICKS ST 94-98  
 8958 SF

**Valuation Information**

Land \$33,390 Building \$99,440 Total \$132,830

**Property Information**

Year Built 1920 Style Old Style Story Height 2 Sq. Ft. 1888 Total Acres 0.206

Bedrooms 4 Full Baths 2 Half Baths Total Rooms 8 Attic Unfin Basement Full

**Outbuildings**

Type Quantity Year Built Size Grade Condition  
 GARAGE-WD/CB 1 1920 14X18 D A

**Sales Information**

Date Type Price Book/Page

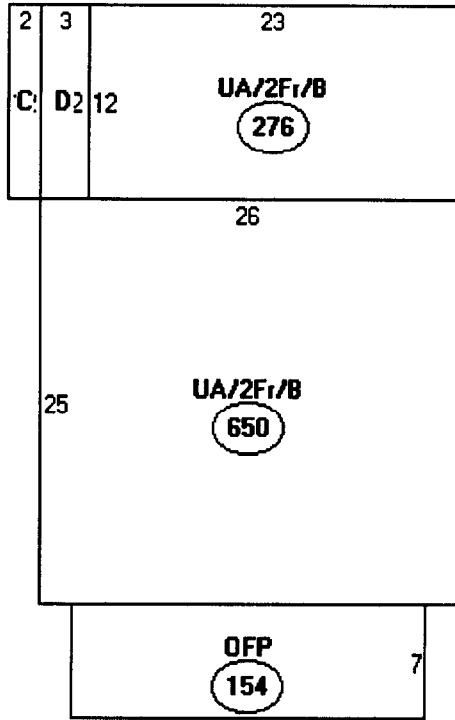
**Picture and Sketch**

Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





Descriptor/Area

- A: UA/2Fr/B  
650 sqft
- B: OFF  
154 sqft
- C: OFF  
24 sqft
- D: 1Fr/OP  
36 sqft
- E: UA/2Fr/B  
276 sqft

1140  
592  
1,712

R-3

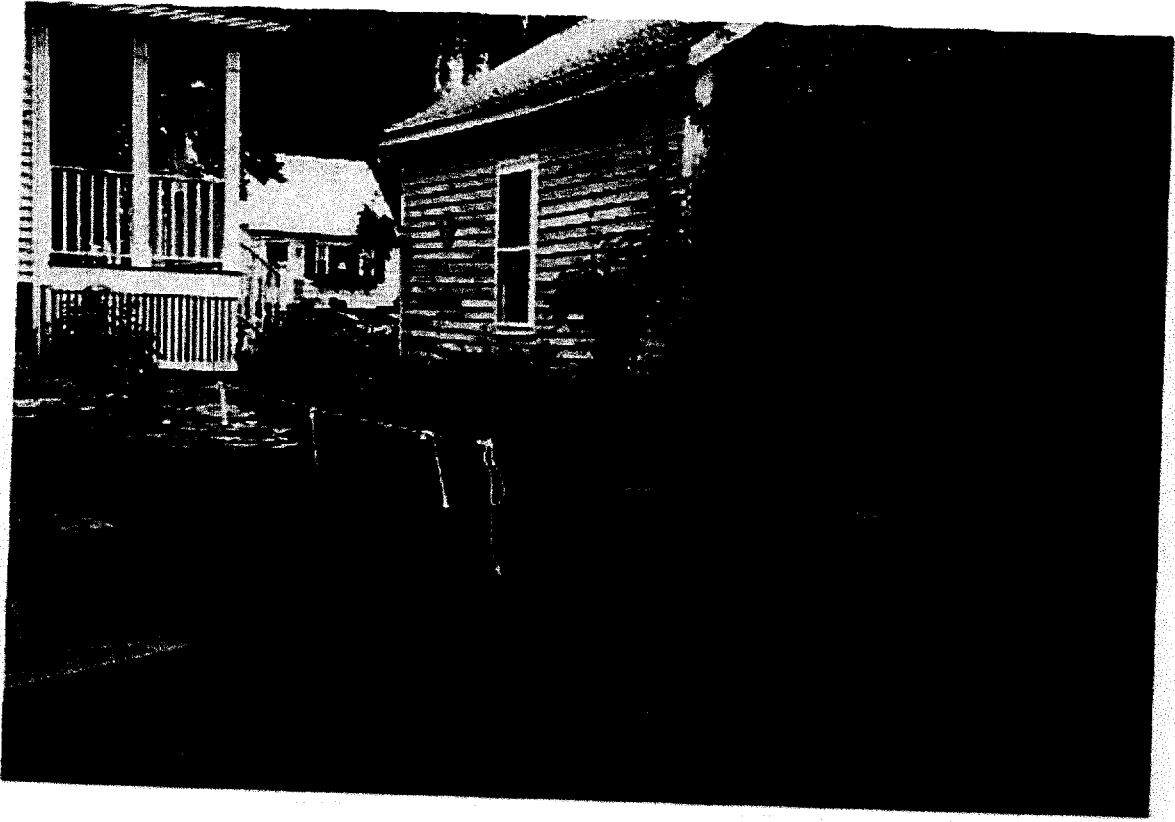
8958 \$ x .25% = ~~2,240~~

+ Lot 14 = 4,100 \$

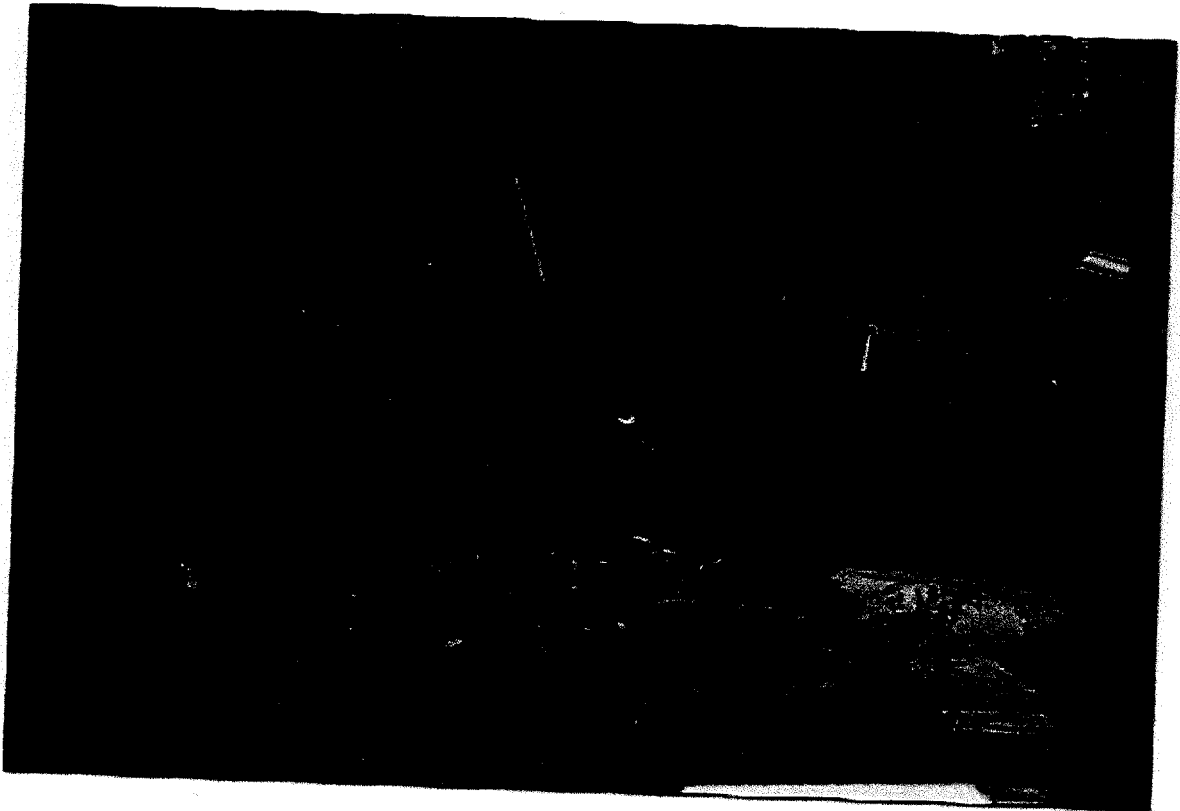
Actually have @ 13,000  
x .25%

OK

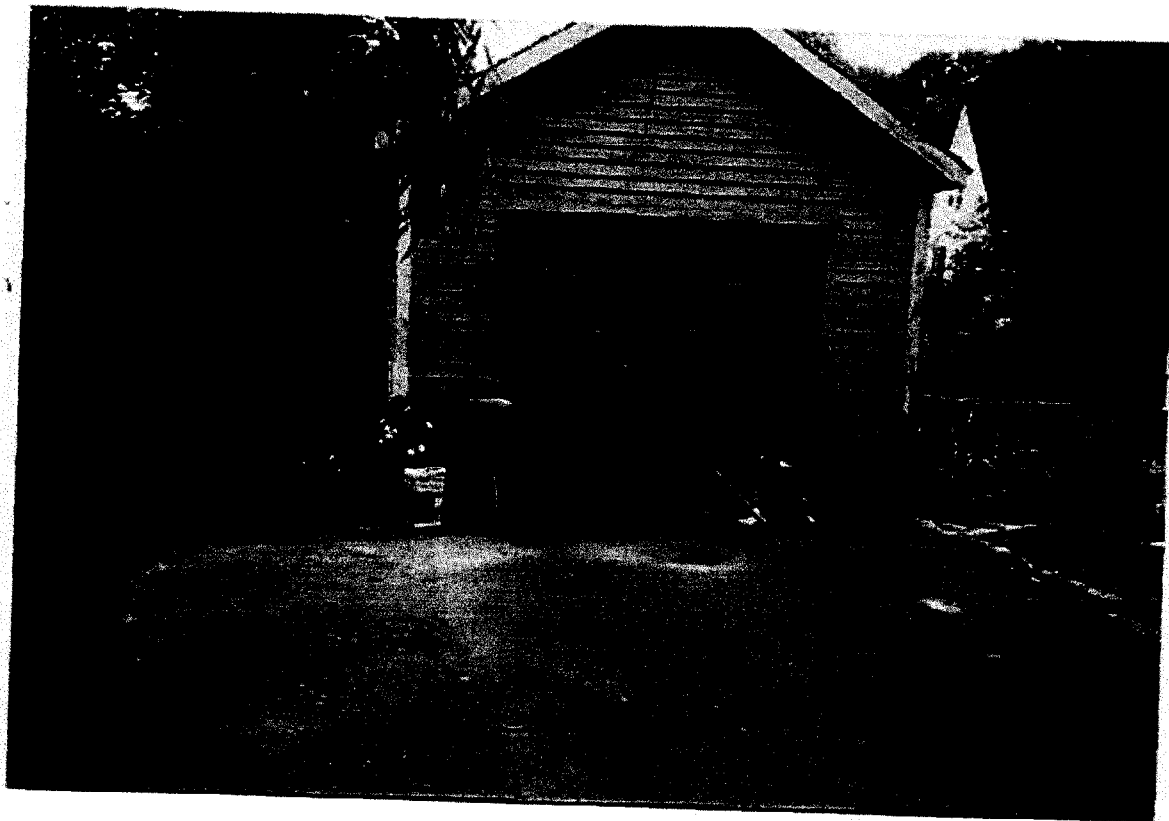
3,250



*Fig. 3 Rear-Rt side - Existing Garage (South)  
& side porch House*



*Fig. 4 Rt. side - Existing Garage (South)  
& side porch House*



*Fig. 1 Front - Existing Garage (West)*



*Fig. 2 Left side - Existing Garage (NE)*

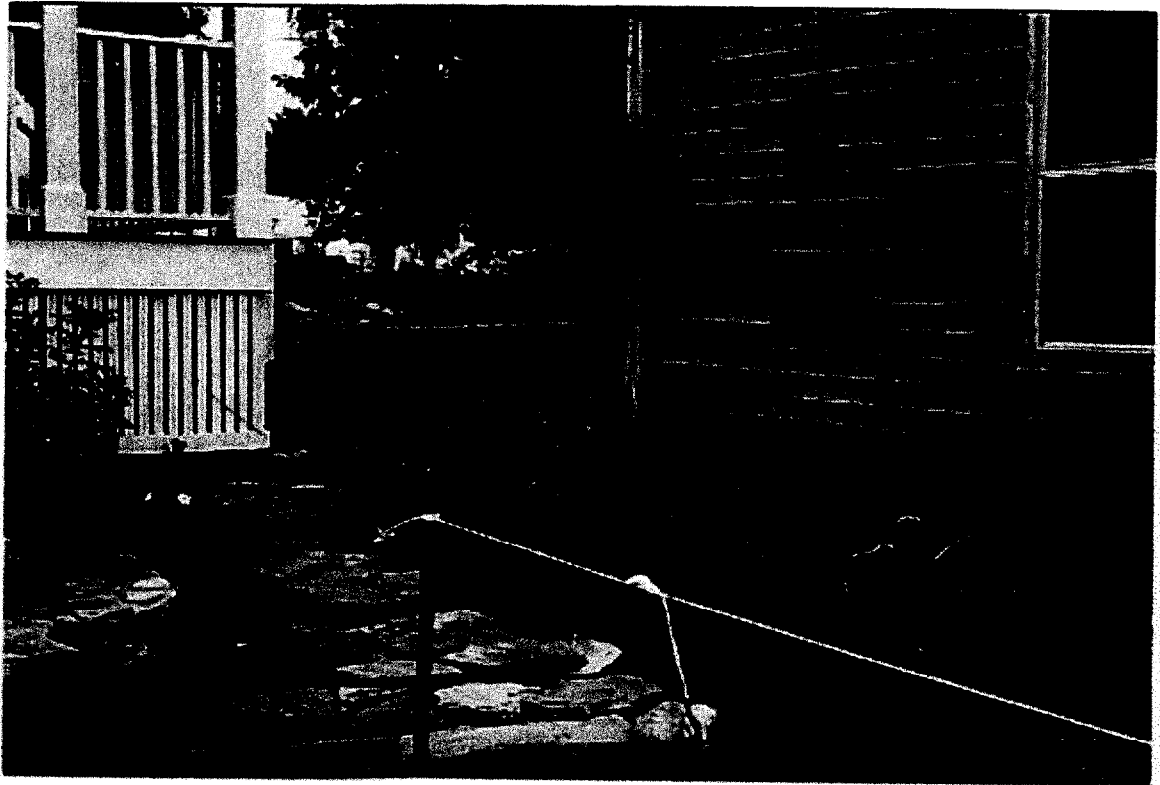


Fig. 5 Rt. side Existing Garage (South)  
& side porch House

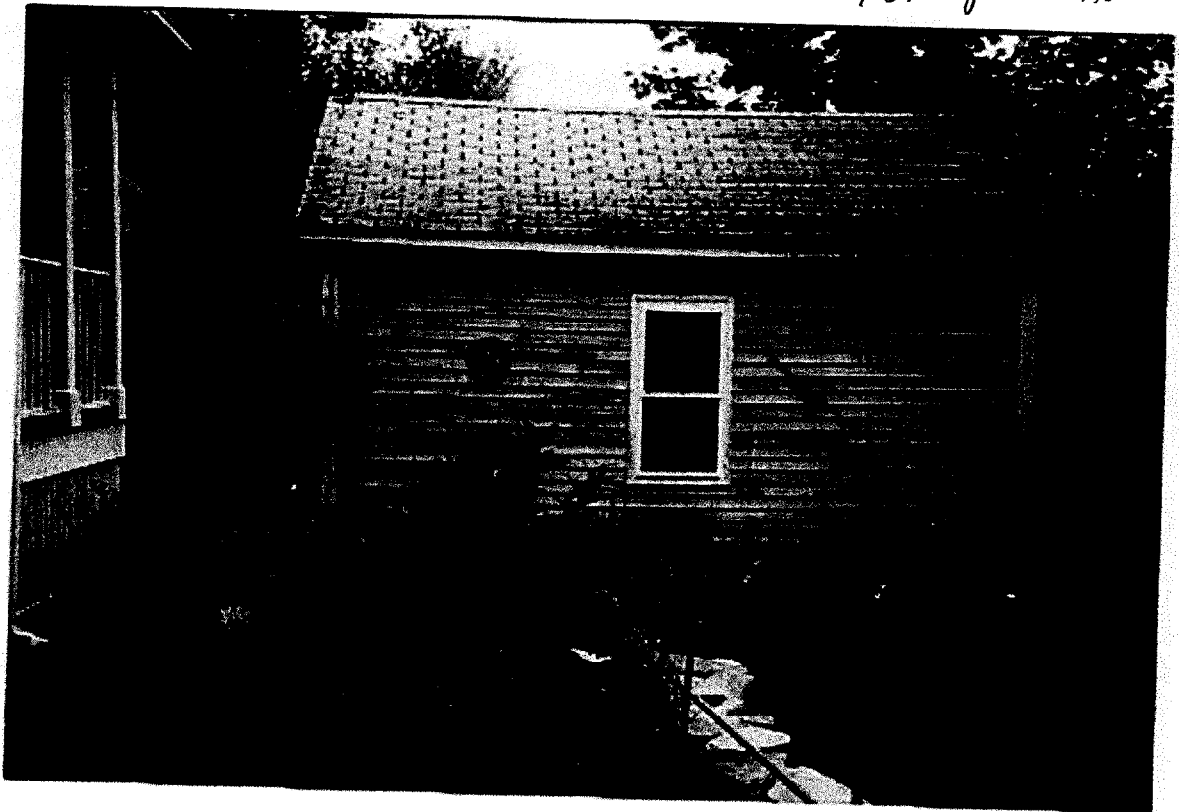


Fig. 6 Rt. side Existing Garage (South)  
& side porch House

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

*JR*  **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

*NA*  **Re-Bar Schedule Inspection:** Prior to pouring concrete

*If Pins are set & Forms up*  
**Foundation Inspection:** Prior to placing ANY backfill

*NA*  **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per~~ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

*NA* **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*[Signature]*  
Signature of applicant/designee

4/30/03  
Date

*[Signature]*  
Signature of Inspections Official

4/30/03  
Date

CBL: 297-D-12 Building Permit #:

03-0424

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

**PERMIT ISSUED**

Permit Number: 030424

**APR 30 2003**

**PERMIT**

This is to certify that Brewer John C &/Bill Winkler  
has permission to Build a 22' x 26' one story garage and demolish existing non-conforming **CITY OF PORTLAND**  
AT 100 Hicks St Call 297 D012001

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 leased or occupied. **NO 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

*Janice Bonte* 4/30/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**