

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: APR 30 2003	CBL: 297 D012001
-----------------------	-----------------------------------	---------------------

Location of Construction: 100 Hicks St	Owner Name: Brewer John C &	Owner Address: 100 Hicks St CITY OF PORTLAND	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: R3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$128.00	Cost of Work: \$15,000.00	CEO District: 1
----------------------------	--------------------------------	-------------------------	------------------------------	--------------------

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: JMB 4/30/03
--

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: _____
--	---

Permit Taken By: jmb	Date Applied For: 04/30/2003	Zoning Approval
-------------------------	---------------------------------	------------------------

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..	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> 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"/> </td> <td style="width: 50%;"> 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 </td> </tr> </table> <p><i>Approved w/ conditions sec. 14-43 allows a setback reduction allowing 10' in rear must meet 8' side setback</i></p> <p>Date: 4/30/03 JMB</p>	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"/>	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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100%;"> 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 </td> </tr> </table> <p>Date: 4/30/03</p>	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
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"/>	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				
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					

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. & 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>128⁰⁰</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 & E back @ ~ 15' rear setback & 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: <u><i>Susan E Brewer</i></u>	Date: <u>4/30/03</u>
--	----------------------

**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 4th floor of City Hall**

JOHN AND SUSAN BREWER

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

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.

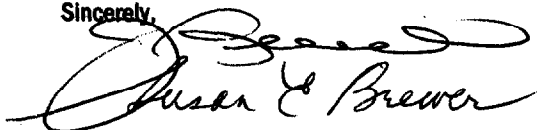
To emphasize this point, you will note in the plot plan and the hand drawings the close corner to turn near the side porch of the house. If the front of the garage was any closer to our house than the 15' rear setback, it would be virtually impossible to maneuver a vehicle into the garage. The enclosed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

Permit No: 03-0424	Date Applied For: 04/30/2003	CBL: 297 D012001
------------------------------	--	----------------------------

Location of Construction: 100 Hicks St	Owner Name: Brewer John C &	Owner Address: 100 Hicks St	Phone: () 797-5848
Business Name:	Contractor Name: Bill Winkel	Contractor Address: Wakefield Road Hollis	Phone: (207) 247-4069
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Build a 22' x 26' one story garage and demolish existing non-conforming
---------------------------------------	---

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.

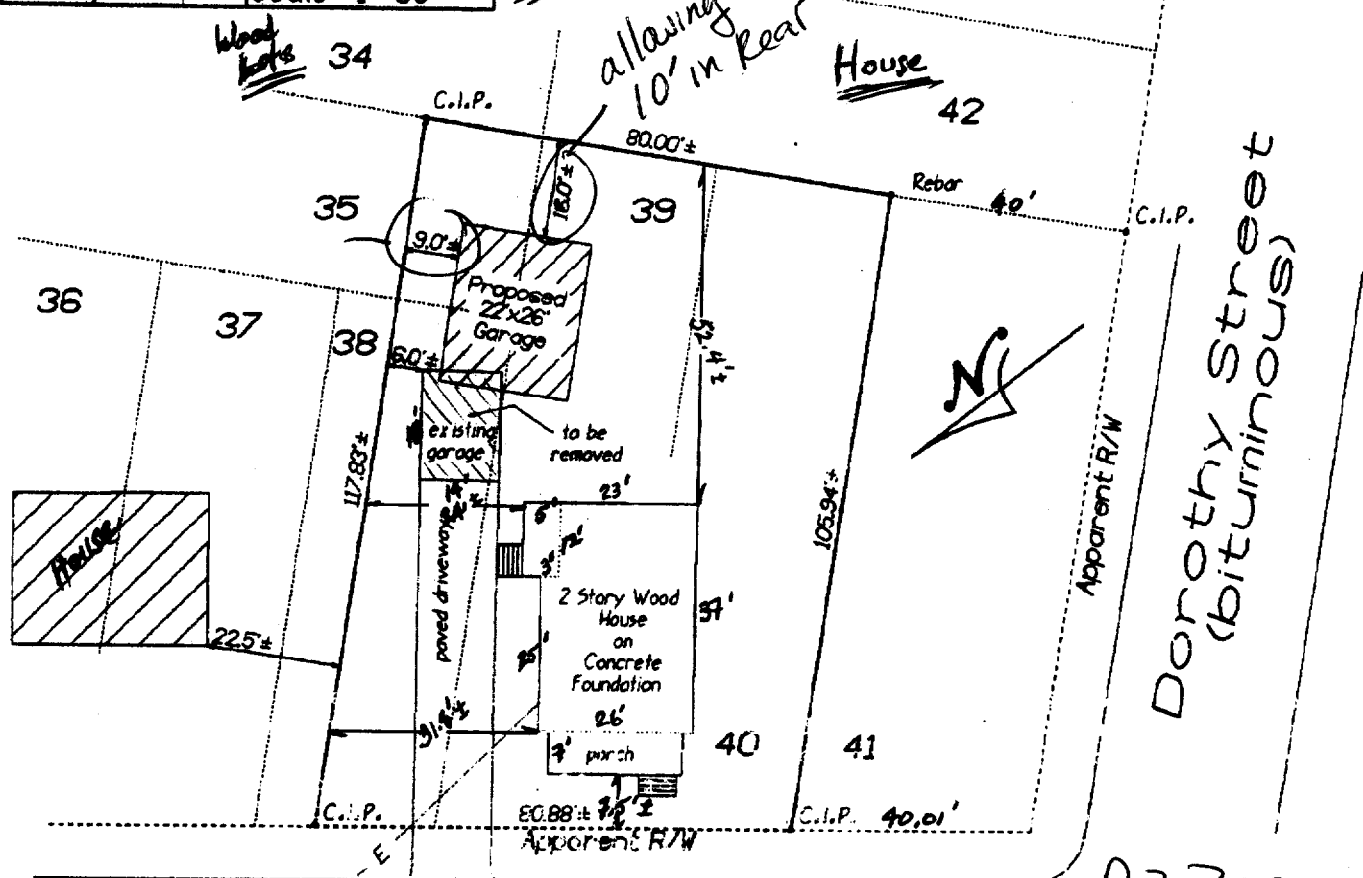
SKETCH PLAN
 100 Hicks Street
 Portland, Maine
 for
 John Brewer

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



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

[Signature]
 Bruce R. Bowman, PLS #1313

South ~110.4'

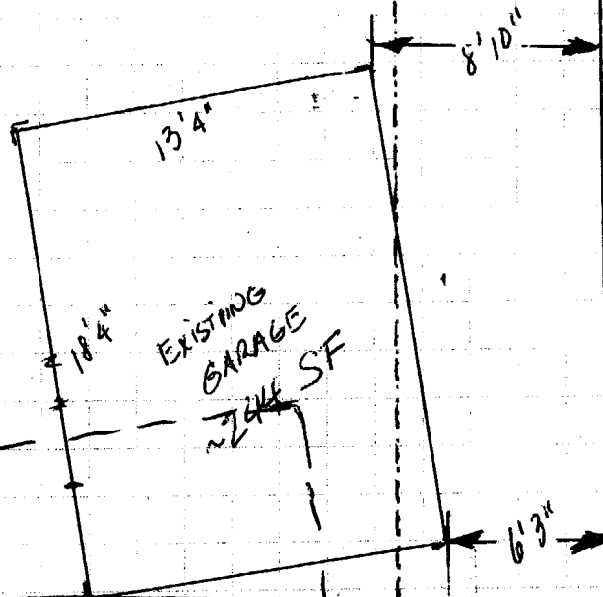
House

EAST CORNER
HOUSE -
PORCH

EXISTING
DRIVEWAY

N

North ~118'



8'10"

6'3"

8"

Proposed
22' x 26'
Garage

25'

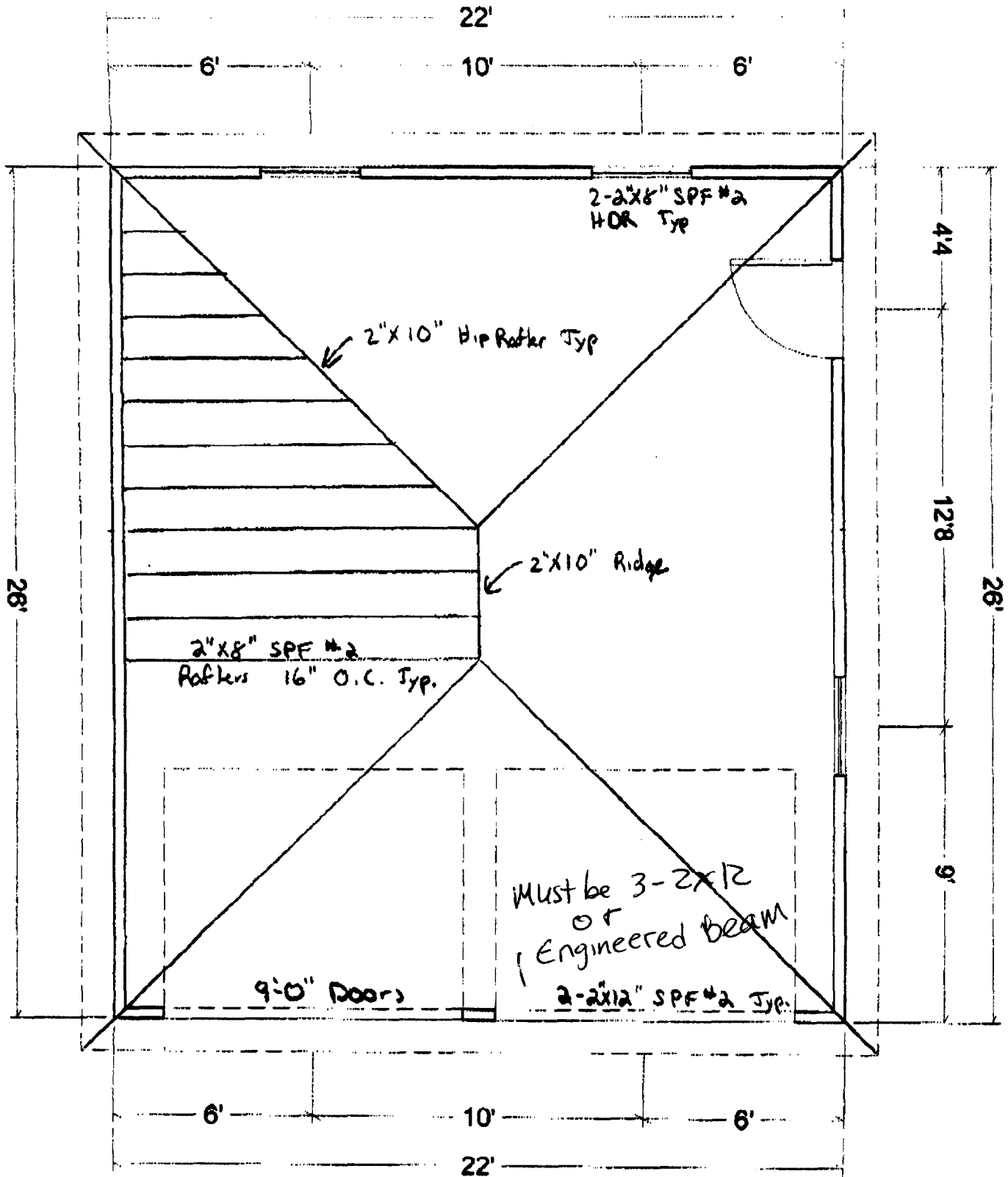
20'

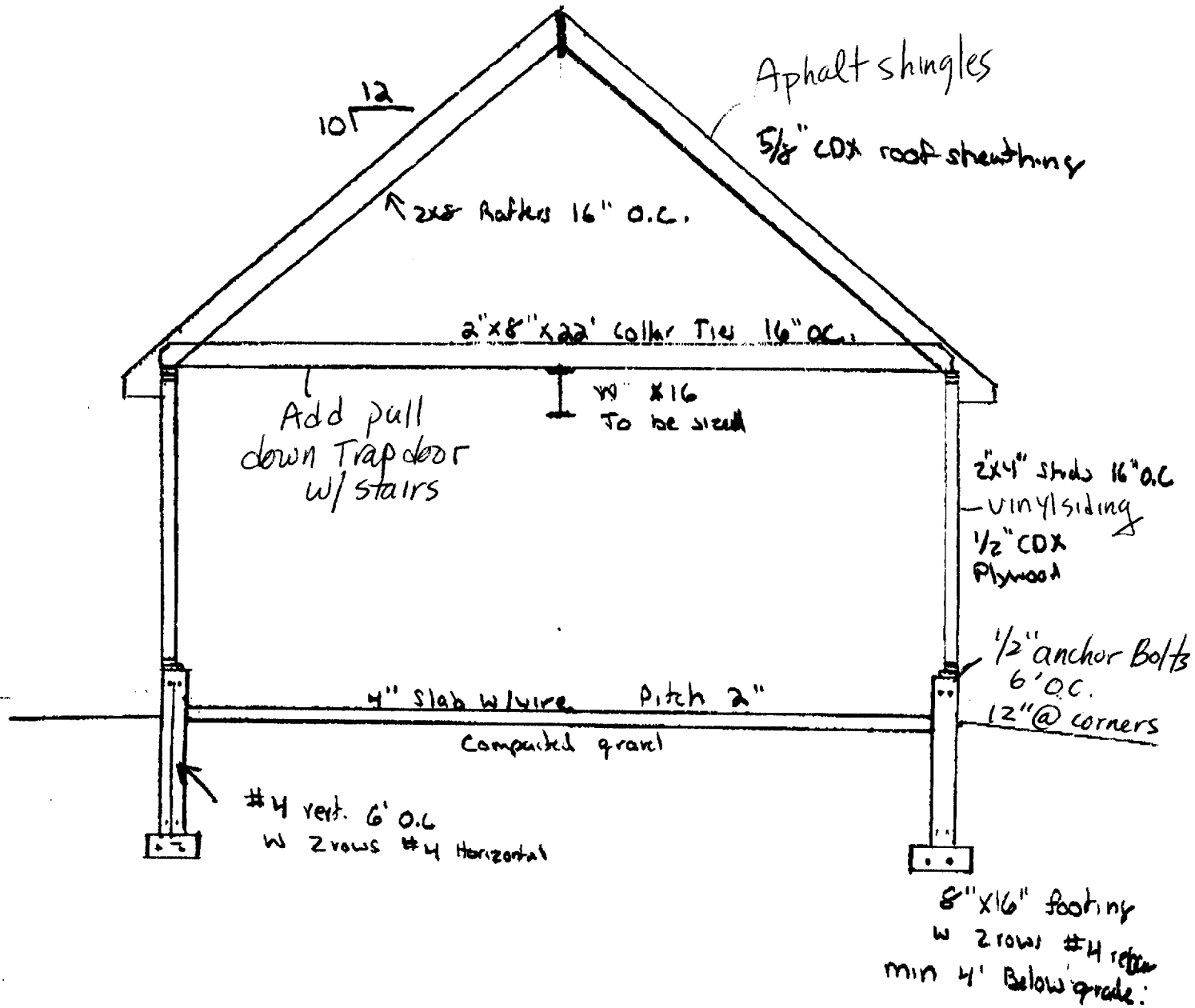
25'
set back

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	Building	Total
\$33,390	\$99,440	\$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 GARAGE-WD/CB	Quantity 1	Year Built 1920	Size 14X18	Grade D	Condition A
----------------------	---------------	--------------------	---------------	------------	----------------

Sales Information

Date	Type	Price	Book/Page
------	------	-------	-----------

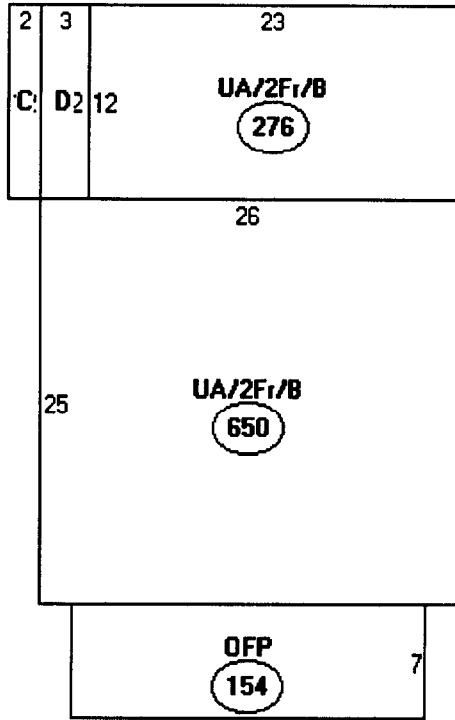
Picture and Sketch

[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

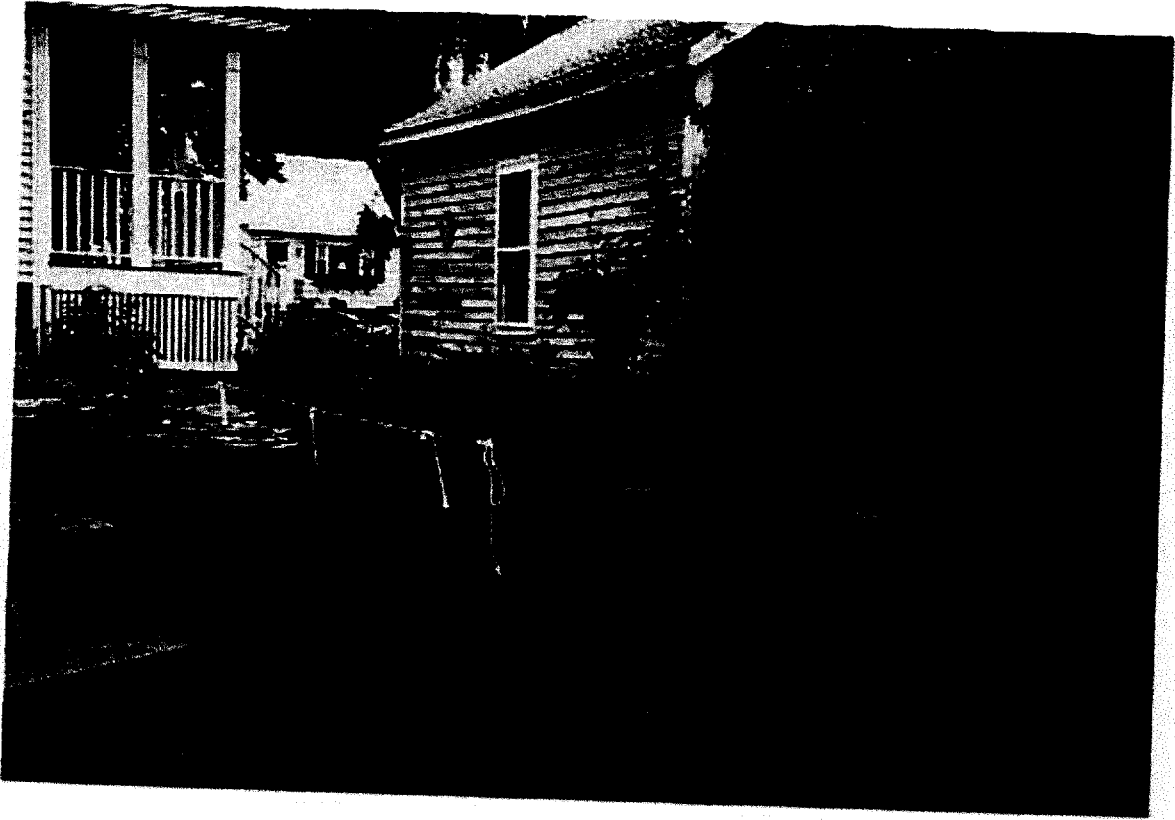


Fig. 3 Rear-Rt side - Existing Garage (South)
& side porch House

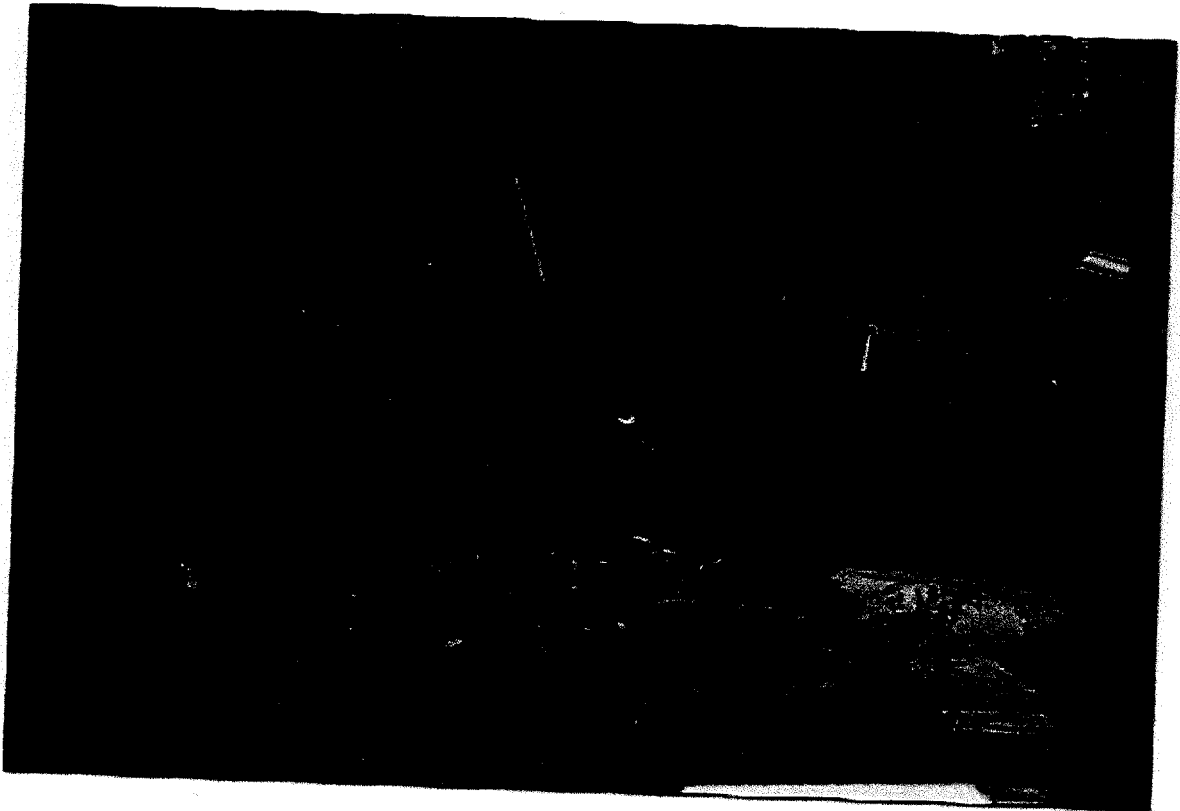


Fig. 4 Rt. side - Existing Garage (South)
& side porch House

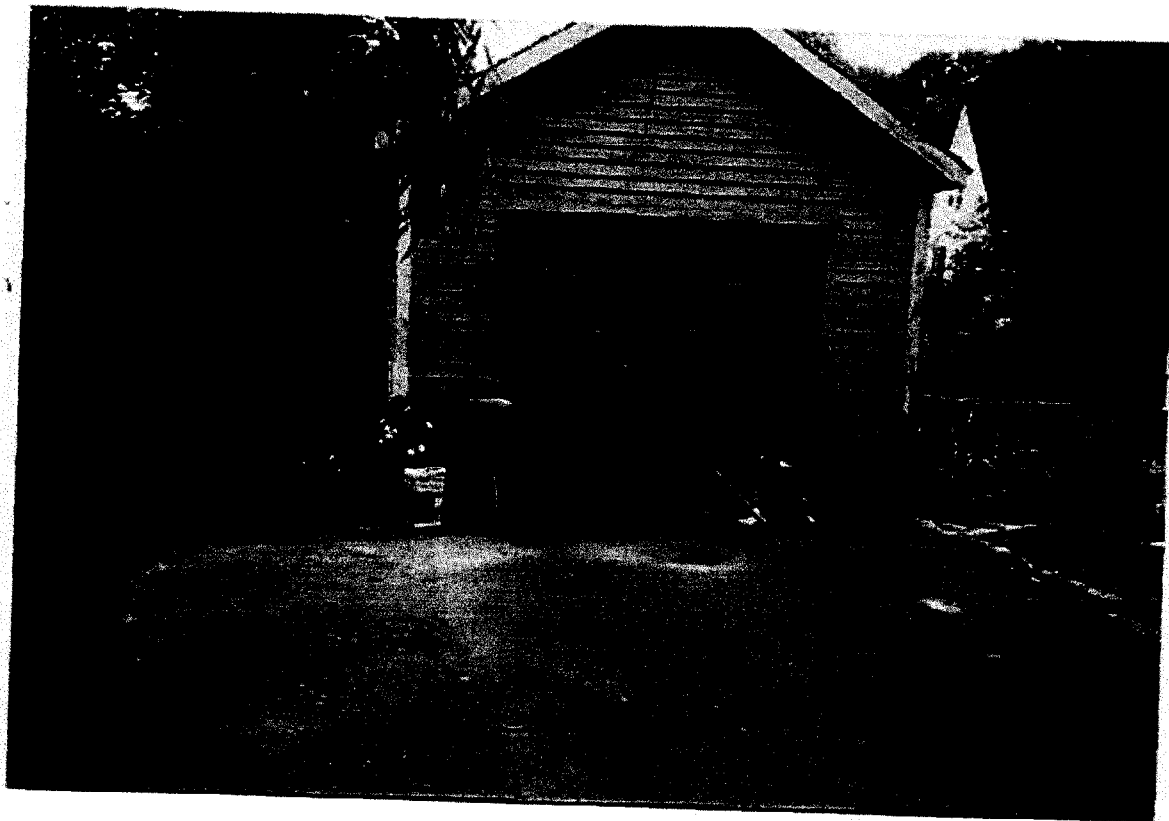


Fig. 1 Front - Existing Garage (West)



Fig. 2 Left side - Existing Garage (NE)

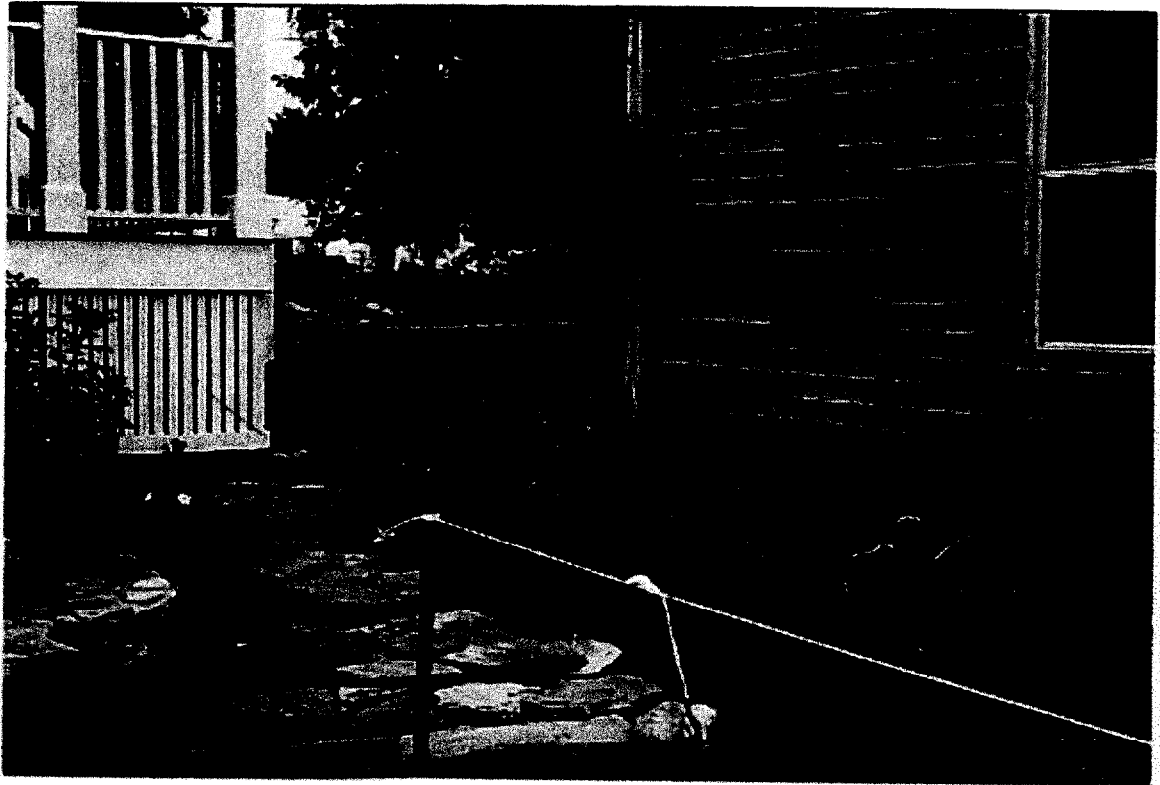


Fig. 5 Rt. side Existing Garage (South)
& side porch House

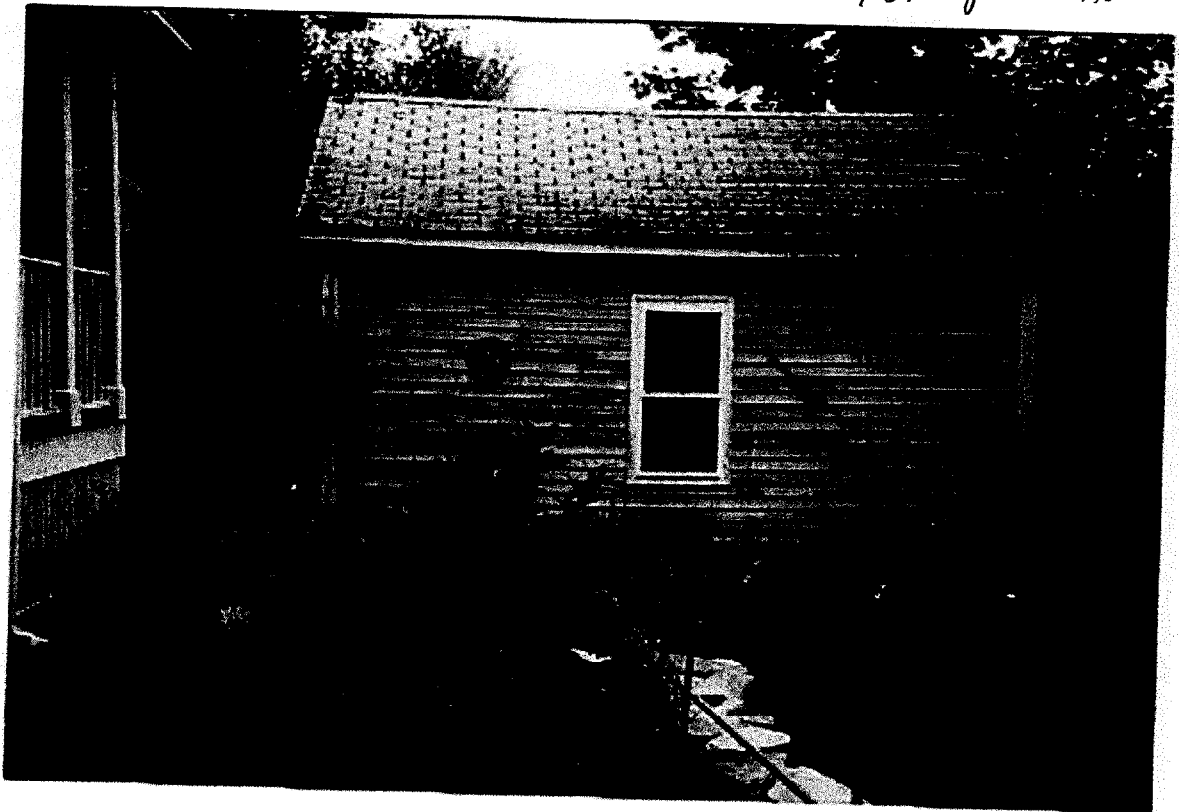


Fig. 6 Rt. side Existing Garage (South)
& side porch House

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

5/10/04 See TIME Extension - Permit #03-1334 -
Checked Setbacks / Footing Forms - Very tight -
Left Rear Corner only 7'6" from line - Could be
ok depending on how front wall is positioned.
Left Green TAG w/ Caution Note - I notified
on TAG THAT ANOTHER ENSP. IS REQUIRED AFTER
FOOT WALL FORMS ARE IN PLACE & BEFORE POUR.
MY NOTE ON TAG IS VERY SPECIFIC @

5/19/04 Left ft. Cor. 8' 6 1/2"
Left Rear Cor. 8' 6 1/2"
A condition of permit is "if setback is less
than 9' we must have Surveyor Verification
& left Red "Do NOT POUR" TAG w/ specific
instructions @

5/21/04 Rec'd Surveyor Verification -
Reviewed by MJN, Pour ok'd by MJN @



CITY OF PORTLAND, MAINE

Department of Building Inspections

April 20 2003

Received from John Brewer

Location of Work 100 Hicks St

Cost of Construction \$ 15,000.

Permit Fee \$ 128.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 297-D-D12

Check #: 4445

Total Collected \$ 128.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy