

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0140	Issue Date:	CBL: 347 B028001
-----------------------	-------------	---------------------

PERMIT DENIED

Location of Construction: 142 Hennessy Dr	Owner Name: St Pierre Dona R & Susan G Jts	Owner Address: 142 Hennessey Dr	Phone:
Business Name:	Contractor Name: William Ferrell	Contractor Address: 136 Hennessy Dr Portland	Phone: 2077976485
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single family	Proposed Use: Single family remove existing porch and replace with a 6' x 32' farmers porch	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 5
Proposed Project Description: Remove existing porch and replace with a 6' x 32' farmers porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: JB IRC-2003	
		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: dmartin	Date Applied For: 02/08/2005	Zoning Approval
------------------------------------	--	------------------------

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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:	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 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:
	PERMIT 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0140	Date Applied For: 02/08/2005	CBL: 347 B028001
------------------------------	--	----------------------------

Location of Construction: 142 Hennessy Dr	Owner Name: St Pierre Dona R & Susan G Jts	Owner Address: 142 Hennessey Dr	Phone:
Business Name:	Contractor Name: William Ferrell	Contractor Address: 136 Hennessy Dr Portland	Phone (207) 797-6485
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single family remove existing porch and replace with a 6' x 32' farmers porch	Proposed Project Description: Remove existing porch and replace with a 6' x 32' farmers porch
---	---

DENIED

Dept: Zoning **Status:** Pending **Reviewer:** Jeanine Bourke **Approval Date:**

Note: 2/14/05 Spoke w/Susan St. P. To verify the property pins in front and the distance. The house is currently 25' from the front line. Only 50 sf is allowed into the setback. This permit is denied as submitted, if they want to re-build the existing porch new submissions will be needed. I gave my # to call with further questions before I formally deny it. **Ok to Issue:**

Dept: Building **Status:** Pending **Reviewer:** Residential Plan Revie **Approval Date:**

Note: **Ok to Issue:**



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Aaron Shapiro- Director of Housing and Neighborhood Services
Michael J. Nugent- Director of Inspection Services*

July 28, 2005

Dona & Susan St. Pierre
142 Hennessy Drive
Portland, ME 04103

RE: 142 Hennessy Dr – 347-B-028 – R3 Zone – application #05-0140

Dear Mr. & Mrs. St. Pierre:

I am in receipt of your application to add a 6' x 32' farmer's porch to the front of your home at 142 Hennessy Dr. Your permit has been denied because you are not meeting the requirements of the Land Use Zoning Ordinance.

Section 14-90(d) 1 of the R3 Residential Zone requires a front setback to be a minimum of 25'. The submitted plot plan shows 18'. There are no exceptions to this zoning requirement; therefore, I cannot allow the construction of these decks.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Sincerely,

A handwritten signature in black ink that reads "Jeanie Bourke".

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer



Residential 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: 142 Hennessy Drive, Portland, Maine 04103

Total Square Footage of Proposed Structure
192 Square Feet Farmer's Porch

Square Footage of Lot
6,500

Tax Assessor's Chart, Block & Lot
Chart# 347 Block# B Lot# 28

Owner:
St. Pierre
Dona R & Susan G.

Telephone:
107-878-3949

Lessee/Buyer's Name (If Applicable)

Applicant name, address & telephone:
Dona R. St. Pierre
142 Hennessy Drive
878-3949

Cost Of Work: \$ 3,000.00
Fee: \$

Current Specific use: Single Family

Proposed Specific use: Single Family

Project description: Remove 7' x 4' 8" (33.6 sq ft) entry porch and replace with a 6' x 32' (192 sq ft) full front Farmer's Porch.

DENIED

Contractor's name, address & telephone: William Farrell, 136 Hennessy Dr, Portland, ME 207-797-6485

Who should we contact when the permit is ready: Dona R. St. Pierre

Mailing address: 142 Hennessy Drive
Portland, Maine 04103
Phone: 207-878-3949

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

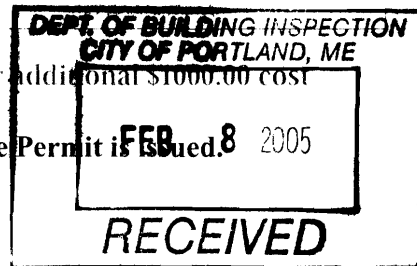
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: *Dona R. St. Pierre*

Date:

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost. \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued. 8 2005



1. Request for a Building Permit from the City of Portland to replace an existing front door entrance porch (4' 8" x 7' 0", (33.6 square feet)) as shown in pictures 1 and 2 on page 2 and outlined in red in the drawing on page 1.
2. Want to replace it with a full front Farmers Porch (6' 0" x 32' 0") as outlined in green in the drawing on page 1.
3. The Farmer's Porch would run the full front of the house, 32 feet. Picture 3 on page 3 shows the front of the house and the porch would run from the gutter on the left front of the house to the gutter on the right front of the house.
4. Currently the entrance porch is 56" deep, the new porch would be only 16" deeper. If you look at picture 4 on page 4, you see a side short. The two rows of bricks in front, at the base of the steps would disappear, the new steps would come down to the edge of the brick sidewalk. From the edge of the curb roadway to the back edge of the brick side walk the distance is 27' 7".
5. Pictures 5 and 6 on page 5 shows the mulch area to the left of the brick sidewalk. After the construction of the Farmers Porch, there will still be a two foot area of mulch between the porch and the brick sidewalk. This is also indicated on the drawing on page 1. Where the edge of the steps are right now is where the overhang of the porch will come. New plants will be planted to enhance to appearance of the vinyl lattice that will be at the base of the porch.
6. Pictures 7 and 8, page 6, shows the front yard. Not one inch of the yard in front of the brick sidewalk that runs parallel with the house will be touched.
7. Drawings 2 and 3 on Pages 7 and 8 shows the anticipated look of the Farmers Porch when it is constructed. There will be either 5 inch columns or 6 inch by 6 inch post with white vinyl lattice on the base. The railing on the porch will have normal spindles. The Farmers Porch will be stained not painted.
8. Drawing 4 on page 9 shows the three views of the base of the Farmers Porch framing. It will be bolted to house with 2" x 8' into the sill. There are currently two cement base columns for the support of the entrance porch. Three more support columns will be added to support the new structure. They will be at least 4 ½ feet deep so they will be below the frost line.
9. Drawing 5 on page 10 shows cut away portion of the roof and where the porch rafters will tie into the house rafters.

DENIED

--- WHITE VINYL FENCE

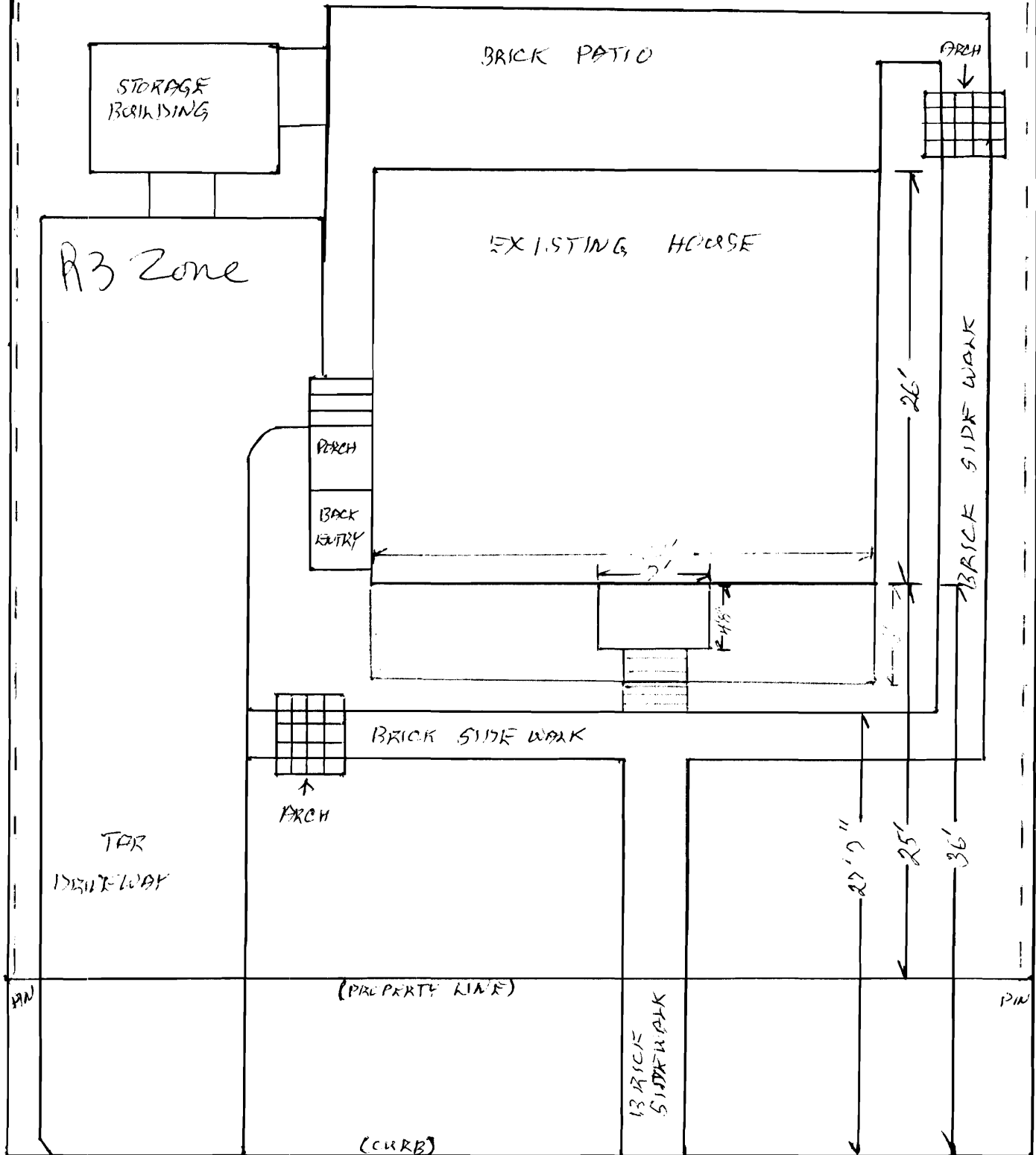
RED - EXISTING PORCH

GREEN - PROPOSED PORCH

DENIED

24'

9'



100' 0"



Picture 1 Full view of house with existing porch.



Picture 2. Existing Porch



Picture 3



Picture 4.



Picture 5. Mulch and brick sidewalk area.



Picture 6. Mulch and brick sidewalk area.

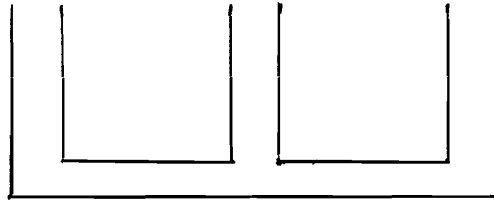


Picture 7. Front yard.



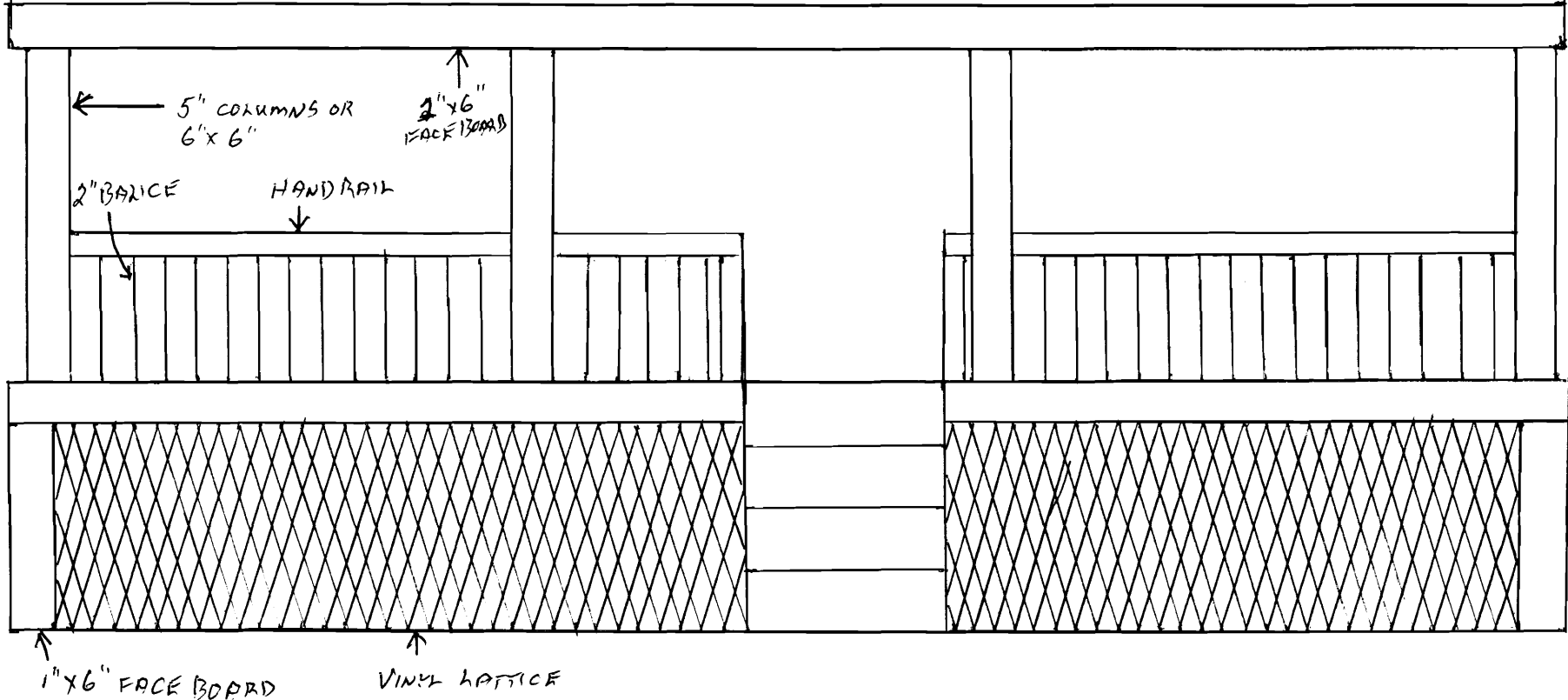
Picture 8. Front Yard.

Existing Home roof line
with Dormer



DENIED

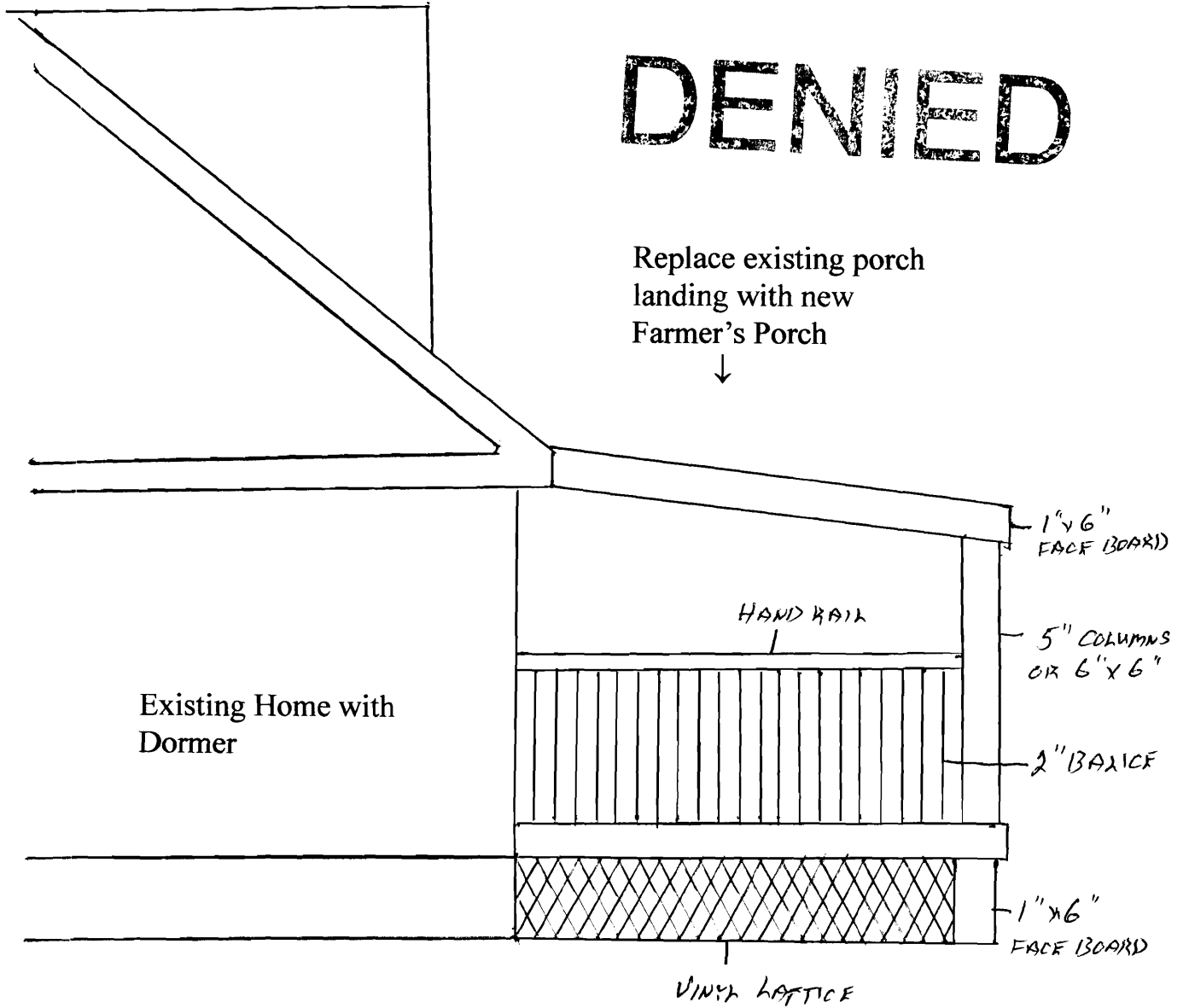
Front View of House with Farmer's Porch addition

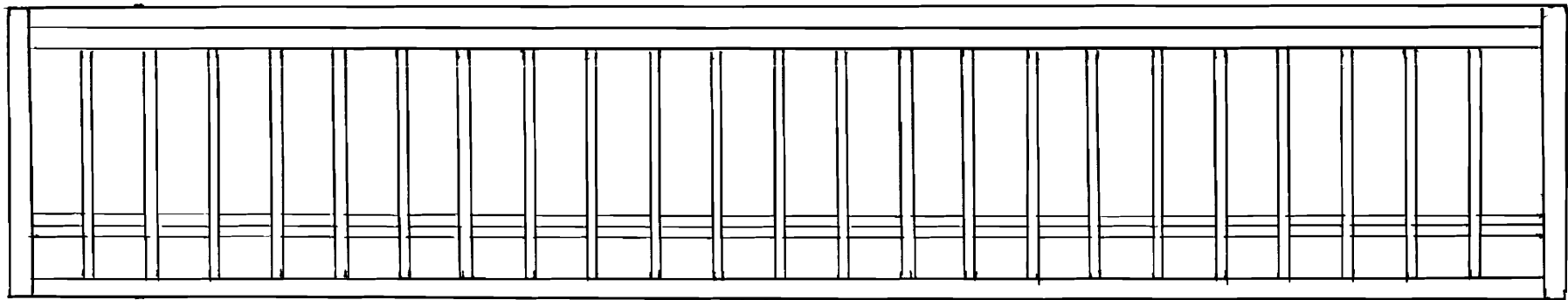


Side View of House with
Farmer's Porch addition.

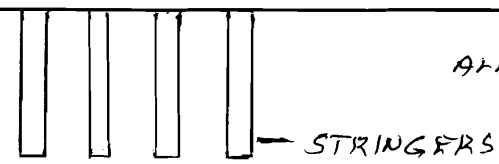
DENIED

Replace existing porch
landing with new
Farmer's Porch

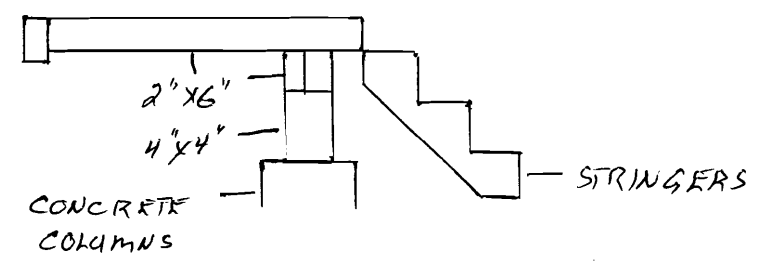




ALL 2" X 6"



STRINGERS



2" X 6"

4" X 4"

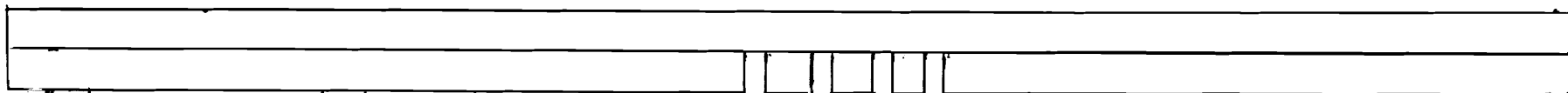
CONCRETE COLUMNS

STRINGERS

Side View

Top View

DENIED



4" X 4"

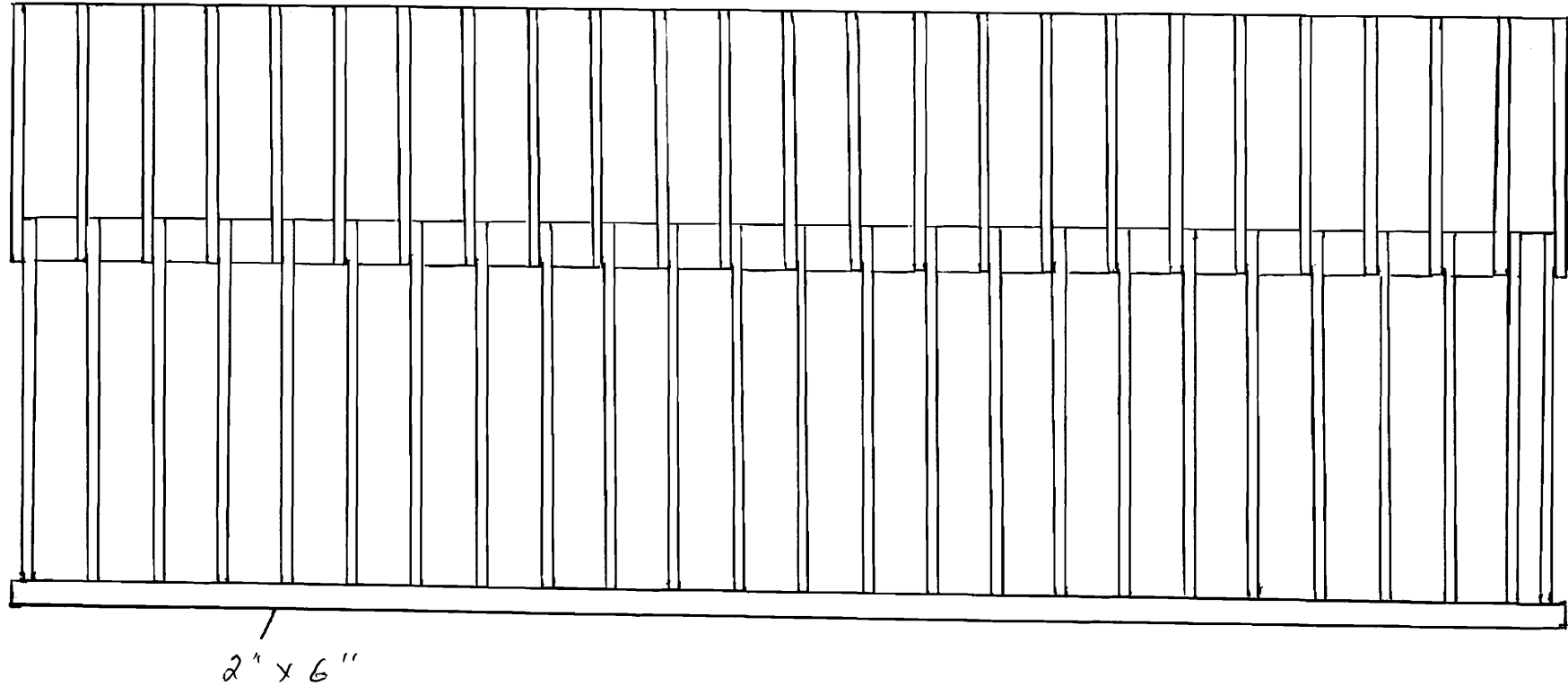
2" X 6"

CONCRETE COLUMNS

STRINGERS Front View



Existing House Rafters



Top view of cutaway showing how Farmers Porch rafters will tie into existing house rafters.

DENIED