

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT PERMIT

Permit Number: 100163

Please Read
Application And
Notes, If Any,
Attached

This is to certify that ST PIERRE DONA R & SUSAN JTS AW Roll Jr
has permission to replace existing front entrance porch w/ Large Farme porch
AT 142 HENNESSY DR CB 147 B028001

DENIED

provided that the person or persons, firm or corporation accounting 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 lathed or otherwise red-in. 24 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0163	Issue Date:	CBL: 347 B028001
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Location of Construction: 142 HENNESSY DR	Owner Name: ST PIERRE DONA R & SUSAN G	Owner Address: 142 HENNESSEY DR	Phone:
Business Name:	Contractor Name: William Ferrell Jr	Contractor Address: 1 Luke Street Portland	Phone: 2076320982
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - replace existing front entrance porch w/ Larger Farmers Porch	Permit Fee: \$90.00	Cost of Work: \$7,000.00	CEO District: 5
Proposed Project Description: replace existing front entrance porch w/ Larger Farmers Porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

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: Idobson	Date Applied For: 02/23/2010	Zoning Approval	
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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:	Zoning Appeal <input checked="" type="checkbox"/> Variance <i>Partial Difficulty</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied 3-1 Date: 3/18/10	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 <i>ABM</i> Date:
	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



General 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>142 Hennessey Drive</u>		
Total Square Footage of Proposed Structure/Area <u>192 Square Feet Farmer's Porch</u>	Square Footage of Lot <u>6,500</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>347</u> Block# <u>B</u> Lot# <u>28</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Dona R. St. Pierre</u> Address <u>142 Hennessey Drive</u> City, State & Zip <u>Portland, Maine 04103</u>	Telephone: <u>878-3949 (House)</u> <u>400-9253 (Cell)</u>
Lessee/DBA (if Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>Same As Above</u>	Cost Of Work: \$ <u>7,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
DENIED		
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Not Vacant</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>William Farrell</u> Address: <u>160 Lexington Avenue</u> City, State & Zip: <u>Portland, Maine 04103</u> Telephone: <u>632-0982</u> Who should we contact when the permit is ready: <u>Dona R. St. Pierre</u> Telephone: <u>878-3949 (H) or</u> Mailing address: <u>142 Hennessey Drive, Portland, Maine 04103</u> <u>400-9253 (C)</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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.

RECEIVED

FEB 23 2010

Dept. of Building Inspections

Signature: Dona R. St. Pierre Date: 23 February 2010

This is not a permit; you may not commence ANY work until the permit is issue

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-chair
Sara Moppin
Jill E. Hunter
Gordan Smith-secretary
Trish McAllister
William Getz

March 22, 2010

Dona St. Pierre
142 Hennessy Drive
Portland, ME 04103

RE: 142 Hennessy Drive
CBL: 347 B028
ZONE: R-3

Dear Mr. St. Pierre:

At the March 18, 2010 meeting, the Zoning Board of Appeals voted 3-1 to deny the practical difficulty appeal to build the farmer's porch. They also voted 4-0 to deny the practical difficulty appeal to reduce the side and rear setbacks for the existing shed. I have enclosed a copy of the Board's decisions.

Since the Board voted to deny the practical difficulty appeal to build the farmer's porch, the permit is denied. You may be able to get some of the money back you paid for the permit application if you bring in the original receipt you got when you applied for the permit.

The Board also voted to deny the practical difficulty appeal to reduce the required setbacks for the existing shed. You now need to bring your property into compliance. You must either remove the shed or apply for a permit to relocate the shed, so that it meets the required five yard rear and side setbacks. You have thirty days from the date of this letter to submit your application to relocate the shed. Pending approval of the application, the shed should be relocated by May 30, 2010.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,

Ann B. Machado
Zoning Specialist

Cc: file



PORTLAND MAINE

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

*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

February 25, 2010

Dona St. Pierre
142 Hennessy Drive
Portland, ME 04103

Re: 142 Hennessy Drive – 347 B028 – R-3 – permit #10-0163 – farmer's porch

Dear Mr. St Pierre,

I have reviewed your application to remove the existing front entry porch at your property at 142 Hennessy Drive and replace it with a thirty two (32) foot by six (6) foot farmer's porch. At this point I must deny your permit application.

142 Hennessy Drive is located in the R-3 residential zone. The minimum required front yard setback is twenty five (25) feet [section 14-90(d)(1)]. The setback for the proposed farmer's porch is nineteen (19) feet from the front property line and the front steps encroach even further. Under section 14-425, an entry porch can project into a setback as long as the porch does not extend more than six (6) feet from the building and the total square footage of the porch cannot exceed fifty (50) square feet. The square footage of the proposed farmer's porch is 192 square feet, so it does not meet the criteria of the section. Since the proposed farmer's porch does not meet sections 14-90(d)(1) and 14-425, the permit is denied.

You have already decided to exercise your right to appeal my decision. Your Practical Difficulty Appeal application was received on February 23, 2010. Pending the outcome of the Zoning Board of Appeals decision, your permit is on hold at this time.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Dona R. St. Pierre

142 Hennessey Drive
Portland, Maine 04103
(207) 878-3949

February 23, 2010

Planning and Development Department
389 Congress Street, Room 315
Portland, Maine 04101

DENIED

RE: Building Permit, request for, case of Dona R. St. Pierre

Dear Sir/Madam,

It is requested that a Building Permit from the City of Portland be issued in order for me to replace an existing front entrance porch (4' 8" x 7' 0", (33.25 square feet)) as shown in pictures 1 and 2 on page 4 and outlined in red in the plot plan on page 3. I desire to replace it with a full front Farmers Porch (6' 0" x 32' 0", (192 square feet)) as outlined in green on the plot plan, page 3.

The Farmer's Porch would run the full front of the house, 32 feet. Picture 3, page 5 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.

Currently the front entrance porch is 56" deep, the new porch would be 72", only 16" deeper. If you look at picture 4, page 5 this is 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".

Pictures 5 and 6, page 6 shows the mulch area to the left of the brick sidewalk. After the construction of the Farmers Porch, there will still be about two feet of mulch between the porch and the brick sidewalk. This is also indicated on the drawing on the plot plan, page 3. 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 that will be at the base of the porch.

Pictures 7 and 8, page 7 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.

Drawing 2, page 8 and drawing 3, page 9 shows the anticipated look of the Farmer's Porch when it is constructed. There will be 6 inch columns with white vinyl panels on the base. The railing on the porch will have normal spinals.

RE: Building Permit, request for, case of Dona R. St. Pierre

Drawing 4, page 10 shows the three views of the base of the Farmers Porch framing. It will be bolted to the house with 2" x 8' (at what ever lengths the carpenter decides to use) into the sill. There are currently two cement base columns for the support of the entrance porch. Five cement 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.

Drawing 5, page 11 shows a cut away portion of the roof and where the porch rafters will tie into the house rafters.

Thank you for your time is reading and acting upon my request for a farmers porch.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dona R. St. Pierre".

Dona R. St. Pierre

Applicant: Donna St. Pierre

Date: 2/25/10

Address: 142 Hennessey Dr.

C-B-L: 347-B-28

perm # 10-0163

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1962

Zone Location - R-3

DENIED

Interior or corner lot - interior

Proposed Use/Work - remove front entry (4'8" x 7') + add 6' x 32' fenced porch

Savage Disposal - city

Lot Street Frontage - 65' ~~65'~~

Front Yard - 25' min. - 19' to porch - 17' to stairs

Rear Yard - 25' min N/A

Side Yard - 1s by 8' min. - right side - 9'6" ^{5' min}
left side - 23'6" ^{5' min} (OK)

Projections -

Width of Lot -

Height -

Lot Area - 6500 ϕ min - 6500 ϕ

Lot Coverage/ Impervious Surface - 35% = 2275 ϕ

Area per Family - 6500 ϕ (OK)

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A part 2 - zone X

existing house - 32 x 24 = 832

5 x 4 = 20

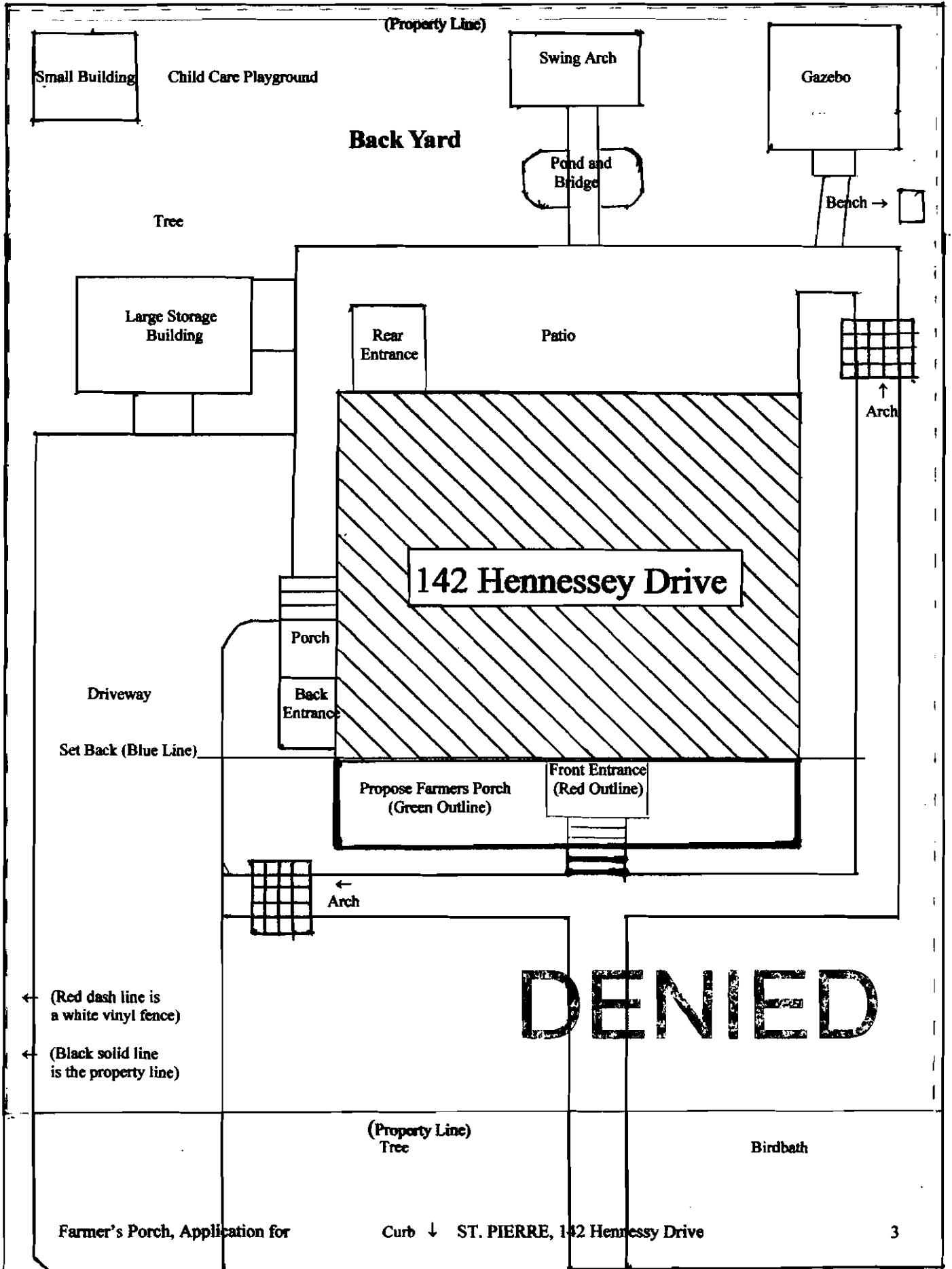
sheds - 12 x 8 = 96

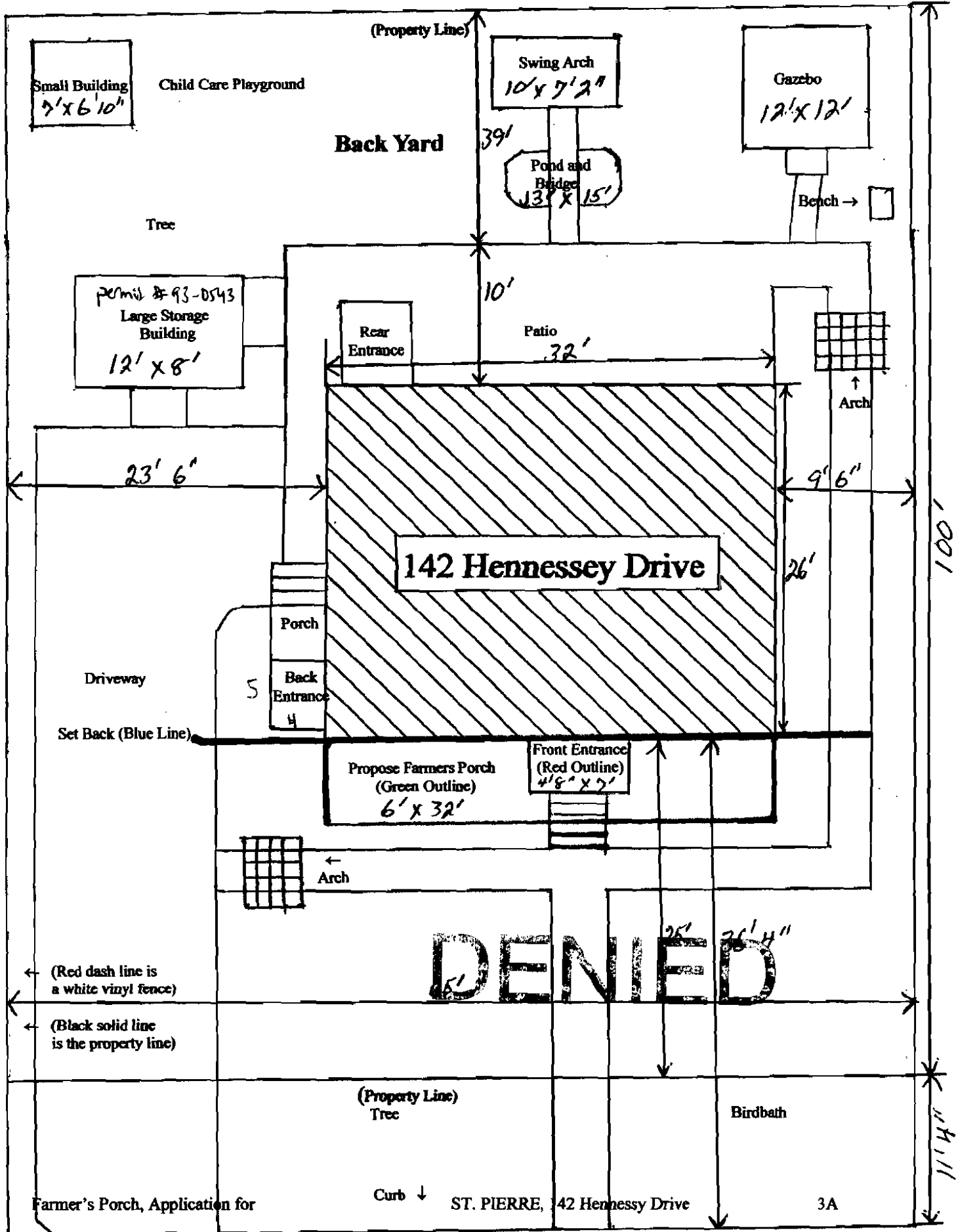
- 7 x 6.83 = 47.81

garage - 12 x 12 = 144

porch - 6 x 32 = 192

1331.81





← (Red dash line is a white vinyl fence)

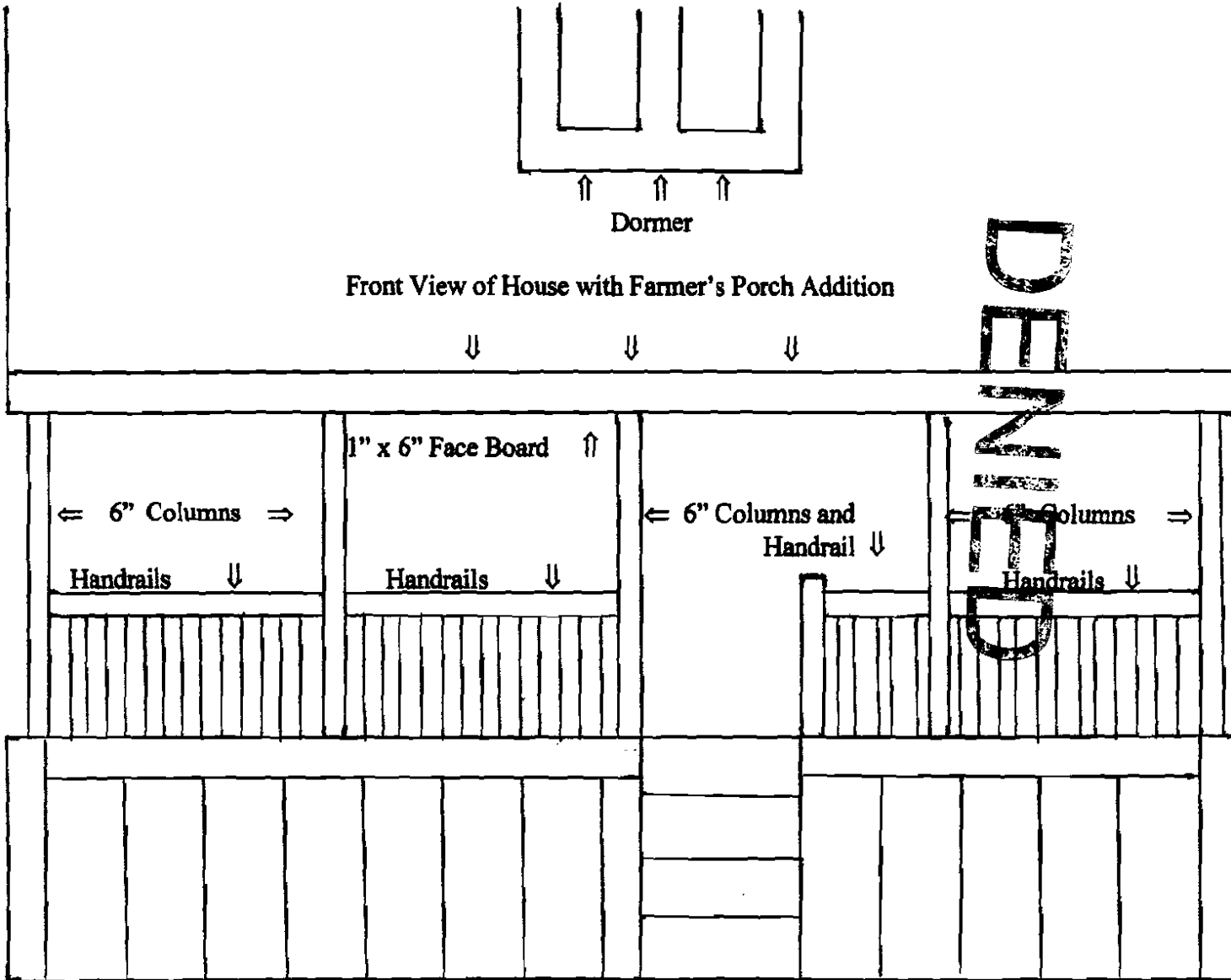
← (Black solid line is the property line)

Existing Home - Roof line with Dormer



↑ ↑ ↑
Dormer

Front View of House with Farmer's Porch Addition



Vinyl face boards ↑

Stairs ↑

Vinyl face boards ↑

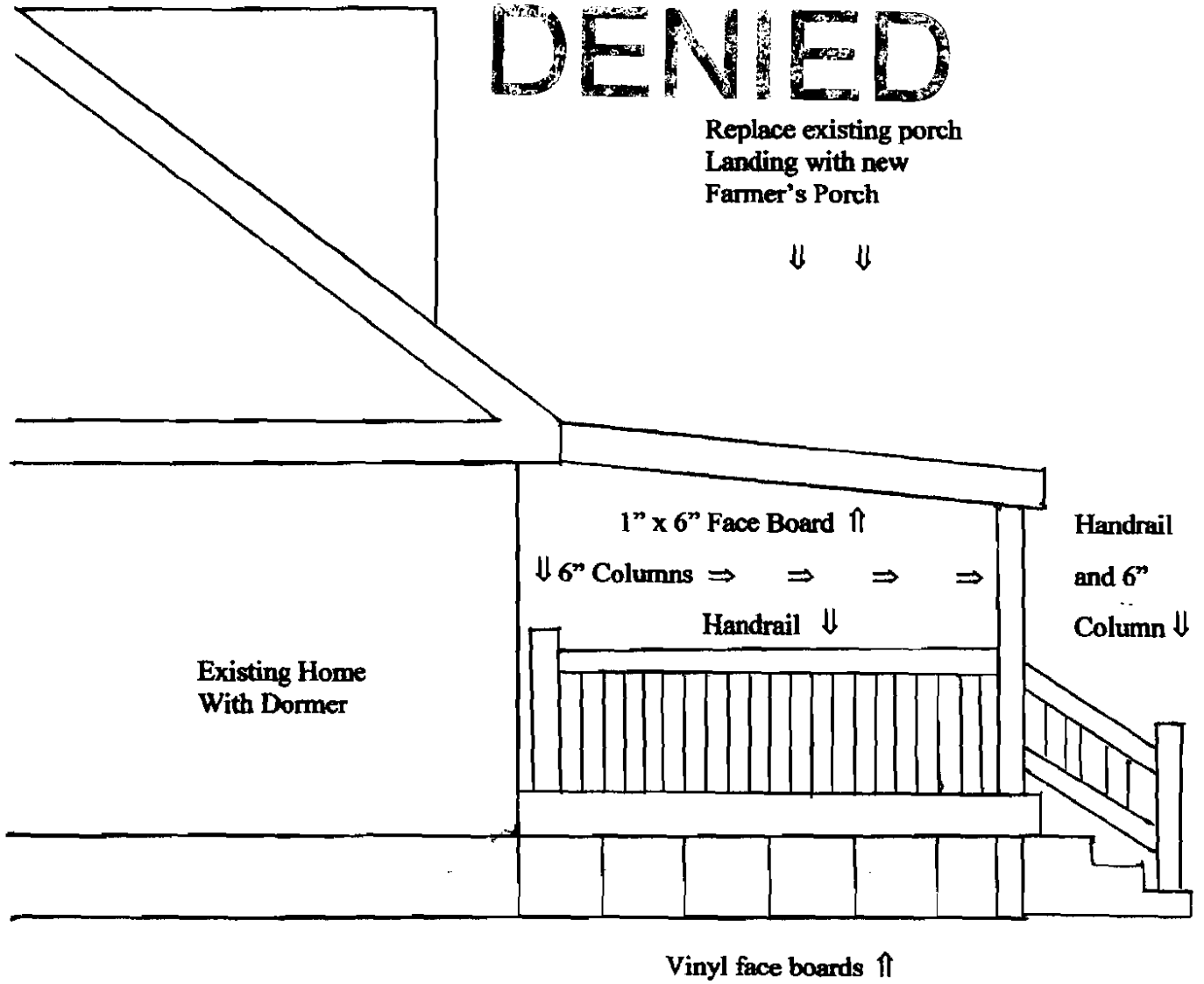
Farmer's Porch, Application for

ST. PIERRE, 142 Hennessy Drive

**Side View of House with
Farmer's Porch addition**

DENIED

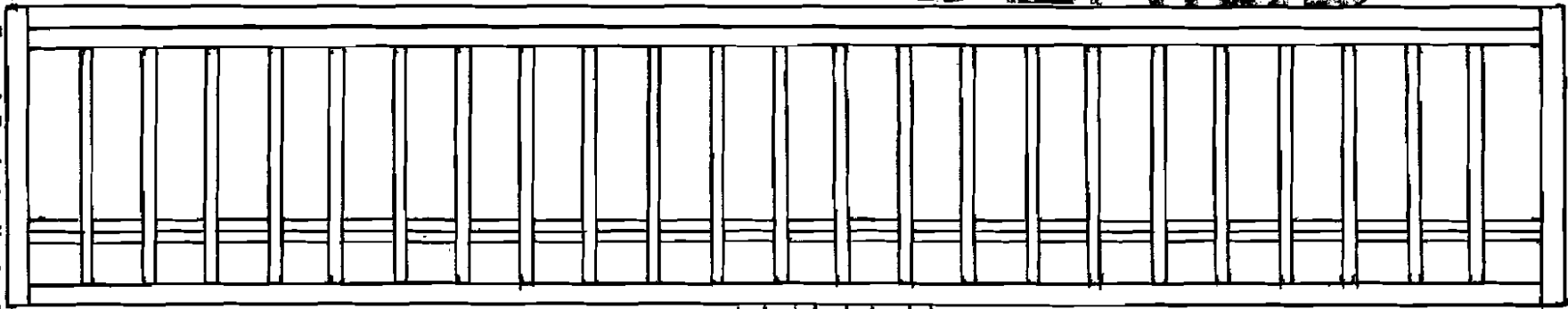
Replace existing porch
Landing with new
Farmer's Porch



2" x 8" ↓ (2 boards attached to the house)

DENIED

Farmer's Porch, Application for



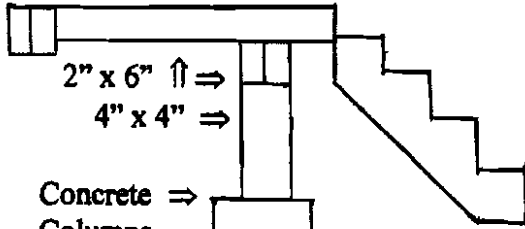
↓ 2" x 8"

2" x 6" ↑

← Stringers

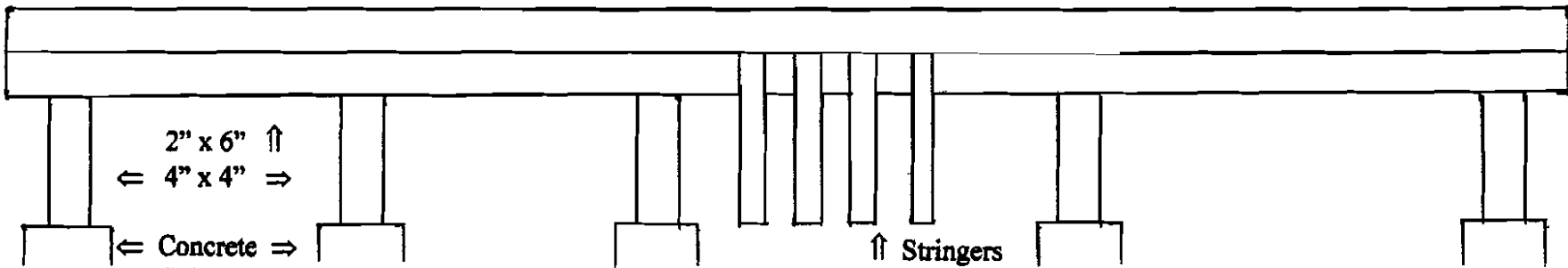
Top View

ST. PIERRE, 142 Hennessy Drive



Side View

Farmer's Porch - Deck - Framing



2" x 6" ↑
4" x 4" ⇒

Concrete Columns ⇒

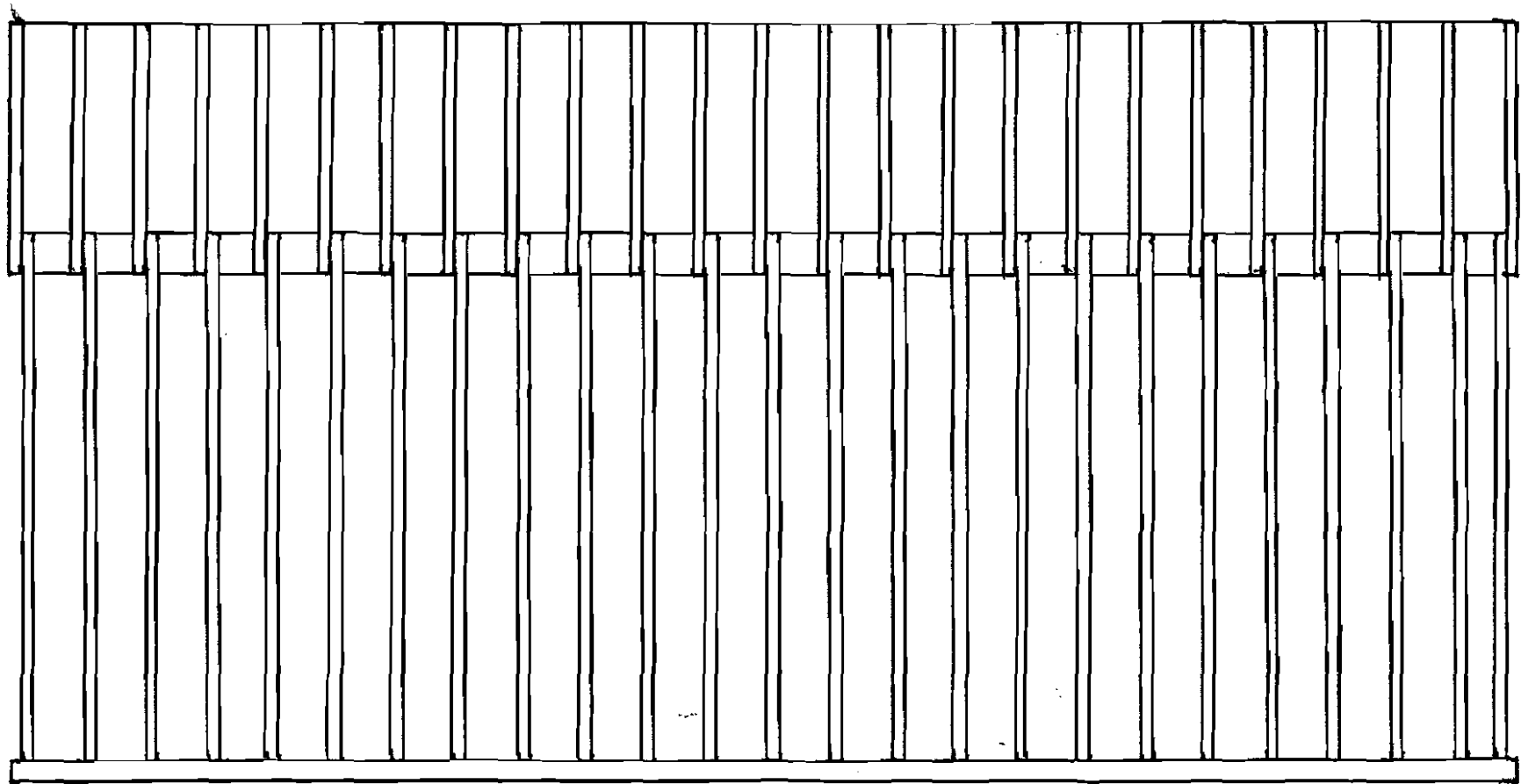
Stringers ↑

Front View

Farmer's Porch - Roof - Framing

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

↓ Existing House Rafters ↓



↑ 2" x 6" ↑ (The whole frame.)

DENIED

Farmer's Porch, Application for

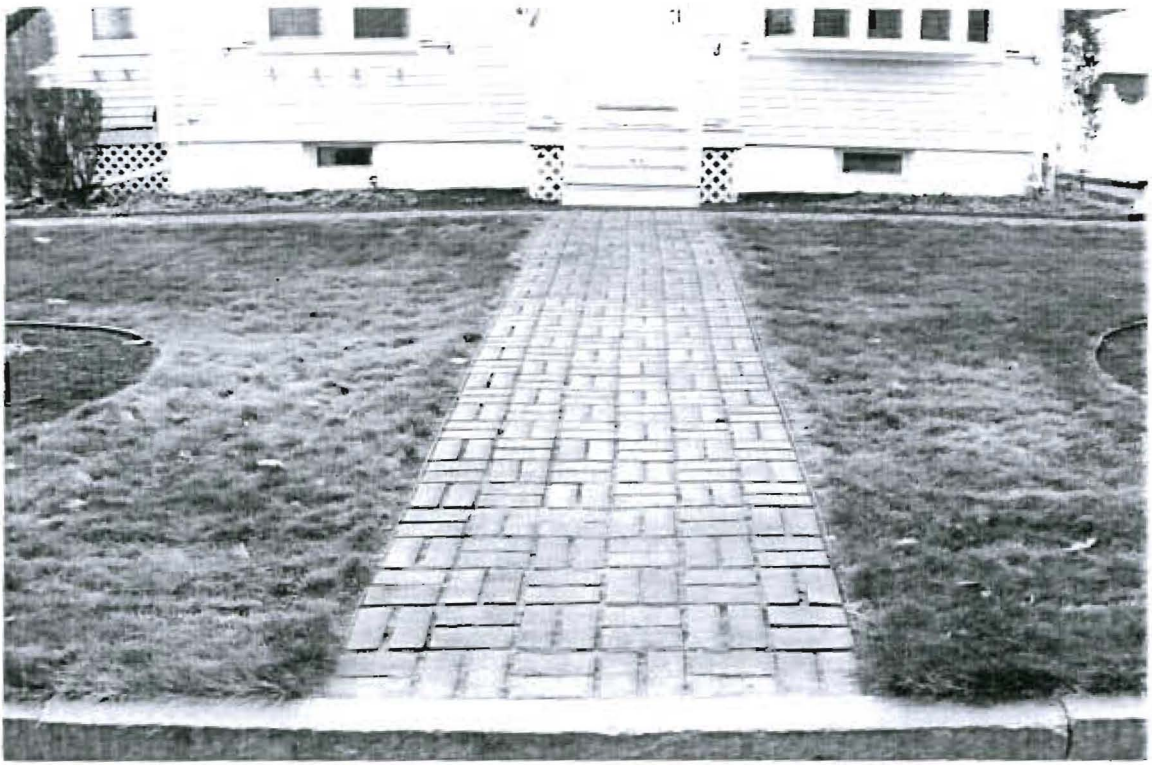
ST. PIERRE, 142 Hennessy Drive



Picture 1 Full view of house with existing porch.



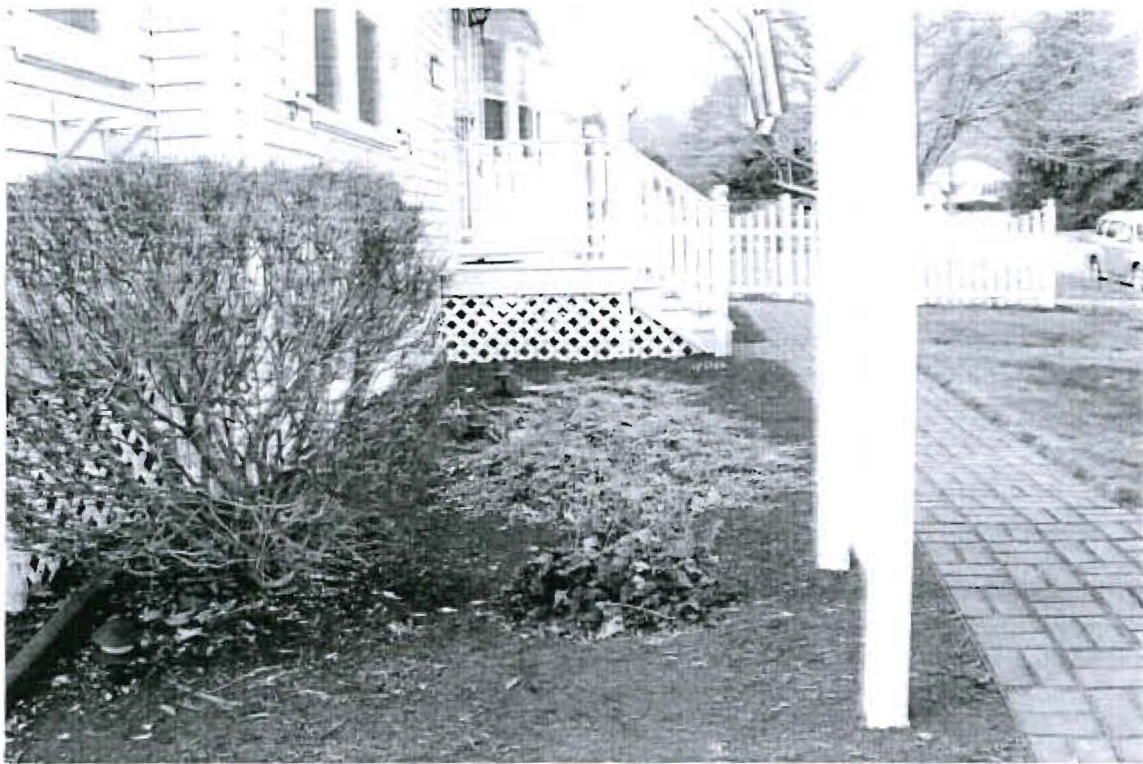
Picture 2. Existing Porch



Picture 3



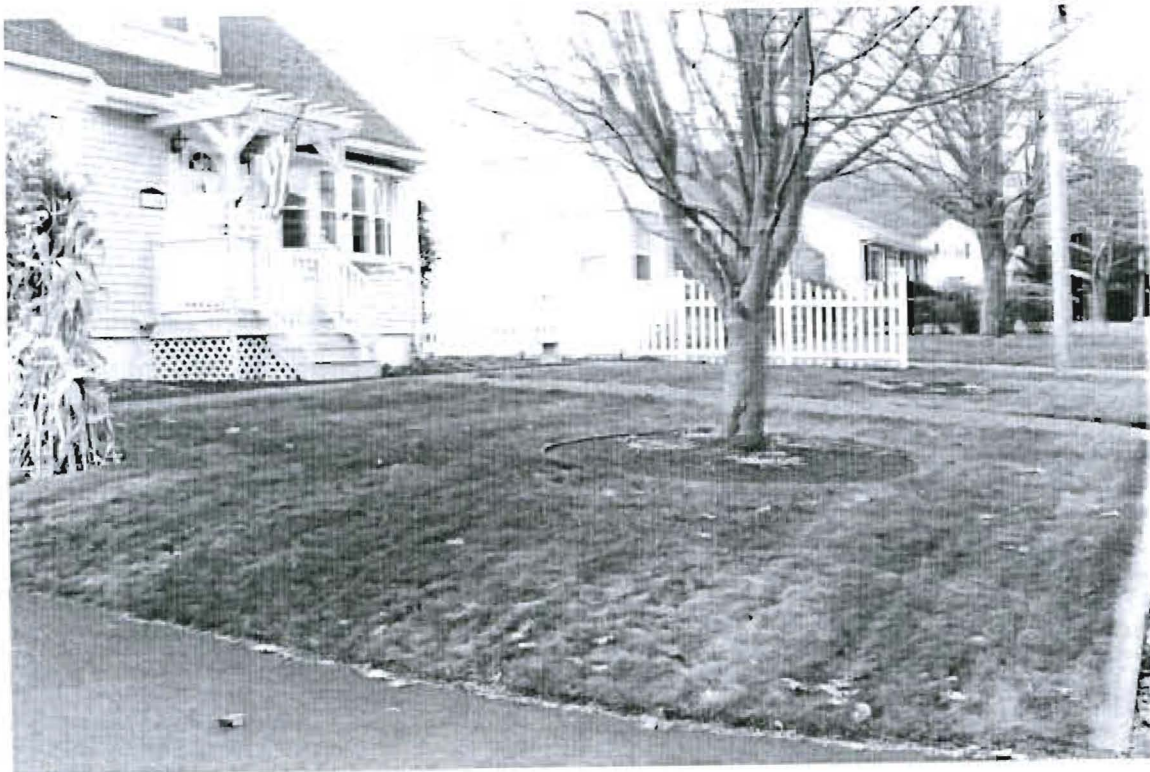
Picture 4.



Picture 5. Mulch and brick sidewalk area.



Picture 6. Mulch and brick sidewalk area.



Picture 7. Front yard.



Picture 8. Front Yard.