

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

Location of Construction: 44 Lester Dr		Owner: Lynne Johnson		Phone:	Permit No:
Owner Address: SAA Ptld, ME 04103		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: J.B. Culberth 878-6731		Address:		Phone:	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 1,800.00 PERMIT FEE: \$ 30.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct porch (5 x 26.5) + (5 x 22)		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	
Permit Taken By: Mary Gresik		Date Applied For: 29 August 1997			

Permit Issued:
never issued

Zone: *R-2* CBL: 371-B-002

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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..

Denied - see letter

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *9/3/97*

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *J.B. Culberth* ADDRESS: DATE: 29 August 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 7
K-CARROL

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Lynne Johnson
44 Lester Drive
Portland, ME 04103

RE: 44 Lester Drive - 371-B-2 - Construct Porch

September 8, 1997

Dear Ms Johnson,

I am in receipt of your permit application to construct a front porch 5' x 26.5' and side porch 5' x 22'. Your application has been reviewed and being denied for the following reasons.

1. Your building is located in an R-2 Residential Zone which requires a 25 foot front setback. Your plans show a 20 foot front setback.
2. Section 14-425 of the Zoning Ordinance allows the front yard to be occupied by a one-story porch not enclosed, with or without a roof, **if the area of the porch does not exceed fifty square feet not the projection from the building exceed five feet.** Your plans show that your front porch projects 5 feet from the building. However, the square footage exceeds fifty square feet (132.5 square feet is shown) which is more than allowed by ordinance.

If you have any questions regarding this matter, please do not hesitate to contact this office. You have the right to appeal my decision as a variance appeal within 30 days of the receipt of this letter. I have enclosed appeal information.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Mark Adelson, Housing & Community Development
Joseph Gray, Jr., Director of Planning & Urban Development
Kevin Carroll, Code Enforcement Officer

Applicant: J. B. Culberth

Date: 9/4/97

Address: 44 Lester Drive

C-B-L: 371-B-2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1970 existing

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct new porches

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 20' shown - doesn't meet setbacks NOR
Rear Yard - 25' req - A
Side Yard - 12' req
Sec. 14-425

Projections -

Width of Lot -

Height - 1 story

Lot Area - 10,000^{sq}

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

25 x 32 =
14 x 16 =

Flood Plains -

be permitted as a conditional use subject to the requirements of paragraph (1) of this section and section 14-474 (conditional use) of this article. This provision shall not include veterinarians, kennels, animal raising, funeral homes, retail uses including antique shops, restaurants, dancing studios, towing services, repair and painting of automobiles as home occupations.

(Code 1968, § 602.18.I; Ord. No. 277-77, 11-7-77; Ord. No. 548-85, § 1, 5-6-85; Ord. No. 76-85, § 1, 7-1-85; Ord. No. 66-87, § 2, 11-2-87; Ord. No. 329-90, 5-7-90)

Secs. 14-411–14-420. Reserved.

DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS

Sec. 14-421. Generally.

The requirements of this article shall be subject to the space and bulk regulations and exceptions of this division.

(Code 1968, § 602.19.A)

Sec. 14-422. Reduction of lot area prohibited.

No lot shall be so reduced that yards, lot width, lot frontage, lot area, area per dwelling unit, and space for off-street parking and/or off-street loading shall be less than the minimum required under this article.

(Code 1968, § 602.19.A)

Sec. 14-423. Joint occupancy.

When two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full.

(Code 1968, § 602.19.B)

not refer to business use addition only dwell. (use)

Sec. 14-424. Required open space.

No part of a yard or other open space required about any building under this article shall be included as a part of a yard or other open space required for another building.

(Code 1968, § 602.19.C)

Sec. 14-425. Projections in required yard areas.

A front yard may be occupied by a one-story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed fifty (50) square feet nor the projection from the building exceed five (5) feet. A cornice eave, sill, canopy, chimney, or other similar architectural feature, but not including a bay window, may project into any required yard a distance of not more than two (2) feet.

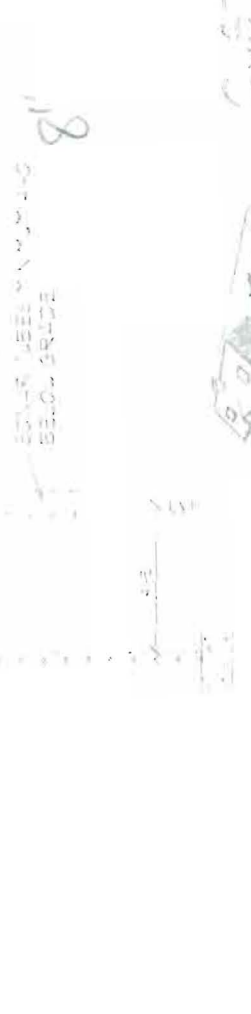
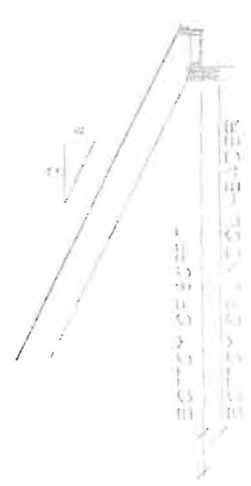
(Code 1968, § 602.19.D)

57 26.5' -

*14-421
to 14-425*

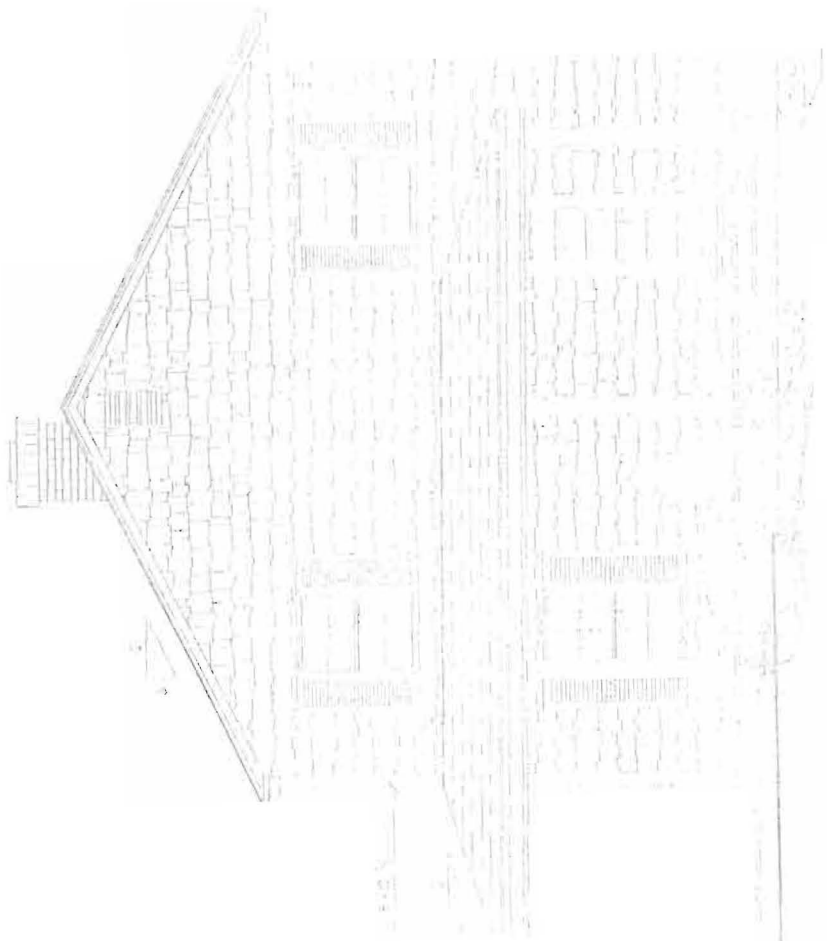
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CUSTOM CONCRETE CO.
 JOB: JOHNSON CULBERT
 JOB #: 9060-E
 DRAWING: SECTION AA
 SCALE: 1/4" = 1'-0"
 DESIGN/DATE: SCHEMATIC
 UPDATED: 8/28/81
 APPROVED BY: [Signature]
 DRAWN BY: MS

TEL / FAX # (207) - 27-4812

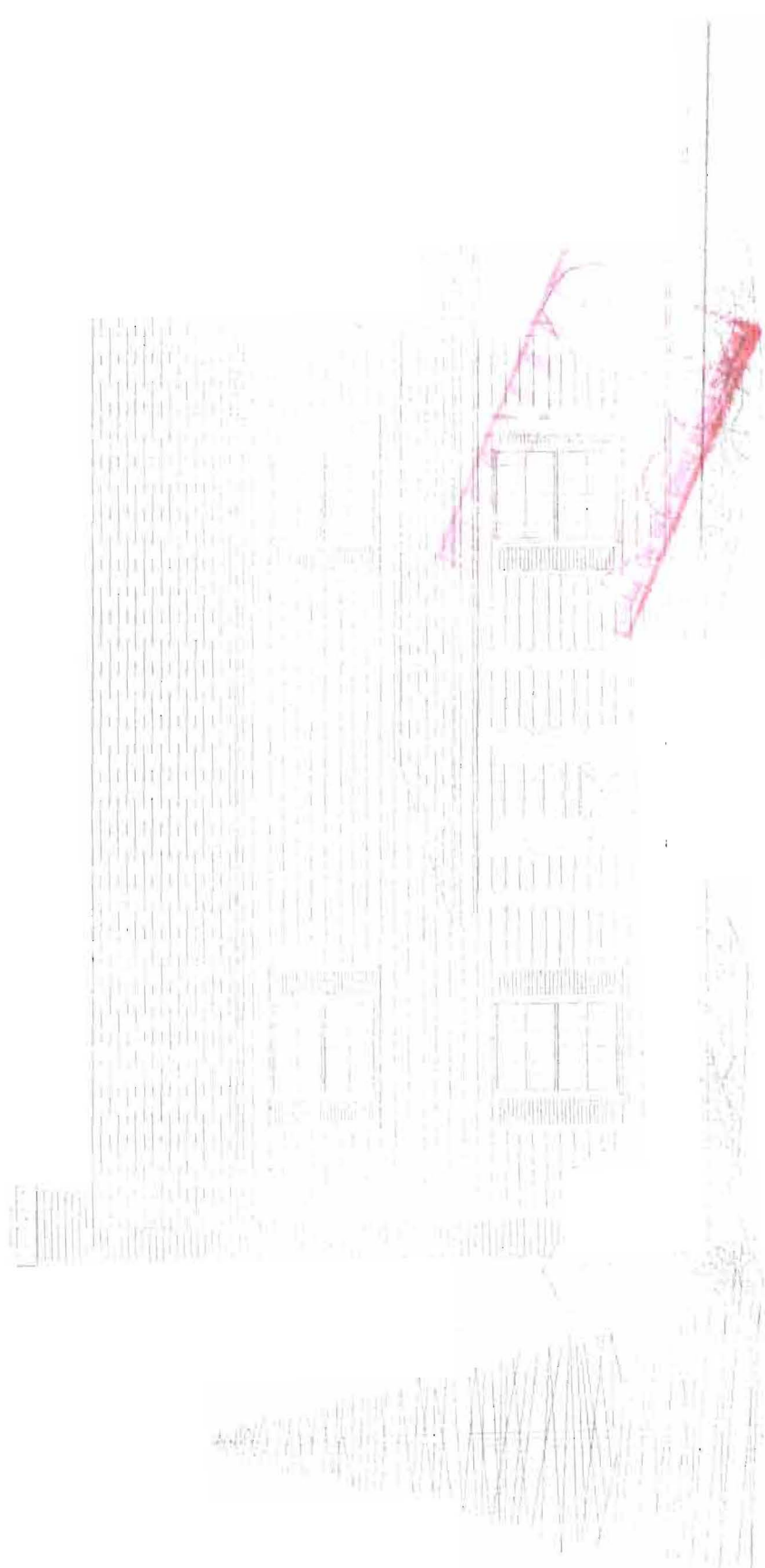


Call the office
for all information



CUSTOM CONCERTE'S NO.
JOB: JOHNSON, GLENN
JOB # 808087
DRAWING: ELEVATION
SCALE: 1/4" = 1'-0"
DESIGN PHASE: SCHEMATIC
DATED: 8/28/91
APPROVED BY: DRAJNEY, MR

TEL / FAX # 107 274-4822



THE HOME CONNECTION CO.
 JOB: JOHNSON ESTATE - JOB # 506021
 DRAWING: FRONT ELEVATION SCALE: 1/4" = 1'-0"
 DESIGN PHASE: SCHEMATIC DATED: 8/22/87
 APPROVED BY: DRAWN BY: MKR

TEL (514) 810-7272