

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 081038
PERMIT ISSUED
CITY OF PORTLAND

This is to certify that CARRIERE NOREITA E & AUDE M CARRIERE JTS/property
has permission to To modify the proposed garage addition maintaining the original cape roof line of the house to create space for a 2 1/2 bath & bedroom in the basement with a 1/2 bath in the main level of house
AT 64 BROOK RD 375 C028001

provided that the person or persons who perform or supervise the construction of 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 when permission proceeds before this building or part thereof is started or service closed-in 24 HOUR NOTICE 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

8/27/08 *Cheryl M. [Signature]*
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: 08-1038	Issue Date: 8/27/08	CBL: 375 C028001
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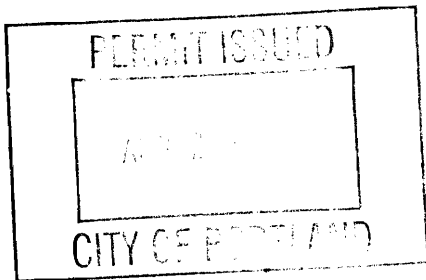
Location of Construction: 64 BROOK RD	Owner Name: CARRIERE NOREITA E & CLAU	Owner Address: 64 BROOK RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-3

Past Use: Single Family Home - amendment to permit #080338	Proposed Use: Single Family Home - Amend permit #08-0338 - To modify the proposed garage addition - maintaining the original cape roof line of the house to create space for a 3/4 bath & bedroom in the half	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 5
Proposed Project Description: To modify the proposed garage addition - maintaining the original cape roof line of the house to create space for a 3/4 bath & bedroom in the half story above the garage - will not build full dormer on rear of house		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Q-2 Type: 5B IRC-2007	
		Signature: <i>CA 8/27/08</i>		
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: 08/21/2008	Zoning Approval		
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- 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 checked="" type="checkbox"/> Shoreland <i>lot in stream protection - far of lot - have is e least 25' beyond setback.</i> <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: <i>8/26/08 ABU</i>	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: <i>ABU</i>
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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



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>64 Brook Road</u>			
Total Square Footage of Proposed Structure/Area <u>664 including garage & entry below.</u>		Square Footage of Lot <u>113.300 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>375 C 002</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Claude & Noireita Carriere</u> Address <u>64 Brook Road</u> City, State & Zip <u>Portland Me 04103</u>	Telephone: <u>899-3436</u>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>18,000 ±</u> C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family -</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>To change the proposed garage addition - Maintaining the original eave roof lines - and utilize space above as a 1/2 space to accommodate a 3/4 bath and a second bed room upstairs - No longer proposing a full driveway on back.</u>			
Contractor's name: <u>Self.</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Claude Carriere</u> Telephone: <u>899-3436</u> Mailing address: <u>64 Brook Road Portland, Me 04103</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.

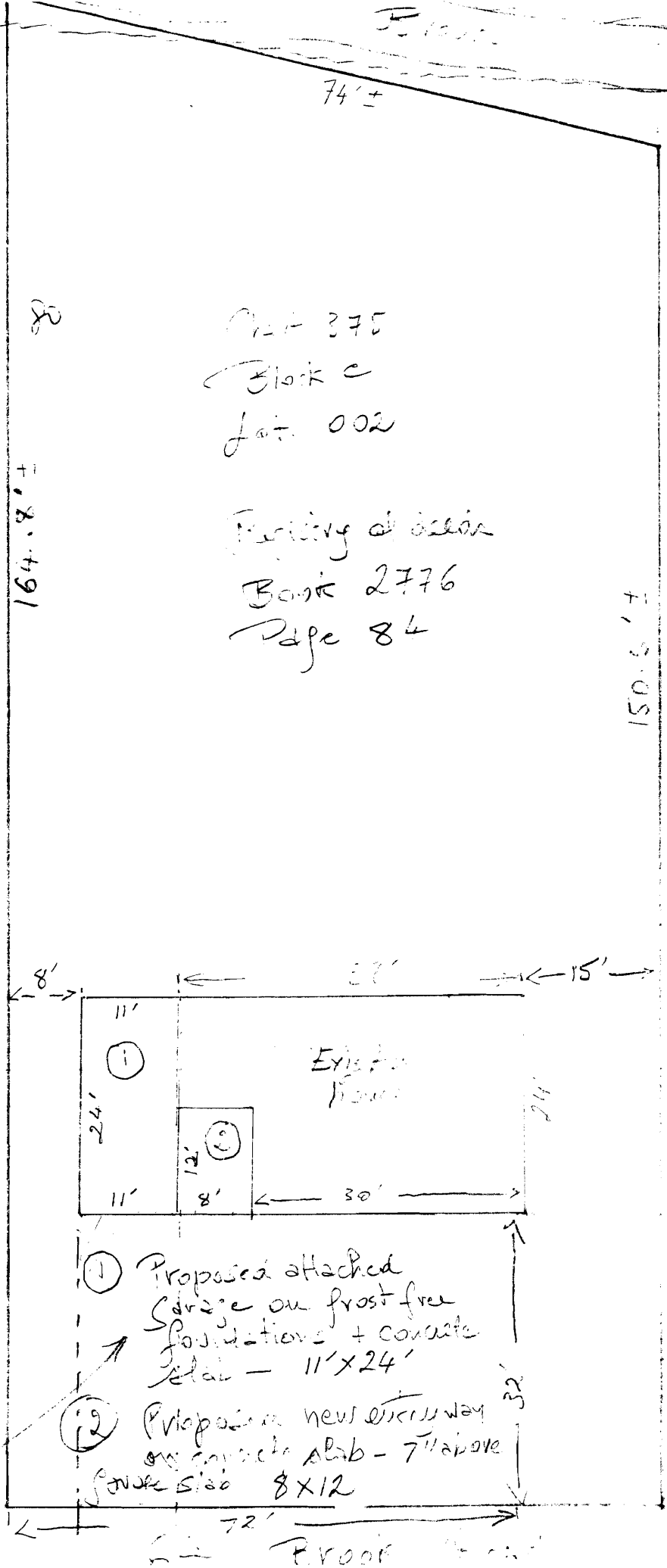
Signature: Claude M Carriere Date: 08/25/08

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

Plot Plan
for 64
Brook Road

84.8 from street

R3



Plot 375
Block C
Lot 002

Priority of access
Book 2776
Page 84

- ① Proposed attached garage on frost free foundations + concrete slab - 11'x24'
- ② Propose new driveway on concrete slab - 7" above ground slab 8x12

Revised existing driveway

Applicant: Claude Carriere

Date: 8/26/08

Address: 64 Brook Rd

C-B-L: 375-C-28
permit # 08-1038 (amend # 0338)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1913

Zone Location - R-3

Interior or corner lot - build 1/2 story 11x24 attached garage w/ 8'x12' entry way.

Proposed Use/Work - ←

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' min - 32' given

Rear Yard - 25' min - 108' given

Side Yard - 1/2 story - 8' min - 8' given

- area below = $11 \times 24 = 456 \times \frac{2}{3} = 304 \phi$
area of 2nd floor = $15 \times 19 = 285 \phi$ ^{ok}
2 story

Projections -

Width of Lot -

Height - 35' max - OK

Lot Area - 6500 ϕ - 11,347 given

Lot Coverage Impervious Surface - 35% = 3971.45 ϕ

Area per Family - 6,500 ϕ

OK
 $30 \times 24 = 720$
 $8 \times 24 = 192$
 $11 \times 24 = 264$

1176

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning (Stream Protection) back of house is @ least 25' from 75' setback from stream

Flood Plains -

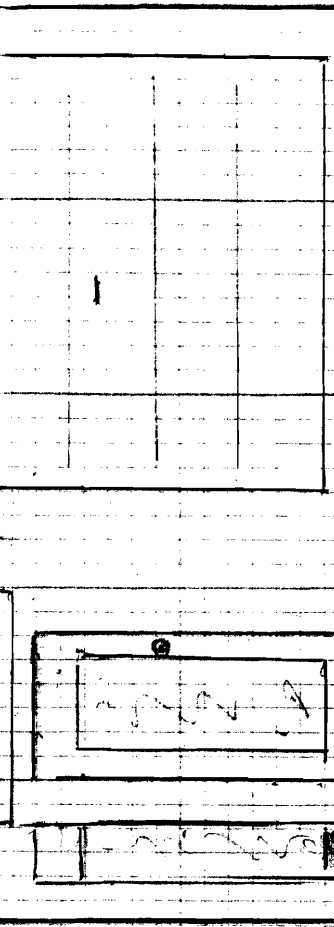
64 Break Room
Revised 08/25/08

Front Elevation

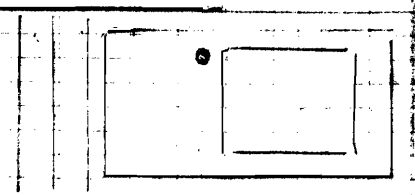
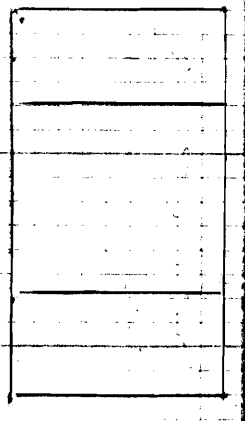
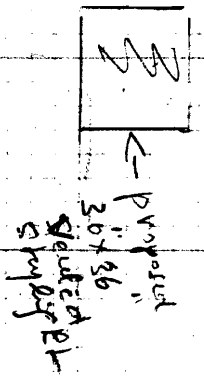


Entry & Storage expansion w
Revised 2/3 living space above

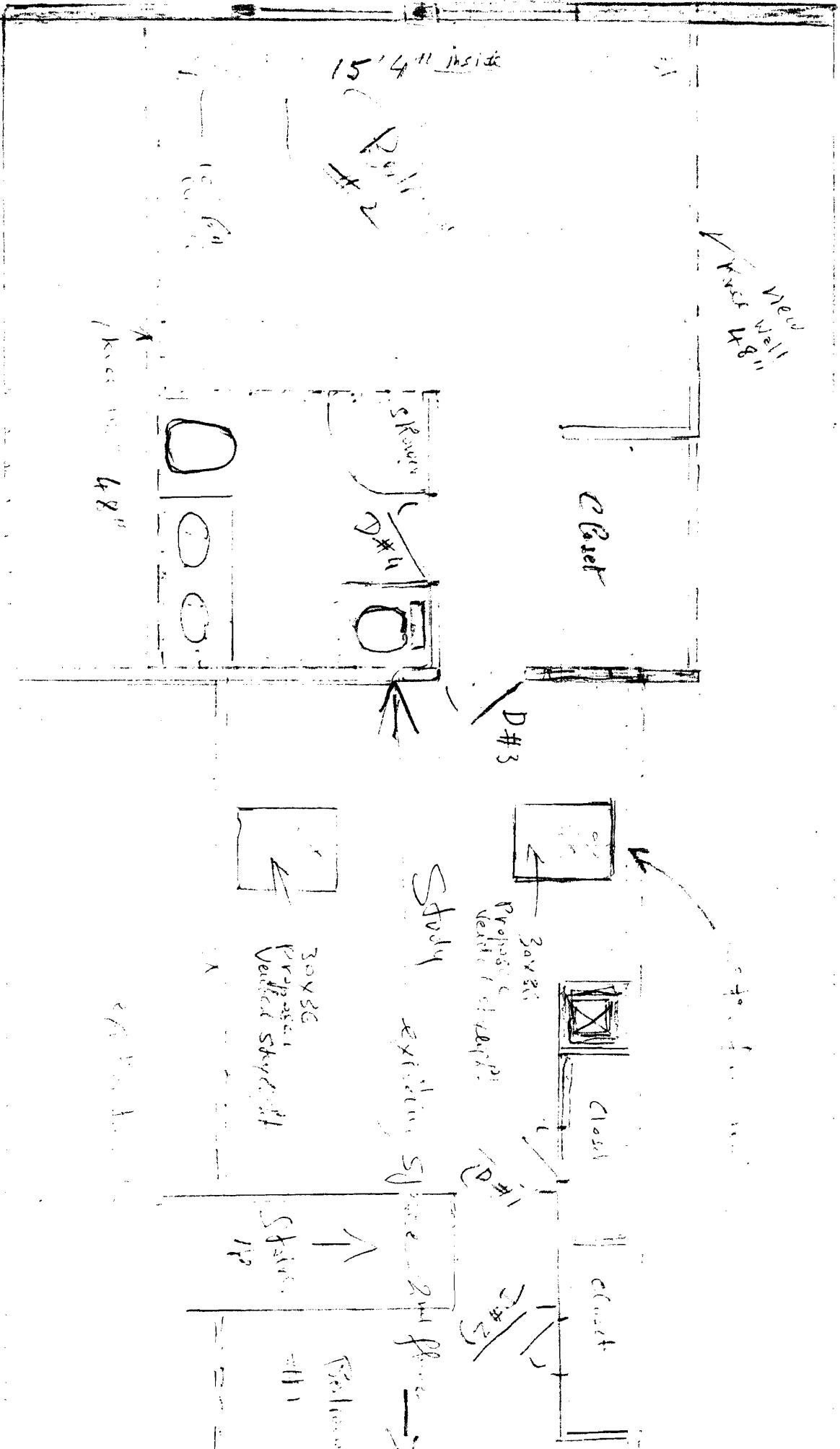
unchanged from original permit



existing cafe



Revised Floor Plan
 Upper 1/2 Floor
 08/25/08
 601 Brook Rd



15'4" inside

New Wall
 18" thick

Kitchen 48"

Study
 existing space
 2nd floor

30x36
 Proposed
 Vertical Skydrift

Porches

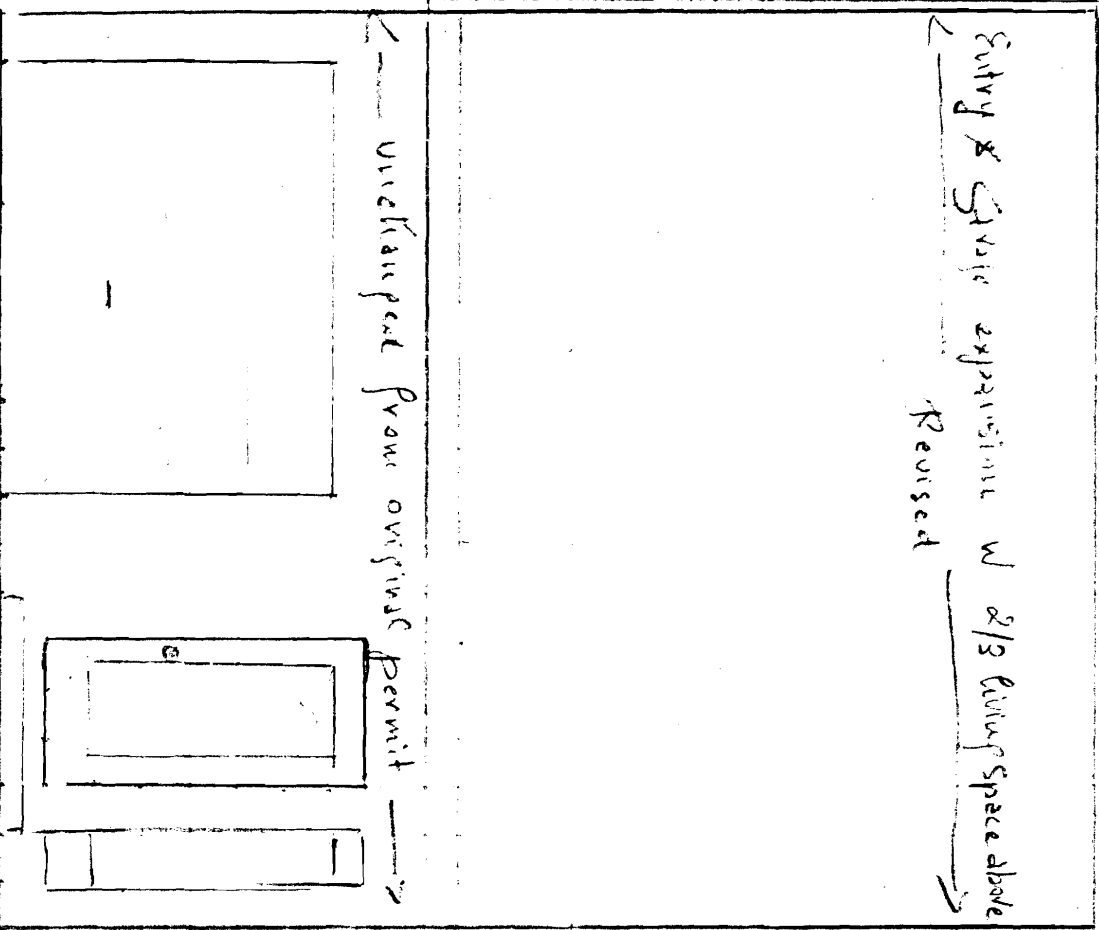
64 Brook Road
Revised 08/25/08

Front Elevation



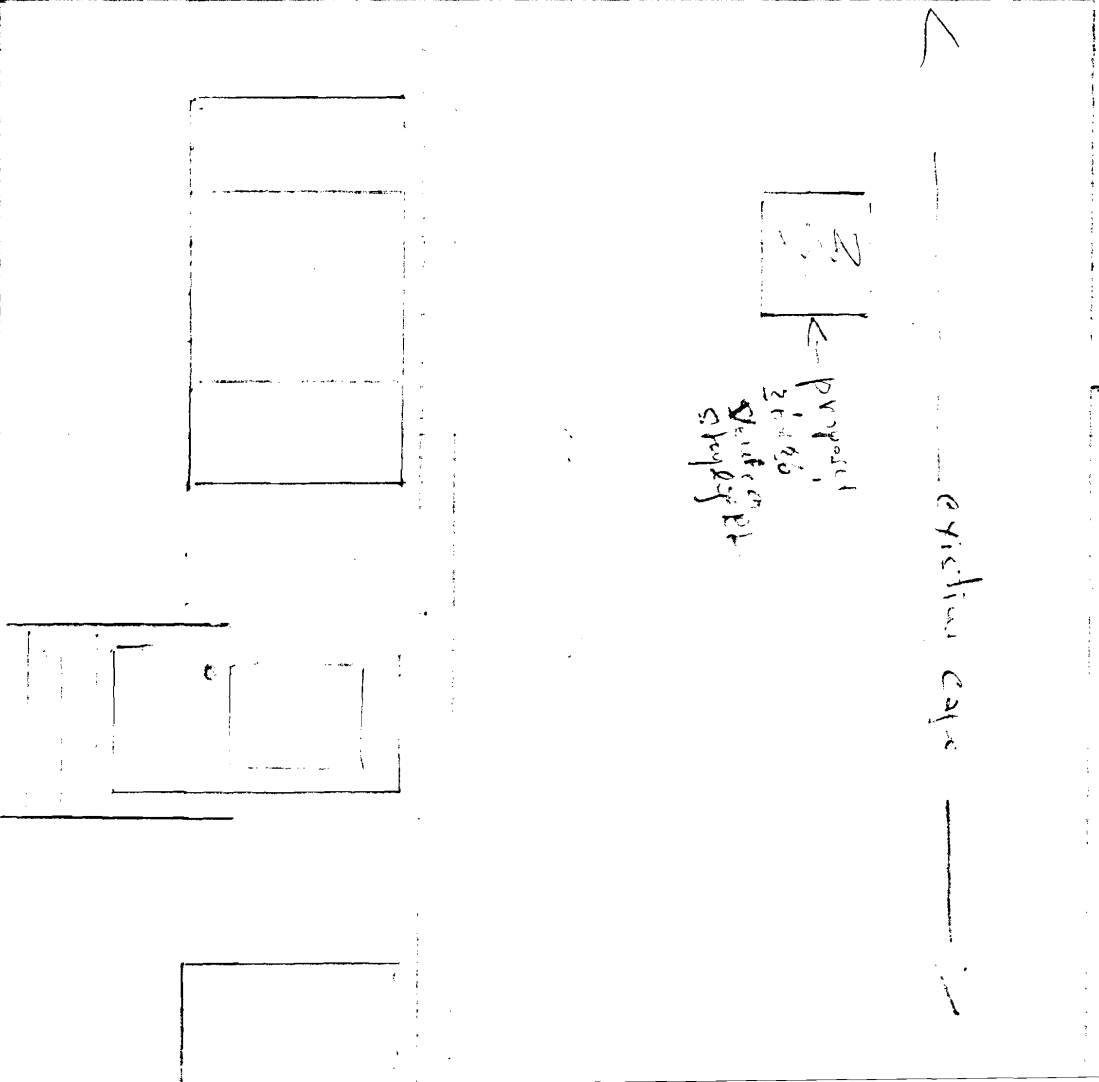
Entry & Stair expansion w/ 2/3 Entry space above
Revised

Unchanged from original permit



existing case

Proposed
2nd fl
Staircase
striped



Revised 08/25/05
66 Brook Road

Revised Windows & Doors Schedule

Item	Description	Dimensions	Notes
W # 1	insulated 4' x 52" (cypress window)	4' x 52"	Upper level
W # 2	same as #1	4' x 52"	
D # 1	(existing) Hollow core 3' x 78"	3' x 78"	
D # 2	same	3' x 78"	
D # 3	Hollow core 28' x 78" door	28' x 78"	
F (D # 4)	2 Skylight 2' x 3' each in exterior space	2' x 3' each	Lower level
W # 3	Insulated 27' x 44" insulated	27' x 44"	
W # 5	(2) Mullioned 30' x 6" insulated	30' x 6"	
W # 7	(2) " " " "	30' x 6"	
D # 4	36' x 80" Wood door - w. side light (full glass)	36' x 80"	
D # 5	32' x 80" Self closing steel fire door	32' x 80"	
D # 6	32' x 80" Wood door 1" floor (Rear exit)	32' x 80"	
Stair	door to be 9'0" x 7'0" insulated overhead	9'0" x 7'0"	see note for details

Revised 08/20/08

Additional notes - (64 Brook road)

① Beam under garage door wall to be laminated of (4) 2x12 kd-spruce/fir

② Beam over garage door to be laminated of (3) 2x12 kd spruce/fir

③ Steps in entry room to have ~~11"~~ risers 6 1/2" and 11" treads -

④ Chimney wall clearances to be a minimum of 2" (left unchanged)

⑤ Hard wire smoke detectors will be installed in upper bedrooms - #1 & #2 (over stair landing)

⑥ ~~Access to garage loft will be with~~
~~coiled retractable system~~ (N/A)
~~pull down stair~~

⑦ Roof over kitchen extension (8'x12') will be removed after new roof installed -



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

30 day period up. Sept 24th.

August 25, 2008

Claude Carriere
64 Brook Road
Portland, ME 04103

RE: 64 Brook Road – 375 C028 – R-3 – add second story over garage – permit #08-1038

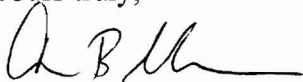
Dear Mr. Carriere,

I am in receipt of your application to add a second story addition over your garage. Your original permit (#08-0338) was to add a one and a half story attached garage to your house. This permit was approved because the proposed garage met the side setback of eight feet for a one and a half story garage. Now you are applying to amend your permit and make the garage a full two story garage. A two-story garage does not meet the required side setback, so I must deny your request to add a second story to the proposed garage.

64 Brook Road is located in the R-3 residential zone. Section 14-90(d)(3) of the ordinance states that the required side setback for a two-story structure is fourteen feet. The plot plan that you submitted with your original permit gave the side setback for the proposed garage as eight feet. Since you do not have the required fourteen feet, you cannot build a two-story garage.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty 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. You may contact this office for the necessary paper work that is required to file an appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Yours truly,


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