

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 050816

This is to certify that Sawyer Melissa J & /Rocky T Contractor
has permission to Create an In-Law Apartment above the garage - previous permit 04-1112
AT 7 Tampa St City of Portland 399 A020001

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 when permission is procured before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

PERMIT ISSUED

JUN 28 2005

Department Name
CITY OF PORTLAND

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

[Handwritten Signature]
6/28/05
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: 05-0816 | Issue Date: 06/28/2005 | CBL: 399 A020001 |
|-----------------------|---------------------------|---------------------|

| | | | |
|---|-------------------------------------|---|----------------------|
| Location of Construction: 7 Tampa St | Owner Name: Sawyer Melissa J & | Owner Address: 7 Tampa St | Phone: 878-0312 |
| Business Name: | Contractor Name: Rocky Theriault | Contractor Address: 301 New Around Pond Durham | Phone: 2078310225 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Dwellings | Zone: R-3 |

| | | | | |
|----------------------------|---|--|---|--------------------|
| Past Use: Single Family | Proposed Use: Change of Use to Two Family - In-Law Apt. Above garage | Permit Fee: \$246.00 | Cost of Work: \$25,000.00 | CEO District: 4 |
| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> | INSPECTION: Use Group: R-3 Type: 5B IRC 2003 | |

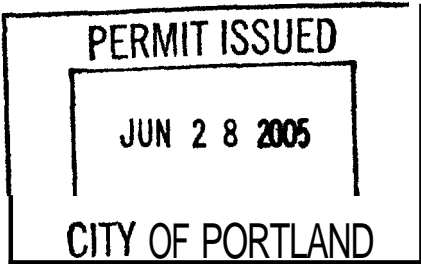
Proposed Project Description:
Create an In-Law Apartment above the garage - previous permit #04-1112

Signature: *[Signature]* 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: imb | Date Applied For: 06/22/2005 | 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: <i>6/28/05</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>6/2/05</i> <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>6/28/05</i> | 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>6/28/05</i> |
|---|--|---|---|



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 |

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A Footing/Building Location Inspection; Prior to pouring concrete
- N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- 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.

OK **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Nancy E. Sawyer
Signature of Applicant/Designee

Date

4/28/05

Signature of Inspections Official

Date

CBL: 399-A-20

Building Permit #: 05-0816

Interior -
Fit up wall
No work

15" window
center
to

7'6"

Full height wall

Window

Window

Smoke

Smoke

Egress
Window
5.7 SF.
Clear opening
of one sash

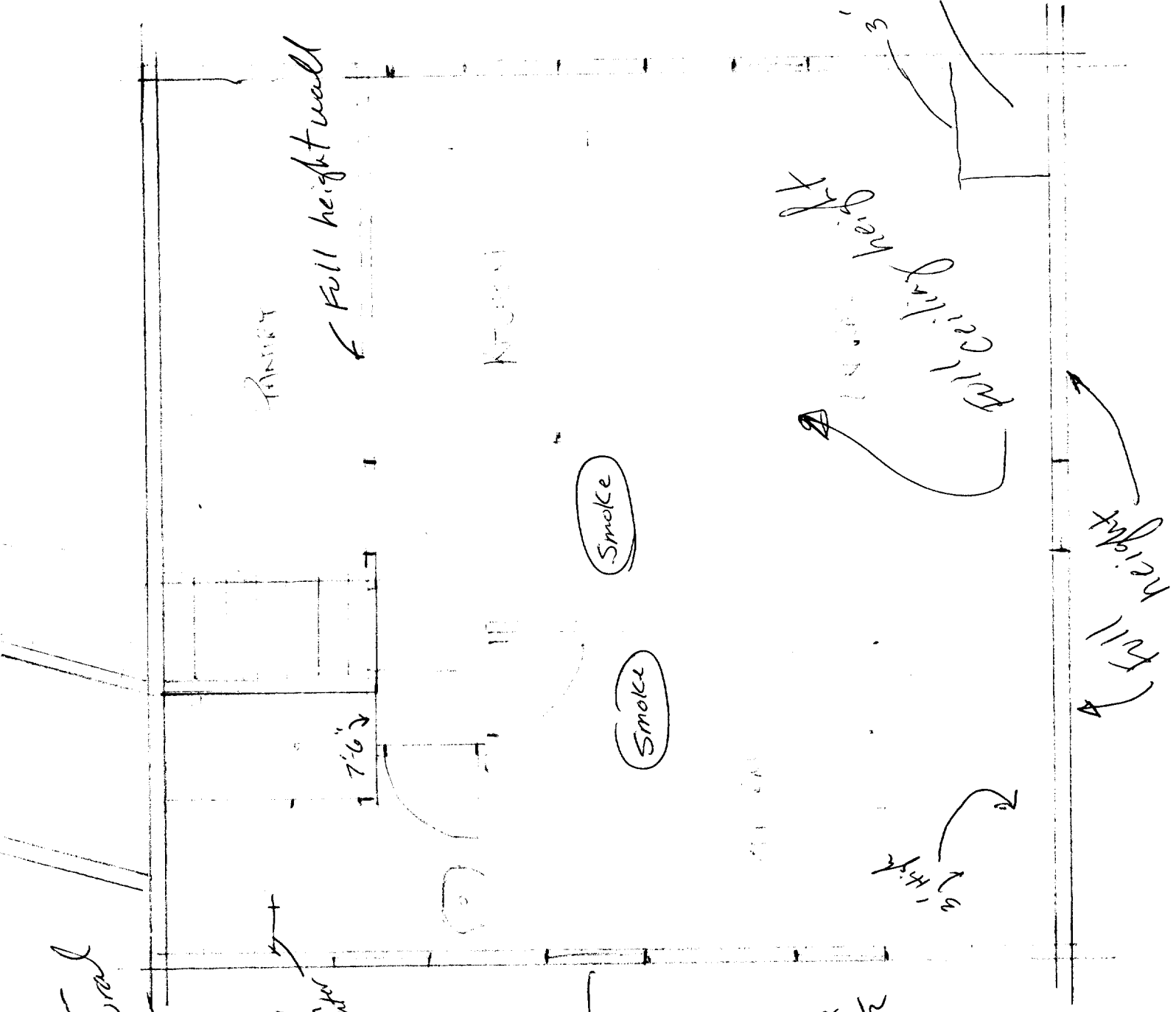
3' High

Full height
window

Fireplace
Gas

Full height

1/4 scale



City of Portland, Maine - Building or Use Permit

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

| | | | |
|--|--|--|---------------------------------|
| Permit No: 05-08 16 | | Date Applied For: 0612212005 | CBL: 399 A020001 |
| Location of Construction: 7 Tampa St | Owner Name: Sawyer Melissa J & | Owner Address: 7 Tampa St | Phone: () 878-0312 |
| Business Name: | Contractor Name: Rocky Theriault | Contractor Address: 301 New Around Pond Durham | Phone: (207) 831-0225 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Dwellings | |
| Proposed Use: Change of Use to Two Family - In-Law Apt. Above garage | | Proposed Project Description: Create an In-Law Apartment above the garage - previous permit #04-1112 | |

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Patric Santerre,
Derek Gamble, Secretary
Peter Thomton
Catherine Decker
Kate **Knox**
David P. Dore
William Hall, Chair

Nancy Sawyer
7 Tampa St.
Portland, ME 04103

RE: 7 Tampa St.
CBL: 399 A 020
ZONE: R-3 Zone

Dear Ms Sawyer:

As you know, at its June 2, 2005 meeting, **The Board voted 4-0 and granted the Conditional Use Appeal.**

Enclosed please find the billing for the Zoning Board of Appeals legal ad and abutters notification along with a copy of the Boards decision.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guerin

Office Assistant

Kate Knox Marla Schmuckel
Bill Hale
David Dale
Patricia Sanderson
Jim Katsifias



CITY OF PORTLAND, MAINE

Board of Appeals

R-3 RESIDENTIAL ZONE ADDITIONAL DWELLING UNIT-

CONDITIONAL USE APPEAL

6.2.05

DECISION

Name and address of applicant:

~~Christopher & Melissa~~

~~Nancy Sawyer~~ ~~Christopher~~ Nancy Sawyer

Location of property under appeal:

7 Tampa St., Portland. 04103

For the Record

Names and addresses of witnesses (proponents, opponents and others):

Christopher Sawyer - 7 Tampa St.
Nancy Sawyer

Exhibits admitted (e.g., renderings, reports, etc.)

Findings of Fact and Conclusions of Law

1. The proposed conditional use is not permitted under Sections 14-88 and 14-474 of the Zoning Ordinance, for the following reason(s):

a. The proposed conditional use does does not meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):

1.) Under Portland City Code Sec. 14-88(2), the Applicant proposes the alteration of a detached single family dwelling to accommodate one (1) additional dwelling unit for the benefit of homeowners or tenants. As required by that section:

Vote on
1(a)
* 4-0

a.) The area of the alteration has a floor area of approximately 676 square feet, which is 28%, ~~or less than 30%~~, of the 3125 square foot gross floor area of the overall dwelling and which is greater than the minimum 400 square feet required by Sec. 14-88(2)(a);

b.) The Applicant's plans show no open outside stairways or fire escapes above the ground floor;

c.) The proposed building addition, which is a farmhouse style with clapboard siding and a gabled roof, appears to be compatible with the architectural style of the existing dwelling and to maintain the single-family appearance of the dwelling;

d.) The area of the lot on which the dwelling is located is 9,500 square feet, which is greater than the 6,500 square foot ~~minimum~~ lot size required by Sec. 14-88(2)(d);

e.) The total floor area of area of the dwelling unit will be reduced by the accessory unit to a floor area of approximately 2,450 square feet, which is greater than the minimum of 1,000 square feet required by Sec. 14-88(2)(e);

f.) The accessory unit satisfies the Division 20 parking standards, since the dwelling provides three parking spaces as required by Sec. 14-332(a)(2) - one additional parking space for the accessory unit (on driveway) and two (in garage) for the existing dwelling unit;

g.) The Applicant shall obtain site plan approval for the alteration and shall comply with the following additional standards, as required by Sec. 14-88(2)(g):

i. Any additions or exterior alterations such as façade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building;

ii. The scale and surface area of parking, driveways and paved area shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets; and

iii. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

b. There are ~~are not~~ unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s): straight forward addition to a permitted accessory unit that does not alter the characteristics of the existing neighborhood.

Vote 16
(4-0)

essential

Vote l.c.
(4-0)

c. There will ~~will not~~ be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): only one small residence space is being added to the neighborhood, exists on a dead-end street, parking is accommodated, and entire plan is subject to site plan review.

proposed use is permitted residential use as permitted in this district
Vote l.d.
(40)

d. The impact does ~~does not~~ differ substantially from the impact which would normally occur from such a use in the zone, for the following reason(s): application has minimal impact on neighborhood as proposed use is permitted residential use as permitted in this district

After public hearing on 6.2.05, and for the reasons above-stated, the accompanying application is hereby (check one):

- granted
- granted subject to the following condition(s):

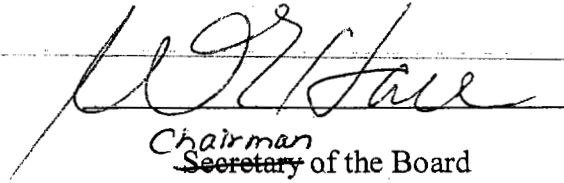
The Applicant shall obtain site plan approval for the alteration prior to obtaining a building permit for that alteration and shall comply with the following additional standards, as required by Sec. 14-88(2)(g):

1. Any additions or exterior alterations such as ~~as~~ facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building;
2. The scale and surface area of **parking**, driveways and paved area shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets; and
3. Either the accessory unit or principal unit shall be occupied by the lot owner, ~~except for bona fide temporary absences.~~

Vote 4-0

_____ denied.

Dated: 6/2/05


Chairman
Secretary of the Board

O:\OFFICE\FORMS\ R-3 RESIDENTIAL ZONE ADDITIONAL DWELLING UNIT-CONDITIONAL USE
APPEAL.doc

Appl. ID 2005-0119

Find

Property Lookup

Notices

Print

Appl. Date 06/03/2005 CBL 399 A020001

Project Exemption

Site Address 7 to 7 Tampa St

Address 2 Portland, Maine

Desc:

Change of use from 1 family to 1 family with a subordinate dwelling unit (in-law apartment) over the garage. Zoning Board of Appeals conditional use approved 6-3-05.

Date Granted

Date Partial

Date Denied

Planner:

| | Applicant | Office | Dept | Condition Desc |
|-----------------------------------|-----------|--------|------|----------------|
| a) within existing structures | Yes | Yes | | |
| b) footprint increase < 500 sq ft | Yes | Yes | | |
| c) no new curb cuts | Yes | Yes | | |
| d) curbs/sidewalks sound | Yes | Yes | | |
| e) no additional parking | Yes | Yes | | |
| f) no stormwater problems | Yes | Yes | | |
| g) sufficient property screening | Yes | Yes | | |
| h) adequate utilities | Yes | Yes | | |

Create Date: 06/08/2005

Created By: jmy

Last Updated:

Updated By:

Close

06/07/2005

SARAH

L 2005-0816 - 2 people



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Goes with Bldg permit #05-0816

christopher melissa Sawyer

6/3/05

Applicant

Application Date

7 Tampa St

Applicant's Mailing Address

Project Name/Description

878-0310

7 Tampa St

Consultant/Agent/Phone Number

Address of Proposed Site

R-3 Zone

CBL 399-A-20

Description of Proposed Development:

change of use from 1 family to 1 family with 4 subordinates D.U. (in LAW apt) over GARAGE ZBA condition use approved 6/3/05

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment (Yes, No, N/A)

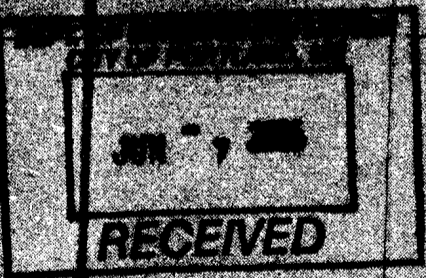
Planning Office Use Only

Criteria for Exemptions: See Section 14-523 on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Sewerwater Problems
- g) No Stormwater Screening
- h) Adequate Utilities

| Applicant's Assessment (Yes, No, N/A) | Planning Office Use Only |
|---------------------------------------|--------------------------|
| | ✓ |
| | ✓ |
| | ✓ |
| | ✓ |
| | ✓ |
| | ✓ |
| 7 | ✓ |
| | ✓ |
| | ✓ |

Exemption Granted Partial Exemption



Planner's Signature

[Signature]

Date

6/7/05

White - Planning Office

Pink - Inspections

Yellow - Applicant