

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

REVISION SECTION

PERMIT

Permit Number: 040002

This is to certify that Brown Donald E li & Etals J Kim Kar
has permission to Add full shed dormer on main part of home and rear roof in men.
AT 78 Hawthorne St 427 C003001

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 written permission procured before this building or part thereof is altered or closed-in. **HEAR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[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: 04-0002 **PERMIT ISSUED** CBL: 427 C003001

Location of Construction: 78 Hawthorne St	Owner Name: Brown Donald E II & Etals Jts	Owner Address: 50 Hawthorne St	Phone: 207-780-0452
Business Name: n/a	Contractor Name: Tim Kane	Contractor Address: 51 Lonfellow Dr. Cape Elizabeth	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R5/SH

Past Use: Multi Units / 3 Family	Proposed Use: 3 Family / Add full shed dormers on main part of house, raise roof in kitchen area.	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 4
<p><i>legal use: 3 Dwelling units only</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 1/20/04	
Proposed Project Description: Add full shed dormer on main part of house and raise roof in kitchen.		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: gg	Date Applied For: 01/02/2004	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>within but over 75' from of WM</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"/> Denied Date: <i>NS 1/12/04</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 checked="" type="checkbox"/> Denied	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: _____		Date: _____	

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: 04-0002	Date Applied For: 01/02/2004	CBL: 427 C003001
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Location of Construction: 78 Hawthorne St	Owner Name: Brown Donald E Ii & Etals Jts	Owner Address: 50 Hawthorne St	Phone: 207-780-0452
Business Name: n/a	Contractor Name: Tim Kane	Contractor Address: 51 Lonfellow Dr. Cape Elizabeth	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Multi Family	

Proposed Use: 3 Family / Add full shed dormers on main part of house, raise roof in kitchen area.	Proposed Project Description: Add full shed dormer on main part of house and raise roof in kitchen.
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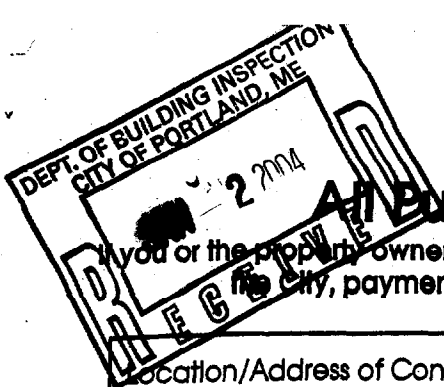
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/12/2004
Note: 1/7/04 see letter - I need more information to determine 50% compliance under 14-436. **Ok to Issue:**
 1/12/2004 received the info I needed - only about a 18% increase

- 1) Please note that you new dormers will be close to the maximum height of 35 feet allowed within theis R-5 zone. After framing is completed you shall show proof to the code enforcement officer that you are meeting this maximum height limitation. You may need a professional to verify the height for the City.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/20/2004
Note: **Ok to Issue:**
 1) This is an existing third floor, finished dwelling unit, not considered an additional floor for the purpose of Table 5.3 height and area limitations

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 01/12/2004
Note: **Ok to Issue:**
 1) smoke detectors shall be installed in accordance with NFPA 72 standards
 2) the boiler shall be seperated with an one hour rated enclosure or a smoke protected enclosure with domestic sprinkler protection
 3) vertical openings shall be fire rated with a minimum of one hour rating
 4) the windows in the bedrooms shall be of egress size (min 5.7 C.FT. Of clear opening ?
 5) two means of egress shall be required for this unit

Comments:
 01/14/2004-mjn: Need structurals, want to discuss the existing space and how it's being used, acces stairs etc...not much info in the plans.Left Message with the owner.



All Purpose 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>78 Hawthorne St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>6000 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>427</u> Block# <u>C</u> Lot# <u>003001</u>	Owner: <u>Donald + SPORKA BROWN</u> + <u>Donald JR + Shelby BROWN</u>	Telephone: <u>780-0452</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Donald Brown JR 780-0452</u> <u>50 Hawthorne St</u> <u>Portland Me 04103</u>	Cost Of Work: <u>\$20,000</u> Fee: <u>\$101.00</u>
Current use: <u>3 FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: <u>Full shed dormers on main part of house</u> <u>raise roof on kitchen area</u>		
Contractor's name, address & telephone: <u>Tim Kane 51 Longfellow Dr. Cape Elizabeth</u> <u>04107</u>		
Who should we contact when the permit is ready: <u>Donald Brown JR</u>		
Mailing address: <u>50 Hawthorne St</u> <u>Portland Me. 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>780-0452</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Donald E. Brown</u>	Date: <u>12-16-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

cl# 526



CITY OF PORTLAND

January 7, 2004

Donald E. Brown, Jr.
50 Hawthorne Street
Portland, ME 04103

RE: 78 Hawthorne Street – 427-C-003 – R-5 zone and within Shoreland Zoning
Permit application #04-0002

Dear Mr. Brown,

I am in receipt of your permit application to add a full shed dormer on both sides of the main part of the house and raise the roof in the kitchen. Because your lot is lawfully nonconforming as to land area per dwelling unit, section 14-436 of the land use zoning ordinance allows a maximum 50% expansion within the existing footprint, only once during the lifetime of an existing structure. Currently I do not have enough information with your submittal to determine compliance with the ordinance. Your permit is on hold until I can receive the required information.

Within thirty (30) days, please submit existing floor plans of the top floor with a comparison of the new floor plans. Both plans shall provide scaling and all dimensional information.

Please also note that your new addition will be close to the maximum height of 35 feet allowed within this R-5 zone. After framing is completed you shall show proof to the code enforcement officer that you are meeting this maximum height limitation. You may need a professional to verify the height for the City.

Very truly yours

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

Brought in
1/12/04
Handwritten initials in black ink, possibly "DL".

Cc: file

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	427 C003001
Location	78 HAWTHORNE ST
Land Use	THREE FAMILY
Owner Address	BROWN DONALD E II & ETALS JTS 50 HAWTHORNE ST PORTLAND ME 04103
Book/Page	12778/81
Legal	427-C-3 HAWTHORNE ST 76-78 6000 SF

Valuation Information

Land	Building	Total
\$27,620	\$99,120	\$126,740

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1910	Old Style	2	2088	0.138	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	3		12	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
10/18/1996	LAND + BLDING		12778-081
10/18/1996	LAND + BLDING	\$27,750	12778-079
10/18/1996	LAND + BLDING	\$27,750	12778-077

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>
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[Click here](#) to view Tax Roll Information.

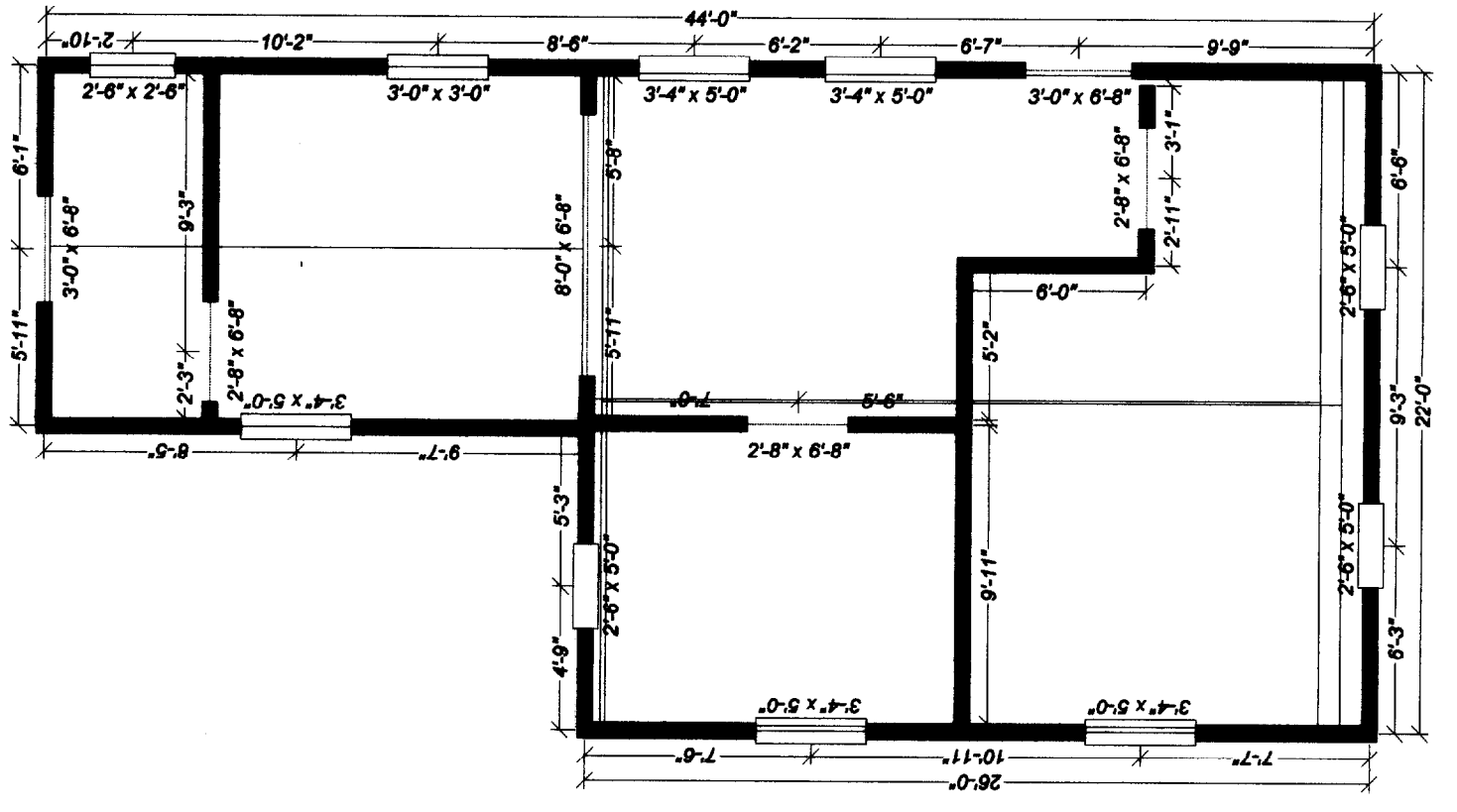
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

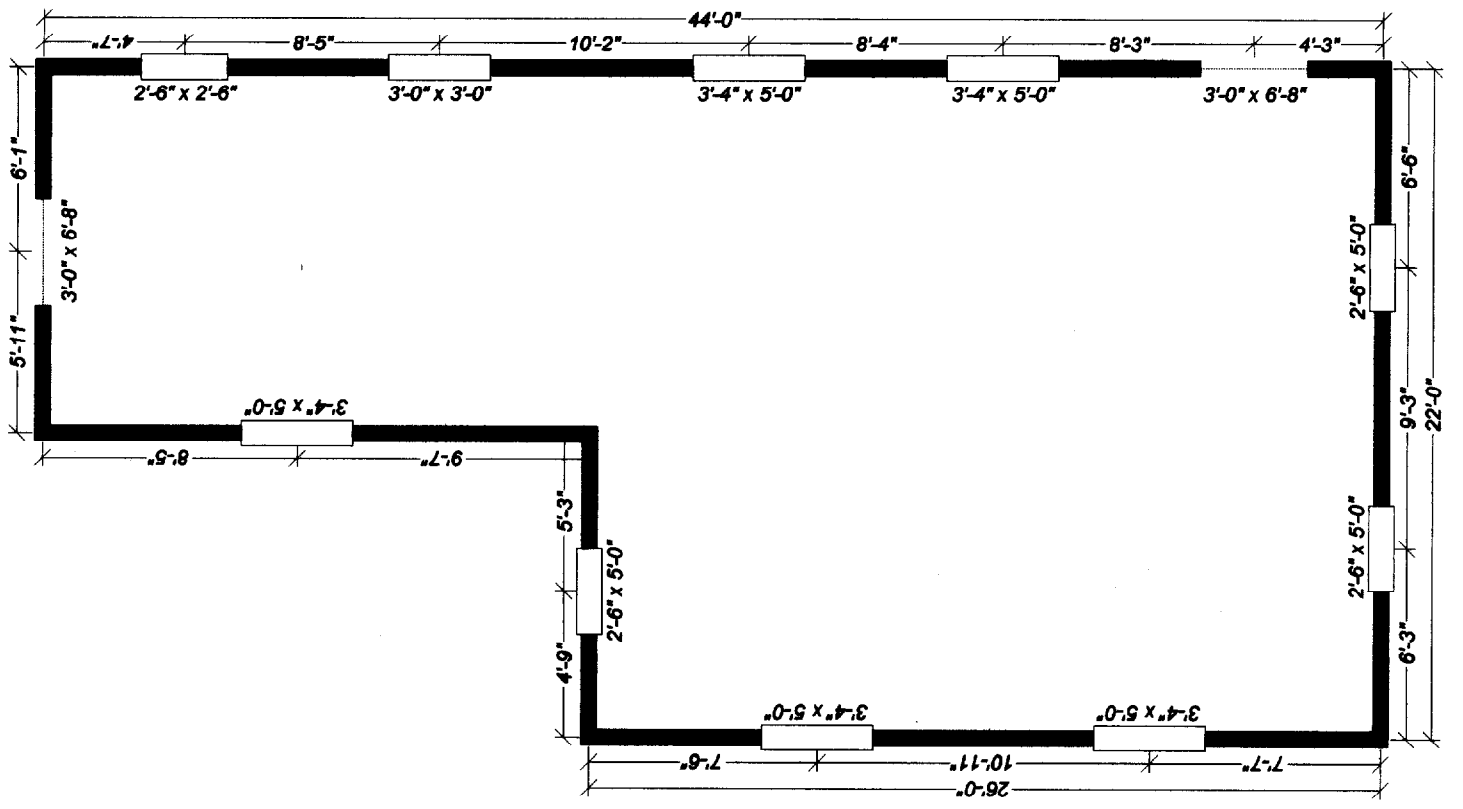
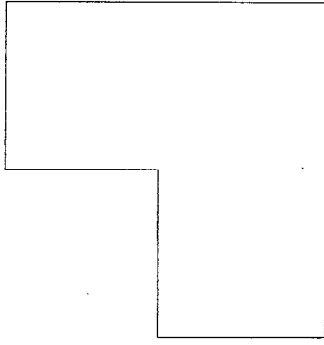




<http://www.portlandassessor.com/images/pictures/02438901.jpg>

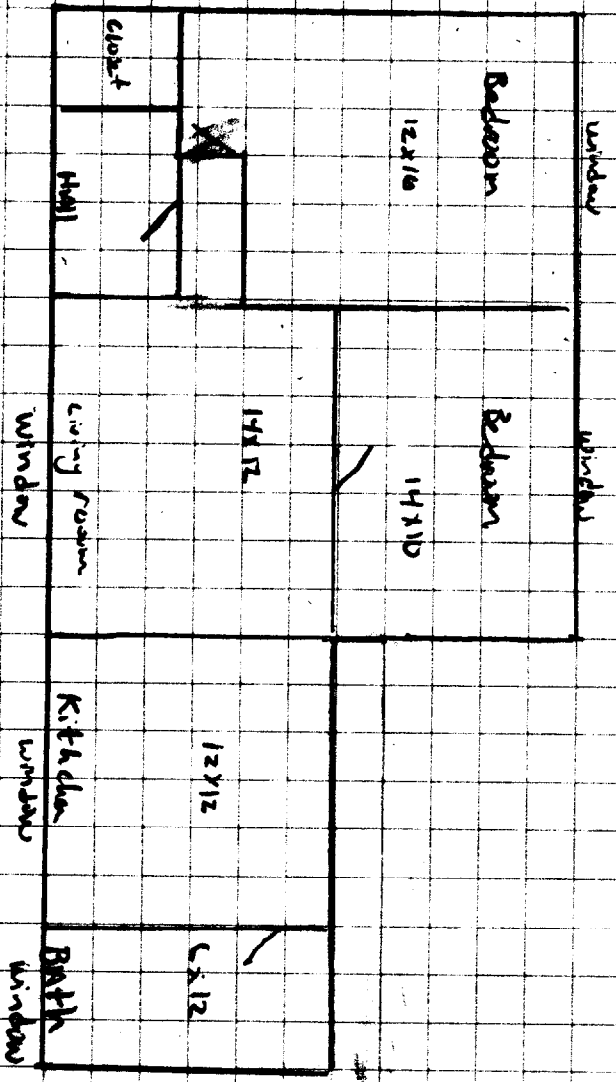
1/6/04

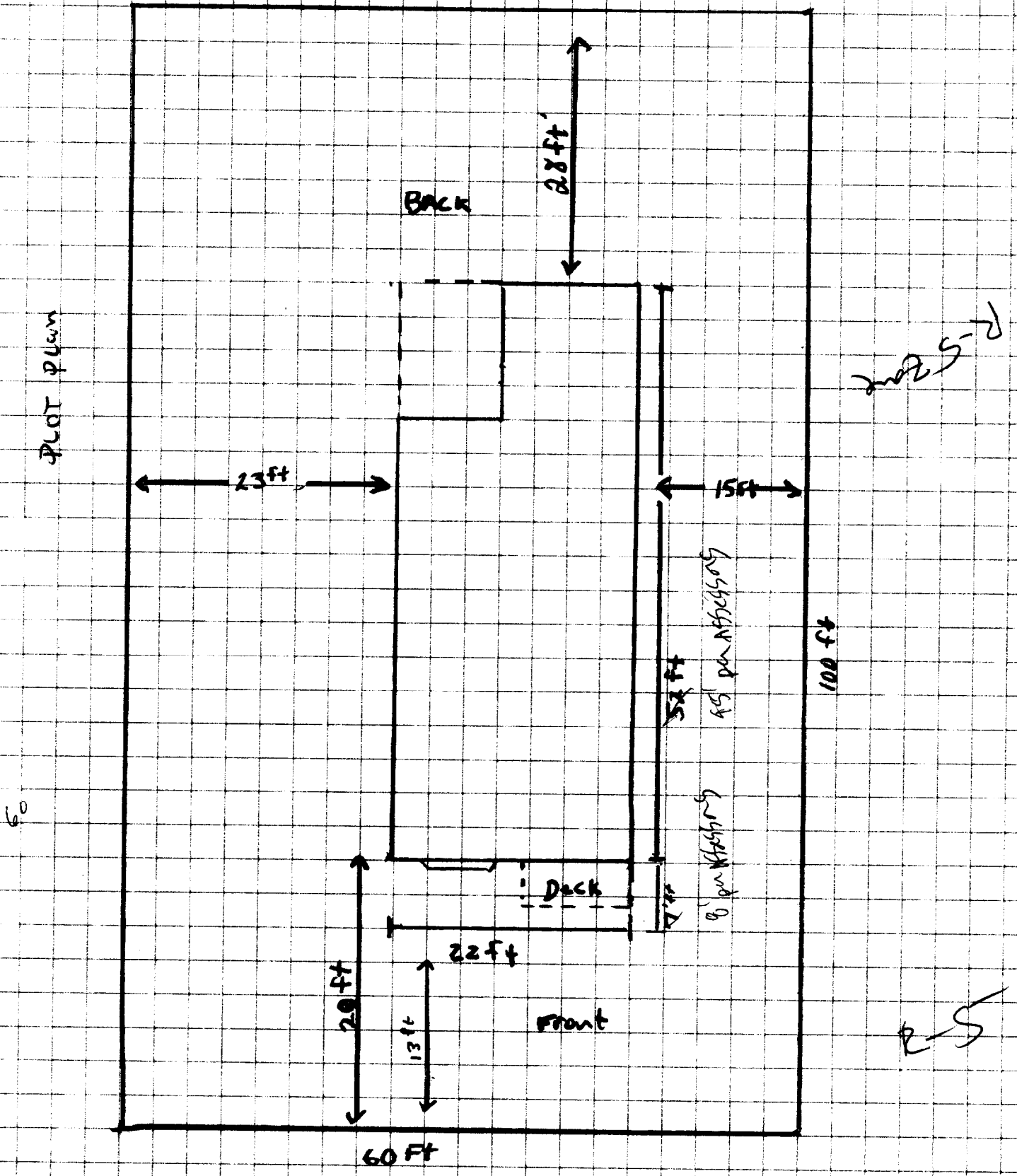


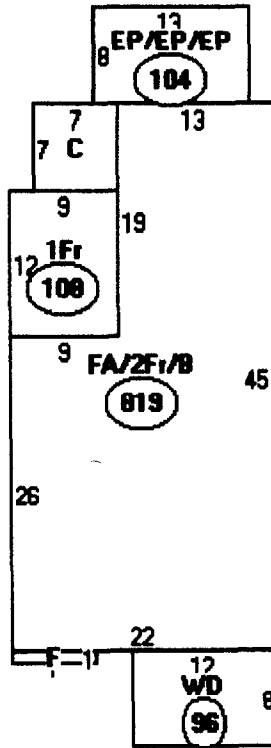


Floor Plan

3rd Floor Plan







Descriptor/Area
A: FA/2Fr/B
819 sqft
B: 1Fr
108 sqft
C: OFF
49 sqft
D: EP/EP/EP
104 sqft
E: WD
96 sqft
F: 2FBAY/B
7 sqft

108

1st floor = $22 \times 26 = 572$

$12 \times 10 = 216$

$\frac{216}{788}$

floor subdeck near
 $9 \times 12 = 108$
 $\frac{108}{896} \times 50\% = 448$

Existing 3rd floor

$19.33 \times 26' = 502.58$

$9.33 \times 10 = 167.94$

$\frac{167.94}{670.52}$

Expanded 3rd floor

$22 \times 26 = 572$

$12 \times 10 = 216$

$\frac{216}{788}$

788 Near
 - 670.52 minus existing
 117.48 INCREASE

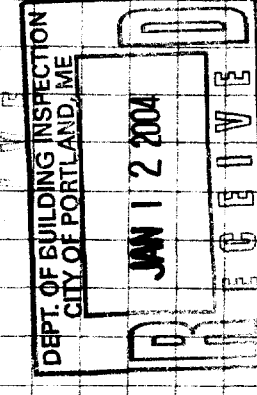
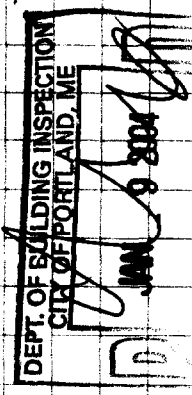
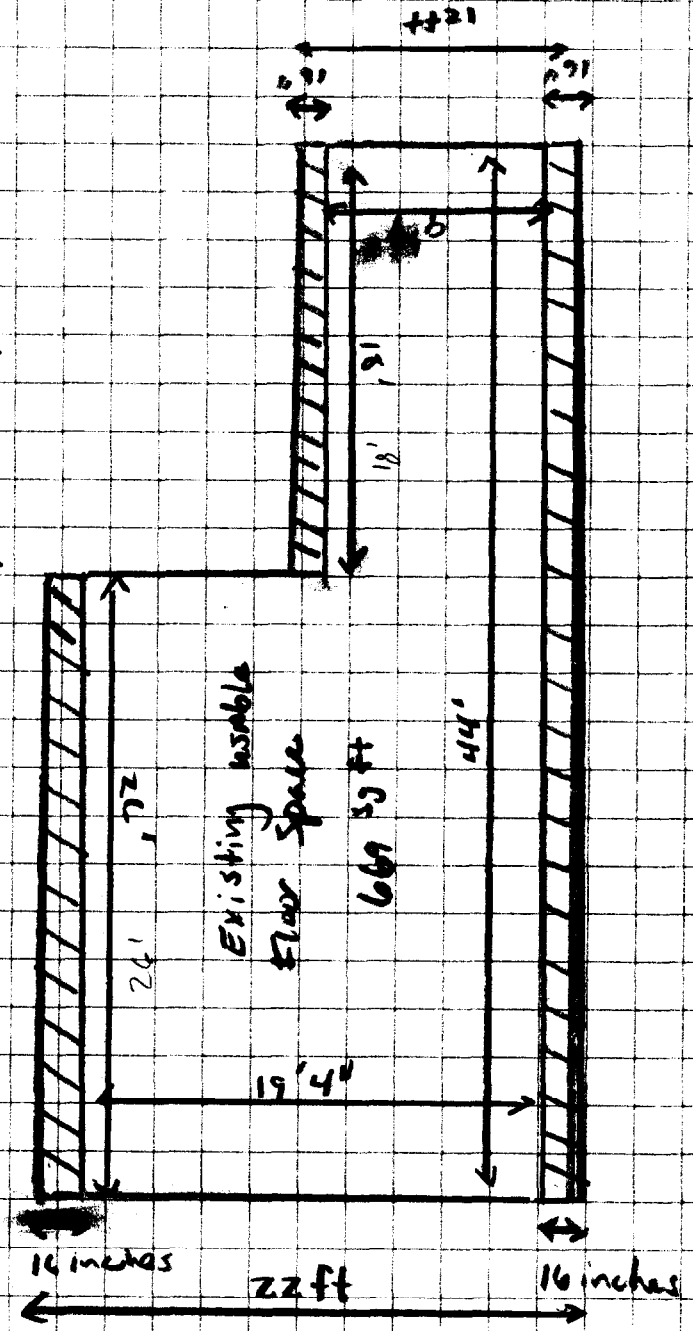
14-436 restricts

The increase to normal

Than 50% of the 1st floor

foot print once during

The life time of the structure



Existing	669 Sqft
New	119 Sqft
Total	788 Sqft

96 of change 17.79

1. Existing equals new usable floor space
2. New usable floor space = 119 sq ft

Mr. Nugent,

The following is information you requested per our meeting in your office this morning:

I Roof

1. Front Section

(A) Will be trussed spaced 24" on center and will span 22'

2. back Section

(A) Will be constructed of 2x8 Framing 16" on center

3. All roof sheathing will be 5/8" tongue and groove on plywood with metal clips

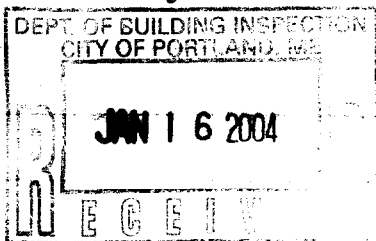
4. All roof surfaces will be covered with ice and water shield, the asphalt shingles

II Walls

1. All exterior walls will be 2x6" construction 16" on center.

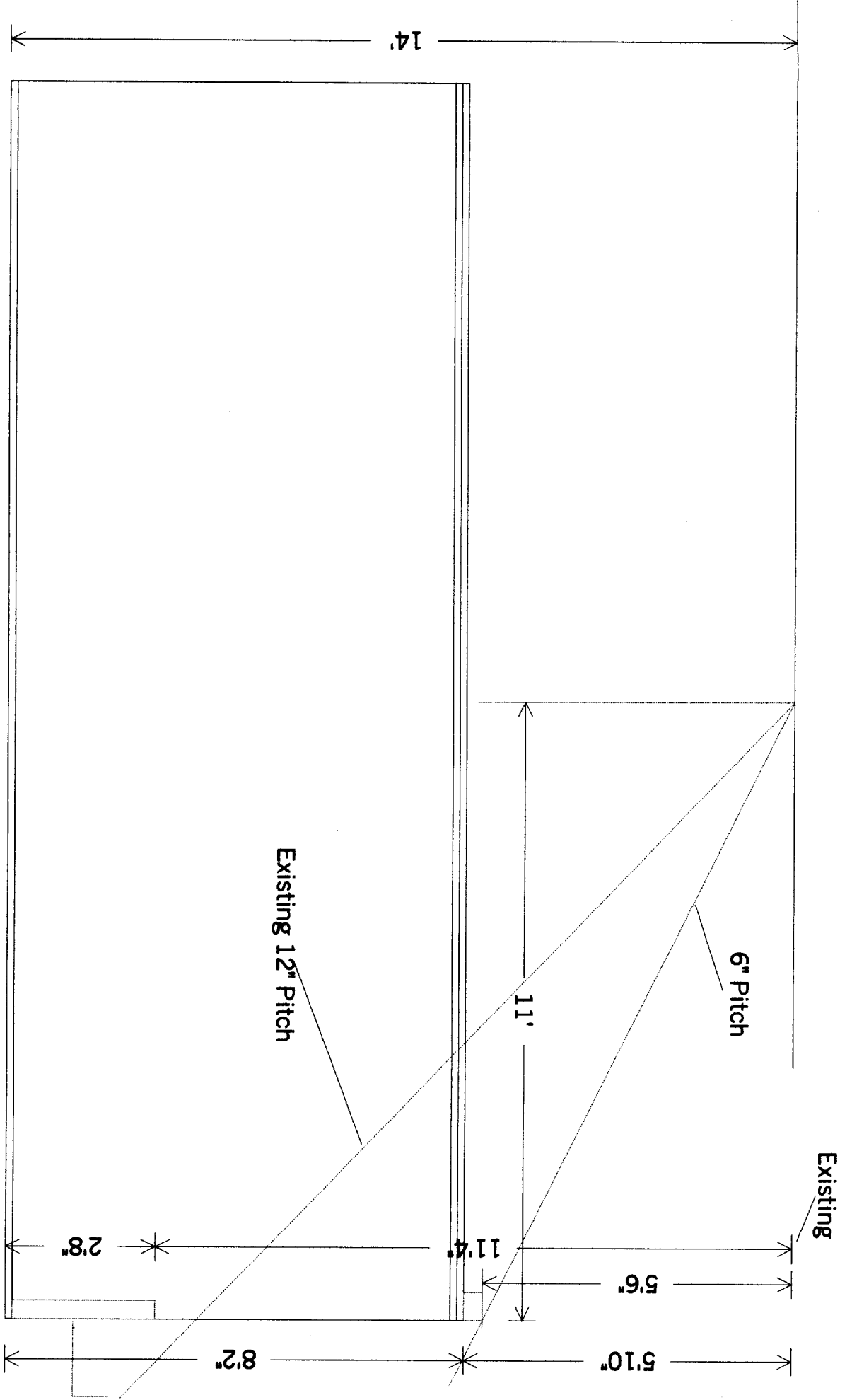
III All window headers will be 4x6 construction

IV All windows, except the bathroom and kitchen windows will be gross size of at least 5.7 Sq ft



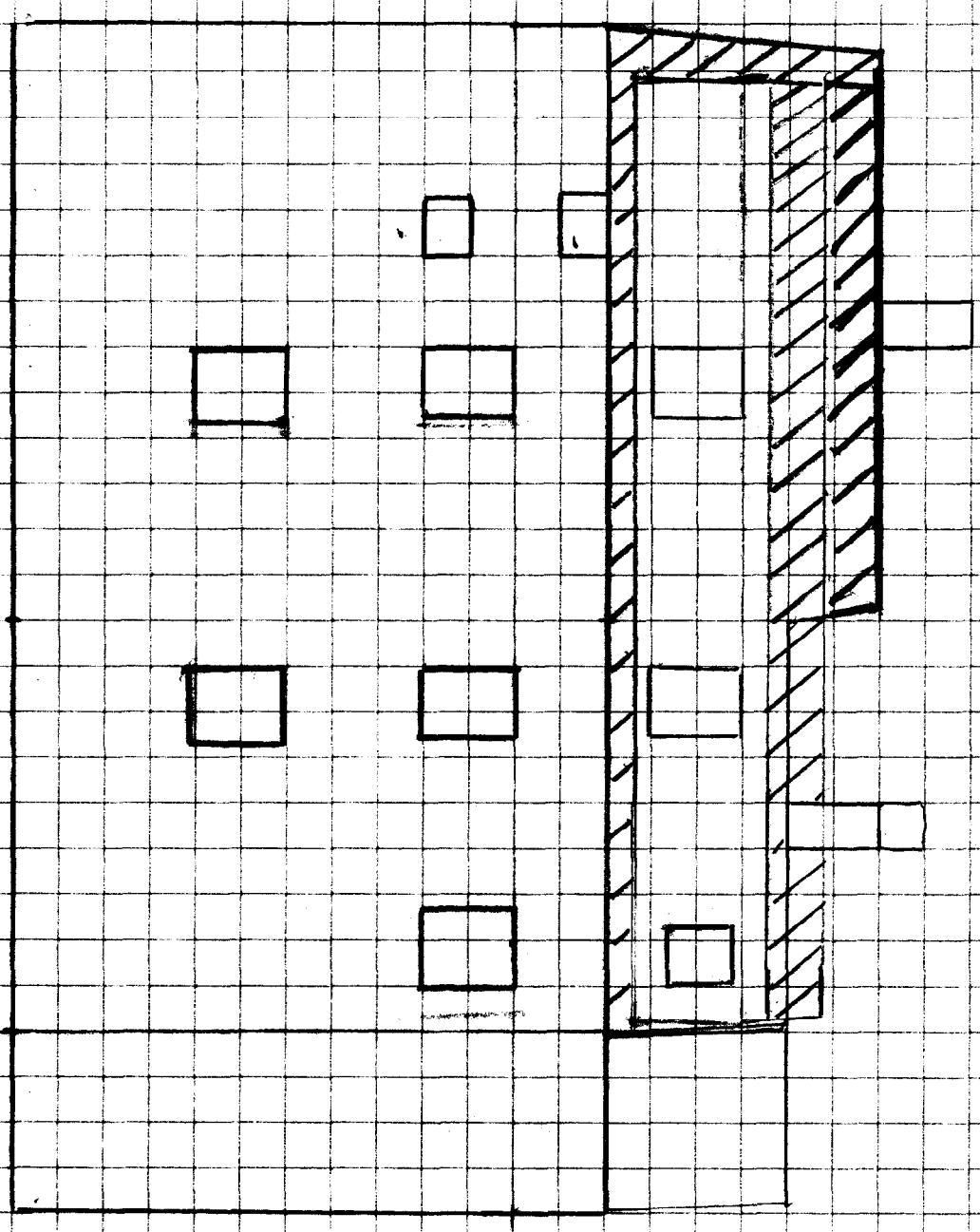
Thanks for your help

Don Brown 780-0452

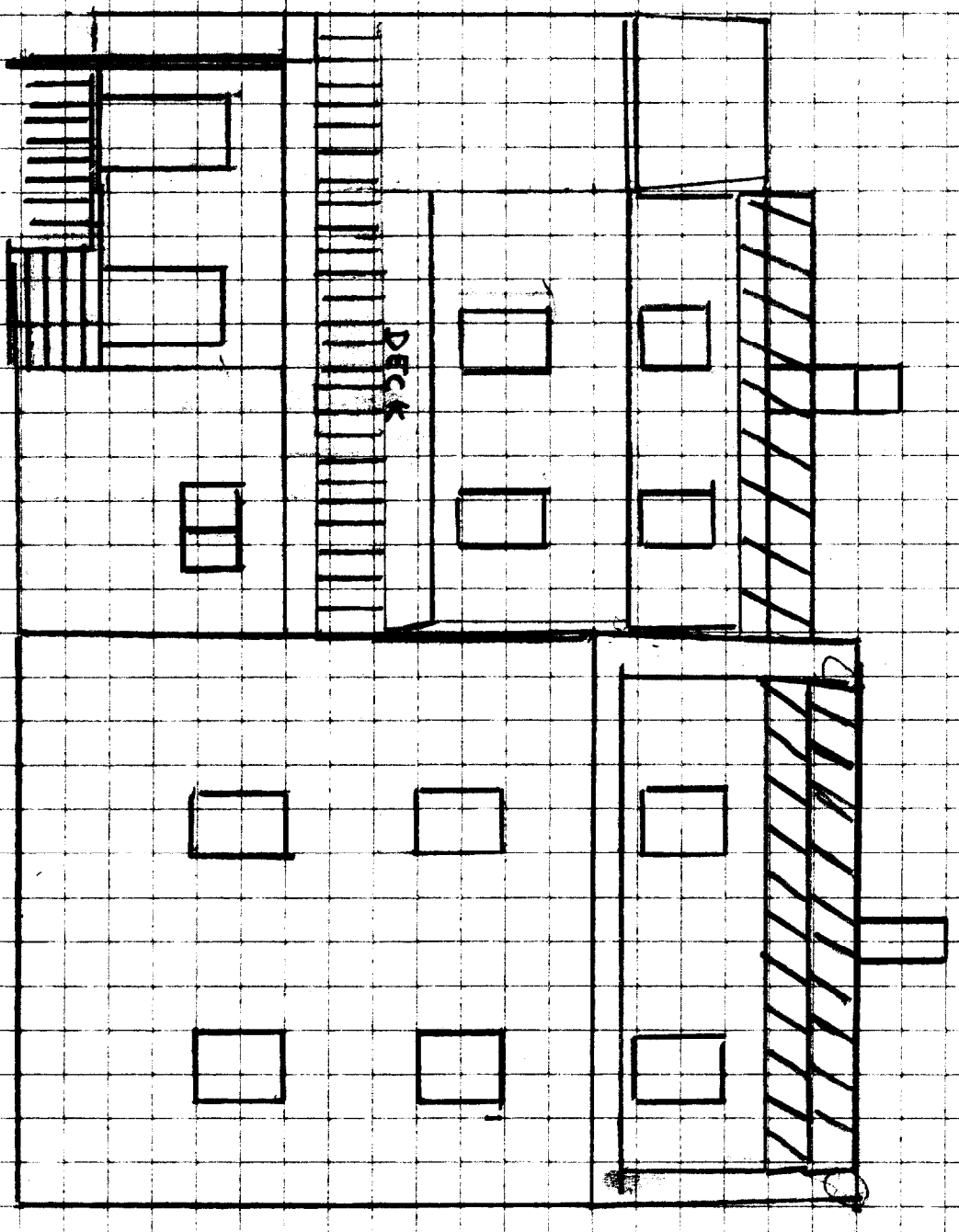


78 Hawthorne St

Side V

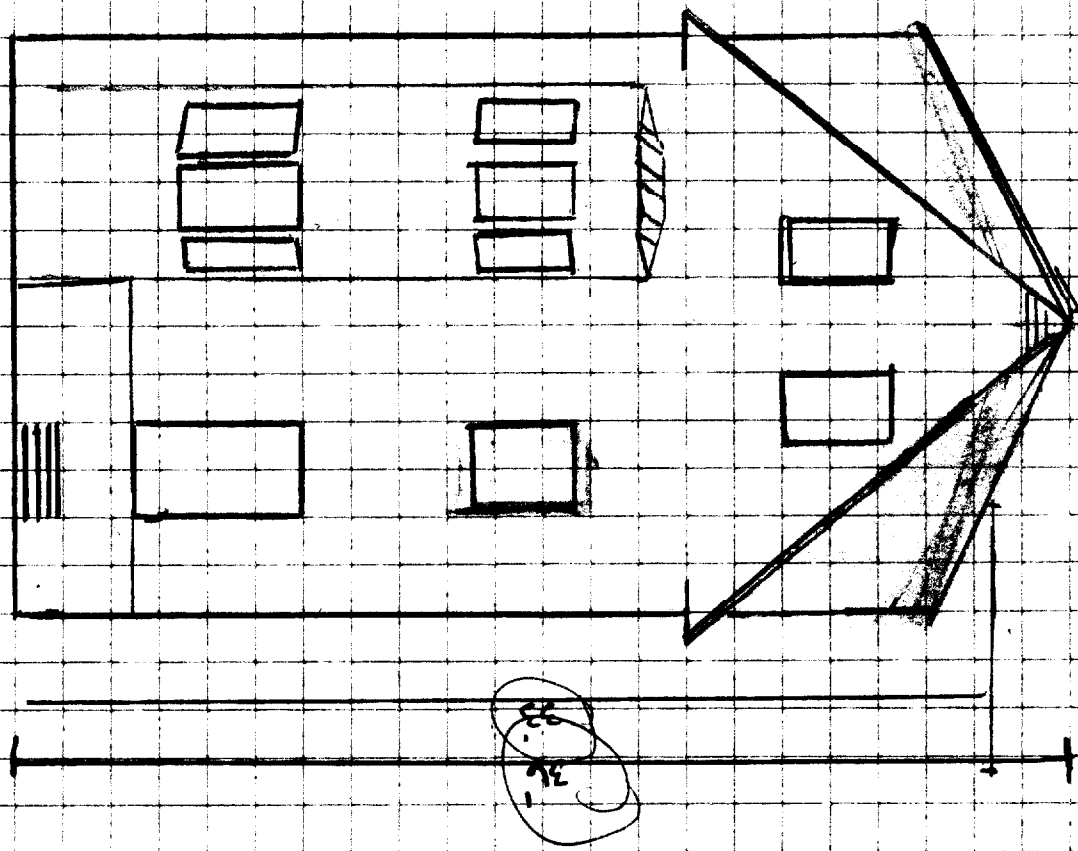


EXTERIOR WALLS 2x6 16on center
THICK 2x6
WINDOWS 6 cyress 3'x5"
18x24"
BATH WINDOW

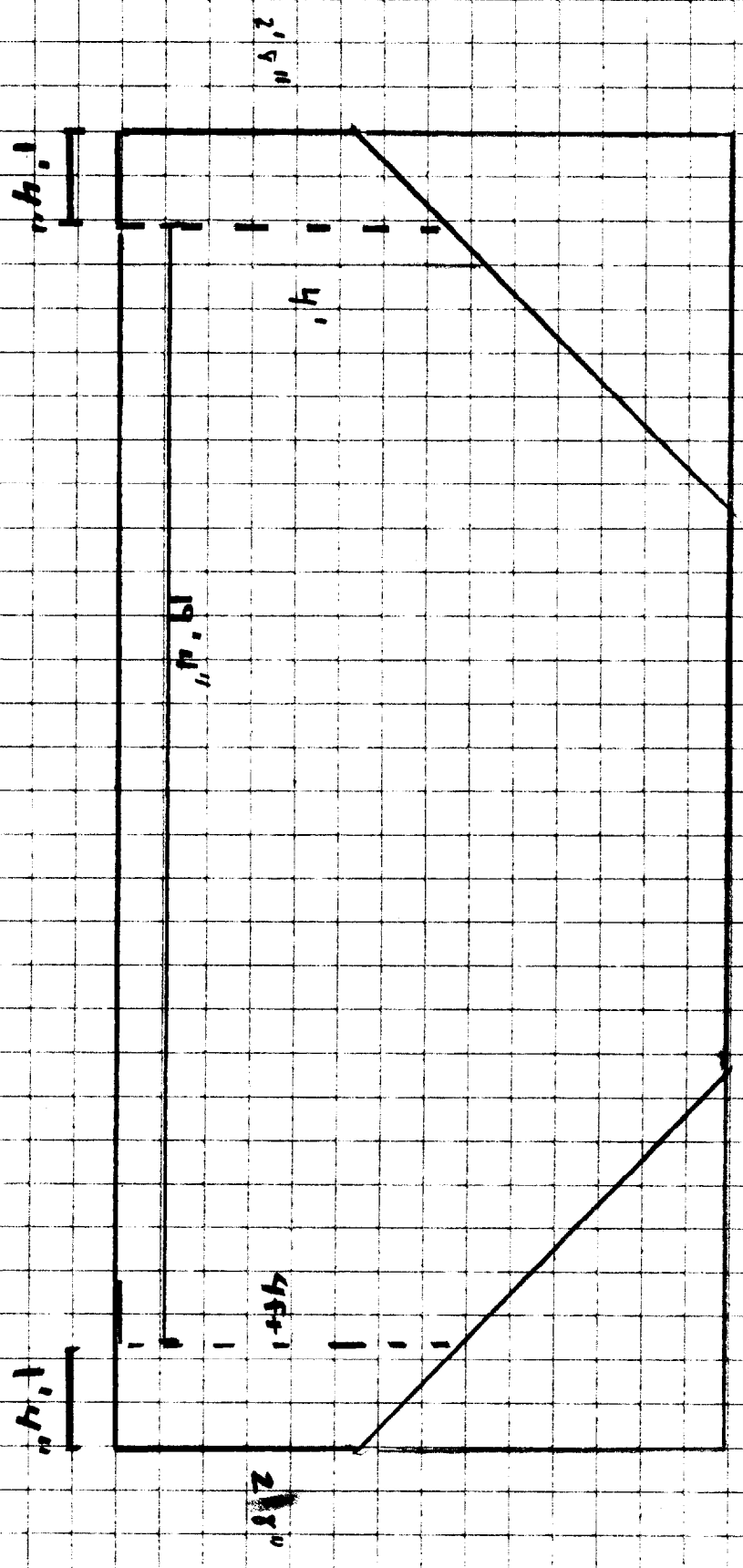


Side 2

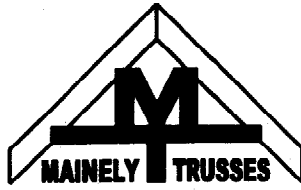
Front
Side 1



CROSS SECTION 3RD FLOOR



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 12 2004
R
R
G
E
H
W
E
D



800 - 773 - 4911
TEL: 207 - 453 - 4911
FAX: 207 - 453 - 7652

P.O. BOX 377
FAIRFIELD, ME 04937

ANATOMY OF A ROOF TRUSS

