

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that KELLY A & ROWELL

Located At 43 WATSON ST

Job ID: 2011-07-1727-ALTR

CBL: 431-C-005-001

has permission to Rebuild existing 8' x 12' covered porch

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
 1. Tube depth inspection required prior to pouring concrete.
 2. Framing inspection required prior to covering.
 3. Final inspection required upon completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1727-ALTR

Located At: 43 WATSON ST

CBL: 431- C-005-001

Conditions of Approval:

1. This permit is being approved on the basis of most recent plans submitted, 9/19/11. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued to rebuild the existing, covered, front porch (8' x 12') with five foot wide steps to grade within the existing footprint. The original application was to build a larger front porch (10' x 25'), but this did not meet the zoning requirements, and it was denied by the Zoning Board of Appeals on 9/1/11. The 8' x 12' porch maybe rebuilt with a roof over it, but it cannot be enclosed.
4. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

The stair nosing must be a minimum of $\frac{3}{4}$ " and maximum 1-1/4".



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

July 15 2011

Received from Wanna Kimmel

Location of Work 43 Cottage

Cost of Construction \$ _____ Building Fee: 500

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 431 6005

Check #: 1170000 Total Collected \$ 450.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

email election

2011 07 17 7/18/11

R-3



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>43 Watson St. Portland</u>		
Total Square Footage of Proposed Structure/Area <u>240'</u>	Square Footage of Lot <u>4680'</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>431</u> Block# <u>C</u> Lot# <u>005</u> <u>BOOK PAGE MAP 1035A</u> <u>7949 35 4</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>WARREN A. Rowell</u> Address <u>43 WATSON ST.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207</u> <u>831-9446</u>
Lessee/DBA (If Applicable) <u>JUL 18 2011</u> <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>50.00</u> <u>stopwork 100.00</u> <u>stopwork real 100.00</u>
Current legal use (i.e. single family) <u>single family</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>living space</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>rebuild and extension of front porch</u> <u>only</u>		
Contractor's name: <u>WARREN A Rowell</u>		
Address: <u>43 Watson St</u>		
City, State & Zip <u>Portland, ME 04103</u>		Telephone: <u>207-831-9446</u>
Who should we contact when the permit is ready: <u>WARREN Rowell</u>		Telephone: <u>207-831-9446</u>
Mailing address: <u>43 Watson St Portland, ME 04103</u>		

RECEIVED

Sept
plan
subm. 10/11
9/19/11

denied by zoning board of
10/12
appeals 9/11/11
Nick

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

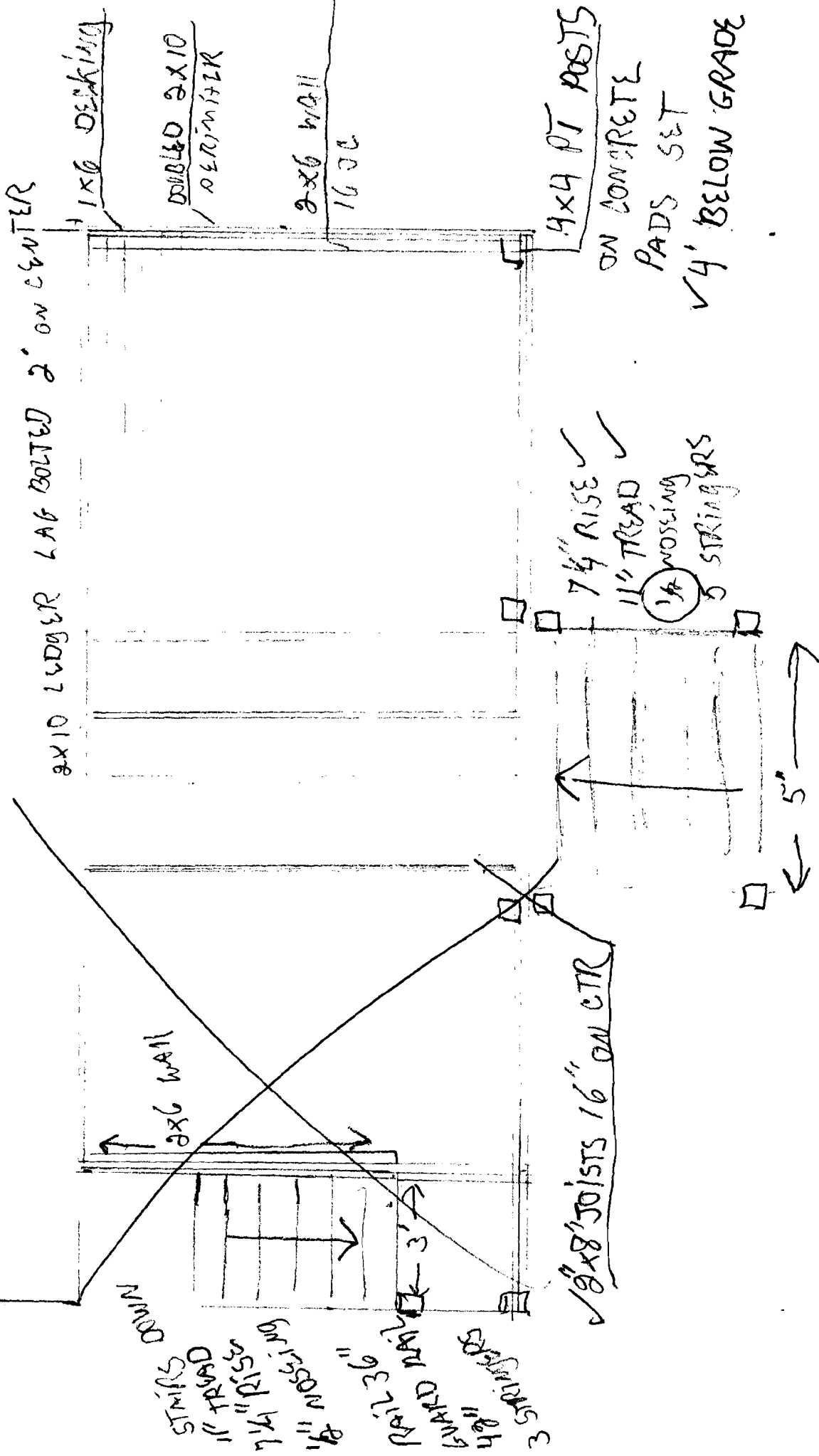
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: WARREN A Rowell Date: 7/18/11

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

EXISTING STRUCTURE



~~10' x 25' OVERALL DIMENSIONS~~

Can only rebuild existing covered porch - 8' x 12' w/ 8 str's 5' wide to grade off foot.

DECKED IN 1x6" ROUGH CUT

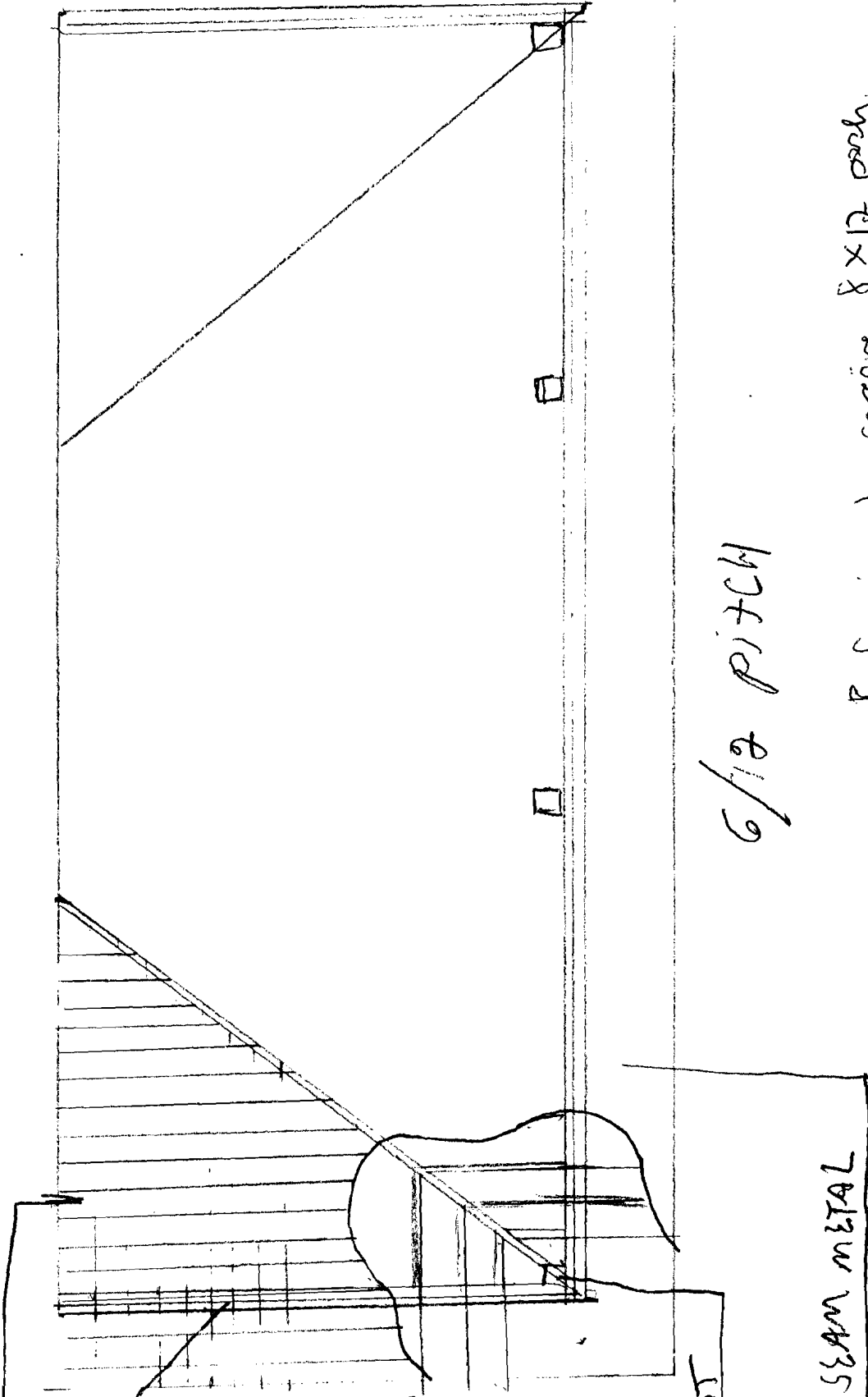
PERIMETER

DOUBLE 2x8

2" x 6"
16" OC

4x4" PT POST

STANDING SEAM METAL
ROOFING



6/12 PITCH

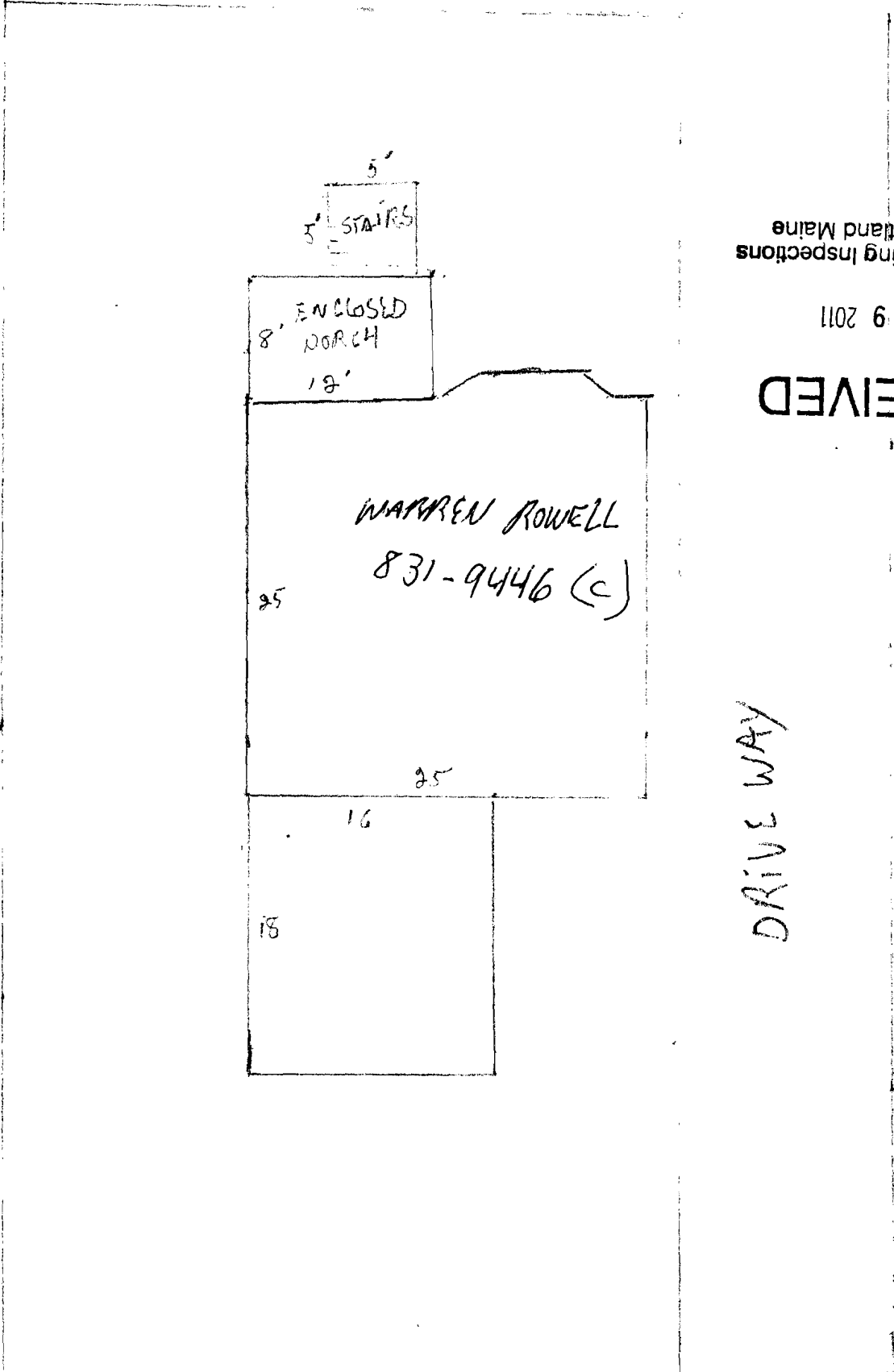
Roof - is only covering 8x12 porch.
Bill porch gross front of house denied.

EXISTING PORCH

WATSON ST.

I-295

GREEN PATH



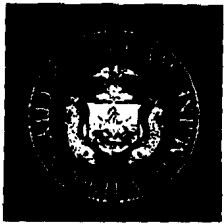
Dept. of Building Inspections
City of Portland Maine

SEP 19 2011

RECEIVED

DRIVE WAY

57'



PORTLAND MAINE

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

July 21, 2011

Warren A. Rowell
43 Watson Street
Portland, ME 04103

sent letter certified mail too

*7/21/11 spoke to Warren - He asked about appeal
I will pdf it to him 7/22/11*

Appeal denied 9/1/11

Re: 43 Watson Street – 431 C005 – R-3 residential zone – expand front porch – permit #2011-07-1727

Dear Mr. Rowell,

I have reviewed your building permit application to rebuild and expand your front porch at 43 Watson Street. At this point I must deny your application because you are not meeting the zoning requirements of the R-3 residential zone.

43 Watson Street is located in the R-3 residential zone. Section 14-90(d)(1) states that the minimum front yard setback is twenty-five (25) feet. Your plot plan gives the setback from the porch to the street as 16'. This does not meet the minimum requirement. Also, it is not clear if the 16' that is given is to the street or the front property line. Since you do not meet the required setback, you cannot expand your front porch. You can rebuild the existing permitted front porch which our records show to be 8' x 12'. Please submit revised plans that reflect that you are only rebuilding the front porch in the previously permitted footprint.

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 file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. Please contact our office if you decide to file an appeal.

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

Yours truly,

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

Cc. file

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Matthew Morgan
Gordan Smith-secretary
Mark Bower
William Getz
Elyse Wilkinson

September 2, 2011

Warren & Kelly Rowell
43 Watson Street
Portland, ME 04103

RE: 43 Watson Street
CBL: 431 C005 & 006
ZONE: R-3

Dear Mr. & Mrs. Rowell:

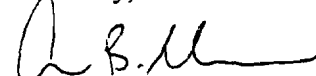
At the September 1, 2011 meeting, the Zoning Board of Appeals voted 6-0 to deny your practical difficulty appeal to reduce your front yard setback to build a larger front porch. I am enclosing a copy of the Board's decision.

You will also find an invoice for \$208.73 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that your practical difficulty appeal has been denied, you may either revise your permit application to just rebuild the existing 8' x 12' front porch or you may withdraw your permit. If you decide to revise your building permit application, you will need to submit an accurate plot plan for the existing conditions and plans that show how the existing porch is being rebuilt. If you decide to withdraw your application, you are entitled to get some of the money back from the original permit fee. You need to submit your request in writing and include the original receipt that you received when you applied. Please feel free to contact me at 207-874-8709 if you have any questions.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

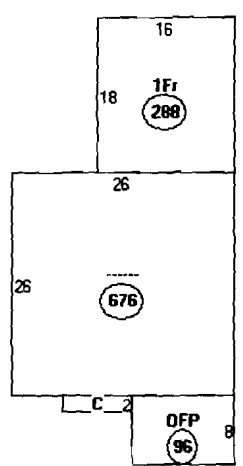
Yours truly,


Ann B. Machado
Zoning Specialist

Cc. file



Kelly A
Warner



2003-03-1070 =
for this addition

Descriptor/Area	
A:----	676 sqft
B:OFF	96 sqft
C:FBAY/B	16 sqft
D:1Fl	288 sqft

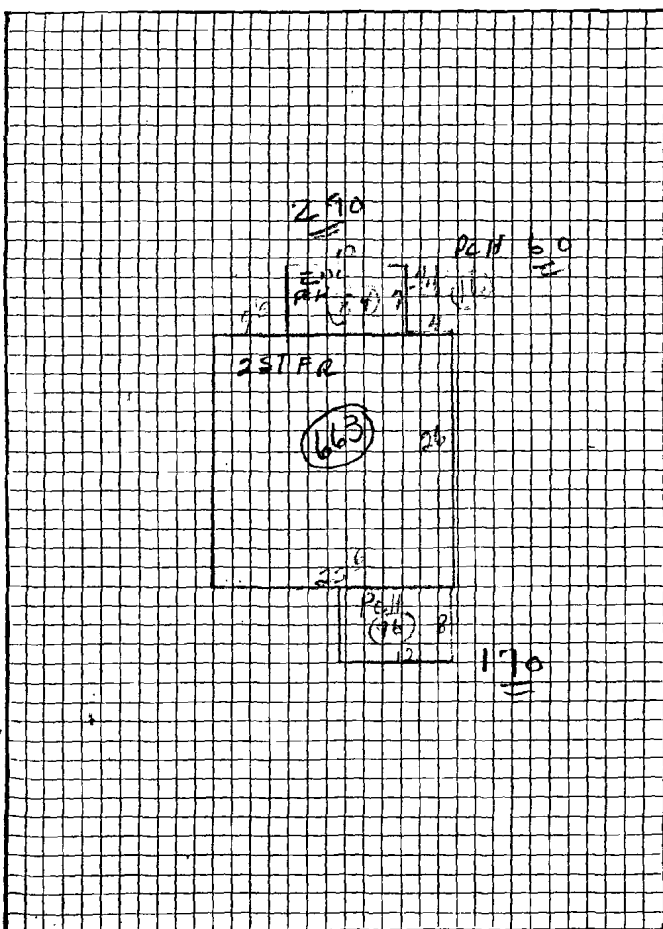
$12 \times 24 = 288$
 $8 \times 12 = 96$
 $7 \times 12 = 84$

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19



CONSTRUCTION					
FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	<input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	<input checked="" type="checkbox"/>
1/4	1/2	3/4		STD. WAT. HEAT	
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	<input checked="" type="checkbox"/>
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE		LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES	<input checked="" type="checkbox"/>			TOILET FL. & WCOT.	
ASBES. SHINGLES				LIGHTING	
STUCCO ON FRAME		ATTIC FLR. & STAIRS		ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		INTERIOR FINISH		NO LIGHTING	
BRICK VENEER				NO. OF ROOMS	
BRICK ON TILE		PINE	<input checked="" type="checkbox"/>	BSMT.	2ND 3
SOLID BRICK		HARDWOOD	<input checked="" type="checkbox"/>	1ST	3 3RD
STONE VENEER		PLASTER	<input checked="" type="checkbox"/>	OCCUPANCY	
CONC. OR CIND. BL.		UNFINISHED		SINGLE FAMILY	<input checked="" type="checkbox"/>
		METAL CLG.		TWO FAMILY	
TERRA COTTA				APARTMENT	
VITROLITE		RECREAT. ROOM		STORE	
PLATE GLASS		FINISHED ATTIC		THEATRE	
INSULATION		FIREPLACE		HOTEL	
WEATHERSTRIP		HEATING		OFFICES	
ROOFING		PIPELESS FURNACE		WAREHOUSE	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE		COMM. GARAGE	
WOOD SHINGLES		FORCED AIR FURN.		GAS STATION	
ASBES. SHINGLES		STEAM	<input checked="" type="checkbox"/>	ECONOMIC CLASS	
SLATE TILE		HOT WAT. OR VAPOR		OVER BUILT	
METAL		NO HEATING		UNDER BUILT	
COMPOSITION				DT. 8/17/55	AR. BA
ROLL ROOFING		GAS BURNER		LD. 100	PD. BA
INSULATION		OIL BURNER	<input checked="" type="checkbox"/>	MS. 14	CK. 51
		STOKER			

1-51

COMPUTATIONS			
UNIT	1951		
663 S. F.	5300		
S. F.			
ADDITIONS	+ 520		
1 ² BAY	+ 140		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	+ 230		
PLUMBING			
TILING			
TOTAL	6190		
FACT. -15	800		
REP. VAL.	5390		

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YF
Dwg	A 25/FR	B	36		F	5370	15	2960	A		1775	
(H.A.R.)	B/CAR FR 12 ² x24	B	25			360	40/6	220	B		125	
SHED (1)	C 7 ² x11 ²								C			
	D								D			
	E								E			
	F								F			
	G								G			

YEAR	1951	1951 TOTAL BLDGS.	
TAX VAL.		3180	1900
OLD VAL.			
CHANGE			