

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

Location of Construction: 66 Samuel Road		Owner: Daniel & Laurie Hibbs		Phone: 797-2805		Permit No: 991138	
Owner Address: 66 Samuel Road		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: **J & T Construction		Address: 31 Beach Ridge Road Scarborough, ME		Phone: 883-8361		Permit Issued: OCT 18 1999 CITY OF PORTLAND	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 93,500.00		PERMIT FEE: \$ 588.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Addition of 24'x26' garage with 2nd floor room and 23' x 12' family room/entry way.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: SP				Date Applied For: 9-3-99			

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..

** Send To: J & T Construction
31 Beach Ridge Road
Scarborough, ME 04074

PERMIT ISSUED WITH REQUIREMENTS

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

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: _____

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 9-3-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT
ub 2

COMMENT

- 11-15-99- Went to site - Foot walls poured - Unable to determine left property line - directed contractor to obtain letter from surveyor stating compliance w/ setbacks. JPR
- 12-20-99 Went to site checked framing. OK. Question regarding $3/4 \times 12$ pitch. instructed contractor to go according to specs from manufacturer. JPR
- 11-6-00 - guardrails not high enough - inadequate protection @ pool - need graspable rails on rear deck - need a few hangers in bsmnt -

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

199 ADDRESS: 66 Samuel Rd. CBL: 437-C-009.
 PERMIT: To Construct attached garage with living space at
 OWNER: Daniel & Laurie Hibbs
 APPLICANT: _____ / Contractor J.T. Const.
 ZIP R-3 CONSTRUCTION TYPE 5B

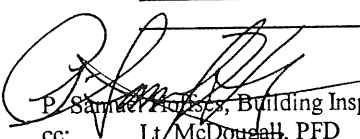
City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *3, *4, *5, *8, *9, *11, *12, *13, *14, *15, *19, *27, *29, *30, *32, *33, *35, *36, #31
 Approved with the following conditions: _____

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- X19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- X30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code,(The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *see attached*
- X32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- X35. *No bearing walls are to be removed until a design has been submitted and approved - The proposed steel beam in garage shall have design by a structural engineer with his/her seal on design.*
- X36. *This permit does not authorize any new dwelling units.*
- 38.


 P. Samuel Roberts, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

LAND USE - ZONING REPORT

ADDRESS: 66 Samuel Rd DATE: 10/15/99

REASON FOR PERMIT: Construct 24' x 26' garage with living area above

BUILDING OWNER: Daniel & Louie Hibbs C-B-L: 437-C-9
2nd 12' x 23' family Rm

PERMIT APPLICANT: Ji Construction - Tom Moore

APPROVED: with conditions DENIED: _____

#1, #6, #10, #11 CONDITION(S) OF APPROVAL

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
- 8. Separate permits shall be required for any signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals. INSTALLATION of mounted sink is ~~not~~ being APPROVED
- 11. Other requirements of condition After the garage floor is in place

This office shall require an updated elevation certificate showing the garage floor to be at 72.6.
the other permit applications should be completed as indicated & returned.

Marge Schmuckal Marge Schmuckal, Zoning Administrator

WSP. COPY

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION PORTLAND, Maine

(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications. [Article II, also, NFIP Reg. Part 60.3(a)(1)]

Owner: Article III.A. Daniel & Lannie Hibbs Address: Article III.A. 66 Samuel Rd

Ph. No: Article III.A. 797-2805

Applicant: Article III.A. Tom Moore J&T Construction Address: Article III.A. 31 Beech Ridge Rd. Scarborough

Ph. No: Article III.A. 883-8361

Contractor: Article III.A. Applicant Address: Article III.A.

Ph. No: Article III.A.

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No If yes, give the name of the subdivision and lot number:

Subdivision: Recommended but not required by FPMO Lot #: Same

Tax Map: Map required in Article III.B. is not necessarily a Tax Map Lot #: 437-C-9

Address: Article III.B. 66 Samuel Rd
Street/Road Name.

Article III.B. Portland, ME 04103
Town/Zip Code

General explanation of proposed development: Article III.D. 24' x 26' garage & family room above
And 12 x 23 entry way & room

Estimated value of proposed development: \$193,500 Article III.E. [Necessary to administer Substantial Improvement requirements]

Proposed lowest floor elevation [for new or substantially improved structure]: 72.6 Article III. H.3.

OTHER PERMITS [Article V.D. Also NFIP Regs Part 60.3(a)(2).]

Are other permits required from State or Federal Jurisdictions? Yes No Wetlands? DEP?
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining, USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

SEWER AND WATER

Sewage Disposal: Public Private Article III.F., Article VI.C. & D., and NFIP Reg. Part 60.3(a)(6)
 existing proposed not applicable Type _____

Water Supply: Public Private Article III.F., Article VI.B., and NFIP Reg. Part 60.3(a)(5)

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): Recommended but not required by FPMO

V1-30 Zone VE Zone AE Zone A1-30 Zone AO Zone A Zone [Needed to administer Article VI]

FRINGE FLOODWAY (1/2 width of floodplain in A Zone) [Needed to administer Article VI]

Base Flood Elevation (bfe) at the site Article III H.1. and Article V.B. also see NFIP Reg. Part 60.3(b)(4) NGVD. [Required for New Construction or Substantial Improvements]

Lowest floor elevation of existing structure Article III H.3. 66.8 NGVD. [Required for New Construction or Substantial Improvements]

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section. [Recommended but not required by FPMO]

Cross Section Letter	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Basis of unnumbered A Zone bfe determination: [Article V.B. also see NFIP Reg. Part 60.3(b)(4)]

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
- From a State Agency: MDOT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer HEC-II HY-7 Quick-2 Other _____
- Highest Known Water level
- Other (Explain) _____

VALUE

If the development involves work on an existing structure, enter the **Market Value** of existing structure: [Needed to administer Substantial Improvement requirements of Article VI]

New Construction or Substantial Improvement: Minor improvement or minor addition to existing development.

TYPE OF DEVELOPMENT [Article III.D. Also see Article XIII Definition of Development]

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

- | | | |
|--|--------------------------|-----------------|
| <input type="checkbox"/> 1. Residential Structure | Dimensions | Cubic Yards |
| <input type="checkbox"/> 1a. New Structure | _____ | _____ |
| <input checked="" type="checkbox"/> 1b. Add to Structure | <u>24 X 26 + 12 X 23</u> | _____ |
| <input type="checkbox"/> 1c. Renovations/repairs/maintenance | _____ | _____ |
| <input type="checkbox"/> 2. Non-Residential Structure | | |
| <input type="checkbox"/> 2a. New structure | _____ | _____ |
| <input type="checkbox"/> 2b. Add to Structure | _____ | _____ |
| <input type="checkbox"/> 2c. Renovations/repairs/maintenance | _____ | _____ |
| <input type="checkbox"/> 2d. Floodproofing | _____ | Number of Acres |
| <input type="checkbox"/> 3. Water Dependent use: | | |
| <input type="checkbox"/> 3a. Dock | _____ | _____ |
| <input type="checkbox"/> 3b. Pier | _____ | _____ |
| <input type="checkbox"/> 3c. Boat Ramp | _____ | _____ |
| <input type="checkbox"/> 3d. Other | _____ | _____ |
| <input type="checkbox"/> 4. Paving | _____ | _____ |

- 5. Filling¹ _____
- 6. Dredging _____
- 7. Excavation _____
- 8. Levee _____
- 9. Drilling _____
- 10. Mining: _____
- 11. Dam: Water surface to be created _____
- 12. Water Course Alteration [Article III.L. also, NFIP Reg. 60.3(b)(6)] _____

Detailed description must be attached with copies of all applicable state and federal permits.

- 13. Storage of equipment or materials
- 14. Sewage Disposal System
- 15. Water Supply System
- 16. Other: Explain _____

¹Certain prohibitions apply in Velocity Zones

Attach a **Site Plan** - drawn to scale with north arrow. [Article III.C.]

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement - describing in detail how each applicable development standard in Article VI will be met. [Article III.M.]

For New Construction or Substantial Improvements also show:

- Include existing and proposed grade elevations adjacent to the walls of the structure done by a Professional Land Surveyor, Architect or Engineer.
- Show location and elevation of temporary elevation reference mark on the site.

Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. [Article VI.L.]

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO Date: Recommended but not required by FPMO
signature

① Please Sign

Authorized Agent: Recommended but not required by FPMO Date: Recommended but not required by FPMO
signature

[Article IV & V] (This Section to be completed by Municipal Official)

Date Submitted _____; Fee Paid under org. permit Reviewed by CEO _____; Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

MSP. Copy

FLOOD HAZARD DEVELOPMENT PERMIT

PART I

PORTLAND, Maine

(For New Construction or Substantial Improvements)

For New Construction or Substantial Improvement of any structure, this Flood Hazard Development Permit allows construction only up to the establishment of the lowest floor. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance. Once the lowest floor is established, the permittee must provide an elevation certificate establishing the as built lowest floor elevation. When the Code Enforcement Officer finds the documentation in the Elevation Certificate to be in compliance with the Floodplain Management Ordinance, the Part II Flood Hazard Development Permit shall be issued. The Part II Permit must be issued in order for construction to continue. [Article V.F.I.]

A Part I Flood Hazard Development Permit is hereby issued as provided under Article V.F. of the Floodplain Management Ordinance of PORTLAND, Maine, for development as defined in said ordinance.

Tax Map: 437-C-9 Lot #: 9
[Recommended but not required by FPMO]

Project Description: 24' x 26' GARAGE & family room above and 12x23 entry way & Room
[Recommended but not required by FPMO]

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

OR PLEASE SIGN
Authorized Agent: Recommended but not required by FPMO
signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

J & T Construction
31 Beech Ridge Road
Scarborough, ME 04074

September 22, 1999

RE: 66 Samuel Road - 437-C-9 - R-3 Zone - Floodplain overlay zone of AE, panel 7C

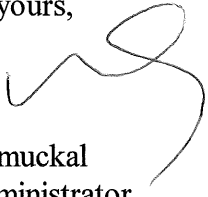
Dear J & T Construction,

Please note that your permit to construct an addition of 24' x 26' garage with a second floor room and 23' x 12' family room/entry way is being denied. Your plans show that you intend to install a kitchen area above the new garage which constitutes a second dwelling unit. This is not an allowable use in the R-3 Zone without the granting of an appeal by the Zoning Board of Appeals. This would be a use variance appeal, which is a very difficult appeal, if not an impossible appeal to receive from the Board of Appeals. This property is also located in an AE Floodplain zone which requires the lowest floor elevation to be a two (2) feet above the given elevation of 70 feet. This office requires drawings that show the lowest floor elevation to be at 72 feet. After construction of the lowest floor elevation this office requires a Certificate of Elevation to be filled out by a surveyor and submitted for review.

Please let me know if you wish to continue with this project. If you do wish to appeal, you have 30 days from the date of this letter to apply. This office can supply all the necessary information explaining how to file for an appeal, and the information you will need to fill out the Floodplain paperwork.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,


Marge Schmuckal
Zoning Administrator

cc: Daniel & Laurie Hibbs, 66 Samuel Road, Portland, ME 04103
File

*Brought in
revised
plans*

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 66 Samuel Road		
Total Square Footage of Proposed Structure 900^{sq} w/room + garage	^{1420^{sq}}	Square Footage of Lot 13,300^{sq}
Tax Assessor's Chart, Block & Lot Number Chart# #37 Block# C Lot# 009	Owner: Daniel + Laurie Hibbs	Telephone#: 797-2805
Owner's Address: 66 Samuel Road	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$93,500.00 Fee \$588.00
Proposed Project Description: (Please be as specific as possible) addition of 24' x 26' garage with 2nd floor room and 23' x 12' family room / entryway		
Contractor's Name, Address & Telephone J+T Construction 31 Beech Ridge Rd. Scarborough, ME 04074		883-8361 Rec'd By [Signature]
Current Use: 1- Sam	Proposed Use: Same	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

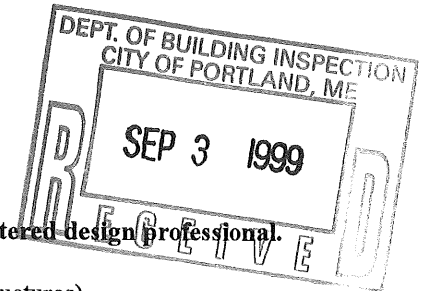
Certification

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/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: [Signature]	Date: 9/13/99
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.