

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	04-1320	Issue Date:	SEP 01 2004	CBJ:	399 A020001
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Location of Construction:	7 Tampa St	Owner Name:	Sawyer Melissa J &	Owner Address:	7 Tampa St	City:	PORTLAND	Phone:	
Business Name:		Contractor Name:	no contractor / self	Contractor Address:	Portland	Zone:	2-3	Phone:	
Lessee/Buyer's Name:		Phone:		Permit Type:	Foundation Only/Residential				

Past Use:	single family	Proposed Use:	single family - build frost walls for 26' x 26' garage, 9' x 16' breezeway, and 14' x 17' attached room	Permit Fee:		Cost of Work:	\$0.00	CEO District:	4
Proposed Project Description:	build frost walls for 26' x 26' garage, 9' x 16' breezeway, and 14' x 17' attached room			FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: 12-3 Type: 5B		

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:	tmn	Date Applied For:	09/03/2004	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan May <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<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: 9/3/04	Date:	Date: 9/3/04

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 _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK TITLE _____ ADDRESS _____ DATE _____ PHONE _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

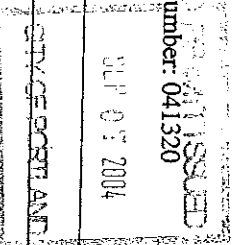
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 041320

SEP 07 2004



This is to certify that Sawyer Melissa J & /no cont

has permission to build frost walls for 26' x 26'

At 7 Tampa St

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and use of this department. of buildings and structures, and of the application on file in

Apply to Public Works for street line and grade if nature of work requires such information.

Notification and work to be done on this project shall be posted on the project site. A copy of this notice is required to be posted on the project site. A copy of this notice is required to be posted on the project site.

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

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

[Handwritten Signature]
9/3/04

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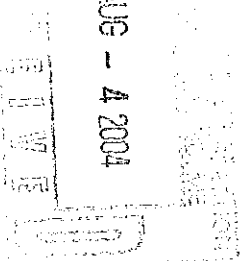
Dept: Zoning Status: Approved Reviewer: Tammy Munson Approval Date: 09/03/2004
 Note: ok under 14-433 Ok to Issue:

Dept: Building Status: Approved Reviewer: Tammy Munson Approval Date: 09/03/2004
 Note: Ok to Issue:

8/4/2004

Building Inspection Office
Portland City Hall Room#315

AUG - 4 2004



To Whom It May Concern:

Please find attached a plot plan outlining the layout of the property and a complete set of 11X17 house plans.

As you will notice on the plot plans, there is a minor variance with the set back needed on the back corner of the garage to the back property line.

Although we made every reasonable effort to comply with the 25 foot setback, there are many valid reasons why this could not be attained.

The reasons are as follows;

1. The current structure is a "New Englander" colonial built in the early 1920's. For us to build a breezeway that would comply with the setbacks, the breezeway would have to be positioned in a section of the house that would not be centered, and ultimately make the aesthetics look awkward for a house of this period. Also from an aesthetics standpoint, the back corner of the garage will be even with the back corner of the existing property, which makes it more visually pleasing.
2. To move the breezeway closer to the front property would also require dramatic structural changes, because the current stairway going to the second floor of the existing structure would have to be completely moved to accommodate an opening going to the new structure.
3. Also, we entertained the option of making the planned garage smaller, to accommodate the setbacks, but this was not possible for several reasons. 1) To put a stairway into the upstairs space (this space is not finished now, but hope to finish someday) we would not have enough space inside the breezeway to get to the second floor over the garage. 2) The garage would have to be roughly 26X20 to fit into the space to have the necessary set-backs. That size garage would not accommodate 2 cars, and would be more of a single car garage, which is not the desired effect of the addition. 3) The space above the garage would ultimately be too small to make into a family room, which is something we hope to pursue in the future.
4. The way the current house is situated on the lot, it would not be feasible to put the garage on the other side. In fact, that would give us less set back space then we are currently allotting.

There is other reasoning behind giving exception to the set-back ordinance.

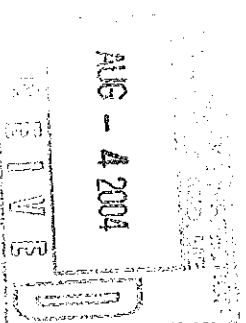
1. If you look at the plot map you will notice that our house is the last on a dead end dirt road in the North Deering section of town. One of the other compelling factors, is that the property located to the back of us is only accessible off of Racine Street, which is a street that runs parallel with Tampa St. There is a fence abutting our property, which separates the landowners.
2. In an attempt to meet the set-back requirements as much as possible we situated the garage on an angle, so the north side of the garage is situated further away from the back property line, then the south side of the garage.

Hopefully, the above details regarding the reasoning and circumstances behind giving us a variance on the set-backs is understandable. To create the desired result from the addition, and the minimal impedence it will have on the community, we hope that the above is justifiable cause.

If you have any questions, please do not hesitate to call.

Sincerely,

Chris and Melissa Sawyer
7 Tampa Street, Portland Maine
207-878-0312



7 Tampa St. 878-0312

002

Component	Plan Dimension	Elevation/Depth/Thickness
Soil type/Presumptive Load Value (Table 401.4.1)		
STRUCTURAL		
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	
Foundation Drainage Damp proofing (Section 406)	OK	
Ventilation (Section 409.1) Crawls Space ONLY ✓	OK Not shown - need size + location and access	AB
Anchor Bolts/Straps (Section 403.1.4)	1/2" noted - 7/2" MAX OC MAX 6 S.C.	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	N/A	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))		
Sill/Band Joist Type & Dimensions	2x6 PT OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x12-14' OK 16" OC	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x12'-14' OK	

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SEP - 3 2004

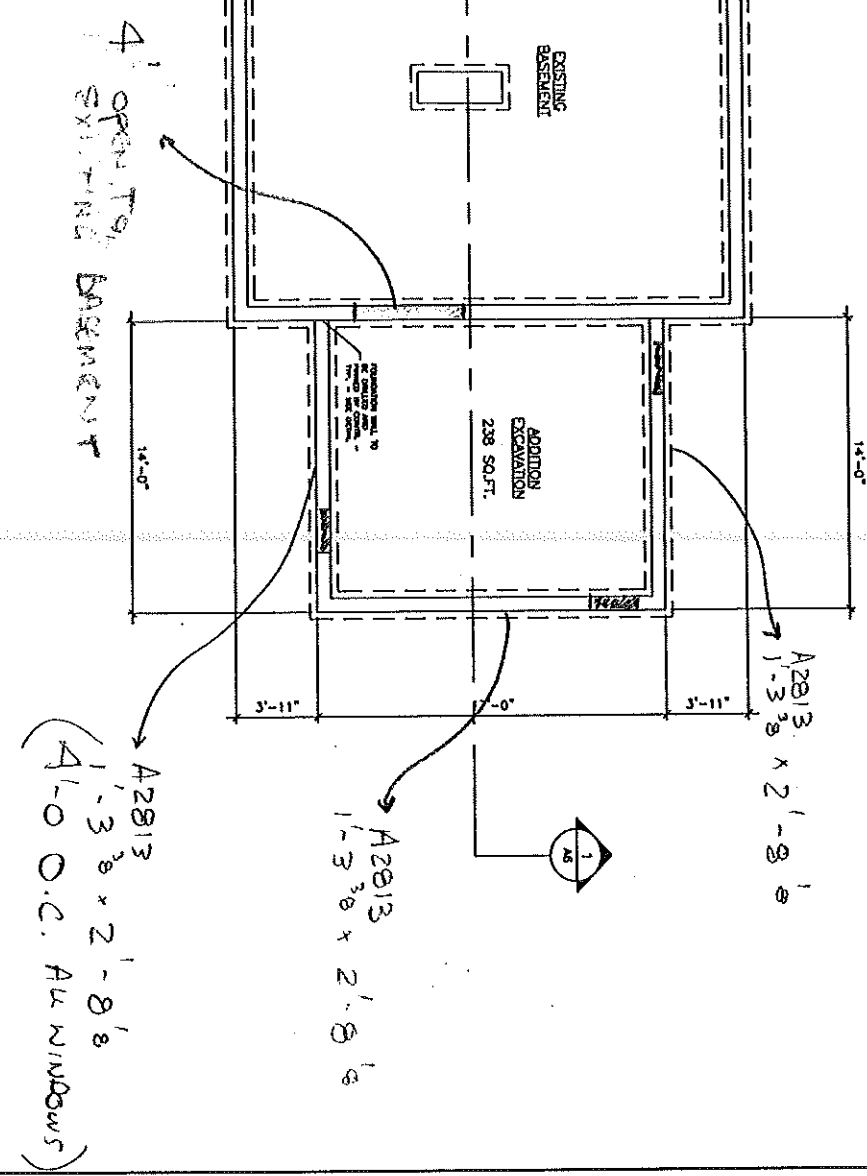
SEP - 3 2004

MEMIC

08/30/2004 08:22 FAX 207 791 3336

RECEIVED
 SEP - 3 2004

RECEIVED
 SEP - 3 2004



SAWYER ADDITION
 7 TAMPA STREET
 PORTLAND, MAINE

FMC CADD Engineering Resource Center
 75 Bishop St.
 Portland, Maine 04103
 207-878-8511 Fax 207-878-8515
 E-Mail: rep@fmc-cadd.com

PROPERTY OF

REVISIONS	
CODE	
TOWN	
DATE	28 SEP 03
SCALE	1/4" = 1'-0"
DRAWN	TJF
TITLE	BASEMENT FLOOR PLAN
FILE	03-042
SHEET	A3