

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
------------	---------	-------------	------------	------	-------------

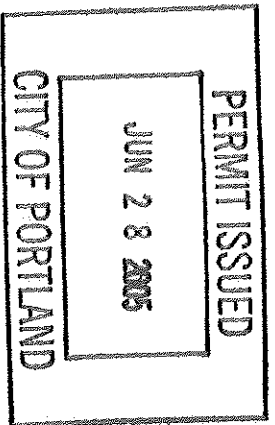
Location of Construction:	7 Tampa St	Owner Name:	Sawyer Melissa J &	Owner Address:	7 Tampa St	Phone:	878-0312
Business Name:		Contractor Name:	Rocky Theriault	Contractor Address:	301 New Around Pond Durham	Phone:	2078310225
Lessee/Buyer's Name		Phone:		Permit Type:	Change of Use - Dwellings	Zone:	2-3

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
Proposed Project Description:	Create an In-Law Apartment above the garage - previous permit #04-1112			FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	R-3 Type: SB		

Signature:		Signature:	
Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:	

Permit Taken By:	jimb	Date Applied For:	06/22/2005	Zoning Approval			
------------------	------	-------------------	------------	------------------------	--	--	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
 - Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan
 - Major Minor MM
- Building permits do not include plumbing, septic or electrical work.
 - Variance
 - Miscellaneous
 - Conditional Use *4/2/05*
 - Interpretation
 - Approved
 - Denied
- 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.
 - Not in District or Landmark
 - Does Not Require Review
 - Requires Review
 - Approved
 - Approved w/Conditions
 - Denied



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>4/2/05</i> <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>6/28/05</i>	<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>4/28/05</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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT SECTION

Permit Number: 050816

Please Read Application And Notes, if Any, Attached

This is to certify that Sawyer Melissa J & /Rocky T has permission to Create an In-Law Apartment 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.

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

OTHER REQUIRED APPROVALS

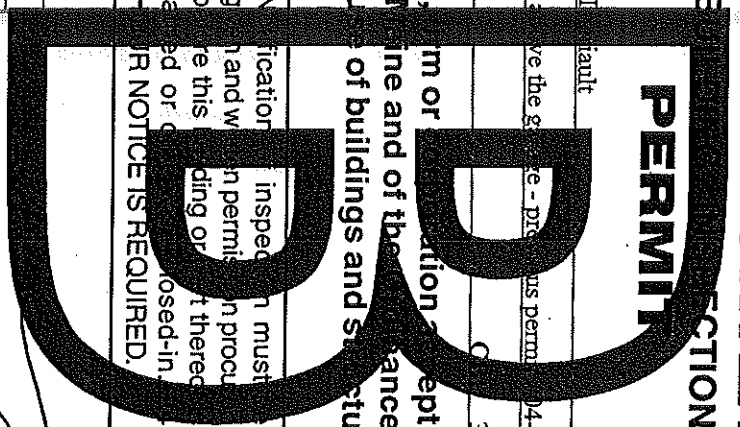
Fire Dept. _____
Health Dept. JUN 29 2005
Appeal Board _____
Other _____

Department Name CITY OF PORTLAND
PENALTY FOR REMOVING THIS CARD

[Signature]
6/28/05
Director - Building & Inspection Services

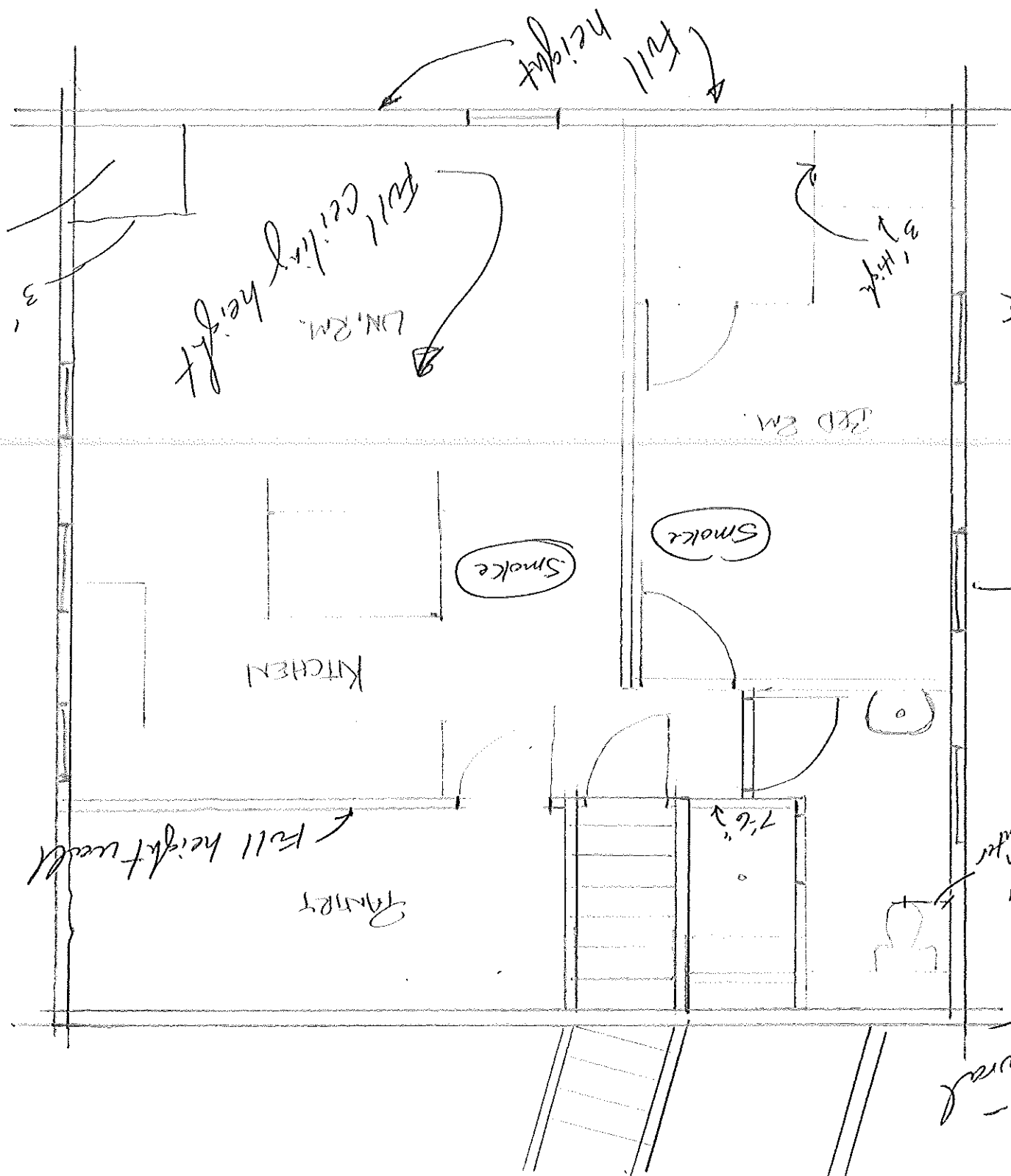
Notification and work in this permit shall be done in accordance with the provisions of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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



Full height
 Full ceiling height
 3' Gas fireplace
 3' 1/2" Hgt

Egress window
 5.7 SF
 Clear opening
 of one sash



1/2" space
 SMOYER

Full height wall
 FURNITURE

7'6"

15" Main to center

Interior
 fit up -
 NO structural
 work

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.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

Date 4/28/05

Signature of Inspections Official

Date

CBL: 399-A-20

Building Permit #: 05-0816

City of Portland, Maine - Building or Use Permit

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

Permit No:	05-0816	Date Applied For:	06/22/2005	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 (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
---	---

Dept: Zoning Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 06/28/2005
 Note: Ok to Issue:

- 1) The owner of the property must always occupy one of the dwelling units.
- 2) All conditions required by the Board of Appeals must be met including parking requirements.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 06/28/2005
 Note: Ok to Issue:

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Patric Santerre,
Derek Gamble, Secretary
Peter Thornton
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 Guerth
Office Assistant

Lode Lney
 Bill Hale
 David Deane
 Patricia Sanders
 Jim Katsiaticas
 Marisa Schmuckat



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:

~~Nancy Sawyer~~ ~~7 Tampa St~~ ~~Portland~~ ~~ME~~
 Nancy Sawyer
 7 Tampa St. Portland - 04103

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):

2. The proposed conditional use 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 facade 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~~ 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 alter the character and style of the existing neighborhood.

Note 10
(4-0)

2
essential

Note 1.c.
(4-0)

c. There 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, existing on a dead-end street, parking is accommodated, and entrance plan is subject to site plan reviews.

d. The impact 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 shown in permitted residential use and
permitted in this district

Note 1.d.
(4-0)

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):

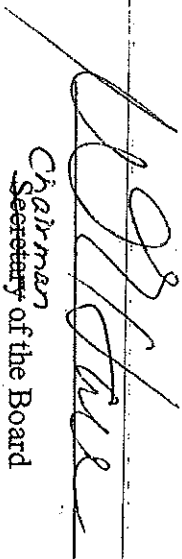
1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building;
2. The scale and surface area of parking, driveways and paved area shall be arranged and landscaped to properly screen vehicles 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.

Note 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: