

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 061507

This is to certify that MASTERMAN DREW D & ANCY A CUMMING JTS/M Co
 has permission to Rebuild triple decker roofed porches
 AT 77 VESPER ST 003 D016001

PERMIT ISSUED

OCT 23 2006

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 when permission procured before this building or part thereof is occupied or service closed-in. 24 HOUR NOTICE REQUIRED.

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

Jeanne Burke 10/20/07
 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: 06-1507	Issue Date:	CBL: 003 D016001
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Location of Construction: 77 VESPER ST	Owner Name: MASTERMAN DREW D & NANC	Owner Address: 77 VESPER ST	Phone:
Business Name:	Contractor Name: Maine Construction Consultants	Contractor Address: 14 Hanover St Portland	Phone: 2072328134
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Residential 3 units	Proposed Use: Residential 3 unit rebuild triple decker roofed porches	Permit Fee: \$130.00	Cost of Work: \$11,000.00	CEO District: 1
Proposed Project Description: Rebuild triple decker roofed porches <i>legal use: 3 residential D.U.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>JMB</i>	INSPECTION: Use Group: R2 Type: SB Signature: <i>JMB 10/20/06</i> IBC-2003	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

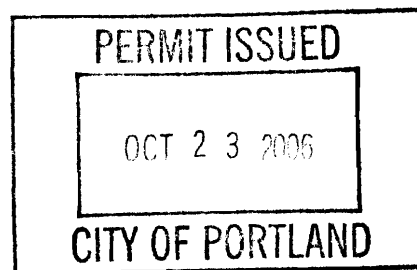
Permit Taken By: dmartin	Date Applied For: 10/13/2006	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 <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>3/10/13/06</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 type="checkbox"/> Denied Date: _____	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: <i>9</i>
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OK TO REBUILD under 14-385 DEADLINE - NOV 15, 2006

OK with conditions



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: 06-1507	Date Applied For: 10/12/2006	CBL: 003 D016001
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Business Name:	Contractor Name: Maine Construction Consultants	Contractor Address: 14 Hanover St Portland	Phone (207) 232-8134
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Residential 3 unit rebuild triple decker roofed porches	Proposed Project Description: Rebuild triple decker roofed porches
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/13/2003

Note:**Ok to Issue:**

- 1) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It is understood that these porches were removed last year at the beginning of November based upon the evidence given this office. These replacement decks SHALL be substantially completed by November 15, 2006 so as not to loose your rights to rebuild.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/20/2006

Note:**Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:**

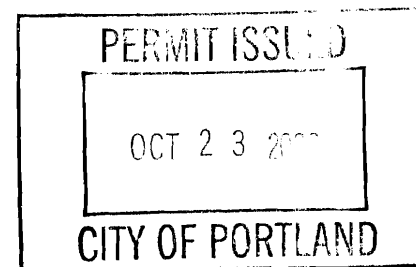
Note:**Ok to Issue:**

- 1) Approved per JMB, no reviewers available this week

Comments:

10/17/2006-jmb: Spoke with Liz N., she will get back with detail on post splices

10/20/2006-jmb: Received post detail, ok to issue



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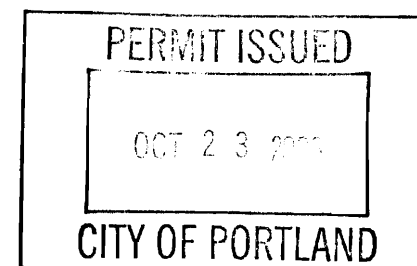
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General Building Permit Application

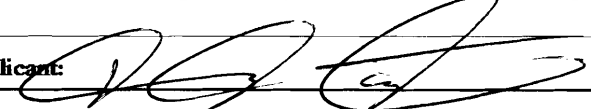
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>77 Vesper Street, Portland, ME</u>		
Total Square Footage of Proposed Structure <u>NEW 347 + exg. 4743 = 5090 #</u> <u>porches house</u>	Square Footage of Lot <u>4053 SF</u>	<u>house + lot #5</u> <u>(per assessor's database)</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Nan Cumming</u> <u>+ Drew</u> <u>Masterman</u>	Telephone: <u>773-7147</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>77 Vesper St</u> <u>Portland ME 04101</u>	Cost Of Work: \$ <u>11,000.00</u> Fee: \$ <u>130.00</u> C of O Fee: \$ <u>—</u>
Current Specific use: <u>multi-unit residential</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>no change</u>		
Project description: <u>Rebuild triple-decker roofed porches</u> <u>at rear of house.</u> <u>(Owner has filed a letter.)</u>		
Contractor's name, address & telephone: <u>MAINE CONSTRUCTION CONSULTANT'S LLC</u> <u>14 HANOVER ST, PORTLAND, ME. 04101-</u>		
Who should we contact when the permit is ready: <u>TOM BLACKBURN</u> <u>232-8134</u>		
Mailing address: <u>SAME</u> Phone: <u>SAME</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: 

Date: 6 October 2006

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



Nan Cumming
77 Vesper Street, #3
Portland, ME 04101

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101

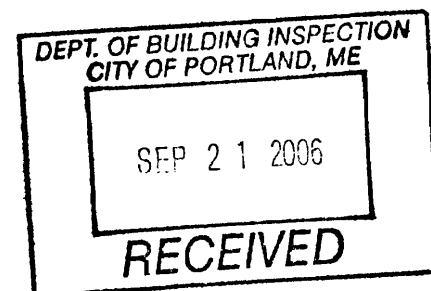
Dear Marge:

I have enclosed a copy of the letter regarding our house at 77 Vesper Street that I mentioned to you on the telephone last week. As you know, the previous owner of our house has died, and we were unable to find a relative who remembered when the back porches were removed from the building. Thus, the enclosed letter was written by a neighbor.

Our formal packet will be submitted directly from our architect, Liz Newman, within the next few weeks. We spent so much valuable time tracking down Punsky descendants that we are now working under a very tight schedule. Anything you can do to expedite the process from here would be very much appreciated!

Thank you for all of your help on this.


Nan Cumming



September 15, 2006

Nan Cumming and Drew Masterman
77 Vesper Street, #3
Portland, Maine 04101

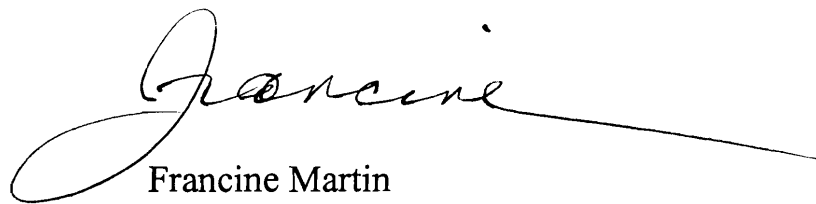
Dear Nan and Drew,

As you know, I moved to 74 Vesper Street in June, 2003, and I have resided there since then.

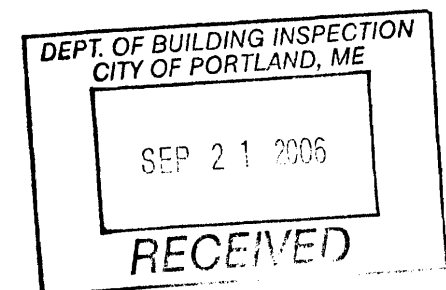
I'm writing this at your request regarding the removal/tearing down of the porches/decks on your building, prior to your purchase of it. The previous owners of your building removed the porches/decks during the past year, sometime in early November, between last Halloween and Thanksgiving.

I understand you are planning to rebuild the decks, and that sounds like a wonderful improvement for the building, not to mention how pleasant it will be to have a view, even a slight one, of Casco Bay.

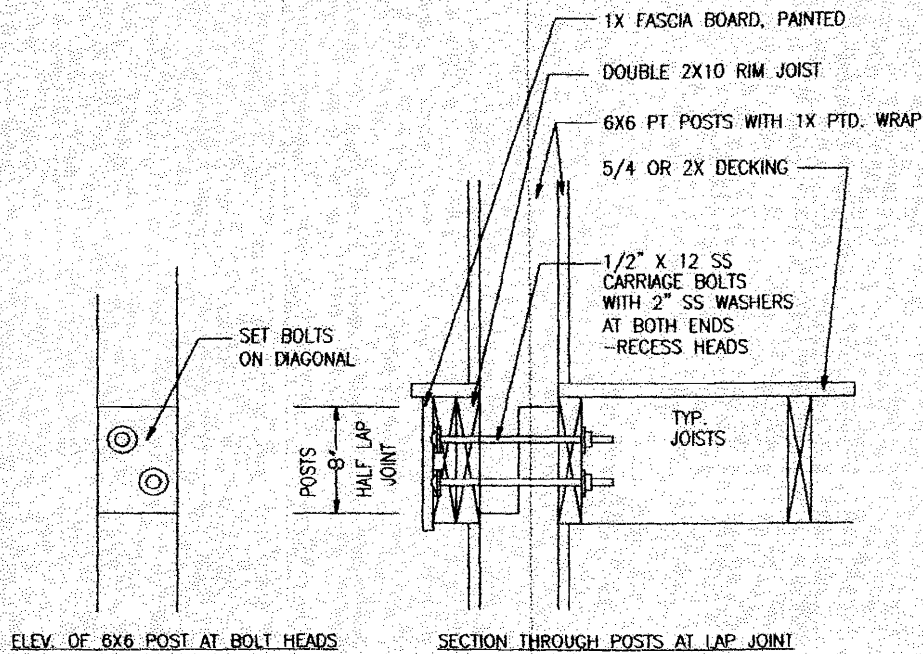
Sincerely,



Francine Martin
74 Vesper Street, Unit 1
Portland, Maine 04101



From: Liz Newman
 Attn: Jeannie Bourke F. 874-8716
 Sk for 77 Vesper Street, 10.20.06
 In response to your question



3 CONNECTION DETAIL FOR 6X6 POSTS
 SCALE: 1-1/2"=1'-0"

Key Plan
 Not to scale

Masterman & Cumming
 Multifamily House

77 Vesper Street
 Portland, Maine 04101

Drew Masterman
 and Nan Cumming

Elizabeth
 Newman
 Architect

32 Sawyer Street
 Portland, ME 04103
 207.899.1845

Drawing Title

Exterior
 Elevations

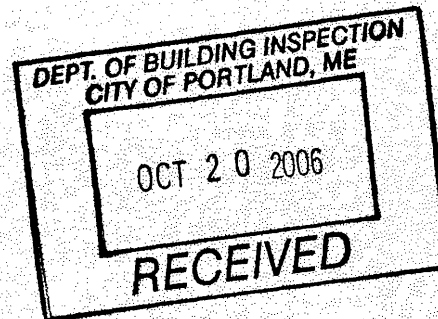
Scale As noted

Date 11 October 2006

Project No. 04.01

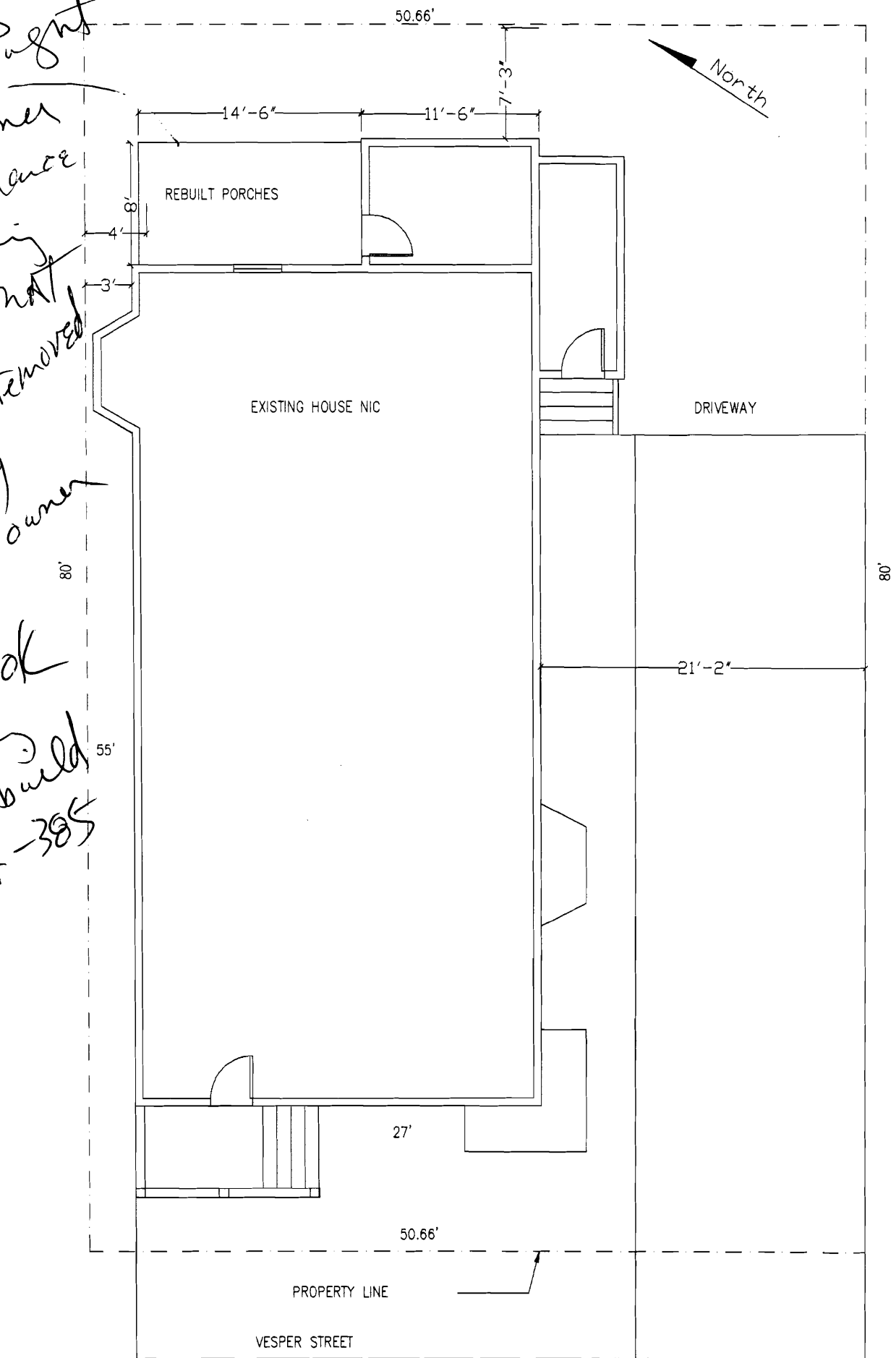
Drawing No.

A2



Previous photos brought in by the owner showed evidence of the existing decks that had been removed 11/05 by previous owner

Setbacks ok based on being able to rebuild under 14-385

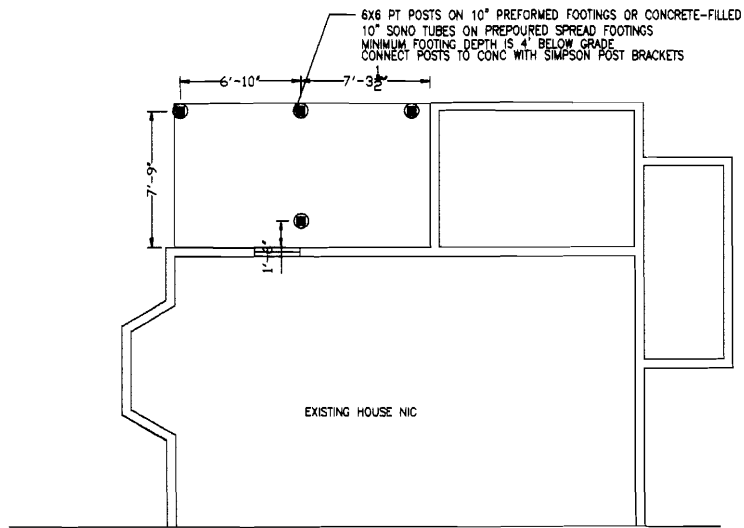


ZONING NOTES

1. ZONING DIS
2. LOT AREA:
ALLOWABLE
EXISTING LC
ALLOWABLE
3. REQUIRED F
REQUIRED F
REQUIRED S
4. LOT SIZE AI
ARE LEGALL
5. OWNER SUB
DOWN LAST
A YEAR OF

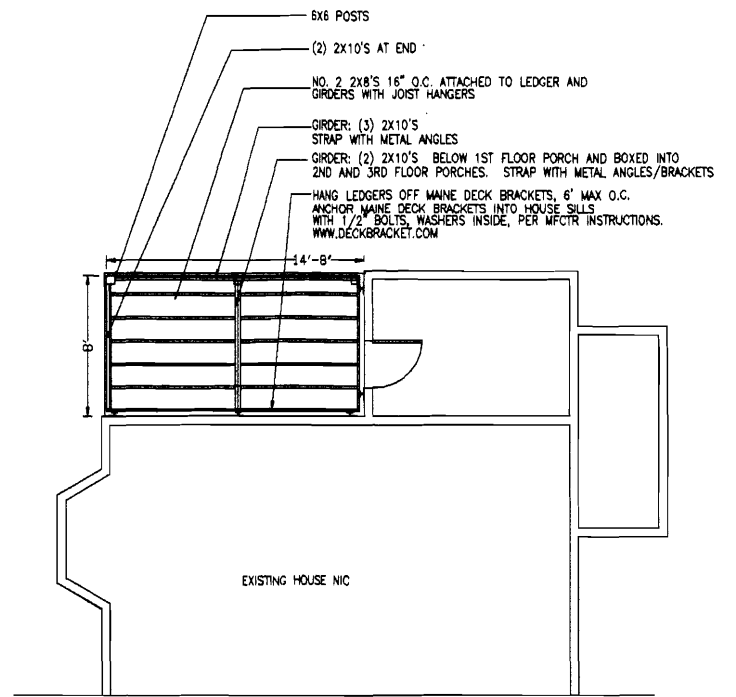
① SITE PLAN
SCALE: 1/4"=1'-0"

0 1 2 3 4 5 10 15



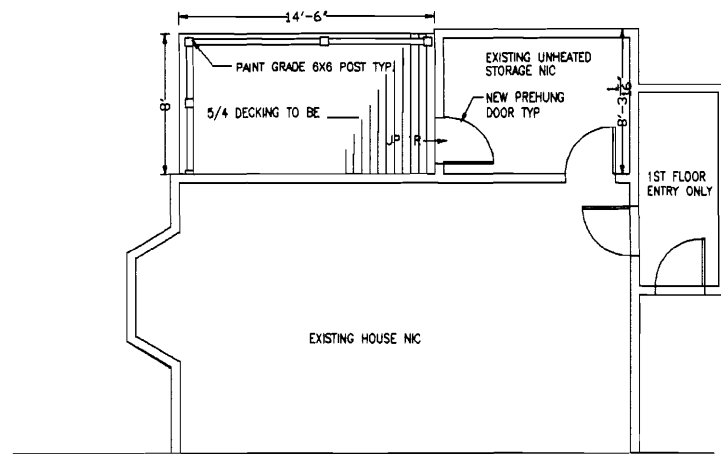
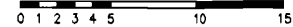
① FOUNDATION PLAN

SCALE: 1/4"=1'-0"



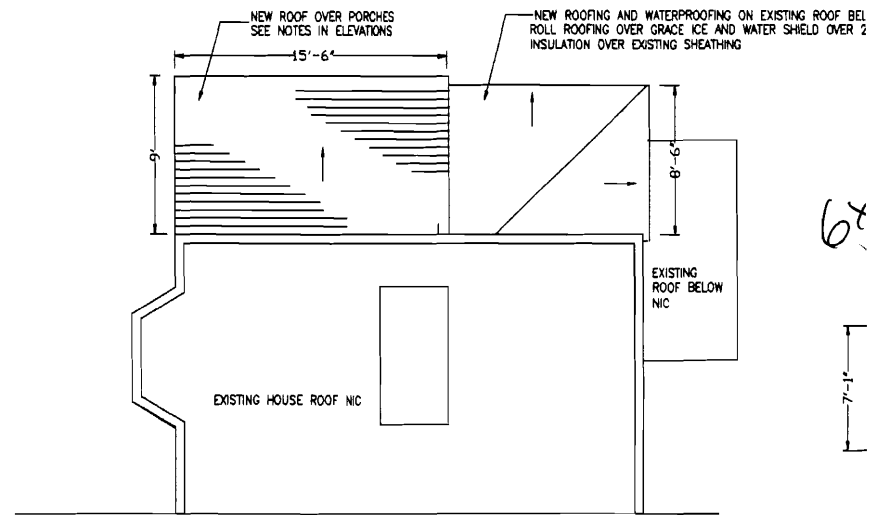
② TYPICAL FRAMING PLAN

SCALE: 1/4"=1'-0"



③ TYPICAL FLOOR PLAN

SCALE: 1/4"=1'-0"



④ ROOF PLAN

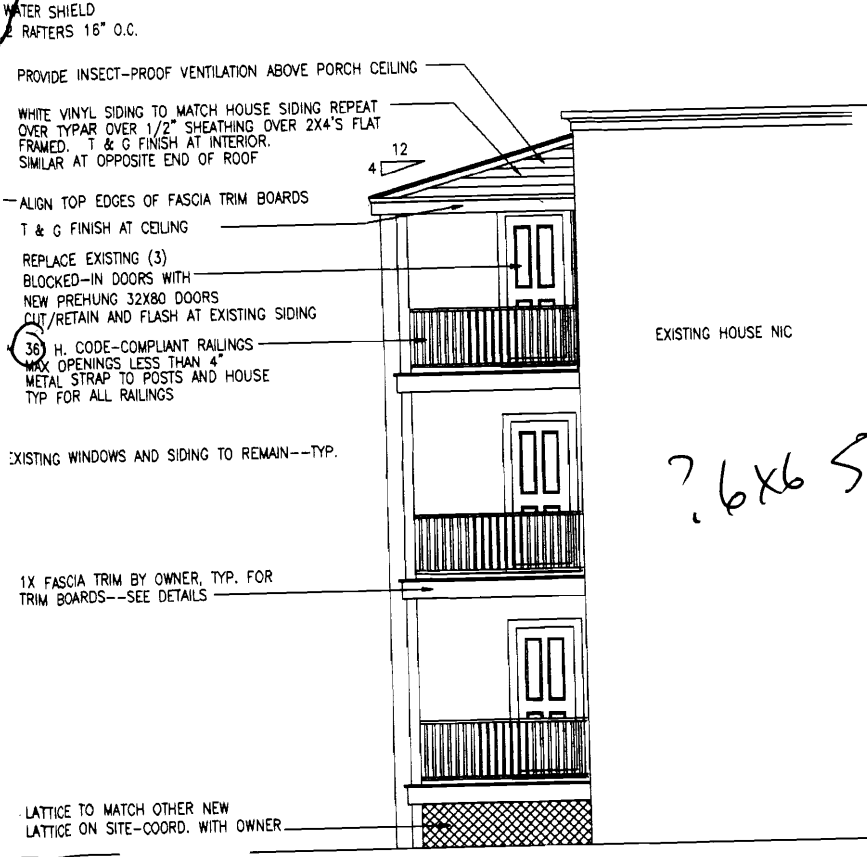
SCALE: 1/4"=1'-0"



6x

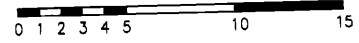
Issued/Rev	No	Date
	1	10/11/06
	2	
	3	
	4	
	5	
	6	

42" per 612 N.
10/17/06



? 6x6 splice detail

② NORTHWEST (SIDE) ELEVATION
SCALE: 1/4"=1'-0"



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT 12 2006

RECEIVED