

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 060398
PERMIT ISSUED
MAY 16 2006
CITY OF PORTLAND

This is to certify that KUZMA LYNN MARIE & DAVID SLATER JTS

has permission to build a 9' x 12' deck above existing mud room

AT 10 EMERSON ST

L 014 J01800

provided that the person or persons firm or person 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.

Classification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. 4
OUR NOTICES 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

Thomas M. Mackley 5/14/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



General Building Permit Application

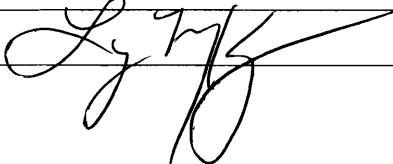
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>10 Emerson St.</u>		
Total Square Footage of Proposed Structure <u>9' x 12' deck</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Lynn Kuzma & Lee Slater</u>	Telephone: <u>773-7353</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Lynn Kuzma 10 Emerson St. Portland ME 04101 207-773-7353</u>	Cost Of Work: \$ <u>1,500</u> Fee: \$ <u>39</u> C of O Fee: \$ _____
Current Specific use: <u>single family home</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>9' x 12' deck above existing mudroom with foundation (exact dimensions of mudroom) - no horizontal expansion of current house footprint</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Lynn Kuzma</u> Mailing address: <u>10 Emerson St. Portland ME 04101</u> Phone: <u>773-7353</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.

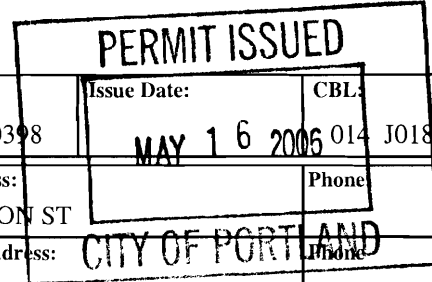
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>3-27-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit Application

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



Permit No: 06-0398	Issue Date: MAY 16 2006	CBL: 014 J018001
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Location of Construction: 10 EMERSON ST	Owner Name: KUZMA LYNN MARIE & LEE D	Owner Address: 10 EMERSON ST	Phone:
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R6

Past Use: Single Family Home	Proposed Use: Single Family Home/ build a 9' x 12' deck above existing mudroom	Permit Fee: \$39.00	Cost of Work: \$1,500.00	CEO District: 1
Proposed Project Description: build a 9' x 12' deck above existing mudroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 5/10/06	
		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: Idobson	Date Applied For: 03/28/2006	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>ok w/condition Date: 4/21/06 ASU</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>ASU Date:</p>
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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: 06-0398	Date Applied For: 03/28/2006	CBL: 014 J018001
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Location of Construction: 10 EMERSON ST	Owner Name: KUZMA LYNN MARIE & LEE D	Owner Address: 10 EMERSON ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ build a 9' x 12' deck above existing mudroom	Proposed Project Description: build a 9' x 12' deck above existing mudroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/21/2006

Note: Under section 14-436, allowed to expand 50% of first floor footprint. 50% is 431.5 sf. The deck is 110.4 sf, **Ok to Issue:**
so it is using 26% of allowable increase.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 05/10/2006

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

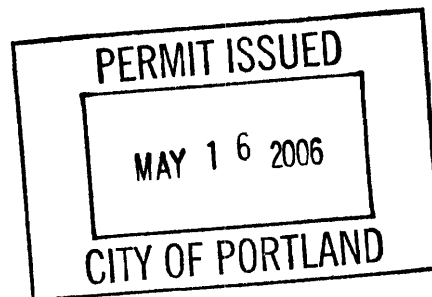
4/24/2006-tm: spoke to Lee Slater and told him that more info was needed to issue the permit. He will provide new info as soon as possible.

4/26/2006-tm: spoke to Lynn Kuzman and explained what we needed for info. She says they will fax it to me ASAP.

5/3/2006-tm: spoke to Lee Slater and he will be amending the permit to re-do the mudroom and add a sliding door and to beef it up.

5/4/2006-GG: received revised plans requested by Tom Markley. /gg

5/9/2006-GG: received additional plan and fees for the room. /gg



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.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A 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.

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

[Signature]
Signature of Applicant/Designee

5-16-06
Date

[Signature]
Signature of Inspections Official

5/16/06
Date

CBL: 14-5-18

Building Permit #: 06/0398

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 014 J018001
 Location 10 EMERSON ST
 Land Use SINGLE FAMILY
 Owner Address KUZMA LYNN MARIE & LEE DAVID SLATER JTS
 10 EMERSON ST
 PORTLAND ME 04101

R6

*min. lot size 4500
 F 10' req.
 R 20' req.
 S 1/2 10' req.*

Book/Page 17980/149
 Legal 14-J-18
 EMERSON ST 10
 2459 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$68,110	\$56,450	\$124,560

*not meet lot size
 or setbacks*

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$106,600	\$71,900	\$178,500

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

<u>Year Built</u> 1875	Style Old Style	Story Height 1.5	Sq. Ft. 1199	Total Acres 0.056	
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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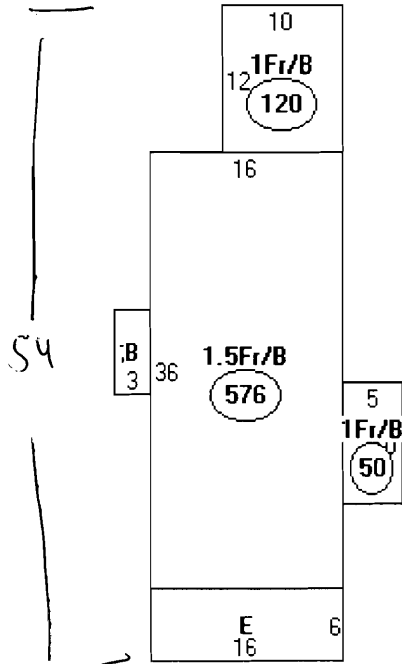
Sales Information

Date	Type	Price	Book/Page
08/01/2002	LAND + BLDING	\$151,000	17980-149
03/21/2000	LAND + BLDING	\$75,000	15376-091
03/09/1992	LAND + BLDING		09938-221

Picture and Sketch

Picture Sketch Tax Map

[Click here to view Tax Roll Information.](#)



Descriptor/Area

- A: 1.5Fr/B
576 sqft
- B: FBAY/B
21 sqft
- C: 1Fr/B
120 sqft
- D: 1Fr/B
50 sqft
- E: EP
96 sqft

8.8' for front/rear.

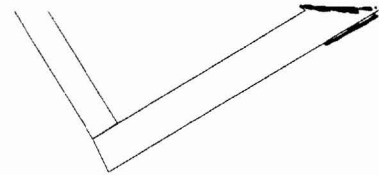
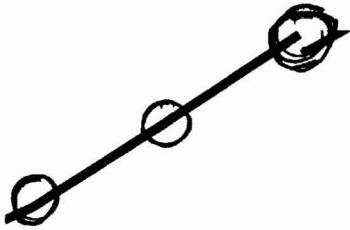
not meet lot size or setbacks

lot size 4500 sqft req. - 2459 given
 setbacks F 10 req. > bldg of 8.8
 R 30 req. for rear/front

Section 14-436(a) floor area expansion - 50% of 1st floor footprint.

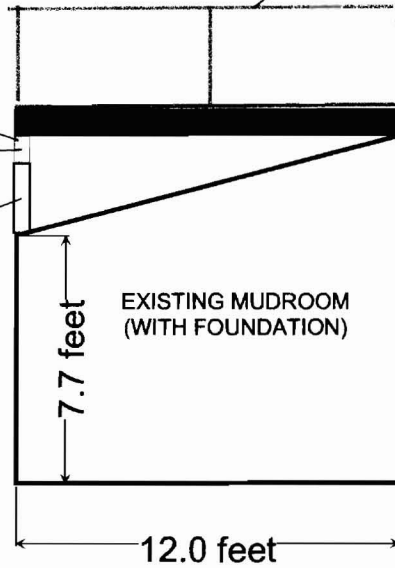
first floor footprint = 863 50% = 431.5 sqft
 deck area 12 x 9.2 = 110.4 OK

321.1 sqft left
 for Section 14-436
 using 26% of 50%
 allowed



3' high handrail - spindles with max. 4" separation (only 3 shown for clarity)

OK
2" x 10" joist
6" x 10" support beam
6" x 6" support post
OK



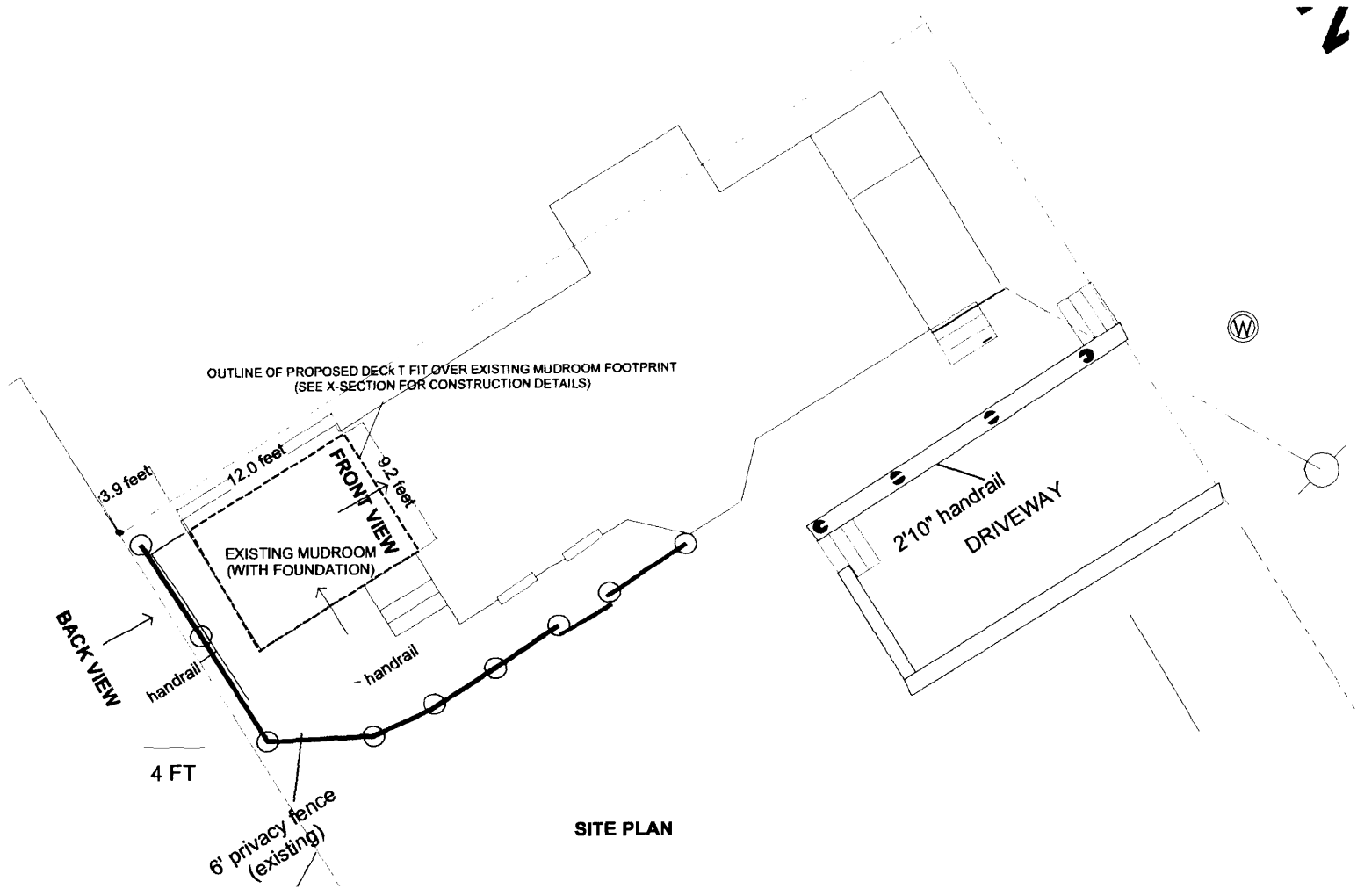
1" x 6" red cedar decking

10.8 feet

7.7 feet

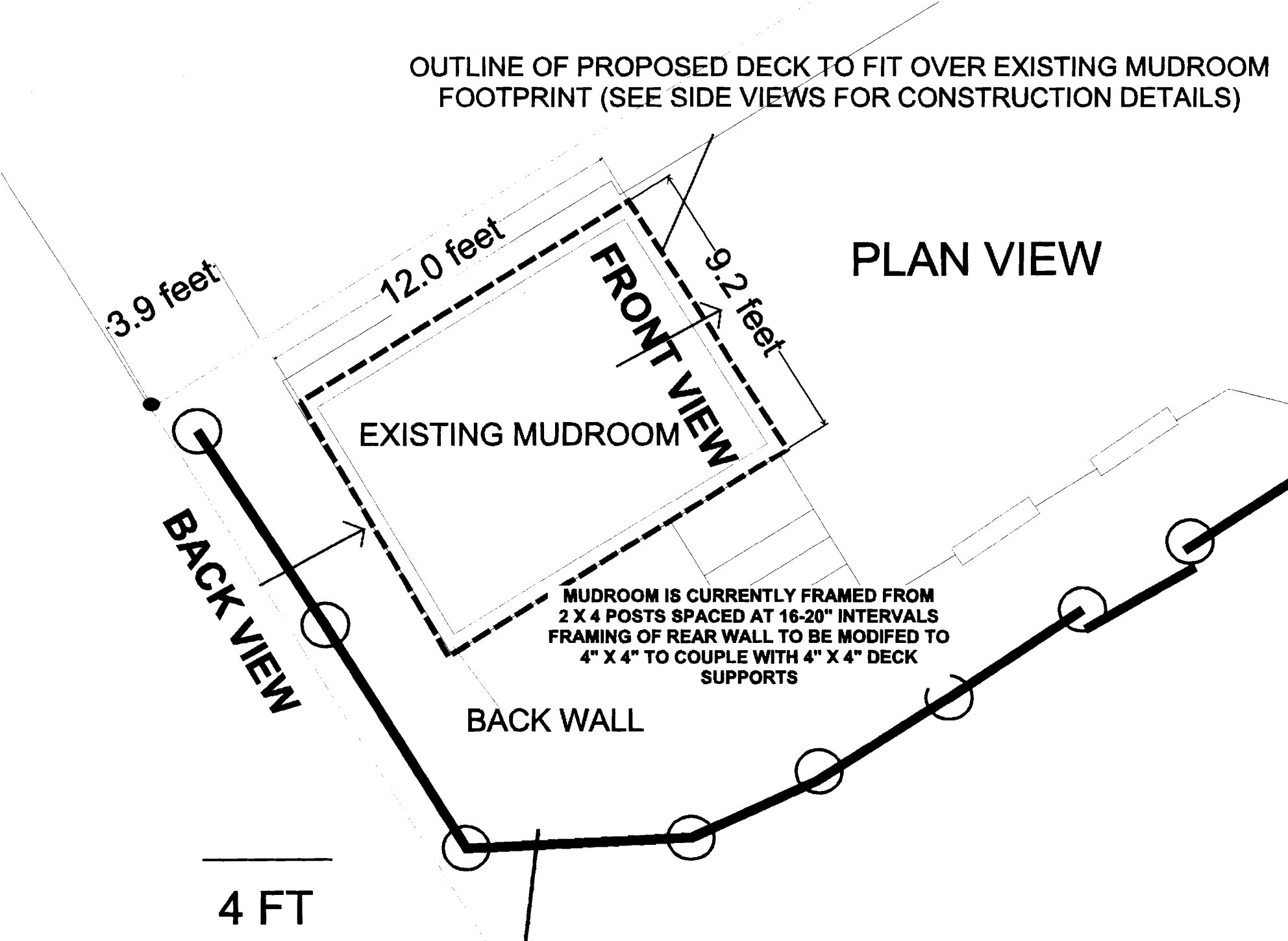
12.0 feet

existing wall of house - access to bedroom is currently through window (to be replaced by door)



SITE PLAN

OUTLINE OF PROPOSED DECK TO FIT OVER EXISTING MUDROOM FOOTPRINT (SEE SIDE VIEWS FOR CONSTRUCTION DETAILS)



PLAN VIEW

EXISTING MUDROOM

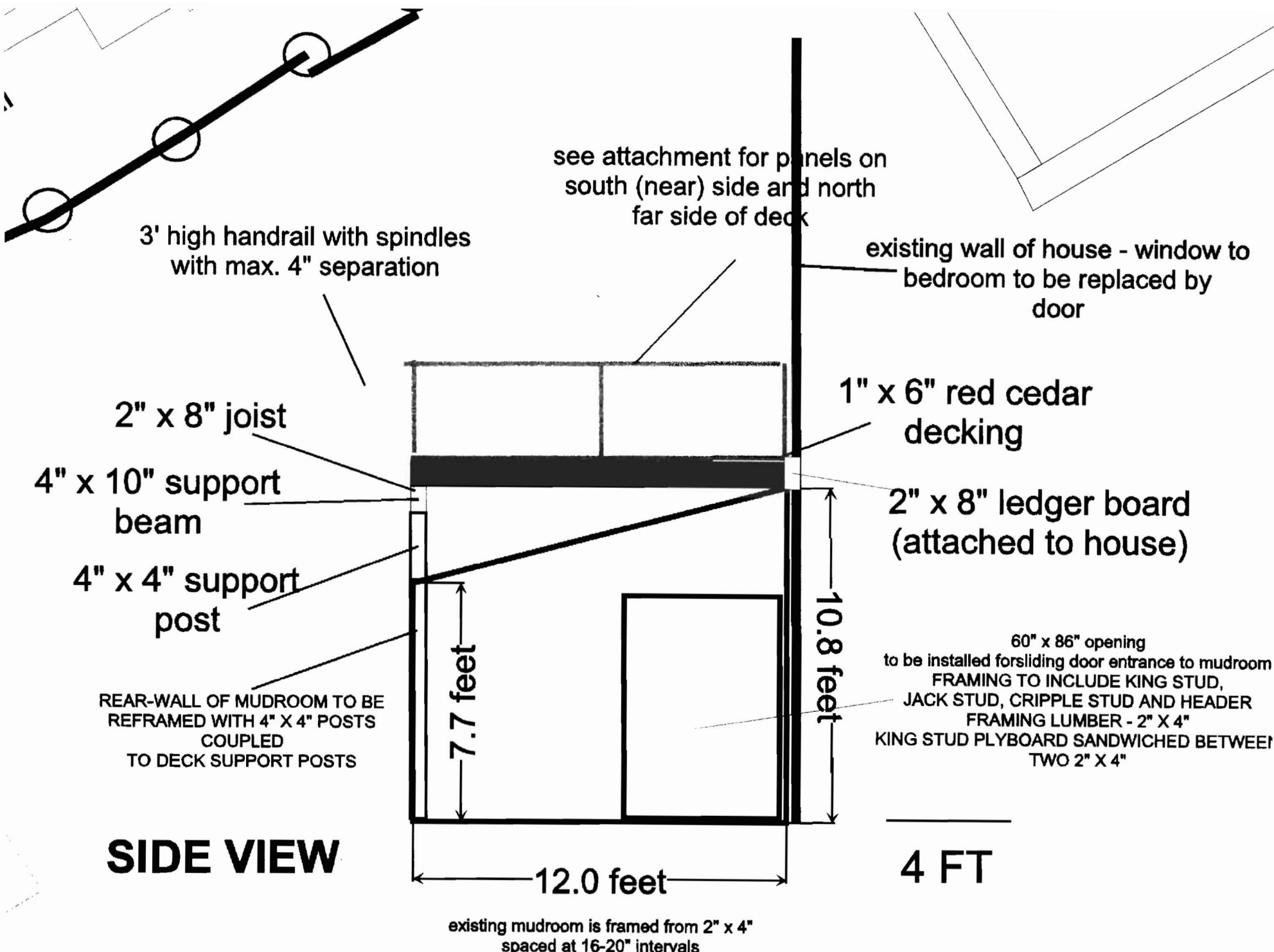
FRONT VIEW

BACK VIEW

MUDROOM IS CURRENTLY FRAMED FROM 2 X 4 POSTS SPACED AT 16-20" INTERVALS FRAMING OF REAR WALL TO BE MODIFIED TO 4" X 4" TO COUPLE WITH 4" X 4" DECK SUPPORTS

BACK WALL

4 FT



see attachment for panels on south (near) side and north far side of deck

3' high handrail with spindles with max. 4" separation

existing wall of house - window to bedroom to be replaced by door

2" x 8" joist

1" x 6" red cedar decking

4" x 10" support beam

2" x 8" ledger board (attached to house)

4" x 4" support post

REAR-WALL OF MUDROOM TO BE REFRAMED WITH 4" X 4" POSTS COUPLED TO DECK SUPPORT POSTS

60" x 86" opening to be installed for sliding door entrance to mudroom FRAMING TO INCLUDE KING STUD, JACK STUD, CRIPPLE STUD AND HEADER FRAMING LUMBER - 2" X 4" KING STUD PLYBOARD SANDWICHED BETWEEN TWO 2" X 4"

SIDE VIEW

existing mudroom is framed from 2" x 4" spaced at 16-20" intervals

7.7 feet

12.0 feet

10.8 feet

4 FT

1" x 6" red cedar decking

2" x 8" joists spaced at
max. 2 ft. intervals

4" x 10" support beam

4" x 4" support posts

see attachment for panels or
west (near) side of deck
[east side is against house]

BACK VIEW

7.7 feet

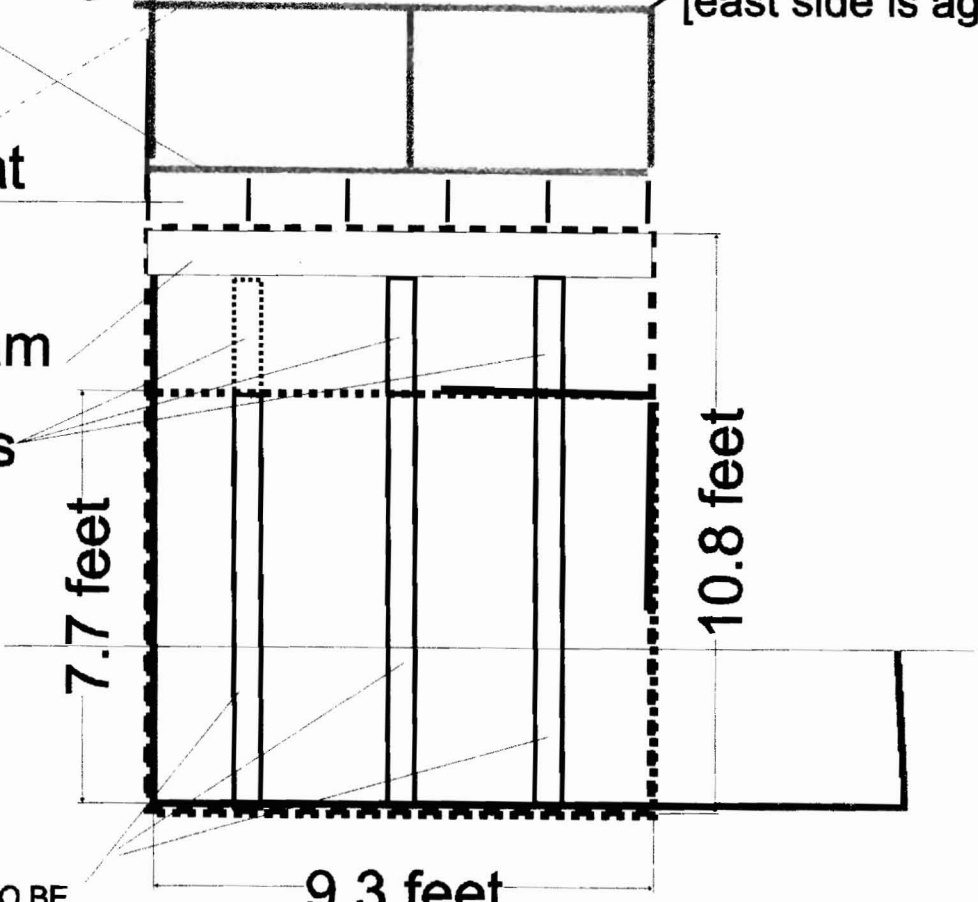
10.8 feet

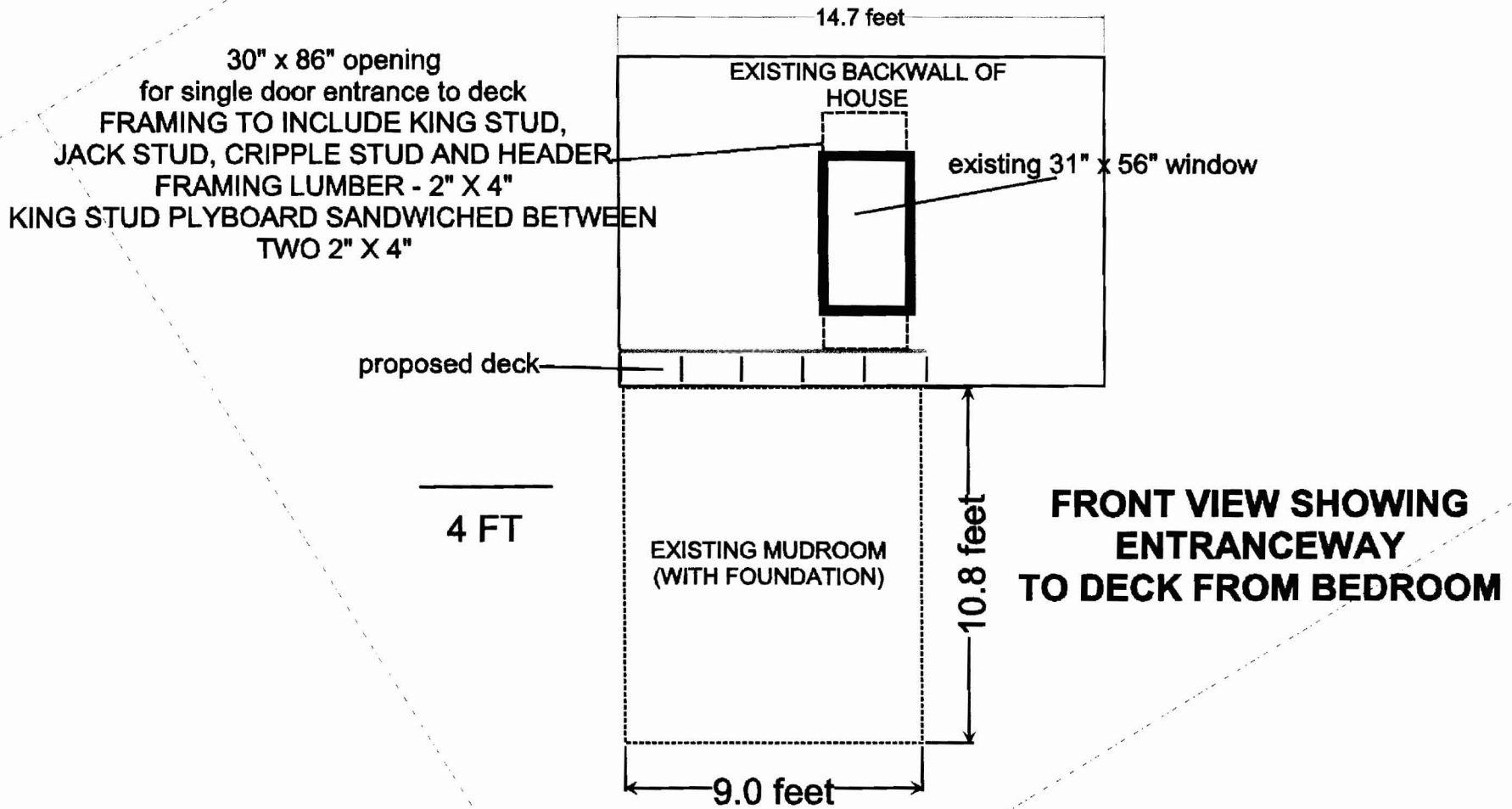
9.3 feet

REAR-WALL OF MUDROOM TO BE
REFRAMED WITH 4" X 4" POSTS
COUPLED
TO DECK SUPPORT POSTS

EXISTING MUDROOM
CONSTRUCTED OF 2" X 4" FRAMING
(WITH FOUNDATION)

4 FT

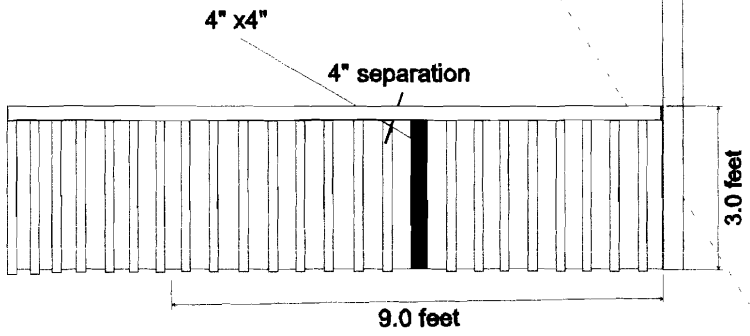




DECK PANELS

SOUTH SIDE

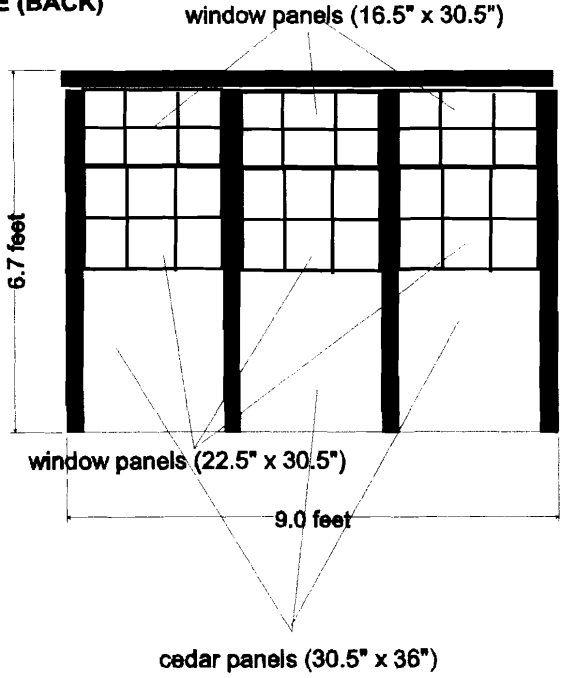
back of house



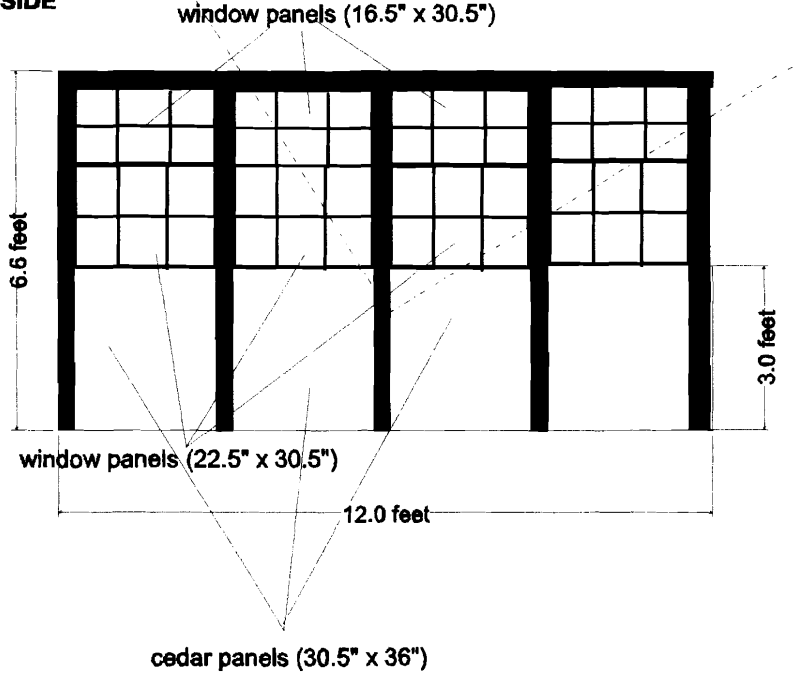
DECK PANELS ARE DESIGNED AS PRIVACY PANELS ON WEST (BACK) AND SOUTH SIDE
NOTE THAT THE EAST SIDE ATTACHES TO THE HOUSE

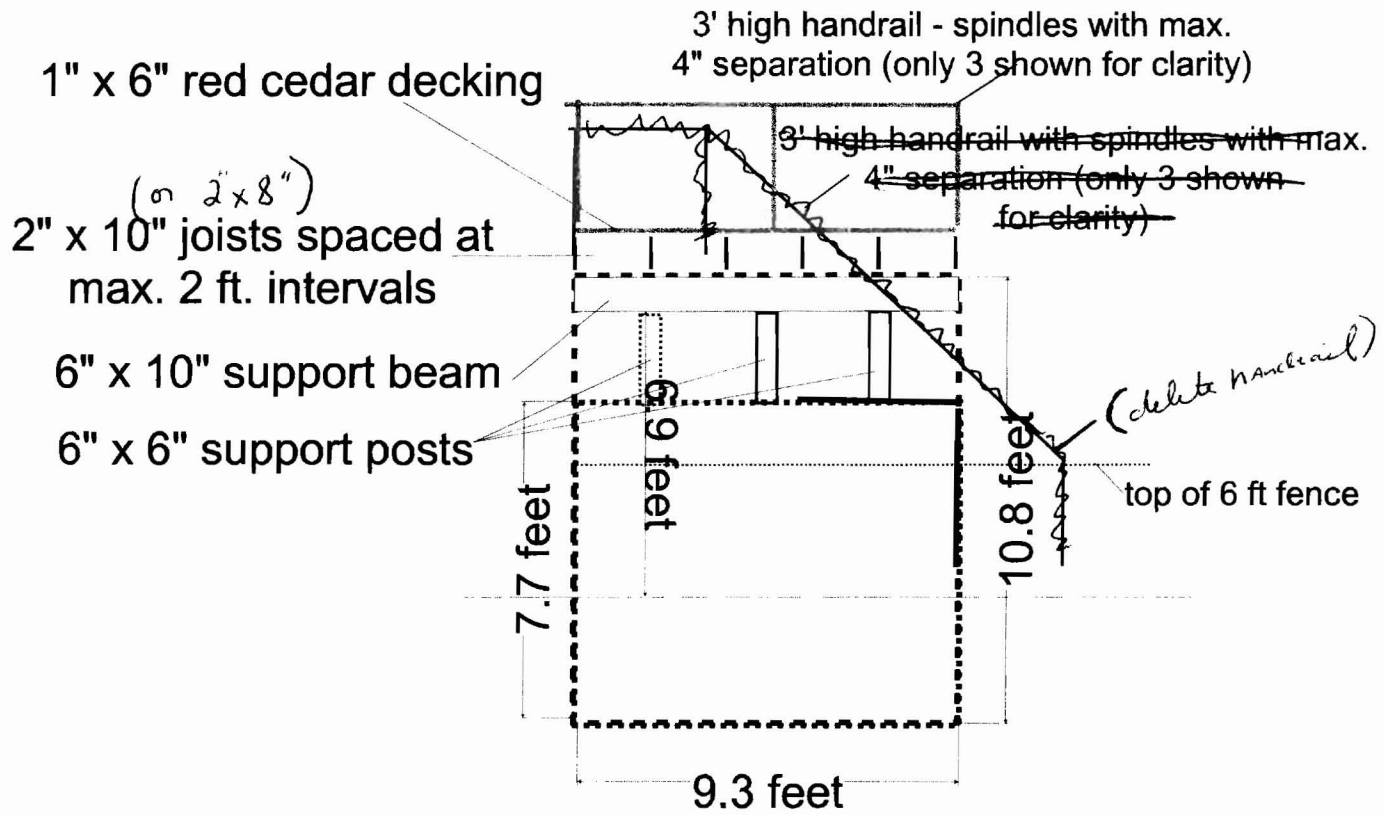
4 FT

WEST SIDE (BACK)

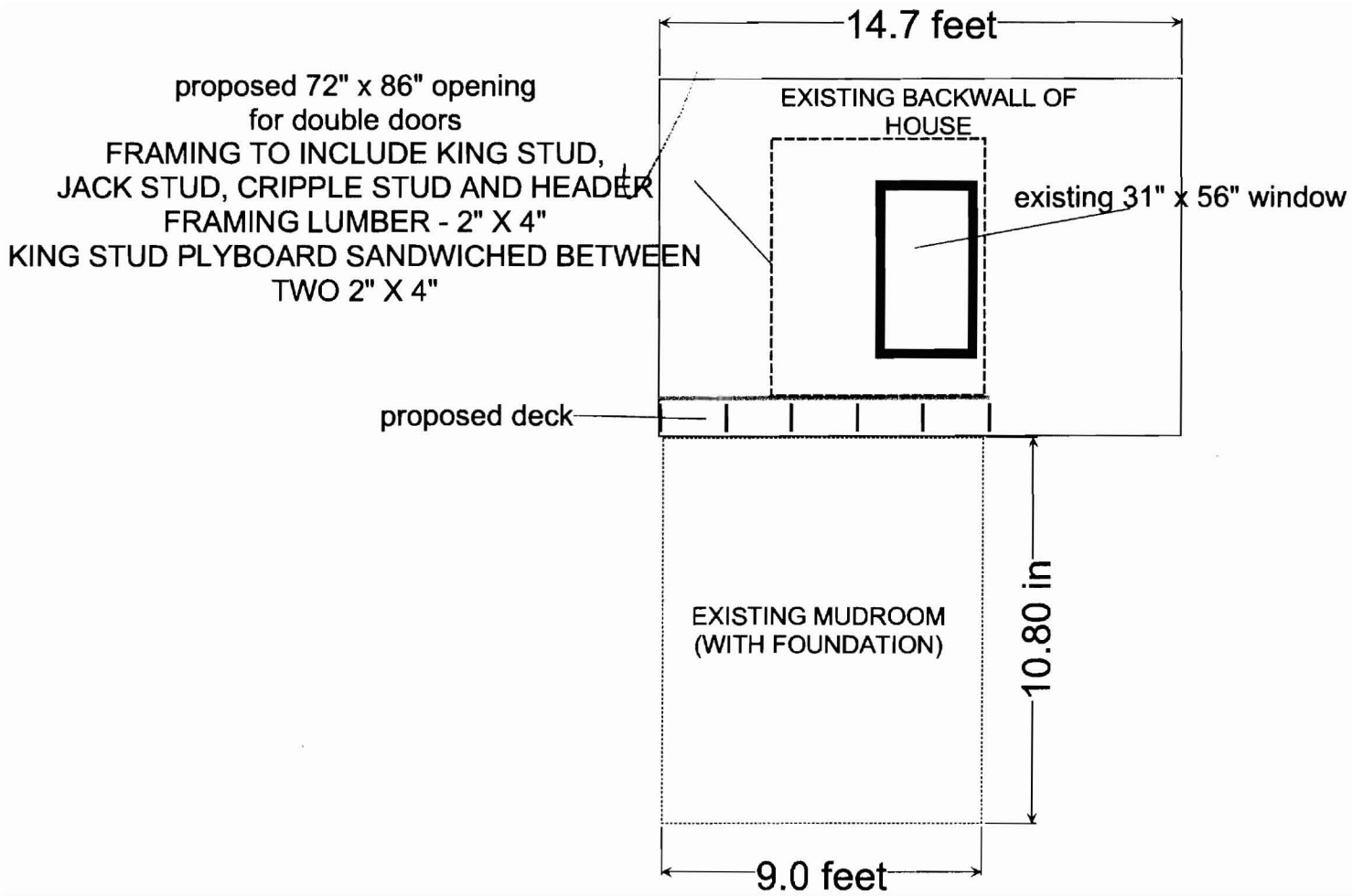


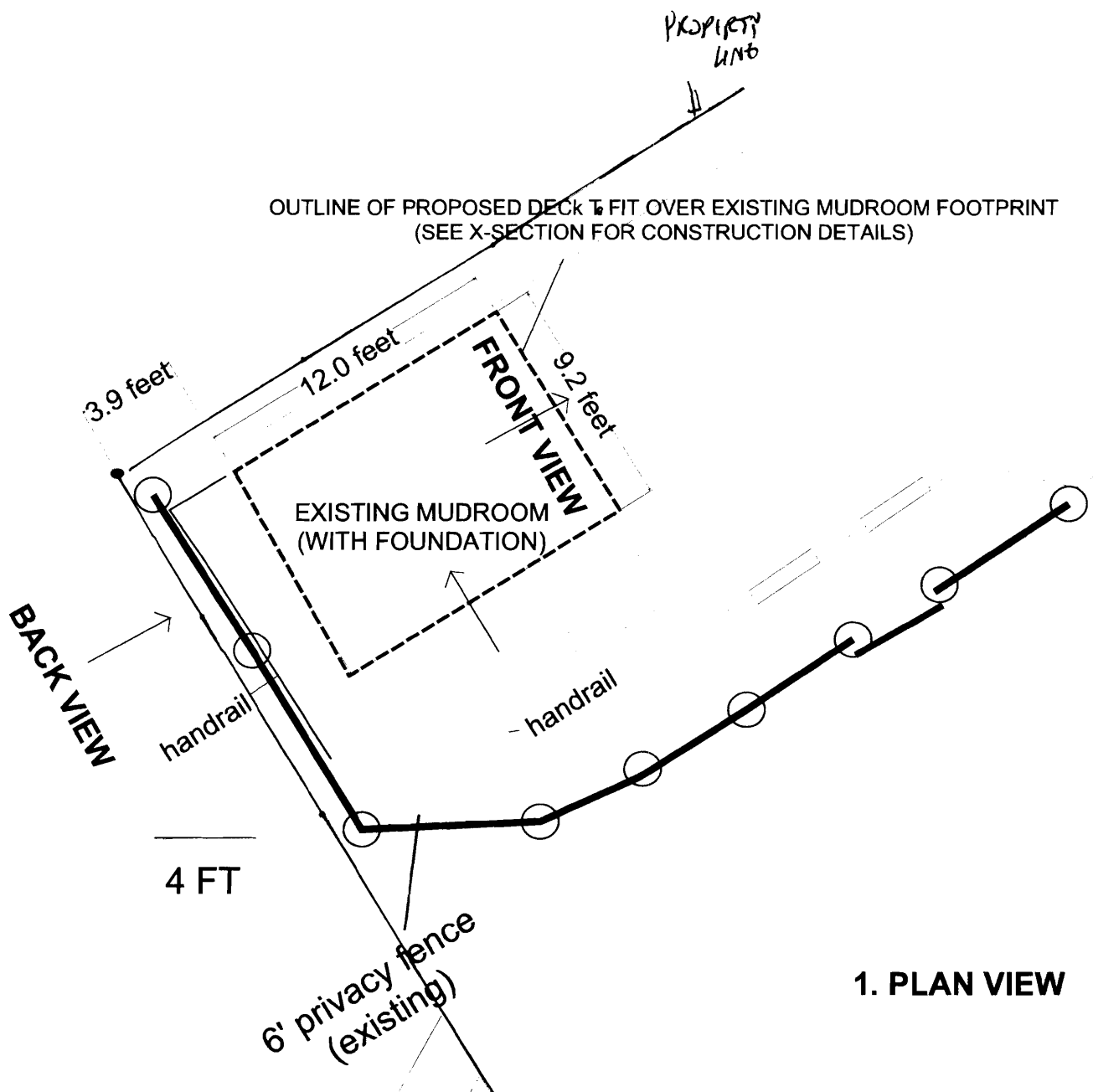
NORTH SIDE





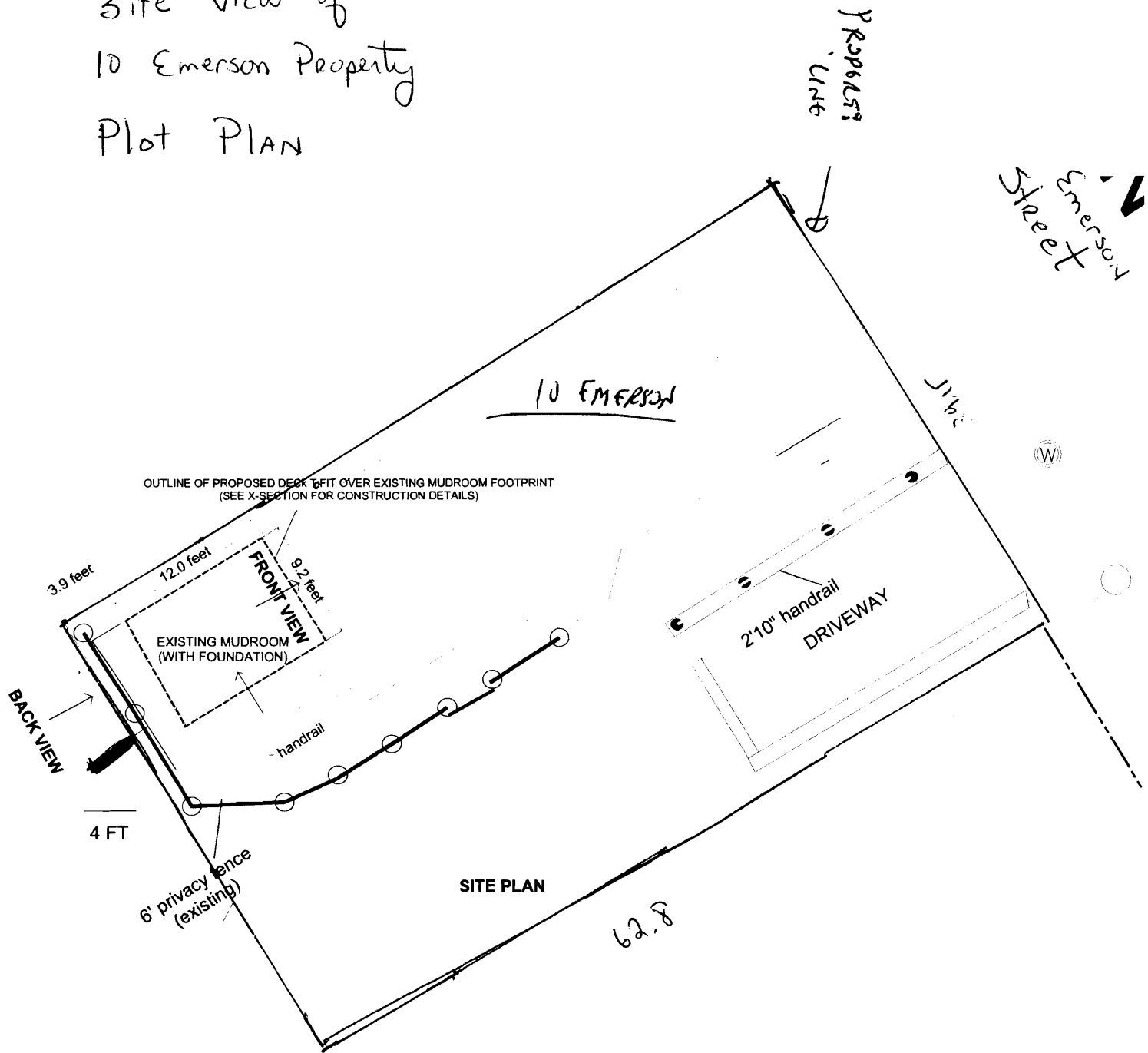
2. BACK VIEW

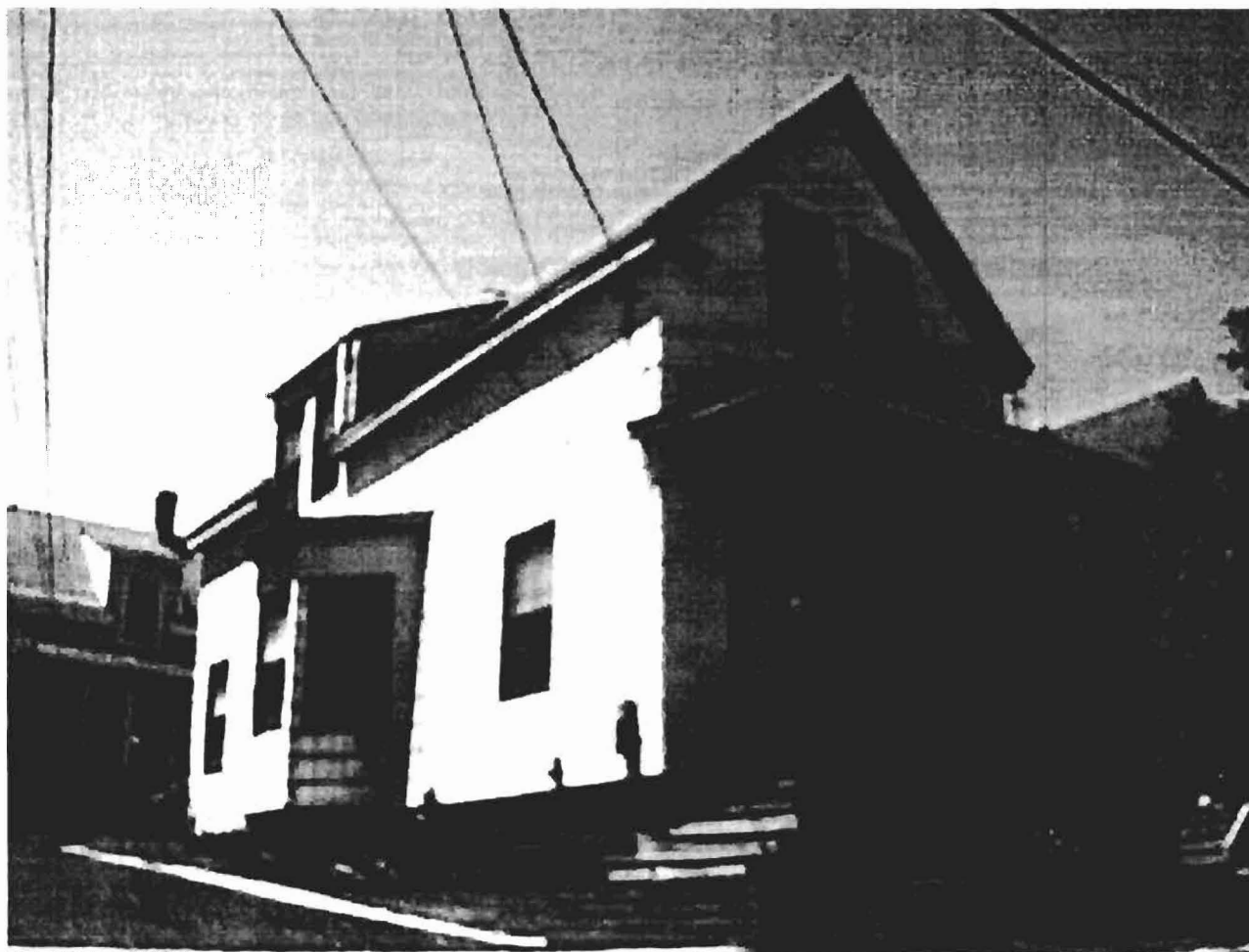




1. PLAN VIEW

site view of
10 Emerson Property
Plot Plan





Lee Slater & Lynn Kuzma

Wednesday, May 03, 2006

Tom Markley
Permits Office
City of Portland

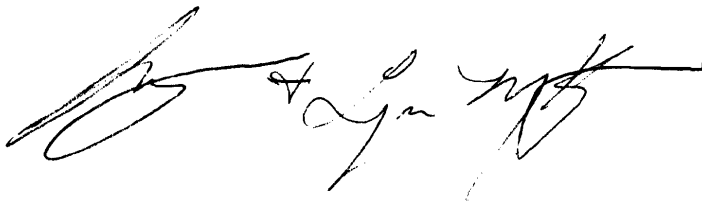
Re: Permit # 060398 (10 Emerson St.)

Dear Tom Markley

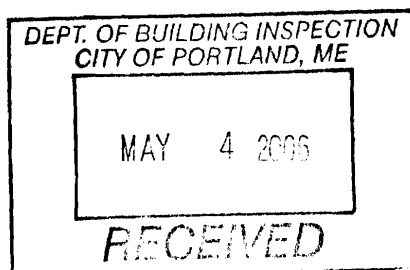
As per our phone conversation yesterday, we are submitting a permit amendment for the above permit request for the construction of a deck over our mudroom. We have updated the plans to clearly show (a) the modifications to the mudroom framing we will do as part of the work in order to support the deck posts (b) the ledger that will attach the deck to the house. Furthermore, we updated the plans to detail the framing of an opening that we will install in the mudroom for a sliding glass door. Finally, we now include a better description of the panels that we will build around the deck (these were not fully thought out at the time of our initial permit application).

With thanks for your help

Sincerely,



Lee D. Slater & Lynn M. Kuzma



10 Emerson St
Portland, ME, 04101

lslater@andromeda.rutgers.edu
207-773-7353