

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 080590
PERMIT ISSUED
 [Empty Box]
 [Empty Box]
 014 J018001
 CITY OF PORTLAND

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

has permission to Renewal of Permit #060398

AT 10 EMERSON ST

provided that the person or persons in charge of the work 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 is procured before this building or part thereof is opened or occupied closed-in 4 YOUR 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

10/3/08 *Cheryl S. M.*
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: 08-0590	Issue Date: 6/3/08	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: 207-773-7353
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - Renewal of Permit #060398	Permit Fee: \$50.00	Cost of Work: \$0.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003
Signature:	Signature: 6/3/08 CL

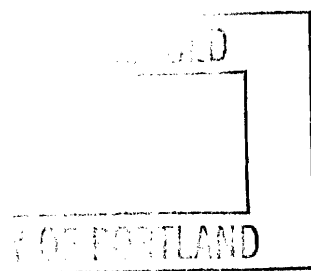
Proposed Project Description: Renewal of Permit #060398
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature:	Date:

Permit Taken By: lmd	Date Applied For: 05/28/2008	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: 4/21/08 AM	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: 4/21/08 CL AM
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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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0590	Date Applied For: 05/28/2008	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: 207-773-7353
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Renewal of Permit #060398	Proposed Project Description: Renewal of Permit #060398
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 06/03/2008	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 06/03/2008	Note:	Ok to Issue: <input checked="" type="checkbox"/>
1) See permit dated 5/6/06 # 060398 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.					



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/Area <u>9' x 12' deck</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Lynn Kuzma</u> ^{Lessee} Address <u>10 Emerson St</u> ^{State} City, State & Zip <u>Portland ME</u> ⁰⁴¹⁰¹	Telephone: <u>773-75536</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>renewal of permit # 060398</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Handwritten Signature] Date: 5-28-08

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



General Building Permit Application

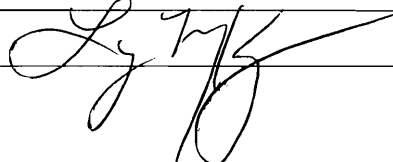
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

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.

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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.

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

R6
 min. lot size 4500
 F 10' req.
 R 20' req.
 S 10' req.

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.](#)

321.1 sq ft left
for Section 14-436
using 26% of 503
allowed

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

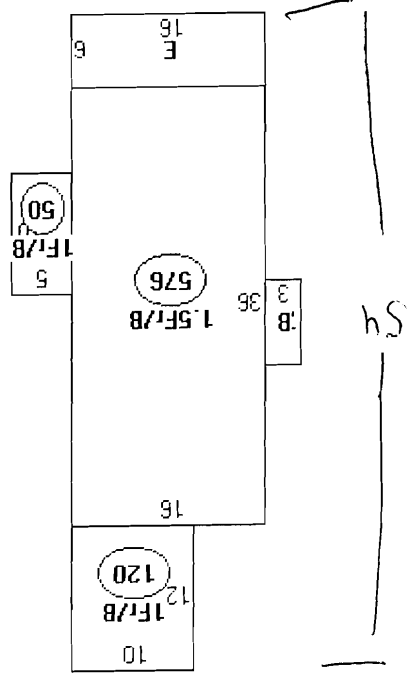
Section 14-436 (a) floor area expansion - 50% of 1st floor footprint.

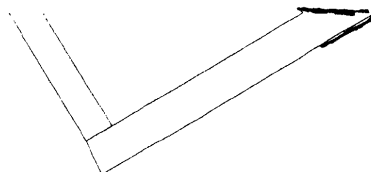
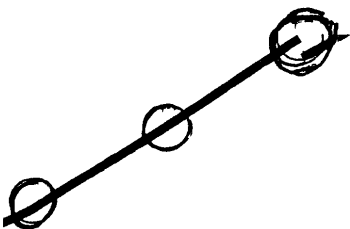
lot size 4300 sq ft - 2459 sq ft
setbacks ± 10 ft
R 3000 sq ft
> 6 ft of 8.8
for residential

not need lot size or setbacks

8.8' front set

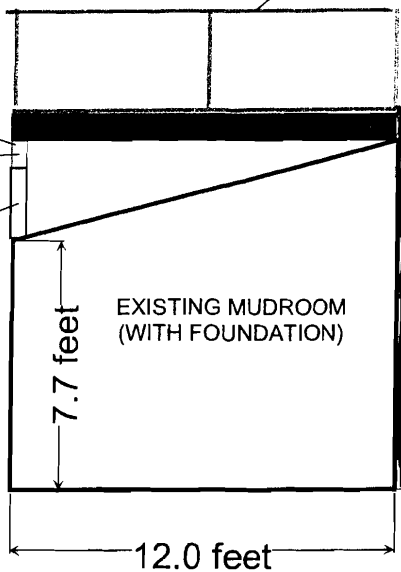
Descriptor/Area	Area
A: 1.5Ft/B	576 sqft
B: FBAY/B	21 sqft
C: 1Ft/B	120 sqft
D: 1Ft/B	50 sqft
E: EP	96 sqft





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

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



1" x 6" red cedar decking

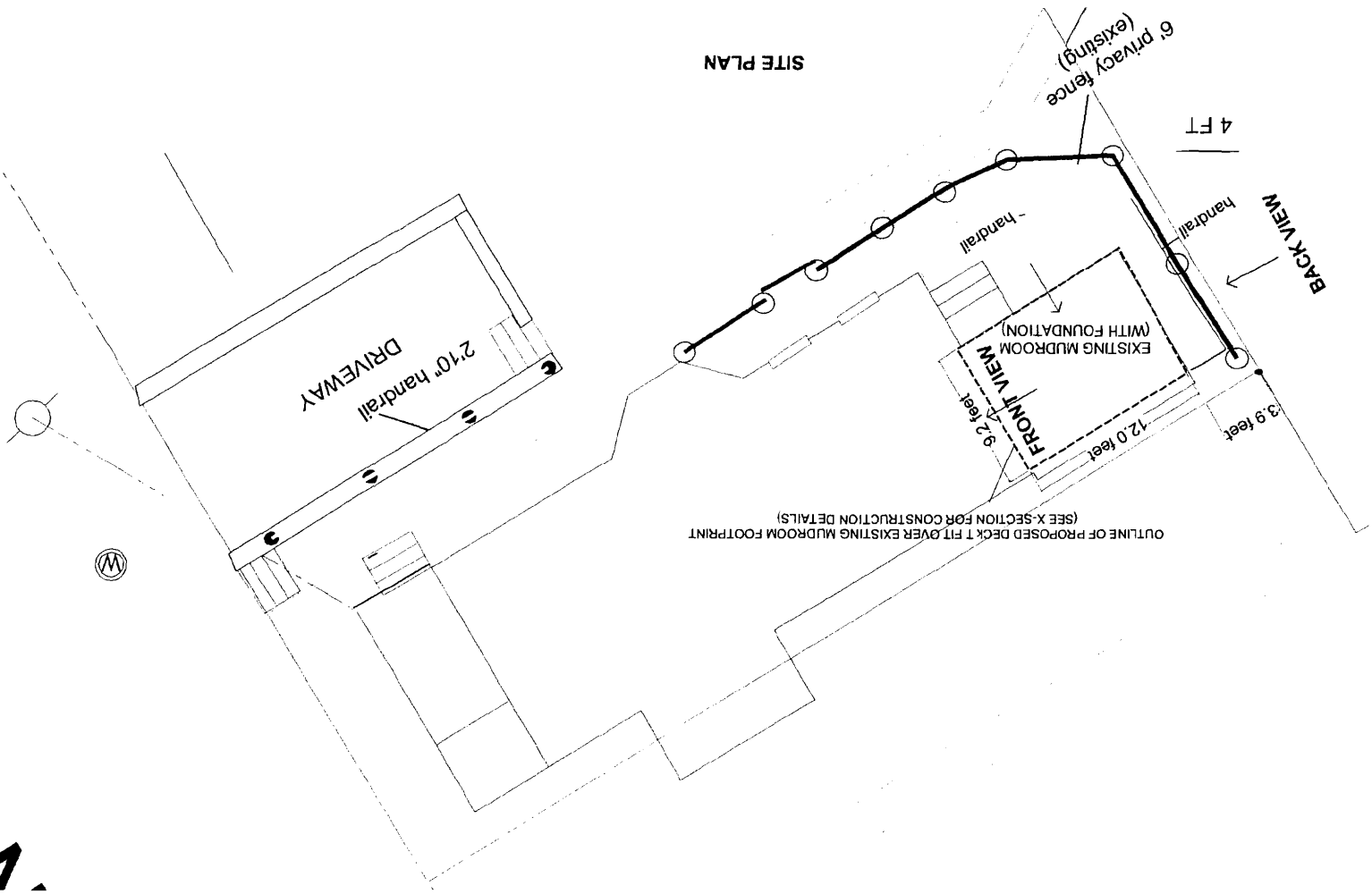
10.8 feet

7.7 feet

EXISTING MUDROOM (WITH FOUNDATION)

12.0 feet

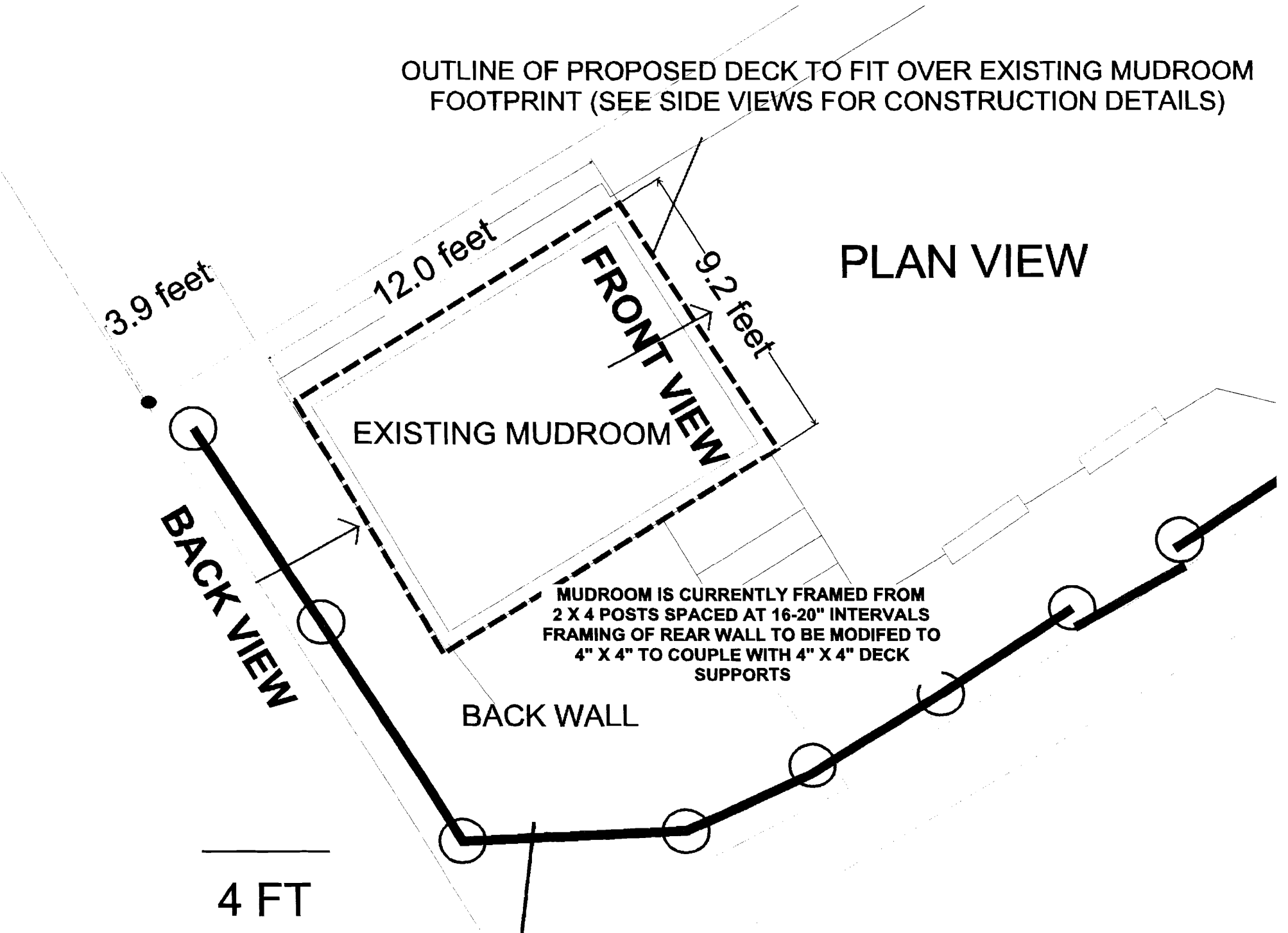
existing wall of house - access to bedroom is currently through window (to be replaced by door)



1.

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

PLAN VIEW



3.9 feet

12.0 feet

9.2 feet

EXISTING MUDROOM

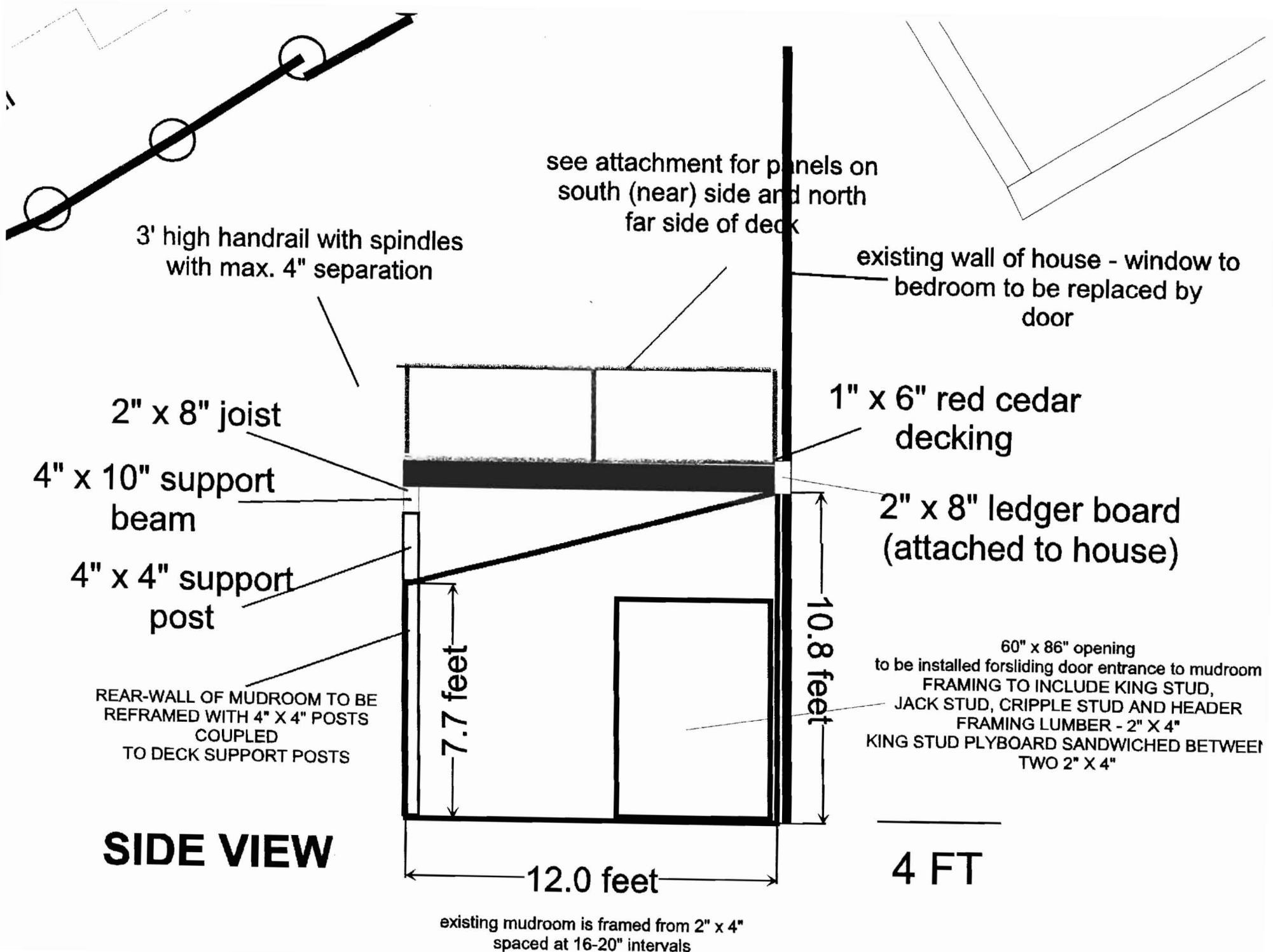
FRONT VIEW

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

7.7 feet

10.8 feet

12.0 feet

4 FT

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

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 on
west (near) side of deck
[east side is against house]

BACK VIEW

7.7 feet

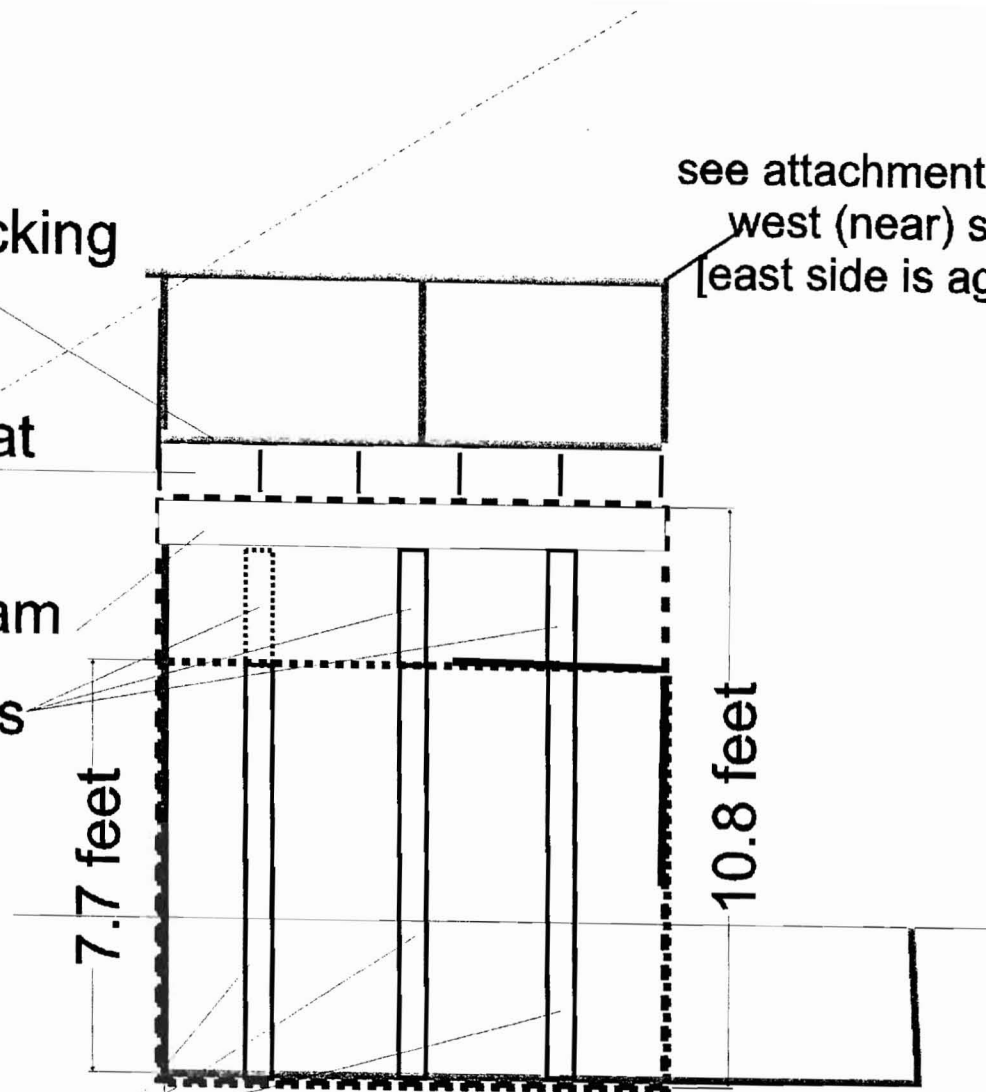
10.8 feet

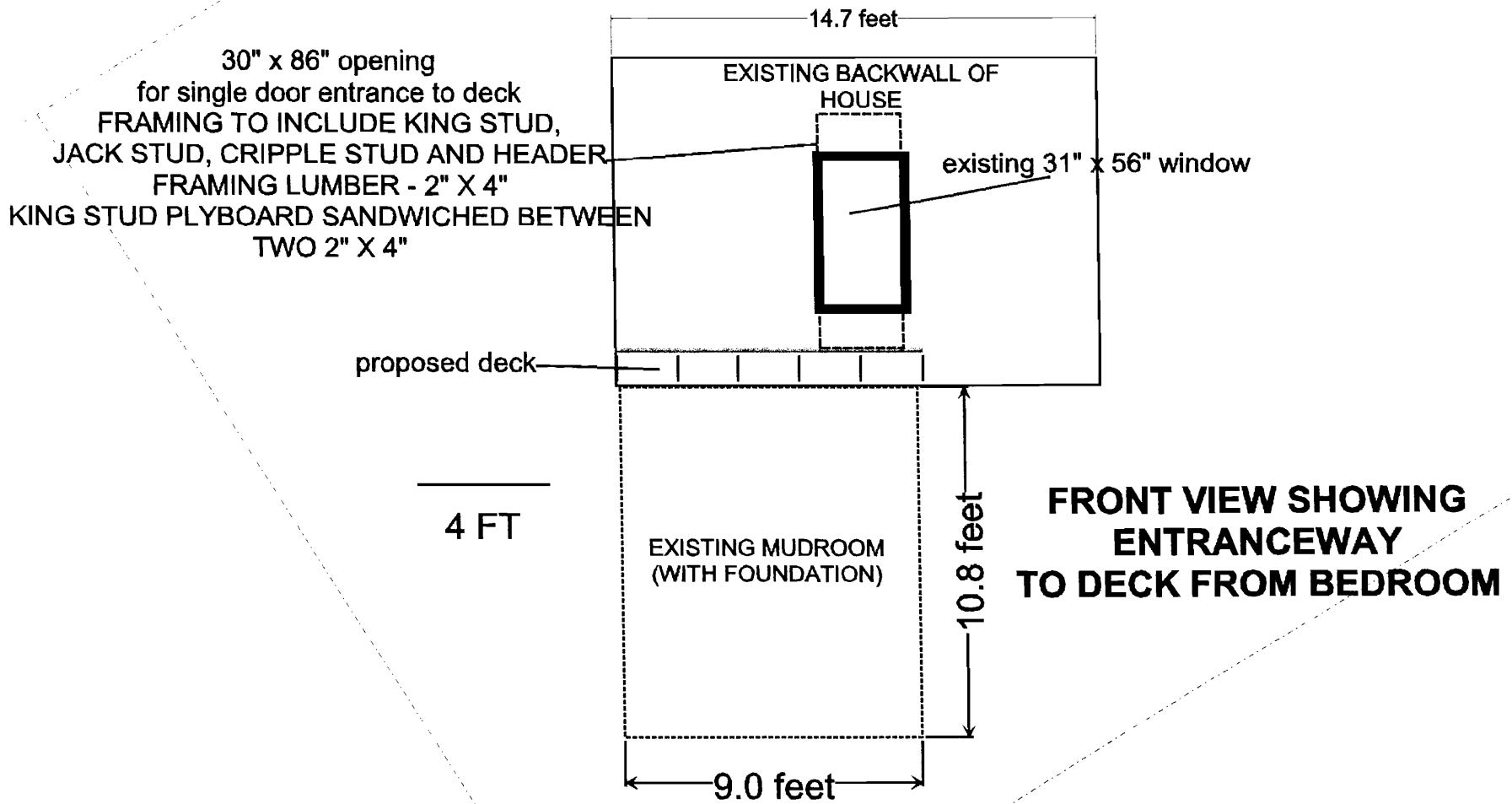
9.3 feet

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

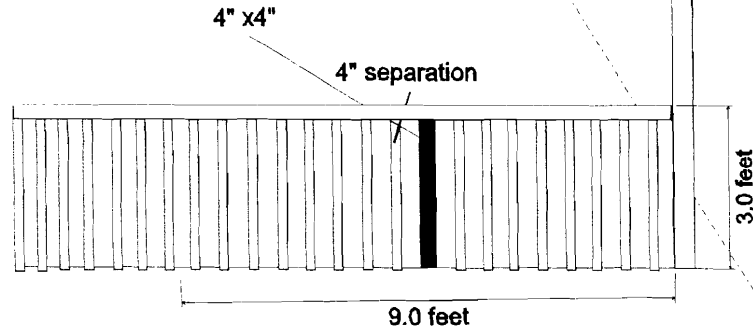




DECK PANELS

SOUTH SIDE

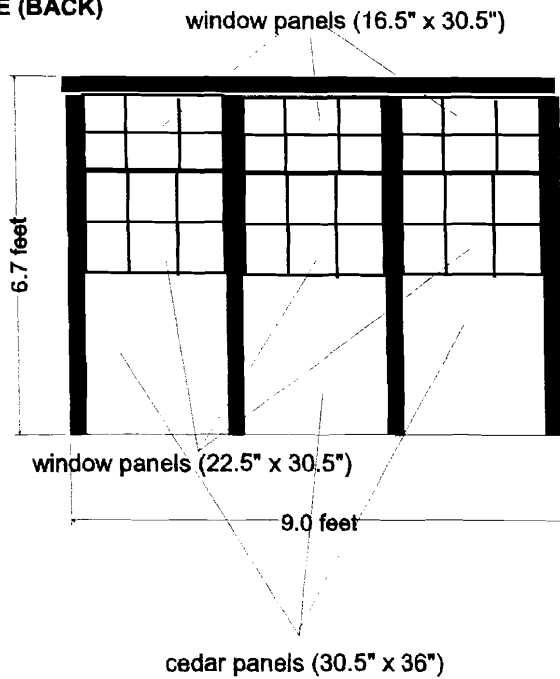
back of house



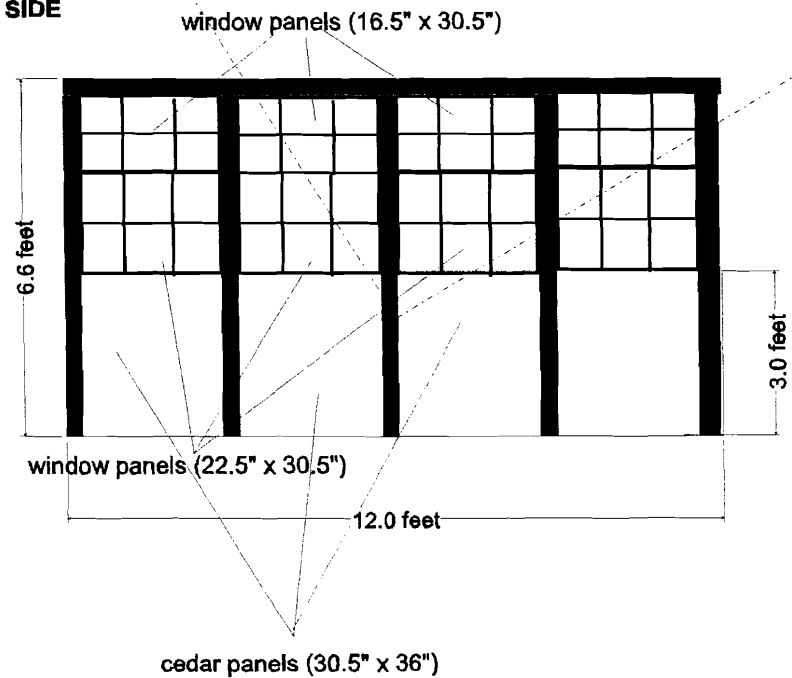
DECK PANELS ARE DESIGNED AS PRIVACY PANELS
ON WEST (BACK) AND SOUTH SIDE
NOTE THAT THE EAST SIDE ATTACHES TO THE HOUSE

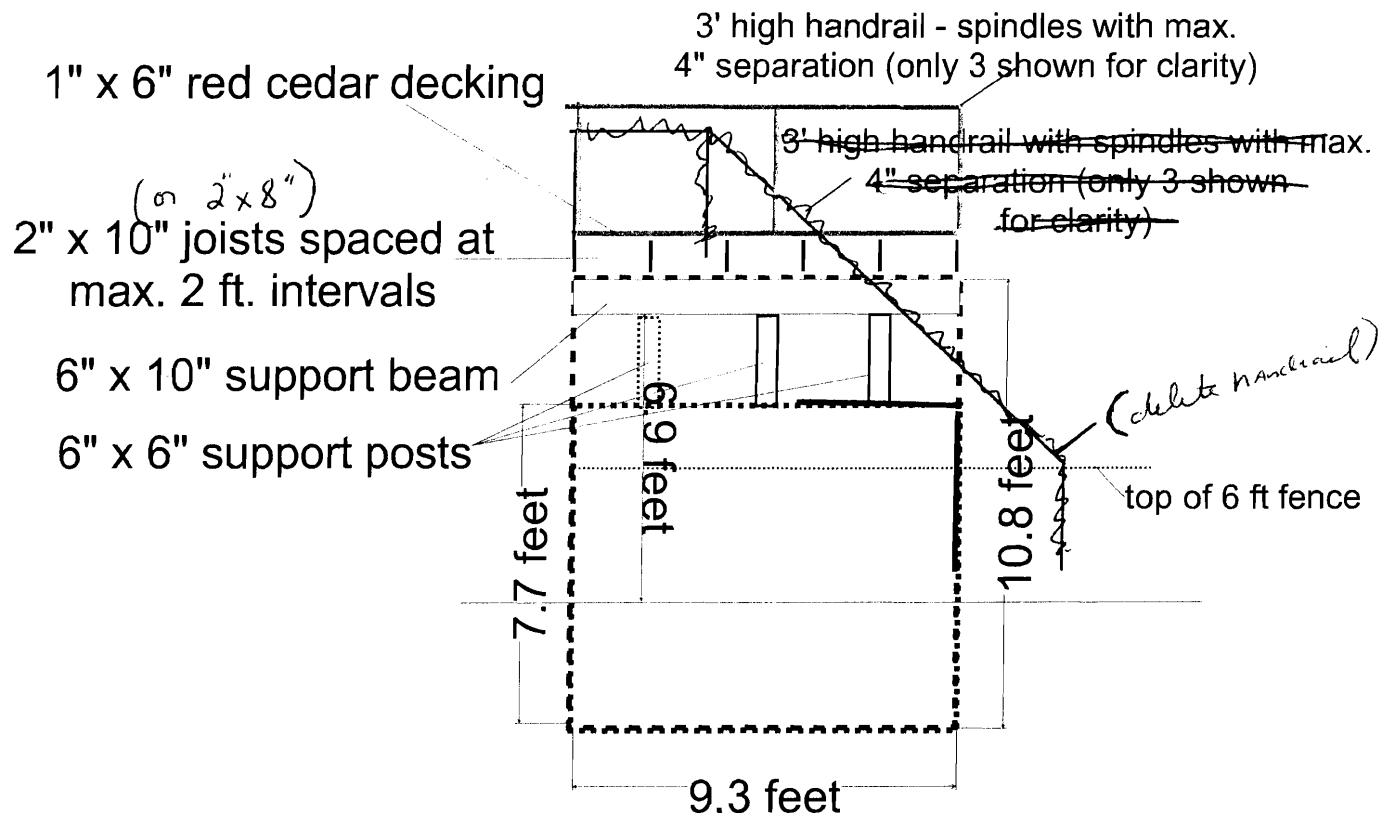
4 FT

WEST SIDE (BACK)

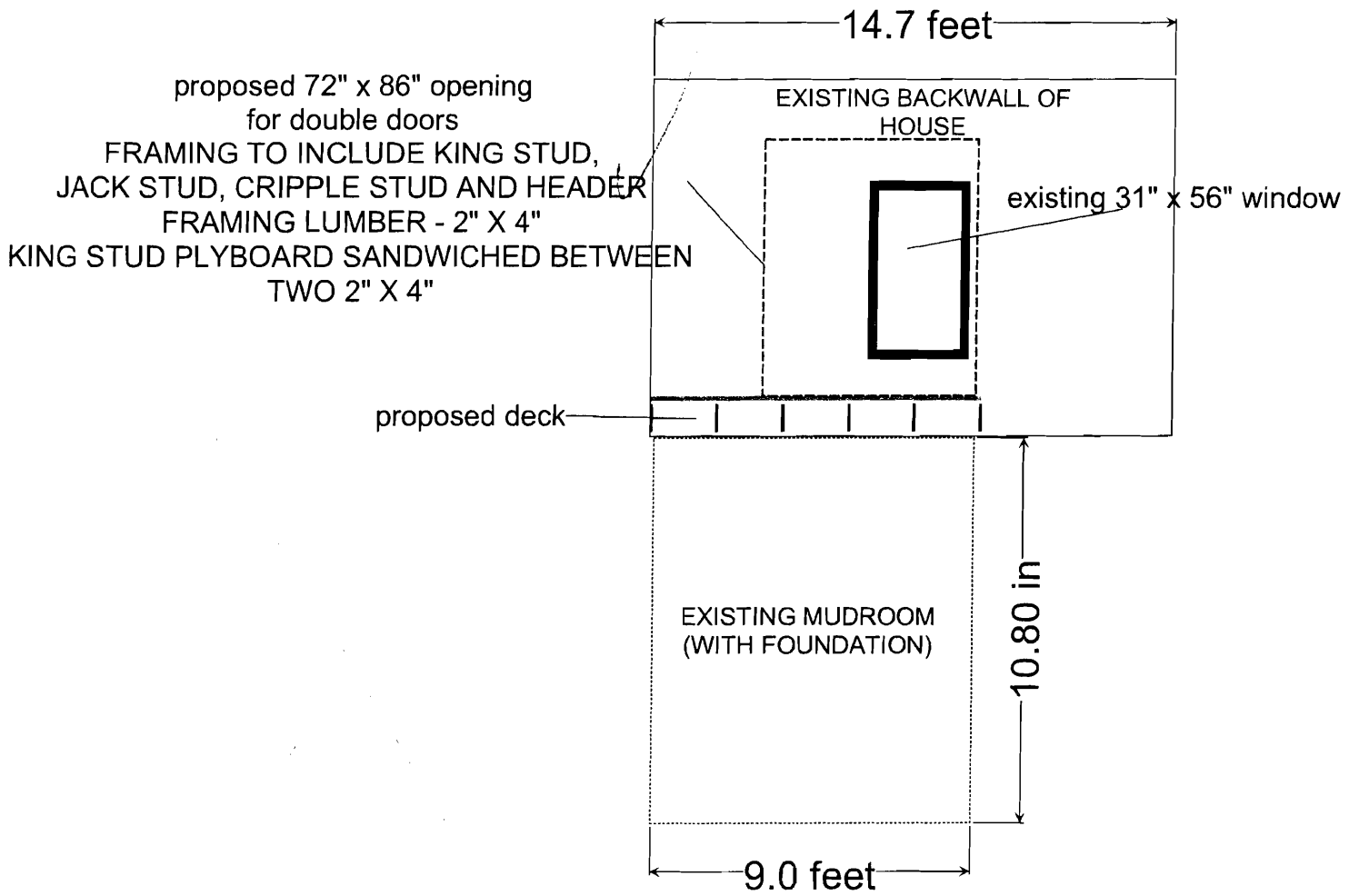


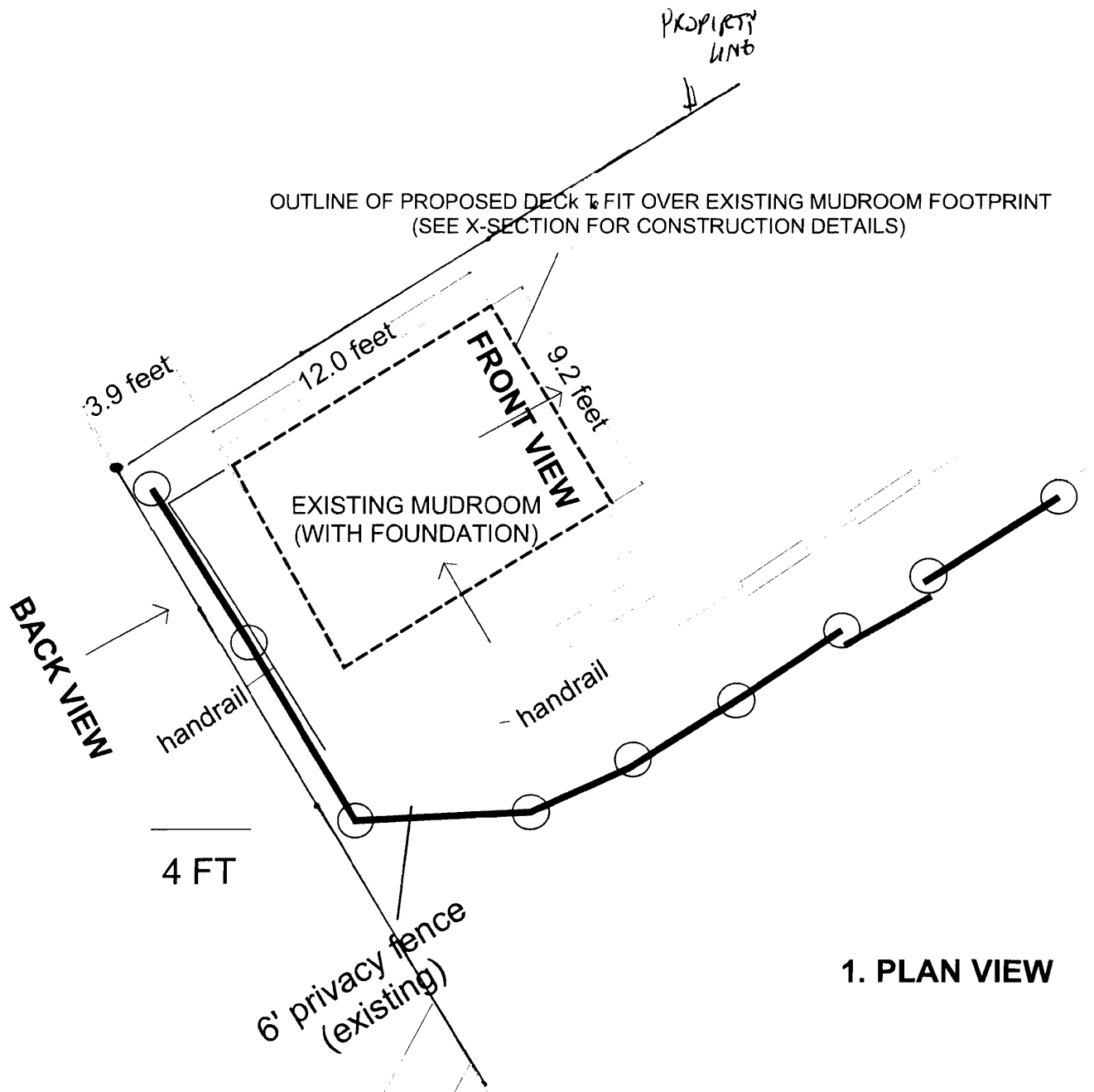
NORTH SIDE



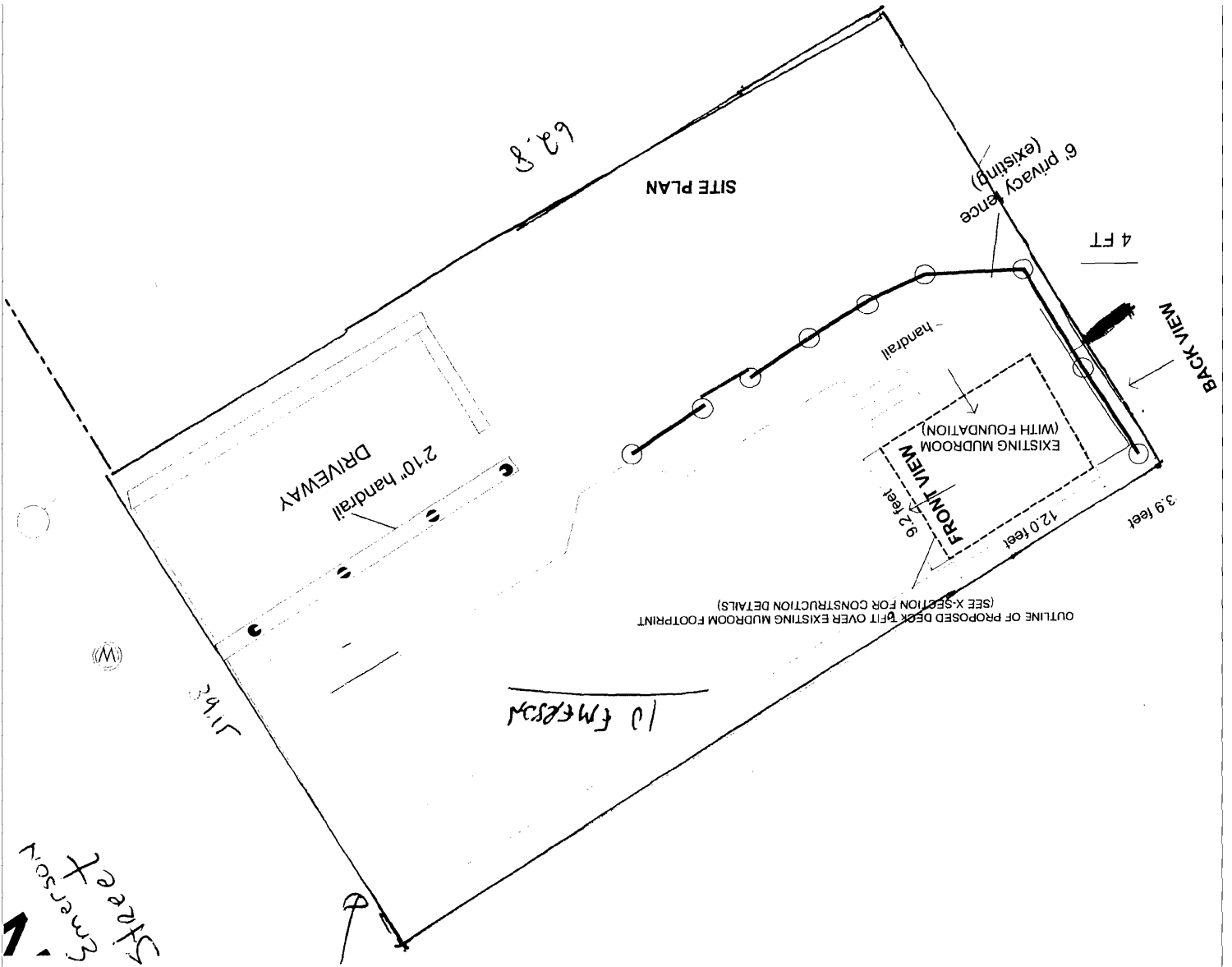


2. BACK VIEW





1. PLAN VIEW

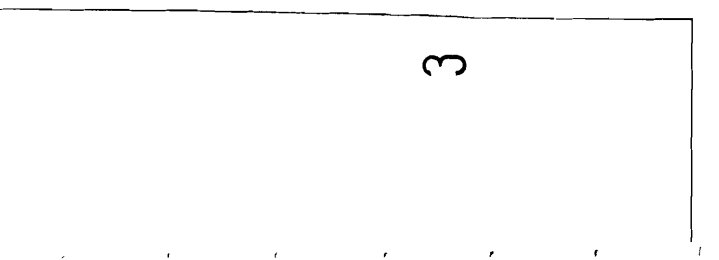
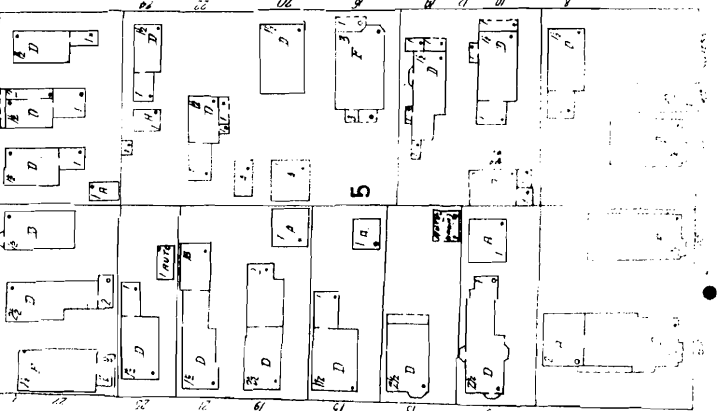
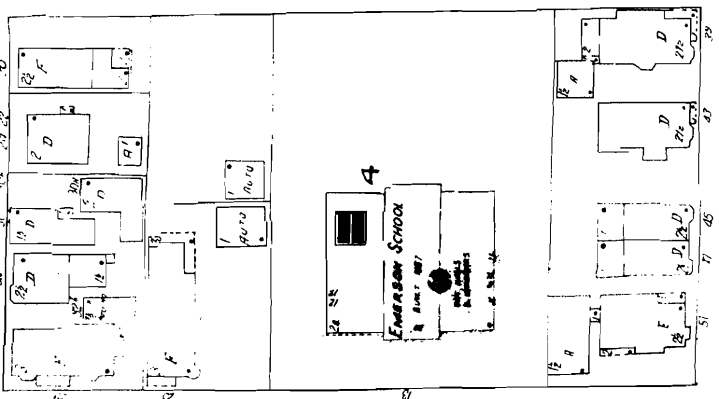
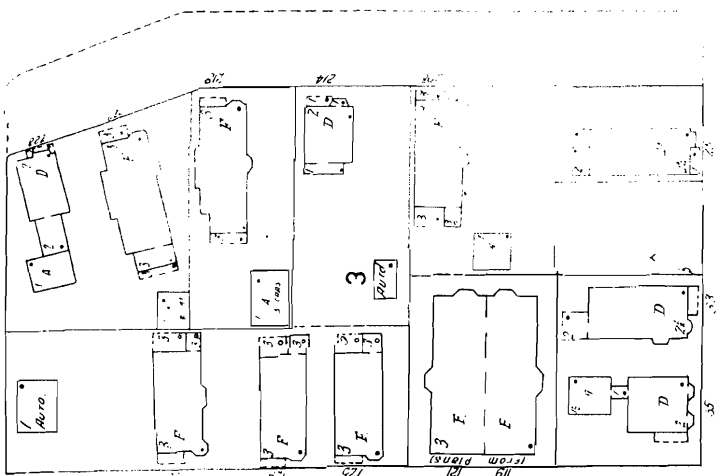


Site view of
10 Emerson Property
Plot Plan

4

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PROMENADE



TURNER

EMERSON

HOWARD

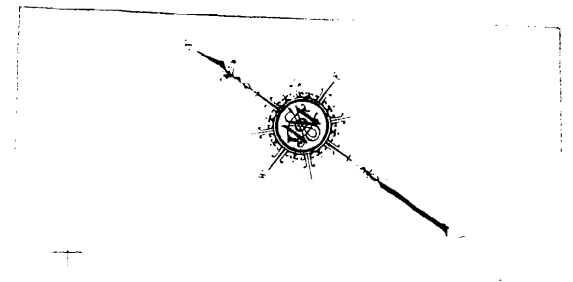
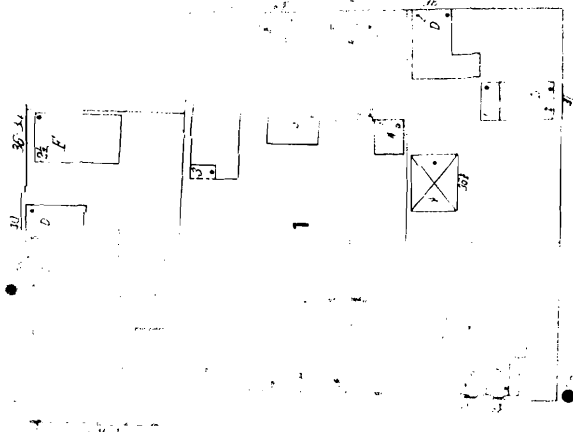
CONGRESS

QUEBEC

2

2

1



Q. W. BEE

Q. W. BEE

Q. W. BEE

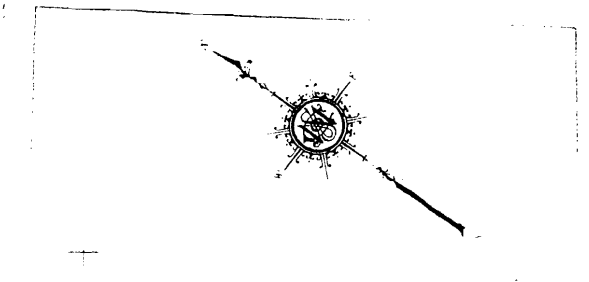
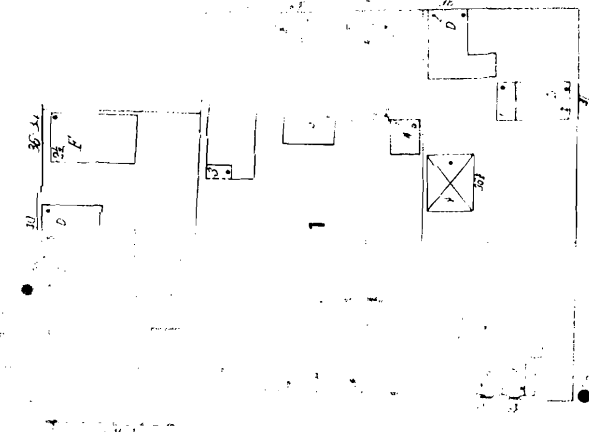
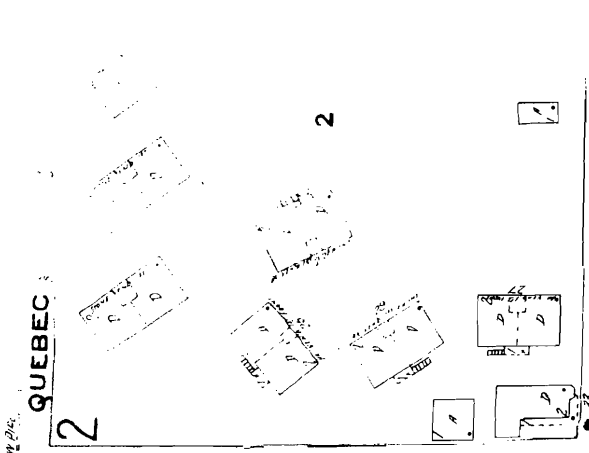
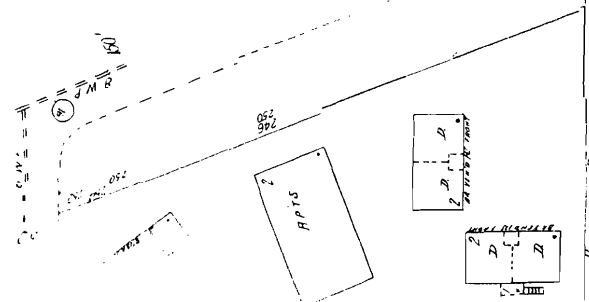
Q. W. BEE

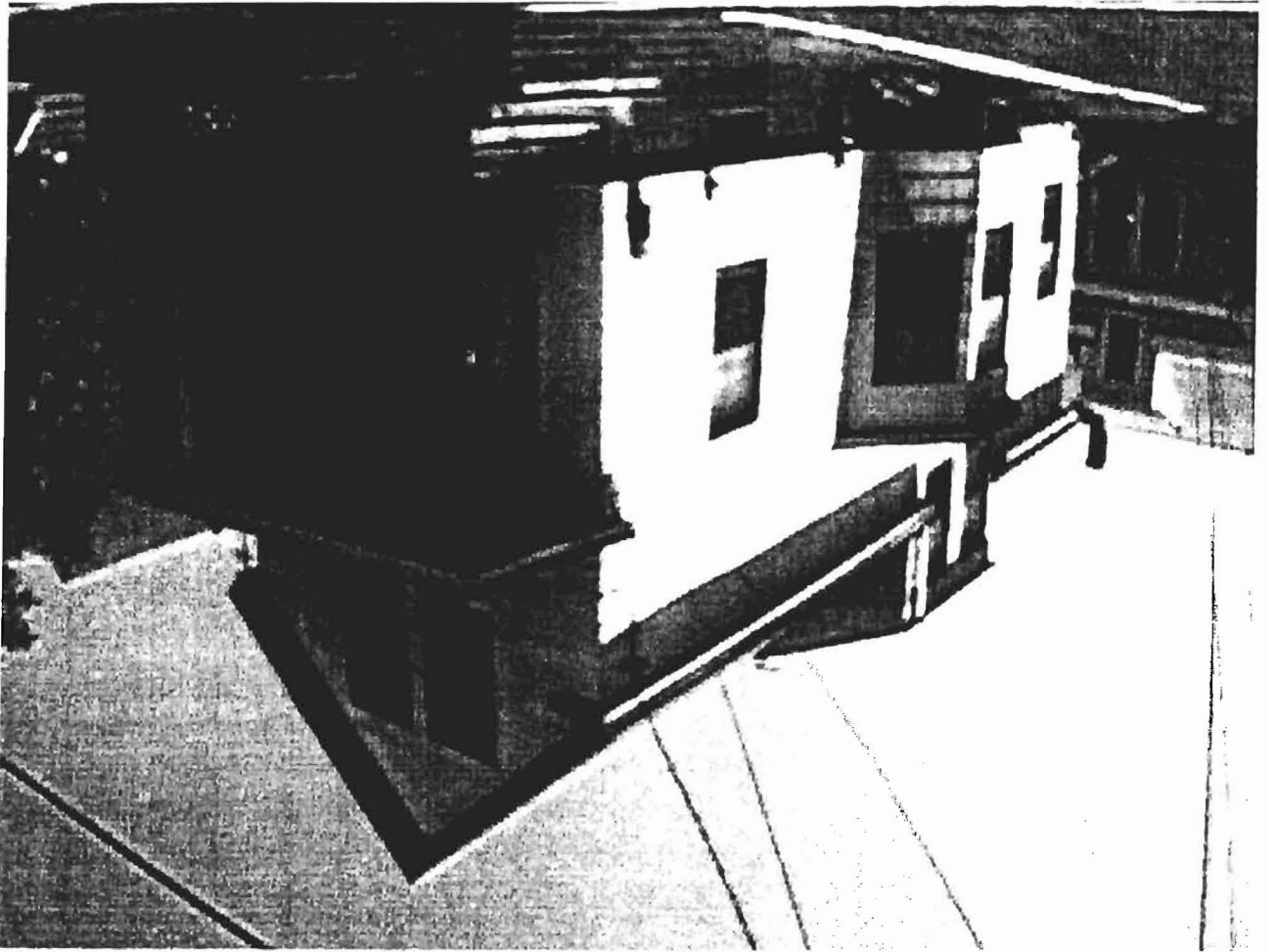
Q. W. BEE

Q. W. BEE

Q. W. BEE

Q. W. BEE





Lee Slater & Lynn Kuzma

Wednesday, May 03, 2006

Tom Markley
Permits Office
City of Portland

Re: Permit # 060398 (10 Emerson St.)

Dear Tom Markley

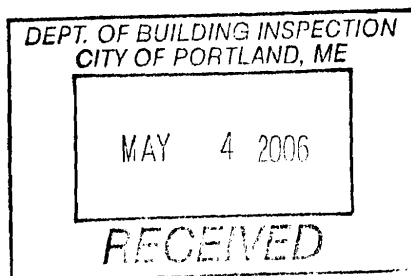
As per our phone conversation yesterday, we are submitting a permit amendment for the above permit request for the construction of a deck over our mudroom. We have updated the plans to clearly show (a) the modifications to the mudroom framing we will do as part of the work in order to support the deck 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