

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ICTION

Permit Number: 090916
PERMIT ISSUED
SEP 11 2008
CITY OF PORTLAND
016-6005001

This is to certify that Anderson Matthew A /self

has permission to Build 10' x 17' roof deck.

AT 45 Monument St

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 written permission procured before this building or part thereof is lath or other work is set-in. 2 HOURLY NOTICE IS 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. Markley 9/9/09
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

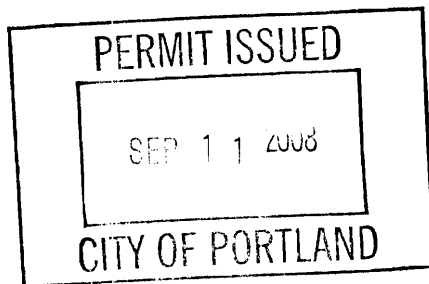
Permit No: 09-0916	Issue Date:	CBL: 016 G005001
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Location of Construction: 45 Monument St	Owner Name: Anderson Matthew A	Owner Address: 45 Monument St	Phone: 207-939-1607
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6

Past Use: Two Family <i>legal use - 2 du</i>	Proposed Use: Two Family / Build 10' x 17' roof deck.	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1
Proposed Project Description: Build 10' x 17' roof deck.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>23</i> Type: <i>SB</i> <i>IRC 2003</i> Signature: <i>Jim 9/9/09</i>	
		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: gg	Date Applied For: 08/25/2009	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"/> <i>OK w/ conditions</i> Date: <i>8/31/09</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 <i>AKU</i> Date: _____
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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



General Building Permit Application

If you or the property owner own 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>41-45 Monument St.</u>		
Total Square Footage of Proposed Structure/Area <u>170 ft²</u>	Square Footage of Lot <u>1400 ft²</u>	Number of Stories <u>2 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>016 6 005</u>	Applicant "must be owner, Lessee or Buyer" Name <u>Matthew Anderson</u> Address <u>45 Monument St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>939-1607</u> <u>XX</u>
Lessee/DBA (If Applicable) <u>AUG 25 2009</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>1000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>2 family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>10' x 17' Roof deck</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>Self, Oester</u> 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: Matthew Anderson Date: 8/25/09

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

City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0916	Date Applied For: 08/25/2009	CBL: 016 G005001
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Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Two Family / Build 10' x 17' roof deck.	Proposed Project Description: Build 10' x 17' roof deck.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 08/31/2009
Note: Property is legally nonconforming as to land area per dwelling unit. The deck is not considered an addition or enlargement because it is not increasing the footprint of the building or adding floor area.			
1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. 2) 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 with Conditions	Reviewer: Tom Markley	Approval Date: 09/09/2009
Note:			
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			

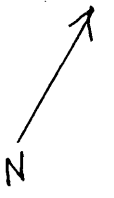
Comments:
 9/9/2009-tm: called Mathew Anderson and asked for more details of roof that deck will be on.
 9/9/2009-tm: Received info

PROPOSED DECK 45 MONUMENT STREET

$\frac{1}{2}'' = 1'$

6"X6" CORNER POSTS

ROOF



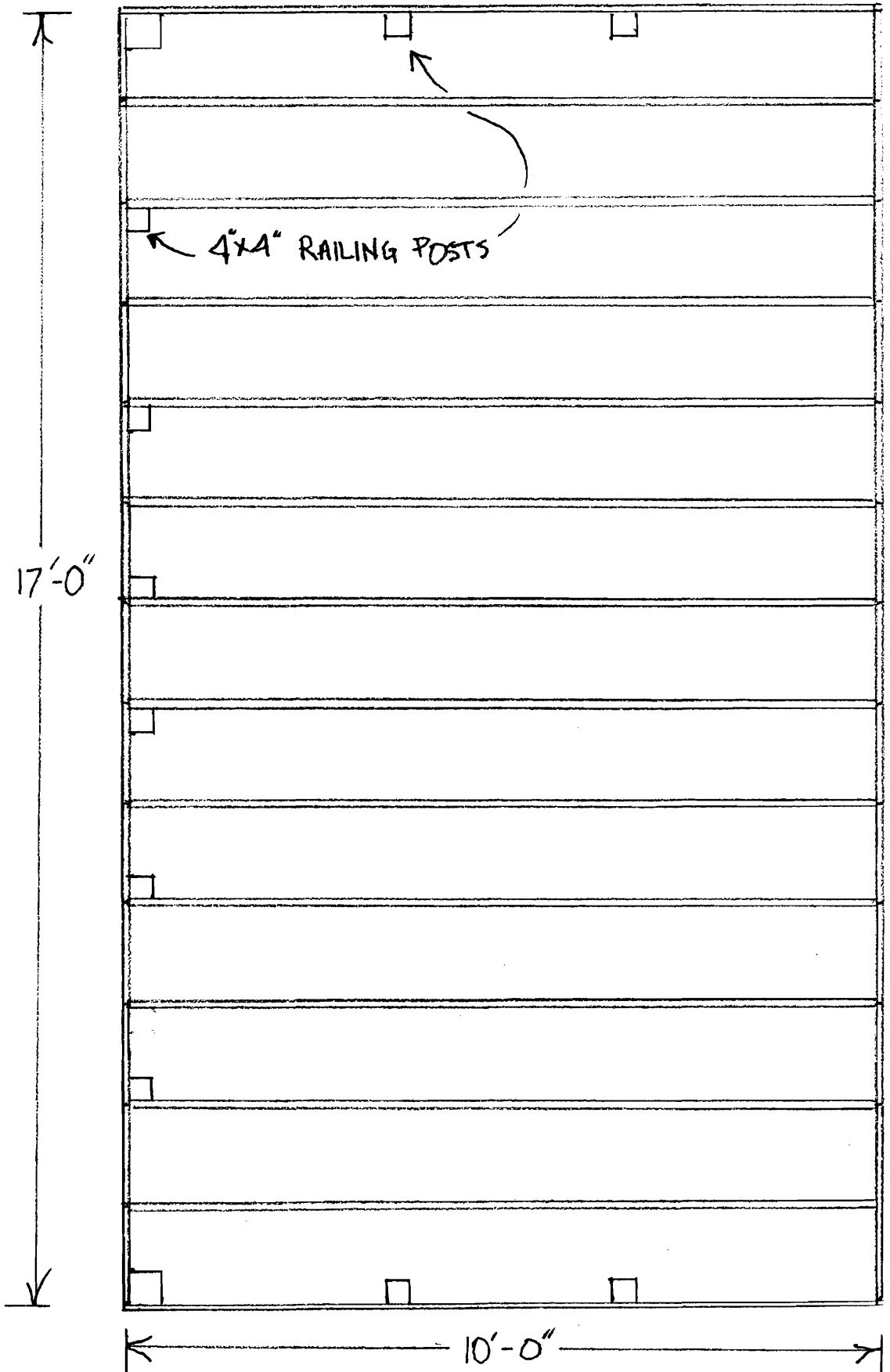
2"X8"
SILLS
AND
JOISTS

4"X4" RAILING POSTS

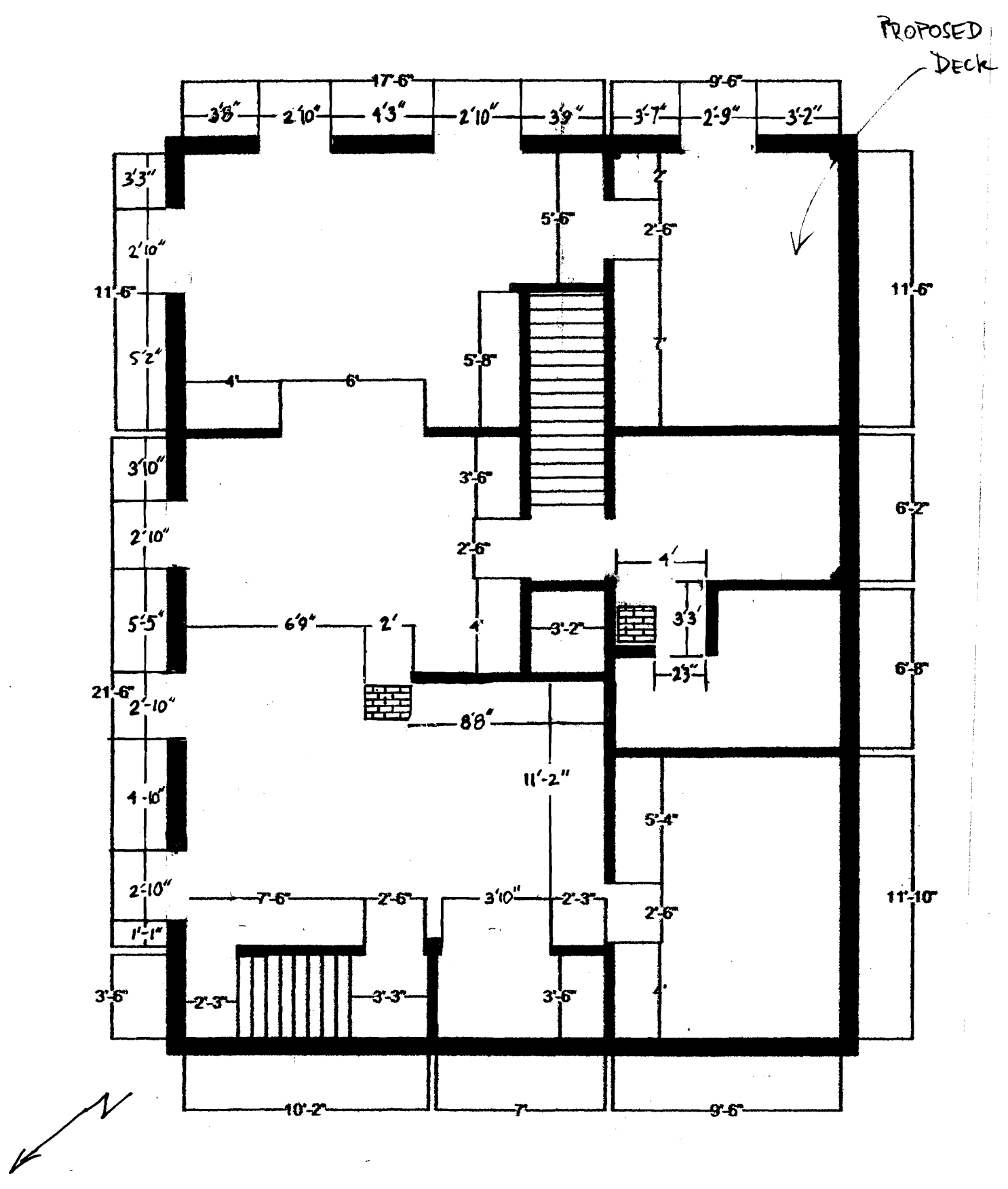
DORMER

17'-0"

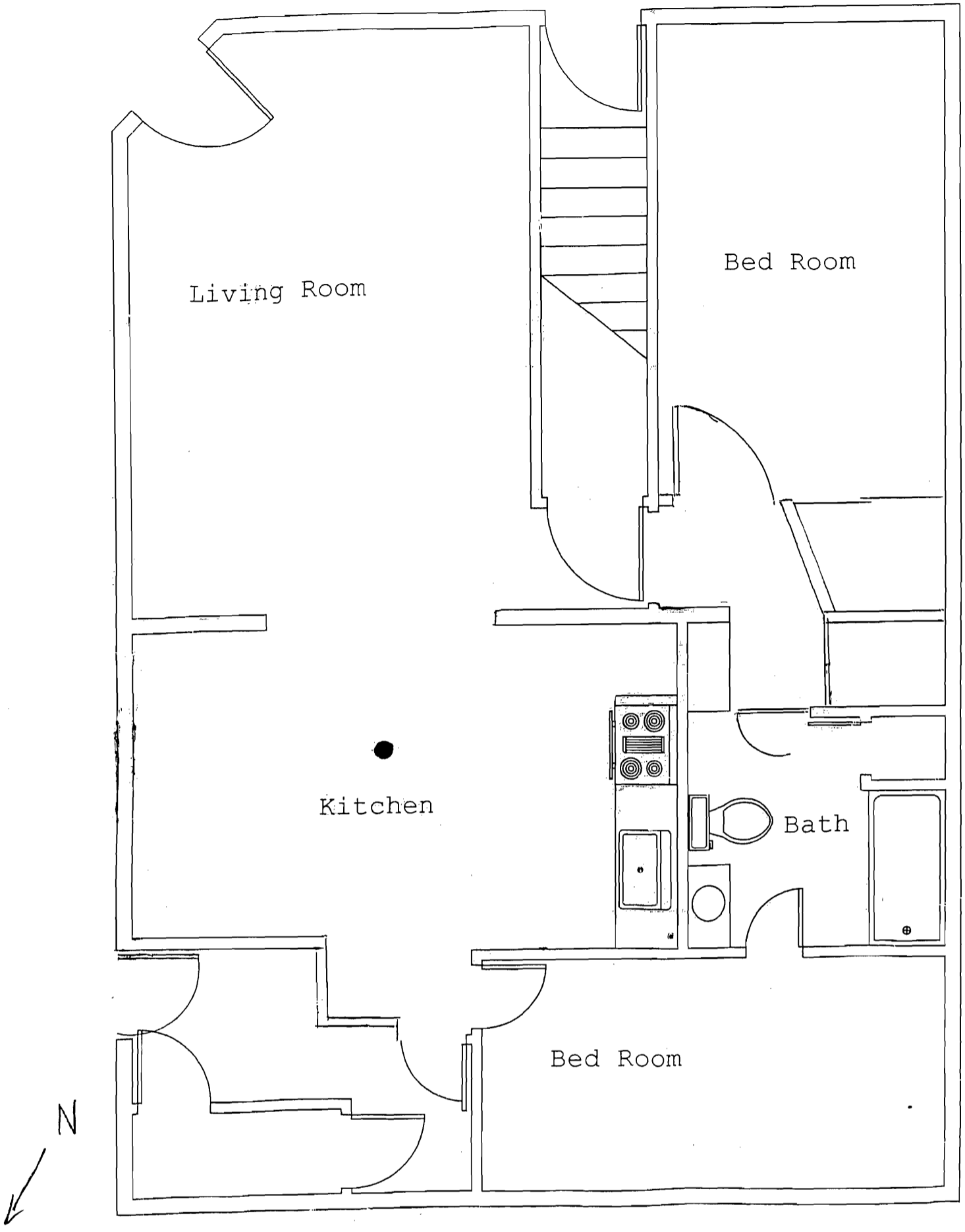
10'-0"



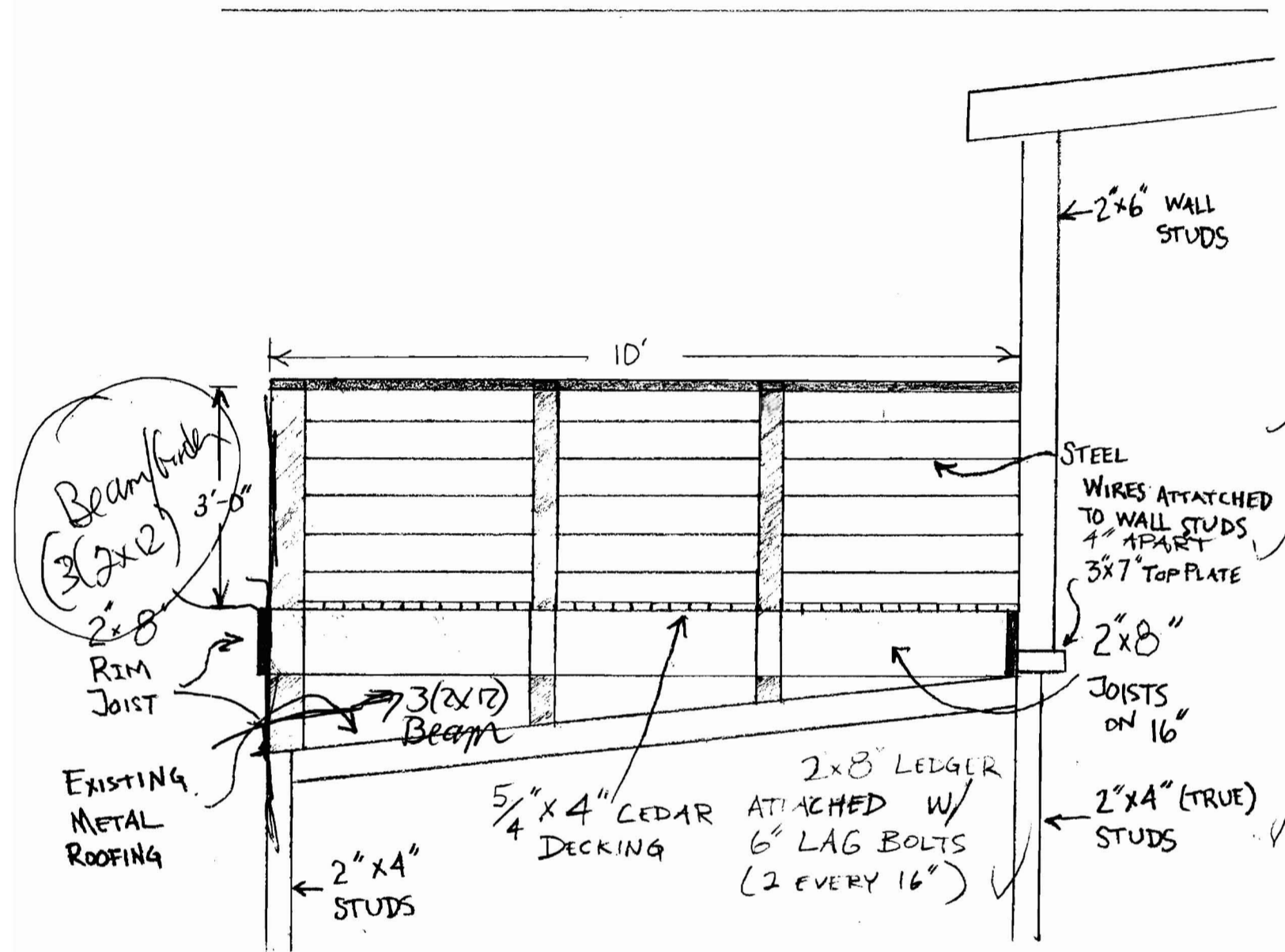
45 MONUMENT - 2ND FLOOR PLAN



41 MONUMENT ST 1ST FLOOR



PROPOSED DECK - 45 MONUMENT ST. - SIDE ELEVATION



MONUMENT ST.

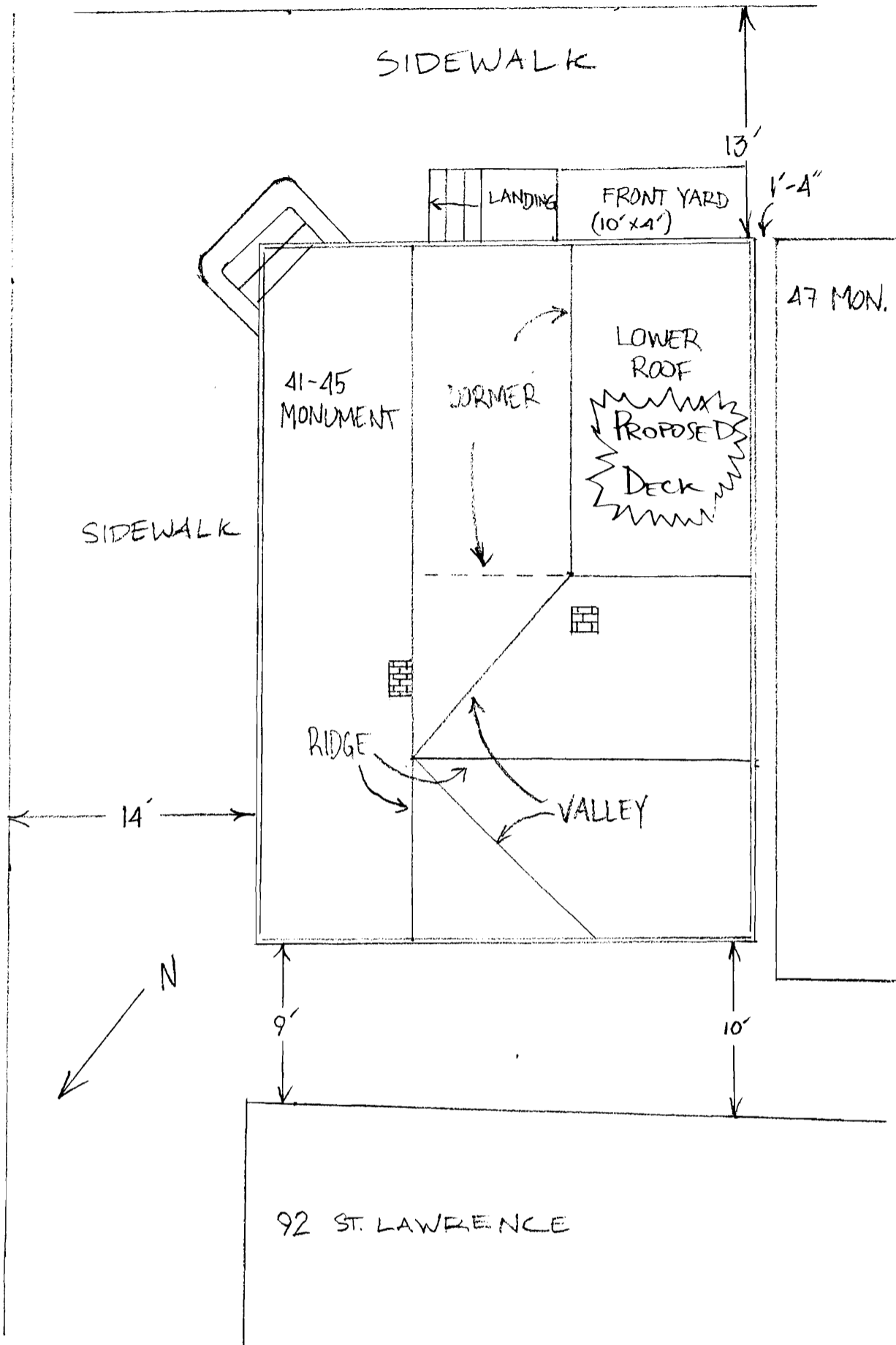
lotsize 1465' ±
land area per de 1,200' ±
legally nonconforming.
x not adding footprint
or floor area.

so ok

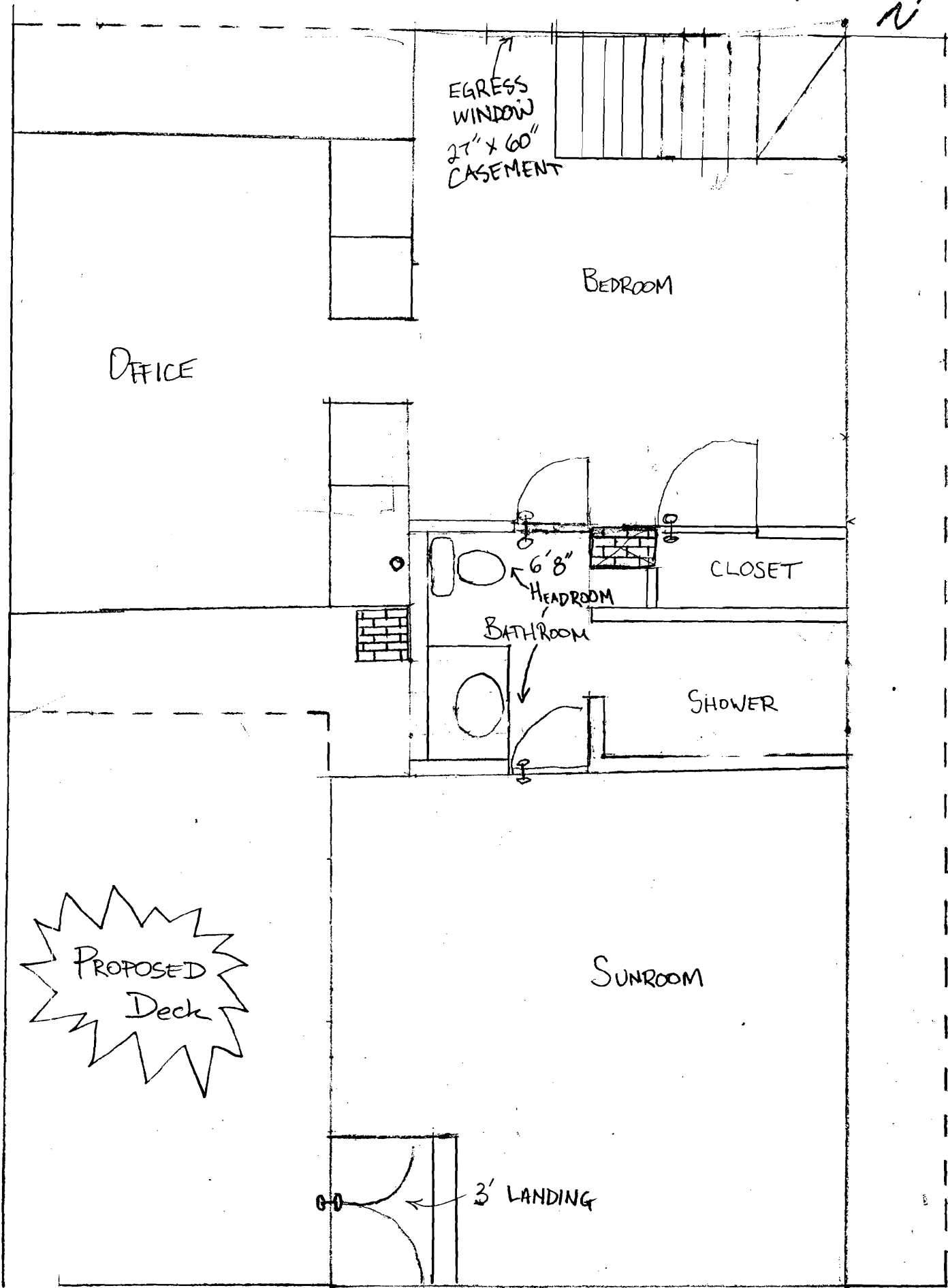
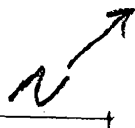
45' max height.

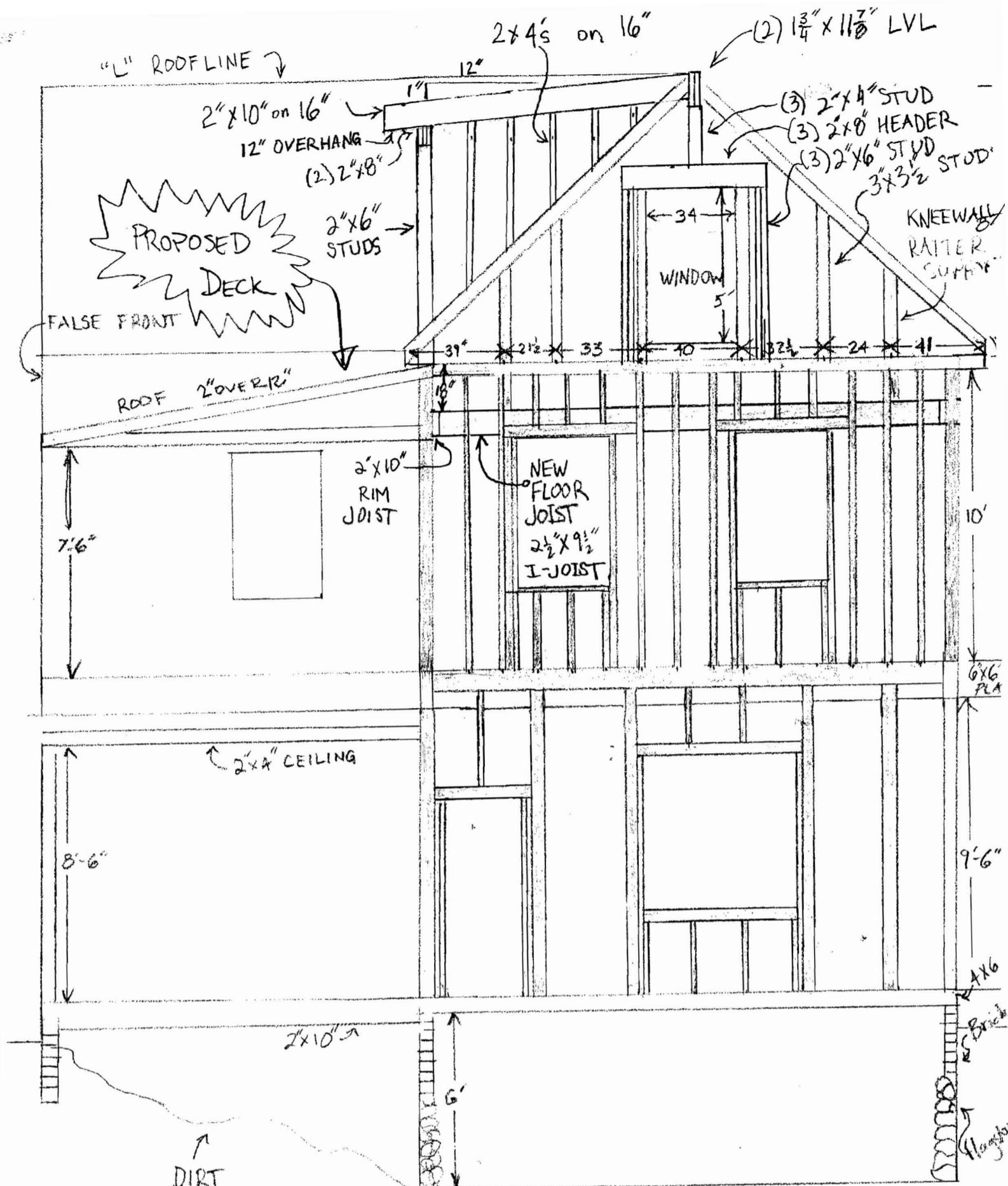
OK only
above 2nd floor.

ST. LAWRENCE



ATTIC - 45 MONUMENT $\frac{1}{4}'' = 1'$





41-45 MONUMENT STREET
 VIEW OF SOUTHEAST FAÇADE - FROM MONUMENT ST