

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-1231	Issue Date: 5 2001	CBL: 033 023001
-----------------------	-----------------------	--------------------

Location of Construction: 28 Hanover St	Owner Name: Wagner Gary J	Owner Address: 28 Hanover St	CITY OF PORTLAND	207-329-9997
Business Name:	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone	
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zones: R3 R6	

Past Use: SINGEL FAMILY HOME	Proposed Use: SINGLE FAMILY HOME	Permit Fee: \$30.00	Cost of Work: \$565.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/H</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>Boc a 49</i>	

Proposed Project Description:
REBUILD EXISTING 5' X 24' PORCH/DECK

Signature: _____

Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: *N/H* Date: _____

Permit Taken By: dgc	Date Applied For: 10/05/2001	Zoning Approval		
-------------------------	---------------------------------	------------------------	--	--

<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 <i>DPH</i></p> <p><input type="checkbox"/> Special Vision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>10/5/01 DC</i></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 <i>DC</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>10/5/01</i></p>
---	---	---	---

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.

GARY WAGNER _____ *SAA* _____

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

01-1231

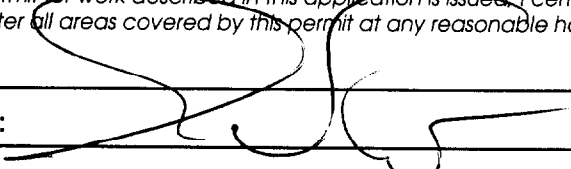
All Purpose Building Permit Application

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: 28 HANOVER STREET PORTLAND ME		
Total Square Footage of Proposed Structure EXISTING STRUCTURE 125 2/4	Square Footage of Lot 1084 SQ FT	
Tax Assessor's Chart, Block & Lot Chart# 33 Block# J Lot# 23	Owner: GARY WAGNER	Telephone: 329-9997
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: GARY WAGNER 28 HANOVER ST PORTLAND ME 329-9997	Cost Of Work: \$525 Fee: \$90.00
Current use: PORCH - SINGLE FAMILY HOME		
If the location is currently vacant, what was prior use: N/A		
Approximately how long has it been vacant: _____		
Proposed use: Single Family		
Project description: Rebuild exist Porch Deck (5' x 24')		
Contractor's name, address & telephone: N/A		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
Phone: _____		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 10.5.01
---	---------------

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

October, 5 2001
28 Hanover Street
Portland Maine 04101

Portland Building Code Department
Portland City Hall
Portland Maine 04101

The following serves as a request for a building permit on the property of Gary Wagner at the address of 28 Hanover Street Portland Maine. The request includes a permit for only the reconstruction of an ~~extant~~ ^{existing} attached structure with no changes to dimensions or appearance.

The property is near the corner of Portland Avenue and Hanover Street fronting 28 feet of Hanover street on the north side . The lot measures 28 feet by 38 feet and is mostly occupied by a single family residence. The foundation footprint measures 17 feet by 36 feet. Attached to the east foundation wall is a covered porch measuring 25 feet by 5 feet. The hip roof extending from the second floor meets the same measurements.

The porch is in extremely unsafe condition. During an attempt to repair a porch rail a column supporting the roof collapsed completely. Investigation determined the porch to be loose from both the home foundation and the footing, decking rotted and other roof support is in questionable condition. Fortunately the roof structure is sound and the roofing material was stripped and replaced last week.

The request for the permit includes only the replacement / repair of the porch decking and infrastructure. The poarch roof will remain and columns rebuilt to appear as the original. The original porch is presently removed and the roof adequately temporarily supported.

Modern methods and materials will be utilized. ^{8''} Sonar tubes will be drilled to a depth of four feet and filled with concrete recommended to support the weight of a porch. Pressure treated 4x4 inch post will be attached using threaded rod set in concrete and aluminum flashing attachments on all posts. At the top of the posts a 4x8 inch pressure treated beam (doubled 2x8 inch beams) will be attached using aluminum hardware. A pressure treated 2x10 inch ledgerboard will be attached to the foundation sill and the foundation masonry using lag bolts and masonry anchoring systems as necessary. Five foot long 2x6 inch pressure treated joists will run 16 inches on center from Ledger board with joist hangers to resting on beam at four feet. Joists will be secured using hurricane tie aluminum hardware. True dimension 1x6 pressure treated beveled decking will be secured with corrosion resistant screws.

Using modern lumber the roof will be supported from the new columns boxed to appear as the original columns appeared. As well a skirt will be reproduced around the footprint

Post
~~4x4~~ 4(2x4)
~~2x10~~
~~2x6~~
~~1x6~~

of the deck to hide view under the structure. Rails will include pressure treated lumber to code. The structure will be painted upon completion.

Again this request for a building permit does not seek any change in dimension or appearance. The porch will remain at the same height and distance from home. It only serves to replace an extremely unsafe condition.

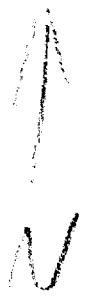
Thank you very much for your time, attention and approval. I would invite you to view the project at any time.

Sincerely,

Gary Wagner,
Homeowner
28 Hanover Street

36" High
Receivable

Harvester Station

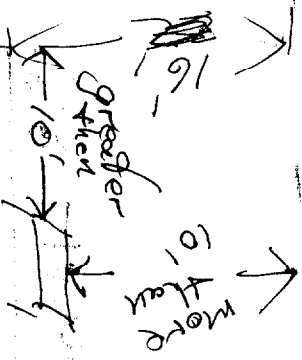


Back wall, 82

10' x 10' x 10' x 10' x 10'

17' x 36'

10' x 10' x 10' x 10' x 10'



13 25 zone
 2 story
 Side 10' req
 Front 10' req
 Greater
 than 10'
 shown
 bath
 setbacks

R6 standard

existing
 Prior to 6/5/1952

PARA C

October, 5 2001
28 Hanover Street
Portland Maine 04101

Portland Building Code Department
Portland City Hall
Portland Maine 04101

The following serves as a request for a building permit on the property of Gary Wagner at the address of 28 Hanover Street Portland Maine. The request includes a permit for only the reconstruction of an ~~extant~~ ^{existing} attached structure with no changes to dimensions or appearance.

The property is near the corner of Portland Avenue and Hanover Street fronting 28 feet of Hanover street on the north side . The lot measures 28 feet by 38 feet and is mostly occupied by a single family residence. The foundation footprint measures 17 feet by 36 feet. Attached to the east foundation wall is a covered porch measuring 25 feet by 5 feet. The hip roof extending from the second floor meets the same measurements.

The porch is in extremely unsafe condition. During an attempt to repair a porch rail a column supporting the roof collapsed completely. Investigation determined the porch to be loose from both the home foundation and the footing, decking rotted and other roof support is in questionable condition. Fortunately the roof structure is sound and the roofing material was stripped and replaced last week.

The request for the permit includes only the replacement / repair of the porch decking and infrastructure. The porch roof will remain and columns rebuilt to appear as the original. The original porch is presently removed and the roof adequately temporarily supported.

Modern methods and materials will be utilized. ^{8"} Sonar tubes will be drilled to a depth of four feet and filled with concrete recommended to support the weight of a porch. Pressure treated 4x4 inch post will be attached using threaded rod set in concrete and aluminum flashing attachments on all posts. At the top of the posts a 4x8 inch pressure treated beam (doubled 2x8 inch beams) will be attached using aluminum hardware. A pressure treated 2x10 inch ledgerboard will be attached to the foundation sill and the foundation masonry using lag bolts and masonry anchoring systems as necessary. Five foot long 2x6 inch pressure treated joists will run 16 inches on center from Ledger board with joist hangers to resting on beam at four feet. Joists will be secured using hurricane tie aluminum hardware. True dimension 1x6 pressure treated beveled decking will be secured with corrosion resistant screws.

Using modern lumber the roof will be supported from the new columns boxed to appear as the original columns appeared. As well a skirt will be reproduced around the footprint

Post
4(2x4)
2/3
2/4

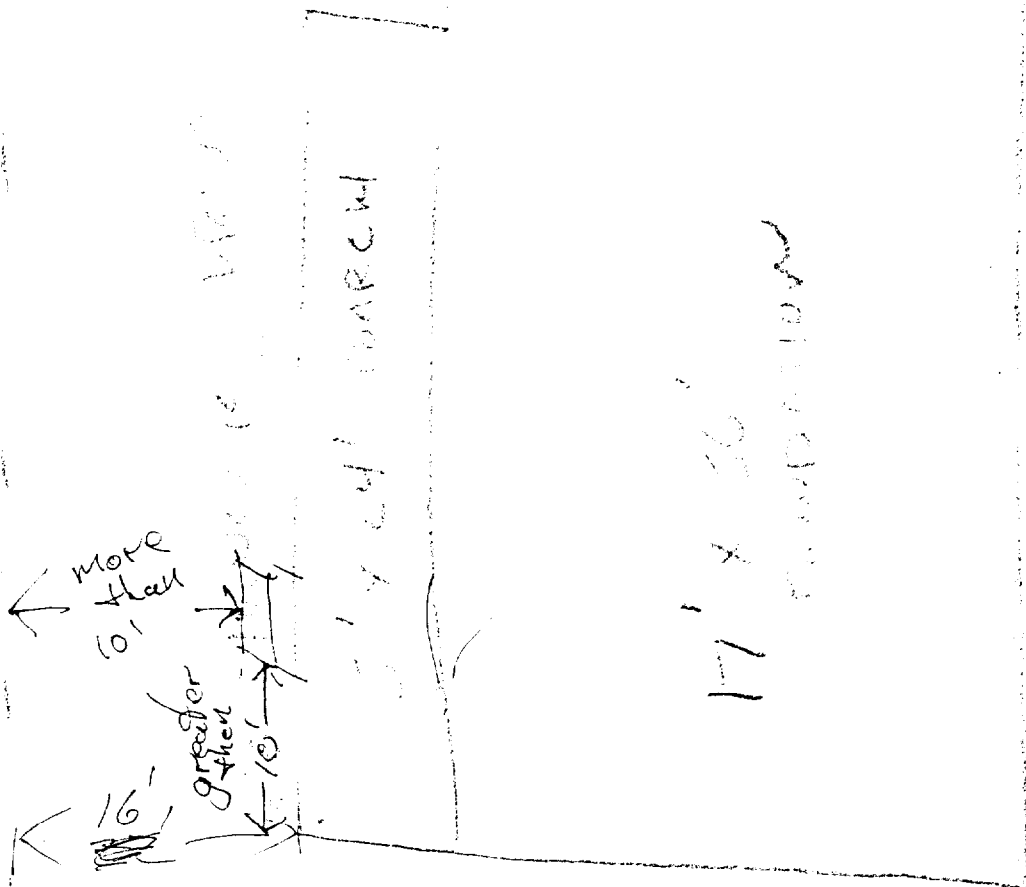
PART 16

PLG Standards 25 Zone
2 Story

~~over~~
existing
prior to 6/3/1959

Side 10' req
Front 10' req
Greater
than 10'
show
both
setbacks

10' 10'



Front 10' 182

Howard Street



of the deck to hide view under the structure. Rails will include pressure treated lumber to code. The structure will be painted upon completion.

Again this request for a building permit does not seek any change in dimension or appearance. The porch will remain at the same height and distance from home. It only serves to replace an extremely unsafe condition.

Thank you very much for your time, attention and approval. I would invite you to view the project at any time.

Sincerely,

Gary Wagner,
Homeowner
28 Hanover Street

36" of
Height
Required



2