

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 060822

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that WAGNER GARY J  
has permission to build a deck over existing roof

AT 78 HANOVER ST

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and **CITY OF PORTLAND** in file in this department.

PERMIT ISSUED  
JUN - 9 2006  
CITY OF PORTLAND

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 altered or closed-in. **24 HOUR 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 \_\_\_\_\_  
DepartmentName

*[Signature]*  
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: 06-0822	Issue Date:	CBL: 033-1023001
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Location of Construction: 28 HANOVER ST	Owner Name: WAGNER GARY J	Owner Address: 28 HANOVER ST	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>JUN - 9 2006</b> </div>
Business Name:	Contractor Name:	Contractor Address:	
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: S2h

Single Family Home	Single Family Home/ build a deck over existing roof
<b>Proposed Project Description:</b>	
build a deck over existing roof	

Permit Fee:	Cost of Work:	CEO District:
<b>FIRE DEPT:</b>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b>
Signature:		Use Group: <i>R3</i> Type: <i>S9</i> <i>6/8/06</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 06/02/2006	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within <b>six (6)</b> months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <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>6/9/06</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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>ABN</i>
	<i>OK section 14-43 i(h) 11% being used</i>		

**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

<b>Permit No:</b> 06-0822	<b>Date Applied For:</b> 06/02/2006	<b>CBL:</b> 033 I023001
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<b>Location of Construction:</b> 28 HANOVER ST	<b>Owner Name:</b> WAGNER GARY J	<b>Owner Address:</b> 28 HANOVER ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

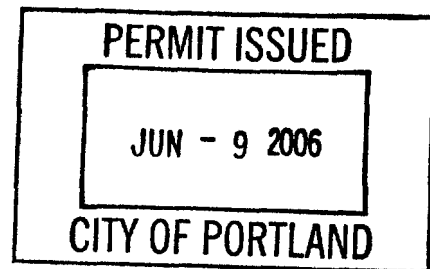
<b>Proposed Use:</b> Single Family Home/ build a deck over existing roof	<b>Proposed Project Description:</b> build a deck over existing roof
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/09/2006  
**Note:** Section 14-436(b) allows 80% increase. Deck is 80 s.f. Uses 11% of allowable 80%.      **Ok to Issue:**

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 with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 06/09/2006  
**Note:**      **Ok to Issue:**

1) Guards must be 36 inches with openings less than 4 inches and capable of 50 Ibs per sq. Ft loading horizontally and vertically  
2) Because the plans do not reflect the union of the deck legs to the main structure, the connection must be inspected and approved prior to Sheathing the deck.

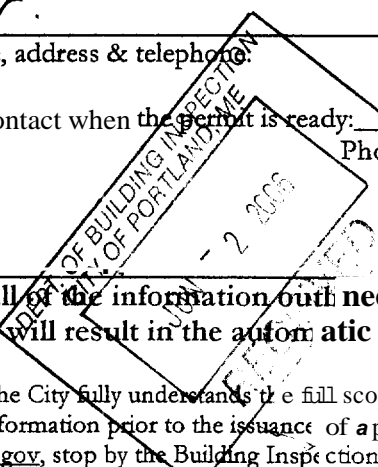




# General Building Permit Application

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>28 HANOVER STREET</u>		
Total Square Footage of Proposed Structure <u>80 SQ FEET</u>	Square Footage of Lot <u>1500 SQ FEET</u>	
Lot# <u>23</u>	Owner: <u>GARY WAGNER</u>	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	cost Of Work: \$ <u>500</u> Fee: \$ <u>30</u> C of O Fee: \$ <u>.</u>
Current Specific use: <u>Single Family Home.</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>DCC</u>		
Project description: <u>BUILDING A WIDOWS WALK TYPE DECK OVER 1/2 STORY ROOF ATTACHING THE STRUCTURE TO BEARING WALLS AND NOT ROOF.</u> <u>8'x10'</u>		
Contractor's name, address & telephone: <u>Owner</u>		
Who should we contact when the permit is ready: <u>Gary Wagner</u> Mailing address: <u>28 Hanover St Portland, ME</u> <u>Port 04101</u> Phone: <u>232-0502</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](http://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>5/31/06</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

Re closest residential  
single family

lot 418' deep

house 46' deep

not meet rear setback

Section 14-436(B)

90% 80%

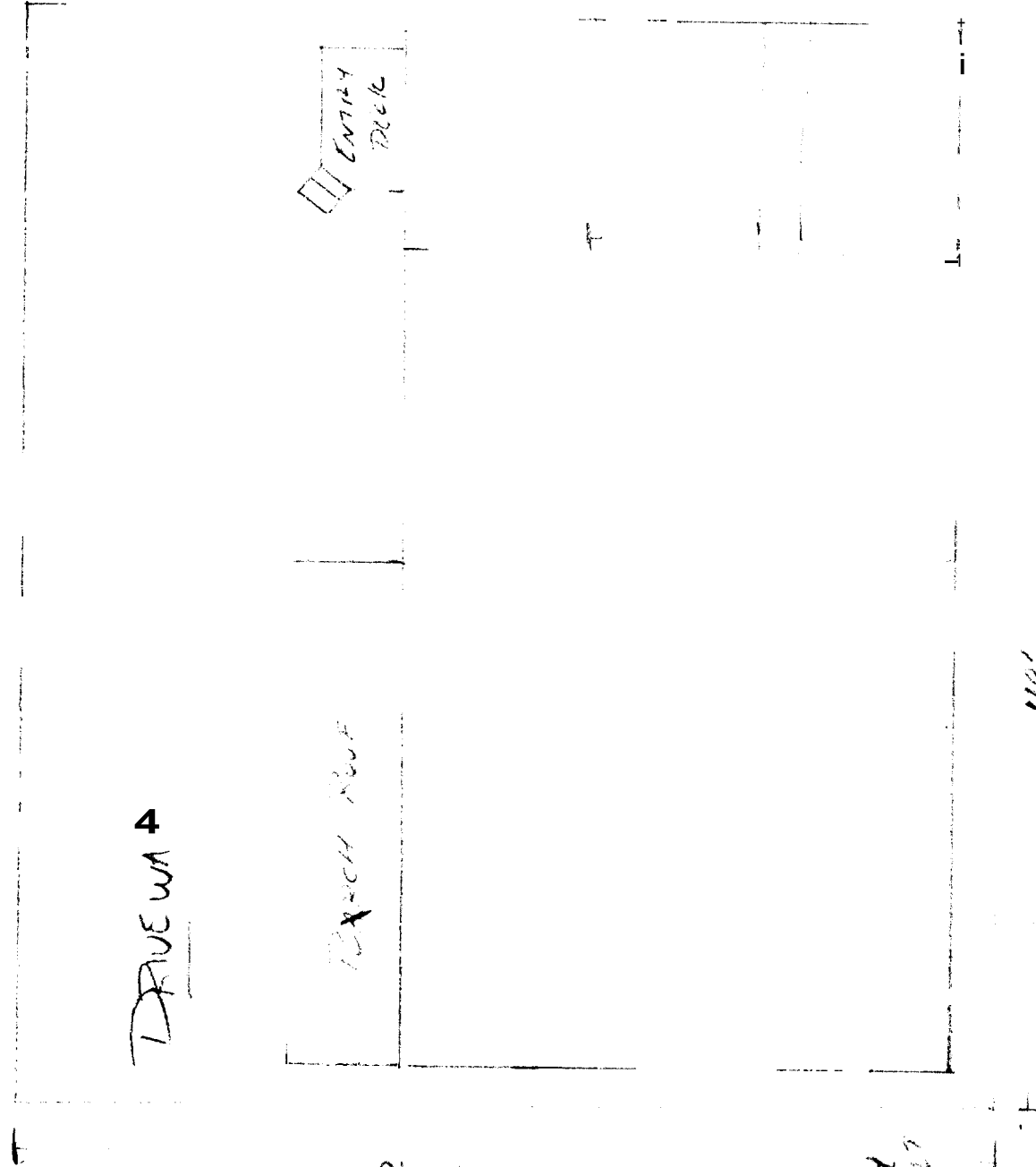
PROPOSED  
DECK

90% setback

= 771.6 sq ft 80%

deck = 80 sq ft

10 FT 11% of 50'



DRIVE WA 4

BRUSH AREA

ENTRY  
DECK

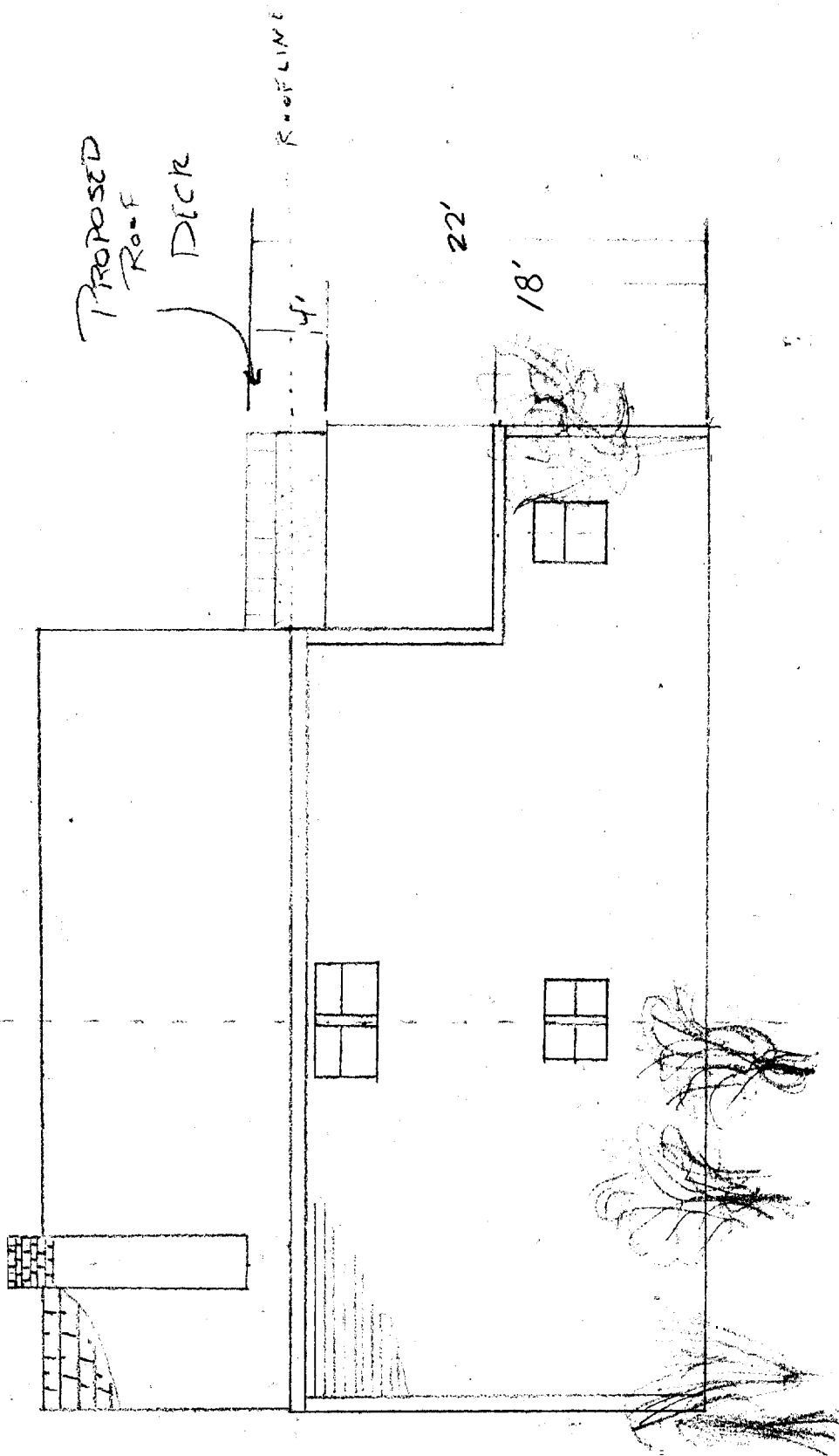
HANOVER  
STREET

34  
100'

48'

PORTLAND  
STREET

— 10' —



HANOVER  
STREET

PORTLAND

1/4" = 2'

78 x 32 Door

EXISTING DOOR

4x4 PRESSURE TREATED

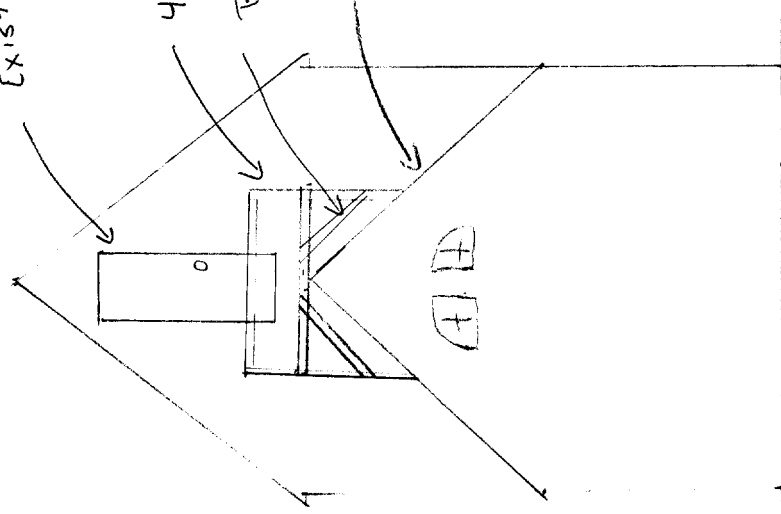
POSTS

BRACING

4x4 POSTS

SECURED ONLY TO LOAD

BEARING EDGE TRAFFER



1/4" = 2'

2" x 10" x 8' PRESSURE TREATED LEDGER BOARD

RAILING AT 36"

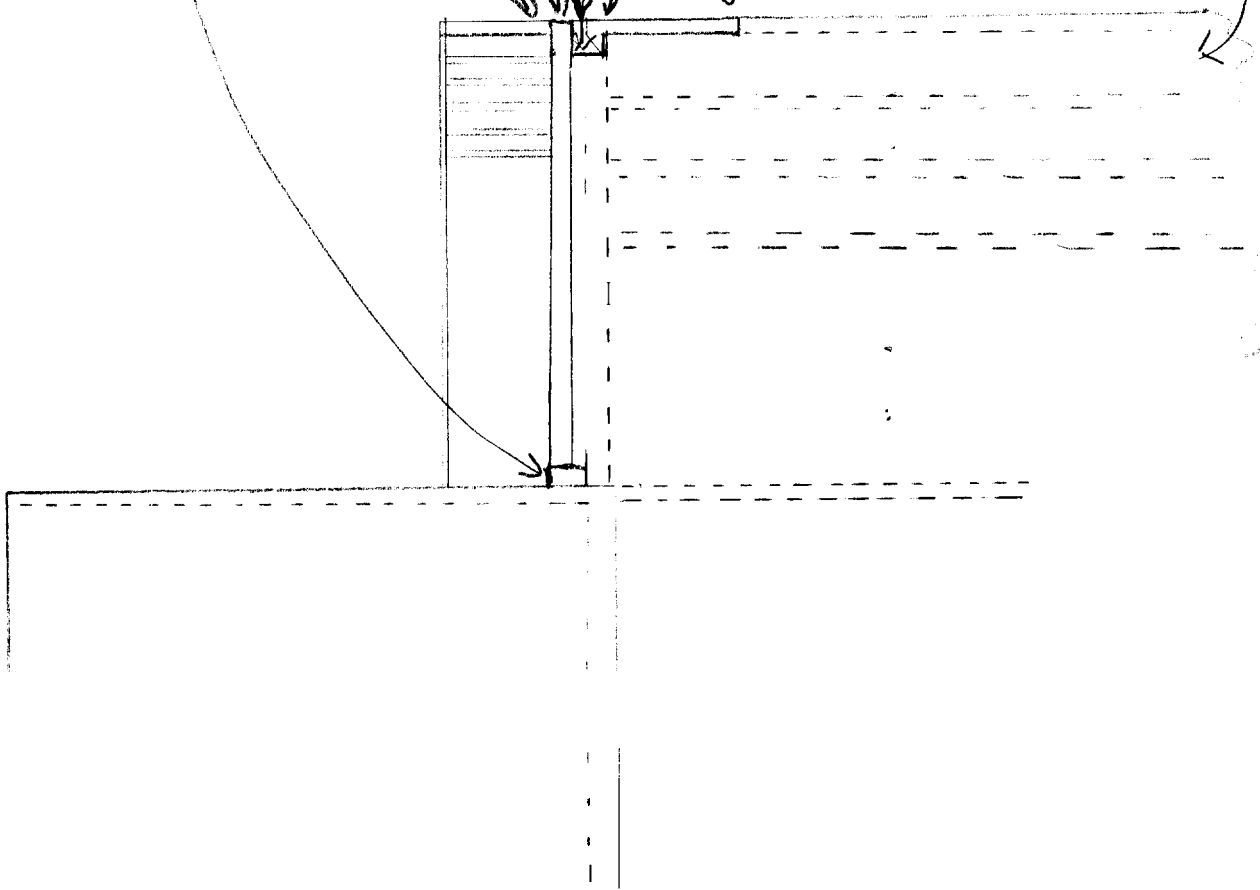
6" x 1 1/8" PRESSURE TREATED DECKING

2" x 8" x 10' STRINGERS 16" ON CENTER

2" x 8" x 8' BEAM  
ROOF LING

4x4 POST SECURED TO RAFTERS/JOIST WITH POST HANGERS

RAFTERS 1' ON CENTER WILL NOT BEAR WGT OF DECK





COLLAR TIES IN ROOF EVERY RAFTER

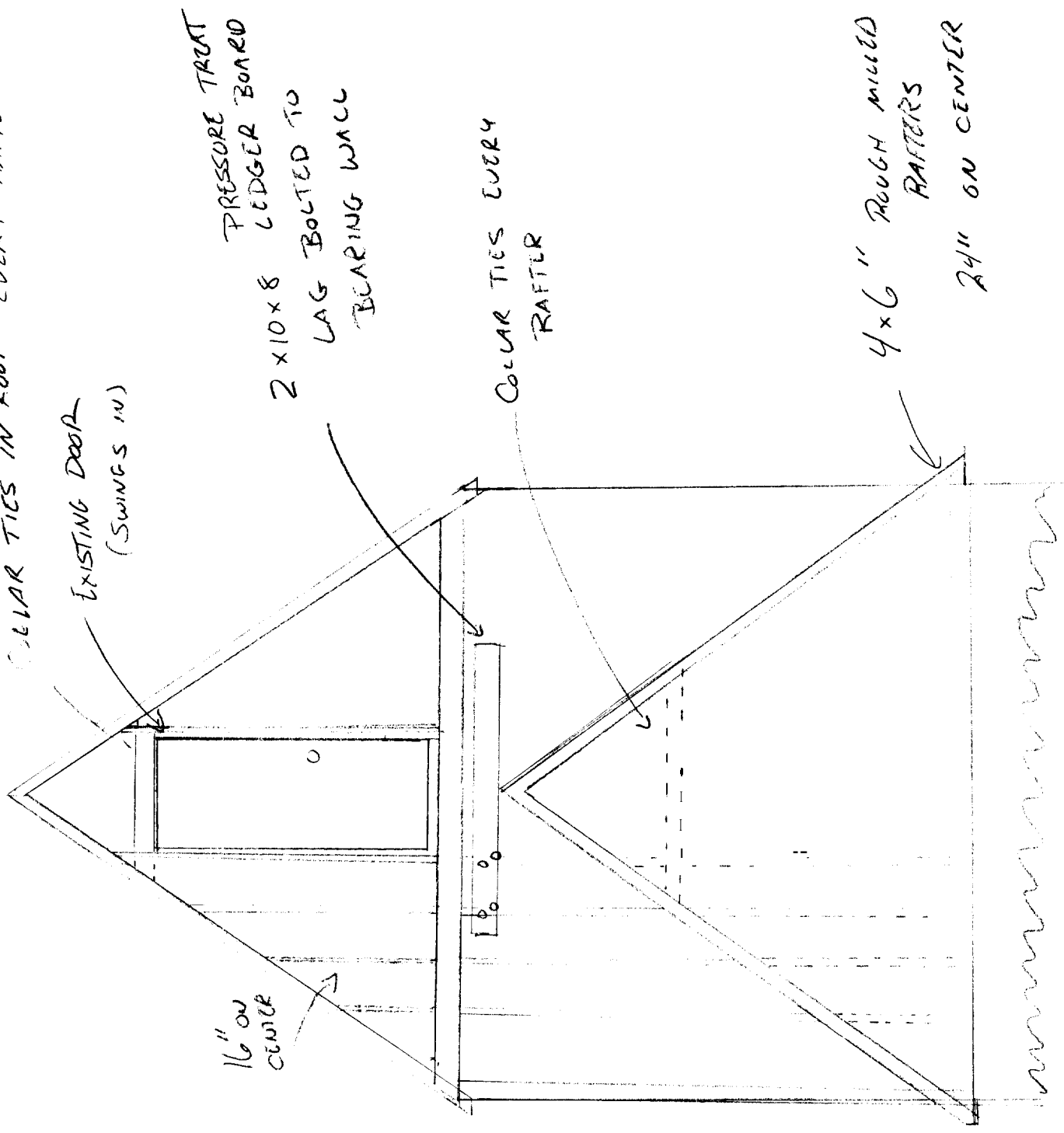
EXISTING DOOR  
(SWINGS IN)

PRESSURE TREAT  
2x10x8 LEDGER BOARD  
LAG BOLTED TO  
BEARING WALL

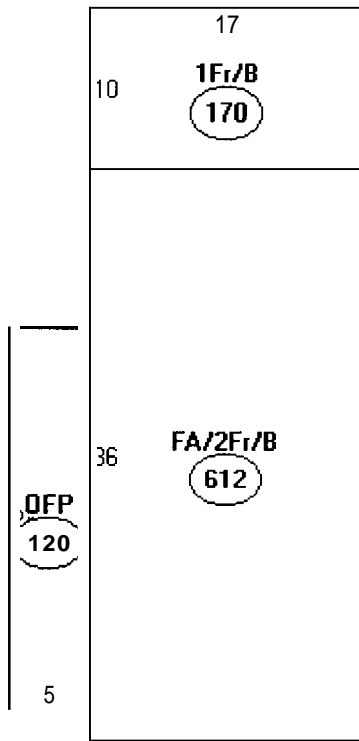
COLLAR TIES EVERY  
RAFTER

4x6" ROUGH MILLED  
RAFTERS  
24" ON CENTER

16" ON  
CENTER



1/4" = 1'



Descriptor/Area

A:FA/2Fr/B  
612 sqft

B:QFP  
120 sqft

C:1Fr/B  
170 sqft

building 46' deep  
lot.

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	033 I023001
<b>Location</b>	28 HANOVER ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	WAGNER GARY J 28 HANOVER ST PORTLAND ME 04101
<b>Book/Page</b>	16226/271
<b>Legal</b>	33-I-23 HANOVER ST 28  1553 SF

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$52,150	\$78,800	\$130,950

### Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$77,200	\$90,400	\$167,600

\* 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

<b>Year Built</b> 1915	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 1635	<b>Total Acres</b> 0.045		
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> Full Finsh	<b>Basement</b> Full	

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/24/2001	LAND + BLDING	\$117,000	16226-271
04/01/1996	LAND + BLDING	\$48,500	12428-001

### Picture and Sketch

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[Click here](#) to view Tax Roll Information.