

m # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 051078

OCT 21 2005

CITY OF PORTLAND

I hereby certify that Martin, Dennis/Owner

has permission to Build deck on roof of single family townhome complex

at 217 Brackett St. Permit No. 055 D017001

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 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 work on permit must be completed before this building or part thereof is occupied or closed-in. **HEAVY 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 _____

Janice Burke 10/20/05
 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:	05-1078	PERMIT ISSUED	DATE:	OCT 21 2005
			055 D0	7001

Location of Construction: 217 Brackett St	Owner Name: Martin, Dennis	Owner Address: 217 Brackett St	Phone: 828-8625
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: CITY OF PORTLAND 3-8076
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: single family townhome condo	Proposed Use: single family townhome condo with deck on roof	Permit Fee: \$39.00	Cost of Work: \$1,500.00	CEO District: 2	4,640 ft ²
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003		

Proposed Project Description:
Build deck on roof of single family townhome condo

Signature: _____ **Signature:** *AMB 10/20/05*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ **Date:** _____

Permit Taken By: jharris	Date Applied For: 07/26/2005	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>Date: _____</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 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 checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>J. Andrews</i> 8/22/05</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: 05-1078	Date Applied For: 07/26/2005	CBL: 055 D017001
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Location of Construction: 217 Brackett St	Owner Name: Martin, Dennis	Owner Address: 217 Brackett St	Phone: () 828-8625
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family townhome condo with deck on roof	Proposed Project Description: Build deck on roof of single family townhome condo
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Dept: Historical Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 08/22/2005
 Note: Ok to Issue:
 1) * deck and railing must meet all conditions of approval itemized in HP Board decision letter dated 7/11/05

Dept: Zoning Status: Approved Reviewer: Jeanine Bourke Approval Date: 08/24/2005
 Note: Ok to Issue:

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 10/20/2000
 Note: 8/1 I sent to Deb in historical, tmm
 8/24 left vm w/Dennis M. For more framing details.
 8/25 Dennis M. Left vm saying he would call back as his cell phone was not working.
 9/8 I called his # and tried to leave a message, but it cut me off.
 9/20 Dennis M. Left vm and I left vm back w/required items to proceed w/review, offered the fax # as he works during the day. He called back & informed that the rubber roof will be replaced next week & the framing will be analyzed then. The plumbing vent will be re-routed back to the main house and out the pitched roof. The chimney stack will be brought down as it is inactive. He will submit a plot plan and framing details when known.
 10/6 received revisions
 11/12 spoke w/Dennis M. About load bearing of the new deck on the joist below. He will get back to see if he can make it to the exterior wall, as the roof raises up all around the perimeter.
 10/17 Dennis M. Submitted revised detail, deck floor will bear on exterior wall & house wall
 1) Application approval based upon information provided by applicant, with final revisions on 10/17/05. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

08/23/2005-gg: received permit from Historic on 8/23/05, forwarding back to plan reviewers on 8/23/05. /gg

October 16, 2005

To: Jeannie- Inspection Services

From: Dennis "Chip" Martin- 217 Brackett Street

Re: Revised deck joist support plan

Jeannie-

We re-measured our joist support placement for the proposed roof deck at 217 Brackett Street. The actual overhang along the Dow street side is approximately 12.38 inches, allowing us to land the joists at 12 feet, directly on top of the exterior load-bearing wall of the house. The posts at 12" will be attached to the wall with brackets and 4" lag bolts. We propose to use 2" x 8" pressure treated timber for the deck support plan so that we can span the full 12 feet and not impact the brand new rubber roof placed 10/10/05 any more than necessary. Utilization of rubber seam tape and roof cement will be used liberally over any screw/lag plate attachments to the roof.

I appreciate your help and let me know if there are anymore questions. I can be reached at 207-653-8076.

Thanks



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: <u>217 Brackett St.</u>		
Total Square Footage of Proposed Structure <u>168^{sqft} (roof deck)</u>	Square Footage of Lot <u>1700' ±</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>OSS D01 7001</u>	Owner: <u>Dennis Martin</u>	Telephone: <u>828-8625</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>217 Brackett St. Portland, ME 04102</u>	Cost Of Work: \$ <u>1500⁰⁰</u> Fee: \$
Current use: <u>single family home/townhome condo.</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>add roof deck staying inside the footprint</u>		
Project description: <u>see attached.</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Dennis Martin</u>		
Mailing address: <u>217 Brackett St. Portland, ME 04102</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>828-8625</u>		

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.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND	<u>D. B. [Signature]</u>	Date: <u>6-21-05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

RECEIVED
JUL 26 2005

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	055 D017001
Location	217 BRACKETT ST
Land Use	RESIDENTIAL CONDO
Owner Address	TANGUAY HEATHER L & DENNIS B MARTIN 217 BRACKETT ST PORTLAND ME 04102
Book/Page	15172/178
Legal	55-D-17 BRACKETT ST 217 BRACKETT ST CONDO # 1

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$27,180	\$134,760	\$161,940

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$43,900	\$175,400	\$219,300

* 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

Year Built 1894	Style House Cnv >1f	Story Height 2.5	Sq. Ft. 736	Total Acres 0		
Bedrooms 5	Full Baths 3	Half Baths	Total Rooms 12	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

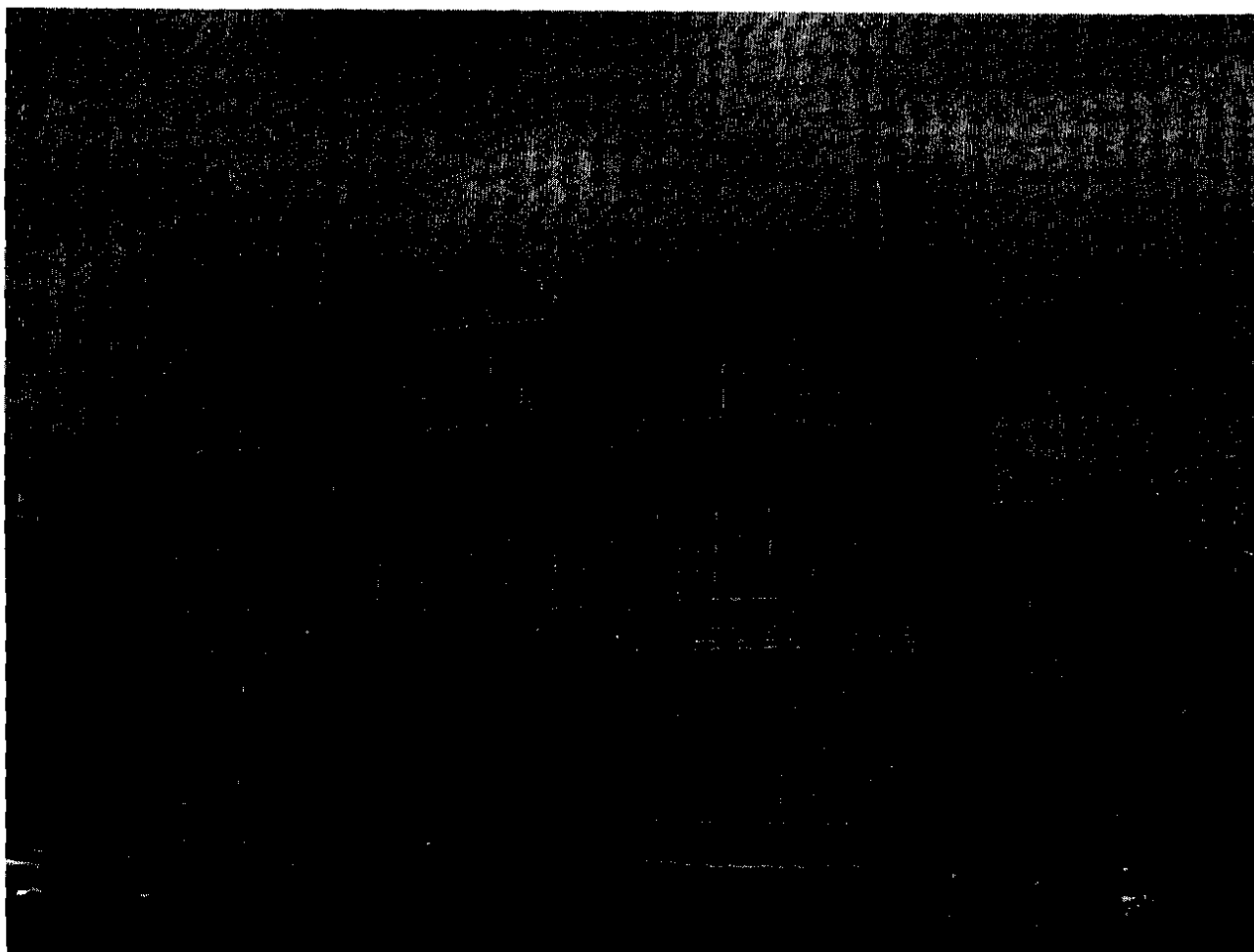
Date	Type	Price	Book/Page
11/16/1999	LAND + BLDING		15172-178
02/01/1999	LAND + BLDING	\$70,000	14563-118
08/28/1998	LAND + BLDING	\$113,000	14103-194
05/01/1994	LAND + BLDING		11453-199

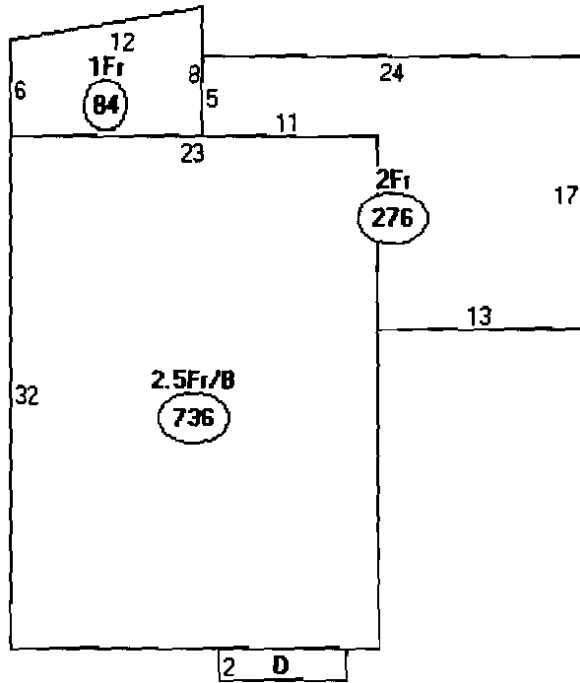
Picture and Sketch

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

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-





Descriptor/Area

- A: 2.5Fr/B
736 sqft
- B: 1Fr
84 sqft
- C: 2Fr
276 sqft
- D: 2FBAY/B
16 sqft

New Deck
expansion

1112
X 80%
~~889.6 SF~~
135 SF
OK

Lot size 4640 off tax map

DESCRIPTION OF PROJECT:

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, and/or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

We are requesting permission to construct a 12 x 14 foot roof deck over our flat-roof wing at our property at 217 Brackett St. We propose to construct a 2 x 6 inch pressure treated support frame, bolted to the existing home, then deck it with 5/4 inch pine planking. The support frame sides will be sheathed with 3/4 inch pine boards, and a scotia molding of approx 1 inch thickness will trim the boards at the point where the 5/4 decking overlaps by 1.5 inches.

The railing will rise 42" from the deck, and will be constructed of pine. A support post with historically appropriate cap will be placed at intervals of 6' on the Brackett St. side, and at 7' feet on the Dow St. side. The Brackett St. side has the 12 foot measure, and the Dow St the 14' length measure. Posts will be 4" x 4", and top & bottom rails will be molded to match the roof railing on the front of the house. (see picture)

OVER →

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Turk, Vice Chair
Marc Belanger
Kimberley Geyer
Edward Hobler
Steve Sewall
Susan Wroth

July 11, 2005

Dennis Martin
217 Brackett Street
Portland, Maine 04102

Re: Roof deck construction atop side ell – 217 Brackett Street

Dear Mr. Martin:

On July 6, 2005, the City of Portland's Historic Preservation Board voted 6-0 to approve your application for a Certificate of Appropriateness for the construction of a roof deck with balustrade atop a side ell at 217 Brackett Street.

Board approval was made subject to the following conditions:

- That portion of the railing that runs perpendicular to Brackett Street should be in line with the wall plane below. (The application drawing shows the railing extending beyond the wall plane.)
- Every effort shall be made to achieve the same alignment for that portion of the railing that runs parallel to Brackett Street, recognizing that the location of the doorway may make this impossible. In any event, the position of the railing should match as closely as possible along all frontages.
- The balustrade shall match the existing balustrade over the front entrance--in terms of baluster and post style, spacing between balusters, etc.
- The existing Queen Anne style storm door shall be removed and replaced with a storm door to match existing door at 1st floor side entrance.

All improvements shall be carried out as shown on the plans and specifications submitted for the 7/6/05 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of

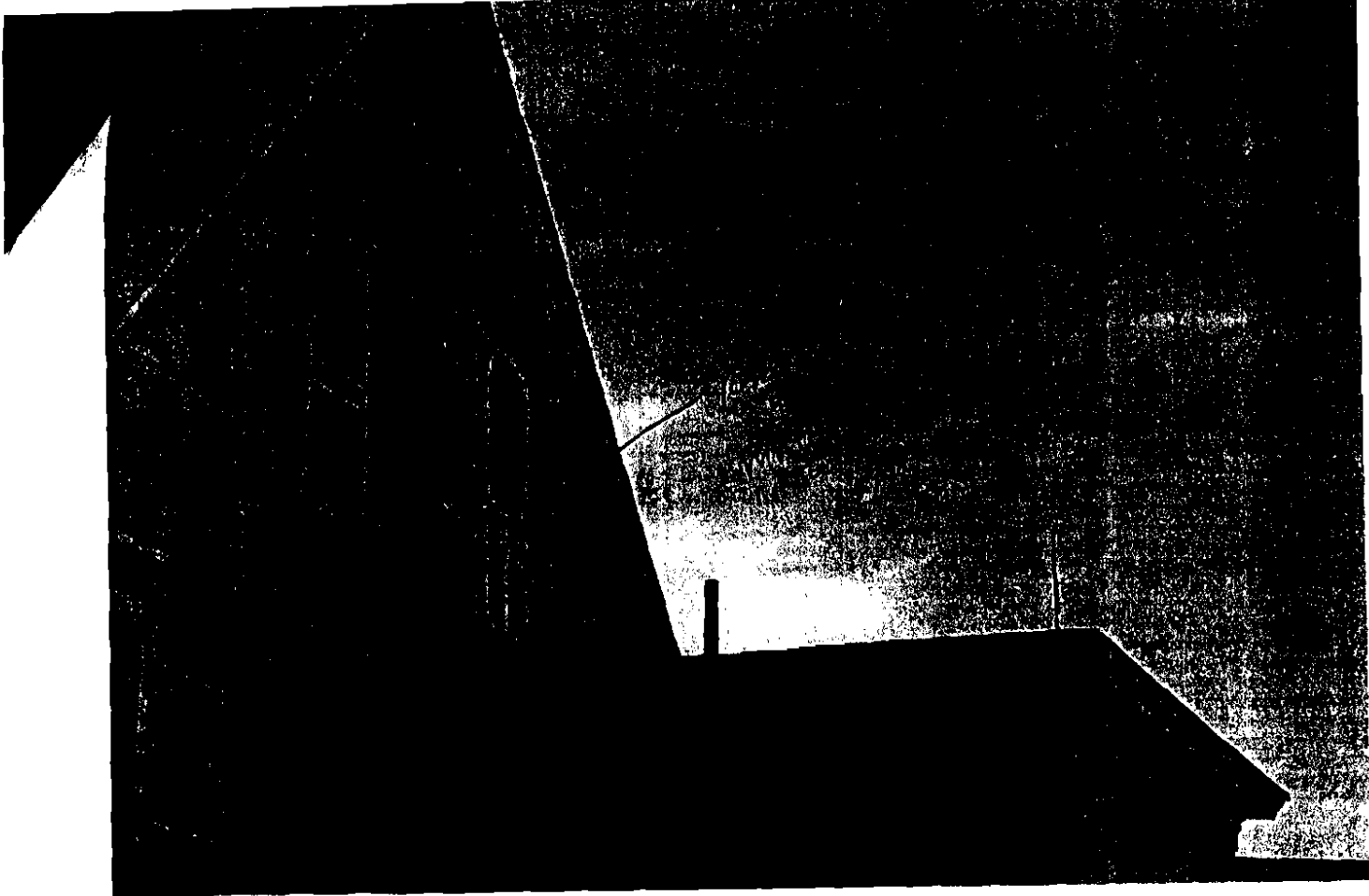
one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

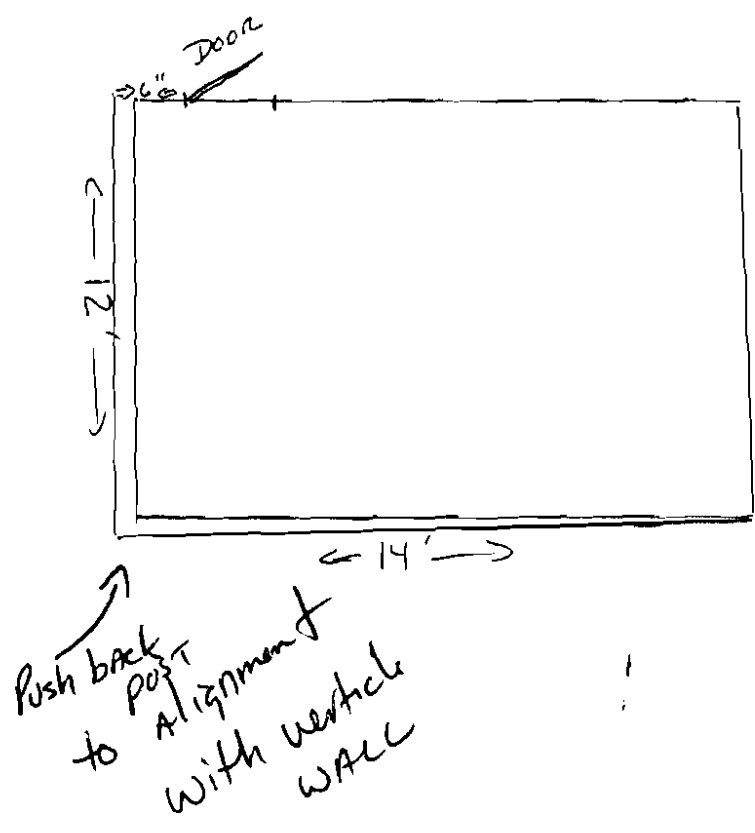
 

Cordelia Pitman, Chair
Historic Preservation Board

cc: Approval Letter File
Building Inspections



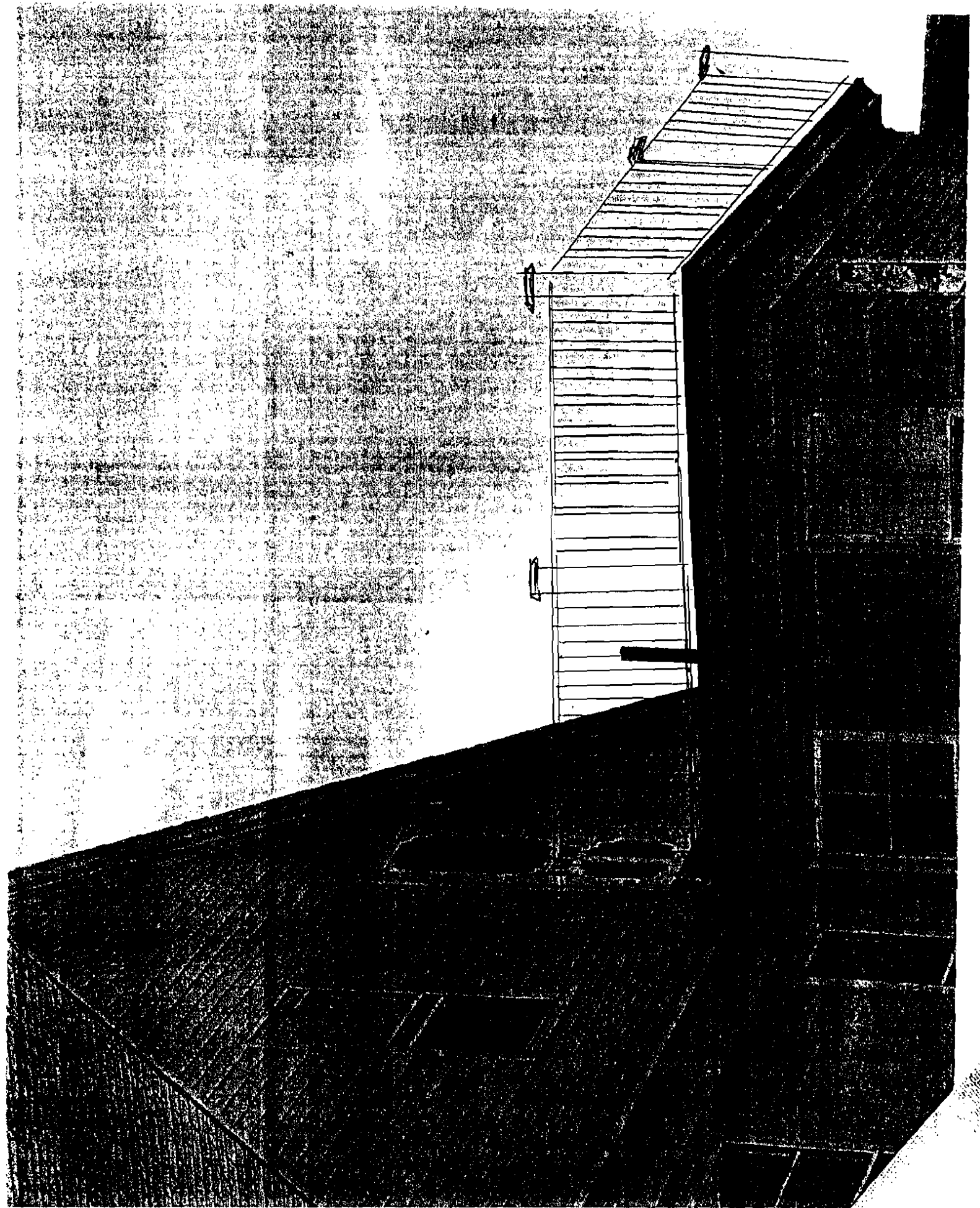
Bracket S1



" 2x2" square stock
 at 2 1/4
 NO ROUTING DETAIL
 REQUIRED

Deck will
 sit back 6" from
 roof edge on all
 sides except door,
 where it will be
 bolted to the house.

TS mg





CITY OF PORTLAND, MAINE
 Department of Building Inspections

July 25 2005

Heather Dennis

217 Brackett St

Cost of Construction \$ 1500.00

Permit Fee \$ 39.00

Building (B) Plumbing (P) Electrical (E) Site Plan (S)

Other _____

055 8017

Check # 1059

Total Collected \$ 39.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. **PRESERVE THIS RECEIPT.** In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

[Signature]

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

PORTION OF WOOD DECK EXTENDS OVER BOUNDARY LINE

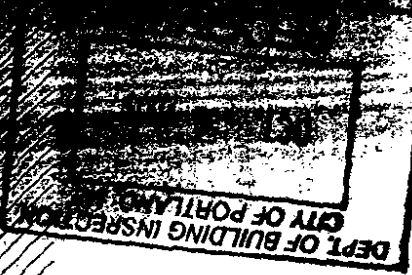
Plot Plan

PORTION OF EAVE ENCROACHES ON TO SUBJECT PROPERTY

This # APPEARS TO be 1 foot short. Actual measurement OF ROOF WAS 18'

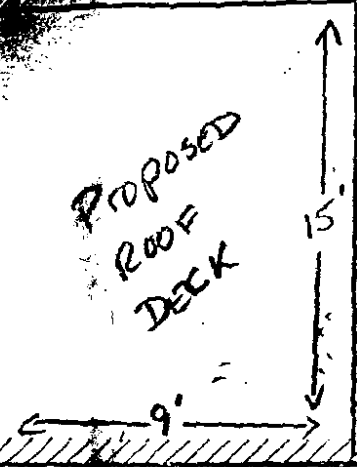
N/T CHRISTOPHER R. DENISON 13132/186

R6 Zone Sec. 14-436 allows 80% expansion when non-conforming to setbacks



UNIT 1
3 STORY WITH BASEMENT

PROPOSED ROOF DECK

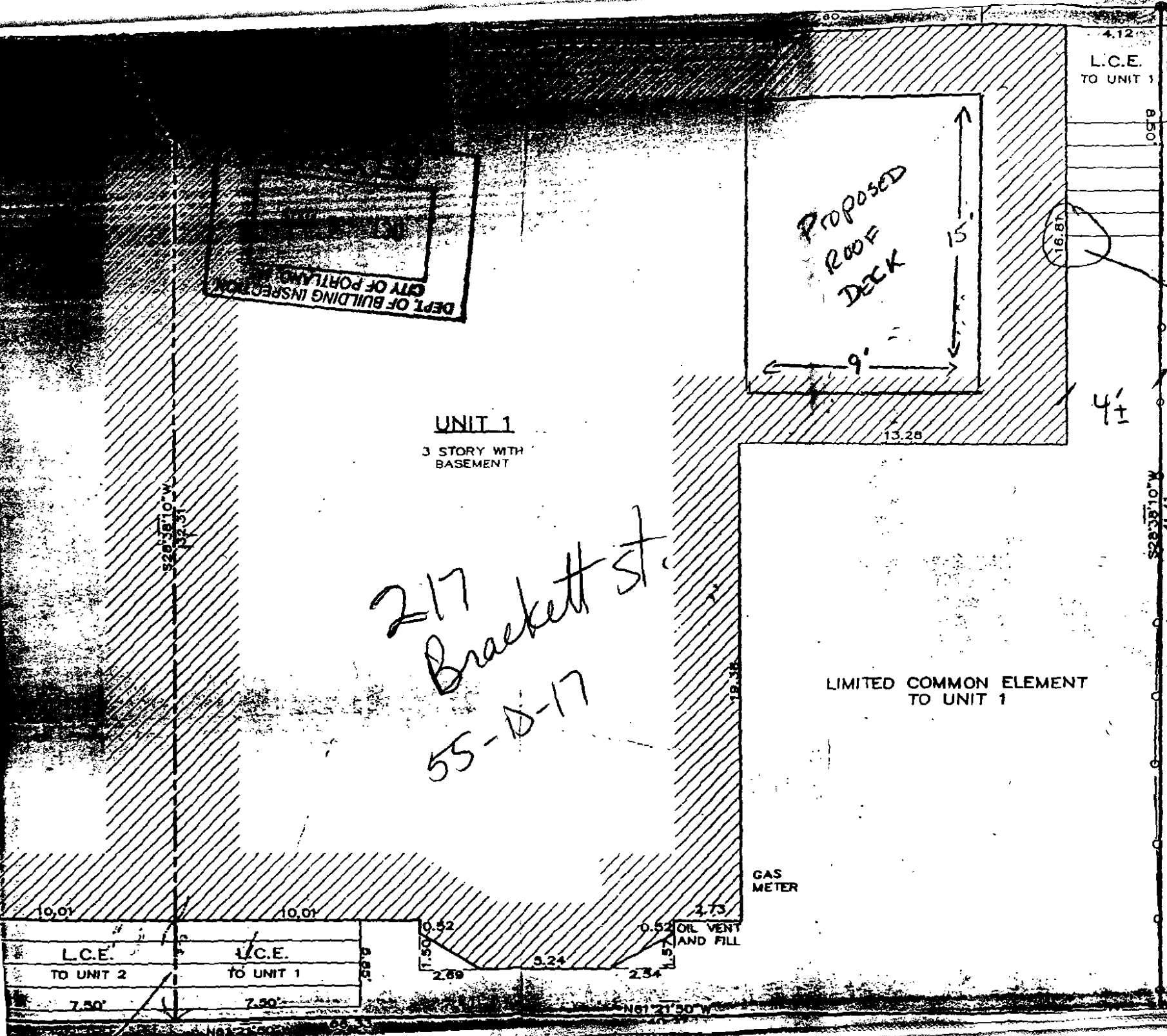


217 Brackett St.
55-D-17

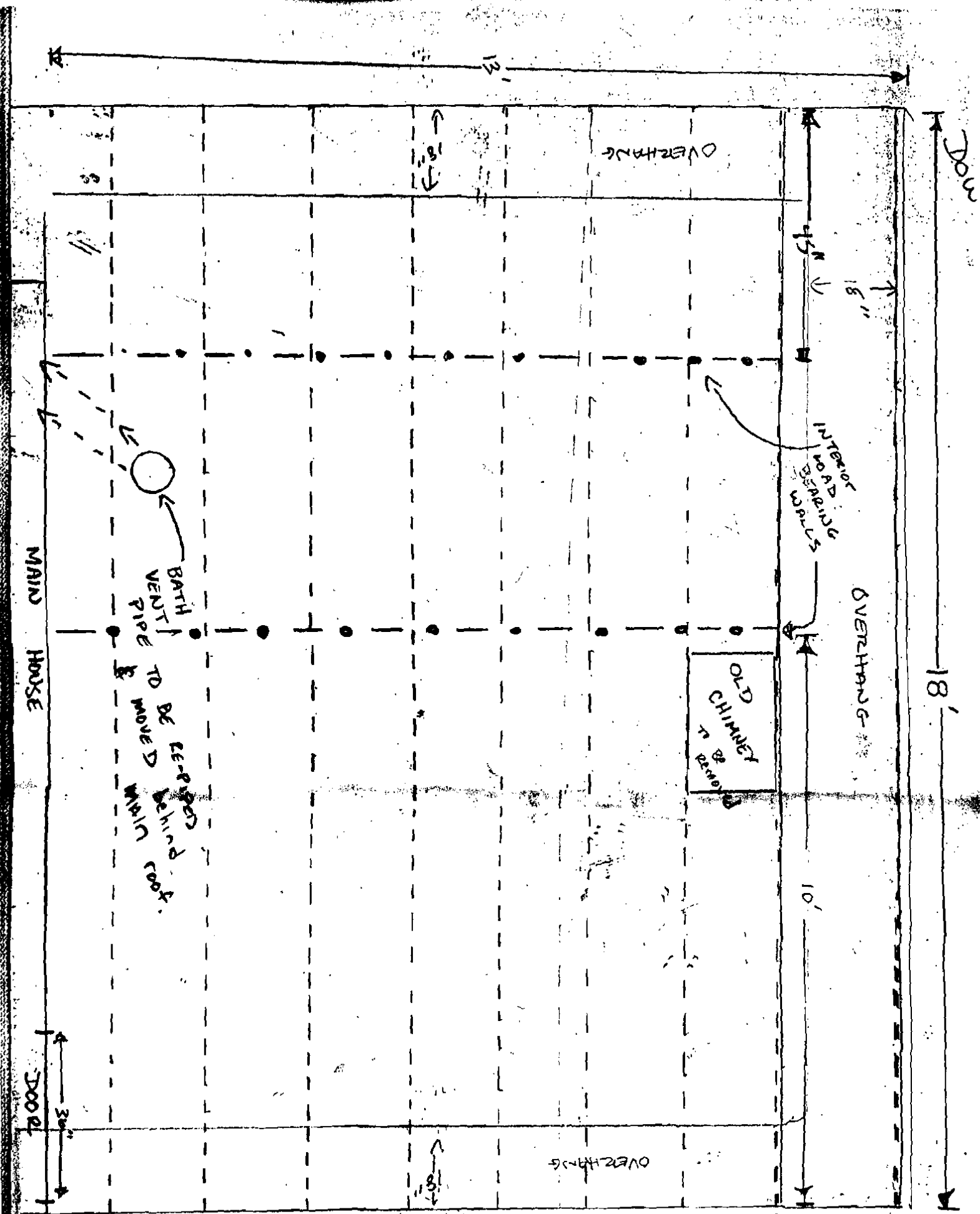
LIMITED COMMON ELEMENT TO UNIT 1

GAS METER

OIL VENT AND FILL



L.C.E. TO UNIT 2	L.C.E. TO UNIT 1
7.50'	7.50'



BRACKETT SIDE

Roof Support
 Sketch
 2" X 8" JOISTS
 SET 16" ON CN
 Roof decking
 will be 3/4 inch
 Plywood which
 replaced
 Load bearing
 interior walls
 marked

DEPT. OF BUILDINGS
 CITY OF PORTLAND
 OCT - 6 1931
 RECEIVED

