

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

Permit No. 02-0260	Issue Date JUL 18 2002	CBL: 056 D005001
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<b>Location of Construction:</b> 36 Cushman St	<b>Owner Name:</b> Macgregor-forbes Erin & <i>Scott</i>	<b>Owner Address:</b> 36 Cushman St Portland	<b>Phone:</b> 207-831-7720
<b>Business Name:</b> n/a	<b>Contractor Name:</b> no contractor / self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Multi Family	<b>Zone:</b> <i>R-6</i>

<b>Past Use:</b> Multi Family / 3 Unit	<b>Proposed Use:</b> Multi Family / 3 Unit; Fire exist was removed by prior owner, replacing it with 7' x 24' deck. <i>3 units ok per pre-1957 cards</i>	<b>Permit Fee:</b>	<b>Cost of Work:</b> \$3,000.00	<b>CEO District:</b> 3
<b>Proposed Project Description:</b> Build 7' x 24' Deck		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>R-2</i> Type: <i>5B</i> <i>7/17/02</i> Signature: <i>[Signature]</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 03/26/2002	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	<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>4/11/02</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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>7/15/02</i>
	<i>to remain 3 units</i>		<i>see attached to DA 4/11/02</i> <i>DA of 7/15/02</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND**

**BUILDING DEPARTMENT**

**PERMIT**

Permit Number: 020260

Please Read Application And Notes, If Any, Attached

This is to certify that Macgregor-forbes Erin & /no contractor  
has permission to Build 7' x 24' Deck  
AT 36 Cushman St 056 D005001

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 given and when permission procured before this building or part thereof laid or closed-in. HEAR 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 \_\_\_\_\_

*Handwritten signature and date: 7/17/02*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Application ID Number: 2-0260

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer

Mike Nugent

Comments:

[Empty text box for comments]

Approval Date

07/17/2002

Given On Date

07/16/2002

OK to Issue Permit

Name

Mike Nugent

Date

07/17/2002

Date 2

[Empty date field]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

Intermediate railing waiver pursuant to Section 3406.1 / Historic Structures  
Handrails must be installed along each side of the stairway. MJN

Create Date: 03/27/2002

By

gg

Update Date: 07/17/2002

By

mjn



020260


# 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: <sup>36</sup> <del>38</del> CUSHMAN ST PORTLAND ME		
Total Square Footage of Proposed Structure 140 +/-	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 056 Block# D Lot# 004	Owner: SCOTT FORBES	Telephone: 831 7720
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: SCOTT FORBES 34 CUSHMAN ST PORTLAND ME 04102	Cost Of Work: \$ 3,000.00 Fee: \$ 44.00
Current use: <del>RESIDENTIAL</del> MULTI: 13 fam.		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <del>FIRE EXIT WAS REMOVED BY PRIOR OWNER, WE WOULD LIKE</del>		
Project description: <del>TO REPLACE IT WITH A SMALL DECK 7' x 24'</del>		
Contractor's name, address & telephone: SCOTT FORBES CUSHMAN ST PORTLAND		
Who should we contact when the permit is ready: SCOTT		
Mailing address: 34 CUSHMAN ST PORTLAND ME. 04102		
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: 831 7720 Call xx		

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: 3-26-2
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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

MAR 26 2002

Application ID Number: 2-0260

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 4/3/02 - rear addition is only 1'1" from the side lot line instead of the 10' required (under some circumstances, may allow as close as 5', but not 1') left voice message to owner - will write letter.  
4/11/02 - Recieved revisions - setbacks ok

Approval Date: 04/11/2002

Given On Date: 03/26/2002

OK to Issue Permit Name: Marge Schmuckal Date: 04/11/2002

Conditions Section:

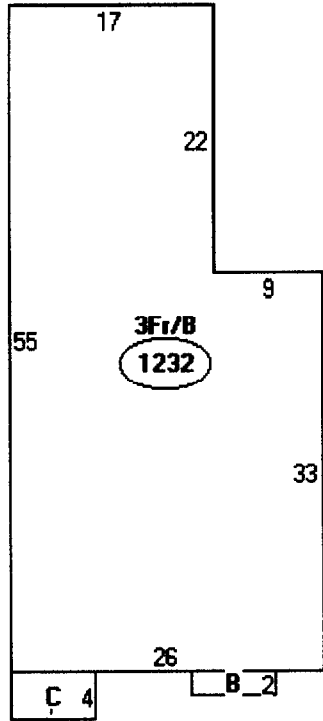
This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a thre (3) family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date: 03/27/2002 By: gg

Update Date: 04/11/2002 By: mes



Descriptor/Area

- A: 3Fr/B  
1232 sqft
- B: FBAY/B  
14 sqft
- C: EP  
28 sqft

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION COMMITTEE**

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Stephen Sewall, Chair  
Cordelia Pitman, Vice Chair  
Edward Hobler  
Susan Wroth  
Camillo Breggia  
Robert Parker  
John Turk

July 10, 2002

Scott Forbes  
34 Cushman Street  
Portland, ME 04102

Re: Rear Porch Construction

Dear Mr. Forbes:

On July 8, 2002, this office reviewed and approved your request for a Certificate of Appropriateness for the replacement and expansion of the existing rear porch at 34 Cushman Street.


Approval is subject to the following conditions:

- Square balusters from 2" x 2" stock.
- Clearance between balusters not to exceed 3 1/2".
- Handrail to be chamfered.
- Porch posts (4"x4"?--no dimension given) to be dressed in pine with cap & base detail chamfered or trimmed with scotia molding
- Porch skirting to be fully framed with 3/4" square lattice panels.

All improvements shall be carried out as shown on the plans and specifications dated 7/4/02, except as to comply with the conditions 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,



Deborah G. Andrews  
Historic Preservation Program Manager

cc: Approval file



CUSHMAN STREET

SIDE WALK

EXISTING 3 STORY DWELLING

EXISTING 3 STORY DWELLING

EXISTING 3 STORY DWELLING

EXISTING PAVED DRIVE

63'-1"

122.3' +-

REVISED 4/6/2

PROPOSED DECK LOCATION

1'-1"

39' +-

25'-10"

55'-0"

10'-0" +

12'-1"

4'-3"

69'-0"

122.3' +-

2'-11"

39' +-

R-6 Zone

REAR: 20' req -  
25' show  
side: 10' req.  
12' 10' show  
Front: N/A

received  
4/11/02

4/6/2

2010

MACGREGOR FORBES

BUILDERS - ARCHITECTS - ENGINEERS

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THE WRITTEN PERMISSION OF MACGREGOR FORBES

**MACGREGOR FORBES INC.**  
BUILDERS - DESIGNERS

7/4/02

Deborah G. Andrews  
Historic Preservation Program Manager  
389 Congress Street  
Portland, Maine 04101

**Subject: 34 Cushman Street deck permit**

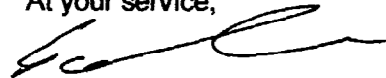
Dear Mrs. Andrews

Attached is a revised drawing for the deck I applied for a permit for back in March. As we discussed I have removed all of the ornamentation and adopted the elements recommended within the Guidelines for Porch Repairs and Replacement handbook.

After you have had a chance to review the drawing please contact me if you have any questions. I look forward the moving this process forward and appreciate your help.

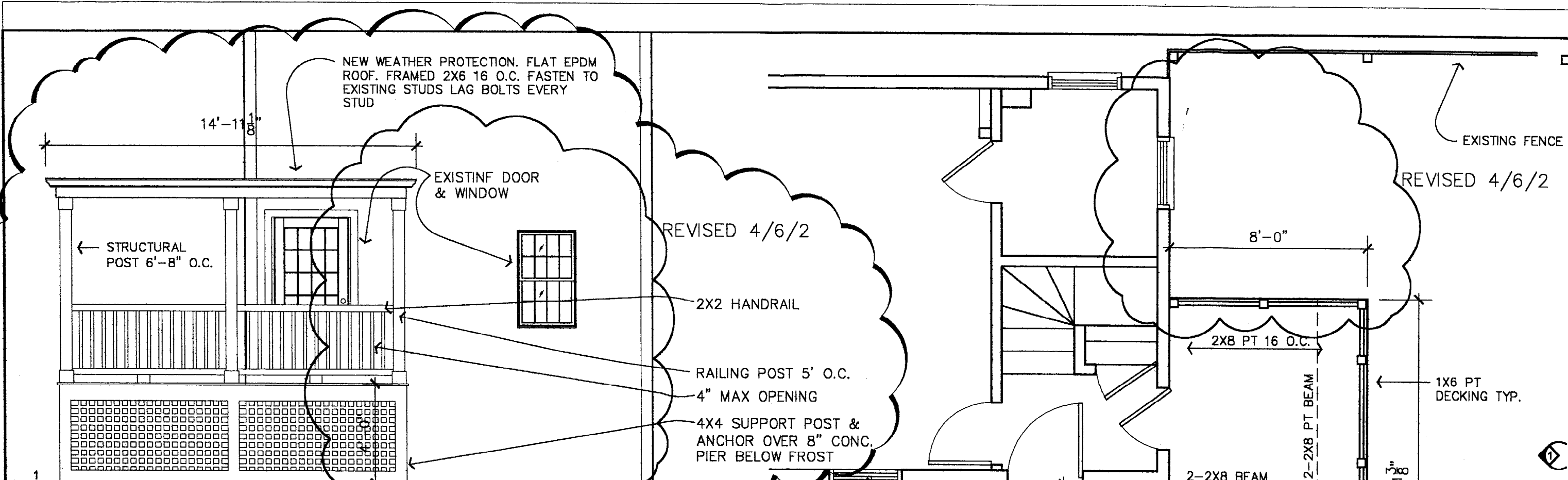
Also I have attached a drawing of the gate I mentioned I would like to install at the end of my driveway. I hope the design meets with your approval. Let me know if you require any additional detail.

At your service,



Scott H. Forbes

- Spacing between balusters  
1/2" on center



NEW WEATHER PROTECTION. FLAT EPDM ROOF. FRAMED 2X6 16 O.C. FASTEN TO EXISTING STUDS LAG BOLTS EVERY STUD

14'-11 1/8"

EXISTING DOOR & WINDOW

← STRUCTURAL POST 6'-8" O.C.

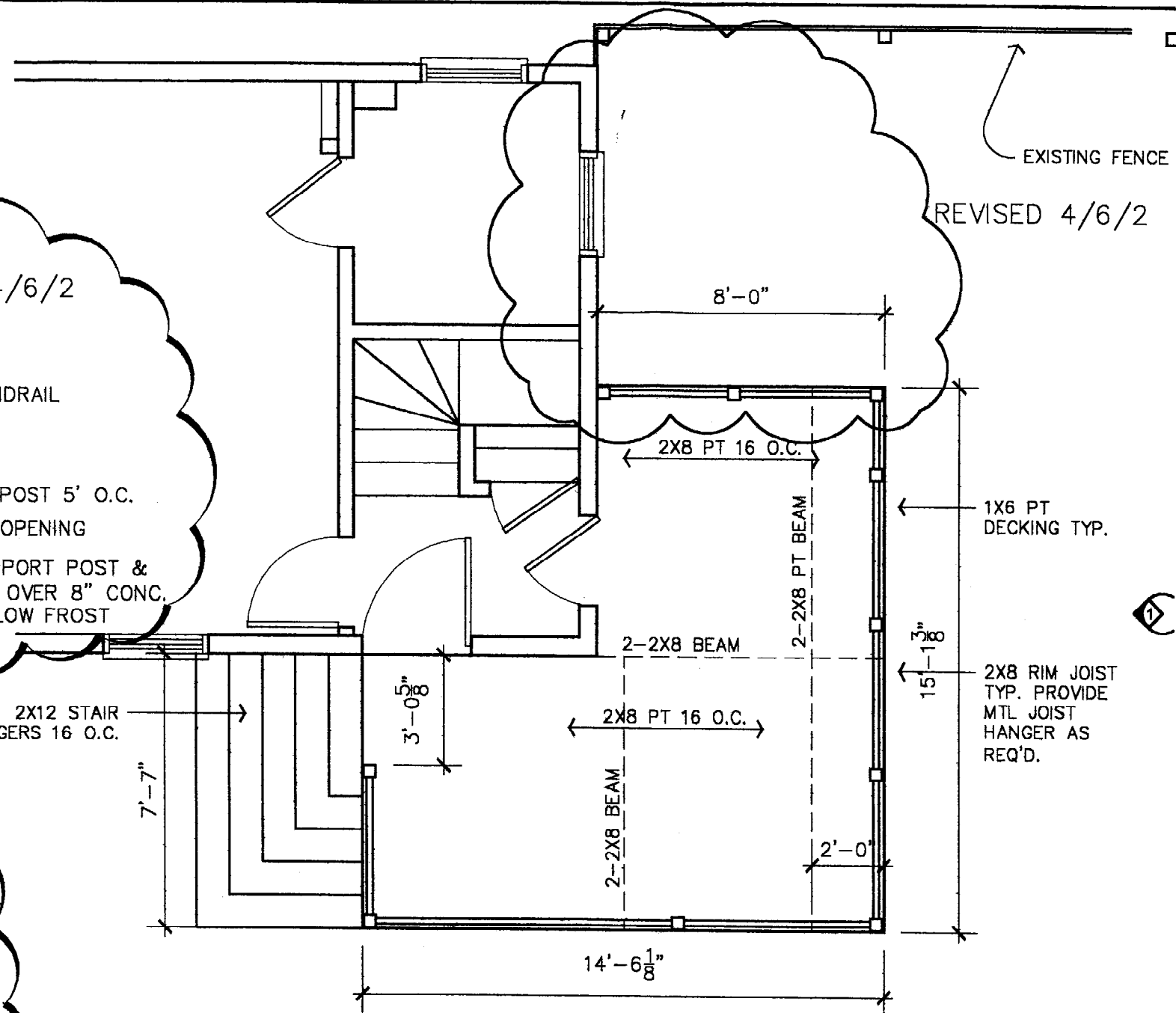
REVISED 4/6/2

2X2 HANDRAIL

RAILING POST 5' O.C.

4" MAX OPENING

4X4 SUPPORT POST & ANCHOR OVER 8" CONC. PIER BELOW FROST



EXISTING FENCE

REVISED 4/6/2

8'-0"

2X8 PT 16 O.C.

1X6 PT DECKING TYP.

2-2X8 PT BEAM

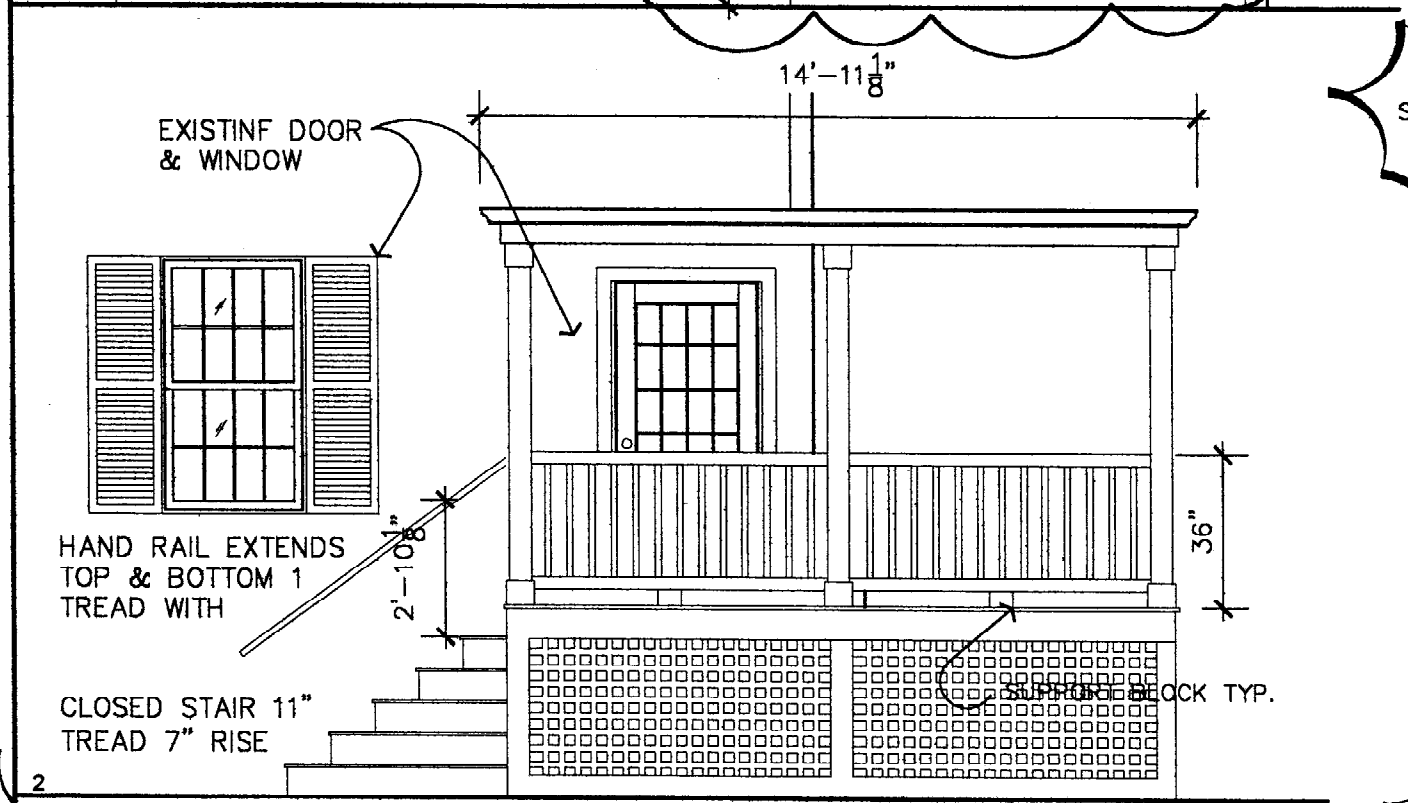
15'-1 3/8"

2X8 RIM JOIST TYP. PROVIDE MTL JOIST HANGER AS REQ'D.

2-2X8 BEAM

2X8 PT 16 O.C.

14'-6 1/8"



14'-11 1/8"

EXISTING DOOR & WINDOW

HAND RAIL EXTENDS TOP & BOTTOM 1 TREAD WITH

CLOSED STAIR 11" TREAD 7" RISE

2'-10 3/8"

36"

SUPPORT BLOCK TYP.

REVISED 7/4/02

2X12 STAIR STRINGERS 16 O.C.

7'-7"

3'-0 5/8"

2-2X8 BEAM

2'-0"

**MACGREGOR / FORBES**

BUILDERS - ARCHITECTS - ENGINEERS

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EXISTING 3 STORY DWELLING

EXISTING 3 STORY DWELLING  
34 CUSHMAN STREET

EXISTING PAVED DRIVE

EXISTING 3 STORY DWELLING

CUSHMAN STREET

SIDE WALK

DECK

PROPOSED GATE LOCATION

1'-11"

39' +-

12'-0"

2'-11"

4'-2 1/2"

55'-0"

25'-10"

68'-0"

63'-1"

122.3' +-

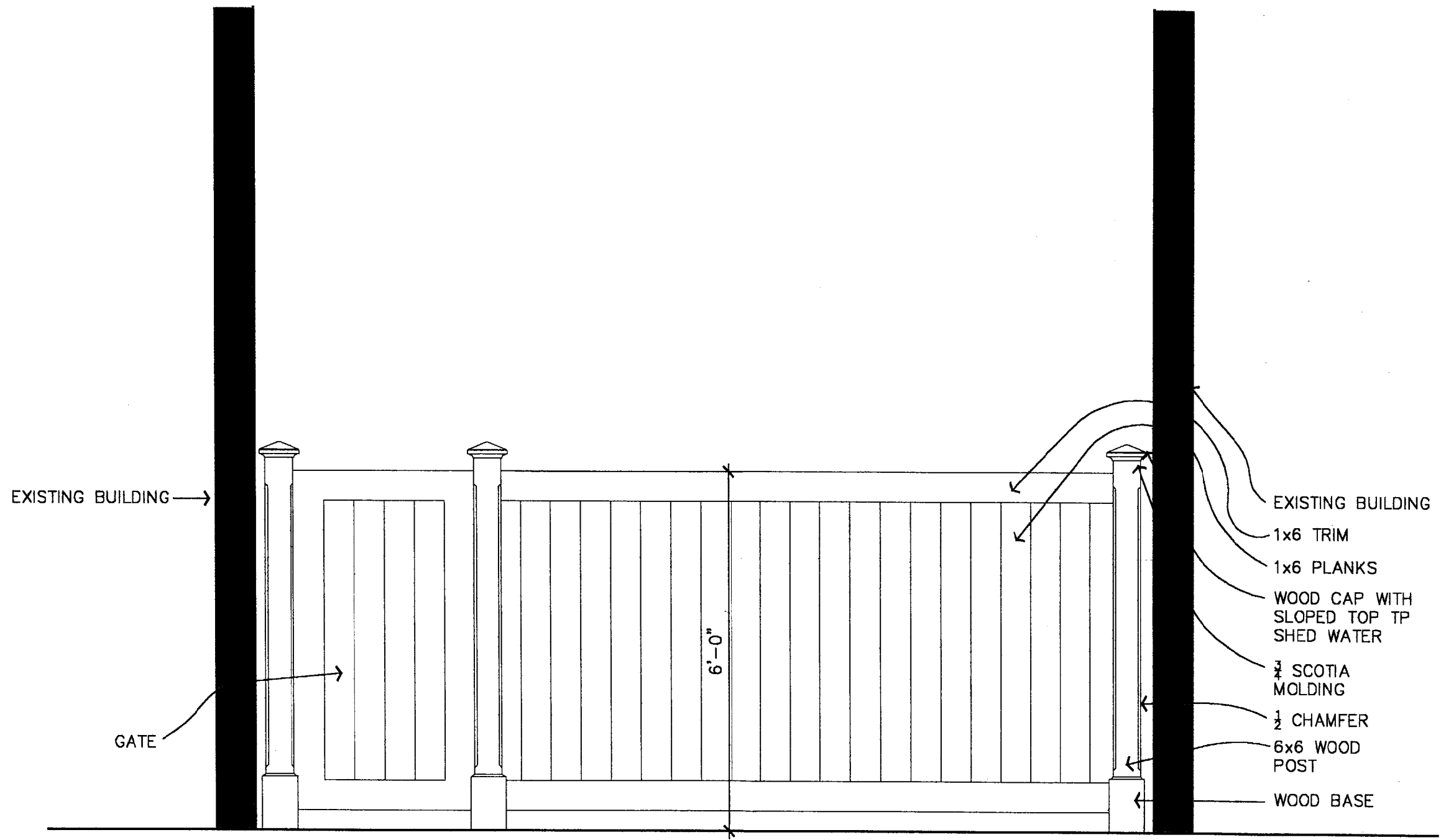
10'-0" +

122.3' +-

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EXISTING BUILDING →

GATE →

6'-0"

- EXISTING BUILDING
- 1x6 TRIM
- 1x6 PLANKS
- WOOD CAP WITH SLOPED TOP TO SHED WATER
- $\frac{3}{4}$  SCOTIA MOLDING
- $\frac{1}{2}$  CHAMFER
- 6x6 WOOD POST
- WOOD BASE

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