

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

ERECTOR'S INSPECTION PERMIT

Permit Number: 020260

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 be given and written permission procured before this building or part thereof is leased or occupied. **HOURS 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
Director - Building Inspection Services
7/17/02

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. 02-0260	PERMIT ISSUED	CBL: 056 D005001
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Location of Construction: 36 Cushman St	Owner Name: Macgregor-forbes Erin & <i>Scott</i>	Owner Address: 36 Cushman St	Phone: 207-831-7720
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Business Name: n/a	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
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Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: <i>R6</i>
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Past Use: Multi Family / 3 Unit	Proposed Use: Multi Family / 3 Unit; Fire exist was removed by prior owner, replacing it with 7' x 24' deck.	Permit Fee:	Cost of Work: \$3,000.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>5B</i>
Signature:	Signature: <i>[Signature]</i>

Proposed Project Description:
Build 7' x 24' Deck

3 units ok per pre-1957 cards

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 03/26/2002	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"/> MIM <input type="checkbox"/> Date: <i>4/11/02</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 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>10DA 4/11/02</i>
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10DA 4/15/02

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

Department of Building Inspections

March 26 2002

Received from Mac Gregor - Tubes

Location of Work 36 Cushman

Cost of Construction \$

Permit Fee \$ 44.00

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

Other

CEL: 056 D 005

Check # 1223 Total Collected \$ 44.00

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.

Key

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

2-0260

Building

Approved with Conditions

Mike Nugent



07/17/2002

07/16/2002



Mike Nugent

07/17/2002

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

03/27/2002

gg

07/17/2002

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: ³⁶ 38 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# 5	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.~ Fee: \$ 44.00
Current use: RESIDENT MULTI 13 Fam.		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: FIRE EXIT WAS REMOVED BY PRIOR OWNER, WE WOULD LIKE Project description: TO REPLACE IT WITH A SMALL DECK 7' x 24'		
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 000 x x		

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: 2-26-2
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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

DEPT. OF BUILDING INSPECTION

MAR 26 2002

2-0260

Zoning

Approved with Conditions

Marge Schmuckal

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.

04/11/2002

4/11/02 - Recieved revisions - setbacks ok

03/26/2002



Marge Schmuckal

04/11/2002

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.

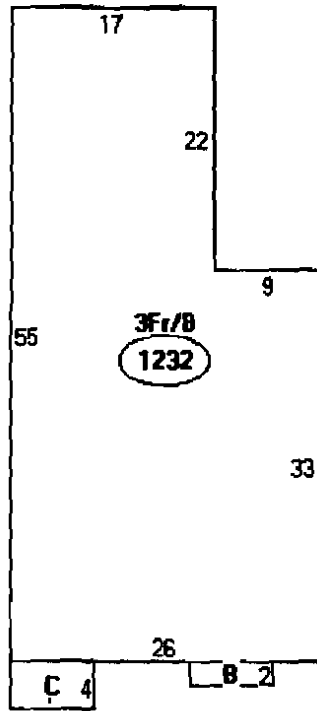
This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

03/27/2002

gg

04/11/2002

mes



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

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

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.

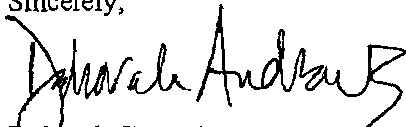
Approval is subject to the following conditions:

- 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

CUSHMAN STREET

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

10'-0" +

55'-0"

25'-10"

68'-0"

122.3' +-

39' +-

39' +-

1'-1"

SIDE WALK

2'-11"

12'-1"

4'-3"

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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MACGREGOR FORBES.

MACGREGOR FORBES INC.
BUILDERS - DESIGNERS

1/4/02

Deborah G. Andrews
Historic Preservation Program Manager
189 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 to moving this process forward and appreciate your help.

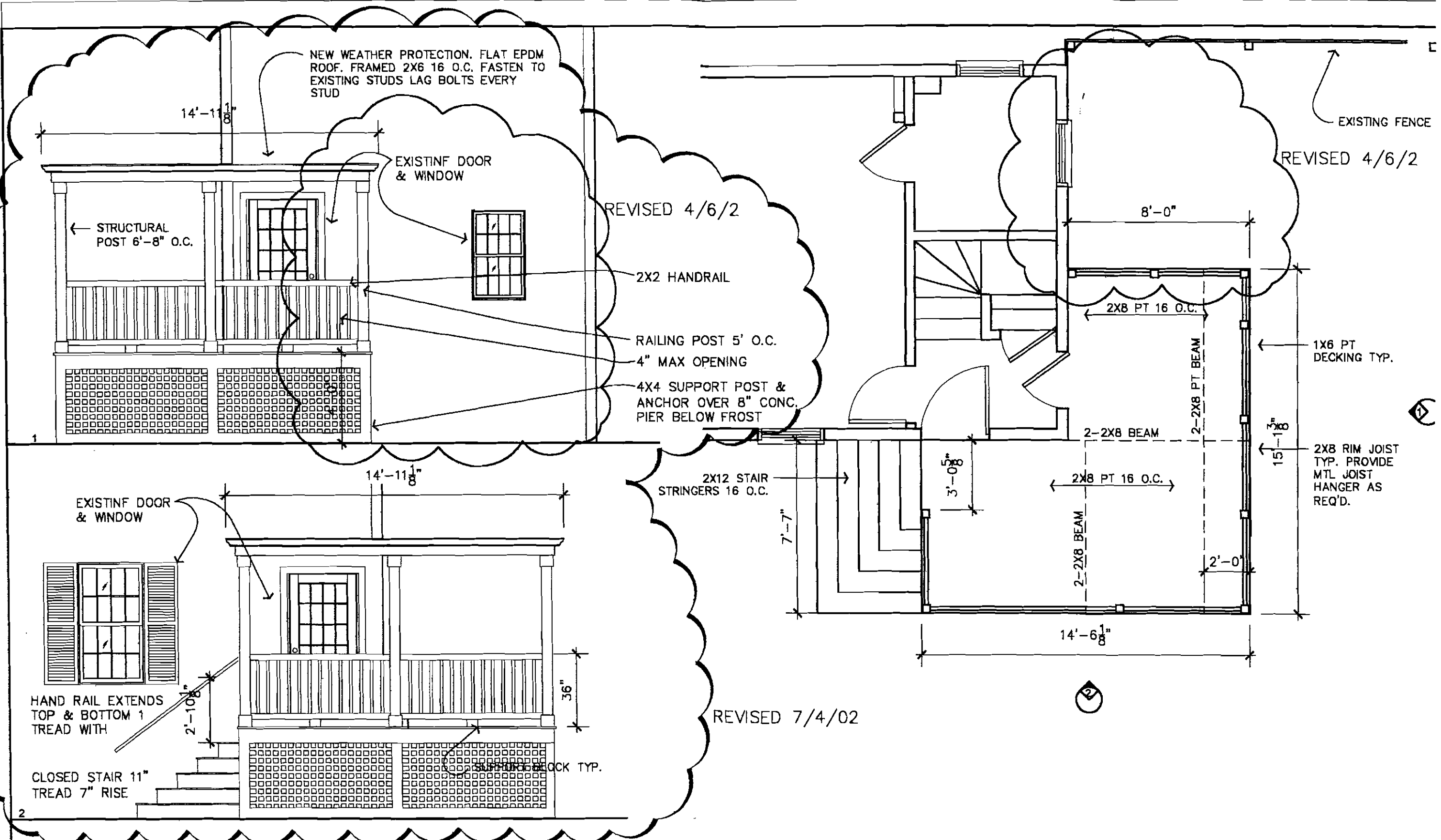
Also I have attached a drawing of the gate I mentioned I would like to install at the end of my driveway. I hope the design meets with your approval. Let me know if you require any additional detail.

At your service,



Scott H. Forbes

*spacing between balusters
1/2" or 3/4"*



CUSHMAN STREET

SIDE WALK

EXISTING 3 STORY DWELLING

EXISTING 3 STORY DWELLING
34 CUSHMAN STREET

EXISTING PAVED DRIVE

PROPOSED GATE LOCATION

DECK

EXISTING 3 STORY DWELLING

1'-0"

39' +-

12'-0"

2'-11"

1'-0"

25'-10"

88'-0"

88'-0"

85'-1"

122.3' +-

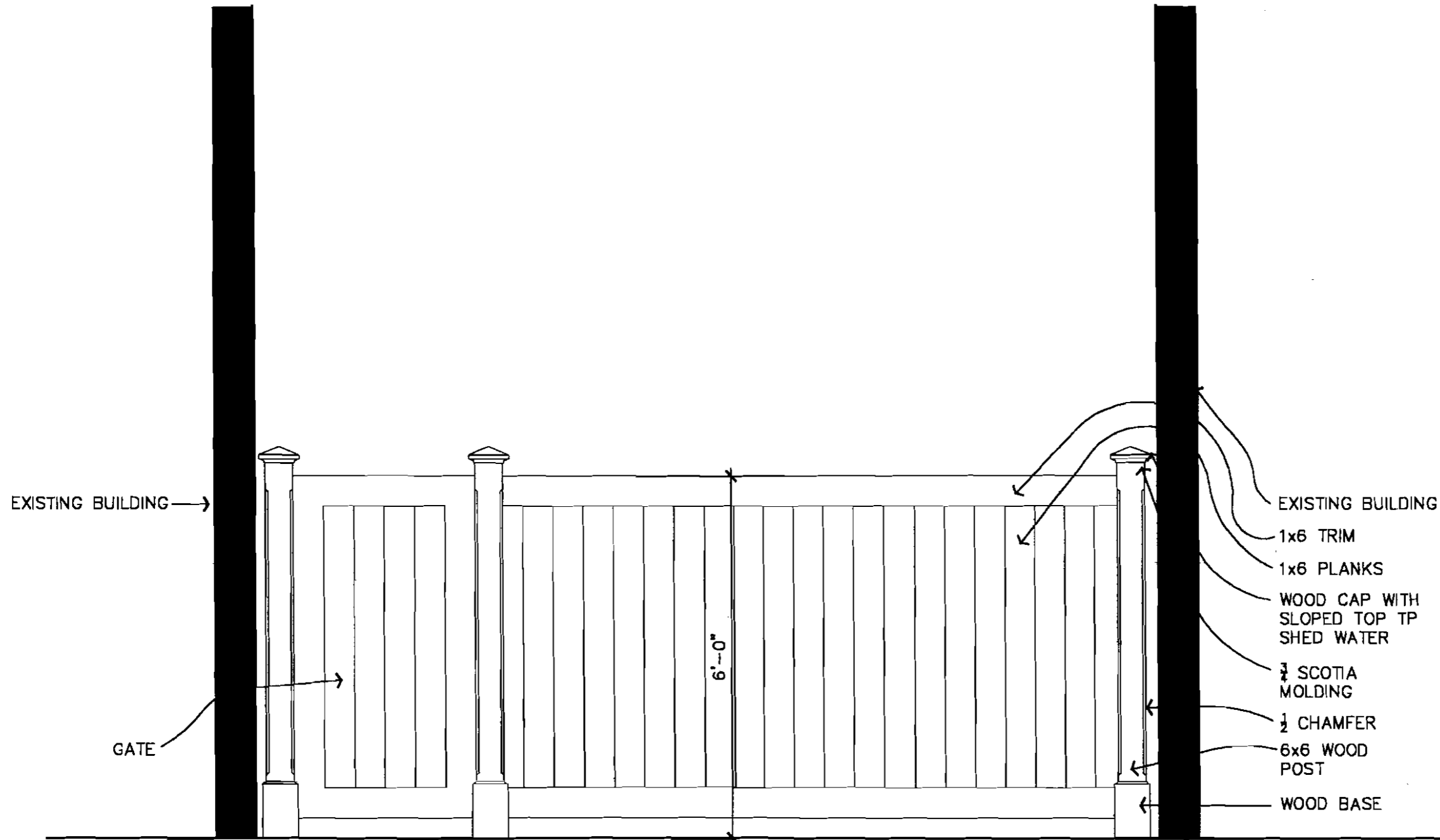
10'-0" +

122.3' +-

MACGREGOR / FORBES

BUILDERS - ARCHITECTS - ENGINEERS

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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

MACGREGOR / FORBES

BUILDERS — ARCHITECTS — ENGINEERS

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