

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1218	Issue Date:	CBL: 057 D034001
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Location of Construction: 85 Gray St	Owner Name: Patrick DeLong Deloy	Owner Address: 85 Gray Street	Phone: 207-749-4098
Business Name:	Contractor Name: Don White & Son Inc	Contractor Address: 37 Valley Lane Sebago	Phone: 2073108534
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Two Family	Proposed Use: Two Family / Replace existing deck 26' x 8' deck with 26' x 8' deck. legature 2 family	Permit Fee: \$60.00	Cost of Work: \$3,200.00	CEO District: 2
Proposed Project Description: Replace existing deck 26' x 8' deck with 26' x 8' deck.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: Date:				

Permit Taken By: gg	Date Applied For: 09/28/2010	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>		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"/> MM <input type="checkbox"/> Date:	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 ycs <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

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

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Permit No: 10-1218	Date Applied For: 09/28/2010	CBL: 057 D034001
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Location of Construction: 85 Gray St	Owner Name: Patrick DeLong	Owner Address: 85 Gray Street	Phone: 207-749-4098
Business Name:	Contractor Name: Don White & Son Inc	Contractor Address: 37 Valley Lane Sebago	Phone: (207) 310-8534
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Two Family / Replace existing deck 26' x 8' deck with 26' x 8' deck.	Proposed Project Description: Replace existing deck 26' x 8' deck with 26' x 8' deck.
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Dept: Zoning Note:	Status: 7	Reviewer: Ann Machado	Approval Date: Ok to Issue: <input type="checkbox"/>
Dept: Building Note:	Status: Pending	Reviewer:	Approval Date: Ok to Issue: <input type="checkbox"/>

Comments:

10/4/2010-amachado: Left voicemail for the owner, Patrick DeLong. Deck does not meet setbacks or lot coverage. No permit on file for existing deck. See letter.

101218



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>85 GRAY ST</u>			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>057</u> <u>D</u> <u>034</u>	Applicant *must be owner, Lessee or Buyer* Name <u>PATRICK DEZONG</u> Address <u>85 GRAY ST</u> City, State & Zip <u>PORTLAND 04101</u>		Telephone: <u>207 749</u> <u>4098</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>RECEIVED</u> <u>SEP 28 2010</u> <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	Cost Of Work: \$ <u>3200.00</u> C of O Fee: \$ Total Fee: \$ <u>60.00</u>	
Current legal use (i.e. single family) <u>TWO FAMILY</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>2ND FLOOR DECK + FIRE EXST</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>REPLACE EXISTING DECK - SIZE FOR SFE</u>			
Contractor's name: <u>DON WHITE + SON INC</u> Address: <u>37 VALLEY LANE</u> City, State & Zip <u>SCARBORO ME 04059</u> Telephone: <u>207 3108534</u> Who should we contact when the permit is ready: <u>DON WHITE</u> Telephone: <u>207 3108534</u> Mailing address: <u>37 VALLEY LANE SCARBORO 04029</u>			

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: Don WhiteDate: 9-27-10

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

R-1

Don

lot size 1888 sq ft

* rear - 20' - 45' in

side 10' - setback from building end

property line - not met on north side

lot coverage - 80% = 984.5 sq ft (already covered by existing building)

PLOT PLAN

DELONG
85 GRAY ST
PORTLAND ME

04/10/01

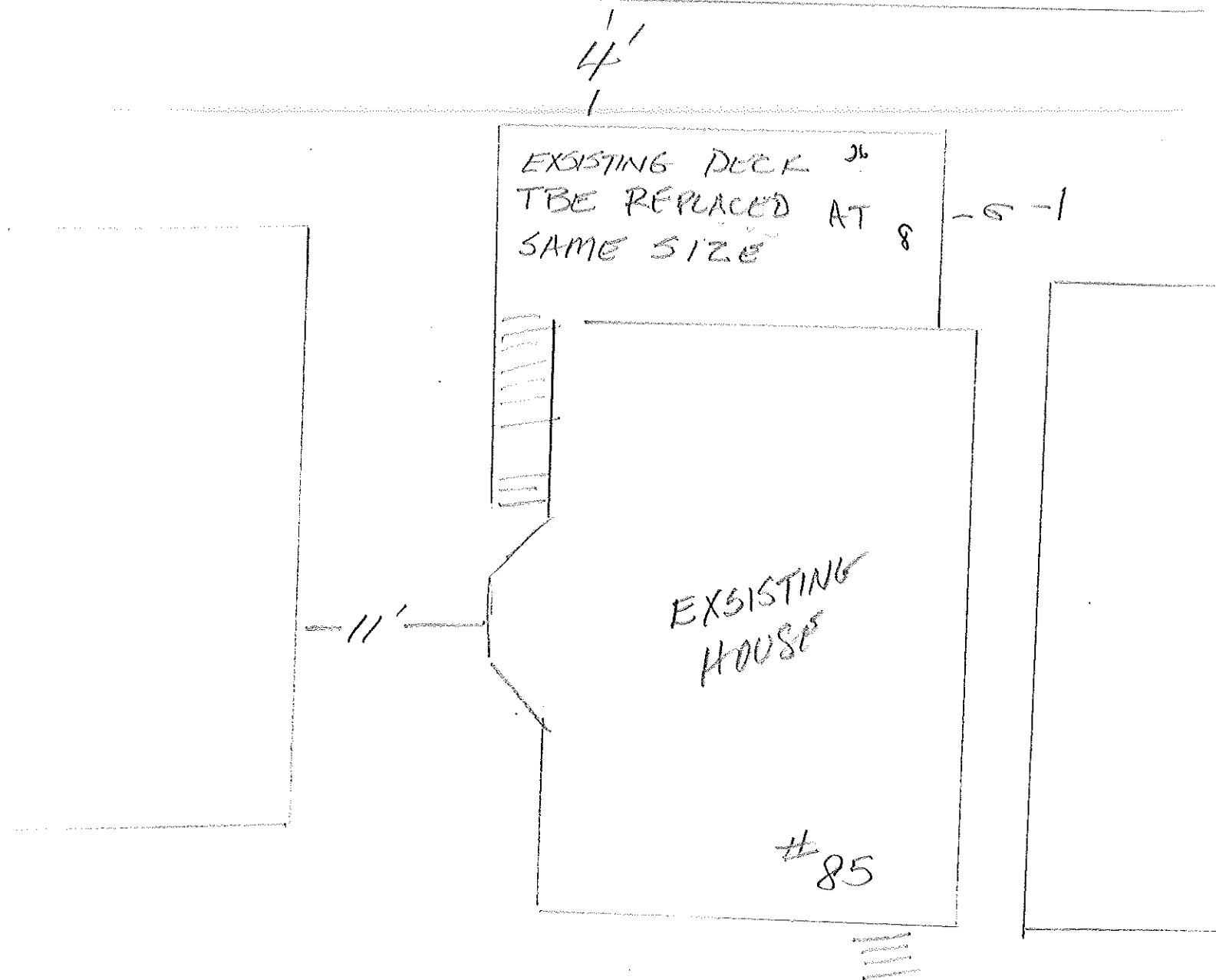
existing - 1060 (permitted)

proposed - $\frac{250}{1310}$ 66.5%

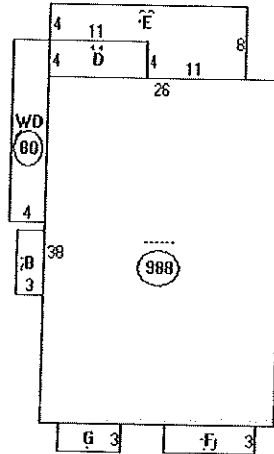
57-D-34

Patrick DeLong

749-4090



GRAY ST PORTLAND

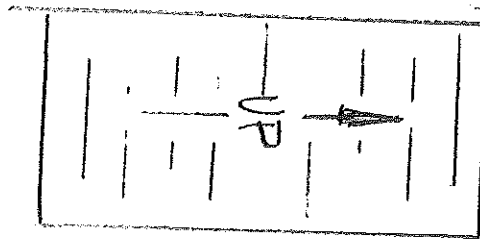


Descriptor/Area

A: 988 sqft
 B: 2FBAY/8 21 sqft
 C: WD 80 sqft
 D: 44 sqft
 E: WD 132 sqft
 F: OFF 30 sqft
 G: 2FBAY/8 21 sqft

1560

$$\begin{aligned} \text{duct stairs} &= 14 \times 16 = 224 \\ &= 14 \times 3 = 42 \\ &= 266 \end{aligned}$$



8

2ND FLOOR
EXISTING
DECK

EXISTING
WINDOWS

EXISTING
HOUSE

EXISTING
BACK DOOR

36"

DEZONG
85 GRAY ST
PORTLAND

DRIVEWAY

EXISTING
HOUSE

2X2X38 BALUSTER
SPACE 3 1/2"

4X4

GUARD
38" HIGH

2X8X8
TRIPLE 2X8
GIRDER

16" OC

2X8
LEADER
W/ JOIST
HANGERS

38 GUARD
36" HANDRAIL

2X12
STRINGER

BAILING
TO PARTIAL
UPPER

6X6X10
PT.

8" TUBE

EXISTING

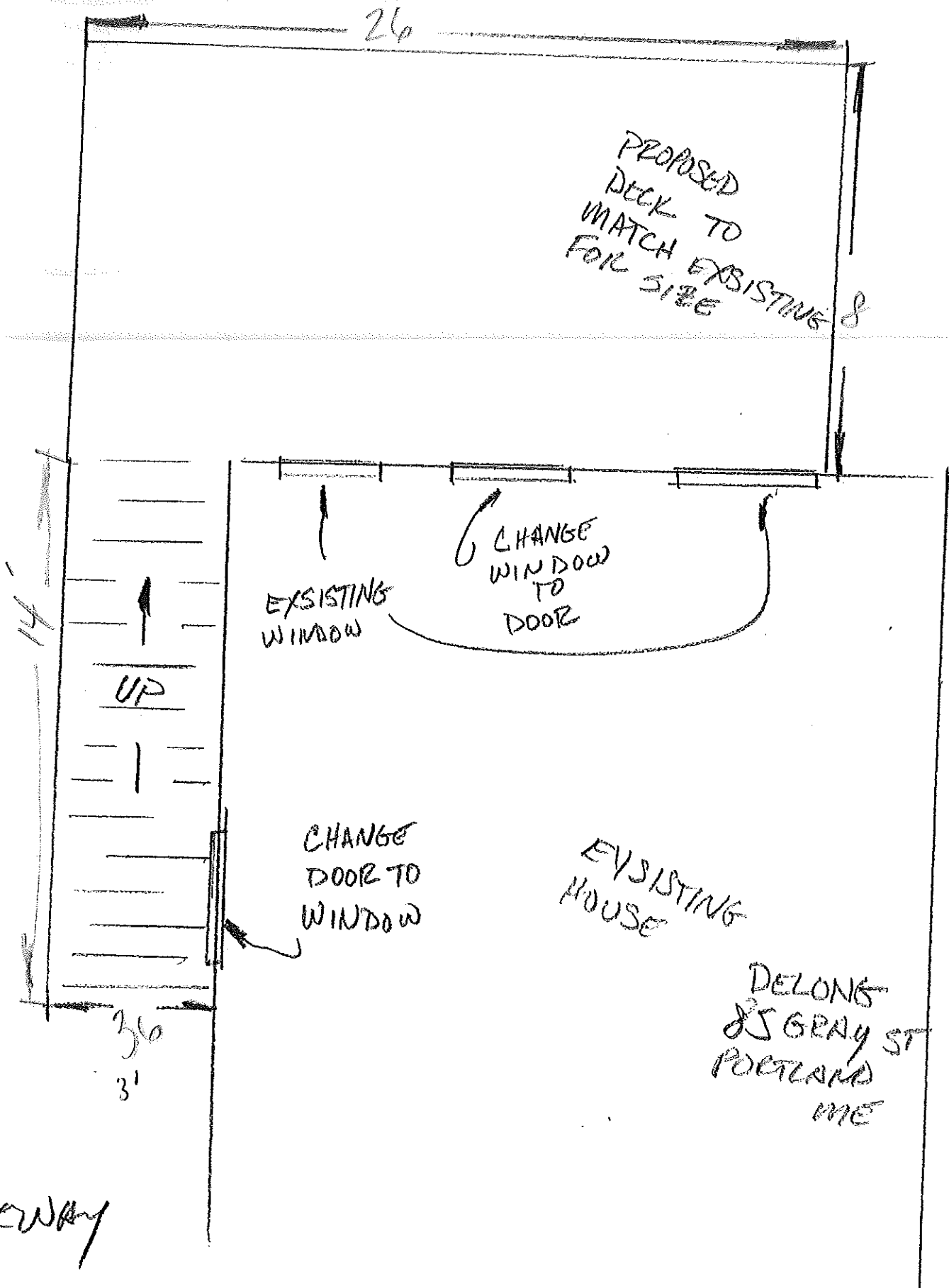
GRADE

8" TUBE

SPEC SHEET

1. USE EXISTING FOOTING & TUBE
2. 6X6X10 P.T. POST 18' OC
3. TRIPLE 2X8X26 P.T. GIRDER
4. 2X8X23 PT LEDGER W/FLASHING AND $\frac{1}{4}$ "X4" LAG 24" OC
5. 2X8X8 PT FLOOR JOIST 16" OC W/JOIST HANGER
6. GUARD RAIL HEIGHT 38"
7. GUARD RAIL BALUSTER 2X2 4" OC - SPACE LESS THAN $3\frac{1}{2}$ "
8. STAIR HANDRAIL 36"
9. 2X12 PT STRINGER
10. $9\frac{1}{2}$ " TREAD DEPTH
1. $7\frac{1}{4}$ " TO $7\frac{3}{4}$ " RISE HEIGHT
- 2 STAIRS $4\frac{1}{2}$ " WIDE
36"

DELONG
85 GRAY ST.
PORTLAND
ME



PROPOSED
DECK TO
MATCH EXISTING
FOR SIZE

EXISTING
WINDOW

CHANGE
WINDOW
TO
DOOR

CHANGE
DOOR TO
WINDOW

EXISTING
HOUSE

DELONG
25 GRAY ST
PORTLAND
ME

36
3'

DRIVEWAY

STREET



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

October 4, 2010

30 days 11/3/10

Patrick DeLong
85 Gray Street
Portland, ME 04101

Re: 85 Gray Street – 057 D034 – R-6 – rebuild deck & stairs – permit #10-1218

Dear Mr. DeLong,

I have finished my review of your permit application to replace the existing second floor deck and stairs at 85 Gray Street. At this point I must deny your permit.

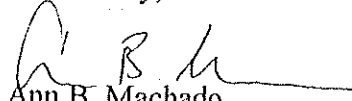
The deck and stairs at 85 Gray Street are nonconforming because they do not meet the required setbacks and lot coverage. 85 Gray Street is located in the R-6 residential zone. The required rear setback is twenty feet [section 14-139(d)(2)]. The plot plan gives the rear yard setback to the deck as four feet. The required side yard setback is ten feet [section 14-139(d)(3)(a)]. The plot plan gives the distances to the abutting buildings as eleven feet on the left and six feet on the right. The proposed stairs and deck need to be ten feet from the property lines. Finally, the maximum allowable lot coverage for the R-6 zone is fifty percent [section 14-139(e)]. The lot is 1969 square feet. The existing building, bay windows, and front entry cover 1060 square feet. The proposed deck and stairs cover 250 square feet of the lot. The total square footage would be 1310 square feet which would cover 66.5% of the lot.

Part of our review process when we receive an application to replace a structure that is nonconforming is to see if the structure was originally permitted. I have researched our files and I cannot find a permit to build an eight foot by twenty-three foot deck and a three foot by fourteen foot set of stairs. If the deck and stairs were not permitted, the deck is not legal, and it cannot be rebuilt. The property must be brought into compliance. You have thirty days from the date of the letter to do this. Our office will work with you to achieve compliance, but since there is no permit for the original deck, it needs to be removed.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to file an appeal. If you should fail to do so, my decision is binding and no longer subject to appeal. You may contact our office for the necessary paper work if you decide to file an appeal.

Please feel free to contact me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Sept. 08 2010

Received from White, S. Inc.

Location of Work 75 Street

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 60.00

Building (IL) ☒ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 057 0034

Check #: 0915 Total Collected \$ 60.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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