

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

BUILDING DEPARTMENT

## PERMIT

Permit Number: 050589

Please Read Application And Notes, If Any, Attached

This is to certify that RAAB KAMALA P & ALYNE MATSUOKA/ Fortin Constructi

has permission to Replace Deck bringing to code

AT 280 BRACKETT ST

063 I005001

CITY OF PORTLAND  
JUN 10 2005  
PERMIT ISSUED

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 loaded or closed-in. **48 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 \_\_\_\_\_  
Department Name

*[Signature]*  
6/10/05  
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:<br>05-0589 | Issue Date:<br>JUN 10 2005 | CBI:<br>063 I005001 |
|-----------------------|----------------------------|---------------------|

|   |  |  |                             |
|---|--|--|-----------------------------|
| <b>Location of Construction:</b><br>280 BRACKETT ST | <b>Owner Name:</b><br>RAAB KAMALA P & ALYSON E | <b>Owner Address:</b><br>280 BRACKETT ST               | <b>Phone:</b>               |
| <b>Business Name:</b>                               | <b>Contractor Name:</b><br>Fortin Construction | <b>Contractor Address:</b><br>1125 Forest Ave Portland | <b>Phone:</b><br>2078717920 |
| <b>Lessee/Buyer's Name:</b>                         | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Alterations - Dwellings         | <b>Zone:</b><br>R-6         |

|   |   |   |  |                           |
|---|---|---|--|---------------------------|
| <b>Past Use:</b><br>3 Unit residential                                | <b>Proposed Use:</b><br>3 unit residential/ Replace Deck bringing to code | <b>Permit Fee:</b><br>\$111.00  | <b>Cost of Work:</b><br>\$9,600.00   | <b>CEO District:</b><br>2 |
| <b>Proposed Project Description:</b><br>Replace Deck bringing to code |   | <b>FIRE DEPT:</b><br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Denied<br>Signature: <i>[Signature]</i>   | <b>INSPECTION:</b><br>Use Group R-2 Type 5B<br>IBC 2003<br>Signature: <i>[Signature]</i> |                           |
| <i>Legal Use: 3 residential dwelling units</i>                        |   | <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b><br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied<br>Signature: _____ Date: _____ |  |                           |

|                                    |  |                        |  |
|------------------------------------|--|------------------------|--|
| <b>Permit Taken By:</b><br>Idobson | <b>Date Applied For:</b><br>05/13/2005 | <b>Zoning Approval</b> |  |
|------------------------------------|--|------------------------|--|

|  |   |  |   |
|--|---|--|---|
| 2. Building permits do not include plumbing, septic or electrical work.<br>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><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><i>OK with conditions</i><br>Date: <i>5/27/05</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | <b>Historic Preservation</b><br><input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input checked="" type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><i>to D.A</i><br>Date: _____ |
|  | Date: _____   |  |   |

*D. Andrews*  
*6/9/05*

**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.

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|                        |         |      |       |
|------------------------|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
|------------------------|---------|------|-------|

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|   |      |       |
|---|------|-------|
| 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><br>05-0589 | <b>Date Applied For:</b><br>05/13/2005 | <b>CBL:</b><br>063 I005001 |
|------------------------------|--|----------------------------|

|   |  |  |                                |
|---|--|--|--------------------------------|
| <b>Location of Construction:</b><br>280 BRACKETT ST | <b>Owner Name:</b><br>RAAB KAMALA P & ALYSON E | <b>Owner Address:</b><br>280 BRACKETT ST               | <b>Phone:</b>                  |
| <b>Business Name:</b>                               | <b>Contractor Name:</b><br>Fortin Construction | <b>Contractor Address:</b><br>1125 Forest Ave Portland | <b>Phone</b><br>(207) 871-7920 |
| <b>Lessee/Buyer's Name</b>                          | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Alterations - Dwellings         |                                |

|   |   |
|---|---|
| <b>Proposed Use:</b><br>3 unit residential/ Replace Deck bringing to code | <b>Proposed Project Description:</b><br>Replace Deck bringing to code |
|---|---|

**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 06/08/2005

**Note:** **Ok to Issue:**

- 1) Railing detail to follows specifications attached to HP approval letter (attached). Balusters must be toed into top and bottom rail. Spacing between balusters not to exceed 3".
- Deck framing to be faced with 1" pine trim strock to obscure undercarriage of deck.
- Railing to be painted or opaque stained to match house.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/27/2005

**Note:** **Ok to Issue:**

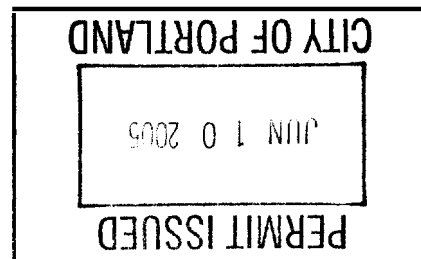
- 1) The reconstruction of the replacement deck shall be within the existing footprint unless there is a requirement to meet fire and building codes. Such required changes shall be the minimum necessary to meet the ordinances.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Pending      **Reviewer:**      **Approval Date:**

**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:**      **Reviewer:**      **Approval Date:**

**Note:** **Ok to Issue:**



# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

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

June 8, 2005

Kamala Raab  
280 Brackett Street  
Portland, Maine 04102

Re: Roof deck and railing replacement – 280 Brackett Street

Dear Ms. Raab:

On June 8, 2005, this office reviewed and approved your application for a Certificate of Appropriateness for roof deck and railing replacement at 280 Brackett Street.

Please note that approval is subject to the following conditions:

- Railing detail to follow specifications attached with this letter. (The proposed railing detail, as shown in your application, is not approved.) Balusters must be toed into the top and bottom rail. Spacing between balusters not to exceed 3 inches.
- Deck framing to be faced with 1” pine trim stock (structural elements shall not be exposed).
- Railing to be painted or opaque stained to match house.

All improvements shall be carried out as shown on the plans and specifications dated 5/9/05. 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.

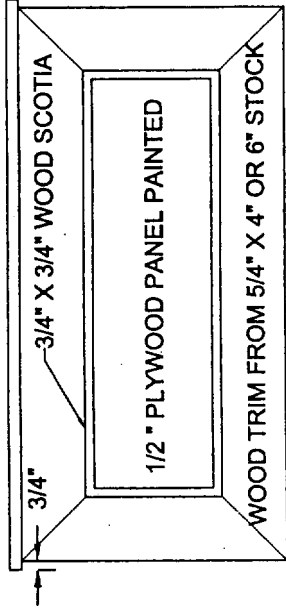
Sincerely,

  
Deborah Andrews  
Historic Preservation Program Manager

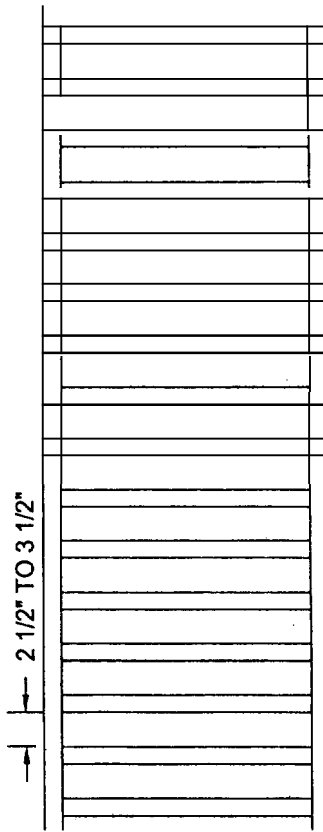
cc: Building Inspections

GREEK REVIVAL PORCH DETAILS

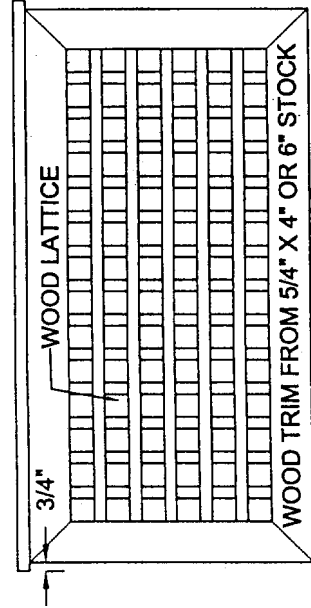
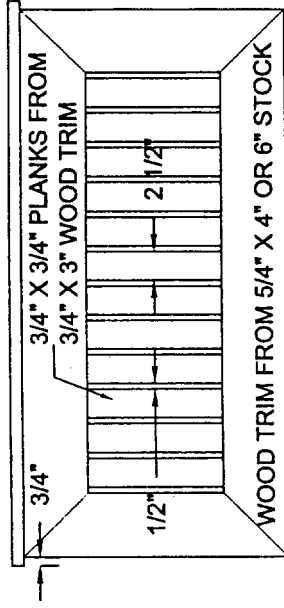
Typical Greek Revival Porch Skirting



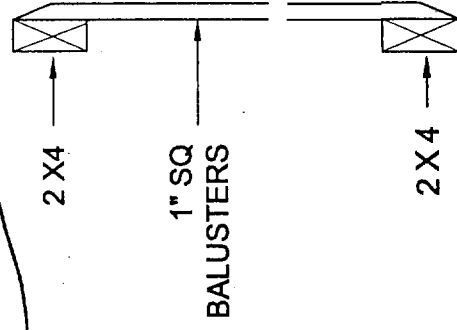
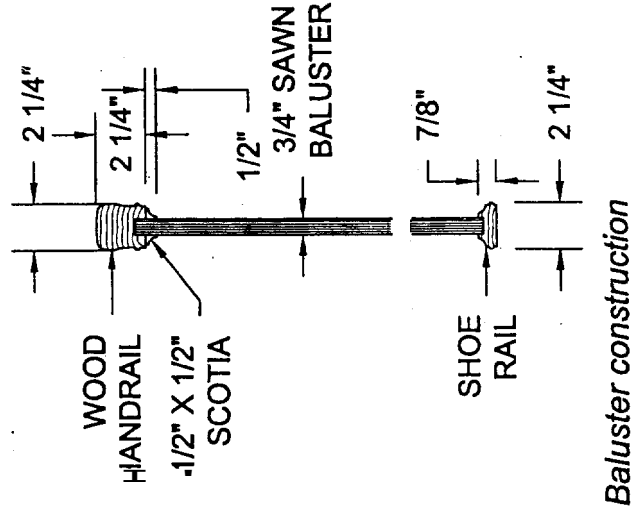
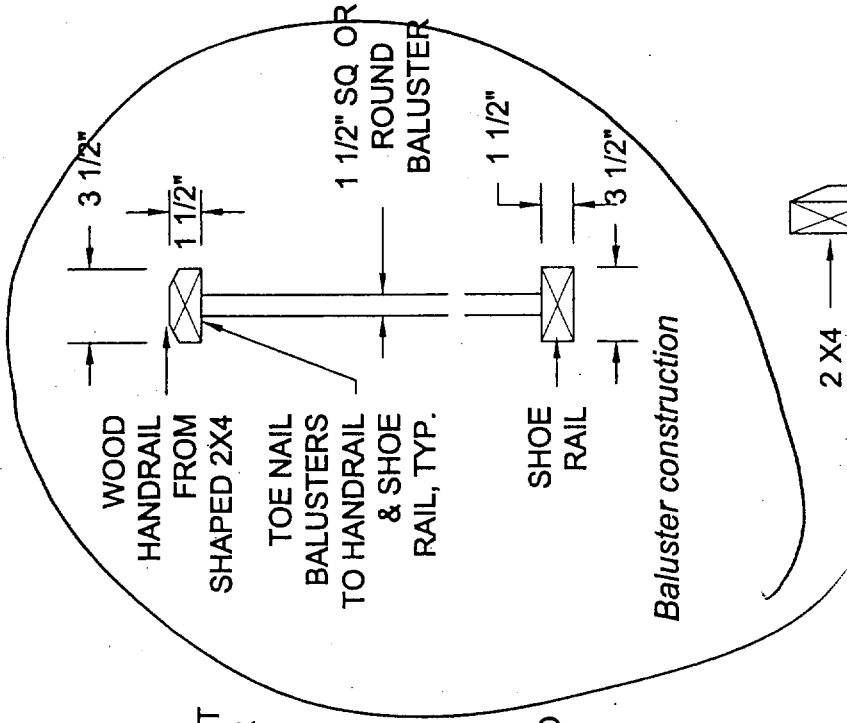
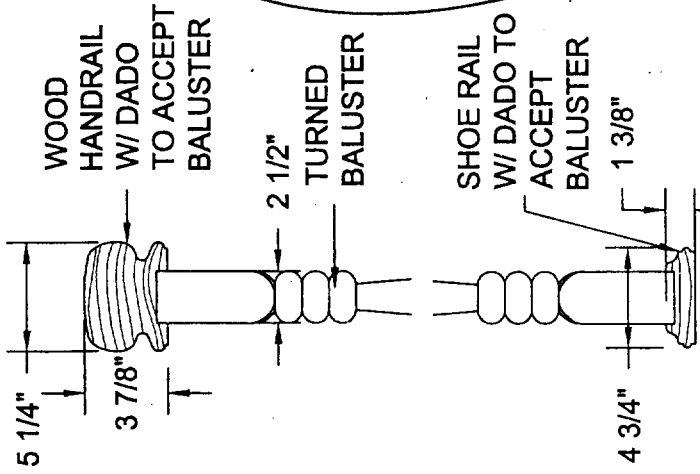
Typical Greek Revival Balusters



SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".



BALUSTER DETAILS

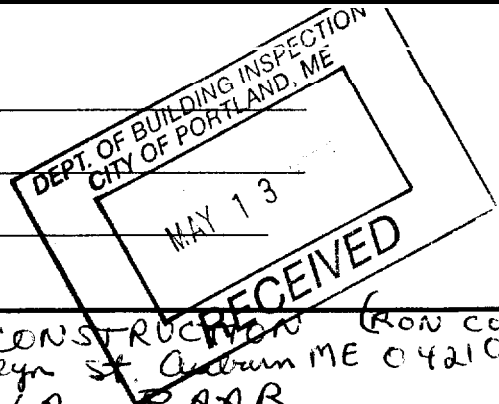


*This type of baluster, while easy to construct, is not appropriate for traditional buildings.*

# 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.

|   |                                      |  |
|---|--------------------------------------|--|
| Total Square Footage of Proposed Structure  |                                      | Square Footage of Lot<br><i>2000 sq. ft.</i>         |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><i>3      I      5</i>   | Owner:<br><i>KAMALA RAAB</i>         | Telephone:<br><i>H-842-0160</i><br><i>W-552-4907</i> |
| Lessee/Buyer's Name (If Applicable)   | Applicant name, address & telephone: | cost Of Work: \$ <i>9600</i><br>Fee: \$              |
| Current use: <i>3 FAMILY DWELLING</i><br>If the location is currently vacant, what was prior use: _____<br>Approximately how long has it been vacant: _____<br>Proposed use: <i>Replacement Deck</i><br>Project description: <i>Bringing to Code</i>  |                                      |  |
| Contractor's name, address & telephone: <i>FORTIN CONSTRUCTION (RON CONDON)</i><br><i>207-786-8737 35 Margaret St. Auburn ME 04210</i><br>Who should we contact when the permit is ready: <i>KAMALA RAAB</i><br>Mailing address: <i>280 Brackett St.</i><br><i>Portland, ME</i>   |                                      |  |
| 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: H: <i>842-0160</i><br><i>W: 552-4907</i> |                                      |  |



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.

*Kamala Raab*



GENERAL RECEIPT

131

# CITY OF PORTLAND, MAINE

|   |                         |
|---|-------------------------|
| DEPARTMENT<br><b>Planning and Development</b> | DATE<br><b>04-28-05</b> |
|---|-------------------------|

RECEIVED FROM  
**K.P. Raab**

ADDRESS  
**P.O. Box 10264 - 04104**

RE: **280 Brackett St.**

| UNIT | ITEM                  | REVENUE CODE | DOLLAR AMOUNT |
|------|-----------------------|--------------|---------------|
|      | Historic Preservation |              | 50 00         |
|      | Review                |              |               |
|      |                       |              |               |
|      |                       |              |               |
|      |                       |              |               |
|      |                       |              |               |
|      |                       |              |               |
|      | Check # 180           |              |               |

CASH  
 CHECK  
 OTHER  
**TOTAL**  
**50 00**

RECEIVED BY Gma



## 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.

The property is at 280 Brackett St. on the corner of Neal St. Photo #1 and 2. I propose to replace the existing deck and railing which is now constructed on top of a flat roof on a back section of the house. picture # 3+4.

The flat roof will be re-roofed with .060 rubber roofing. The deck and railings will be constructed of cedar wood. It will have square balusters.

The existing enclosed stairwell will be re-roofed with black XT 25 roof shingles

The current railings are in violation of code and partially block the door. See photo # 5+6.

I propose to have the railing built along the roof edge to allow the door to be fully opened.

I think that the deck and enclosed stairway may have been been in the 1970's. See photo # 7+8.

Currently it is leaking into the back hallway and 2nd. floor apartment. See photo # 9.

This improvement will correct the water leakage and code violations.

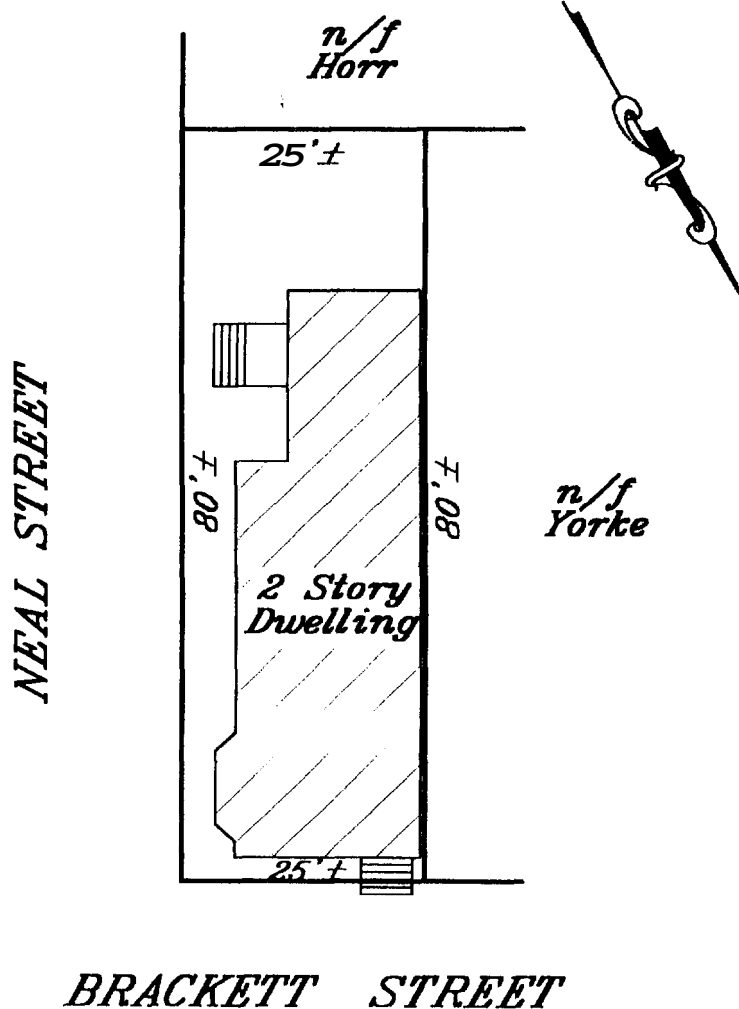
# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 280 BRACKETT STREET  
PORTLAND, MAINE

INSPECTION DATE: JANUARY 13, 2003

SCALE: 1" = 20'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: KAMALA RAAB

REQUESTING PARTY: LEETE & LEMIEUX, P.A.

OWNER: KELLY & WALTER WILLIAMS III

ATTORNEY: JAMES R. LEMIEUX

LENDER: \_\_\_\_\_

FILE No. 20313180

FIELD BOOK: \_\_\_\_\_

TITLE REFERENCES:

YOUR FILE #: 105674

DEED BOOK: 17322 PAGE: 1

PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_

COUNTY: CUMBERLAND

**NADEAU & LODGE, INC.**  
**PROFESSIONAL LAND SURVEYORS**

918 BRIGHTON AVENUE  
PORTLAND, ME 04102  
(207) 878-7870

232 CLARKS WOODS ROAD  
LYMAN, ME 04002  
(207) 498-2950