

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

Location of Construction: 7 Spring Cove Ln G.D.I.		Owner: Kappelman, Richard & Barbara		Phone:		Permit No: 07-1997 BP <del>July 1997</del>	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: William E. Weeber Box 4804		Address: Portland, ME 04112		Phone: 766-5061		Permit Issued:	
Past Use: Abandoned Structure		Proposed Use: Same w/deck		COST OF WORK: \$ 2,800.00		PERMIT FEE: \$ 35.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Construct Deck				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <del>See</del> 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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 11 July 1997					

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..

**Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

**Historic Preservation**

☒ Not in District or Landmark  
☒ Does Not Require Review  
☐ Requires Review

**Action:**

☐ Approved  
☐ Approved with Conditions  
☐ Denied

Date: 7/11/97  
D.A.

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT William E. Weeber ADDRESS: DATE: 11 July 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 6  
h. carry

## BASIC GUIDELINES FOR DECK PERMITS

Materials needed to apply for permit:

- 1) Plot Plan - A Bird's eye view of your property showing where all your buildings are located in relationship to the lot lines and each other. You need to show those distances (the front, rear and sides) in feet.
- 2) Construction Plan - Cross Section. What dimensional lumber/materials are being used and what is their make-up?
- 3) Fee - Based on cost of work labor/materials. 25.00 1st 1,000 worth of work, 5.00 each additional 1,000.

The following check-off sheet can be used in most circumstances:

### Foundation

☐ Frost wall, min 4' below grade  
☒ Sone tubes, min 4' below grade, 8" min on footing, hard pan or bedrock  
☐ Other

### Sill

4' Distance between foundation supports

### Joist Size

☐ 2x6 ☐ 2x8 ☒ 2x10

### Joist Span

8'

### Distance Between Joists

☒ 16"oc ☐ 24"oc ☐ other

### Decking

☒ 5/4 ☐ other/explain

### Stair Construction

☒ 10" min tread ☒ 7 3/4" max riser

### Guard Height

☐ 36" ☒ 42"

Guards shall be located along open-sided walking surfaces located 15 1/2" above the floor or below grade. Single family - min 36", all others 42", measured vertically above the leading edge of the tread or adjacent walking surface. BOCA 1005.5/1021.2

### Balusters

☒ /under 4"

Open guards shall have balusters or be of a solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

William E. Weeber  
P.O. Box 4804  
Portland, ME 04112

RE: 7 Spring Cove Lane, Great Diamond Island - 83E-A-032

July 24, 1997

Dear Mr. Weeber,

I am in receipt of your application to construct a deck on an abandoned structure. This permit is being denied. A deck is considered an accessory use. This property is presently a vacant lot with no principal use. You are not allowed an accessory use without a principal use, thus the denial. If your intention is to rebuild on an existing foundation for living purposes, there are many more requirements to meet. We would need building permits, plumbing permits, electrical permits etc. We would need to see all these permits toward a proposed principal use that is allowable within this IR-1 zone. I have found no other open permits on this property.

If you have any other questions regarding this letter, please do not hesitate to contact me.

Very Truly Yours,

A handwritten signature in cursive script, reading "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator/  
Asst. Chief of Insp. Services

cc to: Joseph Gray, Jr, Dir. of Planning & Urban Dev.  
P. Samuel Hoffses, Chief of Insp. Services  
Merle Leary, Code Enforcement Officer  
Richard & Barbara Kappelman, 81 Western Prom, Auburn, ME 04210

Existing Brick Bldg is 16' Square

Deck on front 8' x 20'

Deck on Side 5' x 8'

4' stairway - Railing Both Sides

Estimated Cost  
\$2800<sup>00</sup>

#### MATERIAL

2x10 Joists

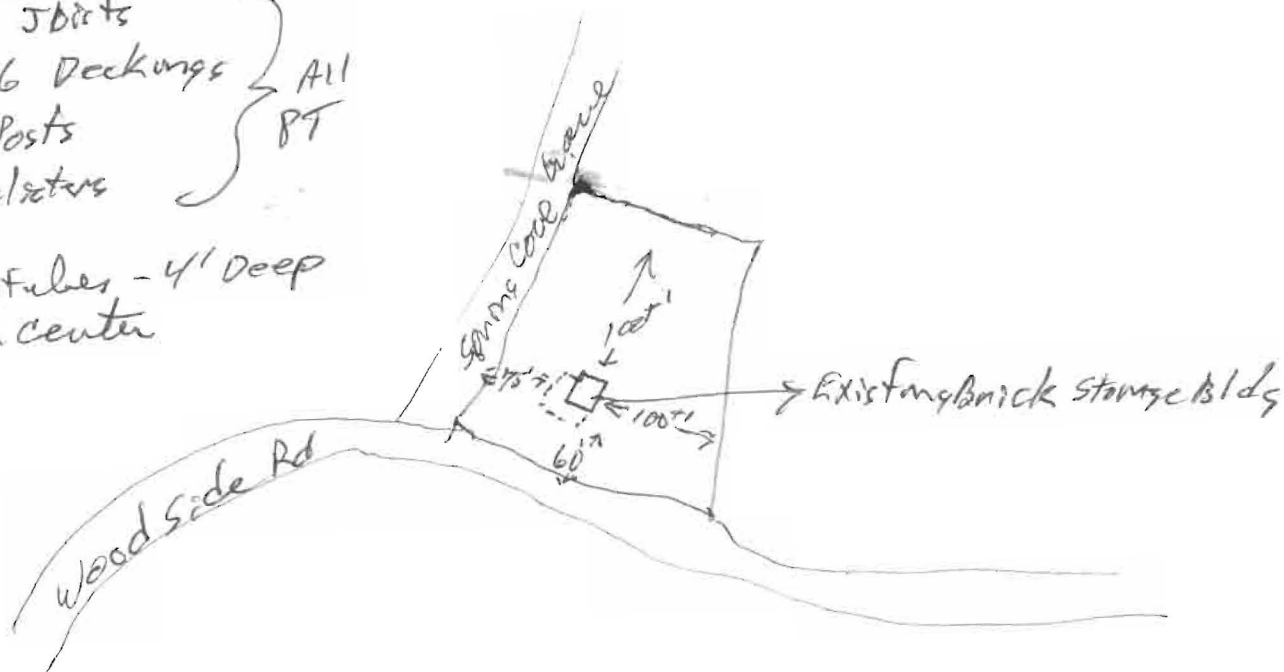
5/4 x 6 Decking

4x4 Posts

42" Balusters

} All  
PT

8" Sonotubes - 4' Deep  
4' on center



Lot #32 - Richard + Barbara Kappelman owners

Diamond Cove

Gt Diamond Island

Portland, Me 04109

