

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 051099
NOV 29 2005
CITY OF PORTLAND

This is to certify that Guarino Philip J & Lisa W Jt owner
has permission to build 10'x24' deck at single family residence
AT 128 Mckinley Ct

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 occupied or enclosed-in.
HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

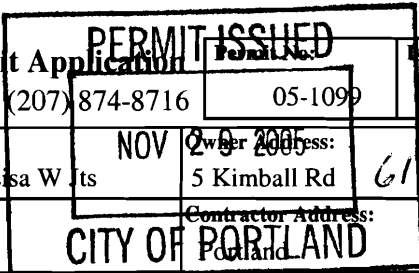
Fire Dept.
Health Dept.
Appeal Board
Other Department Name

Handwritten signature and date 11/22/05
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.: 05-1099 Issue Date:		CBL: 083E B030001	
Location of Construction: 128 Mckinley Ct	Owner Name: Guarino Philip J & Lisa W	Owner Address: 5 Kimball Rd 617-678-2614	Phone: 766-2255
Business Name:	Contractor Name: Owner	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-1

Past Use: single family residence	Proposed Use: single family residence with 10'x24' deck	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1
Proposed Project Description: build 10'x24' deck at single family residence		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: K Type: 573 IRC 2003	
		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: jharris	Date Applied For: 08/09/2005	Zoning Approval		
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..	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 <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review Not Really Visible <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:	RECEIVED AUG 17 2005
	OK Under 14-385			

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 - Building or Use Permit

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

Permit No: 05-1099	Date Applied For: 08/09/2005	CBL: 083E B030001
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Location of Construction: 128 Mckinley Ct	Owner Name: Guarino Philip J & Lisa W Jts	Owner Address: 5 Kimball Rd	Phone: () 766-2255
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family residence with 10'x24' deck	Proposed Project Description: build 10'x24' deck at single family residence
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Dept: Historical **Status:** Not Applicable **Reviewer:** William B. Needelman **Approval Date:** 08/17/2005

Note: Not readily visible. We recieved before any zoning or building approvals were given. Returned to Inspections **Ok to Issue:**
on 8/17/05.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/22/2005

Note: **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/22/2005

Note: **Ok to Issue:**

- 1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.

Comments:

8/18/05-trmm: no plot plan submitted - called owner - will bring in.

10/19/05-trmm: plot plansubmitted - inadequate dimensions and need to check any encroachment issues.

Prmt	Text93	12374	Constr Type	New	Num1	5
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Permit Nbr	05-1099	Location of Construction	128	Mckinley Ct	Appl. Date	C
Status	Hold	Permit Type	Additions - Dwellings		Issue Date	
CBL	083E B030001	District Nbr	1	Estimated Cost	\$1,000.00	Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
10/19/200	plot plansubmitted - inadequate dimensions and need to check any encroachment issues.	tmm		
08/18/200	no plot plan submitted - called owner - will bring in.	tmm		

CreatedBy	jharris	CreateDate	08/10/2005	ModBy	tmm	ModDate	08/18/
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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: <u>128 McKinley Ct GD</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>I</u> Lot# <u>030</u>	Owner: <u>Philip Guarino</u>	Telephone: <u>207-766-2255</u>
Lessee/Buyer's Name (If Applicable) <u>083 E B030</u>	Applicant name, address & telephone: <u>Philip Guarino</u> <u>128 McKinley Ct</u> <u>Great Diamond Island</u>	Cost Of Work: \$ <u>1,000.00</u> Fee: \$ <u>30.00</u>
Current use: <u>single family</u>		<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME</p> <div style="border: 1px solid black; padding: 5px; width: 100px; margin: 5px auto;"> <p style="margin: 0; text-align: center;">AUG 9 2005</p> </div> <p style="margin: 0; font-weight: bold; font-size: 1.2em;">RECEIVED</p> </div>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Deck 10 x 24</u> Project description:		
Contractor's name, address & telephone: <u>TBD</u>		
Who should we contact when the permit is ready: <u>Phil</u>		
Mailing address:		
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: <u>766-2255</u>		

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: <u>Philip Guarino</u>	Date: <u>8/9/05</u>
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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

Cash

617-678-2619 10/3/05

Tommy,

Please find attached the

Plot Plan for my home on

Great Diamond Island. The

Deck is replacing the prior

Deck which went into Orin's

The outside edge of the Deck

is equal to the location of the

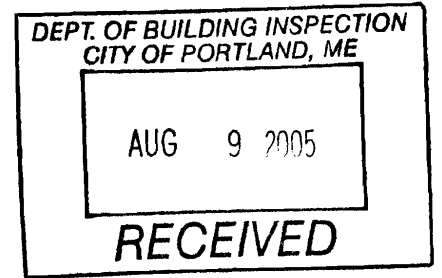
structures,
prior outside edge. The Deck

is 37.5 feet from the property

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0770
CONNECTION TEL 912077665159
SUBADDRESS
CONNECTION ID
ST. TIME 05/30 10:44
USAGE T 00'31
PGS. 1
RESULT OK



MEMO

To: Design Review Committee
From: Philip Guarino
Date: May 30, 2003
Subject: Is the deck located at building number three Great Diamond Island Diamond Cove subject to the Portland historic preservation ordinance?

Please find below the memo from Deb Andrews regarding Portland's historic preservation ordinance and the deck at my home.

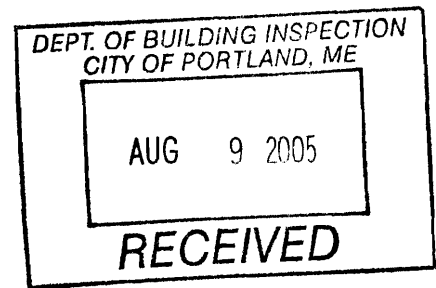
-----Original Message-----

From: Deb Andrews [mailto:DGA@ci.portland.me.us]
Sent: Thursday, May 29, 2003 10:51 AM
To: plguarino@attbi.com
Subject: Re: Renovation of Property at Diamond Cove

Dear Mr. Guarino: Thank you for sending the photos of your property at Diamond Cove. Based on the photographs, it appears that the rear deck is not readily visible from a public way and is therefore not subject to review under Portland's historic preservation ordinance. If I can answer any other questions, please feel free to call. Deb Andrews

As it has been determined that the deck is not subject to review by Portland's historic preservation group I can now provide you with the plans and look forward to discussing any

MEMO



To: Design Review Committee

From: Philip Guarino

Date: May 30, 2003

Subject: Is the deck located at building number three Great Diamond Island Diamond Cove subject to the Portland historic preservation ordinance?

Please find below the memo from Deb Andrews regarding Portland's historic preservation ordinance and the deck at my home.

-----Original Message-----

From: Deb Andrews [<mailto:DGA@ci.portland.me.us>]
Sent: Thursday, May 29, 2003 10:51 AM
To: plguarino@attbi.com
Subject: Re: Renovation of Property at Diamond Cove

Dear Mr. Guarino: Thank you for sending the photos of your property at Diamond Cove. Based on the photographs, it appears that the rear deck is not readily visible from a public way and is therefore not subject to review under Portland's historic preservation ordinance. If I can answer any other questions, please feel free to call. Deb Andrews

As it has been determined that the deck is not subject to review by Portland's historic preservation group I can now provide you with the plans and look forward to discussing any concerns you may have. A drawing of the deck will be provided within the next few days.

Regards,

Phil





Central Maine Power



August 5, 2003

Mr. Philip J. Guarino
5 Kimball Road
Hopkinton, MA 01748-2561

RE: Electric Service Account #441-1683954-001

Dear Mr. Guarino:

Upon your request to inspect our right-of-way pole line, which runs behind your residence on Great Diamond Island, we have found that we have adequate right-of-way to move any equipment to maintain our facilities.

Thank you for calling us with your concerns in ensuring we have proper access, before moving forward with your construction project.

Please accept this letter as permission to proceed with your project. Do not hesitate to call me if you have any questions. I can be reached at **(207) 828-2885**.

Sincerely,

David A. Foss
Operations Supervisor

DF/lb

An equal opportunity employer

162 Canco Rd. | Portland, ME 04103

www.cmpco.com


An Energy East Company

MARK 8/24

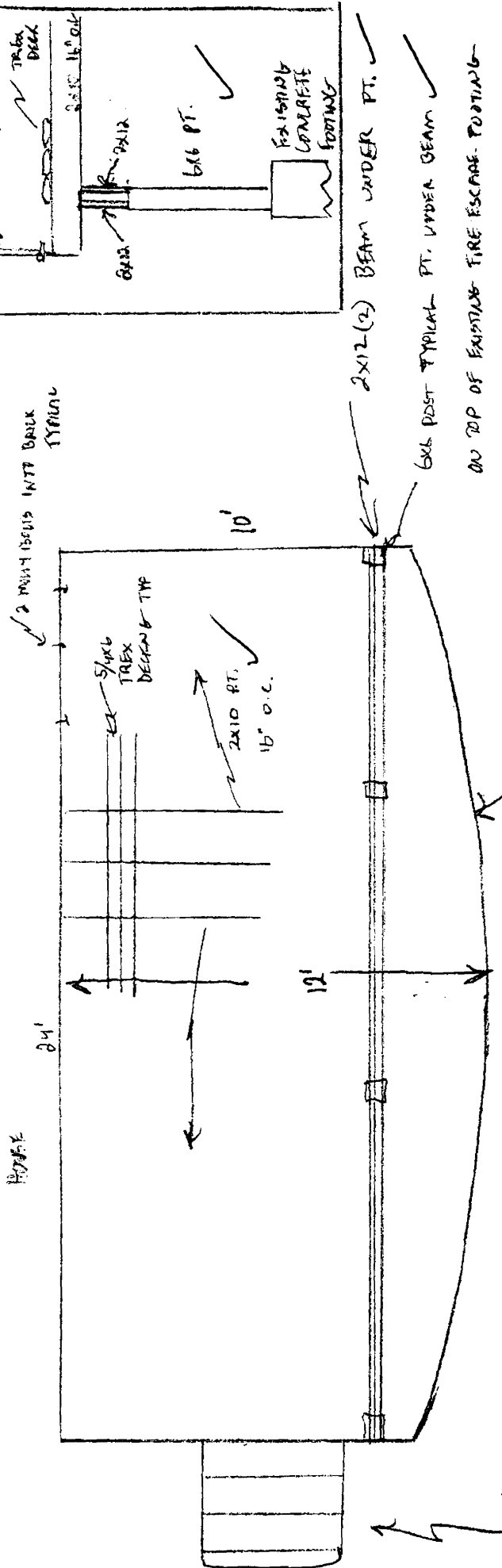
SAVRAD RESIDENCE
198 PENNACKEY CT.
GREAT DIAMOND

GODUNG BUILDING COMPANY, INC.
4 DEERING STREET
PORTLAND, MAINE 04101
776-3768 FAX 774-2753

DECK REPLACEMENT IN FRONT OF OLD FIRE ESCAPE
PLATFORM.

5/28/03

1/4" = 1'



3/4" RAIL? OR TO HORIZONTAL CODE 8 ALL
AROUND DECK AND STAIRS

EXISTING CONCRETE FOOTING
6x6 POST TYPICAL PT. UNDER BEAM
ON TOP OF EXISTING FIRE ESCAPE FOOTING

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

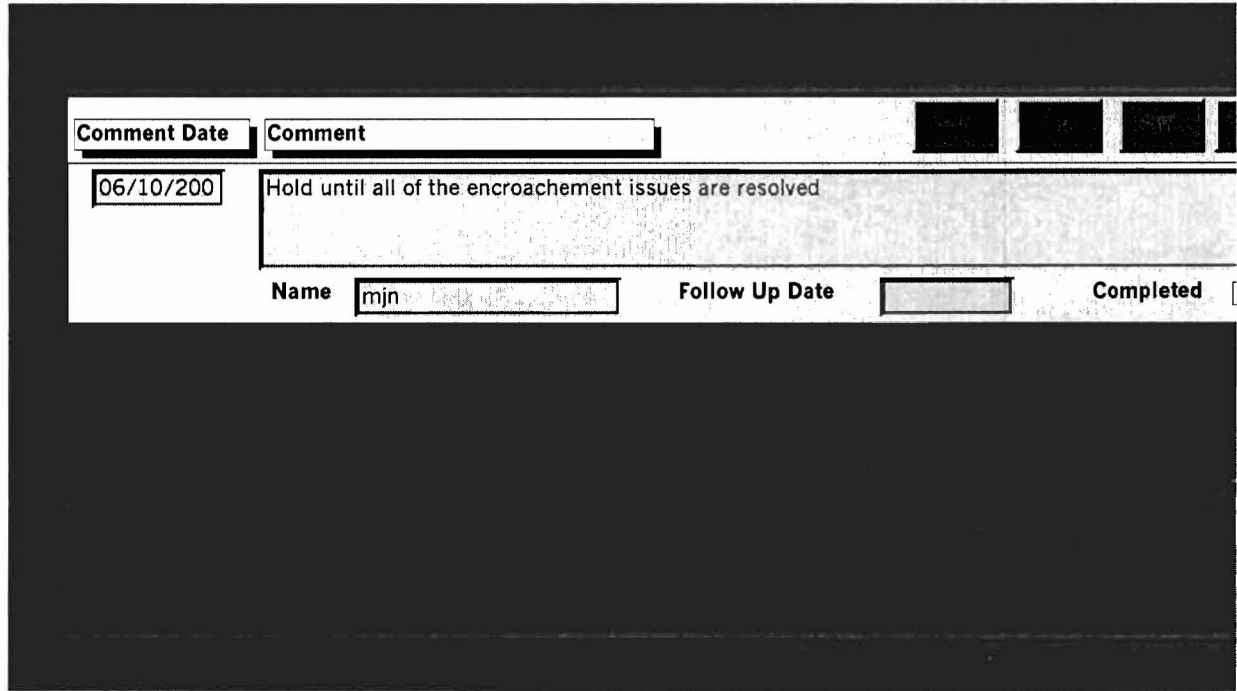
AUG 9 2005

RECEIVED

RSE/RUN



Prmt	Text93	12374	Constr Type	New	Num1	30	
Permit Nbr	03-0608	Location of Construction	128	Mckinley Ct, Grt. Diamond Isla	Appl. Date	C	
Status	Hold	Permit Type	Additions - Dwellings		Issue Date		
CBL	083E B030001	District Nbr	1	Estimated Cost	\$5,000.00	Date Closed	



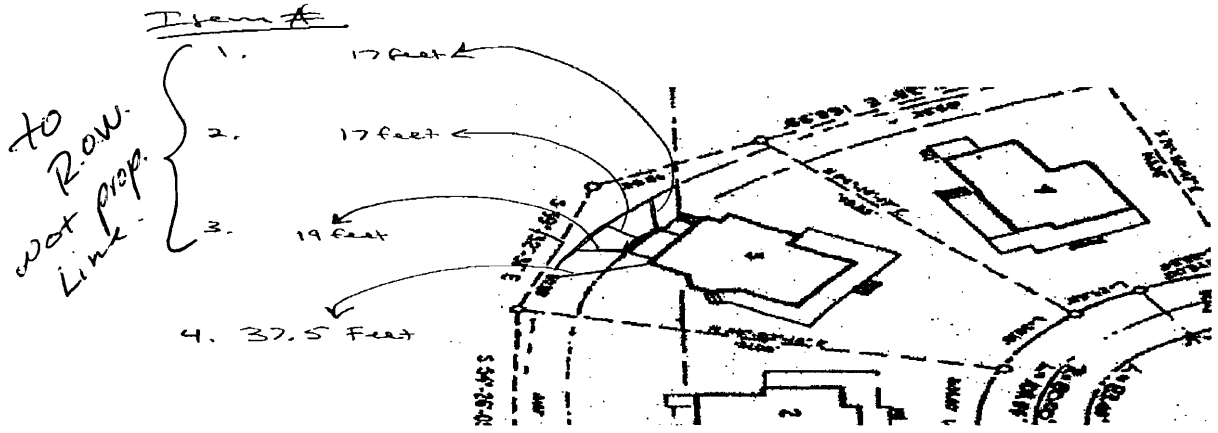
Comment Date	Comment	Name	Follow Up Date	Completed
06/10/200	Hold until all of the encroachment issues are resolved	mjn		

CreatedBy	kwd	CreateDate	06/03/2003	ModBy	mjn	ModDate	06/10/
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11/17/05 15:28 FAX 617 478 3209

FPCMS

001



- The Distances above measure the width from the over edge of the deck to the edge of the grassed area before the tree line.

IR-1
 Front + Rear - 30'
 Sides - 20'
 Lot cov. 20%

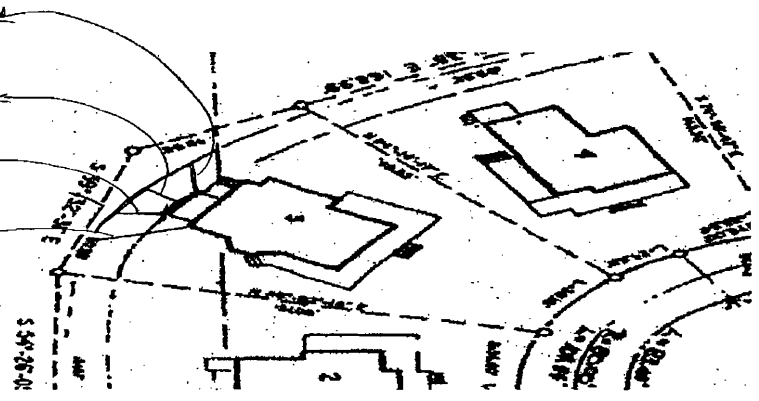
11/17/05 15:28 FAX 617 478 3269

FPCMS

001

Item #

- 1. 17 feet
- 2. 17 feet
- 3. 19 feet
- 4. 37.5 Feet



- The Distances above measure the width from the outer edge of the deck to the edge of the grassed area before the tree line.
-

From: "Guarino, Phil" <Phil.Guarino@fmr.com>
To: <tmm@portlandmaine.gov>
Date: Thu, Nov 17, 2005 3:37 PM

Tammy,

Please find attached the updated document with distances from the edge of the deck (including the bowed front edge) to the edge of the grassed area. These distances comprise the space which CMP and others have confirmed is adequate for there use if required.

Additional information:

Property location: 128 McKinley Court, Great Diamond Island

Owner: Philip Guarino
Telephone #: 617-678-2614

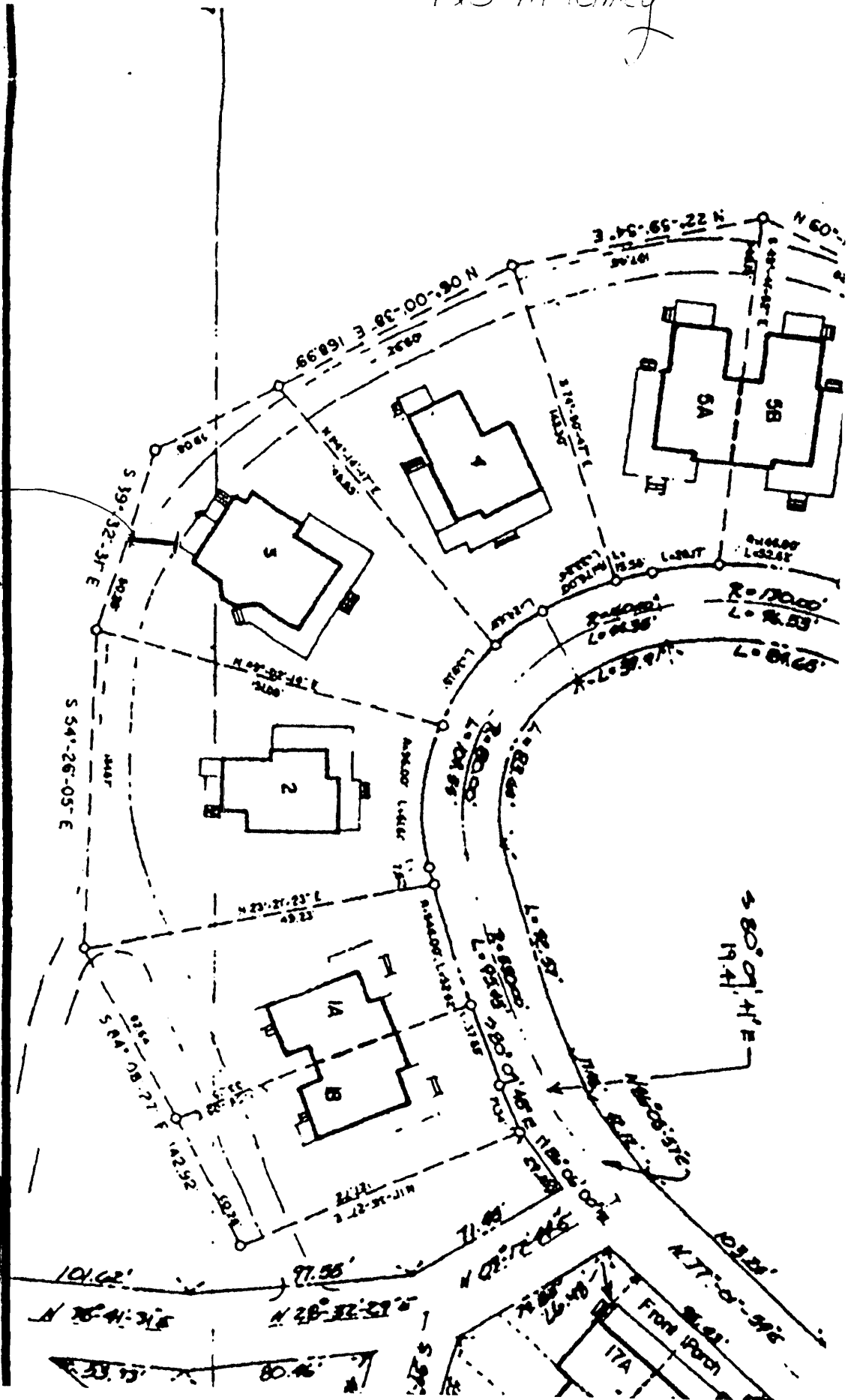
If you have any additional questions please call.

Regards,

Phil

128 McKinley

37.5 feet
The property is #3.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT - 3 2005

RECEIVED

STATEMENT

TO DIAMOND COVE ASSOCIATES, EXCLUSIVELY,
OPERATIONS OF SHEET 4 OF "PLAN OF DIAMOND COVE,"
SHEET 4A, CONFORM TO THE MAINE BOARD OF
PROFESSIONAL LAND SURVEYORS CATEGORY I
STANDARDS AND ARE CORRECT TO THE BEST OF
MY INFORMATION AND BELIEF.

19, 1990

JOHN D. ROBERTS
MAINE PROFESSIONAL LAND SURVEYOR #1155
LAND USE CONSULTANTS
PORTLAND, MAINE



DIAMOND COVE ASSOCIATES

MATCHLINE
SEE SHEET 3 of 7

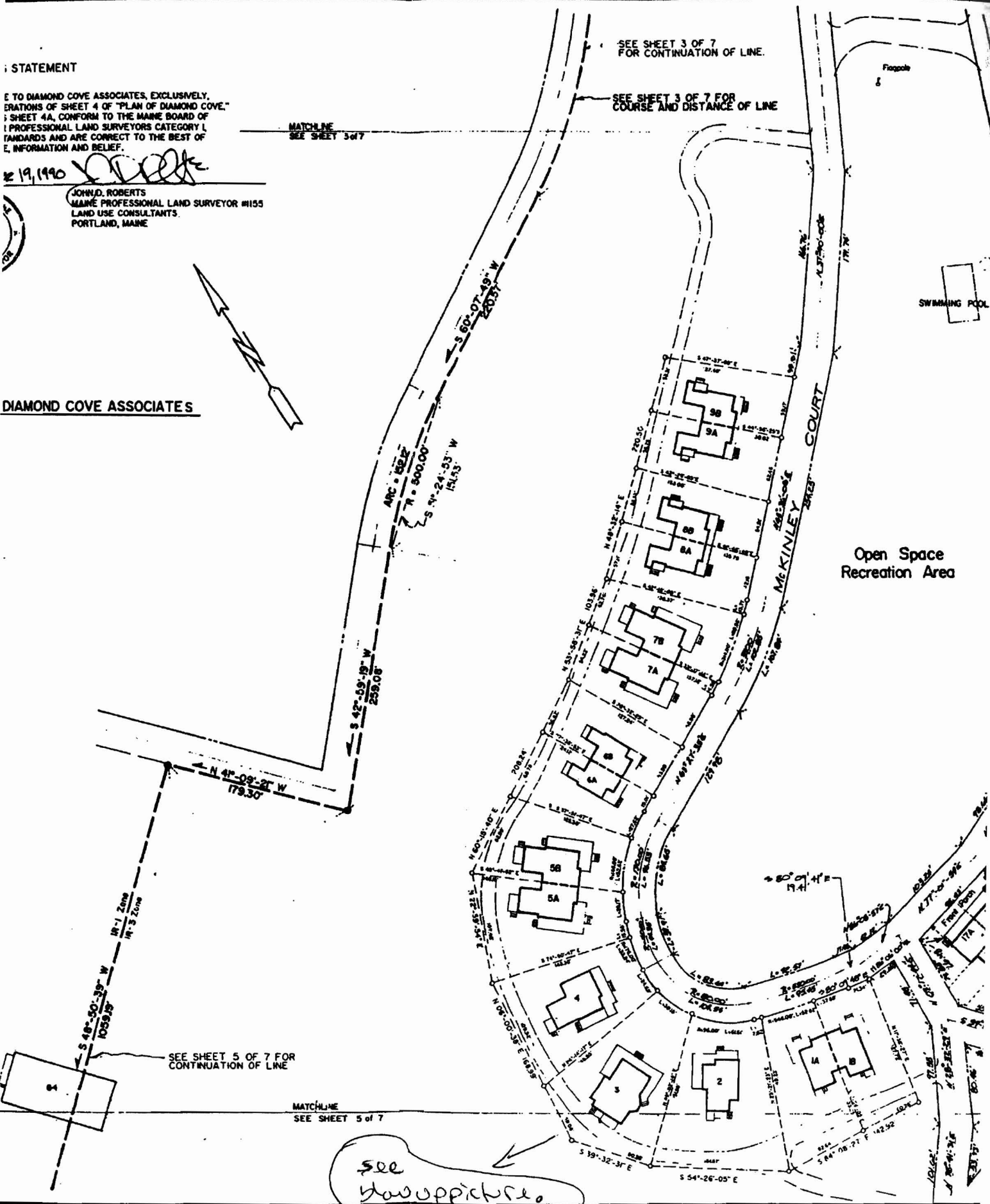
SEE SHEET 3 OF 7
FOR CONTINUATION OF LINE.

SEE SHEET 3 OF 7 FOR
COURSE AND DISTANCE OF LINE

Frogpole
8

SWIMMING POOL

Open Space
Recreation Area



SEE SHEET 5 OF 7 FOR
CONTINUATION OF LINE

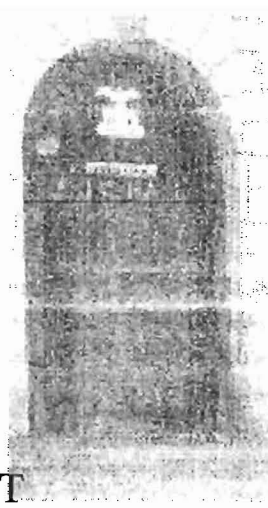
MATCHLINE
SEE SHEET 5 of 7

see
your picture

City of Portland INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



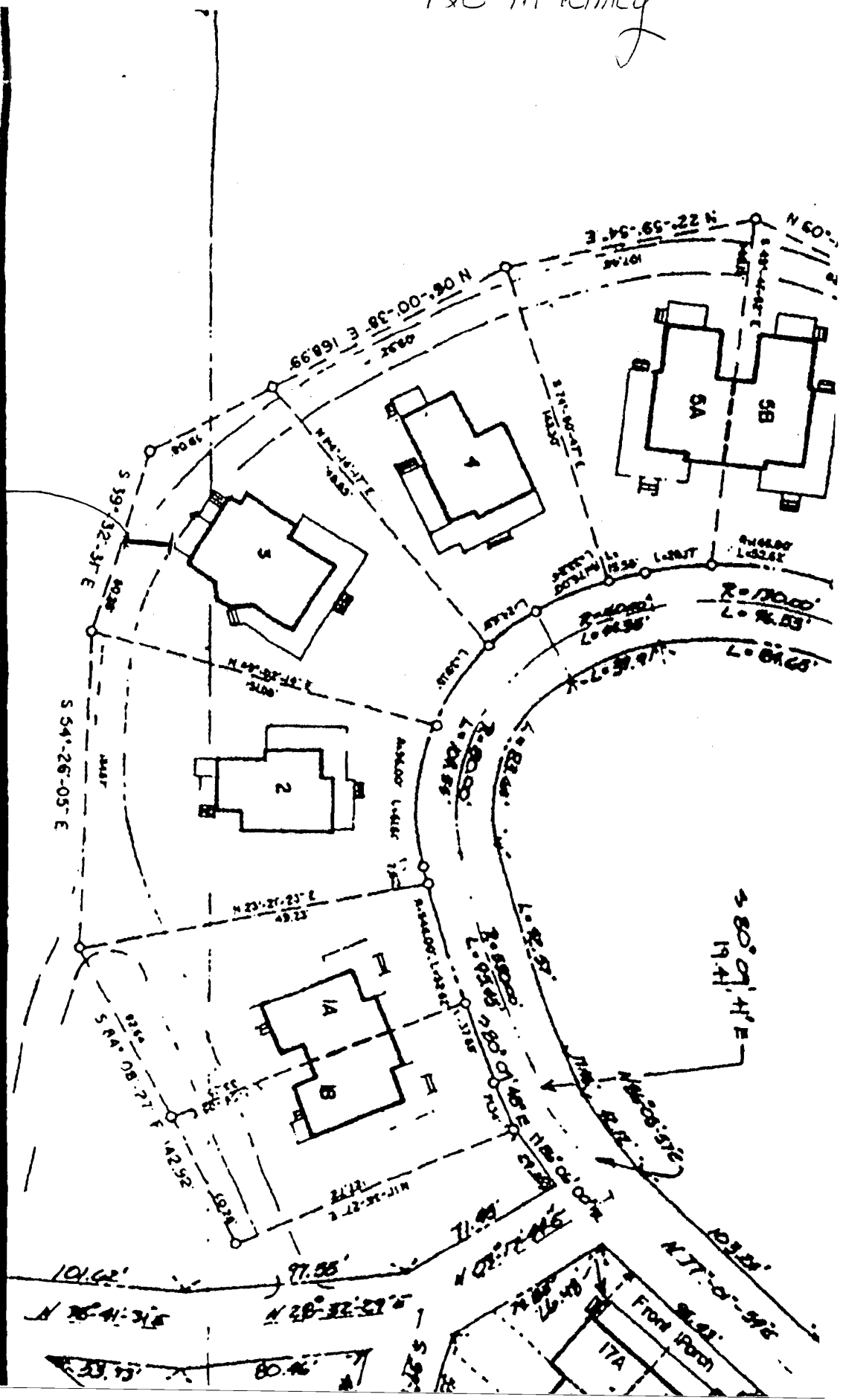
FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Phil Guarino</u>	FROM: <u>Tammy Munson</u>
FAXNUMBER: <u>1-617-385-1270</u>	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: _____	RE: _____
DATE: <u>11/2/05</u>	_____

Comments: Email -
TMM@PortlandMaine.gov

128 McKinley

37.5 feet
The property is #3.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT - 3 2005

RECEIVED