

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ICTION

Permit Number: 081580

This is to certify that MORGAN PHILIP H /Terry Edwards

has permission to Rebuild existing 6' x 28' porch new foundation - as in original floorplan

AT 8 RYEFIELD ST, Peaks Island

CE 084 E005001

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 lathed or otherwise red-in. 24 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. _____

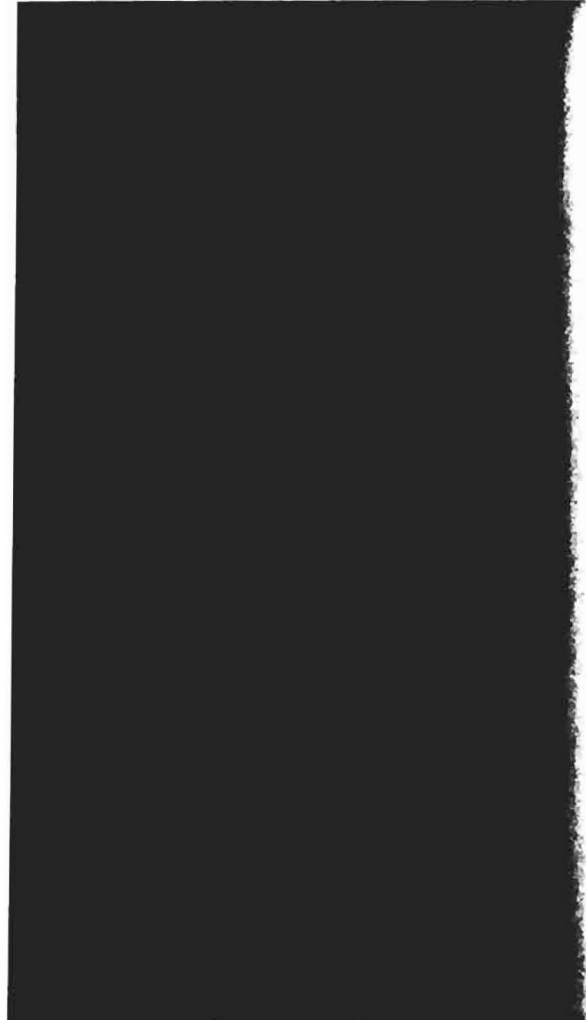
Appeal Board _____

Other _____

Department Name

Thomas H. Manley 3/23/09
 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

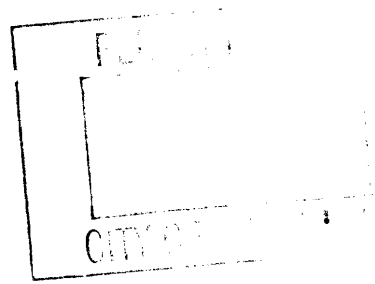
Permit No: 08-1580	Issue Date:	CBL: 084 E005001
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Location of Construction: 8 RYEFIELD ST, Peaks Island	Owner Name: MORGAN PHILIP H	Owner Address: 30 BARKLEY AVE	Phone: 207-786-3102
Business Name:	Contractor Name: Terry Edwards	Contractor Address: 36 Whispering Pines Drive SoPortland	Phone: 2078995737
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Rebuild existing 6' x 28' porch w/ new foundation - all in original footprint.	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 1
Proposed Project Description: Rebuild existing 6' x 28' porch w/ new foundation - all in original footprint		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		Signature: <i>Jm 3/23/09</i>		
		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: lmd	Date Applied For: 12/23/2008	Zoning Approval
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<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>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland w/in 75' but rebuilding existing</p> <p><input type="checkbox"/> Wetland open porch w/ new foundation but height is</p> <p><input checked="" type="checkbox"/> Flood Zone same parcel 15 - zone A</p> <p><input type="checkbox"/> Subdivision - all work w/in existing footprint</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: 3/19/09 <i>Jm</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABM</i> Date: _____</p>
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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



Revised Application
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: #8 Rykiel St Peaks Is. ME 04108		
Total Square Footage of Proposed Structure 450 sq ft 168 sq ft	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 84 Block# E Lot# 5	Owner: Philip Maroon 30 Bailey Ave Auburn ME 04210	Telephone: 786-3102
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ 6000.00 Fee: \$ C of O Fee: \$
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? Proposed Specific use: <u>Cottage</u> Is property part of a subdivision? <u>no</u> If yes, please name Project description: * see description on plan rebuild original porch w/new foundation - rebuild stairs - porch will be same height.		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Terry Edwards</u>	Phone: <u>899-5737</u>	MAR 19 2009
Mailing address:		

Please submit all of the information outlined in the Commercial Application 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 of applicant: MR Edwards Date: 3/19/09

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1580	Date Applied For: 12/23/2008	CBL: 084 E005001
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Location of Construction: 8 RYEFIELD ST, Peaks Island	Owner Name: MORGAN PHILIP H	Owner Address: 30 BARKLEY AVE	Phone: 207-786-3102
Business Name:	Contractor Name: Terry Edwards	Contractor Address: 36 Whispering Pines Drive SoPortland	Phone: (207) 899-5737
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Rebuild existing 6' x 28' porch w/ new foundation - all in original footprint.	Proposed Project Description: Rebuild existing 6' x 28' porch w/ new foundation - all in original footprint
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/19/2009

Note: Original application description was to "enclose 6' x 28' porch except for 2' x 9' area by steps - all in original footprint". Received revised description 3/19/09. **Ok to Issue:**

- 1) The owner has thirty days to remove the 20' x 8' deck and steps on the rear of the house and the 12' x 20 tent shed on the property because they were not permitted and therefore are illegal.
- 2) This permit is being issued with the condition that all the work is taking place within the existing footprint, and that the completed foundation does not extend beyond the exterior dimensions of the structure and the foundation does not cause the structure to be elevated by more than three additional feet beyond the height of the structure prior to the installation of the new foundation.
- 3) This property shall remain a single 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:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 03/23/2009

Note: called Terry and requested more building info before issuing permit. Terry called back and have received needed info, ok to issue. **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

12/31/2008-lmd: Intake taken by Gayle, see her with any questions

12/31/2008-amachado: Spoke to the owner Philip Morgan. Told him about that it was in shoreland. He asked me to call the contractor Terry Edwards. I also told Philip Morgan that the deck was put on without a permit. He said that it was there when he bought the house in 1995. I told him that it would have to come off if there was no permit. He said that he enlarged the platform at the top of the stairs at the front entry. He said that it was within the footprint of the stairs. I left a voicemail for Terry Edwards..

1/2/2009-amachado: Met with Terry Edwards at the counter. Went over the need for the survey with 75' setback from high tide located. Also talked about the fact that can't find permit for the existing deck.

1/29/2009-amachado: Terry brought in a survey on 1/26/09. The building falls within the 75' setback from the highest spring tide. Left Terry a vcm. Need information on the existing floor area and volume and the proposed floor area and volume. Also the structure falls within the AO floodzone so a Flood Hazard Development Permit Application needs to be filled out.

Location of Construction: 8 RYEFIELD ST, Peaks Island	Owner Name: MORGAN PHILIP H	Owner Address: 30 BARKLEY AVE	Phone: 207-786-3102
Business Name:	Contractor Name: Terry Edwards	Contractor Address: 36 Whispering Pines Drive SoPortland	Phone (207) 899-5737
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

1/29/2009-amachado: Met with Terry Edwards. He took the survey back because it was the only one he had. He will get a scalable stamped survey & 11" x 17" copy from surveyor. We went ove the floor area and volume requirements for shoreland. I gave him the Flood Hazard Development Permit Application. He may add to the application by putting a deck over the first floor section of the existing building.

2/23/2009-amachado: Met with Terry on 2/20/09. He submitted Flood Hazard Permit application, stamped boundary survey & numbers for the existing floor area and volume. I left him a voicemail. Have questions about the numbers for the existing floor area and volume.

2/25/2009-amachado: Met with Terry Edwards. Went over the new numbers for the volume and floor area within shoreland. Looked at newest proposal for the windows on the enclosed porch. The enclosed porch needs to be at least 50% windows. The proposed plans did not show this. Terry was going to talk to the owner and get back to me.

3/11/2009-amachado: Terry came in today and picked up a "hardship" variance application. The owner does not want to have the enclosed porch be 50% glass.

3/16/2009-amachado: Sent letter. Application denied. 30 days to appeal decision.

3/16/2009-amachado: Returned phone call to Terry Edwards. Philip Morgan has decided not to pursue variance. Will not enclose porch at this time. Wants to just rebuild existing porch but will put foundation under it.

3/19/2009-amachado: Terry Edwards came in and revised the permit description. Now he is just rebuilding the original porch with a new foundation. The cost of the work will now be \$6,000 instead of the original \$12,000 that he paid for (\$140). Lisa asked him to bring in the original receipt with a request in writing to have a refund of the difference in the cost of work.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

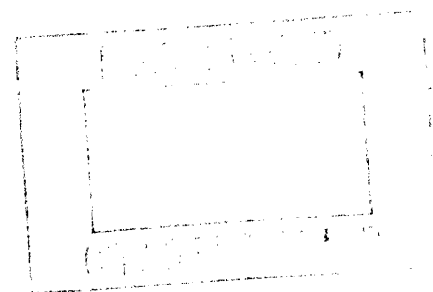
Thomas H. Malley

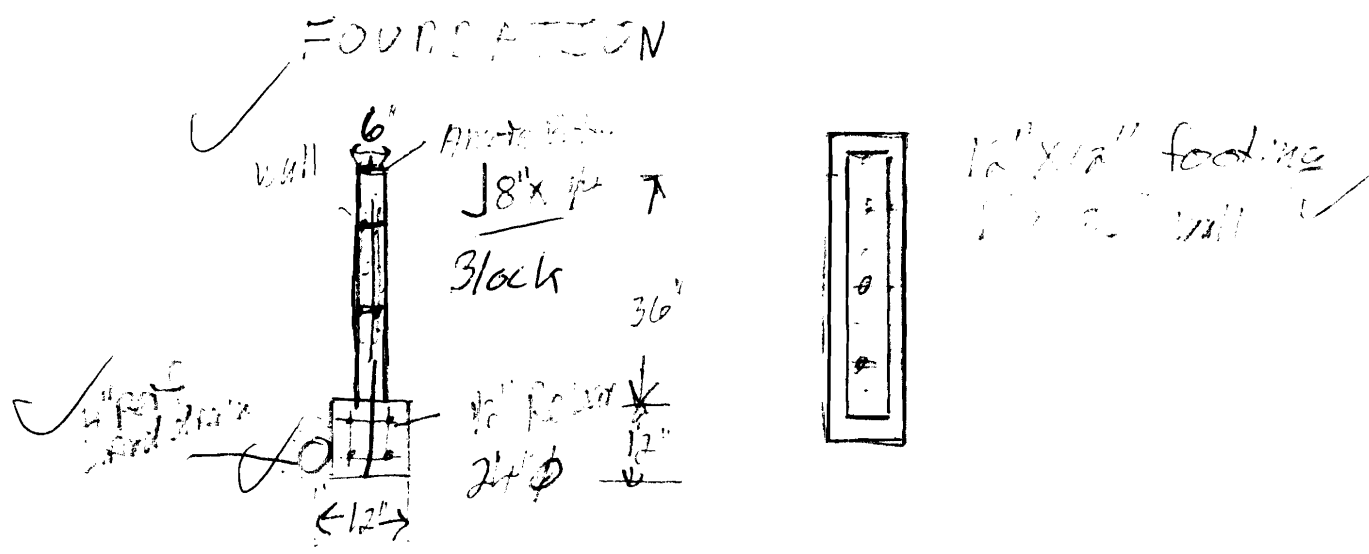
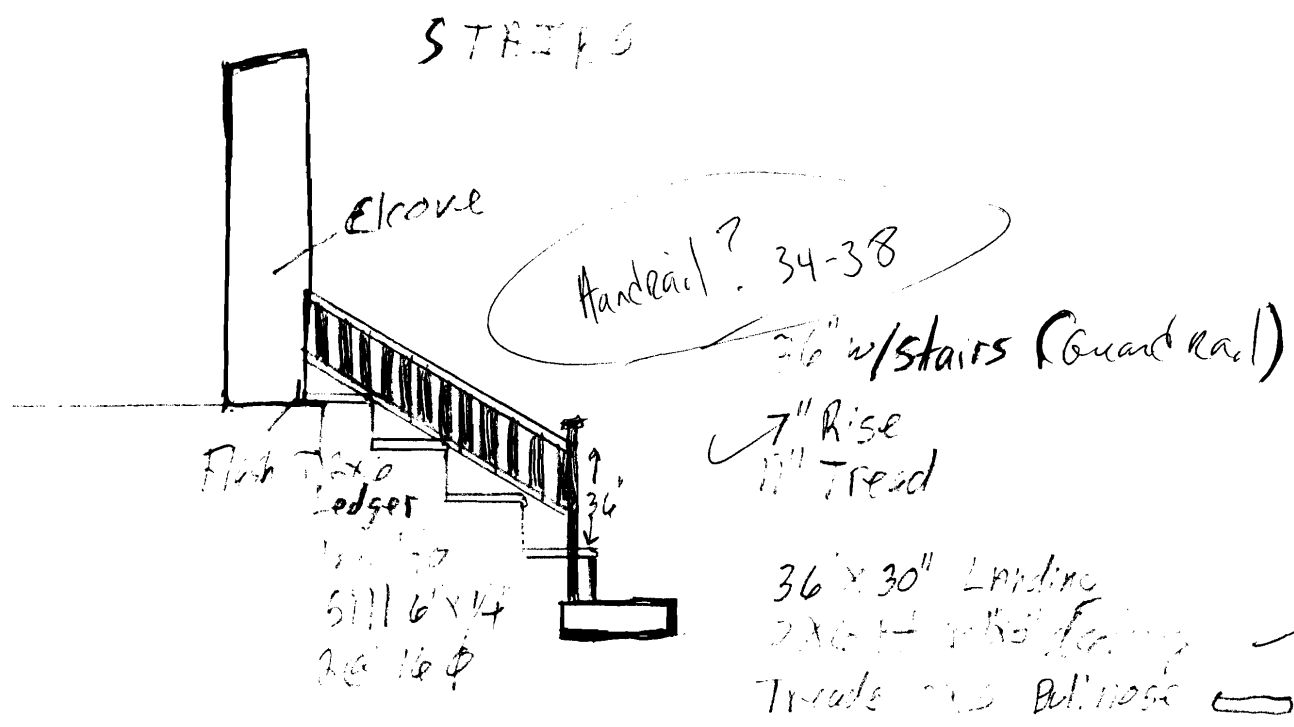
Signature of Inspections Official

Date

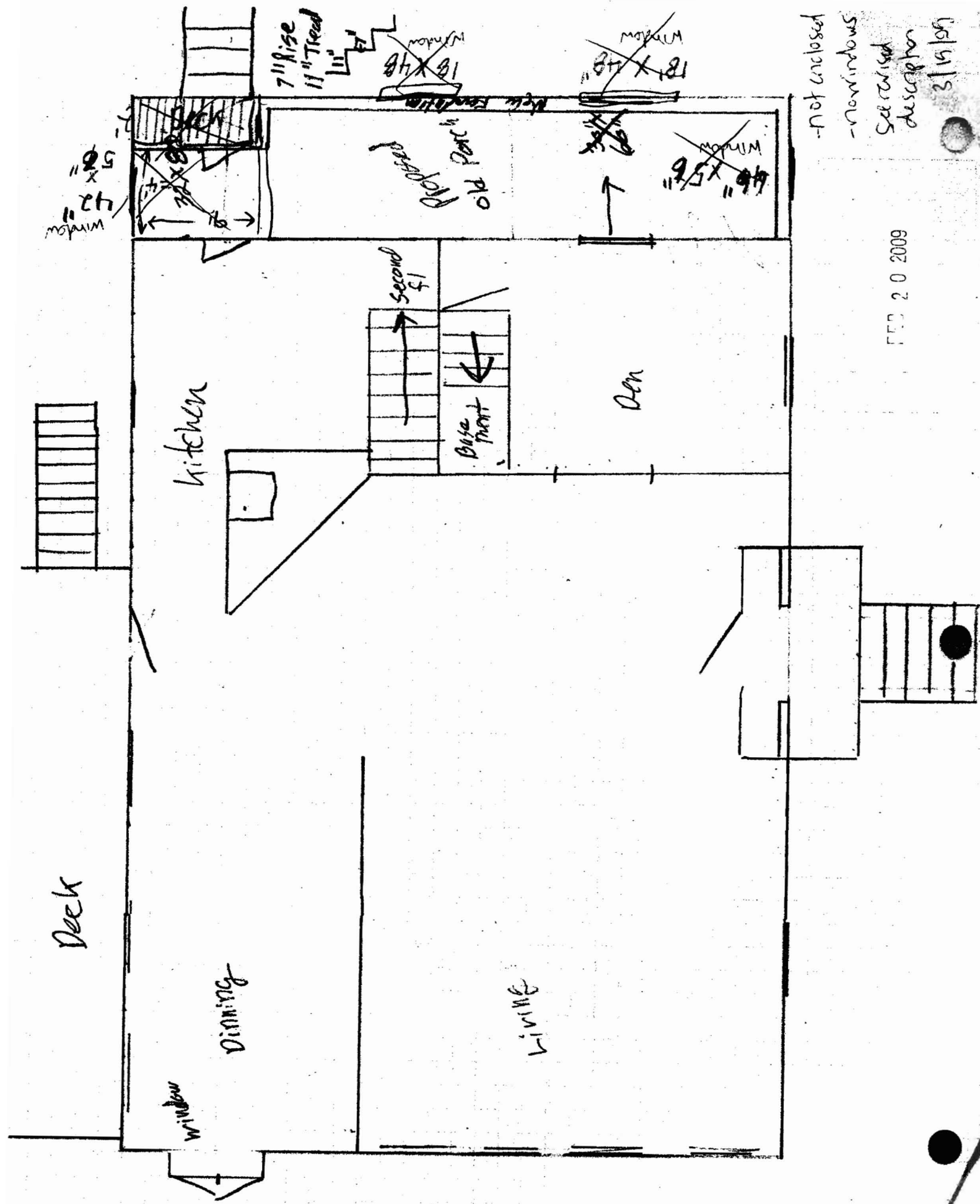
3/23/09

Date





Rebuilding original porch
with foundation 12x12 Footing
with Rebar. Block on top w/ Rebar
same height as old Footing



-not enclosed
-no windows
See revised description

FEB 20 2009

3/14/09



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*

March 16, 2009

Philip Morgan
30 Barkley Avenue
Auburn, ME 04210

3/19/09 Application revised
to meet code.

RE: 8 Ryefield Street, Peaks Island – 084 E005 – IR-2 – enclose porch – permit #08-1580

Dear Mr. Morgan,

As you know, I have been working with your contractor Terry Edwards on your application to enclose the six foot by twenty-eight foot porch on the side of your house at 8 Ryefield Street, Peaks Island. At this point, I must deny your application.

The existing open porch sits right on the side property line and does not meet the minimum required side setback of twenty feet [section 14-145.11(c)(3)]. Section 14-427 allows the enclosure of an open porch that encroaches into a required setback if it existed on June 5, 1957, but the major portion of the enclosure has to be glass. The most recent plan of the enclosed porch submitted on February 25, 2009 does not meet the criteria. The proposed windows and door cover 18.3% of the total wall area which is under the required 51%.

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. I gave Terry Edwards the variance appeal application on March 11, 2009.

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

Yours truly,

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

Cc. Terry Edwards
file

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Peaks Is. Me., Maine

(^{Portland})
(All applicants must complete entire application)
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of _____, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Philip Morgan Address: # 8 Ryfield St
Peaks Is. Me 04108

Ph. No: 207-576-5297

Applicant: Terrence Edwards Address: 36 Whispering Pines Dr.
So. Portland Me. 04106

Ph. No: 207-899-5737

Contractor: Terrence Edwards Address: _____

Ph. No: _____

LEGAL DESCRIPTION

Is this lot a part of a subdivision? Yes No If yes, give the name of the subdivision and lot number.

Subdivision: _____ Lot #: _____

Tax Map: Chart PB-9 Block * E-5 Lot #: 74 tax map 84
block E
lot 5

Address: 8 Ryfield St. Peaks Is. Me
Street/Road Name

Zip Code: 04108

General explanation of proposed development: Enclosing Porch *revised 3/15/09
rebuild existing porch w/
new foundation

Estimated value of improvements: \$12,000 revised \$6,000

OTHER PERMITS

Are other permits required from State or Federal Jurisdictions? Yes No
If yes, are copies of these permits attached? Yes No Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining, USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date Submitted _____ Fee Paid _____ Reviewed by CEO _____ Reviewed by Planning Board _____

Permit # _____ Issued by _____ Date _____

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc): Casco Bay

VI-30 Zone VE Zone AE Zone A1-30 Zone A Zone (A_o)
 FRINGE FLOODWAY (1/4 width of floodplain in A Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section.

Cross Section	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Base Flood Elevation (bfe) at the site _____ NGVD (Required for New Construction or Substantial Improvements)

Basis of A Zone bfe determination:

- From a Federal Agency: USGS USDA/NRCS USACE Other _____
- From a State Agency: MDOT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer HEC II HY 7 Quick-2 Other _____
- Highest Known Water level
- Other (Explain) _____

VALUE

If the development involves improvements to an existing structure, the Market Value of existing structure: \$ 107,900
 New development or Substantial Improvement Minor improvement or addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

- | | | | | |
|--|--|---|--|--|
| <input checked="" type="checkbox"/> 1. Residential Structure
<input type="checkbox"/> 1a. New Structure
<input type="checkbox"/> 1b. Add to Structure
<input checked="" type="checkbox"/> 1c. Renovations/other changes
<input type="checkbox"/> 2. Non-Residential Structure
<input type="checkbox"/> 2a. New structure
<input type="checkbox"/> 2b. Add to Structure
<input type="checkbox"/> 2c. Renovations/other changes
<input type="checkbox"/> 2d. Floodproofing
<input type="checkbox"/> 3. Water Dependent use:
<input type="checkbox"/> 3a. Dock
<input type="checkbox"/> 3b. Pier
<input type="checkbox"/> 3c. Boat Ramp
<input type="checkbox"/> 3d. Other
<input type="checkbox"/> 4. Paving | Dimensions
<u>6 X 28</u>
<u>include porch</u>
<u>rebuild</u>

_____ | <input type="checkbox"/> 5. Filling'
<input type="checkbox"/> 6. Dredging
<input type="checkbox"/> 7. Excavation
<input type="checkbox"/> 8. Levee
<input type="checkbox"/> 9. Drilling
<input type="checkbox"/> 10. Mining:
<input type="checkbox"/> 11. Dam: Water surface to be created
<input type="checkbox"/> 12. Water Course Alteration
<input type="checkbox"/> 13. Other: Explain _____ | Cubic Yards

_____ | Number of Acres

_____ |
|--|--|---|--|--|

¹Certain prohibitions apply in Velocity Zones

Attachment and Site Plan - drawn to scale with north arrow

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.
- For New Construction or Substantial Improvement, also include existing grade elevations done by a Professional Land Surveyor, Architect or Engineer.
- For New Construction or Substantial Improvement, attach statement describing in detail how each applicable development standard in Article VI will be met.

Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. (Article VI §L)

The Applicant Understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner _____ Date _____

signature

or

Authorized Agent _____

T. J. Edwards
signature

Date _____

2/19/09

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

Peaks Is., Maine

(Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development in the floodfringe outside of the floodway. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage.

chart #PB9
Tax Map: Block # E-5 Lot #: 74
84-E 005

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
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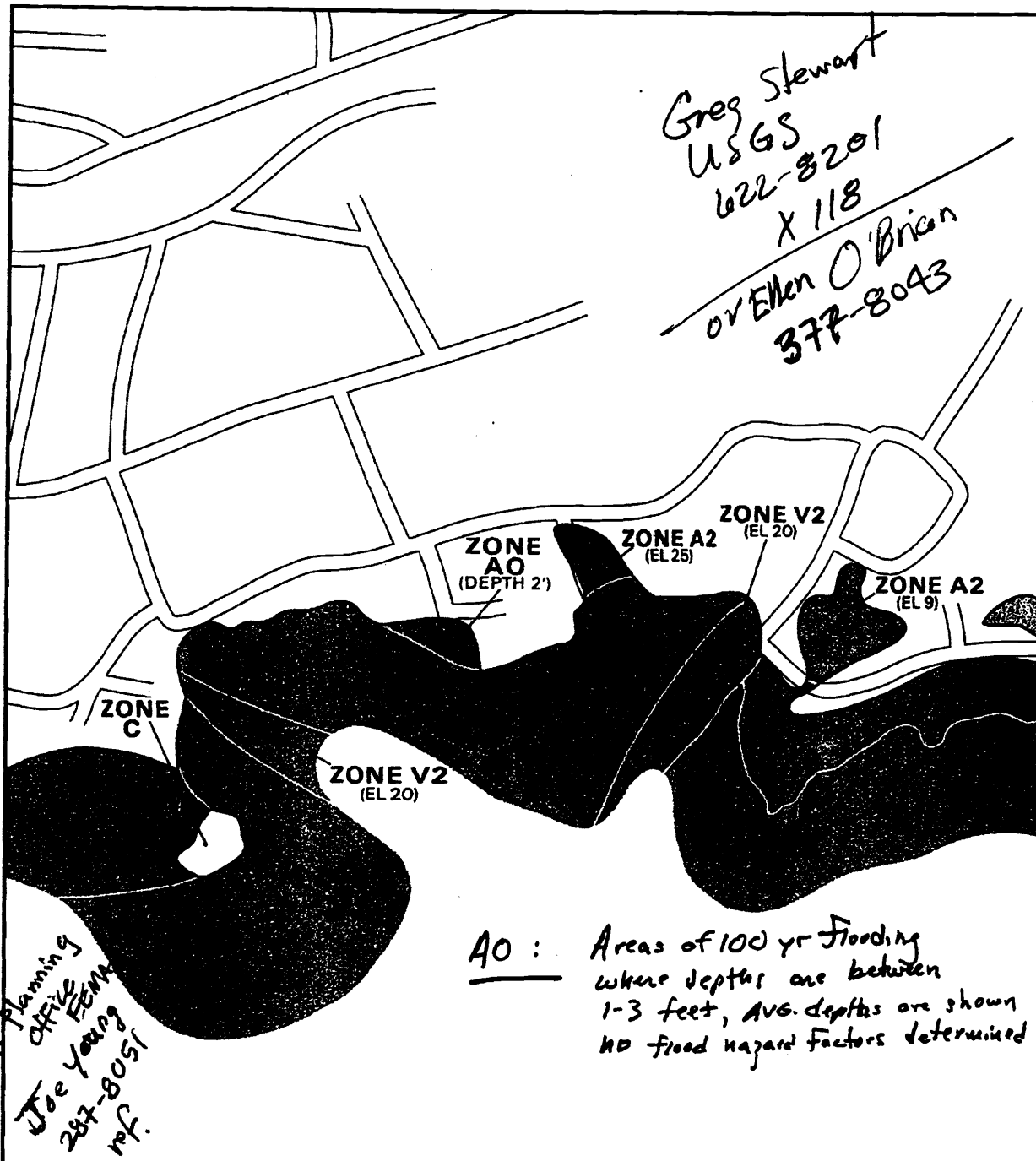
Owner _____ Date _____
signature

or

Authorized Agent MJ Edwards Date 2/19/09
signature

Issued by _____ Date _____

Permit # _____



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND, MAINE
CUMBERLAND COUNTY

PANEL 15 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

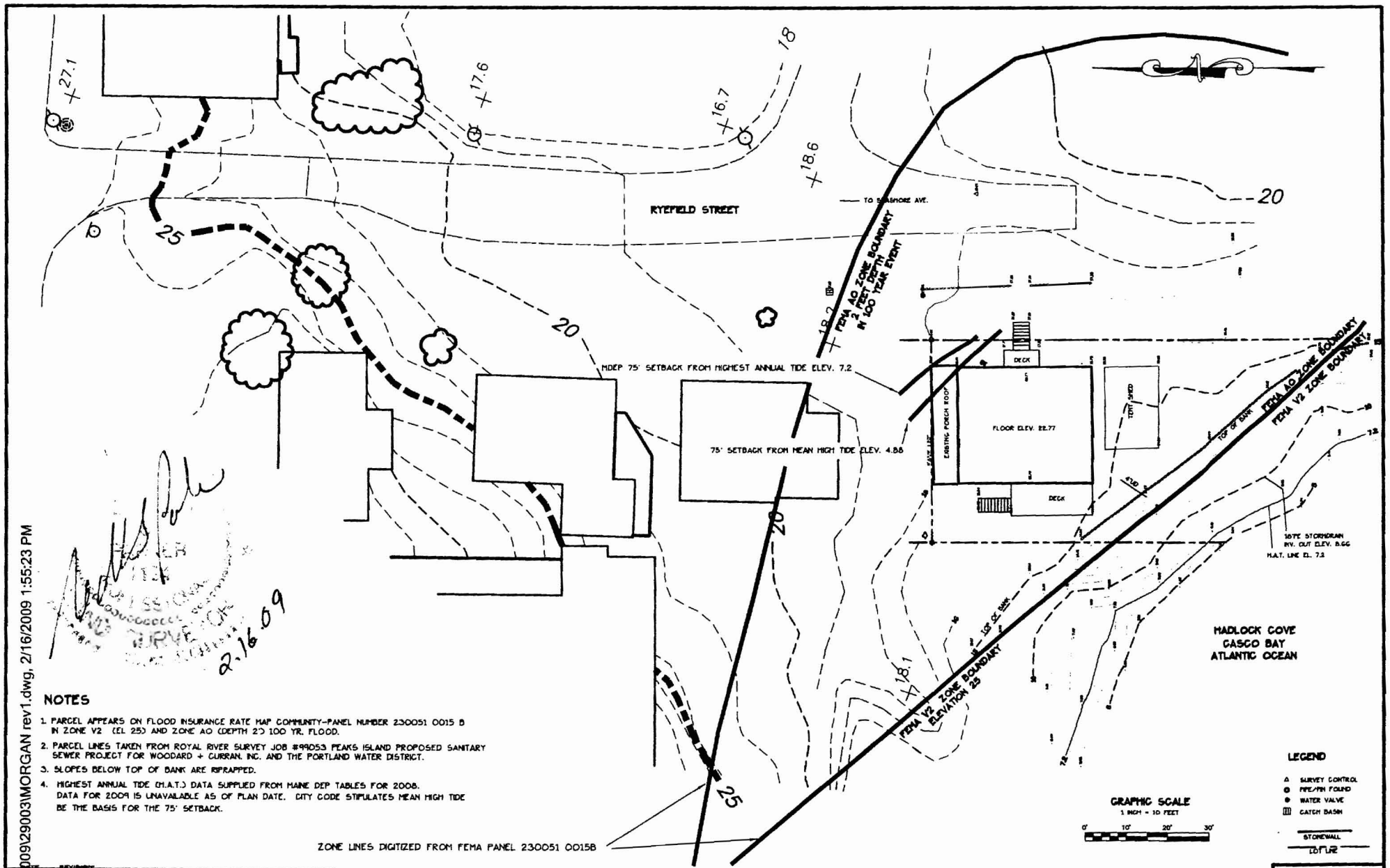
COMMUNITY-PANEL NUMBER
230051 0015 B

EFFECTIVE DATE:
JULY 17, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NOTES

1. PARCEL APPEARS ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0015 D IN ZONE V2 (EL 25) AND ZONE AD (DEPTH 2) 100 YR. FLOOD.
2. PARCEL LINES TAKEN FROM ROYAL RIVER SURVEY JOB #99053 PEAKS ISLAND PROPOSED SANITARY SEWER PROJECT FOR WOODARD + CURRAN, INC. AND THE PORTLAND WATER DISTRICT.
3. SLOPES BELOW TOP OF BANK ARE REPRAPPED.
4. HIGHEST ANNUAL TIDE (H.A.T.) DATA SUPPLIED FROM MAINE DEP TABLES FOR 2008. DATA FOR 2009 IS UNAVAILABLE AS OF PLAN DATE. CITY CODE STIPULATES MEAN HIGH TIDE BE THE BASIS FOR THE 75' SETBACK.

ZONE LINES DIGITIZED FROM FEMA PANEL 230051 0015B

LEGEND

- ▲ SURVEY CONTROL
- PIPE/PIE FOUND
- WATER VALVE
- ▣ CATCH BASIN
- STORMWALL
- LOT LINE

GRAPHIC SCALE

1 INCH = 10 FEET



SHEET 1 of 1

PLAN OF
75' SETBACKS #6 RYEFIELD STREET, PEAKS ISLAND, PORTLAND, MAINE
MADE FOR
PHILIP H. MORGAN 30 BARKLEY AVE. AUBURN, MAINE 04210

ROYAL RIVER SURVEY CO.
107 GRAY ROAD NO. YARMOUTH, MAINE 04097
TEL: 603-753-1222 FAX: 603-753-1277

DATE	BY	FOR	PROJECT	SCALE
1/23/2009	1/23/2009	MORGAN	ALLEGRO CE 29003	
MAGNETIC 2009	ASSUMED	WVD 28	1 FOOT	1"=10'

C:\PROJETS\2009\29003\MORGAN rev1.dwg, 2/16/2009 1:55:23 PM

Handwritten signature and date: 2-16-09



Original - see revised 3/19/09
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: #8 B. Field St Peaks Is. ME 04210		
Total Square Footage of Proposed Structure/Area 480 sq. ft.	Square Footage of Lot	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 84 E 5	Applicant *must be owner, Lessee or Buyer* Name Philip H. Morgan Address 30 BARKLEY AV City, State & Zip AUBURN, ME 04210	Telephone: 207-786-3102
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 12,000.00 C of O Fee: \$ 140.00 Total Fee: \$ 140.00
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>CO-1600</u> DEC 23 2008		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>TU class porch w-deck 2x8" w stairs 6' x 28' In original foot print</u>		
Contractor's name: <u>T Edwards Terry</u>		
Address: <u>36 Whispering Pines Dr</u> + x call		
City, State & Zip <u>So. Portland ME 04210</u> Telephone: <u>288-1117</u>		
Who should we contact when the permit is ready: <u>T Edwards</u> Telephone: _____		
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

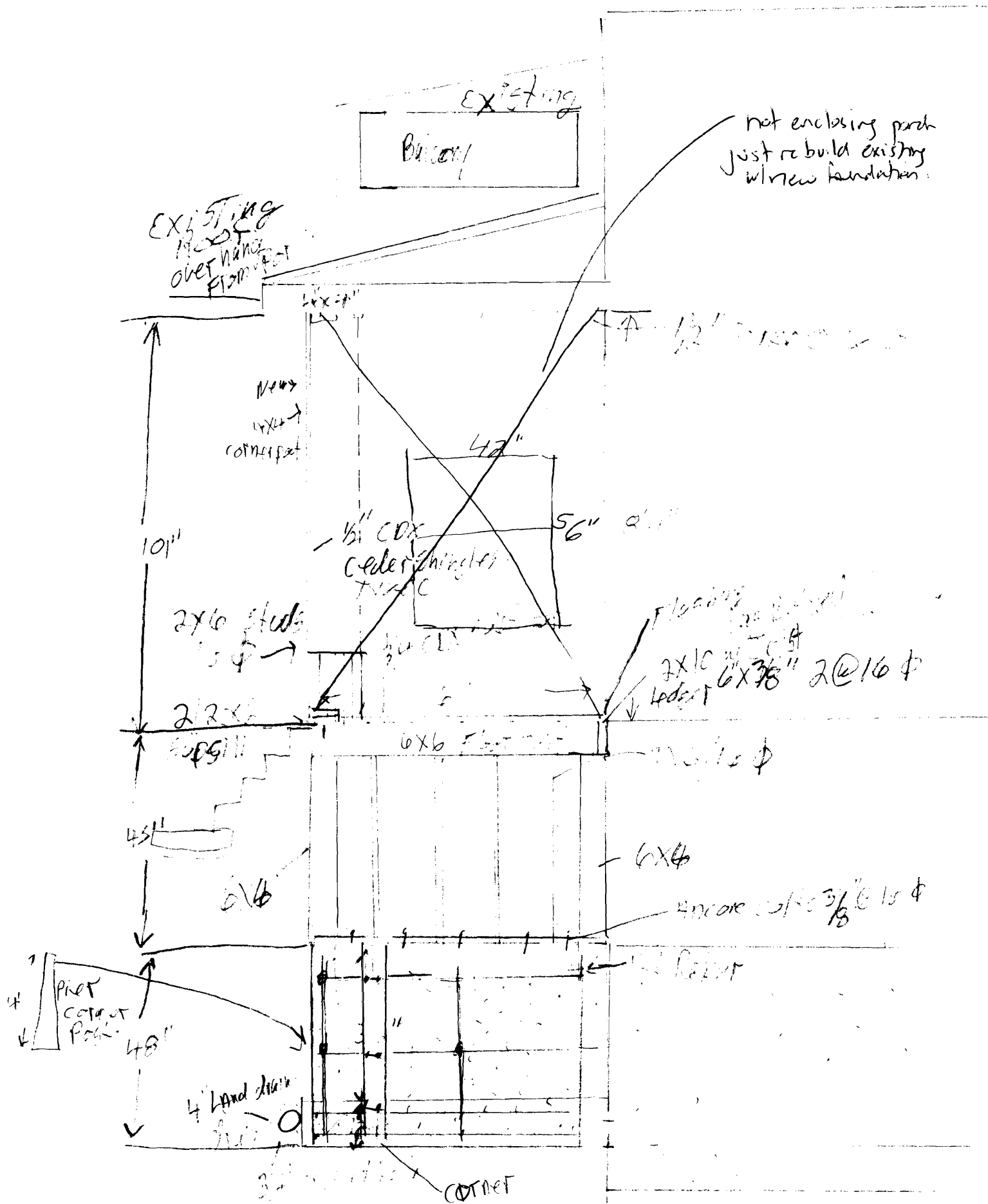
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: Philip H Morgan Date: Dec. 19, 2008

This is not a permit, you may not commence ANY work until the permit is issue





EXISTING
BUILOUT

not enclosing porch
just rebuild existing
w/ new foundation.

EXISTING
WOOD
OVER HANG
FROM POST

NEW
4x4
CORNER POST

1/2" CDX
Cedar sheathing
T&G C

2x6 studs

2x8 sill

6x6 post

2x10 ledger
6x7/8" 2@16" φ

6x6

6x6

Anchor bolts 3/8" @ 16" φ

PILOT
CORNER
POST

4" Land mark

CORNER

No 84 PEAKS ISLAND

1" = 100'

