

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:

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: Type	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature: Date:				

Permit Taken By: lmd	Date Applied For: 12/23/2008	Zoning Approval		
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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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied
	Date:	Date:	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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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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:**

Note: called Terry and requested more building info before issuing permit. **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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.

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 over 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.

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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.

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