

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAR 17 2005
Permit Number: 041773
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

This is to certify that Aydelott Alfred L & /Robert Tighe
has permission to replace existing porch and foundation, c Wide addition, widow's walk
AT 36 Oak Ave, PI # 04-1055 L 084 R011001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOT 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 _____

Jamie Bourke 3/16/05
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. 04-17 3	Issued Date	PERMIT ISSUED	Phone
		MAR 17 2005	
		CITY OF PORTLAND	
			Zone: T.B

Location of Construction: 36 Oak Ave, P-I	Owner Name: Aydelott Alfred L &	Owner Address: 251 Boston Post Rd	Phone:
Business Name:	Contractor Name: Robert McTigue	Contractor Address: Brackett Avenue Park	Phone: 207-662676
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: T.B

Past Use: Single Family	Proposed Use: Single Family replace existing porch and foundation, construct 5 ft. Wide addition, widow's walk AS AN Architectural feature only - NOT for access	Permit Fee: \$4,326.00	Cost of Work: \$30.00	CEO District: 2
Proposed Project Description: replace existing porch and foundation, construct 5 ft. Wide addition, widow's walk AS AN Architectural feature only Amendment to permit # 04-1055		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: 5B IRC-2003 Signature: JMB 3/16/04	
		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: dmartin	Date Applied For: 12/01/2004	Zoning Approval	
------------------------------------	--	------------------------	--

<p>1.</p> <p>2. Building permit, 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 type="checkbox"/> Shoreland</p> <p><input checked="" type="checkbox"/> Wetland <i>ok under 14-430</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>12/21/04</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 Landmar</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>Date: _____</p>
---	--	--	--

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: 04-1773	Date Applied For: 12/01/2004	CBL: 084 R011001
------------------------------	--	----------------------------

(Location of Construction: 36 Oak Ave	Owner Name: Aydelott Alfred L &	Owner Address: 251 Boston Post Rd	Phone:
Business Name:	Contractor Name: Robert McTigue	Contractor Address: Brackett Avenue Peaks Island	Phone (207) 766-2676
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family - Amend Permit # 04- 1055 for a widow's walk as an architectural feature only	Proposed Project Description: Amend permit # 04-1055 for a widow's walk as an architectural feature only
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/21/2004**Note:** 12/3/04 Marge took this permit out of the loop based on the submitted affidavit using 14-430 for approvals **Ok to Issue:**

- 1) The replacement porch and foundation shall be reconstructed within the existing footprint unless required to be enlarged under the building codes.
- 2) This office received an affidavit concerning this architectural feature. It is only signed by one of the owners, Adrienne A. Giske. It is understood by this office that the co-owner, Alfred L. Aydelott, concurs with all statements on the affidavit. If this is not a true understanding, this office must be contacted immediately.
- 3) It is understood by this office that the architectural feature that is being erected on the roof is not intended for human occupation at any time other than repairs. And that there will be no ladders or stairways affixed to walls for common access. Any access for repairs will only be thru temporary household ladders.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/16/2005**Note:** 12/22/04 left vm for Alfred A. To call, need framing details on widows walk **Ok to Issue:**
3/3/05 received new framing details from Jon G.
3/7 left vm w/Jon G. To call about structurals, he called back to discuss point loading of the rooftop deck.
3/15 Received letter from engineer for the roof structurals. Ok to issue

- 1) All other previous conditions from permit #04-1055 apply.
- 2) The widows walk is an architectural feature only and there shall be no permanent means installed to access this area. This flat roofed area shall not be used a habitable (living) space or an extension of the living space within the building as stated in the affidavit.

MITTEL ASEN, LLC

ATTORNEYS AT LAW
P.O. BOX 427
PORTLAND, ME 04112-0427

ROBERT E. MITTEL
MICHAEL P. ASEN
SUSAN E. HUNTER
PETER G. CARY
DIANE DUSINI
SUSAN M. SCHULTZ
JONATHAN L. GOLDBERG
SUSAN S. BIXBY

85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

PHONE 207 775-3101
FAX 207 871-0683

Direct Dial (207) 871.7781
jaoldberg@mittelasen.com

November 22, 2004

VIA HAND DELIVERY

Marge Schmuckal
Zoning Administrator, Planning and Urban Development
City of Portland
389 Congress Street
Portland ME 04101

Re: ***Building Permit # 04-1055, 36 Oak Avenue, Peaks Island
CBL: 084-R-011***

Dear Marge:

Enclosed with this letter is an Application to Amend the above-referenced building permit ("Permit") and a check in payment of the \$30.00 Amendment application fee. As you recall, the Permit specifically denies approval to construct a flat-roofed section of the residence that I will refer to, for sake of convenience, as a "widow's walk." After discussion with you by telephone, I submitted on behalf of the property owners Affidavits stating that the widow's walk would not be used as a 3rd level deck, as it was referred to in the Permit denial. I understand from my conversation with you last week that on the basis of the information contained in the Affidavits, you will approve an Amendment to the Permit that differs from the previously granted Permit only in that it will allow construction of the widow's walk.

Please let me know when the above-referenced Permit has been amended or superceded by a new one that permits the construction of the widow's walk shown on the architectural plans.

AMENDMENT Residential Building Permit Application



If you or the property owner owes real estate or personal property taxes or user charges on my property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 36 Oak Avenue, Peaks Island		
Total Square Footage of Proposed Structure Existing: 1,675 SF (Excl. unfin. bsmt.) Addition: 209 SF		Square Footage of Lot 3,071.3 SF
Tax Assessor's Chart, Block & Lot Chart# 084 Block# R01 Lot# 1001	Owner: Alfred L. Aydelott and Adrienne A. Giske	Telephone: (617) 630-1001
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Alfred L. Aydelott 251 Boston Post Road Weston, MA 02493 (617) 630-1001	Cost Of Work: \$ <u>75,000</u> Fee: \$ <u>896</u>
<p>Project description: Replace existing porch. Replace existing foundation. Construct 5 ft. wide addition, rooftop balcony and cupola Renovate interior.</p> <p style="text-align: right;">WIDOW'S WALK</p>		
Contractor's name, address & telephone: Robert McTigue, Brackett Avenue, Peaks Island (207) 766-2676 Who should we contact when the permit is ready: <u>Alfred L. Aydelott</u> Mailing address: 251 Boston Post Road Weston, MA 02493 Phone: (617) 630-1001		

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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: <u>Alfred L. Aydelott</u>	Date: <u>11/22/04</u> 07/28/04
---	--

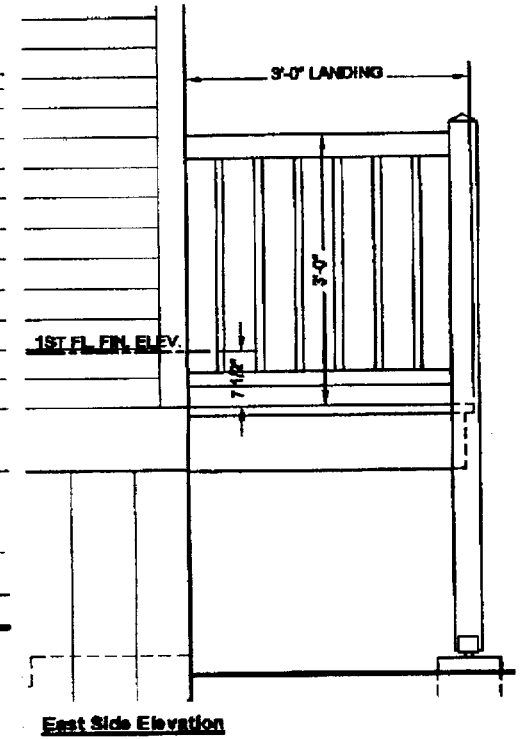
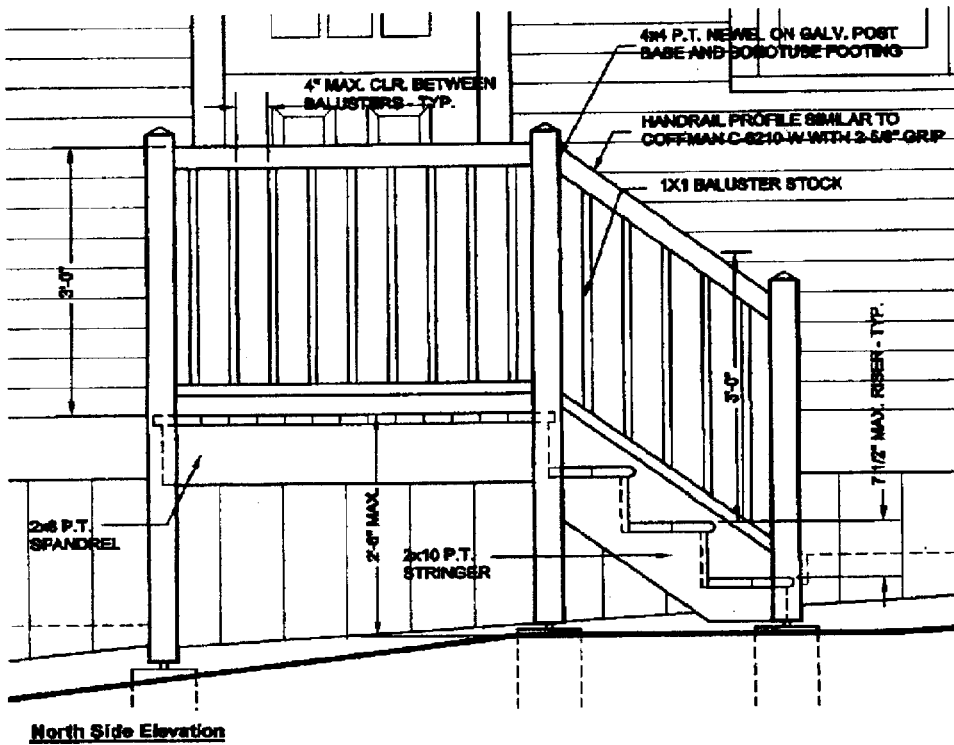
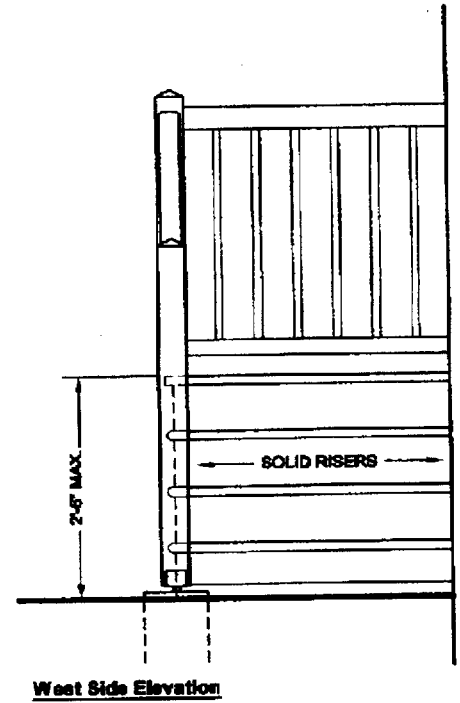
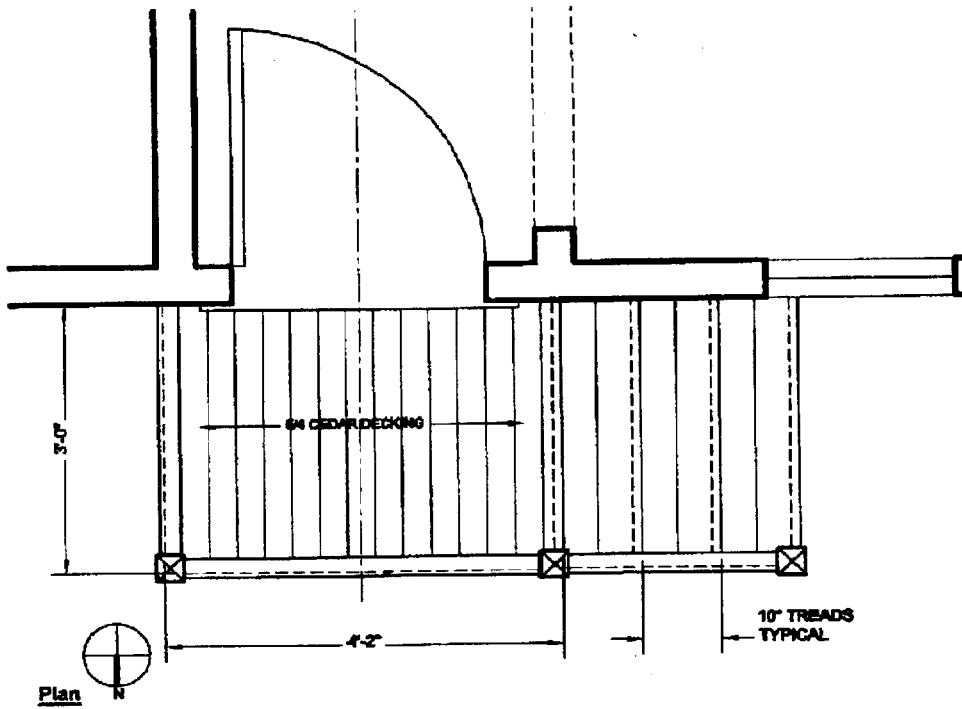
Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost.

This is not a Permit; you may not commence any work until the Permit is issued.

Alfred L. Aydelott
Adrienne A. Giske

NOV 22 2004

CE



A.L. AYDELOTT & ASSOCIATES

3 Bridge Street, Newton, MA 02459 ph: 617-630-1001 fax: 617-630-1888

© A. L. Aydelott and Associates, Architects and Engineers, Inc.

Rear Stair Details: Revision 2

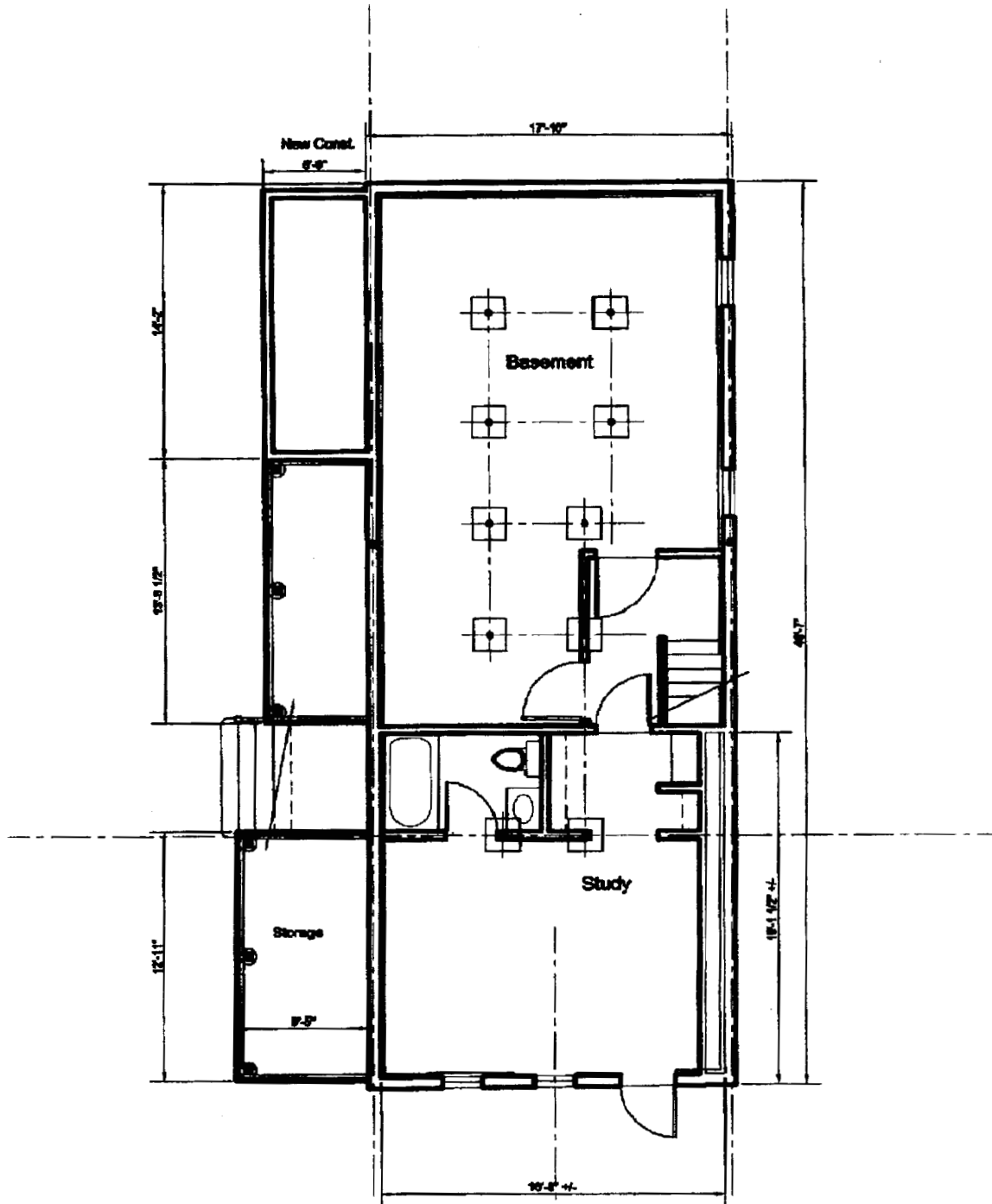
Aydelott-Giska Residence, Peaks Island

SK1

10-03-2004 1/2"-1/4"

2004

Level 0



© A.L. Aydelott and Associates, Architects and Engineers, Inc.

A.L. AYDELOTT & ASSOCIATES

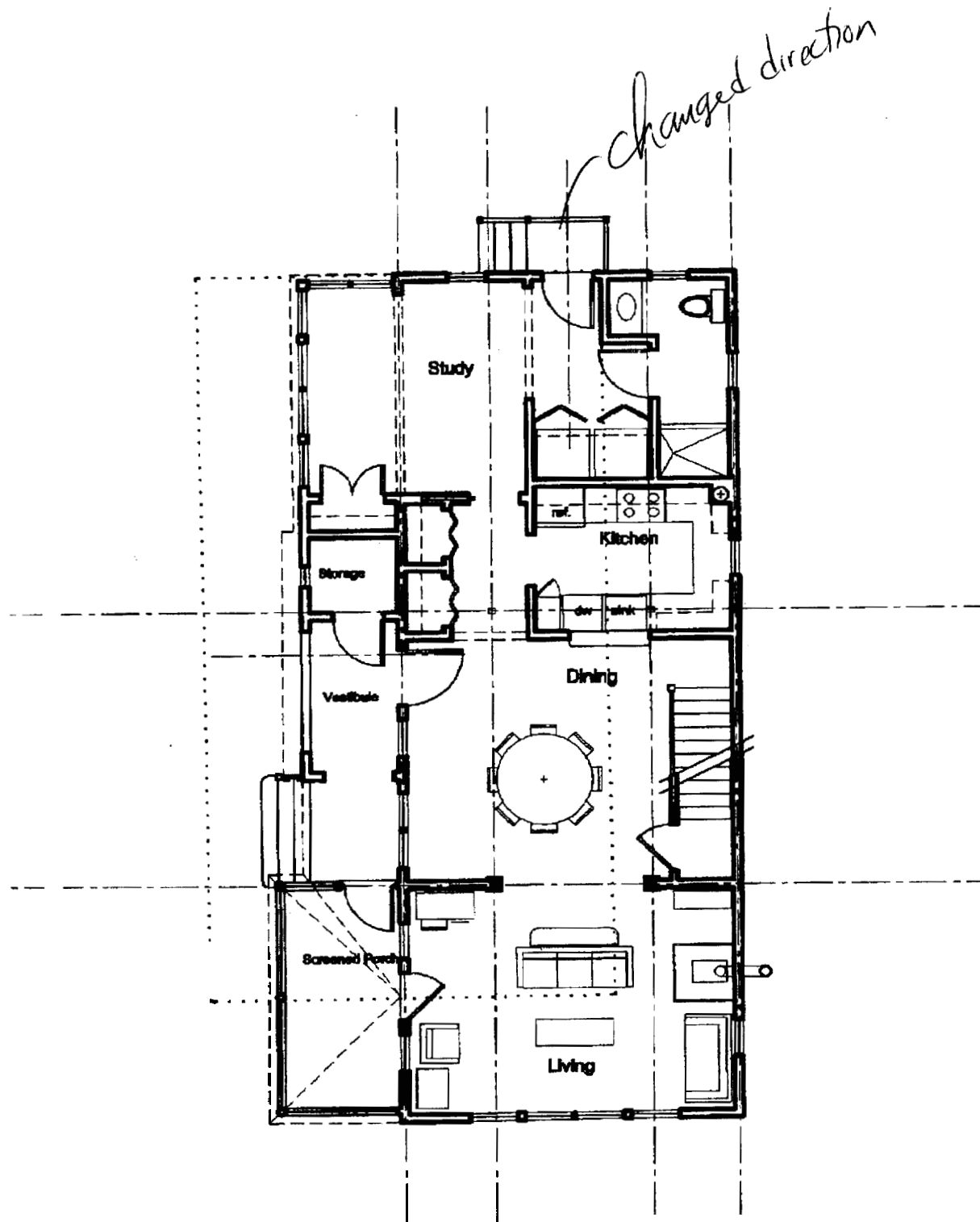
3 Bridge Street, Newton, MA 02458 ph:617-550-1001 fax:617-550-1881

Basement Plan
Aydelott-Giska Residence, Peaks Island



SK2





© A. L. Aydelott and Associates, Architects and Engineers, Inc.

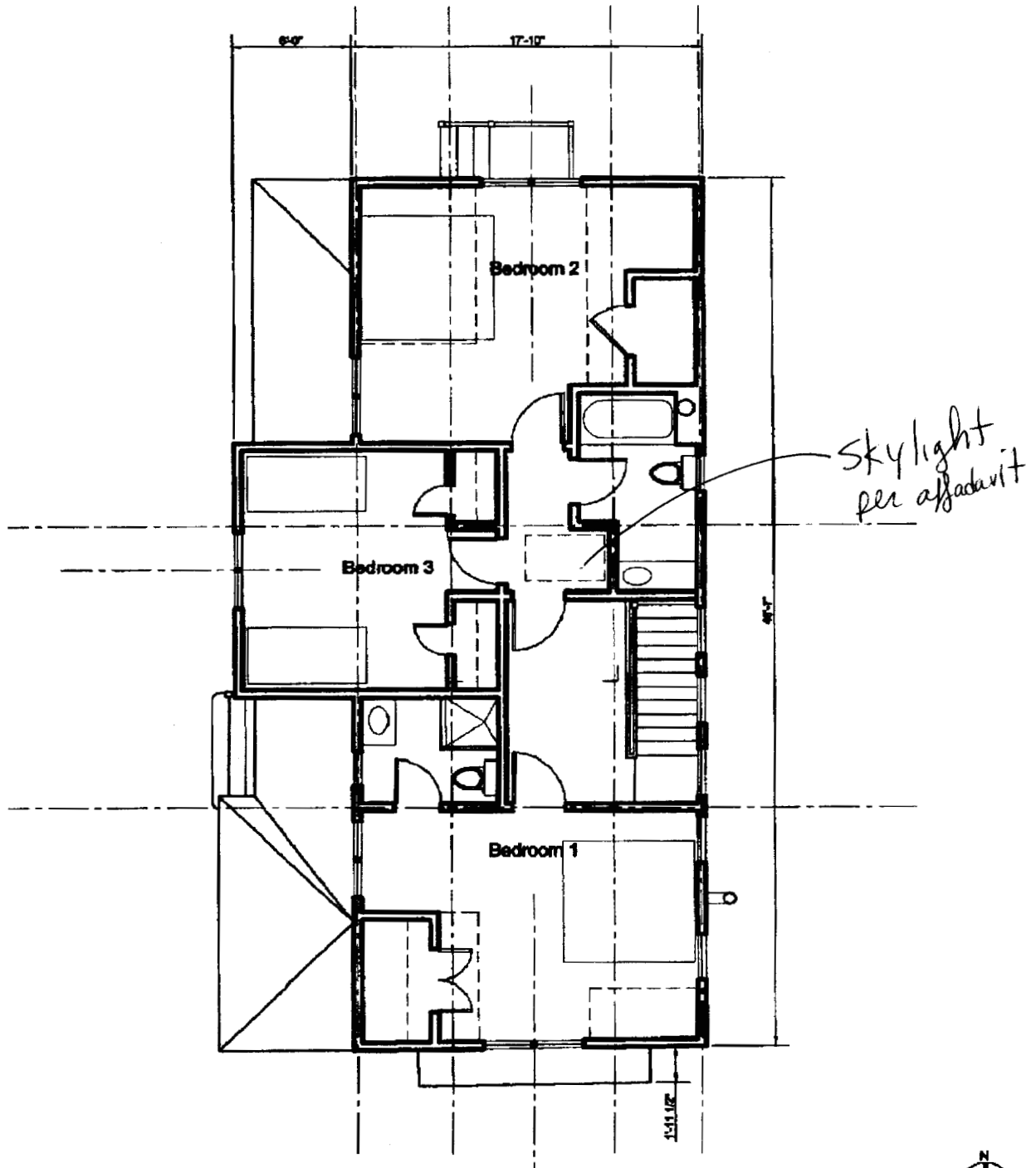
A.L. AYDELOTT & ASSOCIATES

First Floor Plan
Aydelott-Giske Residence, Peaks Island

SK3

© 2004 A.L. Aydelott and Associates, Architects and Engineers, Inc. All Rights Reserved. No part of this document may be reproduced without the written permission of A.L. Aydelott and Associates, Architects and Engineers, Inc.

Architectural Drawing - 1/16/04



© A. L. Aydelott and Associates, Architects and Engineers, Inc.

A.L. AYDELOTT & ASSOCIATES

7 Bridge Street, Newton, MA 02458 phone 7-630-1001 fax 617-630-1881

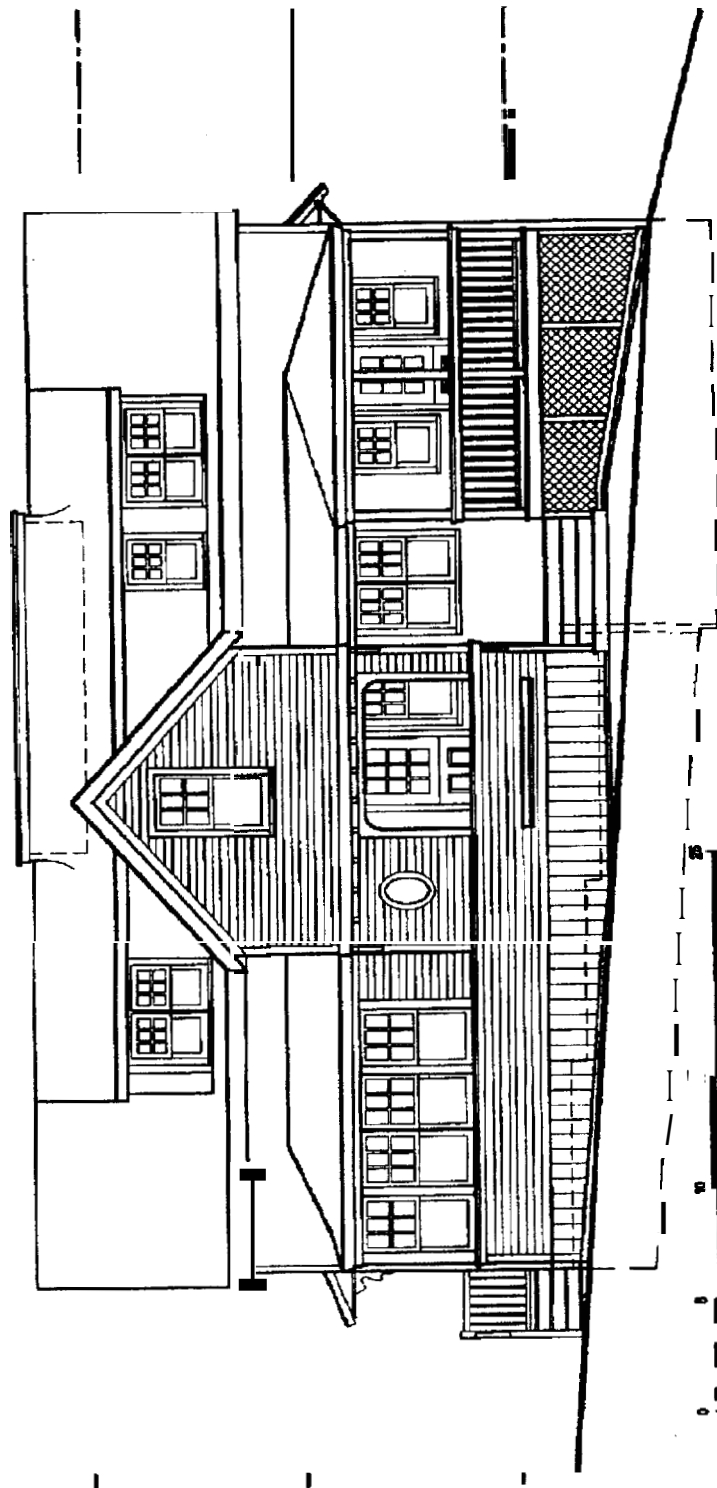
Upper Floor Plan

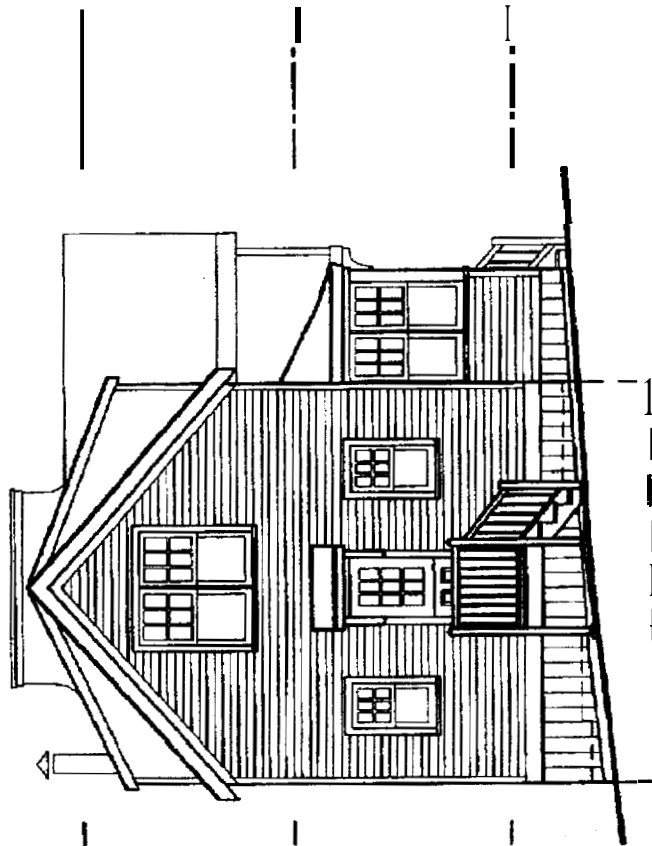
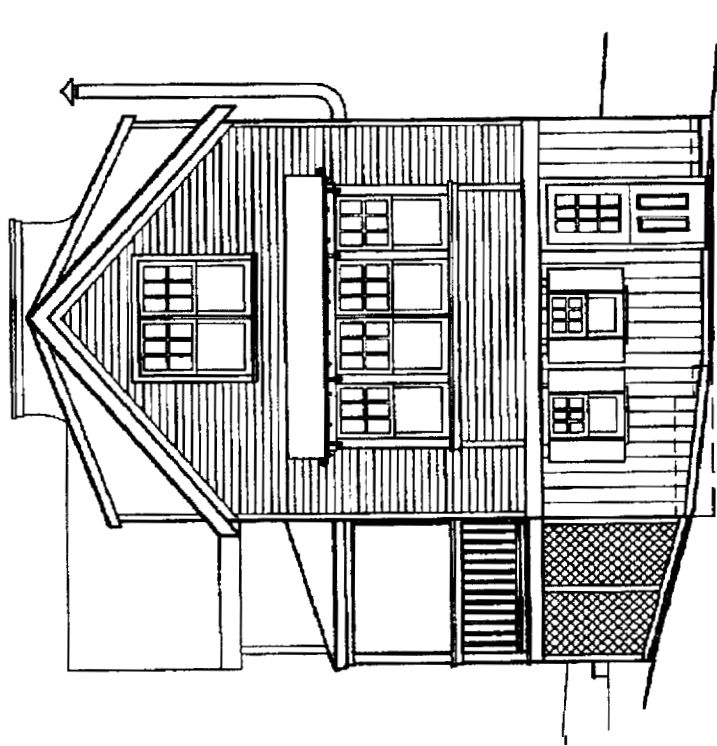
Aydelott-Giske Residence, Peaks Island

DATE: 11/18/04 1:47 PM

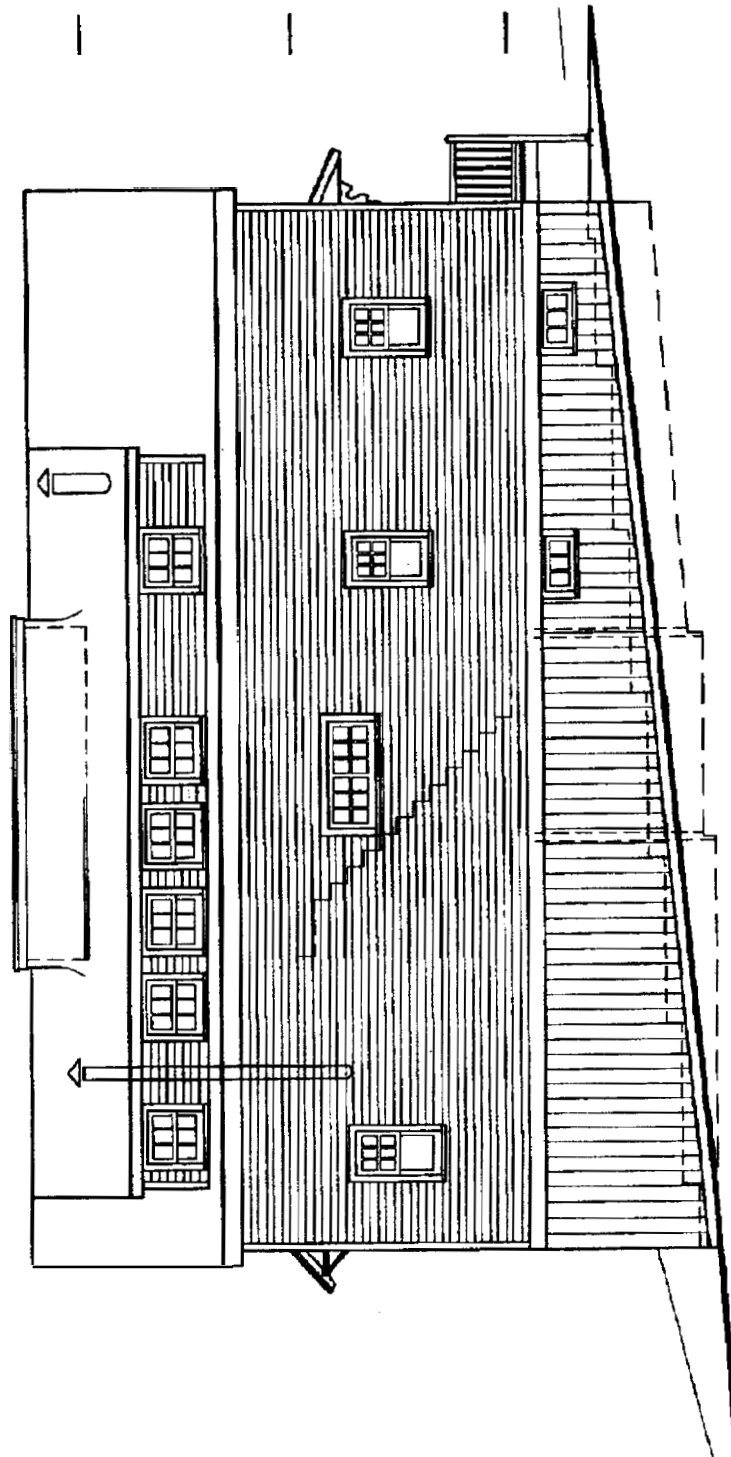


SK4





© A. L. Aydelott and Associates, Architects and Engineers, Inc.



MITTEL ASEN, LLC

ATTORNEYS AT LAW
P.O. BOX 427
PORTLAND, ME 04112-0427

ROBERT E MITTEL
MICHAEL P ASEN
SUSAN E HUNTER
PETER G CARY
DIANE DUSINI
SUSAN M. SCHULTZ
JONATHAN L. GOLDBERG
SUSAN S. BIXBY

85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

PHONE 207 775-3101
FAX 207 871-0683

Direct Dial (207) 871.7781
jgoldberg@mittelasen.com

October 19, 2004

VIA HAND DELIVERY

Michael J. Nugent,
Manager, Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

Re: ***Building Permit # 04-1055, 36 Oak Avenue, Peaks Island
CBL: 084-R-011***

Dear Mike:

Marge Schmuckal instructed me to delivery the enclosed Affidavits to you in her absence. In a telephone conversation with her on October 15, 2004, she agreed that with the proper assurance from the property owners, the denial of the right to build what had been called a "3rd level deck" would be retracted. The Affidavits accompanying this letter are intended as that assurance.

Please let me know when the above-referenced Permit has been amended or superceded by a new one that permits the construction of the flat-roofed area shown on the architectural plans.

Thank you for your assistance in this regard.

Sincerely,

Jonathan L. Goldberg

Enclosures

cc: Alfred L. Aydelott and Adrienne A. Giske

AFFIDAVIT OF ADRIENNE A. GISKE

(to become part of the Building or Use Permit Application for 36 Oak Avenue, Peaks Island, Maine, Owned by Alfred L. Aydelott and Adrienne A. Giske)

I, Adrienne A. Giske, having been duly sworn, state **as** follows:

1. Alfred L. Aydelott and I are the owners of certain property known **as** 36 Oak Avenue, Peaks Island, Maine, further identified **as** Chart/Block Lot **084-R-011** by the Assessor's Office of City of Portland, further described in Book 20785, Page **238** at the Cumberland County Registry of Deed (the "Property").

2. Mr. Aydelott and I applied for a Building Permit from the City of Portland that was approved in part and denied in part on permit # 04-1055 concerning the Property (the Permit").

3. In order to address questions raised by the City's code enforcement officials for the purpose of determining whether the widow's walk, so-called, is permitted under the Portland Code of Ordinances, I hereby represent **as** follows:

a. The primary purpose and use of the flat-roofed area above the second story of the dwelling on the Property is as an architectural design element included for its aesthetic contribution to the dwelling. It shall not be used **as** living space or an extension of the living space within the dwelling;

b. Access to said area from the interior of the dwelling shall be via temporary ladder from the second story through an open-able skylight. Access to said area from the exterior of the dwelling shall be via ladder from the ground. No interior or exterior stairs shall be constructed or installed; and

c. Use of the flat-roofed area shall be limited to inspection, repair, and maintenance of the roof components and decorative elements installed thereupon.

4. In witness whereof, I, Adrienne A. Giske, have hereunto set my hand and seal this 18 day of October, **2004**.

SIGNED:

Adrienne A. Giske

Adrienne A. Giske

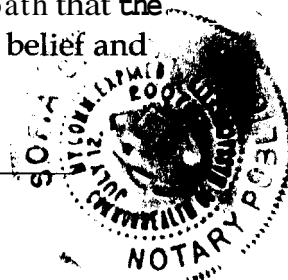
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

October/& 2004

Personally appeared the above-named Adrienne A. Giske and made oath that the foregoing statements are true to the best of her knowledge, information, and belief and where based upon information and belief, she believes the same to be true.

Sofia Sears
Notary Public

My Commission Expires
SOFIA SEARS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 12, 2007



AFFIDAVIT OF ALFRED L. AYDELOTT

(to become part of the Building or Use Permit Application for 36 Oak Avenue, Peaks Island, Maine, Owned by Alfred L. Aydelott and Adrienne A. Giske)

I, Alfred L. Aydelott, having been duly sworn, state **as** follows:

1. Adrienne A. Giske and I are the owners of certain property known as 36 Oak Avenue, Peaks Island, Maine, further identified **as** Chart/Block Lot **084-R-011** by the Assessor's Office of City of Portland, further described in Book 20785, Page 238 at the Cumberland County Registry of Deed (the "Property").

2. Ms. Giske and I applied for a Building Permit from the City of Portland that was approved in part and denied in part on permit # 04-1055 concerning the Property (the Permit").

3. In order to address questions raised by the City's code enforcement officials for the purpose of determining whether the widow's walk, so-called, is permitted under the Portland Code of Ordinances, I hereby represent **as** follows:

a. The primary purpose and use of the flat-roofed area above the second story of the dwelling on the Property is as an architectural design element included for its aesthetic contribution to the dwelling. It shall not be used **as** living space or an extension of the living space within the dwelling;

b. Access to said area from the interior of the dwelling shall be via temporary ladder from the second story through an open-able skylight. Access to said area from the exterior of the dwelling shall be via ladder from the ground. No interior or exterior stairs shall be constructed or installed; and

c. Use of the flat-roofed area shall be limited to inspection, repair, and maintenance of the roof components and decorative elements installed thereupon.

4. In witness whereof, I, Alfred L. Aydelott, have hereunto set my hand and seal this 15th day of October, 2004.

SIGNED:

Alfred L. Aydelott
Alfred L. Aydelott

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

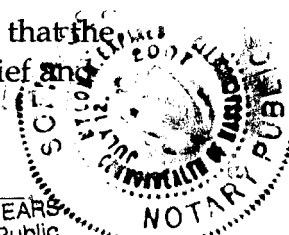
October 18, 2004

Personally appeared the above-named Alfred L. Aydelott and made oath that the foregoing statements are true to the best of his knowledge, information, and belief and where based upon information and belief, he believes the same to be true.

Sofia Sears
Notary Public
My Commission Expires:



SOFIA SEARS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 12, 2007



Inspection Services
Michael J. Nugent
Manager



Dept. of Planning & Development
Lee Urban
Director

CITY OF PORTLAND

September 21, 2004

Mr. Alfied Aydelott
251 Boston Post Road
Weston, MA 02493

John Goldberg
esthetic only

RE: 36 Oak Avenue - CBL: 084-R-011 - I-B Zone

Dear Mr. Aydelott:

This letter is to confirm our conversations regarding the permit application for renovations at the address above. As you know, I am able to approve the permit (# 04-1055) for the side porch addition, rear steps, window canopy, new foundation, and 2nd floor expansion and interior modifications.

The proposed expansion, which creates the 3rd level deck, is being **denied** because it is not allowed under the City's Zoning Ordinance.

This property is lawfully non-conforming as to land area per dwelling unit and is limited to a 50% expansion of the first floor footprint. Section 14-436 allows this expansion within the existing footprint and shall be created in the uppermost floor by the use of dormers, turrets or similar structures...while preserving the existing roof configuration to the maximum extent possible. Your proposal creates a new floor area above the uppermost floor, which is not allowed, therefore this portion of your application is being **denied**.

You have the right to appeal my decision. Please note that variance appeals are very **difficult** to have granted by the Board of Appeals. If you **Wish** to exercise your right to appeal, you have 30 days from the date of this letter in which **to** do so. I am enclosing the necessary paperwork in which to file an appeal. Feel free to call me with questions @ 207-874-8715.

Sincerely,

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

Marge Schmuckal
Zoning Administrator

Inspection Services
Michael J. Nugent
Manager



Dept. of Planning & Development
Lee Urban
Director

CITY OF PORTLAND

September 21, 2004

Mr. Alfred Aydelott
251 Boston Post Road
Weston, MA 02493

RE: 36 Oak Avenue - CBL: 084-R-011 -- I-B Zone

Dear Mr. Aydelott:

This letter is to confirm our conversations regarding the permit application for renovations at the address above. As you know, I am able to approve the permit (# 04-1055) for the side porch addition, rear steps, window canopy, new foundation, and 2nd floor expansion and interior modifications.

The proposed expansion, which creates the 3rd level deck, is being **denied** because it is not allowed under the City's Zoning Ordinance.

This property is lawfully non-conforming as to land area per dwelling unit and is limited to a 50% expansion of the first floor footprint. Section 14-436 allows this expansion within the existing footprint and shall be created in the uppermost floor by the use of dormers, turrets or similar structures...while preserving the existing roof configuration to the maximum extent possible. Your proposal creates a new floor area above the uppermost floor, which is not allowed, therefore this portion of your application is being **denied**.

You have the right to appeal my decision. Please note that variance appeals are very difficult to have granted by the Board of Appeals. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to do so. I am enclosing the necessary paperwork in which to file an appeal. Feel free to call me with questions @ 207-874-8715.

Sincerely,

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

Marge Schmueckal
Zoning Administrator

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1055	Date Applied For: 07/28/2004	CBL: 084 ROII001
-----------------------	---------------------------------	---------------------

Location of Construction: 36 Oak Ave	Owner Name: Aydelott Alfred L &	Owner Address: 251 Boston Post Rd	Phone: (617)630-1001
Business Name:	Contractor Name: Robert McTigue	Contractor Address: Brackett Avenue Peaks Island	Phone: (207) 766-2676
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single family w/ replacement foundation, porch-Int renov-5 ft wide addition	Proposed Project Description: Repace porch & foundation-build5'wide addition, balcony, int renovtns
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/16/2004

Note: 8/26/04 spoke w/Alfred A. About issues, I will call his engineer and see Marge on some zoning questions. **Ok to Issue:**
 8/27 Zoning does not allow the crows nest structure per sec.14-436(a). Phoned Alfred and he will remove the structure, but still wants to change the roof line and add a skylight. Also the bay window is not allowed. He will submit new plans for review.
 9/7/04 Revised plans submitted, the window is still projecting which makes it a bay window, guardrail height too low, roof top deck has no compliant access and creates the expansion above the uppermost floor, 1/2 the basement is now a garage.
 Spoke w/Al A. And he will revise again for a canopy over the window, and remove the deck. A letter of denial will be sent so he can appeal the decision on the deck.
 9/14 Received revision to show a canopy over the front window, guard height 36", the basement room is now a study again. Can approve for certain work, but will send a denial notice for the 3rd floor roof deck.

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted per the revisions on 9/14/04. The canopy over the front window is allowed under Sec. 14-425 and should not project more than 24". Per our discussion, the third floor deck/crows nest is not allowed under Sec. 14-436 Building Extensions. Because the property is legally non-conforming as to land area per dwelling, the expansion is limited to 50% of the first floor footprint. The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures...while preserving the existing roof configuration. A 50% expansion of the first floor footprint is allowed, this area is 78sf which is 9%, any future expansions may be limited to no more than 41%. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 09/16/2004

Note: 8/30/04 spoke w/Dave M. Engineer to get more details on existing framing. He said there may be a reduction in the crows nest & the footing detail, will submit. **Ok to Issue:**
 9/01 plans faxed for the exterior stair detail. Also, if the roof deck is allowed, a ladder is not to be fixed for access to the roof deck, compliant stairs or spiral is required

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

MITTEL ASEN, LLC

ATTORNEYS AT LAW
P.O. BOX 427
PORTLAND, ME 04112-0427

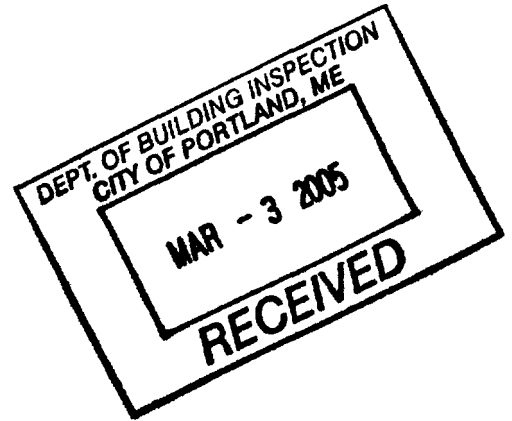
ROBERT E MITTEL
MICHAEL P ASEN
SIJSAN E HUNTER
PETER G CARY
DIANE DUSINI
SUSAN M SCHULTZ
JONATHAN L GOLDBERG
SUSANS BIXBY

85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

PHONE 207 775-3101
FAX 207 871-0683

Direct Dial (207) 871.7781
jgoldberg@mittelasen.com

March 3, 2005



VIA HAND DELIVERY

Jeannie Bourque
Inspections
City of Portland
389 Congress Street
Portland ME 04101

Re: ***Application to Amend Building Permit # 04-1055, 36 Oak Avenue, Peaks Island
CBL: 084-R-011***

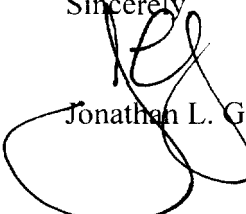
Dear Jeannie:

Enclosed with this letter is a complete set of framing plans for the above-referenced Application. Pursuant to our telephone conversation in early January, submission of these plans should complete the Application and enable you to issue the amended permit.

If you need anything further from the applicant, please let me know.

I look forward to hearing from you. Thank you for your assistance.

Sincerely,


Jonathan L. Goldberg

Enclosures

cc: Alfred L. Aydelott and Adrienne A. Giske

MITTEL ASEN, LLC

ATTORNEYS AT LAW

P.O. BOX 427
PORTLAND, ME 04112-0427

ROBERT E. MITTEL
MICHAEL P. ASEN
SUSAN E. HUNTER
PETER G. CARY
DIANE DUSINI
SUSAN M. SCHULTZ
JONATHAN L. GOLDBERG
SUSAN S. BIXBY

85 EXCHANGE STREET, 4th FLOOR
PORTLAND, MAINE 04101

PHONE 207 775-3101
FAX 207 871-0683

Direct Dial (207) 871.7781
jgoldbera@mittelasen.com

March 14, 2005

Jeannie Bourque
Inspections
City of Portland
389 Congress Street
Portland ME 04101

Re: *Application to Amend Building Permit # 04-1055, 36 Oak Avenue, Peaks Island
CBL: 084-R-011*

Dear Jeannie:

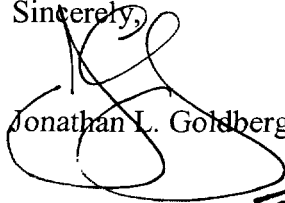
Enclosed herewith is a letter from David A. Mascolini, P.E., of JSN Associates, Inc. The letter confirms that Mr. Mascolini, a consulting structural engineer, has reviewed the support system for the flat roof area of the home in question and approves of the system of weight transfer from the flat roof down to the foundation walls and lally columns in the basement.

I hope that this letter answers any questions you have had about the engineering of the structure.

If you need anything further from the applicant, please let me know.

I look forward to hearing from you. Thank you for your assistance.

Sincerely,


Jonathan L. Goldberg

Enclosure

cc: Alfred L. Aydelott and Adrienne A. Giske
F:\Client List\A\Aydelott, Alfred (JLG)\05 03 14 Bourque Letter.Doc





One Autumn Street
Portsmouth, NH 03801
Tel (603)433-8839
Fax (803)431-2811
www.jsneng.com

March 9, 2005

Al Aydelott
A.L. Aydelott & Associates
3 Bridge Street
Newton, MA 02458

Re: 36 Oak Avenue, Peaks Island, Portland, Maine

Al:

I understand that the Portland building inspector, Jeanie Bourque, is concerned with the support of the proposed four corner posts carrying the flat roof deck shown on drawing S3. These four posts, (3)2X4's bear on two (3)2X12 second floor beams and are shown on the framing plan as "post up" (see Second Floor Framing Plan on drawing S2).

The (3)2X12 beam towards the rear of the house has a post near mid-span that is supported by a (3)2X8 beam over the basement (see First Floor Framing Plan on drawing S2). The (3)2X8 beam is supported by two other first floor beams bearing on lally columns. The (3)2X12 second floor beam towards the front of the house bears on two interior posts near mid-span. These posts bear on a first floor beam over the basement, which is supported by lally columns.

The roof and second floor loads are transferred to first floor beams bearing on lally columns and exterior basement walls. The structural drawings show this. The engineering design utilizes much of the existing framing and there are also many proposed new beams and posts to reinforce the existing framing for the new load paths.

Call me if there are questions or concerns.

Sincerely,

David A. Macolini
David A. Macolini, P.E.

031231B

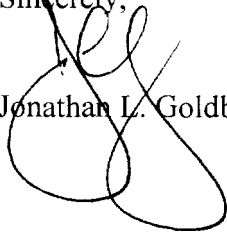


Consulting Structural Engineers

Marge Schmuckal
November 22, 2004
Page 2 of 2

Thank you for your assistance in this regard.

Sincerely,


Jonathan L. Goldberg

Enclosures

cc: Alfred L. Aydelott and Adrienne A. Giske

F:\Client List\A\Aydelott, Alfred (J.L.G)\04 11 22 Schmuckal Letter Doc