

PERMIT ISSUED

DEC - 3

City of Portland

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 101334

Please Read Application And Notes, If Any, Attached

This is to certify that HOPPIN CHRISTOPHER J & BARBARA A JTS/Property Owner

has permission to Single Family Home - Permit existing ramp

AT 192 SEASHORE AVE Peaks Island CBL 085 S015001

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 closed-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

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: 10-1334	Issue Date:	CBL: 085 S015001
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Location of Construction: 192 SEASHORE AVE Peaks Island	Owner Name: HOPPIN CHRISTOPHER J & BAR	Owner Address: 196 SEASHORE AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Permit existing ramp	Permit Fee: \$30.00	Cost of Work: \$500.00	CEO District: 1
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Proposed Project Description: Single Family Home - Permit existing ramp	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: Idobson	Date Applied For: 10/25/2010	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 checked="" type="checkbox"/> Shoreland <i>Site plan stays that 75' setback but front property line.</i> <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: 10/25/10 <i>Idobson</i>	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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ARM</i>
	<p>PERMIT ISSUED</p> <p>DEC - 3</p> <p>City of Portland</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
Department of Building Inspections

Original Receipt

10-25 2010

Received from C. J. Hoppin

Location of Work 192 Seaside Ave PI

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 85-5-15

Check #: 223 **Total Collected \$** 30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1334	Date Applied For: 10/25/2010	CBL: 085 S015001
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Location of Construction: 192 SEASHORE AVE Peaks Island	Owner Name: HOPPIN CHRISTOPHER J & BAR	Owner Address: 196 SEASHORE AVE	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Permit existing ramp	Proposed Project Description: Single Family Home - Permit existing ramp
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/25/2010

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Jonathan Rioux **Approval Date:** 12/03/2010

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) The existing ramp shall be inspected for adequate fasteners and bearing for spans, and modifications may be required
- 3) This permit recognizes a pre-existing entry ramp and does not require or certify compliance with the City's current building code.

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BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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City of Portland



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: <u>192 SEASHORE AVE. PEAKS ISLAND, ME 04108</u>		
Total Square Footage of Proposed Structure/Area <u>41-</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>85</u> Block# <u>S</u> Lot# <u>15</u>	Applicant * must be owner, Lessee or Buyer Name <u>CJ + BA HOPPIN JTS</u> Address <u>196 SEASHORE AVE.</u> City, State & Zip <u>PEAKS ISLAND, ME 04104</u>	Telephone: <u>766 2593</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>500-</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>ONE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>RAMP FOR EGRESS TO/FROM COTTAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>permit existing ramp - existing when current owner bought house</u>		
Contractor's name: <u>SELF</u>		
Address: _____		OCT 25 2010
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>SELF</u>		City of Portland
Mailing address: _____		

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PERMIT ISSUED

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.

RECEIVED

Signature: <u>[Signature]</u>	Date: <u>Oct. 20, 2010</u>
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This is not a permit; you may not commence ANY work until the permit is issued OCT 25 2010

Barbara and Christopher Hoppin
196 Seashore Avenue Peaks Island, Maine 04108 207 766 2593 choppin@aol.com

October 14, 2010

Ms. Ann B. Machado
Zoning Specialist
City of Portland
389 Congress Street Room 315
Portland, ME 04101

Dear Ms. Machado,

Thank you for your call today. This replies to your attached October 6, 2010 letter concerning our property at 192 Seashore Avenue, Peaks Island - 085 S015 IR-2 "illegal ramp" and the issues you raise.

We purchased the 192 Seashore property in 1992 and have not made any exterior changes to it. The project we are doing now is simply to strengthen the foundation to make it safe. Although we appreciate concerns to authorize the ramp, we would hope to be "grandfathered" with it since that is the way it was when we bought the house.

We believe the 50 square foot allowance for an egress variation permits the ramp, which measures 12' long by 41" wide. It is the only access to this 90-year-old cottage.

Attached are copies of the 1997 survey from Owen Haskell that illustrate three houses and their distances from the edge of Seashore Avenue at that time. The 186 house is 11'11" from the edge. The 192 house is 13'7" from the edge and the porch of the former 196 house looks like it was about 15' to 16' from the edge. Although our new 196 house, built in 2000, is now 30'7" from the edge, I would hope the older home's distance would be computed since that was likely the situation when the 192 ramp was built. Averaging the depths of the neighboring houses would permit the 192 house ramp to be 13'7" which is what it is. The ramp runs along side the house at the same depth of the house.

* measurements
are by
edge of
pavement
not
front
property
line

Please let us know if you require any more information. Thank you.

atch

*Barbara
& Chris Hoppin*

RECEIVED

OCT 19 2010

Dept. of Building Inspections
City of Portland Maine

This plot plan is for mo...
and conformed to the local...
vey. Plan not to be recorded.

~~Check lot coverage~~

IR-2

lot size - 6440 sf.

lot coverage = 20% = 1288 sf

existing - house - 28x20 = 560

porch. 6x17 = 102

662 sf

camp - 12' x 41" = 41 sf

ok 703 sf

front setback - average

* see over had cell...
6' is average - 6' setback

rear - N/A

side - 20' - 33' setback
- 35' setback

* not within 75' setback

LOT No 139

71'

124'

113'

61'

APPROX. LIMIT OF WETLANDS

PROPANE TANKS

DECK

"NOKOMIS"
COTTAGE

NOTE: COTTAGE FLOOR 1'± ABOVE FEDERAL FLOOD HAZARD ZONE FRONT AND 7'± REAR.

UTILITY SERVICE

SEASHORE AVENUE

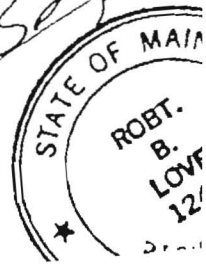
WIRED LINE (ED)

78'±

APPROX. HIGH WATER LINE

its successors in interest. I hereby certify that I have
ments, encroachments and buildings are located on the ground as shown and the premises
at the Cumber Land County

Robert B. Love



in Book 2370 Page 496

80'01"29" W
100'

CIRS

37.63'

CIRS

137.14'
S03°30'22"E



(LOT 138)

CATTAIL - MARSH

average = 3'
19
12. + 2 = 6

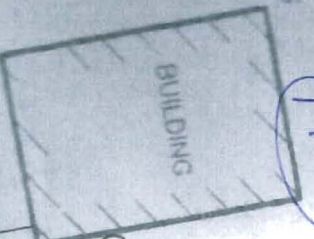
CIRS

37.75'

CIRS

125.33'
S04°17'05"E

580'01"29" W



(LOT 139)

HOPPIN CATTLE
NOXON'S
197 SEASIDE



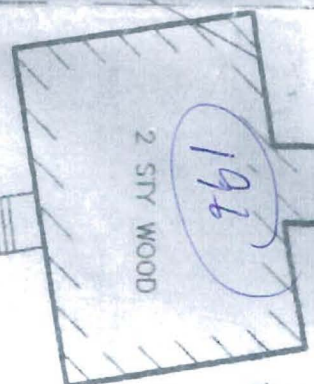
6'2" 30'

1997

CIRS

1"

FLUSH HELD



DECK

(LOT 141)

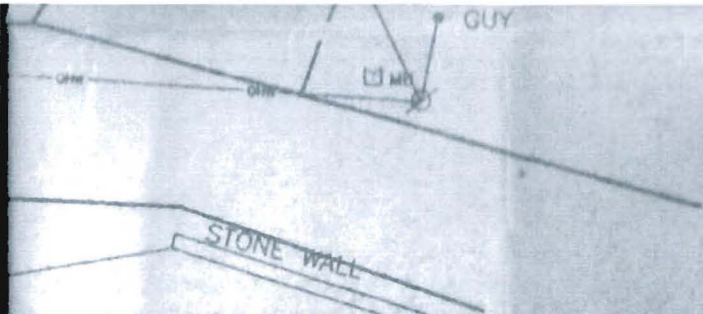
HOPPIN
17,134
NEW

HIGH WATER MARK

OHM

OHM

3/4
56
58



N/ HOWARD F
 8981/213
 (LOT 143)

REV. 1 | 12-9-97 | MISC. REVISIONS, IRONS SET

STANDARD BOUNDARY SURVEY

ON
 SEASHORE AVE. 3RD PROPOSED ST.
 PEAK'S ISLAND, PORTLAND, MAINE
 MADE FOR

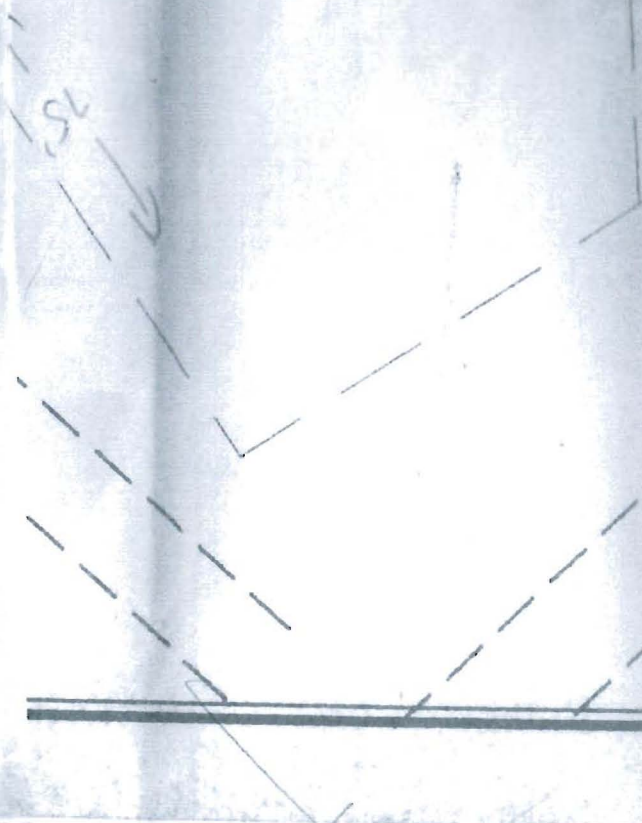
DEBORAH DE ANGELO, GLENN D. STROUT
 & CHRISTOPHER HOPPIN

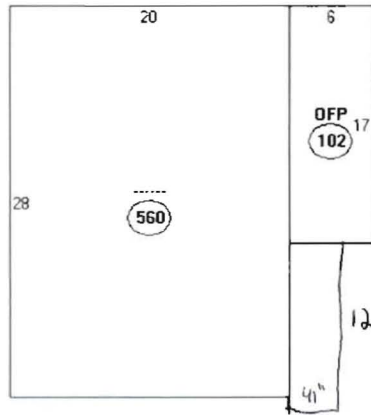


OWEN HASKELL, INC.

16 CASCO STREET, PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drwn By	WCS	Date	Job No.
Trace By	RWC	OCTOBER 9, 1997	97193P
Check By	JCS	Scale	Drwg. No.
Book No.	814	1" = 20'	1





Descriptor/Area
A: 560 sqft = 662
B: OFF 102 sqft

Comp 41φ

703φ

Comp $144" \times 41" = 5904\phi$
 $= 41\phi$

Ann Machado - Re: Permit for ramp

From: Chris Hoppin <choppin@aol.com>
To: <AMACHADO@portlandmaine.gov>
Date: 10/25/2010 11:32 AM
Subject: Re: Permit for ramp

The ramp is built out of frames of 2X4s and 2X6s with 4X4 posts and 1X4 boards on top. It connects to the porch on the high end and rests on some rocks on the front or lower end.

C.J. Hoppin, Lt.Col. USAF Ret. SAME DATE OF RANK -
Grads at the top and bottom from West Point, Annapolis
and the Air Force Academy Info at www.cjhoppin.com
196 Seashore Avenue Peaks Island, ME 04108
207 766 2593 choppin@aol.com

RECEIVED

OCT 25 2010

**Dept. of Building Inspections
City of Portland Maine**

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

From: Ann Machado <AMACHADO@portlandmaine.gov>
To: choppin@aol.com
Sent: Mon, Oct 25, 2010 8:35 am
Subject: Permit for ramp

Chris -

I received your application and check this morning. The only other thing that we need to process the application is the details on how the ramp is built. What does it sit on, how is it framed, how is it attached etc.

You can email it to me.

Thanks.

Ann
874-8709