

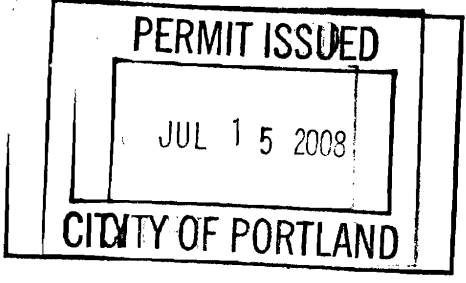
**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0848	Issue Date:	CBL: 087 LL006001
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Location of Construction: 105 BRACKETT AVE, Peaks Island	Owner Name: BRAGDON JENNIFER S & JENNI	Owner Address: 14 ROCKWELL ST	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone: 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: IR2

Past Use: Single Family Home	Proposed Use: Single Family Home - Connected w/ permit#080360 add an additional 4' to the deck no change in width the deck will now be 10' x 14'	Permit Fee: \$30.00	Cost of Work: \$667.00	CEO District: 1
Proposed Project Description: Connected w/ permit#080360 add an additional 4' to the deck no change in width the deck will now be 10' x 14'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JRC 2003 Signature: Jm 7/15/08	
		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: 07/11/2008	<b>Zoning Approval</b>		
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 <i>OK</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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: 7/15/08 2	Date:	Date: Jm 7/15/08	



**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

7/25/08 Spoke w/ John K. as inspection ~~was~~ needed to be cancelled by us due to staffing emergencies.

He confirmed original sonas were poured w/o inspection, but then Amendment to enlarge. The new footing placements are w/ pre cast 4' piers that are installed. He verified he understood that if he chooses to build the deck it will be at his own risk. The setbacks on the submitted plans appear to be more than Adequate. Re-scheduled for 7/31/08 for inspection. JMB

7/31/08

10x14 measure pre cast piers

Ledge verified under House  
Copping out to Backside

Contractor will pin RIGHT front post  
directly into ledge. SMH.

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: 080848

JUL 15 2008

CITY OF PORTLAND

This is to certify that BRAGDON JENNIFER S & JENNIFER B HESS ITS/John  
 has permission to Connected w/ permit#08036 add an additional deck change in width the deck will now be 10' x 14'  
 AT 105 BRACKETT AVE 087 LL006001

provided that the person or persons performing or 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 when permission procedure before this building or part thereof is occupied or services closed-in. 4 HOUR NOTIFICATION 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 R. Morley* 7/15/08  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

## 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.**

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

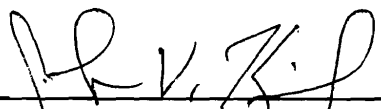
  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

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

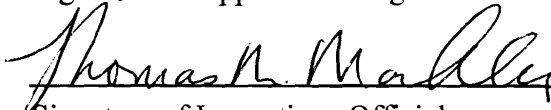
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

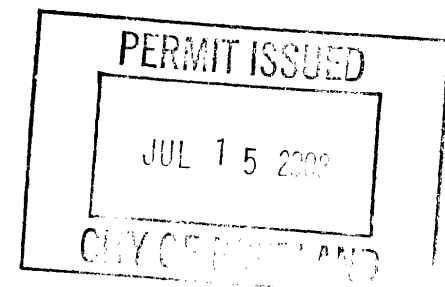
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  7/17/08    
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  7/15/08    
Date



**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0848	<b>Date Applied For:</b> 07/11/2008	<b>CBL:</b> 087 LL006001
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<b>Location of Construction:</b> 105 BRACKETT AVE	<b>Owner Name:</b> BRAGDON JENNIFER S & JENNI	<b>Owner Address:</b> 14 ROCKWELL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> John Kiely	<b>Contractor Address:</b> 591 Island Ave Peaks Island	<b>Phone</b> (207) 766-2026
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Single Family Home - Connected w/ permit#080360 add an additional 4' to the deck no change in width the deck will now be 10' x 14'	<b>Proposed Project Description:</b> Connected w/ permit#080360 add an additional 4' to the deck no change in width the deck will now be 10' x 14'
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 07/15/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 07/15/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

**Comments:**

7/15/2008-jmb: Chris met at counter last week and thought this could be done as a quick turnaround. As he is the lead inspector this week, it was passed on to Tom for review.



# 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>105 BRACKETT AVE PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>87          LL          006</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>JENNIFER BRADON</u> Address <u>JENNIFER HESS</u> City, State & Zip _____	Telephone: _____  <u>Additional</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u><del>5000</del> 7667</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY SEASONAL</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME AS ABOVE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>BUILD 10' x 14' DECK ON REAR OF BUILDING WITH ACCESS STAIRS TO BACKYARD</u>		
Contractor's name: <u>JOHN KIELY</u> Address: <u>591 ISLAND AVE</u> City, State & Zip: <u>PEAKS ISLAND ME 04108</u> Telephone: <u>766-2026</u> Who should we contact when the permit is ready: <u>JOHN KIELY</u> Telephone: <u>766 2026</u> 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.**

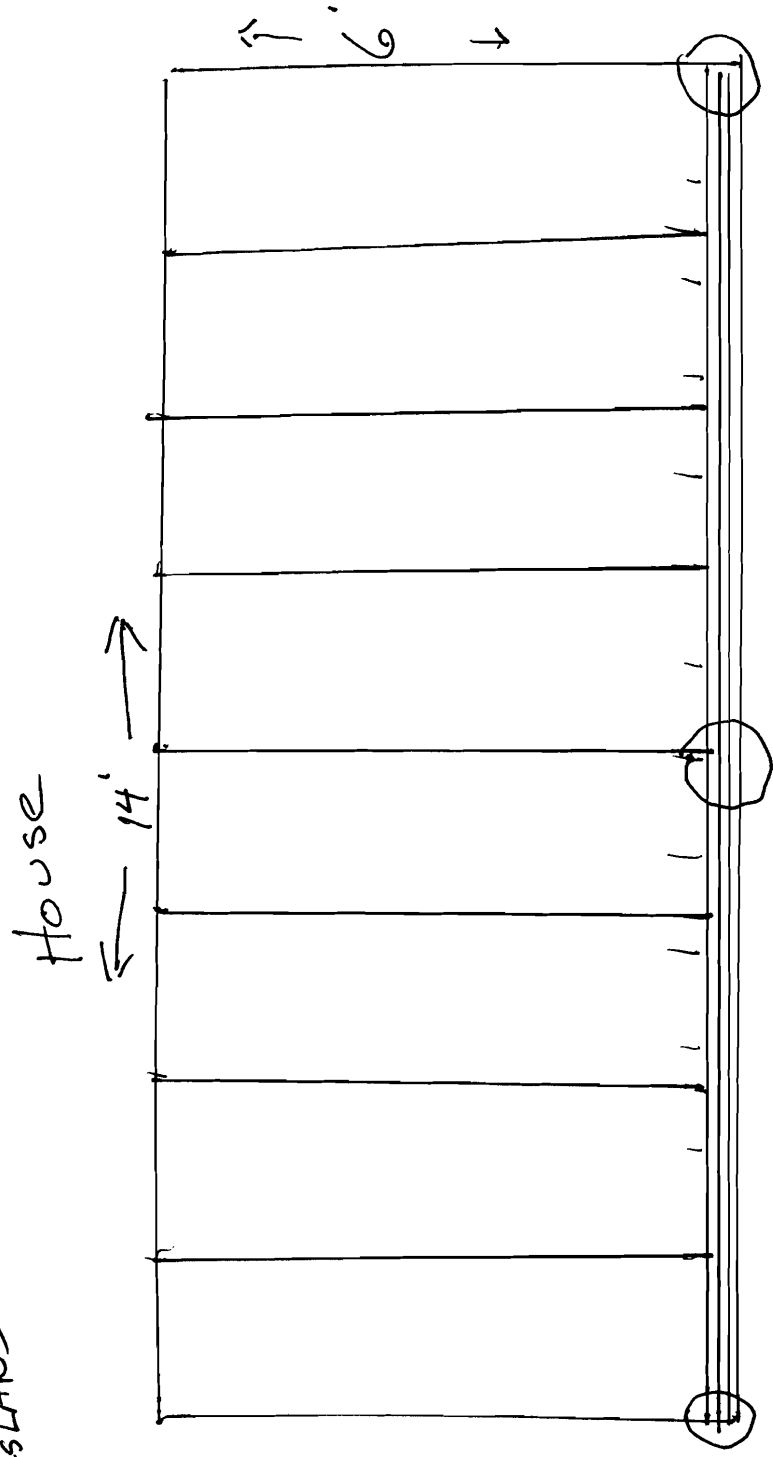
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://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: [Signature] Date: 7/11/08

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

105 BRACKETT AVE  
PEAKS ISLAND



ORIGINAL FRAMING PLAN

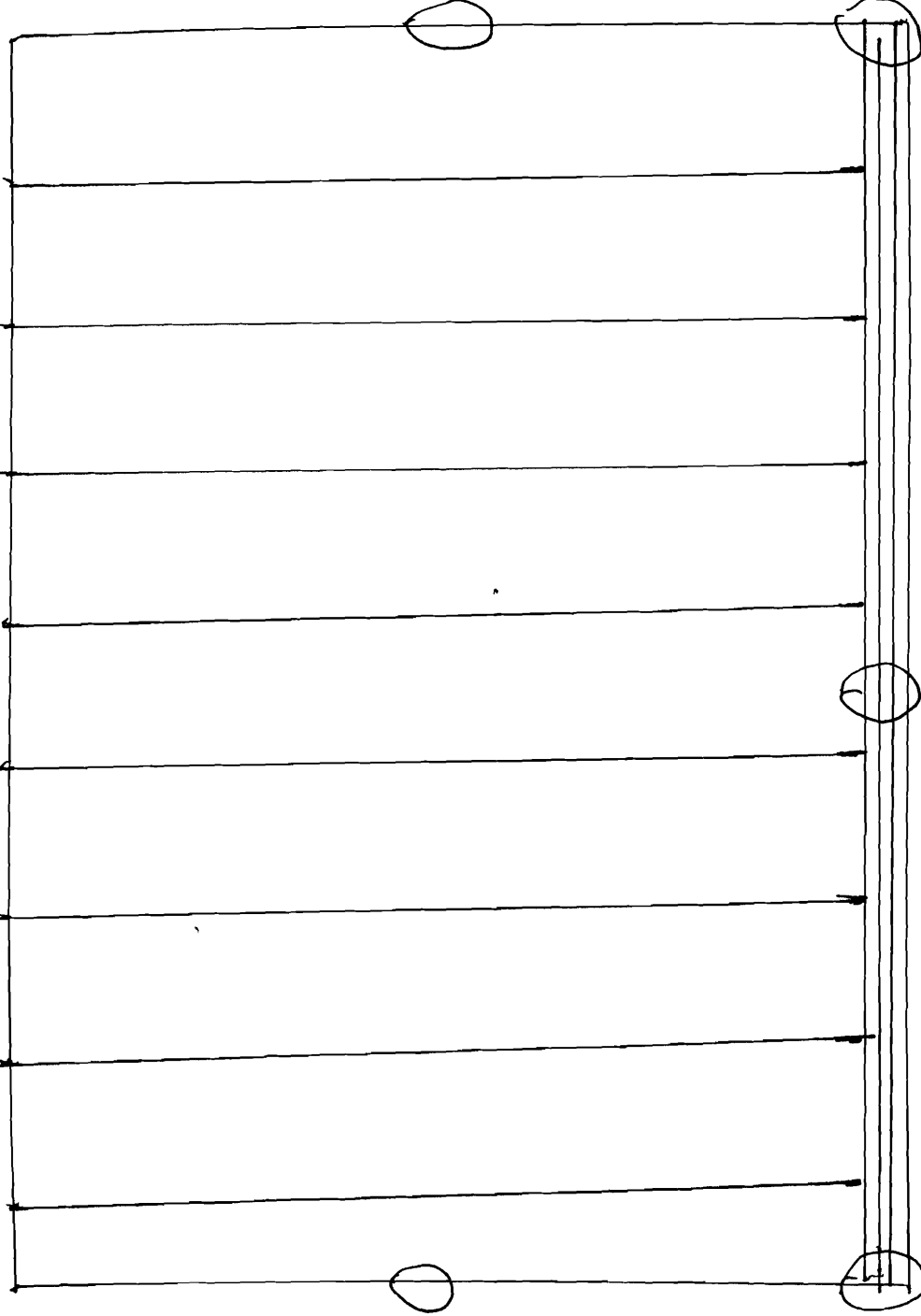
FRAMING - 16" o.c.  
2x8 P.T.

105 BRACKETT AVE  
PEAKS ISLANDS

House

14'

10'



AMENDED PLAN

FRAMING 16" OC  
2x8 PT



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 MORTGAGE INSPECTION OF: DEED BOOK 6134  
 PLAN BOOK 12

ADDRESS: 105 Brackett Avenue, Peaks Island,

Buyers: Jennifer Bragdon & Jennifer Hess

Sellers: Nancy Hoffman

IP-2

lot size - 14175  $\phi$

front - 25' min - N/A

rear - 25' min - 90' given

side - 20' min - left 45'

lot coverage - 20% =  
 = 2835

OK.

899 existing building

114 proposed 6x14 = 84

3x10 = 30

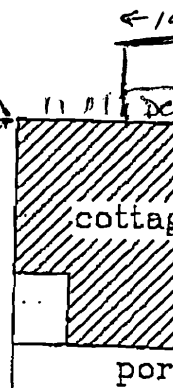
1013  $\phi$

130' +/- (scaled)

100' +/- (scaled)

1 1/2 story wood  
 structure w/  
 concrete  
 foundation

45'



IP

apparent r/w  
 100' +/- (scaled)

