

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061834

This is to certify that FISCHER MARTIN & WA RAUD FISCHER/Thompson Johns

has permission to Add new deck

AT 238 BRACKETT AVE

088 L009001

provided that the person or persons who apply for and 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 services closed-in. 4 HOUR NOTICE 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

PERMIT ISSUED

1/11/07

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1834	Issue Date: 12/28/06	CBL: 088 L009001
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Location of Construction: 238 BRACKETT AVE, Peaks Island	Owner Name: FISCHER MARTIN & WALTRAU	Owner Address: 238 BRACKETT AVE	Phone:
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR1

Past Use: Single Family Home	Proposed Use: Single Family Home - Add new deck	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 2
Proposed Project Description: Add new deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		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: ldobson	Date Applied For: 12/28/2006	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 <i>addition not w/in 75' set back</i></p> <p><input type="checkbox"/> Wetland</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 type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: <i>1/2/07 ABW</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>App</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1834	Date Applied For: 12/28/2006	CBL: 088 L009001
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Location of Construction: 238 BRACKETT AVE, Peaks Islan	Owner Name: FISCHER MARTIN & WALTRAU	Owner Address: 238 BRACKETT AVE	Phone:
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone (207) 766-5219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Add new deck	Proposed Project Description: Add new deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/02/2007

Note: 75' setback from high water mark was not shown on siteplan but a permit for the addition in 1997 stated that the addition was passed the 75' high water line so the proposed porch is fine. **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/11/2007

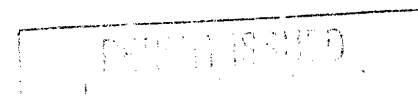
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

12/29/2006-amachado: Spoke to Rachel Conly at Thompson Johnson Woodworks. Right now the site plan shows the right side of the deck lining up with the corner of assessor's lots 9 & 23 which means the rear setback to the corner of the deck is only 15'. As long as the right edge of the deck is just to the right of the corner of the two lots then it will meet the rear setback. Rachel will get back to me.

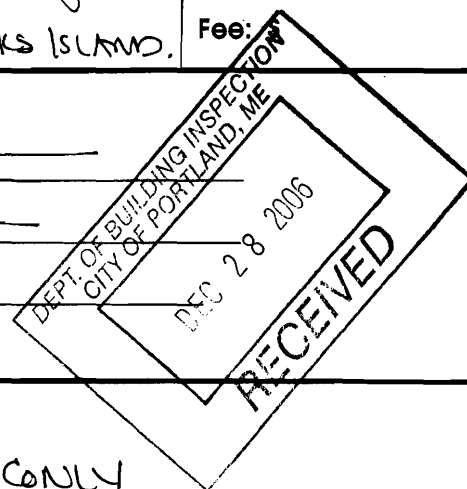
12/29/2006-amachado: Rachel sent email that deck will be moved 2" to the right so it will meet the rear setback.



All Purpose 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: 238 BRACKETT AVE. Peaks Island			
Total Square Footage of Proposed Structure 2,383 SF (HOUSE & DECK)		Square Footage of Lot 34,040 SF	
Tax Assessor's Chart, Block & Lot Chart# 88 Block# L Lot# 9-22		Owner: MARTIN & WALTRAUD FISCHER	Telephone: 207-766-0923
Lessee/Buyer's Name (If Applicable) _____	Applicant name, address & telephone: THOMPSON JOHNSON WOODWORKS 115 ISLAND AVE PEAKS ISLAND.		Cost Of Work: \$15,000 Fee: _____
Current use: SINGLE FAMILY RESIDENCE			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: NO CHANGE			
Project description: NEW DECK			
Contractor's name, address & telephone: Who should we contact when the permit is ready: RAETHEL ONLY Mailing address: 115 ISLAND AVENUE PEAKS ISLAND, ME. 04108			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-766-5919			



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Paul J. Curry	Date: 12-27-06
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	088 L023001
Location	165 UPPER A ST
Land Use	VACANT LAND
Owner Address	FISCHER MARTIN & WALTRAUD FISCHER 238 BRACKETT AVE PEAKS ISLAND ME 04108
Book/Page	23595/058
Legal	88-L-23 A ST PEAKS ISLAND 6750 SF

Current Assessed Valuation

Land	Building	Total
\$1,500	\$ 0.00	\$1,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.155	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
01/17/2006	LAND	\$389,000	23595-058
05/01/1999	LAND	\$1,000	14754-274

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	088 L009001
Location	238 BRACKETT AVE
Land Use	SINGLE FAMILY
Owner Address	FISCHER MARTIN & WALTRAUD FISCHER 238 BRACKETT AVE PEAKS ISLAND ME 04108
Book/Page	23595/058
Legal	88-L-9-22 BRACKETT AVE A ST PEAKS ISLAND 27290 SF

Current Assessed Valuation

Land	Building	Total
\$189,200	\$175,800	\$365,000

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1986	Contemp	1	2298	0.626	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	Full Finsh	Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1984	10X16	D	F

Sales Information

Date	Type	Price	Book/Page
01/17/2006	LAND + BLDING	\$389,000	23595-058
07/01/1994	LAND + BLDING	\$88,000	11553-060

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[New Search!](#)



From: "Rachel Conly" <rachel@tjwhome.com>
To: <amachado@portlandmaine.gov>
Date: 12/29/2006 4:12:17 PM
Subject: 238 Brackett Avenue

Ann Machado
Zoning Specialist

12.29.06

RE: 238 Brackett Avenue, 88-L-9-22, Deck Proposal

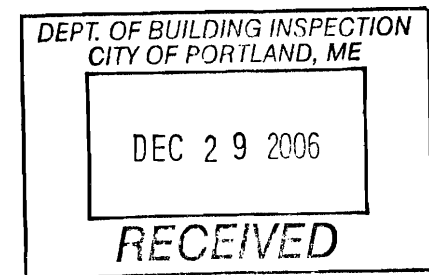
Dear Ann,

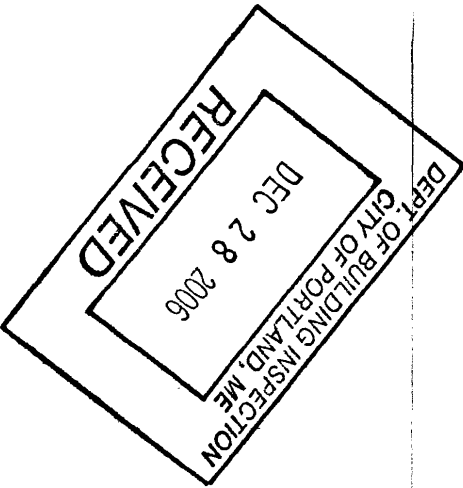
In response to our phone conversation this morning, I am writing to confirm that I will make note on the drawings to move the proposed deck for 238 Brackett Avenue 2" to the west. This move will enable the deck to appropriately clear all required property line set backs.

Please let me know if you need anything more.

Thank you and Happy New Year, Rachel

Rachel Conly
Architectural Designer
Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, Maine 04108
207.766.5919 (ph)
207.766.5297 (fx)





BRACKETT STREET

30' FRONT YARD SETBACK

CITY PROPERTY

20' SIDE YARD SETBACK

EXISTING PORCH
(48 SF)

EXISTING PORCH
(72 SF)

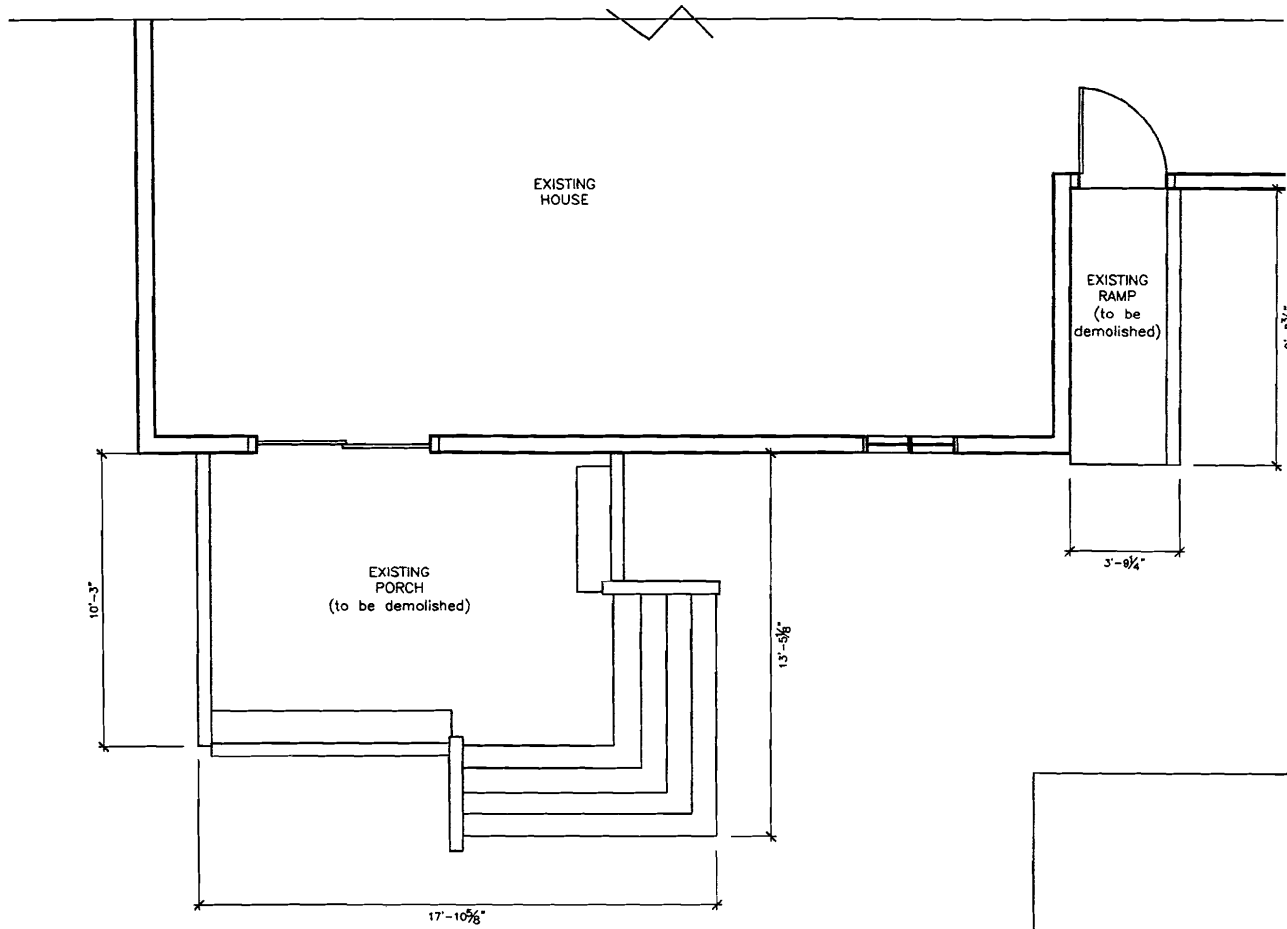
EXISTING HOUSE
(1244 SF)

PROPOSED PORCH
(1019 SF)

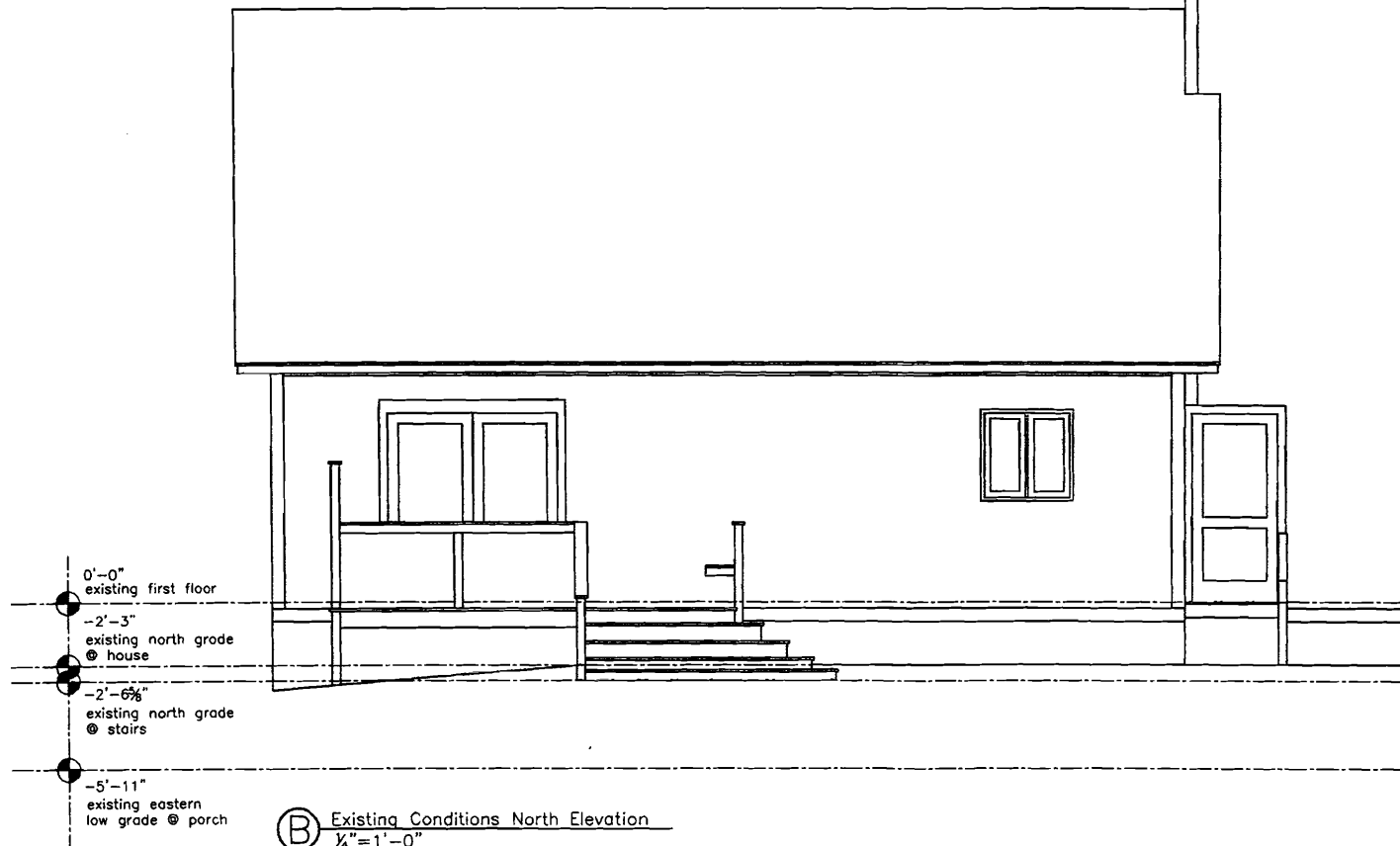
20' SIDEYARD SETBACK

EXISTING LOT 88-L-9-22=34,040 SF
MAXIMUM LOT COVERAGE ALLOWABLE=
(34,040 SF (X.20)= 6,808 SF
PROPOSED LOT COVERAGE= 2,383 SF

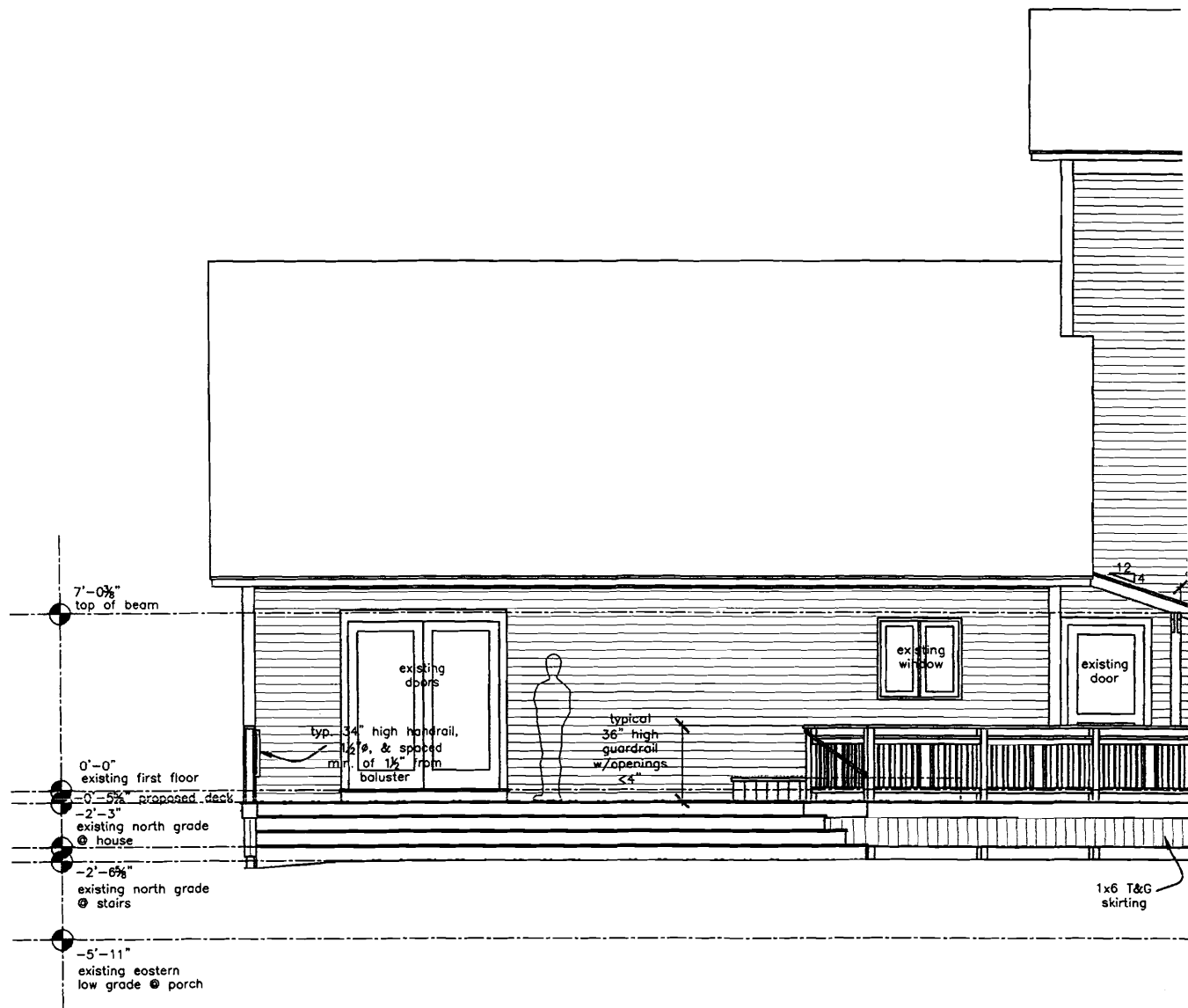
lot coverage ok. ✓



(A) Existing Conditions Porch Plan
 $\frac{1}{4}'' = 1' - 0''$

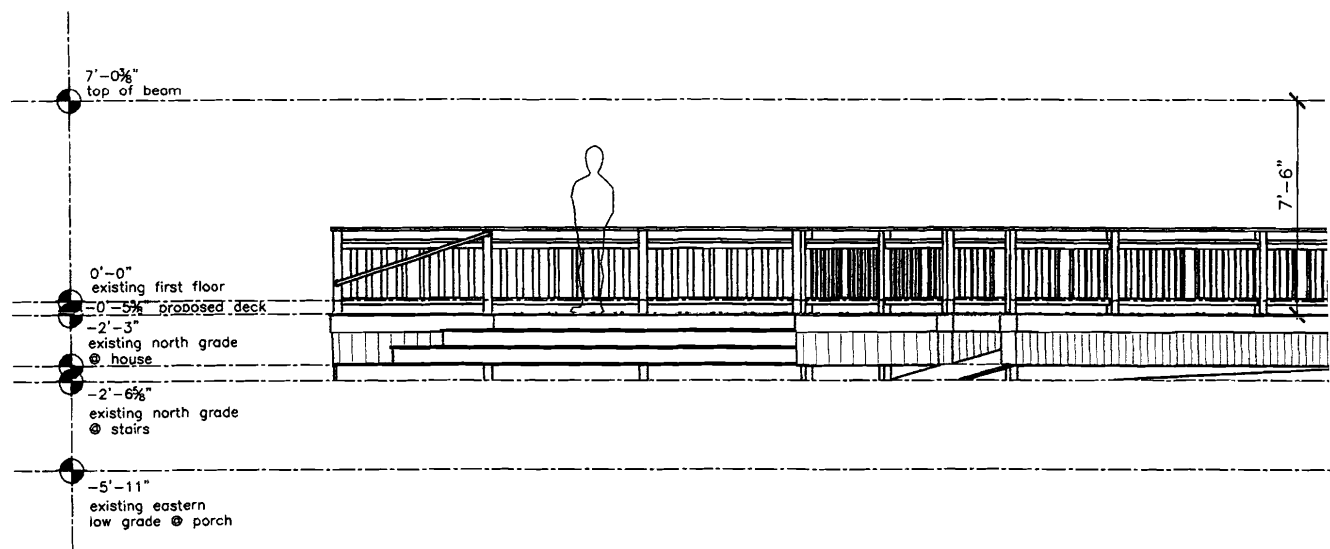


(B) Existing Conditions North Elevation
 $\frac{1}{4}'' = 1' - 0''$

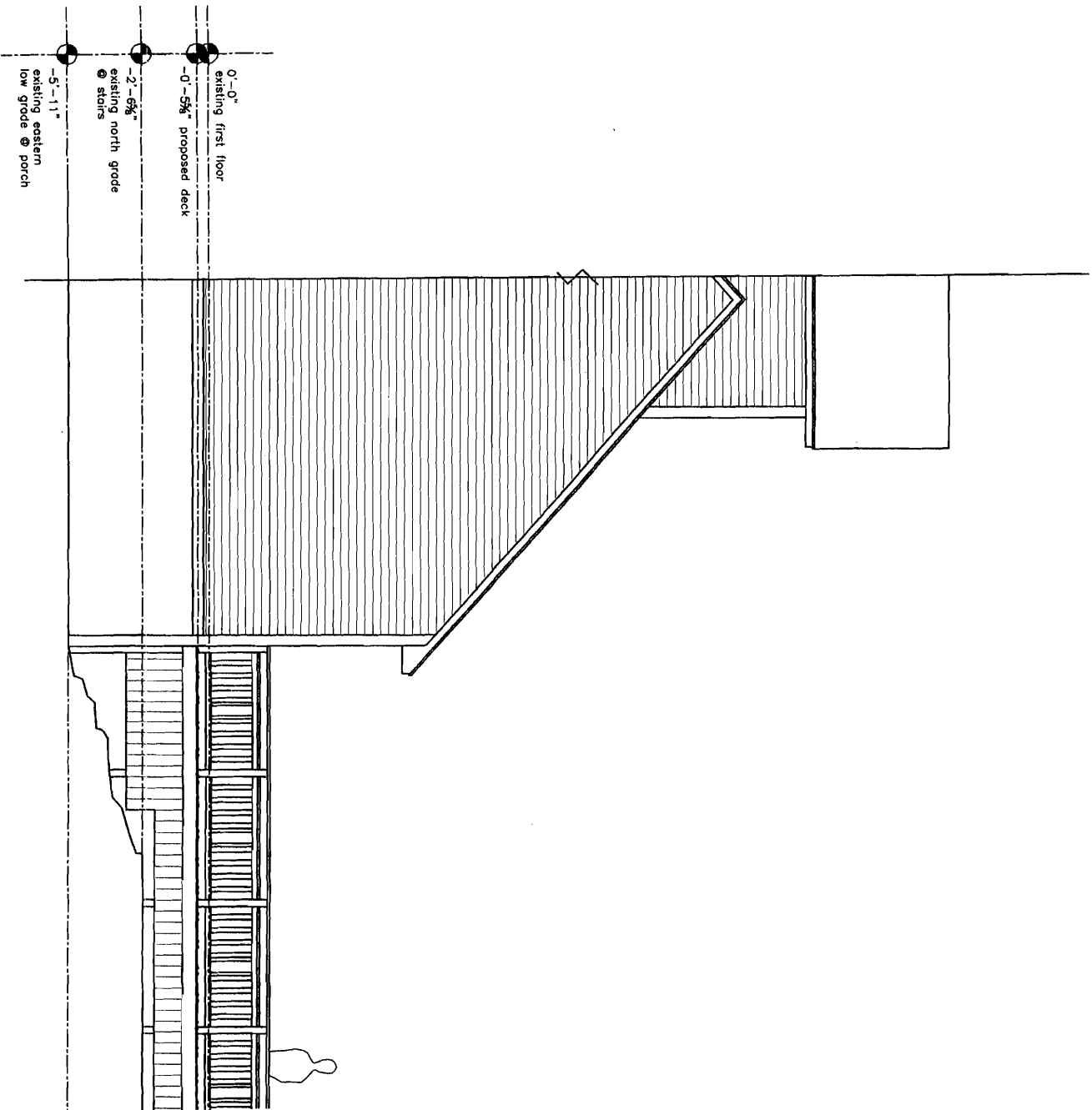


(A) Proposed North Elevation
 1/4" = 1'-0"

compo
shingle r.
to match



Ⓐ Proposed West Elevation
 $\frac{1}{4}"=1'-0"$

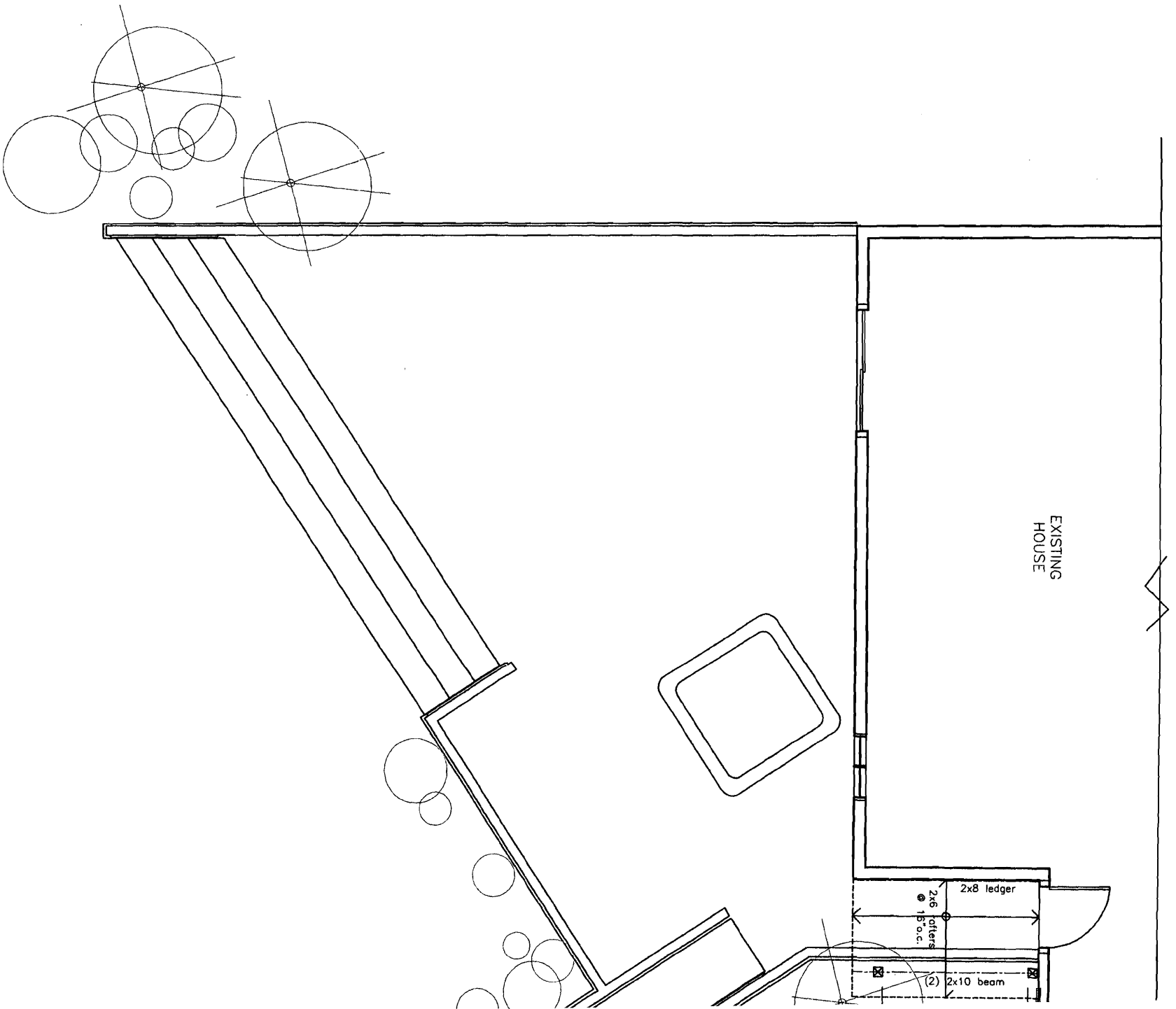


(A) Proposed East Elevation
1/4" = 1'-0"

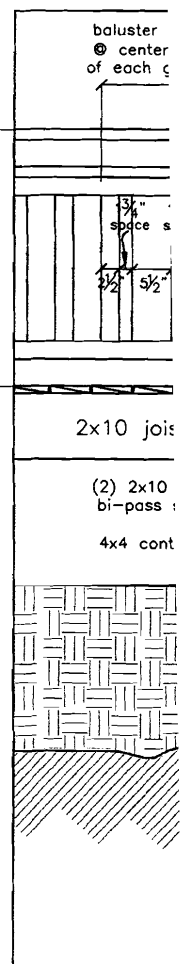
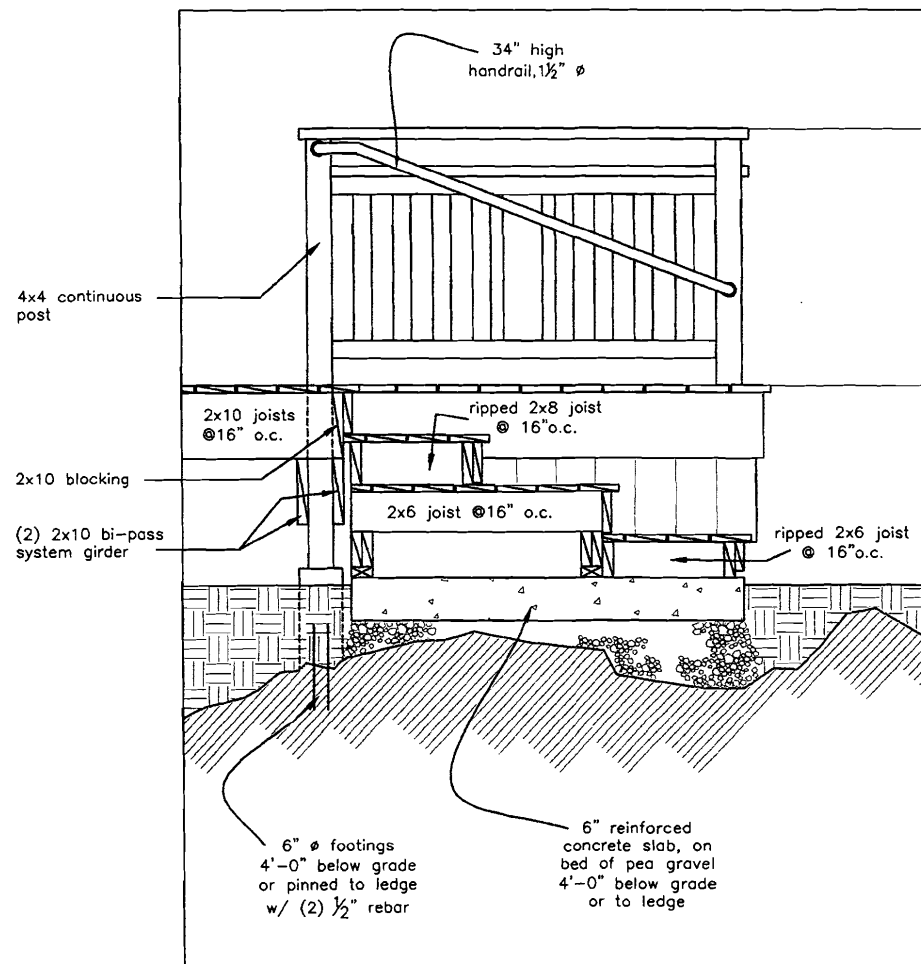
EXISTING
HOUSE

2x8 ledger
2x6 piers
@ 16' o.c.

(2) 2x10 beam

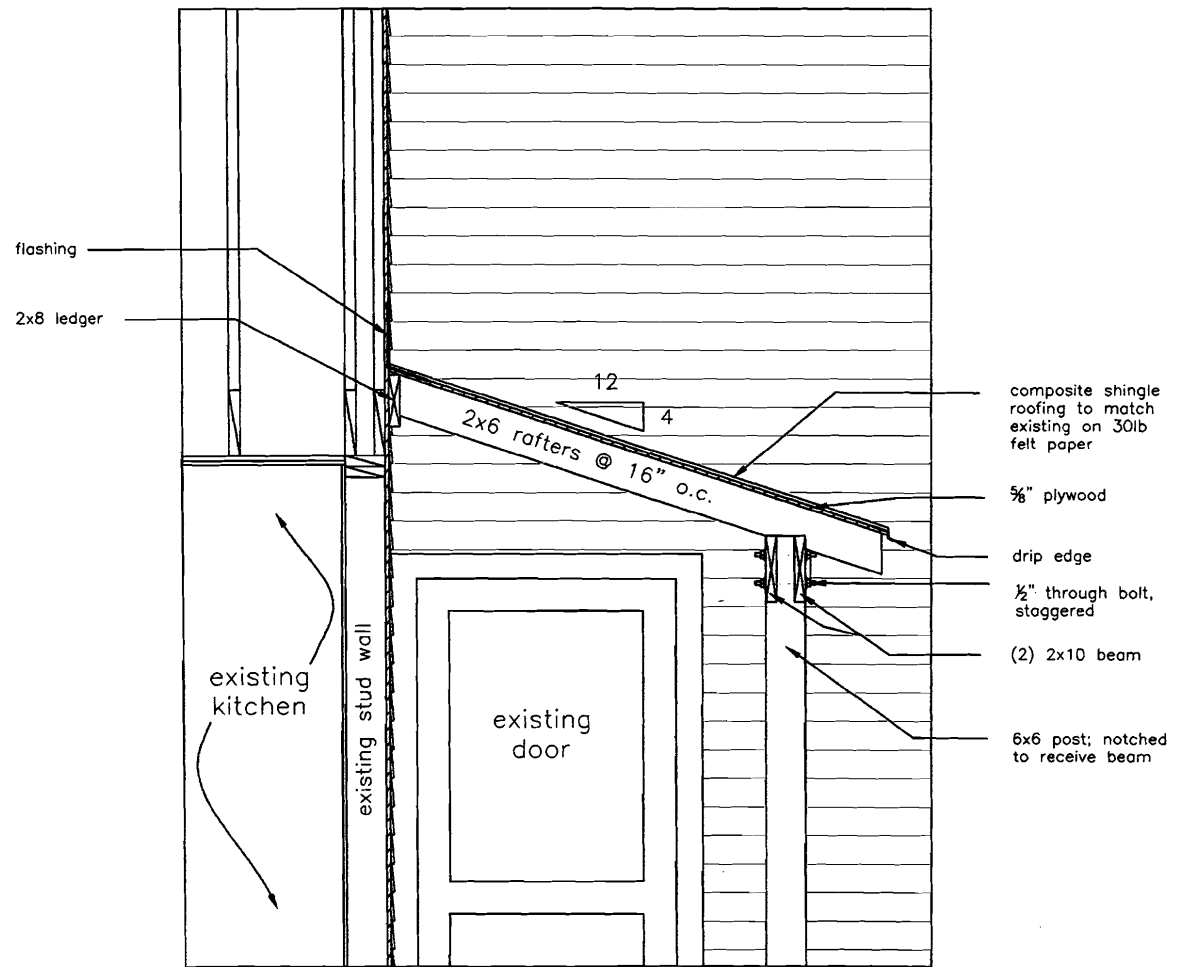


(A) Proposed Porch Roof Plan
1/4" = 1'-0"



(A) Platform Stair Detail
3/4" = 1'-0"

(B) Deck on
3/4" = 1'-0"



Ⓐ Second Floor Porch and Deck Detail

$\frac{3}{4}" = 1'-0"$