

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

| | | | | | | | |
|--|--|-----------------------------------|--|--|--|---|--|
| Location of Construction: 238 Brackett Avenue, Peaks Island | | Owner: Terence & Anita Edwards | | Phone: 766-5660 | | Permit No 970206 | |
| Owner Address: | | Lessee/Buyer's Name: | | Phone: | | Business Name: | |
| Contractor Name: | | Address: | | Phone: | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAR 14 1997 CITY OF PORTLAND </div> | |
| Past Use: Single fam | | Proposed Use: Same w/ addition | | COST OF WORK: \$3,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ | | PERMIT FEE: \$35.00 INSPECTION: Use Group: _____ Type: _____ Signature: _____ | |
| Proposed Project Description: Construct addition as per plans | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____ | | | |
| Permit Taken By: Vicki Dover | | Date Applied For: 3/4/97 | | | | | |

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..

Mail to owner

PERMIT ISSUED
WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

| | | | |
|---|----------|-----------------|--------|
| SIGNATURE OF APPLICANT Terence Edwards | ADDRESS: | DATE: 3/4/97 | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | | PHONE: |

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zone: CBL:
IR-1 88-1-9-22

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 3/4/97

CEO DISTRICT #6
M. Leary

BUILDING PERMIT REPORT

DATE: 14 / MAR / 97 ADDRESS: 238 Brackett Ave. P.I.

REASON FOR PERMIT: To Construct Addition

BUILDING OWNER: Edwards

CONTRACTOR: owner

PERMIT APPLICANT: APPROVAL: X1 X2 X3 X7 X8 X9 X11

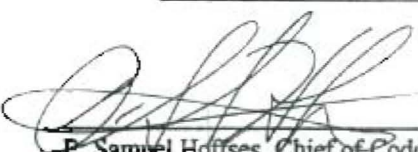
DENIED: X15 X12

CONDITION OF APPROVAL OR DENIAL

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
*6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
*7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
*8. Headroom in habitable space is a minimum of 7'6".
*9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
*11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
12. Each apartment shall have access to two (20 separate, remote and approved means of egress.
13. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
*15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19.
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- X20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. _____
26. _____
27. _____


P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 238 Brackett Ave, Park Id DATE: 3/13/97

REASON FOR PERMIT: construct addition & deck

BUILDING OWNER: Terrance & Anita Edwards C-B-L: 88-L-9-22

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____
#5,

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.

5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. *see attached letter and info on home occupation, your plans*
6. Our records indicate that this property has a legal use of _____ units. Any change *in this approved use shall require a separate permit application for review and approval. after A&A.*

7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition if you are increasing the number of bedrooms, this offer shall require a new H&E-200 form made out by a soil evaluator to show that the system will handle the load of the structure

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Attachment

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Terence & Anita Edwards
238 Brackett Ave.
Banks Island, ME

March 13, 1997

RE: 238 Brackett Ave., P.I. 88-L-9,22 - Home Occupation

Dear Mr Edwards,

As per your permit application, I am sending you the information that you may require on using your home for a home occupation, which includes a copy of the home occupation section outlining the criteria needed to allow for a home occupation. If you can meet the criteria, you must come to this office to apply for a permit to allow the use under home occupations. We are located in Room 315, City Hall and are open Monday through Friday from 7:00 a.m. to 4:00 p.m. at which time our secretaries will help you with your permit application.

At the time of submittal, you should bring with you to this office a cover letter explaining your home occupation and how it meets the given criteria, item by item. We also require floor plans showing the dimensions and the area of the home occupation space. If you rent, a letter from the owner of your building giving permission to conduct a home occupation on the premises is required where applicable. The cost of this type of permit is usually \$25.00 if there are no structural changes.

Very Truly Yours,

Marge Schmuckal
Asst. Chief of Insp. Services/
Zoning Administrator

cc: P. Samuel Hoffses, Chief of Insp. Services
Merle Leary, Code Enforcement Officer

m:homeocc

Applicant: Terence Edwards Date: 3/13/97
 Address: 238 Brackett Ave, P.I. C-B-L: 88-L-9422

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing 1986

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - single family with new addition and deck
^{15' x 20'?} ^{8' x 10}

→ Sewage Disposal - private

Lot Street Frontage -

Front Yard - 30' req ~ 40'± shown

Rear Yard - 30' req - ~ 50'± shown

Side Yard - 20' req - 30'±

Projections -

Width of Lot -

Height - 35' max - show 31' to ridge pole from

Lot Area - 40,000[±] with water - 27,290[±] per CAHWA

Lot Coverage/ Impervious Surface - 20% of lot area or 5,450[±] max

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - NO

Shoreland Zoning/ Stream Protection -

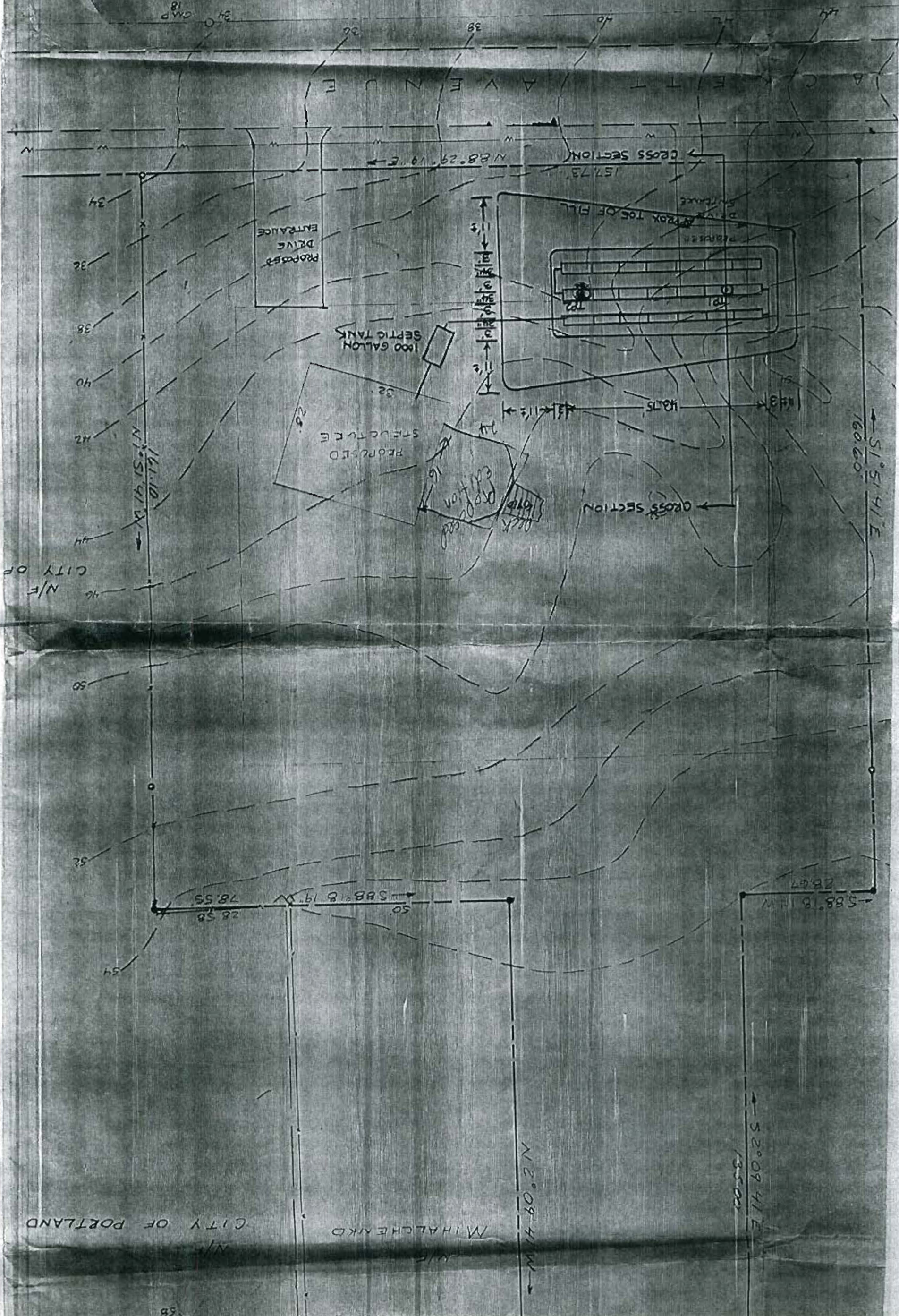
Flood Plains -

| | | | |
|-----|----------------|---|------------|
| New | 15 x 20 | = | 300 |
| | 8 x 10 | = | 80 |
| | <u>28 x 32</u> | = | <u>896</u> |
| | 4 x 8 | = | 32 |
| | 4 x 4 | = | 16 |
| | 8 x 13 | = | 104 |
| | 3 x 11 | = | 33 |

1461[±]

yes is within the 250' shoreland zone but over 75' from high water mark - probably over 100' set back

Area
over 75' to high water



ACENT AVENUE

PROPOSED DRIVE ENTRANCE

1000 GALLON SEPTIC TANK

PROPOSED STRUCTURE



CROSS SECTION

34
32
38
40
42
44
N 1° 51' 41" E

S 1° 51' 41" E
160.60'

50
S 88° 18' 19" E
78.55'

588' 18" (117')
28.67'

S 2° 09' 41" E
135.00'

N 2° 09' 41" W

CITY OF PORTLAND

MICALCHENKO

58