

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0596	PERMIT ISSUED Date: JUN 03 2003	CBL: 090 0007001
-----------------------	---	---------------------

Location of Construction: 387 Island Ave	Owner Name: Myers Michael B &	Owner Address: 9 Kenilworth St	Phone: 761-5840
Business Name:	Contractor Name: David Brackett	Contractor Address: 29 Primrose lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$37.00	Cost of Work: \$2,000.00	CEO District: 3
----------------------------	--------------------------------	------------------------	-----------------------------	--------------------

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOA 1999
--	--

Proposed Project Description: ammend permit # 030463 to add 7x12 deck & 8x10 front stairs	Signature: JMB 6/3/03
--	--------------------------

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: jmb	Date Applied For: 06/03/2003	Zoning Approval
-------------------------	---------------------------------	------------------------

<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 type="checkbox"/> Shoreland</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>Date: JMB 6/3/03</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>Date: JMB</p>
	<p><i>Approved w/conditions Sec. 14-425 Projections</i></p>		

653-7092
Dane

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: 03-0596	Date Applied For: 06/03/2003	CBL: 090 0007001
------------------------------	--	----------------------------

Location of Construction: 387 Island Ave	Owner Name: Myers Michael B &	Owner Address: 9 Kenilworth St	Phone: () 761-5840
Business Name:	Contractor Name: David Brackett	Contractor Address: 29 Primrose lane Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family	Proposed Project Description: ammend permit # 030463 to add 7x12 deck & 8x10 front stairs
---------------------------------------	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/03/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Section 14-425 allows a projection into the setback of a front porch and steps. The corner of the stairs will project into the required 25' setback, but will not exceed 50 SF nor 5' of projection			
2) This permit is approved based on the property owner submitting the deed description to show the lot to be 7777.5 SF thus allowing more lot coverage. He will also provide delineation at inspection that the front stairs will meet the 20' side setbacks on both sides.			

Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 06/03/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) See notes on plans as required by code			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

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: <u>387 Island Ave.</u>		
Total Square Footage of Proposed Structure <u>112 (Deck) and 80 (Stairs)</u>		Square Footage of Lot <u>7,777.5'</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>90 0 7</u>	Owner: <u>Michael Myers</u>	Telephone: <u>761-5840</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>M. Myers</u> <u>9 Kenilworth St.</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>2000.</u> Fee: \$ <u>37.00</u>
Current use: <u>Seasonal</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Ammend Permit # 03-0463 and build front stairs.</u> Project description:		
Contractor's name, address & telephone: <u>David Brackett # 232-4948</u>		
Who should we contact when the permit is ready: <u>David Brackett</u>		
Mailing address: <u>232-4948</u>		
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: <u>232-4948</u>		

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: <u>Michael B. Myers</u>	Date: <u>6/3/03</u>
---	---------------------

**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 090 0007001
Location 387 ISLAND AVE
Land Use SEASONAL

Owner Address MYERS MICHAEL B & CANDACE M MYERS JTS
 9 KENILWORTH ST
 PORTLAND ME 04102

Book/Page 17154/212
Legal 90-0-7
 ISLAND AVE OCEAN ST
 PEAKS ISLAND
 5100 SF

7777.5 per Deed description

Valuation Information

Land	Building	Total
\$40,220	\$30,870	\$71,090

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1910	Cottage	1.5	840	0.117	3	1		6	None	Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
12/01/2001	LAND + BLDING	\$131,000	17154-212
11/30/2001	LAND + BLDING		17018-296
07/01/1994	LAND + BLDING	\$62,000	11525-101

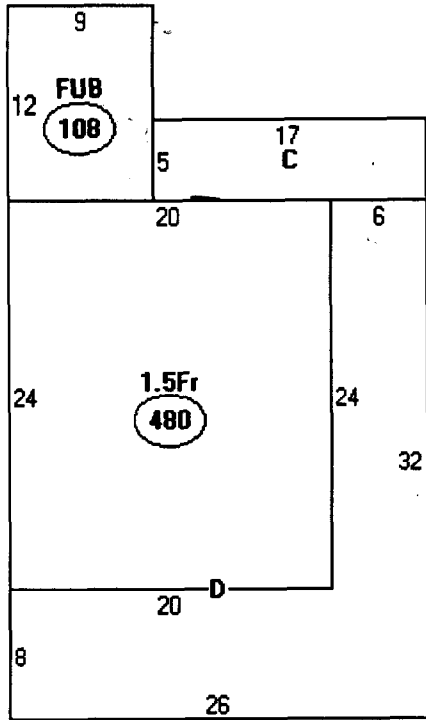
Picture and Sketch

Picture Sketch

[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!



Descriptor/Area

- A: 1.5Fr
480 sqft
- B: FUB
108 sqft
- C: WD
85 sqft
- D: OFP
352 sqft

1025
112 New
80 New

1217

Lot 7777.5 OK
X 20%

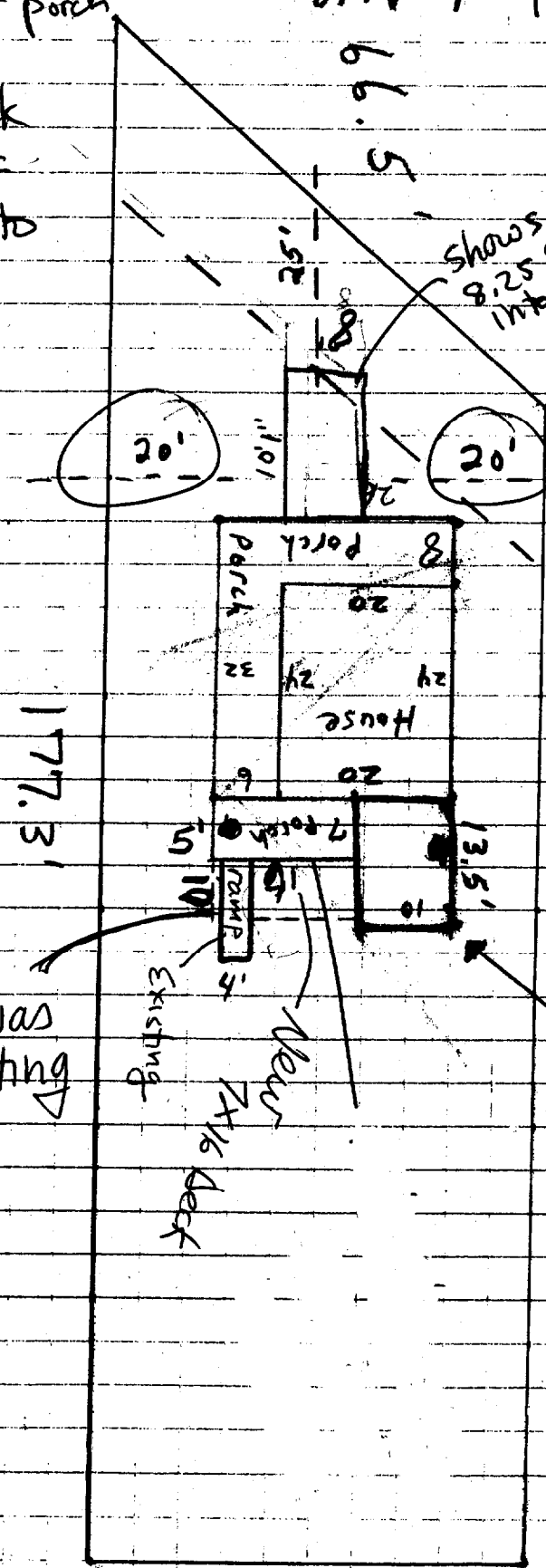
1555.50

Sec. 14-425
 allows a Front porch
 projections into
 required setback
 a max. of 50 SF
 and max 5' into
 setback.

Island Ave

IR-2
 Side - 20'
 Front - 25'
 Rear - 25' OK
 Req 20' shown
 25' shown

Ocean Street



OK was Existing

New Deck

MYERS Property
 387 Island Ave.
 Parks Island, MA

scale
 1" = 5'

Warranty Deed

(Maine Statutory Short Form)

Judith K. Emery, f/k/a Judith K. Pohopek of York, Maine, for consideration paid, grants to **Michael B. Myers and Candace M. Myers** as Joint Tenants, with a mailing address of 9 Kenilworth Street, Portland, Maine 04102 with WARRANTY COVENANTS, the following described real property situated at **387 Island Avenue, Peaks Island, Portland, Cumberland County, Maine**

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Virginia Ives House, dated June 6, 1994, and recorded in the Cumberland County Registry of Deeds in Book 11525, Page 101.

Witness my hand this 31st day of December, 2001.

Kenneth E. Snitger
Witness

Judith K. Emery
Judith K. Emery

State of Maine
County of Cumberland, ss

December 31, 2001

Personally appeared the above named Judith K. Emery and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Kenneth E. Snitger
Notary Public/Attorney at Law

Printed Name:

KENNETH E. SNITGER
MAINE ATTORNEY AT LAW

Comm. Exp:

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on Peaks Island in Portland, county of Cumberland and State of Maine and bounded and described as follows:

BEGINNING at the intersection of the southeasterly line of Island Avenue with the northerly line of Ocean Street; thence running northeasterly by Island Avenue 66½ feet to land now or formerly of F.A. Waldron; thence S 87° E parallel with said Ocean Street and by said Waldron land and land now or formerly of one Elwell 133.8 feet to the westerly line of a right of way 10 feet wide leading from said Elwell land to said Ocean Street; thence S 3° W by said right of way 50 feet to the northerly line of Ocean Street; thence N 87° W by the northerly line of Ocean Street 177.3 feet to the point of beginning.

RECEIVED
RECORDED REGISTRY OF DEED.

2001 DEC 31 PM 3: 01

CUMBERLAND COUNTY

John B O'Brien

P.O. Bx 579, 222 Sanford Rd., Wells ME 04090

Wells High School

Fax

To: Jeanie Bourke From: ~~Unknown~~ Andy Lopez
Fax: 874-8716 Pages: 1
Phone: 874-8715 Date: 5/29/03
Re: Permit # 03-0530 CC:

Urgent For Review Please Comment Please Reply Please Recycle

Thank you Jeanie!

Work phone: 646-7011

Home phone: 874-0184

Cell phone: 337-3658

Also - Can we schedule a
Form inspection for Thursday
Morning June 5? I'll call back
to Con Fi

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ 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.

~~IP~~ Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- ~~NA~~ Re-Bar Schedule Inspection: Prior to pouring concrete
- ~~NA~~ Foundation Inspection: Prior to placing ANY backfill
- ~~NA~~ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: There ~~is a \$75.00 fee per~~ inspection at this point.

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.

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

Michael B. [Signature]
Signature of applicant/designee

6/3/03
Date

James Burke
Signature of Inspections Official

6/3/03
Date

CBL: 90-0-7 Building Permit #: 03-0596

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 030596

JUN 03 2003

This is to certify that Myers Michael B & /David E. Kett

has permission to ammend permit # 030463 to 7x12 deck & 8x10 front stair

CITY OF PORTLAND

AT 387 Island Ave 090 0007001

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 work on permit must be completed before this building permit is issued or closed-in. **HEAR 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. _____

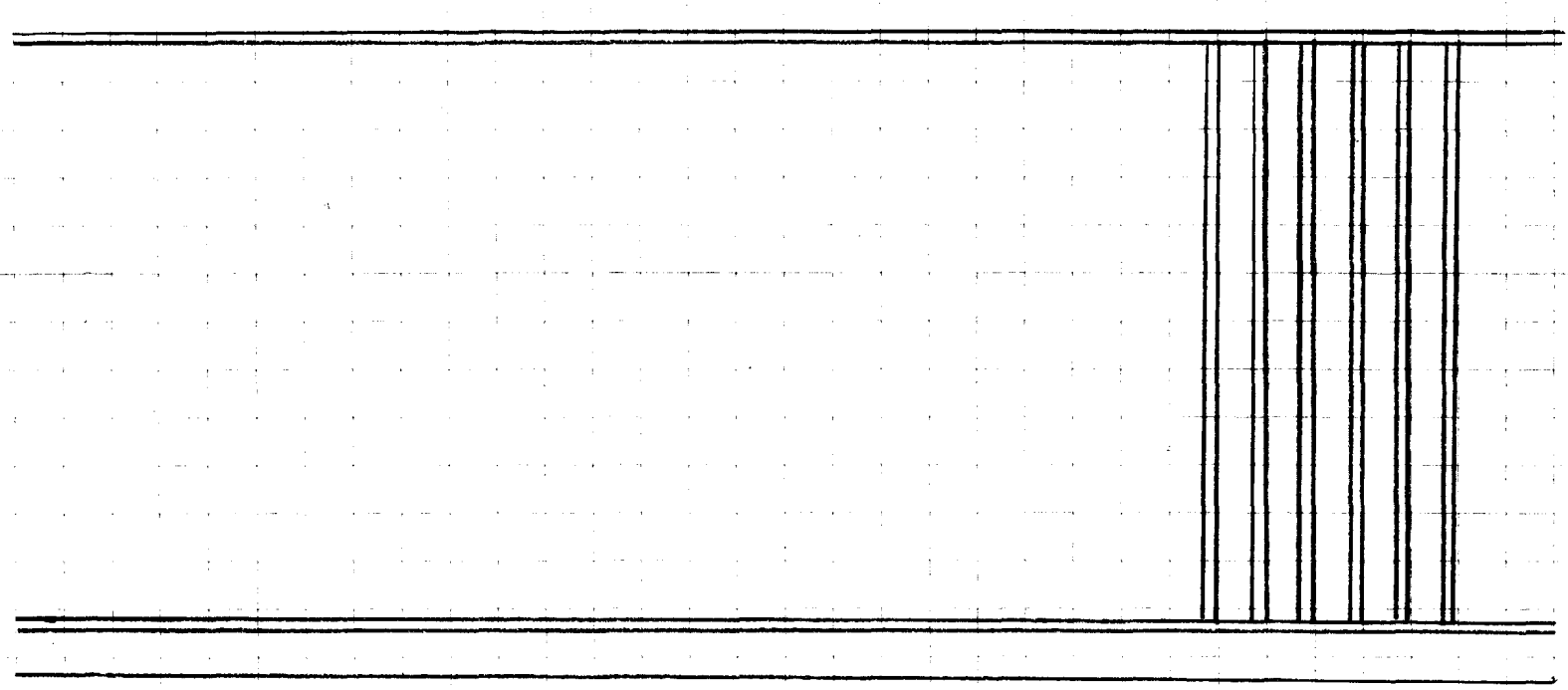
Appeal Board _____

Other _____

Department Name

James Bonta 6/3/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



2x4 max 8'



2x2 x 3/6"
Balusters
3" centers

Deck to TOP
OF Rail
3/6"

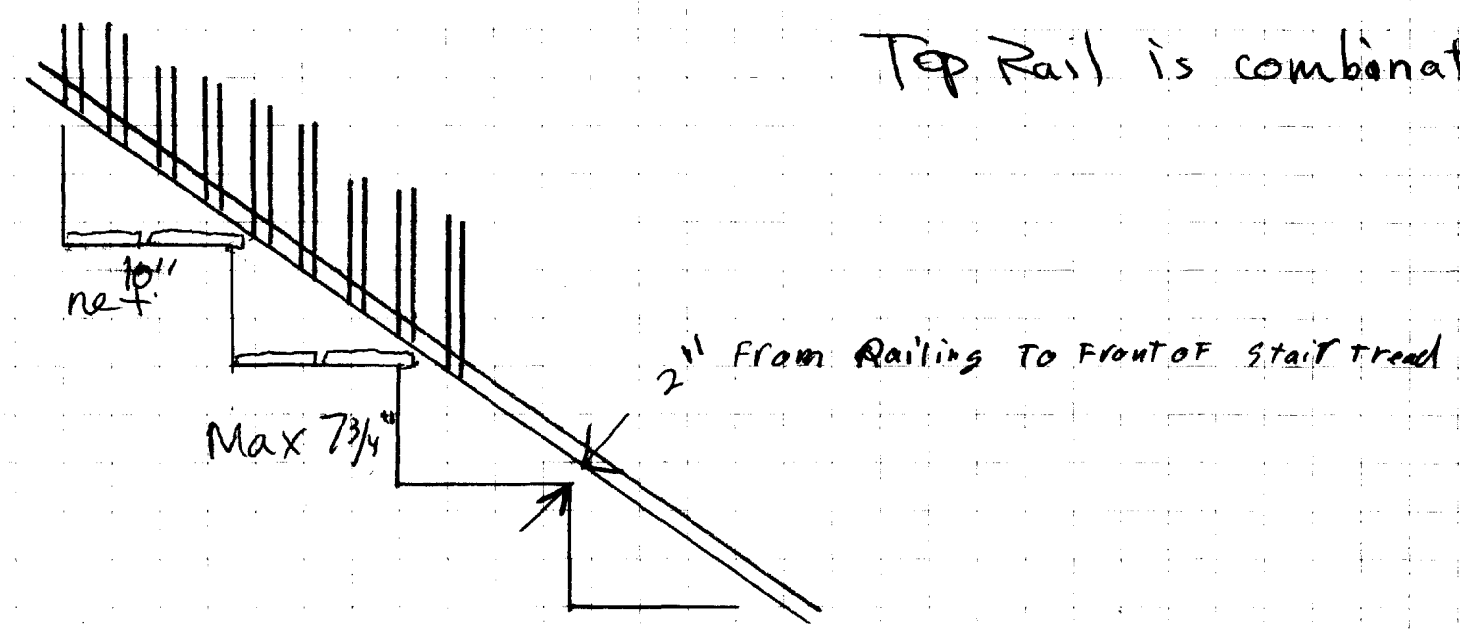
2x4 max 8'

3" space Be Fore Deck Level



New Railing around existing Deck and new end Replacement.
Deck Posts on existing Deck Range in span UP TO 95"

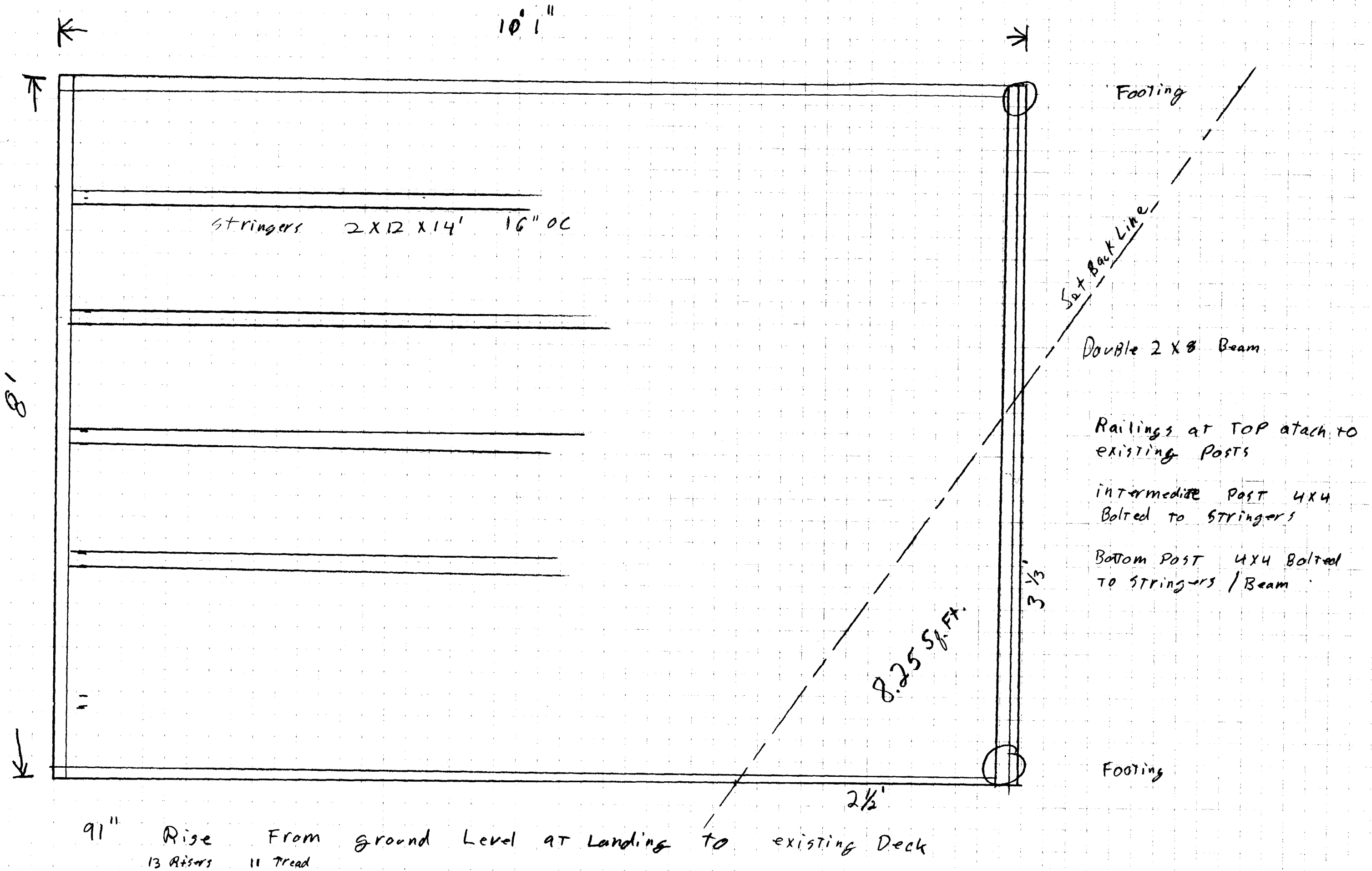
Top Rail is combination guard/handrail



net 10"

Max 7 3/4"

2" From Railing To Front OF Stair Tread



12' x 16' Deck

2x8 Ledger

2x8 Beam supported
at house and on footers
8' on center

2x8 Joists 16" on center
12' Long less 4 1/2"

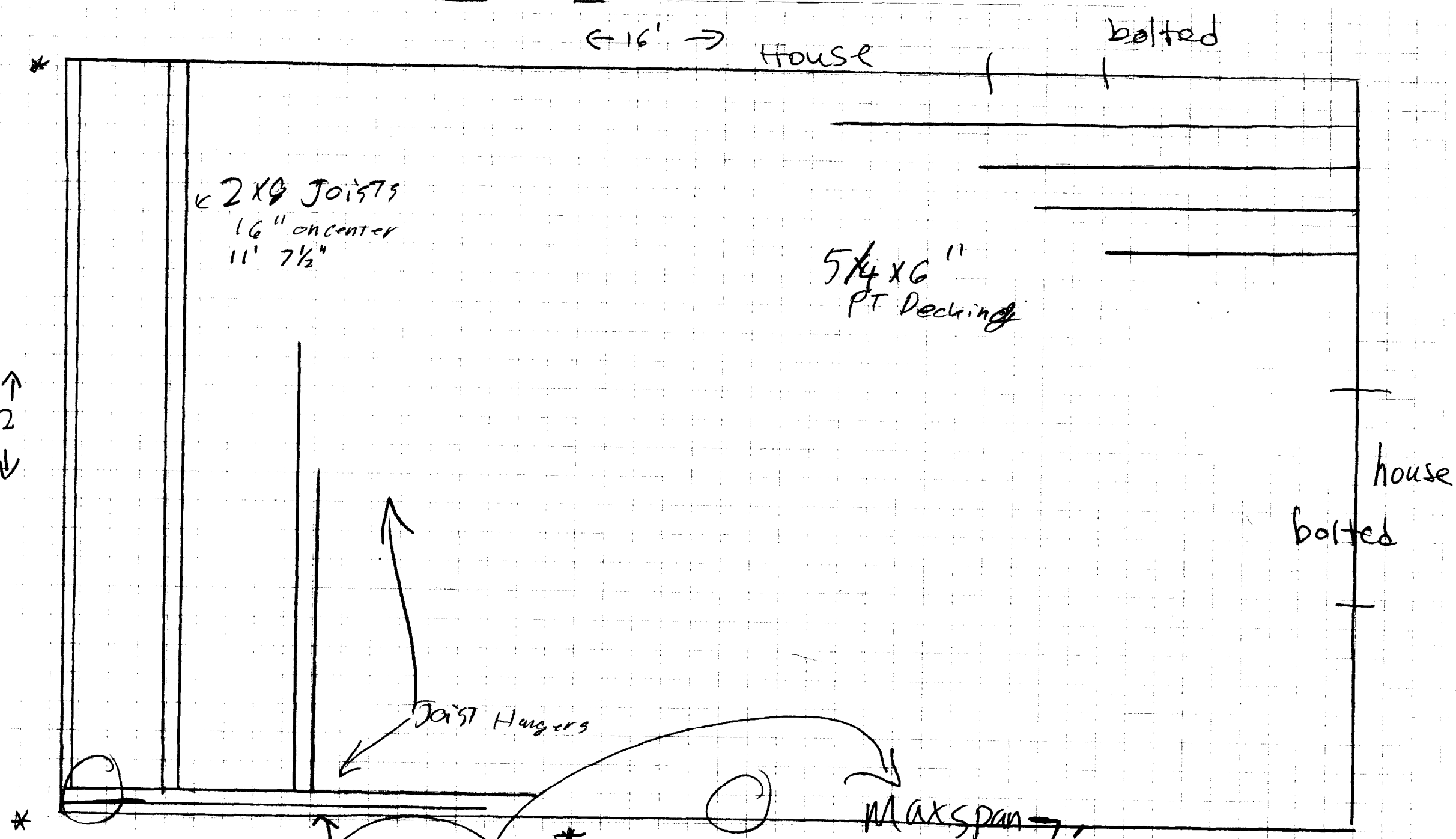
Joist Hangers Both ends

Ledger Lag Bolted to House

5/4 x 6 Decking Screwed Down

Railing 12' side
6' Back
Between stairs

↑
12
↓



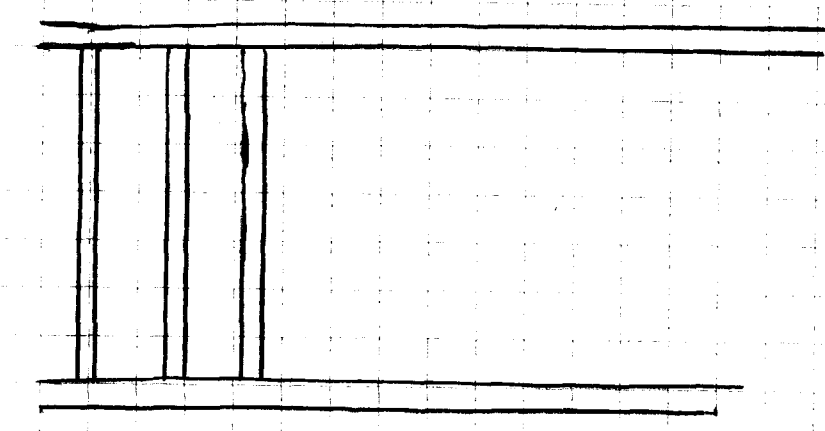
Double Beam

2x8x16'

3" max opening

Rail to Deck
42"

2x4 →
2x2x36"
2x4 →



max span 8'

between Footings
3 Total
or
up grade
Beam
2 - 2x12
or
3 - 2x10 } 9'6"

← 16' → House

bolted

house
bolted

5/4 x 6"
PT Decking

2x8 Joists
16" on center
11' 7 1/2"

Joist Hangers

MAX SPAN

Not shown on first sheet

Block 90 A 90-6-7 Lot
 Use of Bldg. Name
 Tenants and Rooms 1-7
 Rentals Owner
 Age 25
 Condition of Repair Fair 30

- | | | |
|---------------------|-------------------|-------------------------|
| Class | Exterior | Plumbing |
| Bungalow | -Clapboards | Common <u>12</u> |
| Single House | Siding | Individual <u>14</u> |
| Two family | Shingles | Open |
| Three family | Stucco | Set tubs <u>75 H.V.</u> |
| Apartment | Paper | Finish |
| Store Building | Tapestry Brick | -Plain |
| Office " | Com. Brick | Hardwood |
| Factory " | Galv. Iron | Halls |
| Storage " | Stone | Wood |
| Stables | Terra Cotta | Terrazzo |
| Garage, private | Concrete | Marble |
| Garage, public | | Roof - Roofing |
| Theatre | Heating | -Shingle |
| Club House | -Stove | Slate |
| -Cottage | Furnace | Gravel |
| | Hot Water | Prepared |
| Foundation | Steam | Asbestos |
| Brick | <u>M.P.</u> | Flat |
| Stone | Light | Hip |
| Concrete | -Oil | -Gable |
| -Pile | Gas | Dormers |
| | Electric | Windows |
| Basement | | -Plain Glass |
| Full | Floor | Wire Glass |
| Cement Floor | <u>4</u> Common | Shutters |
| Waterproof | <u>3</u> Hardwood | Miscellaneous |
| <u>no</u> | Re-Concrete | Elevator |
| Construction | Concrete Slab | Sprinkler |
| -Frame | Waterproof | Fire Escape |
| Brick | | Refrigerator |
| Tile | Ceiling | Vacuum Cleaner |
| Blocks | Plaster | Safes and Vaults |
| Stucco | Metal | Telephone Equip. |
| Re-Concrete | Panelled | |
| Mill | -Rough | |
| Steel Frame | | |

Ground Area 1100-125 Height
 Cubic Feet Unit cts.
 Utility Dep.
 Dep. Per cent.
 Sound Value, \$

⁴2690
 Land 5900 Corner Interior Alley
 Front Depth = ft.

COMPUTATION

Area		Multiplier	Coefficient
Year	Unit	Coefficient	Land Value
19			



Surveyed by
 (Remarks on other Side)