

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ADAM R VICTOR

Located At 224 COYLE ST

Job ID: 2012-04-3879-ALTR

CBL: 124-G-005-001

has permission to build a 9.5' by 12' deck adding a new window and door (Single Family Residence).
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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

05/22/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**
 1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3879-ALTR

Located At: 224 COYLE ST

CBL: 124- G-005-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted May 14, 2012. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being approved using section 14-425 for the landing and section 14-433 for the stairs.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
3. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
4. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

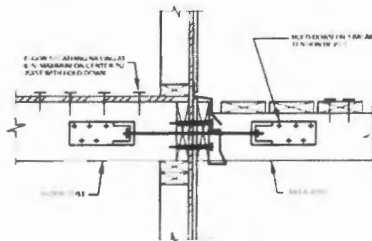


FIGURE 082.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3879-ALTR	Date Applied: 4/30/2012	CBL: 124- G-005-001	
Location of Construction: 224 COYLE ST	Owner Name: ADAM R VICTOR	Owner Address: 224 COYLE ST PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: David Johnston	Contractor Address: 254 Flagg Meadow Rd., Gorham ME 04038	Phone: (207) 776-2276
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same – Single family – add new window & door, & build 9.5' x 12' deck with 4' x 6' landing and steps	Cost of Work: 8000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: R3 Type: SD IRC, 2009 (MUBEC) Signature:
Proposed Project Description: Kitchen Window, door & deck		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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"/> Wetlands <i>Utility sections 14-4253</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>14-433</i> <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Ok w/condition 5/14/12 ABM</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 Dist 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>ABM</i>
	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

Jonathan Rioux - Re: 224 Coyle St. Permit

From: David Johnston <djohn2054@gmail.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 5/23/2012 5:08 AM
Subject: Re: 224 Coyle St. Permit

2x8 joists are 16" on center, with 5/4 composite decking on top. Existing window header will be used (for kitchen window replacement) and 4x6 header for new door in non load bearing wall. Window height above floor will be as old window, approximately 42" AFF.

David Johnston

Sent from my iPad

On May 22, 2012, at 3:20 PM, "Jonathan Rioux" <JRIOUX@portlandmaine.gov> wrote:

David,

Are the 2 x 8 inch floor joist 16 inches O.C.?
What are you using for window/ floor headers?
What is the finish window height from the floor?

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

R-3



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>224 COYLE ST.</u>		
Total Square Footage of Proposed Structure/Area <u>157 ±</u>	Square Footage of Lot <u>.173 A</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>124 6006 001</u>	Applicant: (must be owner, lessee or buyer) Name <u>ADAM VICTOR</u> Address <u>224 COYLE ST.</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone:
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$7500.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>removed slip 12 deck - 9.5x12, landing - 4x6 - steps - 2x4x4 1/2 x 8</u> <u>KITCHEN WINDOW & DOOR AND 1/2 DECK/STAIRS</u>		
Contractor's name: <u>DAVID JOHNSTON & CO.</u>		Email: <u>DJOHN2054 @ GMAIL.COM</u>
Address: <u>254 FLAGGY MEADOW RD</u>		
City, State & Zip <u>GORHAM, ME 04038</u>		Telephone: <u>776-2276</u>
Who should we contact when the permit is ready: <u>D. JOHNSTON</u>		Telephone: <u>"</u>
Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable checklist. **RECEIVED**
do so will result in the automatic denial of your permit.

APR 30 2012

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 forms and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division of office, room 315 City Hall or call 874-8703.

and 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: D. Johnston Date: 4/30/12

This is not a permit; you may not commence ANY work until the permit is issued

Applicant: Adam Victor

Date: 5/17/12

Address: 224 Cayle St

C-B-L: 124-6005

permit # 202-

CHECK-LIST AGAINST ZONING ORDINANCE

Work plan - 5/14/12

Date - house built 1895

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - new window: door - add. deck ^{10x13} ~~16x16~~ stairs (5x3.5) ^{17.5'}

Sevage Disposal -

Lot Street Frontage -

Front Yard - ~~front~~ Cayle St. - N/A

- using section 14-425 for landing

*Rear Yard - 25' min - ~~25' scaled deck 16' to stairs~~ * make main deck 25' - if it is close

- using section 14-433 for stairs.

Side Yard - 8' on left - 38' given! scaled (0.12) right N/A.

Projections -

Width of Lot -

Height -

Lot Area - 7530 sq ft

Lot Coverage Impervious Surface - 35% = 2635.5

1507 existing

Area per Family -

~~1507~~ deck

Off-street Parking -

FB 64 sq ft.

Loading Bays -

114 = deck 9.5 x 12

Site Plan -

24 =

Shoreland Zoning/ Stream Protection -

24

Flood Plains -

1669 600

RECEIVED

224 Coyle Street

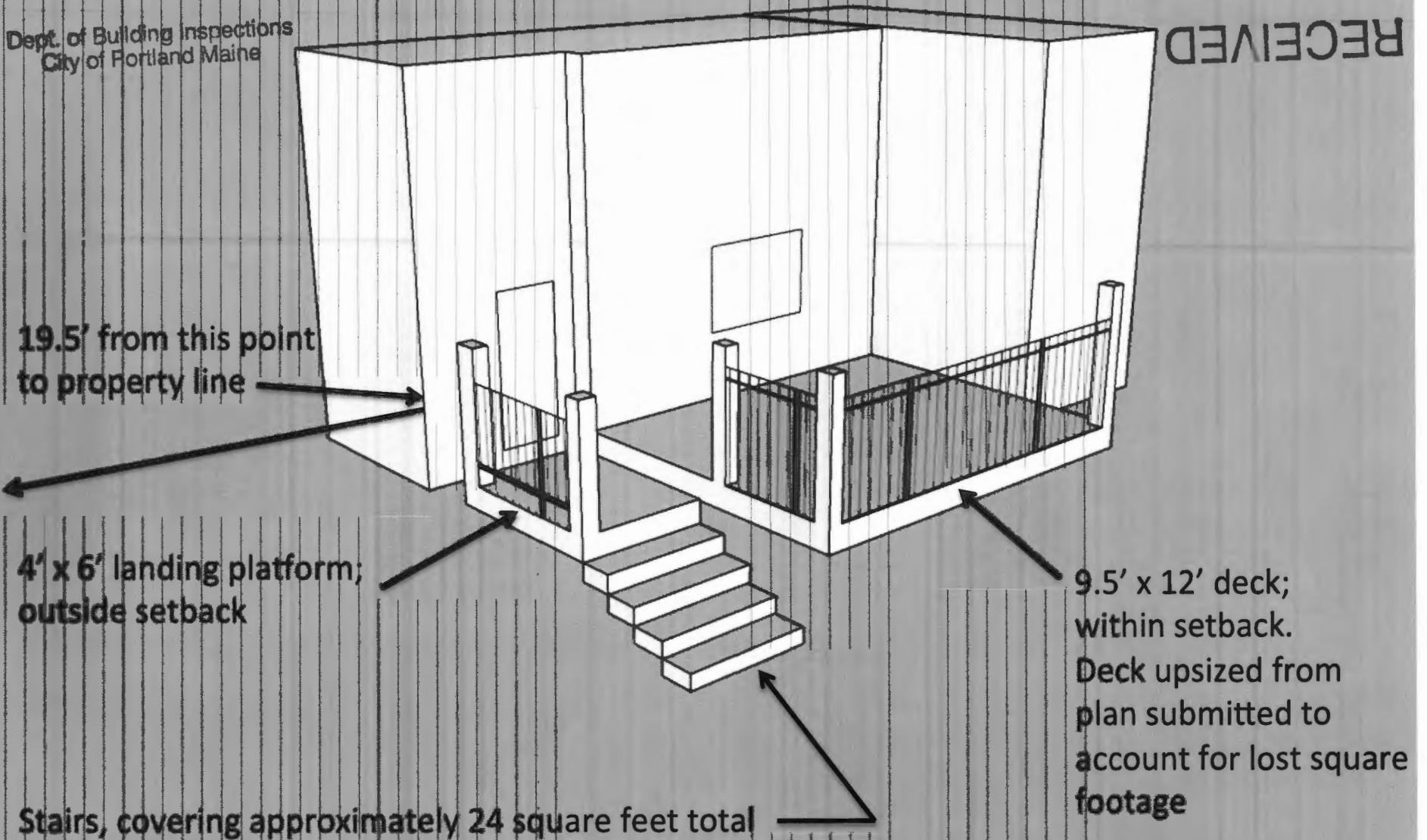
Dept. of Building Inspections
City of Portland Maine

MAY 8 2012

MAY 8 2012

Dept. of Building Inspections
City of Portland Maine

RECEIVED



87.5% of the landing and stairs fall outside the setback; 6" closest to deck is within setback



David Johnston & Co.

Inspections Division
389 Congress Street Room 315
Portland, Maine 04101
Attn: Ann Machado

RECEIVED

MAY 14 2012

Dept. of Building Inspections
City of Portland *Maine*

Re: Administrative Zoning Appeal

224 Coyle Street 124 G005001

Dear Ann,

Adam Victor and Brenda Brush of 224 Coyle Street hereby apply for administrative review and approval of the enclosed amended Plan dated 5/10/12, revised from a Plan submitted previously and dated 4/25/12.

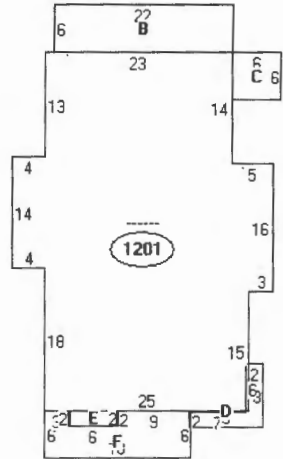
The rear setback of 25' cannot be met in this instance due to the fact that the existing building already encroaches upon the setback, and deck access can only be achieved through that portion of the house beyond the setback. The landing outside the proposed door measures 4' x 6', with stairs measuring approximately 4' x 6' leading down to grade from there. The main portion of the proposed deck, which is within setback boundaries, is exterior to the kitchen, fully occupied by cabinetry and kitchen plumbing, which prevents locating the proposed door in that area. Also, as noted on the Plan, existing access to the basement is below the most northerly portion of the deck, which precludes locating stairs in that area. Lastly, the grade falls away in a more or less northerly direction, which would add to the overall deck-to-grade height, making the stairs considerably longer.

Section 14-433 states that rear setbacks in the R-3 zone may be reduced to 5', provided that the principal structure existed prior to July 19, 1988, (224 Coyle Street was apparently built sometime in 1895) and that the requirements of 14-139(b) can be met, which appears to be the case.

Thank you for your attention to this matter.

David Johnston (for Victor/Brush)

254 Flagg Meadow Road
Gorham, Maine 04038
T 207 776 2276
e-mail djohn2054@gmail.com



- Descriptor/Area
- A: -----
1201 sqft
 - B: 1Fr/B
132 sqft
 - C: FLJB
36 sqft
 - D: FBAY/B
30 sqft
 - E: FBAY/DP
12 sqft
 - F: OFP
96 sqft

= 1507