

#38

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

2

PERMIT ISSUED
 02-0757
 JUL 23 2002
CITY OF PORTLAND

Permit No: 02-0757	CBL: 124 E007001
Owner Address: 38 Prospect St	Phone: 207-828-6690
Contractor Address: Portland	Phone:

Location of Construction: 38 Prospect St	Owner Name: Herring Trevor &	Owner Address: 38 Prospect St
Business Name:	Contractor Name: Applicant	Contractor Address: Portland
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings

Permit Fee: \$30.00	Cost of Work: \$833.50	CEO District: 3	Zone: R-5
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Past Use: Single family <i>Legal 2 D. Units</i>	Proposed Use: Single family <i>to remain 2 Dwelling units</i>
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:	INSPECTION: Use Group: R-3 Type: JB Signature:
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Proposed Project Description:
 Replace existing 8 x 10 2-story deck *- enlarging deck during replacement*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: jmy	Date Applied For: 06/26/2002
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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"/> Wetland <i>to remain A two (2) D.U.</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 7/16/02</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 District 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>9</i>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 020757

This is to certify that Herring Trevor & /Applicant
has permission to Replace existing 8 x 10 2-story deck
AT 33 Prospect St Call 124 E007001

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 written permission procured before this building or part thereof is occupied or closed-in. **HEAVY 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

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Application ID Number: 2-0757

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 33 Prospect St

Approval Date: 07/16/2002

Start of Day: 07/11/2002

Approved by: Marge Schmuckal Date: 07/16/2002

This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date: 07/11/2002 By: lmy Update Date: 07/16/2002 By: mes

02-0737

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>38 Prospect Street</u>		
Total Square Footage of Proposed Structure <u>173.5 (both 1st + 2nd floor - total)</u>	Square Footage of Lot <u>6050</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>124</u> Block# <u>E</u> Lot# <u>007</u>	Owner: <u>Trevor Herring</u> <u>Kristin Oberholm</u>	Telephone: <u>828-6690</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Trevor Herring</u> <u>ph: 828-6690 38 Prospect St. #2</u> <u>Portland, ME, 04103</u>	Cost Of Work: \$ <u>833.50</u> Fee: \$ <u>30.00</u>
Current use: <u>outdoor deck (unused)</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>outdoor deck</u>		
Project description: <u>Replacement of current deck - see attached</u> <u>8x10 w/ stairs (first floor)</u> <u>8x10 secondary deck</u>		
Contractor's name, address & telephone: <u>NA</u>		
Who should we contact when the permit is ready: <u>Trevor Herring</u>		
Mailing address: <u>38 Prospect St. #2</u> <u>Portland, ME 04103</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>828-6690</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>T Herring</u>	Date: <u>6/26/02</u>
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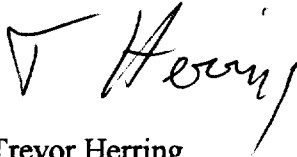
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Deck Replacement - 38 Prospect Street

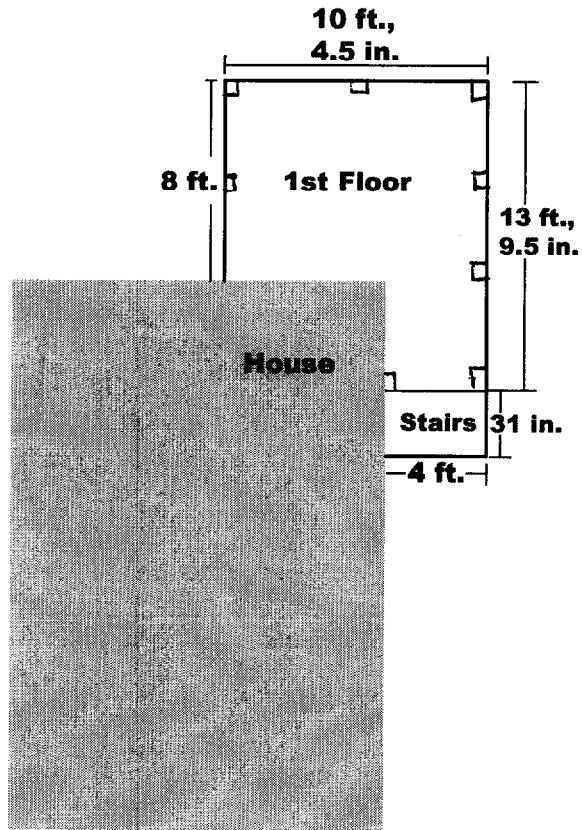
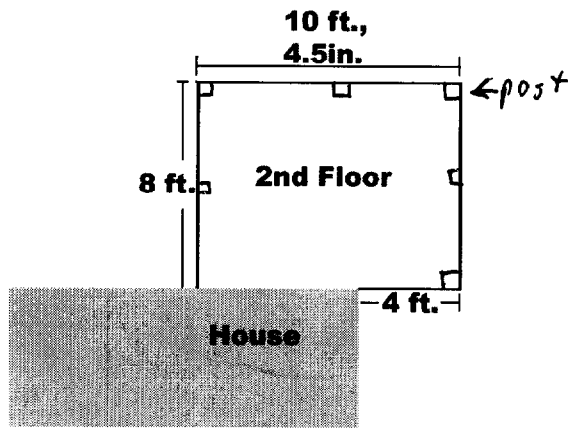
The condition of the current deck is such that replacement is necessary. Rather than simply replace the nearly non-functional deck in its current form, I hope to enlarge it somewhat in order to make it a usable space. Currently, the steps are 3 ft., 7.5 inches wide. For ease of measurement, less waste and increased area, I would like to increase this to an even 4 feet, only 4.5 inches wider than the current area. Additionally, I would like to increase the depth of the deck from 6 feet to 8 feet. The end result should be substantially more usable by my tenants.

Additionally, I would like to increase the upper deck size corresponding to the lower deck, subtracting the area of the stairs. The final deck would be 8x10 feet rather than the current, unusable 6x6 feet.

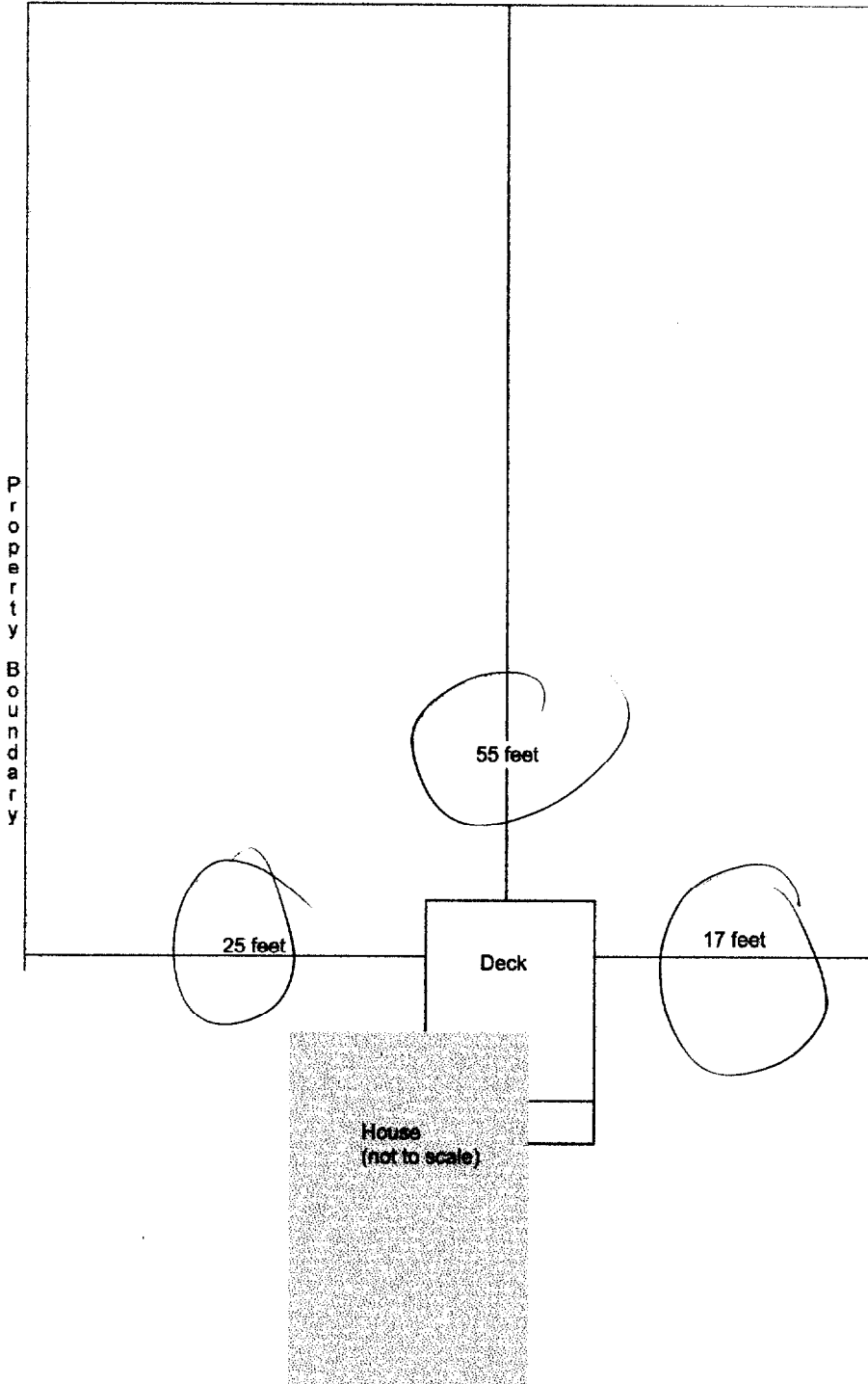
Feel free to contact me if you have any questions about the proposed construction (828-6690). Thank you.

A handwritten signature in black ink, appearing to read "Trevor Herring". The signature is written in a cursive style with a large, stylized 'T' at the beginning.

Trevor Herring



Property Boundary



R-5 Zone
Front: N/A
Rear: 20' req - 55' sh
Side: 12' req - 17' 25' shown

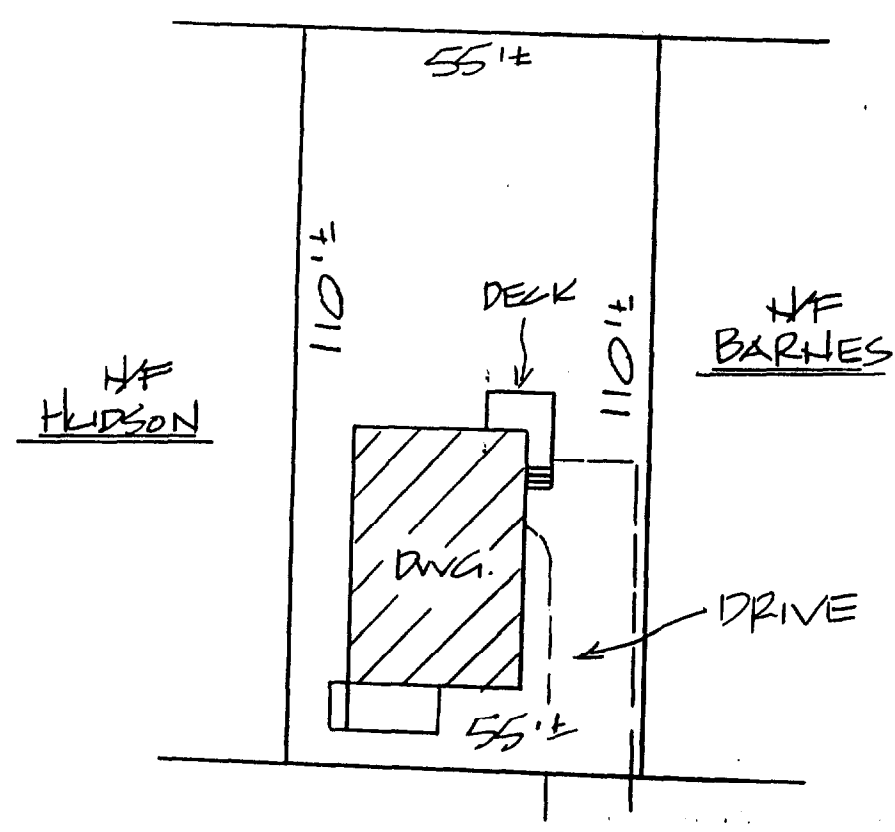
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAY'S STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ADJUTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 38 PROSPECT ST INSPECTION DATE: 10-30-00
PORTLAND, ME SCALE: 1" = 30'

HF
DEERING HEIRS

NORTH
BOUND



PROSPECT ST

decks fall directly under each other minus string of first floor

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: HERRING REQUESTING PARTY: NEW ENGLAND TITLE
 OWNER: KIMBALL ATTORNEY: _____
 LENDER: FIRST FINANCIAL MTG CORP. FILE No. 2008052

TITLE REFERENCES:
 REF'D BOOK: 1850 PAGE: 312
 PLAN BOOK: _____ PAGE: _____ LOT: _____
 COUNTY: CUMB

YOUR FILE #: N00-691

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

844 STEVENS AVENUE 232 CLARKS WOODS ROAD
 PORTLAND, ME 04103 LYMAN, ME 04002
 (207) 878-7870 (207) 499-2368

MUNICIPAL REFERENCE: _____

Construction Details: 38 Prospect Street Deck

Note: All lumber to be used will be pressure treated.

Posts (4x4):

All posts supported by 12" Sauna tubes, dug 4 feet deep each below grade. Lag bolts will be sunk into concrete and attached to adjustable, galvanized steel post bases. Posts will be attached using galvanized post abutting hardware in order to support both upper and lower decks. Total length of 4 support posts for upper and lower decks will be 16.5 feet.

Attachment to house:

Using 6" lag screws, headers will be attached to the house at three points: under the door on the second floor, under the door on the first floor and on the back side of the house on the first floor. Header composed of 2 2x8 stringers nailed to each other and then lagged to the house.

Stringers:

All stringers used will be 2x8 and attached to the headers using 2x8 galvanized aluminum joist hangers. Placement will be every 16" on center, with the stringers spanning the 8 foot width of the main deck (deck size 8x10). Under the section leading from the deck to the stairs, the stringers will also be placed 16" on center, but will span the 4 foot width, perpendicular to the main decks stringers.

Decking material:

5/4"x 6" decking boards will be used for all decking, including the stairs.

Stairs:

4 pre-cut stair stringers will be used, 16" on center. Decking material will be the same as the rest of the deck. The maximum riser height will be 7 3/4" and the tread depth will be 10". Additionally, the stairs will vary little in uniformity, not more than 3/16" in adjacent treads and no more than 3/8" in the flight.

Railings:

The railings will be composed of 1"x1" lumber, backed on the bottom and top with an additional 1"x1" piece of lumber. Topping the railing will be a 2"x4". The height of the railing will be between 36" and 42" in height, uniformly on both top and bottom decks.

