

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

PERMIT ISSUED Permit No: 02-0395 Issue Date: JUN 18 2002		CBL: 125 N015001
Location of Construction: 7 Arlington Pl	Owner Name: Stanton Lynn	Owner Address: 7 Arlington Pl Phone: 842-6392
Business Name:	Contractor Name: Applicant	Contractor Address: Portland Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family Zone: R3

Past Use: 2 Unit	Proposed Use: 2 Unit <i>2 unit dk per microfiche</i>	Permit Fee:	Cost of Work: \$2,750.00	CEO District: 2
Proposed Project Description: Construct 50" x 80" Deck <i>under</i> Existing Deck <i>→ 2nd floor existing deck</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: <i>[Signature]</i>	
		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: gad	Date Applied For: 04/17/2002	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 <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"/> Denied <i>dk with conditions</i> Date: 5/31/02	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	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>[Signature]</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

Application ID Number: 2-0395

Department: Zoning

Status: Approved with Conditions

Reviewer:

Marge Schmuckal

Comments:

7 Arlington Place

5/31/02 Marge had a verbal conversation with Lynn Stanton concerning the proposed stairs - They are an increase of the legal nonconforming lot coverage and can not be allowed. The owner removed them from her request.

Approval Date:

05/31/2002

Given On Date:

04/23/2002

☒ OK to Issue Permit

Permit:

Marge Schmuckal

Date:

05/31/2002

Date:

Comments:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

It is understood from our phone conversation on 5/31/02 that the first floor stairs have been removed from the project because it would be an increase of the lot coverage nonconformity and can not be allowed.

PLEASE NOTE: It was also discussed and agreed to by you that if you wish to put ANY steps, landscaped or otherwise, you SHALL contact this office and have ANY such changes approved first PRIOR to the installation of any stairs.

The issuance of this permit shall not be construed as an opportunity to exercise "artistic license" to change your submittal in any way. As stated previously ANY CHANGES to your permit SHALL be approved first PRIOR to creating those changes.

Create Date:

04/22/2002

By:

gad

Update Date:

05/31/2002

By:

mes

02-0395

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>7 Arlington Place</u>		
Total Square Footage of Proposed Structure <u>4,400 sq. inches.</u>		Square Footage of Lot <u>2730</u>
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>N</u> Lot# <u>15</u>	Owner: <u>Lynn Stanton</u>	Telephone: <u>842-6392</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Lynn Stanton</u>	Cost Of Work: \$ <u>2,250.00</u> Fee: \$ <u>44.00</u>
Current use: <u>step out - get breath of fresh air porch - current little porch 2nd floor</u>		
If the location is currently vacant, what was prior use: <u>1st floor proposed porch - in shadow of upper porch with stairs if acceptable</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>as above</u>		
Project description:		
Contractor's name, address & telephone: <u>Herbert Luce, 7 Arlington Place Portland, ME 842-6392</u>		
Who should we contact when the permit is ready: <u>Lynn Stanton</u>		
Mailing address: <u>7 Arlington Place Portland, Maine 04101 842-6392</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>842-6392</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>Lynn Stanton</u>	Date: <u>4-17-2002</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

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 17 2002
FIVE

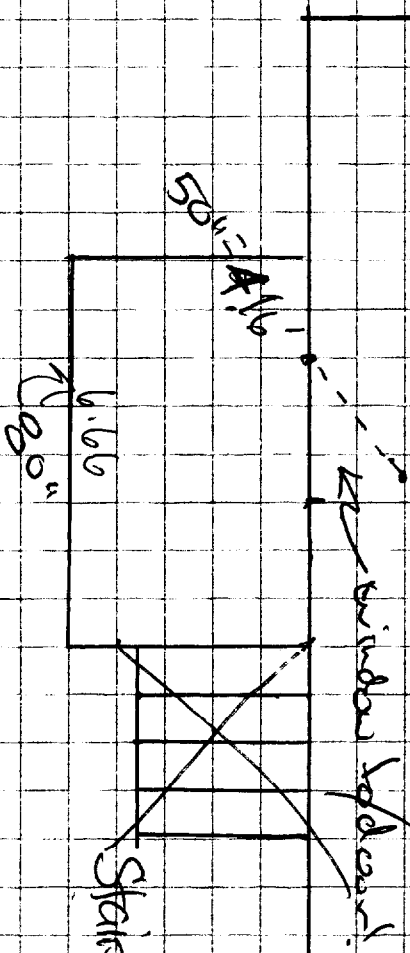
↑ front

see view!

Shadow decks:
p. 2

Existing house!

- Proposed deck to be in same shadow print as upper deck.



Not possible
removed from the permit by
possible owner 5/31/02 - removed
to check with own office PRR
to any "Artistic Expressions" of
landscaped stairs to be sure ok.

Construction notes:

Span for

pg. 3
decks

— 4x4 posts to concrete through lower deck up to upper deck to replace existing 4x4 returning to base

— 4x4 posts to be anchored on 6" circular

concrete post poured below freezing point in ground!

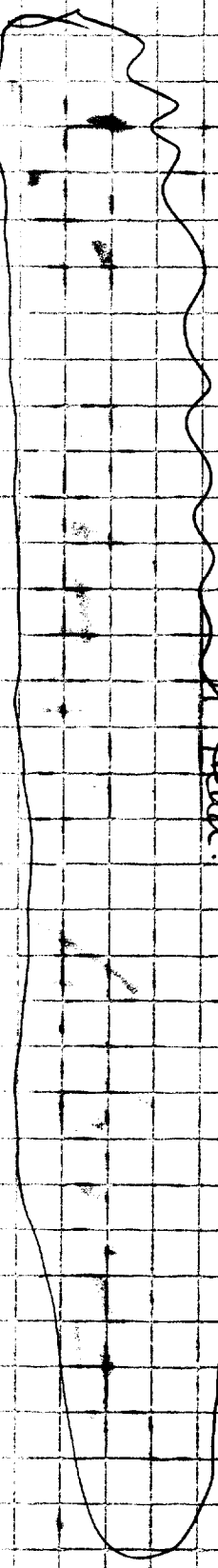
— corners of decks affixed w/ 4" - 5" lag bolts -
through bolts where appropriate

— deck proposal creates no new non-conformity!

— ~~stairs~~ railings to meet railing code Specs

hand rails $3/16$ "
between $7 1/4$ " + $8 1/4$ " with no $3/16$ " variation

11" tread.



Shannon (decks)

7 Arlington Pl.

Portland, ME

04101

waiting - no space > 4"

existing!

50" X 80"

2x6 joists w/ 2x6 rim

2x6 decking (pressure treated)

existing window replaced by 30"-68"

proposed!

door

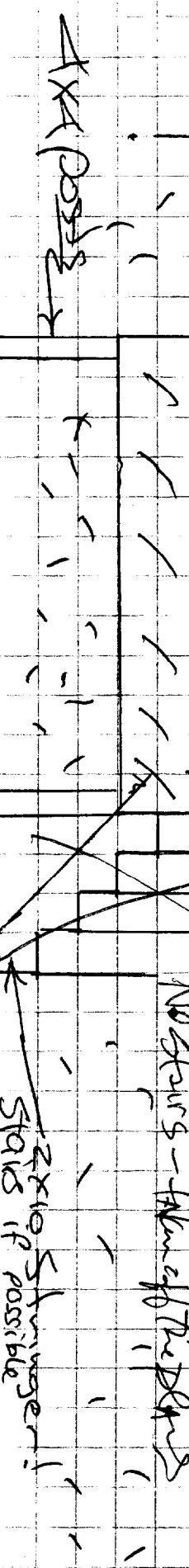
50" X 80"

2x6 joists w/ 2x6 rim

2x6 decking (all pressure treated)
per owner letter 6/3/07 (attached)

No stairs - taken off the plans

2x10 stringer!
stairs if possible



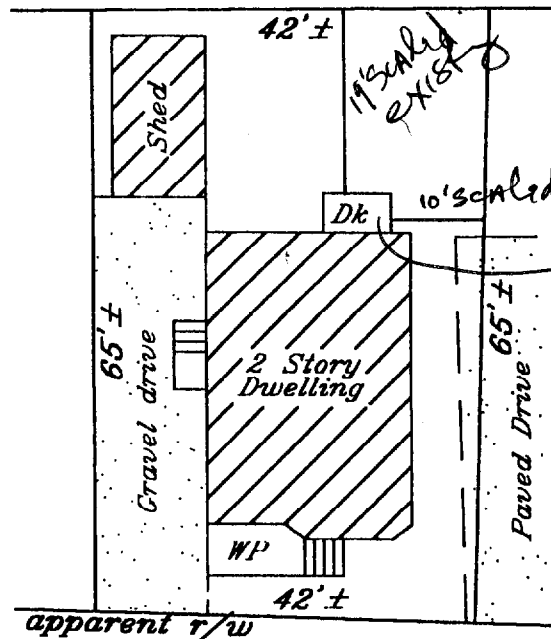
FOR MORTGAGE LENDER USE ONLY

General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning setbacks, and B) flood zone determination by horizontal seating on the below referenced FEMA map. (3) This inspection excepts out all technical standards set forth by state of Maine Board of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney & title insurer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 7 Arlington Place
Portland, Maine

Inspection Date: 12-19-01

Scale: 1" = 20'



Arlington Place

See title references for appurtenances.

Applicant: Lynn Staton

Requesting Party: Leete & Lemieux, P. A.

Owner: BMC Rents, Inc.

Attorney: James R. Lemieux

Lender: _____

File # 20111097 Field Book: 226-46

Title References:

Deed Book: 16935 Page: 284

Plan Book: _____ Page: _____ Lot: _____

County: Cumberland

Nadeau & Lodge, Inc.
Professional Land Surveyors

918 Brighton Avenue 1A Depot Street, Box 618

Application ID Number:	2-0221				
Department:	Zoning	Status:	Approved with Conditions	Reviewer:	Marge Schmuckal
Comments:	7 Arlington Place			Approval Date:	03/29/2002
				Given On Date:	03/18/2002
<input checked="" type="checkbox"/> OK to Issue Permit					
Name:		Lt. McDougall		Date:	
				Date 2:	
Conditions Section:					
This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.					
This second floor deck shall not extend any further than the ground floor deck. Any changes to this requirement shall require a separate permit PRIOR to the alterations. There shall be NO stairs from the 2nd floor deck to the ground.					
Create Date:	03/14/2002	By:	gg	Update Date:	03/29/2002
				By:	mes

This is only
a 2nd floor

City of Portland, Maine - Building or Use Permit Application

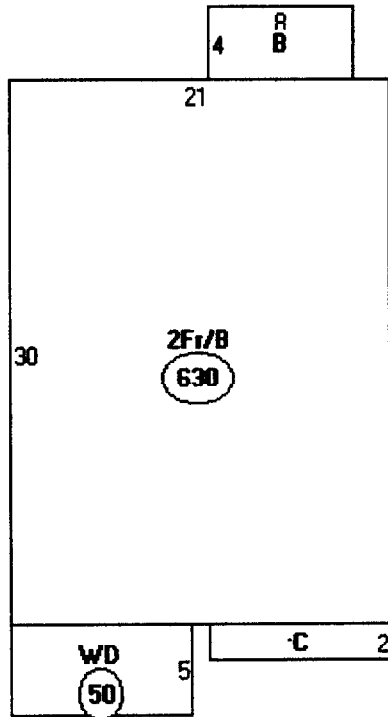
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0221		Issue Date:		CBL: 125 N015001	
Location of Construction: 7 Arlington Pl		Owner Name: Stanton Lynn		Owner Address: 7 Arlington Pl	
Business Name: n/a		Contractor Name: no contractor / self		Phone: 207-842-6392	
Lessee/Buyer's Name: n/a		Phone: n/a		Permit Type: Alterations - Dwellings	
Past Use: Residential / Duplex		Proposed Use: Duplex / Build 4'2" x 7'4" deck on 2nd floor.		Zone: R-3	
Proposed Project Description: Build 4'2" x 7'4" deck <i>over Existing Deck</i>		Permit Fee: \$37.00		Cost of Work: \$2,000.00	
		CEO District: 2			
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>BOCA 1999</i> Signature: <i>Ym</i>	
		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: gg		Date Applied For: 03/13/2002		Zoning Approval	
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.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 <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>3/29/02 (MS)</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: _____			

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			
		DATE	PHONE

Descriptor/AreaA: 2F1/B
630 sqftB: WD
32 sqftC: 2FBAY/B
20 sqftD: WD
50 sqft

2730# X 25%
692.5#
max.

presently 630
50
20
20
720#

shall not be Allowed
to put The Stairs
on - it would be an
increase in The Nonconformity

All Purpose Building Permit Application

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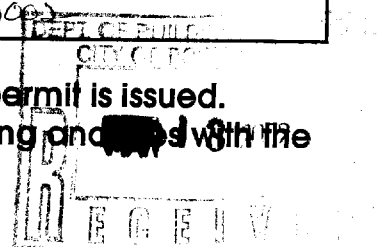
Location/Address of Construction: <u>7 Arlington Place</u> <u>Portland ME 04101</u>		
Total Square Footage of Proposed Structure <u>4,400 square inches</u>	Square Footage of Lot <u>2730</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>N</u> Lot# <u>15</u>	Owner: <u>Lynn Stanton</u>	Telephone: <u>842-6392</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>2000.00</u> Fee: \$ <u>37.00</u>
Current use: <u>Step out to hang laundry or just sit (at this Vermont not being used)</u>		
If the location is currently vacant, what was prior use: <u>2 family</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same as under current use.</u> <u>11' 2" x deck 7' 4"</u>		
Project description: <u>not story step out + hang laundry or just sit porch</u> <u>50" x 88"</u>		
Contractor's name, address & telephone: <u>Herbert A. Luce</u> <u>c/o Lynn Stanton @ 7 Arlington Place Portland 04101</u>		
Who should we contact when the permit is ready: <u>Lynn Stanton</u> <u>842-6392</u>		
Mailing address: <u>7 Arlington Place</u> <u>Portland, Maine 04101</u> <u>842-6392</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>842-6392</u>		

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Signature of applicant: <u>Lynn Stanton</u>	Date: <u>3-13-2002</u>
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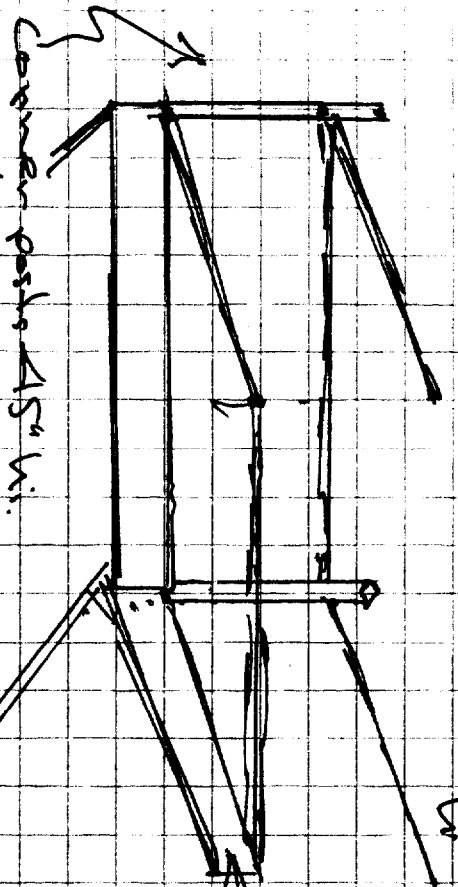


X-36" dia
1"

Deck to be rebuilt as

was originally built - the project
is only to remove heat for
Perkins, proposed

Perkins, proposed



2x16 (pressure treated)
decking

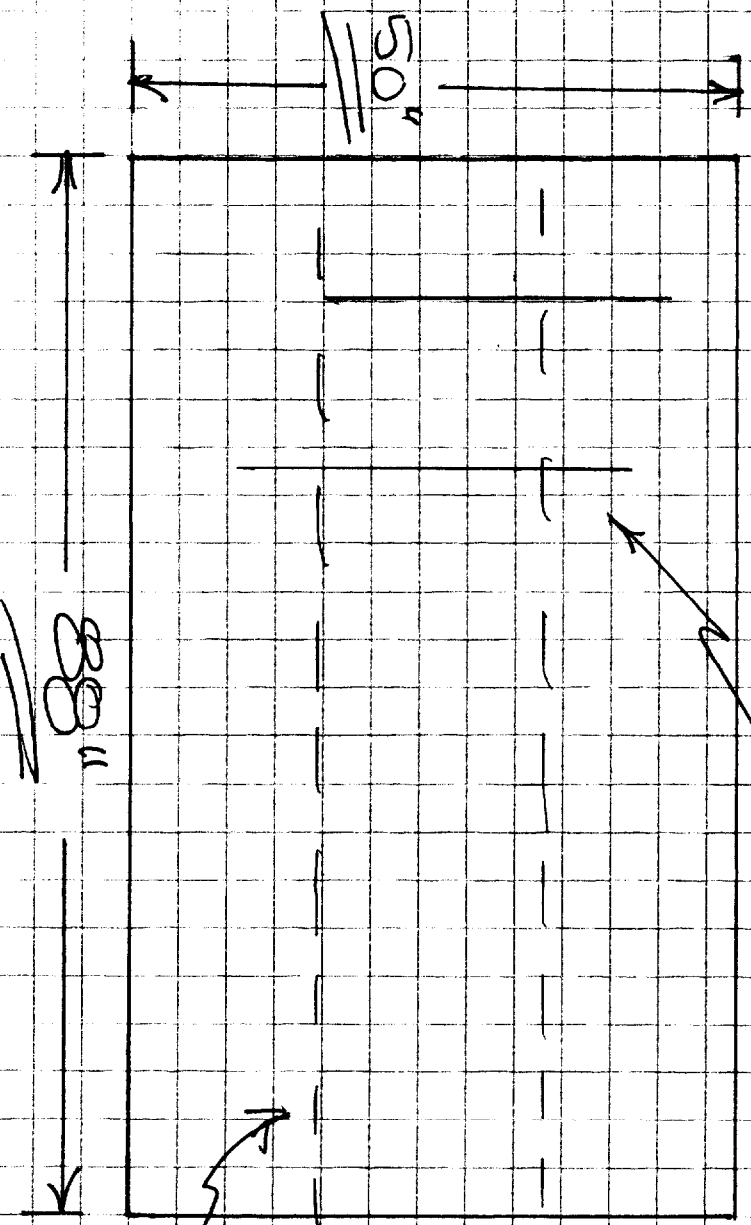
Stanton

7 Airling for
PL

Portland, ME
04101

value \$2,500.00

2x16 (pressure
treated @ 16' centers)



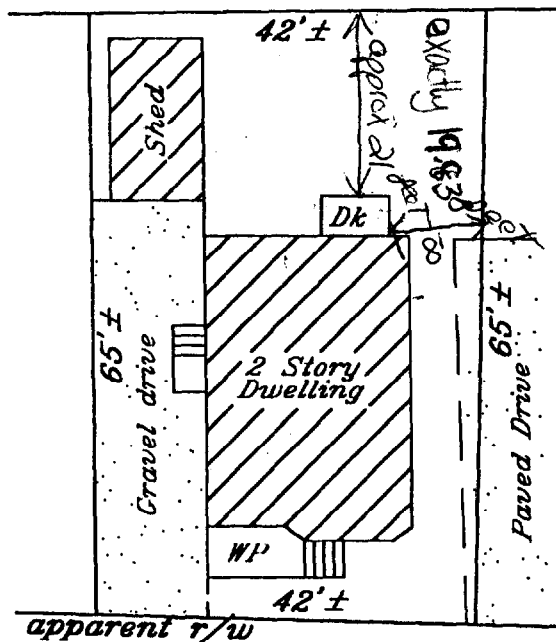
FOR MORTGAGE LENDER USE ONLY

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Address: 7 Arlington Place
Portland, Maine

Inspection Date: 12-19-01

Scale: 1" = 20'



Arlington Place

See title references for appurtenances.

Applicant: Lynn Stalon Requesting Party: Leete & Lemieux, P. A.

Owner: BMC Rents, Inc. Attorney: James R. Lemieux

Lender: _____ File # 20111097 Field Book: 226-46

Title References:

Deed Book: 16935 Page: 284

Plan Book: _____ Page: _____ Lot: _____

County: Cumberland

Nadeau & Lodge, Inc.
Professional Land Surveyors

918 Brighton Avenue 1A Depot Street, Box 618
Portland, Maine 04102 Alfred, ME 04002-0618