

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 030898

**PERMIT  
DENIED**

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Horrisberger Michael M /Owner  
has permission to Replace 3 Separate Stair/Deck Entryways with a Single Deck and 3 Sets Access Stairs  
AT 27 Clifton St CBL 126 E005001

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 lathed or otherwise closed-in. 24 HOUR 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. *[Signature]*  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

**PERMIT  
DENIED**

**PERMIT  
DENIED**

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

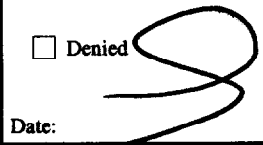
**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0898	Issue Date:	PERMIT DENIED	CEL: 126 E005001
-----------------------	-------------	------------------	---------------------

Location of Construction: 27 Clifton St	Owner Name: Horrisberger Michael M	Owner Address: 27 Clifton St	Phone: 671-1569
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Multi Family	Zone: R3

Past Use: Multi Family/ 3 Units	Proposed Use: Multi Family/ 3 Units: Replace 3 Separate Stair/Deck Entryways with a Single Deck and 3 Sets Access Stairs	Permit Fee: \$148.00	Cost of Work: \$3,000.00	CEO District: 3
Proposed Project Description: Replace 3 Separate Stair/Deck Entryways with a Single Deck and 3 Sets Access Stairs  <i>Legal Use: 3 Dwelling units only</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: <i>[Signature]</i>	Signature:	
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: 07/24/2003	<b>Zoning Approval</b>	
-------------------------	---------------------------------	------------------------	--

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..	<b>Special Zone or Reviews</b> <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:	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
			

**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



# Residential 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: 27 CLIFTON ST. PORTLAND, ME		
Total Square Footage of Proposed Structure 650	Square Footage of Lot 10,000	
Tax Assessor's Chart, Block & Lot Chart# 126 Block# E Lot# 005	Owner: MICHAEL HOKKISBERGER	Telephone: 671-1569
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: MICHAEL HOKKISBERGER 27 CLIFTON ST. APT 3 PORTLAND, ME 04101 207-671-1569	Cost Of Work: \$ 3,000.00 Fee: \$ 48.00
Current Specific use: N/A	3 units	Stop work 100.00
Proposed Specific use: DECK AND ENTRY	Total 148.00	
Project description: REPLACE 3 SEPARATE STAIR/DECK ENTRYWAYS WITH A SINGLE DECK WITH 3 ACCESS STAIRS.		
Contractor's name, address & telephone: N/A		
Who should we contact when the permit is ready: MICHAEL HOKKISBERGER		
Mailing address: 27 CLIFTON ST. APT 3 PORTLAND, ME 04101		Phone: 671-1569 <i>to call</i>

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

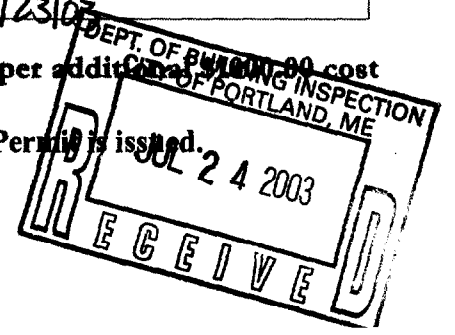
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <i>[Signature]</i>	Date: 7/23/07
--	---------------

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



**CITY OF PORTLAND**

August 20, 2003

*Certified #7001-2510-0003-2551-0080*

Michael Horrisberger  
27 Clifton Street – apt #3  
Portland, ME 04101

RE: 27 Clifton Street – 126-E-005 – R-3 zone – permit application #03-0898

Dear Mr. Horrisberger,

I am in receipt of your permit application to construct a new wrap-around deck with new stairs at 27 Clifton Street. Your permit application is denied because your proposal does not meet the required rear setback and exceeds the maximum lot coverage for the R-3 residential zone.

Section 14-90 requires a rear yard setback of twenty-five (25) feet instead of the ten (10) foot rear setback that you are showing. Section 14-90 also restricts the maximum lot coverage for a lot in an R-3 zone to twenty-five (25) percent. Your lot is 10,000 square feet in area. Twenty-five percent of your particular lot would set the maximum lot coverage to 2,500 square feet. A total square footage of your building area adds up to approximately 2,958 square feet. Your proposal is over the maximum allowed lot coverage.

Apparently you have already begun construction on this project without the benefit of first obtaining a building permit. A Code Enforcement Officer required you to come in for a building permit. Your construction shall be removed in order to come into compliance with the ordinance within ten (10) days of this letter.

You have the right to appeal my decision concerning the setback and lot coverage. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is require to file an appeal. If you submit a timely appeal, you will not be subject to the immediate removal of your unpermitted construction work.

If you have any questions, please do not hesitate to contact this office.

27 Clifton St.  
Portland ME

## **Deck Construction Details**

### **Foundation**

4x4 PT posts set to depth of 36" with 120lbs of concrete  
Doubled 2x8 PT beams laminated with 2 3/8" galvanized nails  
Post to beam connection with mechanical post cap fastened with 1 1/2" x 9 gauge galvanized

### **Framing**

2x6 PT ledger connected to 8x8 sill with 5/16" x 5 1/2" lag screws @ 16"  
2x6 PT joists at max 16" centers  
Joist to ledger connection with mechanical joist hangers fastened with 1 1/2" x 9 gauge galvanized  
Joist to beam connection toe nailed with opposing 2 3/8" galvanized nails  
2x6 PT blocking as indicated on plan

### **Railing**

4x4 PT turned posts at minimum 7' centers  
Posts fastened to framing with two 5/16" carriage bolts  
2x4 PT railing screwed to rail posts at minimum height of 34"  
2x4 PT stringers at minimum 4" height screwed to rail posts  
2x2 PT balusters at minimum 4" spacing

### **Stairs**

2x10 PT stringers  
Stringers connected to framing with mechanical fasteners and 1 1/2" screws

### **Decking and stair treads**

5/4x6 PT decking fastened with 2 3/8" galvanized nails

### **Miscellaneous measurements**

Height of deck above grade: 37- 41"  
Step down from door sills to deck: 3 1/2"  
Stair run of 10" and rise of 6 1/2"



## DEPARTMENT OF PLANNING AND DEVELOPMENT

July 8, 2003

HORRISBERGER MICHAEL M  
27 CLIFTON ST  
PORTLAND, ME 04101

**CBL: 126 E005001**  
**Located at 27 CLIFTON ST**

**Hand Delivery**

Dear HORRISBERGER MICHAEL M ,

### STOP WORK ORDER

An evaluation of the above-referenced property on 07/08/2003 revealed that the property fails to comply with Section 107.1 of the 1999 BOC Building Code of the City of Portland. Section 107.1 states that: "An application shall be submitted to the code official for the following activities, and these activities shall not commence without a permit being issued in accordance with Section 108.0."

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 117.1 of the 1999 BOCA Building Code.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

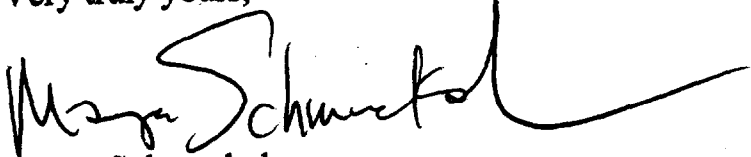
Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 121.5 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Jonathan Reed @ (207) 874-8702  
Code Enforcement Officer

Very truly yours,



Marge Schmuckal  
Zoning Administrator

Cc: Mike Nugent, Inspection Services  
Code Enforcement Office *Jon Reed*  
File

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only, No Insurance Coverage Provided)*

**OFFICIAL USE**

0900 1552 E000 0152 100

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent to Michael Hornsberger  
 Street, Apt. No., or PO Box No. 27 Clifton St. #3  
 City, State, ZIP+4 Portland ME 04101

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

August 20, 2003

Michael Horrisberger  
27 Clifton Street – apt #3  
Portland, ME 04101

RE: 27 Clifton Street – 126-E-005 – R-3 zone – permit application #03-0898

Dear Mr. Horrisberger,

I am in receipt of your permit application to construct a new wrap-around deck with new stairs at 27 Clifton Street. Your permit application is denied because your proposal does not meet the required rear setback and exceeds the maximum lot coverage for the R-3 residential zone.

Section 14-90 requires a rear yard setback of twenty-five (25) feet instead of the ten (10) foot rear setback that you are showing. Section 14-90 also restricts the maximum lot coverage for a lot in an R-3 zone to twenty-five (25) percent. Your lot is 10,000 square feet in area. Twenty-five percent of your particular lot would set the maximum lot coverage to 2,500 square feet. A total square footage of your building area adds up to approximately 2,958 square feet. Your proposal is over the maximum allowed lot coverage.

Apparently you have already begun construction on this project without the benefit of first obtaining a building permit. A Code Enforcement Officer required you to come in for a building permit. Your construction shall be removed in order to come into compliance with the ordinance within ten (10) days of this letter.

You have the right to appeal my decision concerning the setback and lot coverage. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal. If you submit a timely appeal, you will not be subject to the immediate removal of your unpermitted construction work.

If you have any questions, please do not hesitate to contact this office.



Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal  
Zoning Administrator

Cc: Mike Nugent, Inspection Services  
Code Enforcement Office *Jon Reed*  
File



↑  
front

↑  
side

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	126 E005001
<b>Location</b>	27 CLIFTON ST
<b>Land Use</b>	THREE FAMILY
<b>Owner Address</b>	HORRISBERGER MICHAEL M 27 CLIFTON ST PORTLAND ME 04101
<b>Book/Page</b>	18161/205
<b>Legal</b>	126-E-5 CLIFTON ST 21-27 10000 SF <i>12516 = 2500*</i>

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$45,360	\$146,790	\$192,150

**Property Information**

<b>Year Built</b> 1896	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 3904	<b>Total Acres</b> 0.23		
<b>Bedrooms</b> 6	<b>Full Baths</b> 3	<b>Half Baths</b>	<b>Total Rooms</b> 14	<b>Attic</b> Full Fin./wh	<b>Basement</b> Full	

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1960	20X20	C	A
SHED-FRAME	1	1970	8X10	D	F

**Sales Information**

Date	Type	Price	Book/Page
09/01/2002	LAND + BLDING	\$315,000	18161-205
07/01/1995	LAND + BLDING	\$172,500	12624-295

**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.





THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO Douglas Title Co.

The Mortgage Office and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0013 B.

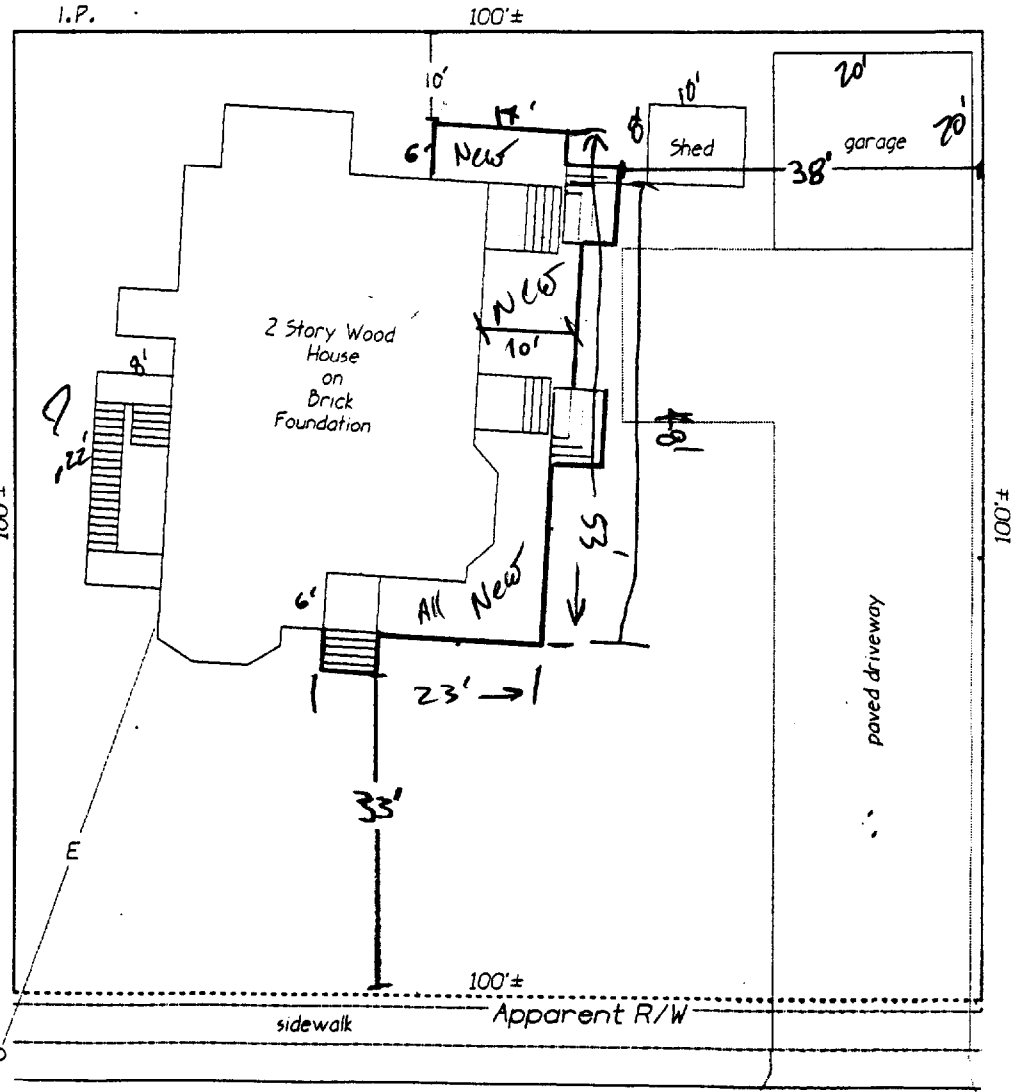
27 Clifton Street  
Portland, Maine

Job Number: 361-24

Inspection Date: 09-26-02

Scale: 1" = 20'

BUYER: Michael M. Horrisberger  
SELLER: Gaston C. S. Lee &  
Albert W. B. Manzelli



R-3  
Permt: 25' req  
10' show

*[Handwritten signature]*

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Clifton Street  
(bituminous)

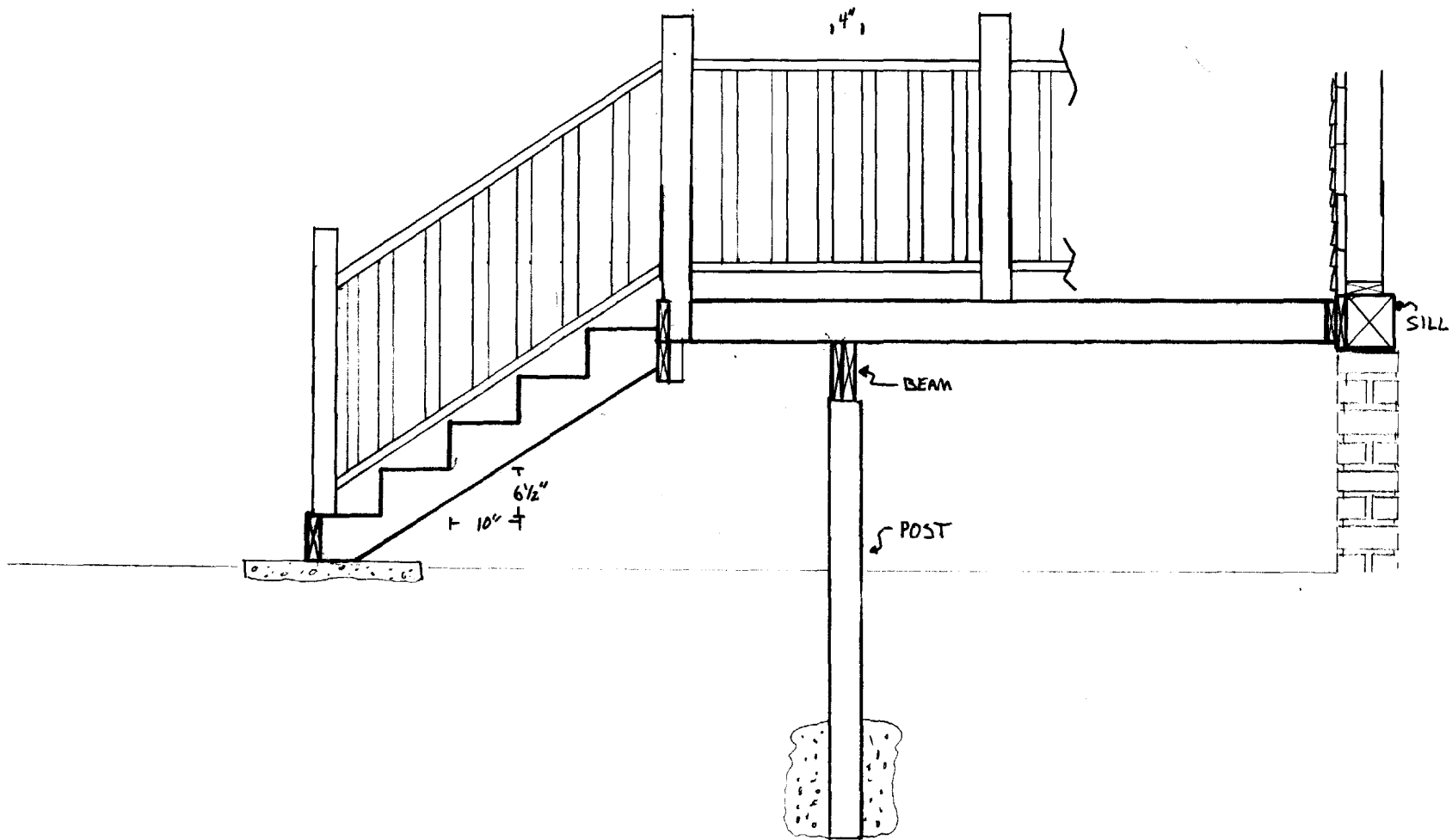
**BRUCE R. BOWMAN, INC.**  
P.O. Box 12 A  
Cumberland, Maine 04021  
Phone: (207) 829-3959  
Fax: (207) 829-3522

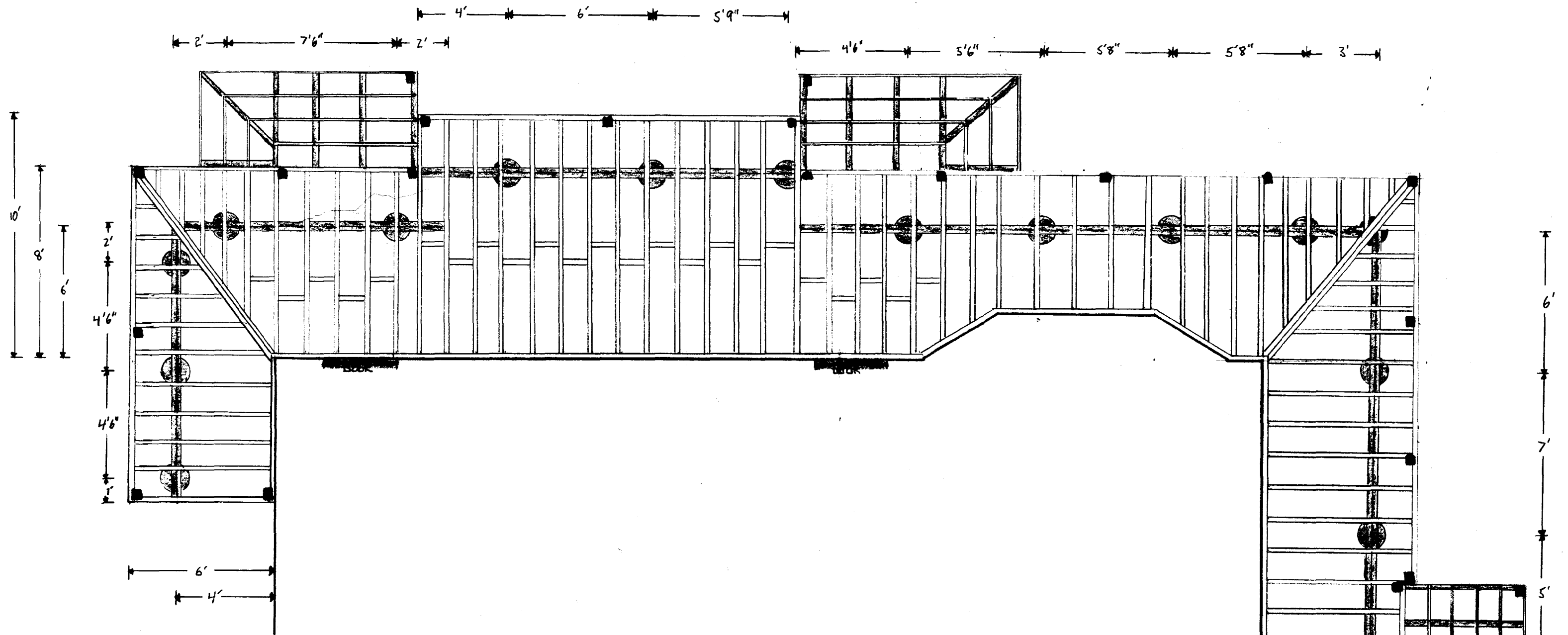


PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ LOT \_\_\_\_\_  
DEED BOOK 12624 PAGE 296 COUNTY Cumberland







THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

27 CLIXON ST.  
PORTLAND, ME





27 CLIFTON ST.  
PORTLAND, ME

- $\frac{1}{4}'' = 1'$
-  POST
  -  BEAM
  -  JOIST
  -  STAIR STRINGER
  -  RAIL POST
  -  DOOR

DOOR  
4'9"  
6'  
6'10"



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

July 24 2003

Received from M. St. John, Homeowner

Location of Work on Chpts

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 148.00

Bldg Fee 400.00  
Stop work 100.00  
TOTAL 148.00

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 126 E005

Check #: 1781

Total Collected \$ 148.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

*Handwritten signature*