

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070390

Please Read
Application And
Notes, If Any,
Attached

This is to certify that SMITH CATHERINE HOUSTON & ERIC MICHAEL TOBIAS R/C

has permission to New deck in rear of home

AT 29 CODMAN ST

129 G017001

PERMIT ISSUED

MAY 15 2007

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is loaded or 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. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
5/8/07
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: 07-0390	Issue Date:	CBL: 129 G017001
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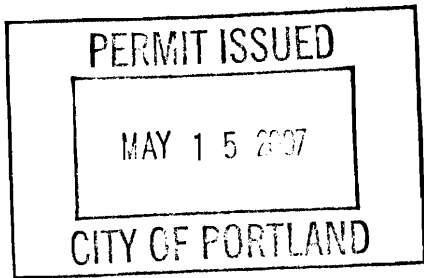
Location of Construction: 29 CODMAN ST	Owner Name: SMITH CATHERINE HOUSTON	Owner Address: 29 CODMAN ST	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone: 2078316966
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - New deck in rear of home	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003	

Proposed Project Description: New deck in rear of home <i>Side</i>	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: ldobson	Date Applied For: 04/12/2007	Zoning Approval
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- 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 <i>14-433</i> <input type="checkbox"/> Flood Zone <i>NO closer than 5' to the side property line</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/27/07</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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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: 07-0390	Date Applied For: 04/12/2007	CBL: 129 G017001
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Location of Construction: 29 CODMAN ST	Owner Name: SMITH CATHERINE HOUSTON	Owner Address: 29 CODMAN ST	Phone:
Business Name:	Contractor Name: CSI Builders	Contractor Address: 41B Woodville Falmouth	Phone: (207) 831-6966
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - New deck in rear of home	Proposed Project Description: New deck in rear of home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/27/2007

Note: **Ok to Issue:**

- 1) 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.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The deck along the side property line SHALL NOT be closer than five (5) feet.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/08/2007

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.



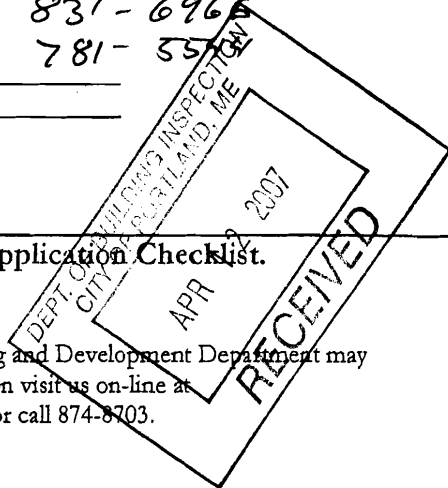
General Building Permit Application

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>29 CODMAN ST.</u>		
Total Square Footage of Proposed Structure <u>572</u>		Square Footage of Lot <u>~ 10,650</u>
Tax Assessor's Chart, Block & Lot Chart# <u>09</u> Block# <u>6</u> Lot# <u>17</u>	Owner: <u>CATHERINE SMITH</u> <u>ETC TOAZN</u>	Telephone: <u>761-1760</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>C.S.I. BUILDERS INC.</u> <u>ADAM ROSENTHAL</u> <u>41 B WOODVILLE RD.</u> <u>FALMOUTH, ME 04105</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Single FH DECK, ACCESS FROM HOUSE (EXISTING DOORS 5' FROM GROUND)</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Project description: <u>DECK, SEE DRAWINGS.</u>		
Contractor's name, address & telephone: <u>C.S.I. BUILDERS INC. 831-6965</u> <u>SEE ABOVE 781-5544</u>		
Who should we contact when the permit is ready: _____		
Mailing address: <u>41 B WOODVILLE RD.</u> <u>FALMOUTH, ME 04105</u>		Phone: <u>781-5544</u>

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

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.



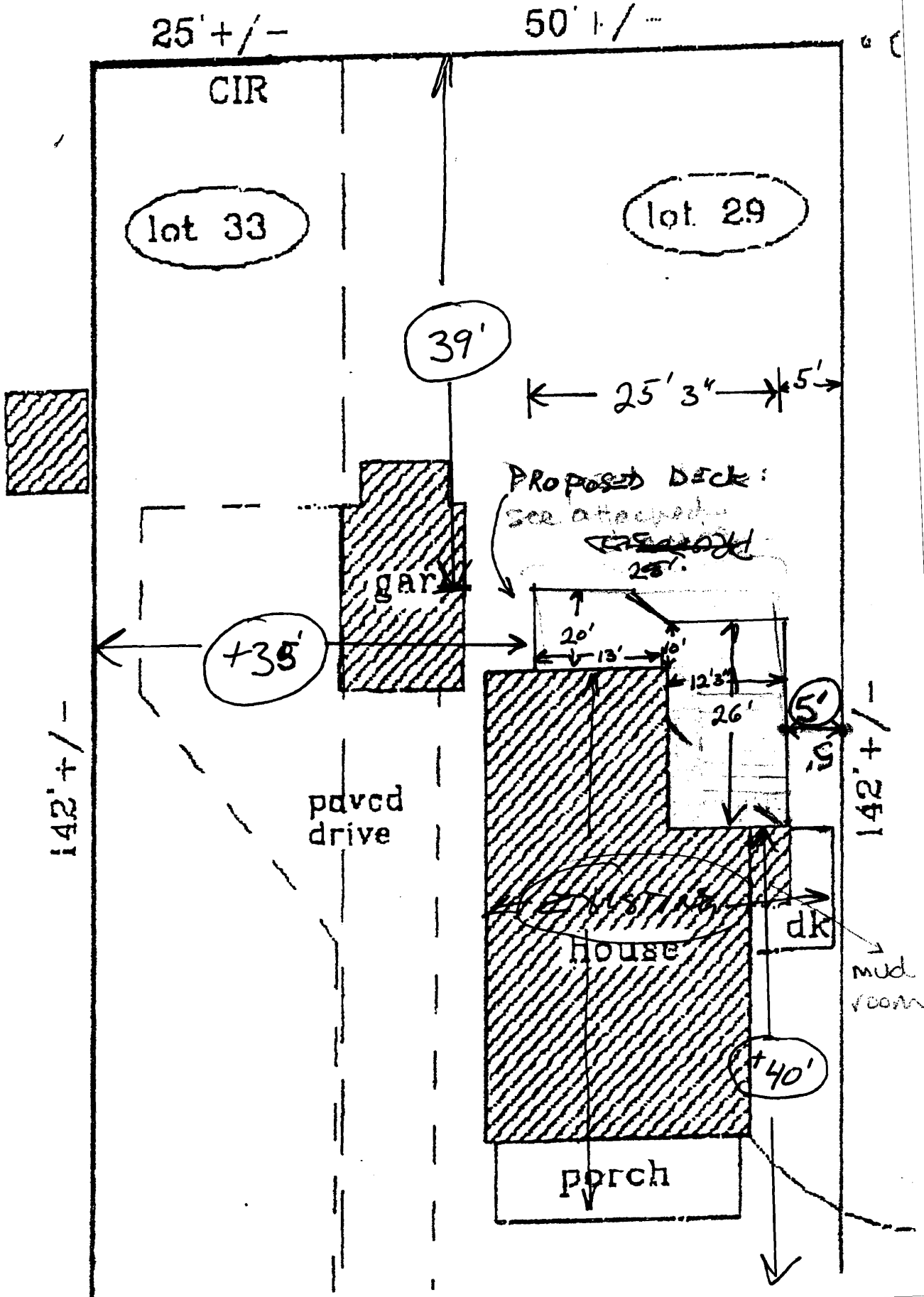
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>[Signature]</u>	Date: <u>3/20/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

C.S.I. BUILDERS
41 WOODVILLE RD.
FALMOUTH, ME 04105

abutter's
shed



25' +/-

50' +/-

CIR

lot 33

lot 29

39'

← 25' 3" → 5' →

Proposed Deck:

See attached

~~25'~~
25'

garage

+35'

20'

13'

10'

12' 8"

26'

5'

10'

142' +/-

paved
drive

142' +/-

House

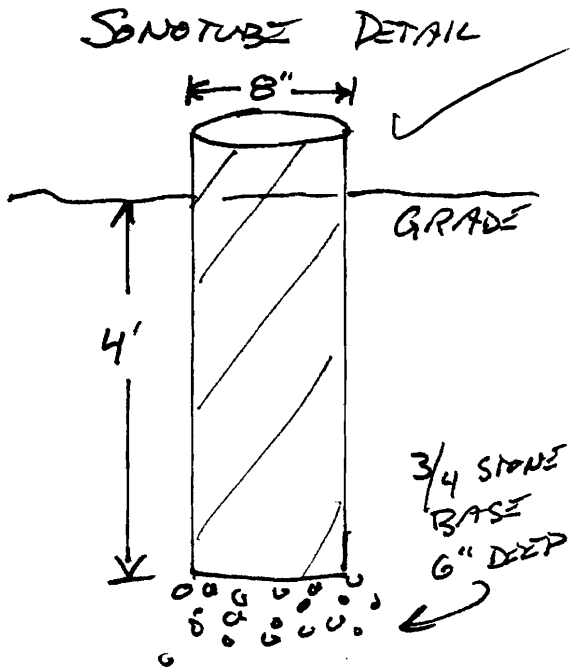
dk

mud
room

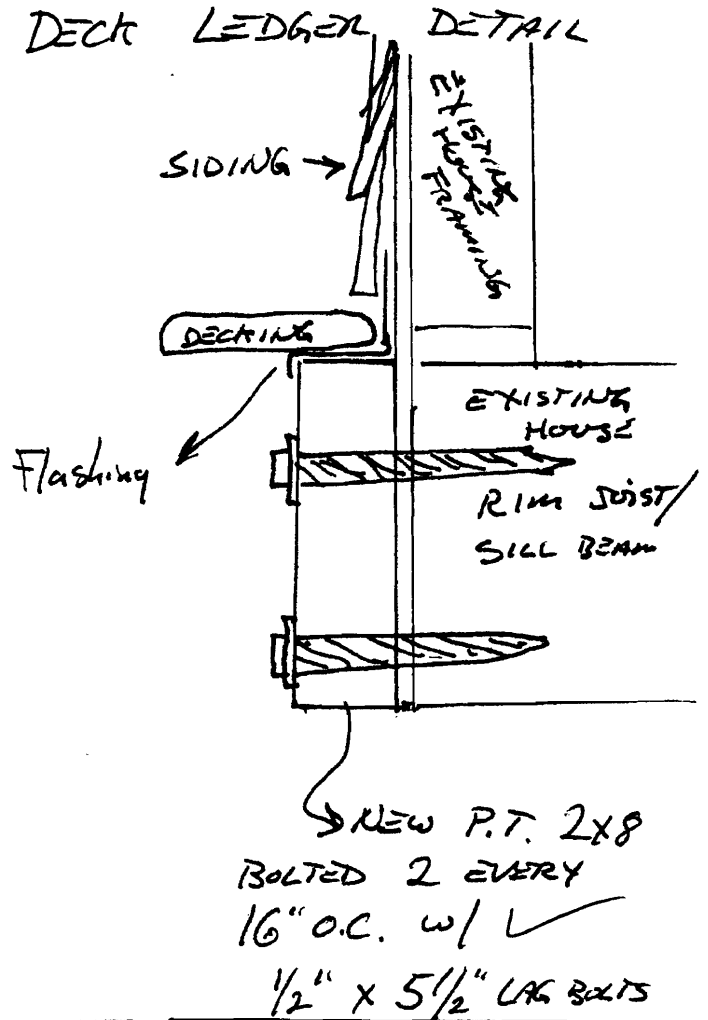
+40'

porch

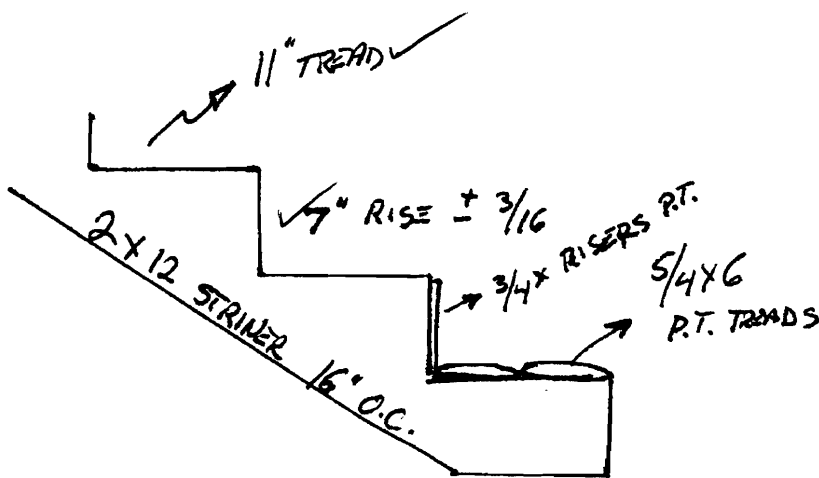
SONOTUBE FOUNDATION DETAIL



DECK LEDGER DETAIL

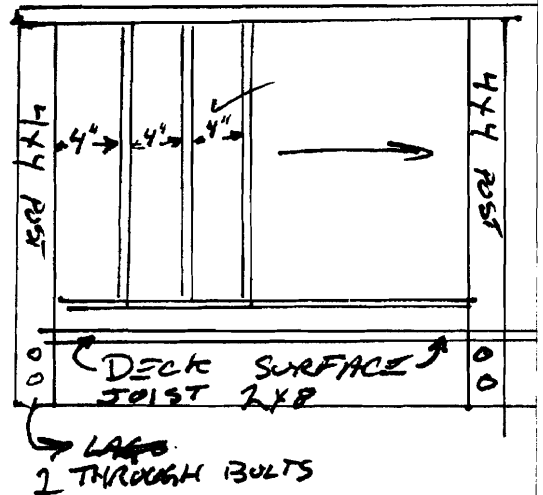


STAIR DETAIL



HANDRAIL DETAIL

- 36" HEIGHT FROM ✓
DECK SURFACE
- NO MORE THAN 4" ✓
SPACING
BETWEEN ANY MEMBER



781-5544
O.S.I. BUILDERS
41 WOODVILLE RD.
FALMOUTH, ME 04105

Catherine H. Smith and Eric M. Topper
29 Codman Street, Portland, ME 04013
Tel: 761-1760
Email: emtopper@maine.rr.com

January 3, 2007

Marge Schmukal
Zoning Department, Portland City Hall

Dear Ms. Schmukal:

I am writing you to request an exception to the normal side yard building set-back requirement for the deck we want to build, per Code of Ordinance Section 14-433. I met with Anne Machado last month to discuss our plans for our deck, and she recommended that I write you.

We live at 29 Codman Street (zone R-3); we bought the house in September of 2005. We are looking to build a deck in the back of the house to provide us with an entrance from the back yard. Currently, there are two doors on the back side of the house, but there's an approximately 6 foot drop into the back yard from both doors, rendering them un-useable. One of those doors leads to the mudroom, and once we build a deck, this will be our family's primary entrance to the house. Therefore, we need easy and wide access to this entrance.

Given where that mudroom door is, and how the house is situated on the property, we are requesting a side yard building set-back exception. The side edge of the house, on the Northwest side of the property (where the mudroom/ mudroom door are located) is 5 feet from the property line. In order build a deck that will allow us easy access to the mudroom door, we need to be able to build the deck 5 feet from the property line.

According to the Code of Ordinances Section 14-433, for principal structures existing before July 1988 (ours was built in 1922), accessory structures, such as a deck, can be built 5 feet from the side yard property line, provided that normal applicable yard requirements cannot be met. Due to where our mudroom and mudroom door is in the existing house, we cannot meet the normal yard requirement of 8 feet for setting back our deck from the side property line. However, we would be in compliance with Section 14-433 (a 5-foot set back), should you grant us a set-back exception, per our proposed plans.

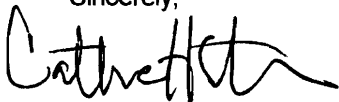
Attached is the footprint of the house, with the proposed deck drawn in, as well as a more detailed drawing of the proposed deck. We have also begun our deck permit; our contractor, CSI Builders, who is building the deck, is working on addressing the questions related to the foundation, framing, guardrails, etc.

You will notice there is already an existing side deck that goes all the way to the property line; this deck is for storage only, and doesn't allow access to the house; when we build our new deck, we plan to remove this older, existing deck.

Building the proposed deck to provide us with a back door family entrance to the mudroom will greatly enhance the usability and the aesthetics of our house— especially since the mudroom door (as well as the other back yard door in the den) can't be used, since there's about a six foot drop off. Given the footprint of our existing house, it just makes sense that we would add a deck that follows the lines of the existing house.

Please grant us our request, under Code of Ordinances Section 14-433, to build our deck according to a 5-foot side-yard set back requirement. We look forward to hearing from you, and would be happy to have a meeting with you should you deem it beneficial. Thank you for your time.

Sincerely,


Catherine H. Smith



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 129 G017001
Location 29 CODMAN ST
Land Use SINGLE FAMILY

Owner Address SMITH CATHERINE HOUSTON & ERIC MICHAEL TOPPER
 29 CODMAN ST
 PORTLAND ME 04103

Book/Page 23180/200
Legal 129-G-17-27
 CODMAN ST 27-29
 10676 SF

Current Assessed Valuation

Land	Building	Total
\$129,200	\$176,200	\$305,400

Property Information

Year Built 1922	Style Old Style	Story Height 2	Sq. Ft. 2043	Total Acres 0.245		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 8	Attic Part Finsh	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1930	Size 12X18	Grade C	Condition F
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Sales Information

Date 09/22/2005	Type LAND + BLDING	Price \$376,000	Book/Page 23180-200
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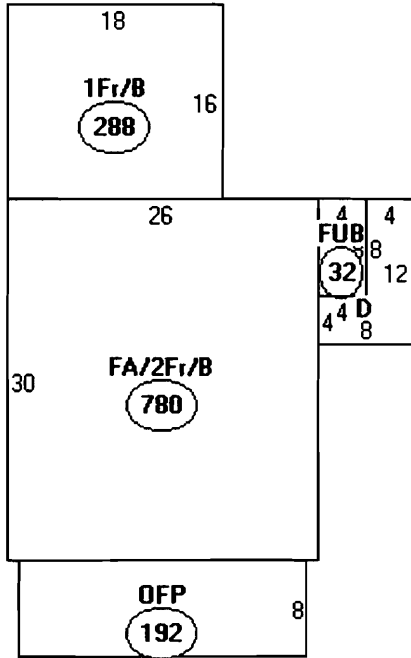
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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: FA/2Fr/B
780 sqft
- B: 1Fr/B
288 sqft
- C: FUB
32 sqft
- D: WD
64 sqft
- E: OFP
192 sqft

$$\begin{array}{r}
 3 \\
 780 \\
 288 \\
 32 \\
 64 \\
 192 \\
 \hline
 1356 \#
 \end{array}$$

$$10,676 \# \times 35\% =$$

$$3736.6 \# \text{ max lot cov.}$$