

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 031188

OCT 15 2003

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Johnson Joyce B/Ultra House INC
has permission to Build a 12x20 deck & stairs on 12x20 truss enclosed canopy below balcony
AT 448 Ocean Ave PORTLAND, OREGON 97201 159 C020001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the 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 is procured before this building or part thereof is loaded or otherwise exposed-in-use. FOUR NOTICES 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 _____

Janie Banks 10/15/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 03-1188	Issue Date: OCT 15 2003	CBL: 159 C020001
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Location of Construction: 448 Ocean Ave	Owner Name: Johnson Joyce B	Owner Address: 448 Ocean Ave CITY OF PORTLAND	Phone: 74-0966
Business Name:	Contractor Name: Ultra House, INC	Contractor Address: 136 Brindle Circle South Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/deck & carport	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999	

Proposed Project Description: Build a 12x20 deck & stairs & 12x20 trellis w/an enclosed carport below both	Signature:	Signature: JMB 10/15/03
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: jmb	Date Applied For: 09/23/2003	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: JMB 10/15/03	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: JMB	

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
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11/4/03 Suro Tubes ok. Set Backs OK/PC

2/6/04 - Check on Bldg/Ele on Exterior Decks & Sun Room
only - Treas/Pipes ok - Hand rails ok EXCEPT
Top Deck w/ Bench seat built against star guard rail -
Contractor will fix - ok to Close Sun room (Ele in Sun
Room also ok) (P)

4-10-09 Issue w/ Bench seat not corrected.
SMH

4/13/09 called owner - get message on phone re guard
rail requirement

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
03-1188	09/23/2003	159 C020001

Location of Construction: 448 Ocean Ave	Owner Name: Johnson Joyce B	Owner Address: 448 Ocean Ave	Phone: () 774-0966
Business Name:	Contractor Name: Ultra House, INC	Contractor Address: 136 Brindle Circle South Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/deck & carport	Proposed Project Description: Build a 12x20 deck & stairs & 12x20 trellis w/an enclosed carport below both
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/15/2003

Note: 9/29/03 Met w/Marge S. To discuss possible use of Sec. 14-433 for reduction of setback based on limitations of access and lot line angle. Agreed that the new structure should encroach no farther than the kitchen bumpout.
9/30/03 Spoke w/ Luke R. For new submittal of plan showing relocation of structure and full plot plan of all lot lines.
10/10/03 New plot plan submitted. Phoned Luke R. To get the rear setback as this cannot be scaled.

Ok to Issue: ☒

- 1) Note that the DPW has required the curb cut on Ocean Ave. to be eliminated as a condition to create a new 24' curb cut on Murray St. For access to the new carports.
- 2) Sec. 14-425 does allow a sill or cornice to project into the required setback no more than two feet. This will allow an extension beyond the footing line of the deck and half wall guardrail to tie in to the main structure.
- 3) This permit is approved based on Sec. 14-433 which allows a reduction in the required setback. Due to the existing location of the grade level door to be used as an egress for the carport, and access to the barn, the required setback can be reduced. As determined by Marge & myself, the footings of the new structure and the carport doors must be no closer to the side property line than the existing first floor bump out.
- 4) 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 **Reviewer:** Jeanine Bourke **Approval Date:** 10/15/2003

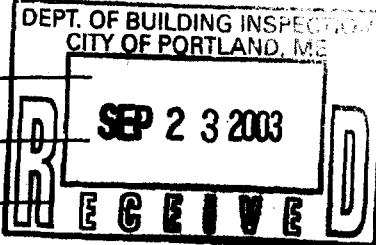
Note: 10/10/03 Received new plans and spoke w/ Luke R. On 10/14 for details on the footing plan placement, verified sunroom is included, carrying beam/rim sizes, graspable handrail. He will submit info ASAP.
10/15/03 submitted details, ok to issue

Ok to Issue: ☒

- 1) Separate permits are required for any electrical or plumbing work.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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>448 OCEAN AVE, PORTLAND MAINE</u>		
Total Square Footage of Proposed Structure <u>844 sq. ft.</u>	Square Footage of Lot <u>19,915</u>	
Tax Assessor's Chart, Block & Lot <u>23-40</u> Chart# <u>159</u> Block# <u>C</u> Lot# <u>20</u> <u>341342</u>	Owner: <u>LUKE R. REINHARD</u>	Telephone: <u>(207) 774-0966</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>LUKE R. REINHARD</u> <u>448 OCEAN AVE</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: <u>\$30,000</u> Fee: <u>\$291.00</u>
Current use: <u>Single Family Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>DECK & SCREENED PORCH</u>		
Project description: <u>double car port</u>		
<div style="text-align: right;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME  </div>		
Contractor's name, address & telephone: <u>JEFF BARTLETT</u> <u>ULTRA HOME, INC</u> <u>136 BRINDLE CIRCLE</u> <u>SOUTH PORTLAND, ME 04106-6864</u>		
Who should we contact when the permit is ready: <u>LUKE REINHARD</u> <u>448 OCEAN AVE</u> <u>PORTLAND ME 04103</u>		
Mailing address: _____		
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>771-5300 (WP)</u> <u>774-0966 (HP)</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:  Date: SEP 23 2003 9/16-03

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 requirements and fees with the Planning Department on the 4th floor of City Hall

874-8715 Jeanie

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

✓ **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

✓ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

✓ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. ~~NOTE: There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

✓ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Jeanie Bourke
Signature of applicant/designee

10/15/03
Date

Jeanie Bourke
Signature of Inspections Official

10/15/03
Date

CBL: 159-C-20 Building Permit #: 03-1188



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	159 C020001
Location	448 OCEAN AVE
Land Use	SINGLE FAMILY
Owner Address	JOHNSON JOYCE B 448 OCEAN AVE PORTLAND ME 04103
Book/Page	12101/339
Legal	159-C-20 TO 23-40 OCEAN AVE 444-452 MURRAY ST 19915 SF

2PM 9/23

Lufr

R3

14-433
1st Floor Plan
Elevation basement door
Scale to garage
Curb cut

Valuation Information

Land	Building	Total
\$58,590	\$136,080	\$194,670

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
1932	Colonial	2	3074	0.457
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic
4	2	1	8	Unfin
				Basement
				Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
FLAT BARN	1	1932	17X29	C	F

Sales Information

Date	Type	Price	Book/Page
07/07/1995	LAND + BLDING	\$161,000	12101-339

Picture and Sketch

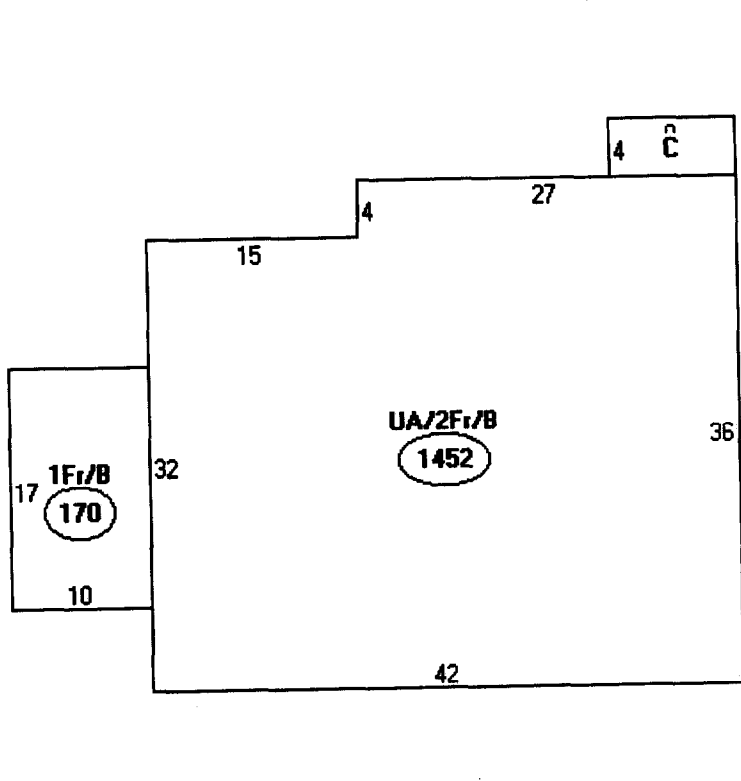
Picture

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.





Descriptor/Area

A: UA/2Fr/B
1452 sqft

B: 1Fr/B
170 sqft

C: EP
36 sqft

Jeannie Bourke
Inspection Services
City Hall
City of Portland
Portland, Maine 04101

September 23, 2003

Dear Ms Bourke:

In follow-up to our meeting Tuesday, September 23, 2003, concerning the proposed attached deck/carport for 448 Ocean Avenue, we request an "exclusion" from the 20-foot set-back for a side-yard with a side-entrance for a R3 zoning. We ask that you give consideration to the following points and allow us to proceed with the attached plans under Section 14-433, were an accessory structure of building addition may be located within the following side yard of 5-feet for a R3 zoning.

1. If the deck/carport is built 20-feet from the property line, we would *not have* access to the current basement entrance from either the deck or the carport.
2. If the deck/carport is built 20-feet from the property line, we would *not have* access to the proposed kitchen entrance from the deck.
3. If the deck/carport is built 20-feet from the property line, the carport would be reduced from a proposed 24-foot length to an 18-foot, which does not provide adequate clearance for a mid-size car.
4. If the deck/carport is built 20-feet from the property line, the deck's area would be reduced from 300 square feet to 192 square feet or a 36% reduction, making the deck small for the house and limited functional use due to the odd shape and the location.
5. If the deck/carport is located 20-feet from the property line, the deck/carport would only provide a four-and-half-foot clearance from the stairs to the carriage house and would also *block* the existing entrance to the carriage house.
6. If the deck/carport is located 20-feet from the property line, the deck/carport would be set-back 10-feet from the plane of the house, making the deck/carport look and feel "added-on and not fit" with the architectural design of the house or the neighborhood.
7. If the deck/carport is located 20-feet from the property line, the patio's area would be reduced from 408 square feet to 130 square feet or a 68% reduction, making the patio small for the house and limited functional use due to the odd shape and the location.
8. If the deck/carport is located as proposed on the attached plan, the driveway average length is 24-feet, providing off-street parking and not hindering visibility in backing-out the carport.
9. The house is only set-back 16' 8" and does not meet the 20-foot set-back and was built prior to July 19, 1988.
10. We have shared the proposed plans with our neighbors and have only received positive feedback.

Given the above considerations and limited access to existing structures, we cordially request that you grant an exclusion under Section 14-433. Thank You.

Sincerely,



Luke R. Reinhard

PREPARED BY: T. SWANSON

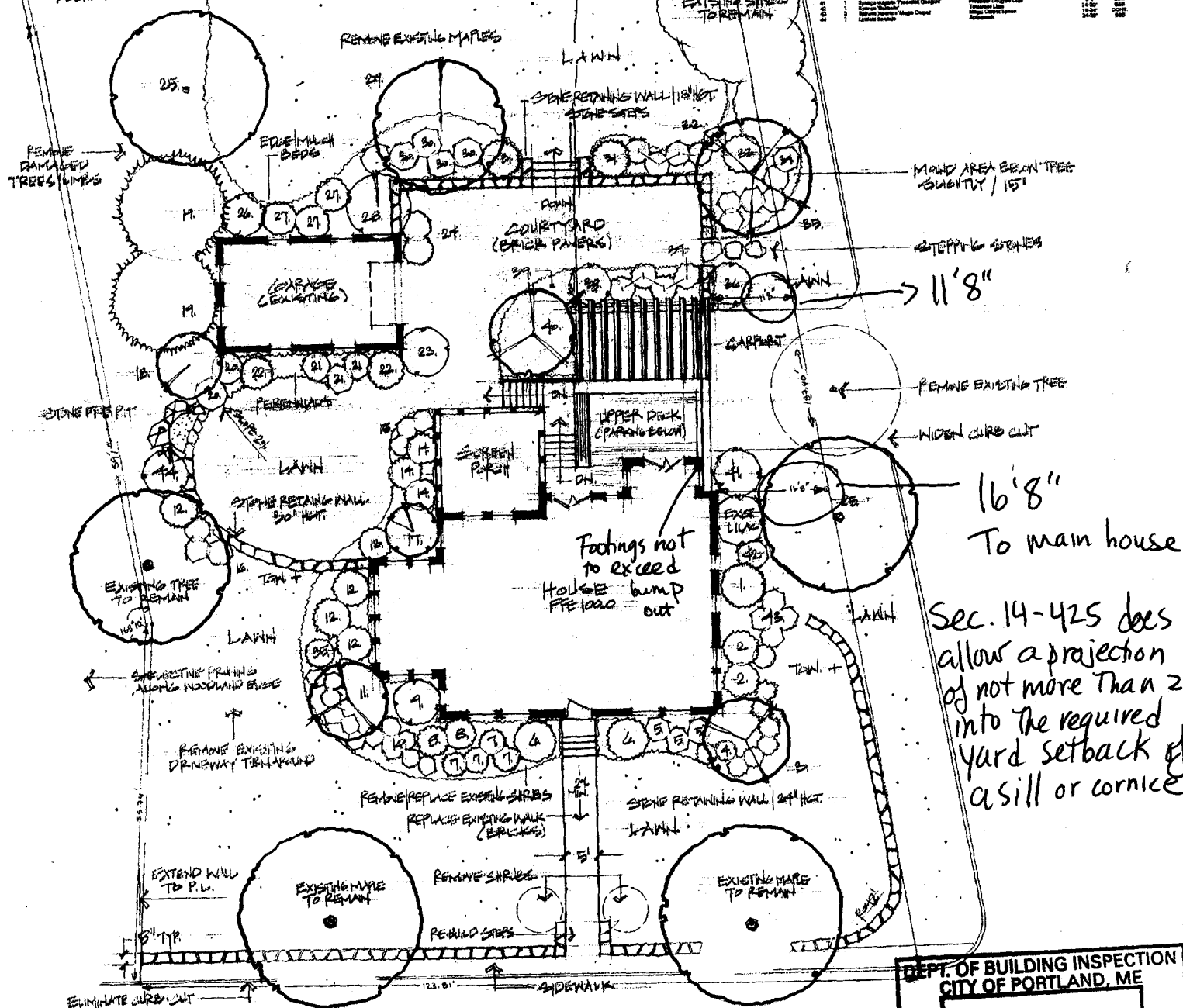
RF: 448 O'Connell
LANDSCAPE MASTER PLAN
REVISED 10/2008

Sec. 14-433 allows a reduction in the required setback due to the location of the grade level entrance. Footings not to exceed the plane of the 1st Floor bump out.

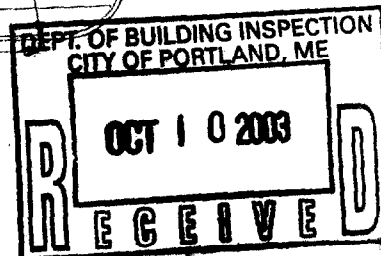
PROPERTY LINE
26' 90'

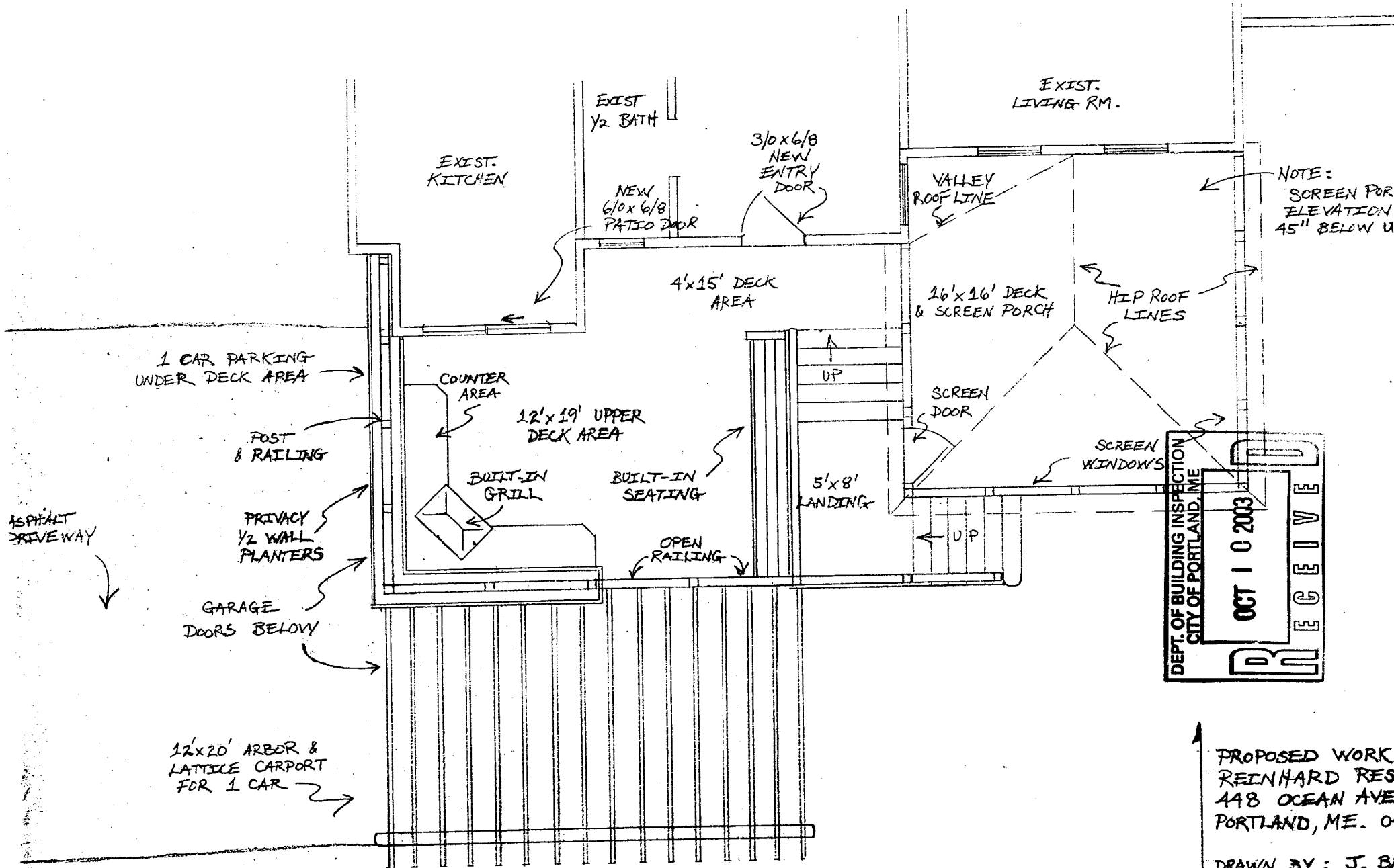
84

PLANT LIST

[illegible]

Sec. 14-425 does allow a projection of not more than 2' into the required yard setback of a sill or cornice.



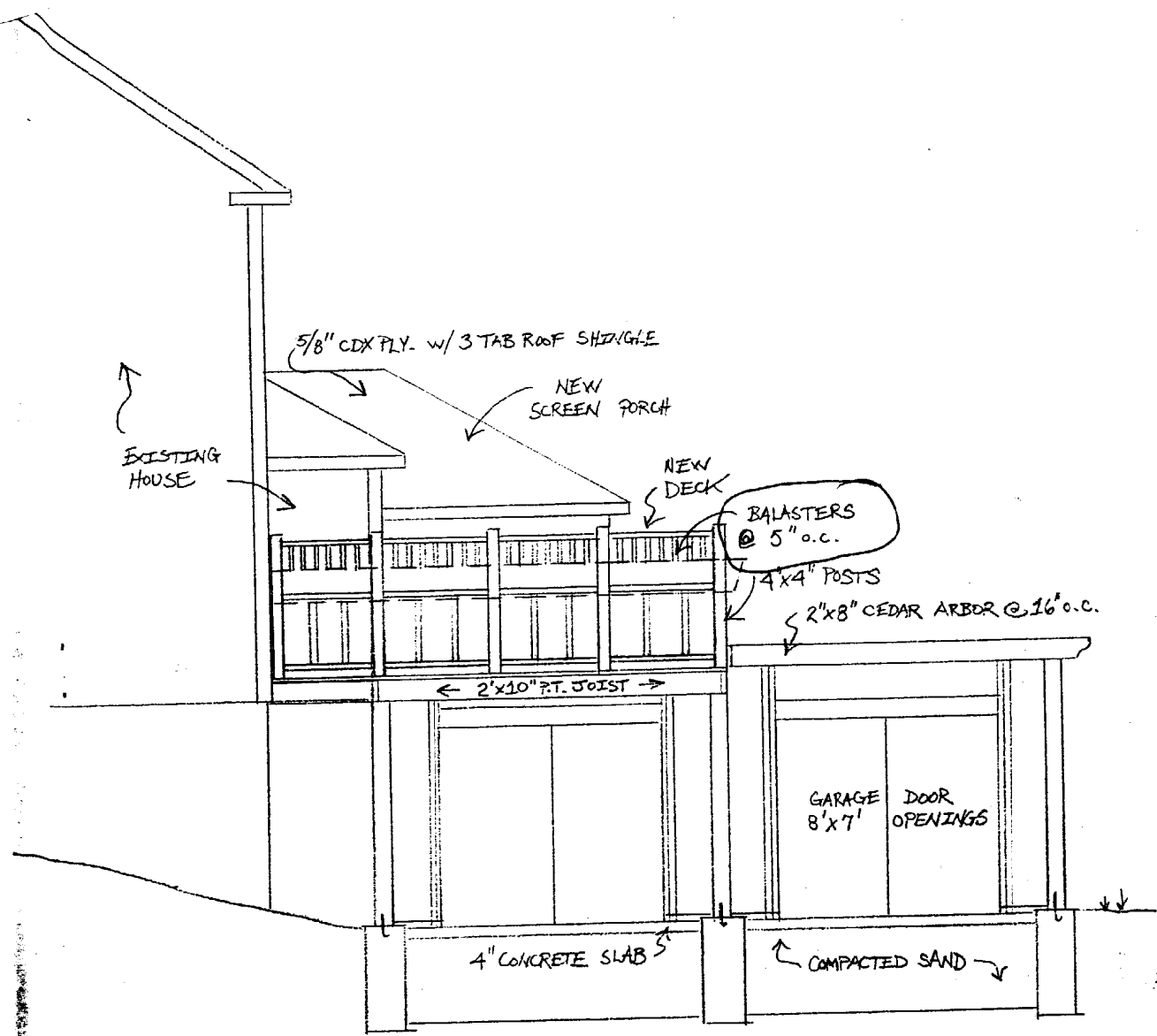


FLOOR PLAN
REINHARD

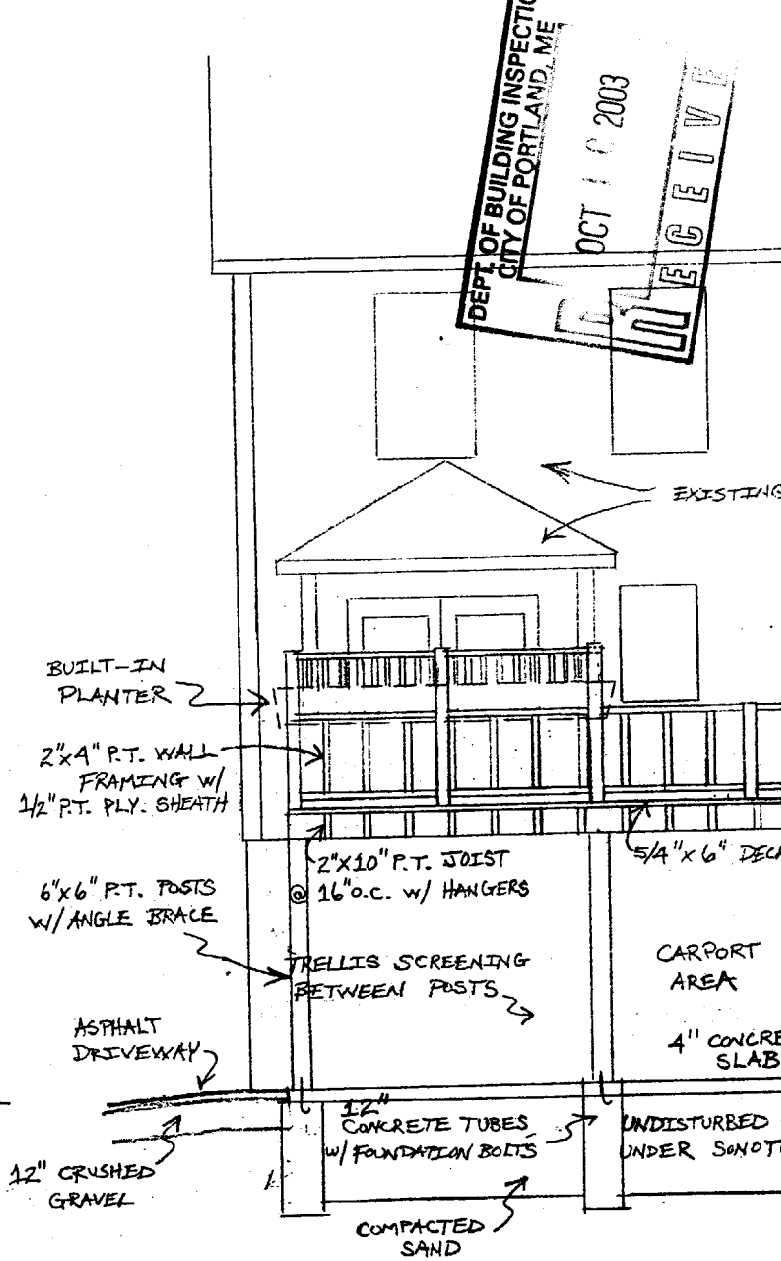
PROPOSED WORK
REINHARD RES
448 OCEAN AVE
PORTLAND, ME. 0

DRAWN BY: J. B.
DATE: 9-2-03
SCALE: 1/4" = 1'

CONTRACTOR: ULTR



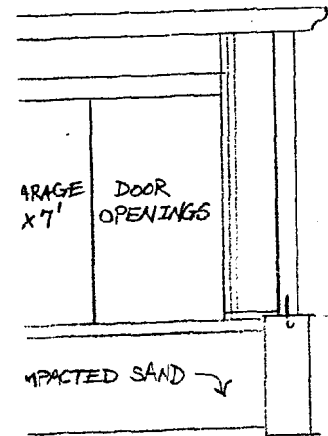
MURRAY STREET ELEVATION



STRUCTURAL DETAILS
REINHARD

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 10 2003
RECEIVED

ERS
C.
POSTS
1/2" CEDAR ARBOR @ 16" o.c.



BUILT-IN
PLANTER
2"x4" P.T. WALL
FRAMING W/
1/2" P.T. PLY. SHEATH

6"x6" P.T. POSTS
W/ ANGLE BRACE

2"x10" P.T. JOIST
@ 16" o.c. w/ HANGERS

TRELLIS SCREENING
BETWEEN POSTS

ASPHALT
DRIVEWAY

12" CRUSHED
GRAVEL

12" CONCRETE TUBES
W/ FOUNDATION BOLTS

COMPACTED
SAND

CARPORT
AREA

4" CONCRETE
SLAB

UNDISTURBED SOIL
UNDER SONOTUBES

EXISTING HOUSE

36" HIGH
RAILING

11" READ
7 1/2" RISE

1'-0" BELOW
GRADE

2"x8" K.D. RAFTERS
@ 16" o.c.

2- 2"x8" HEADERS

SCREEN
PORCH

4"x4" P.T.
POSTS

2"x4" P.T.
WALL FRAME

1/2" P.T. PLY.

2"x10" P.T.
JOISTS
@ 16" o.c.

3- 2"x12 BEAM
@ JOIST MIDSPAN

CONC. PAD

REAR ELEVATION

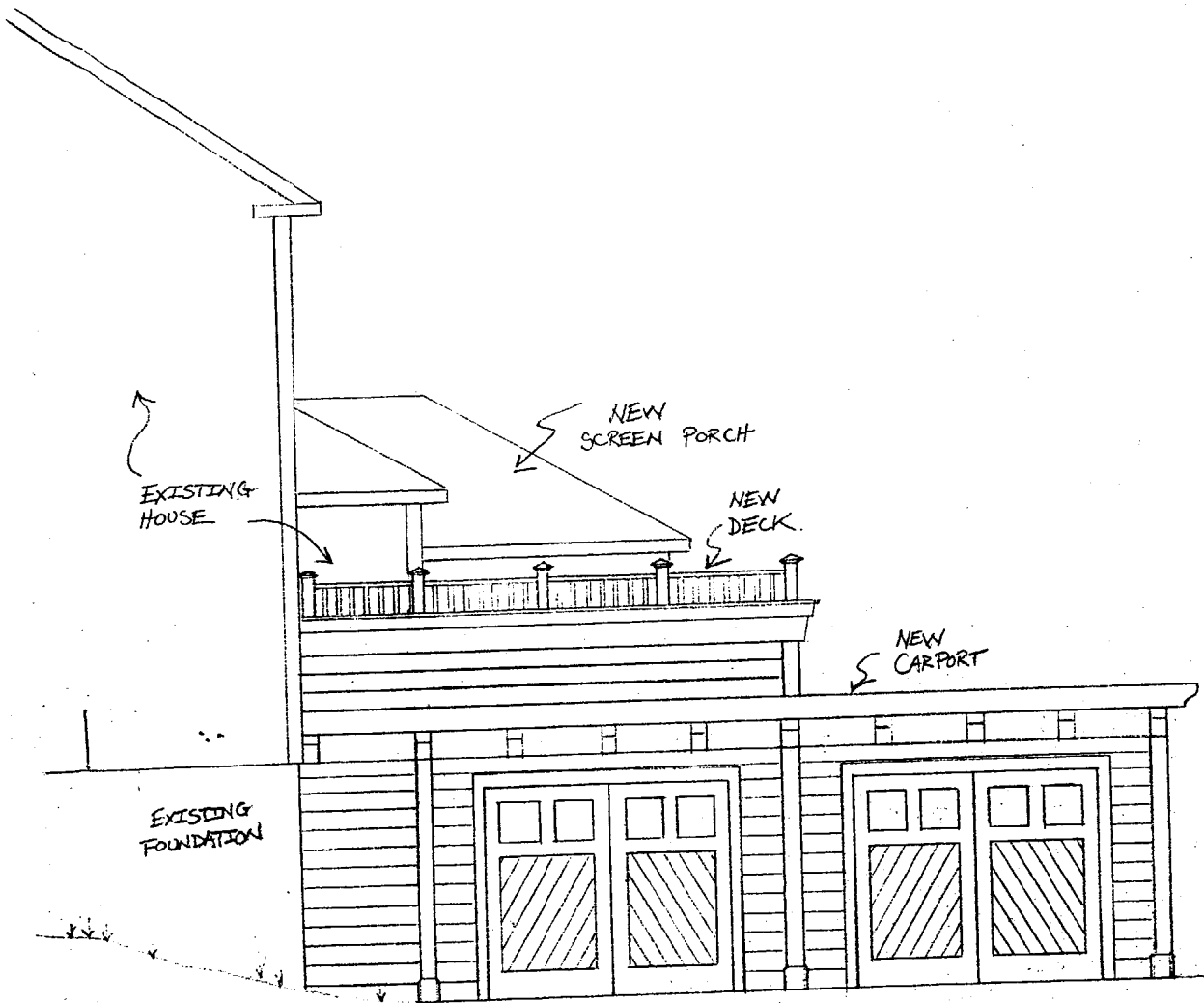
STRUCTURAL DETAILS

REINHARD

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT 10 2003

RECEIVED



MURRAY STREET ELEVATION

1'-0" RAILING
4'-0" DECK WALL
4'-0" DECK FLOOR
8'-0" CARPORT WALLS

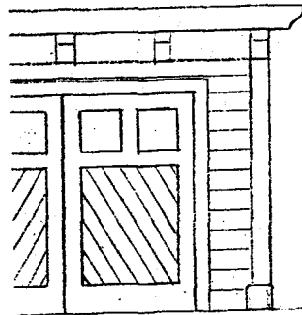


REAR

ELEVATIONS
REINHARD

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT 10 2003
RECEIVED

W
RPORT



1'-0" RAILING
4'-0" DECK WALL
1'-0" DECK FLOOR
8'-0" CARPORT WALLS



EXISTING HOUSE

NEW CARPORT

NEW ENTRY

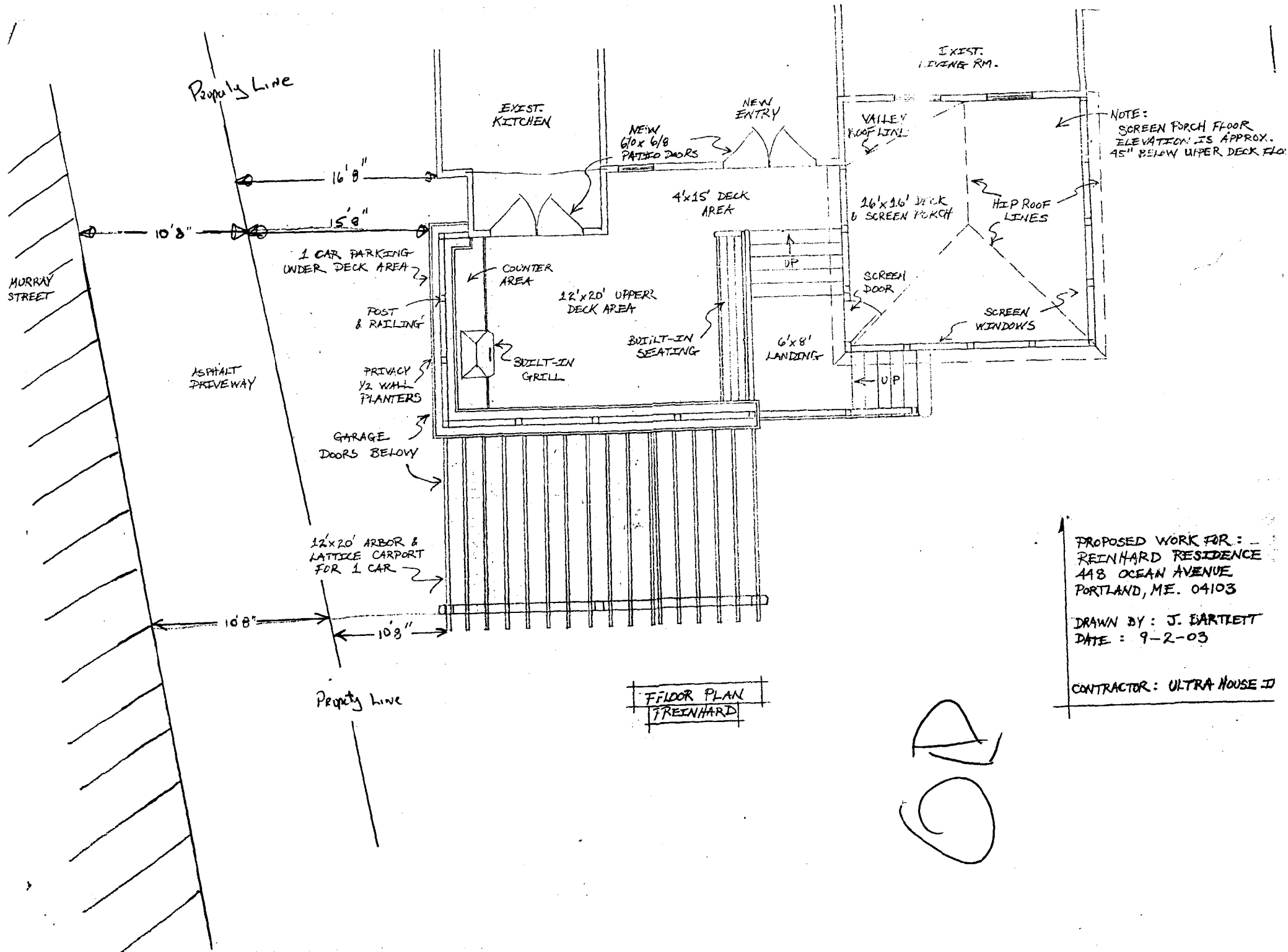
NEW SCREEN PORCH

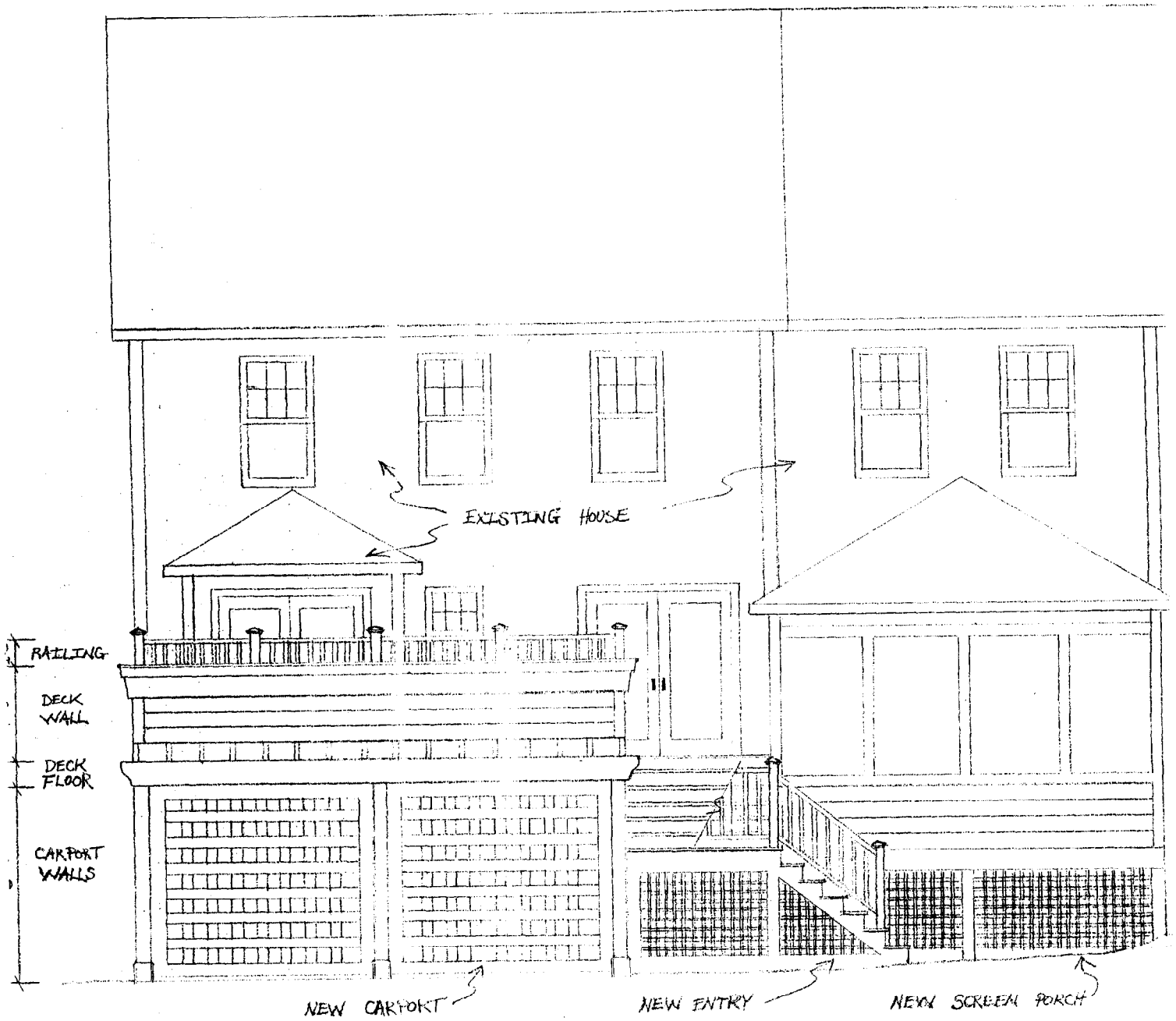
REAR ELEVATION

will be a
Combo Guard/
Hand Rail
feasible

ELEVATIONS
REINHARD

112

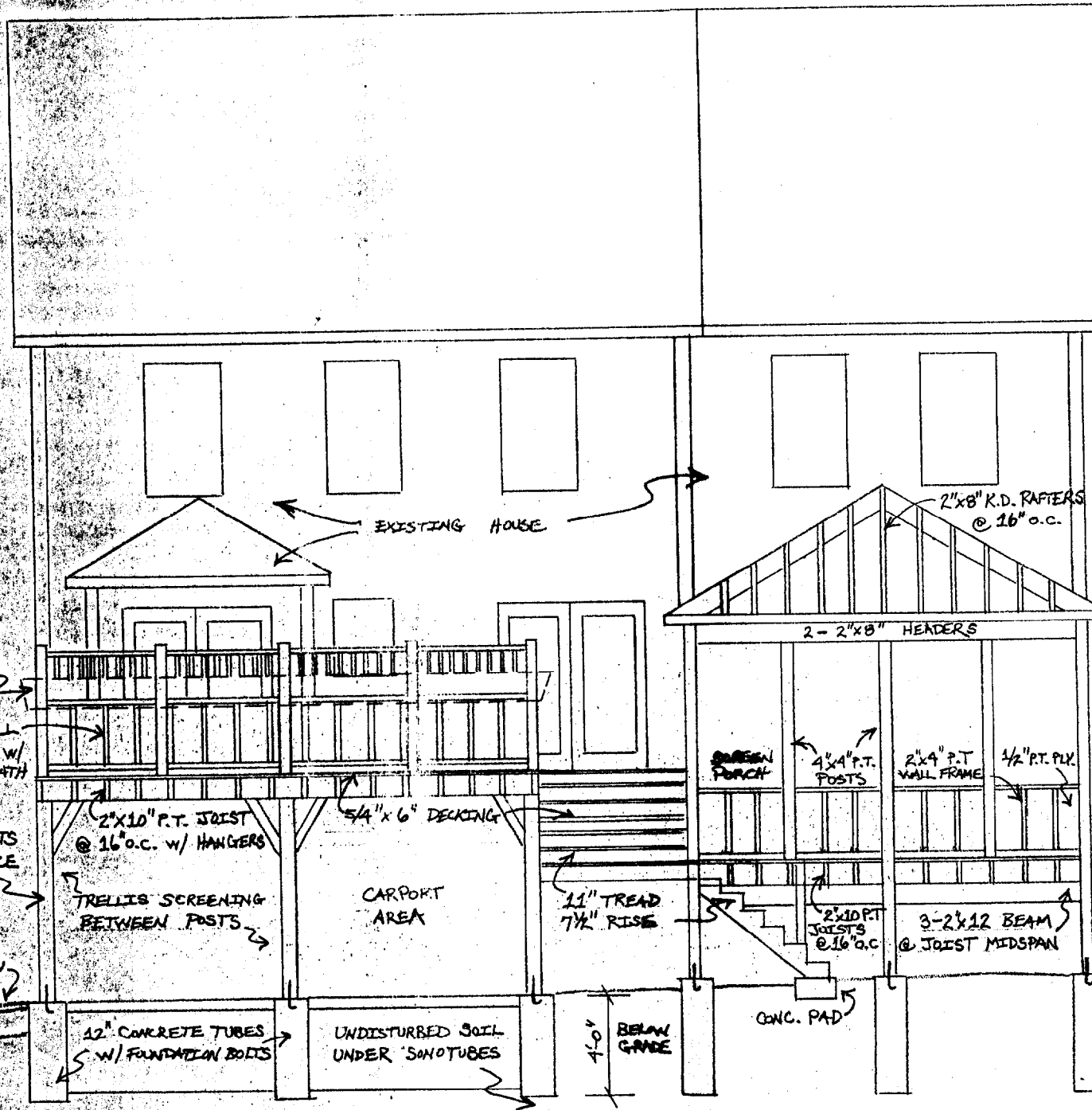




REAR ELEVATION

ELEVATIONS
REINHARD

SD

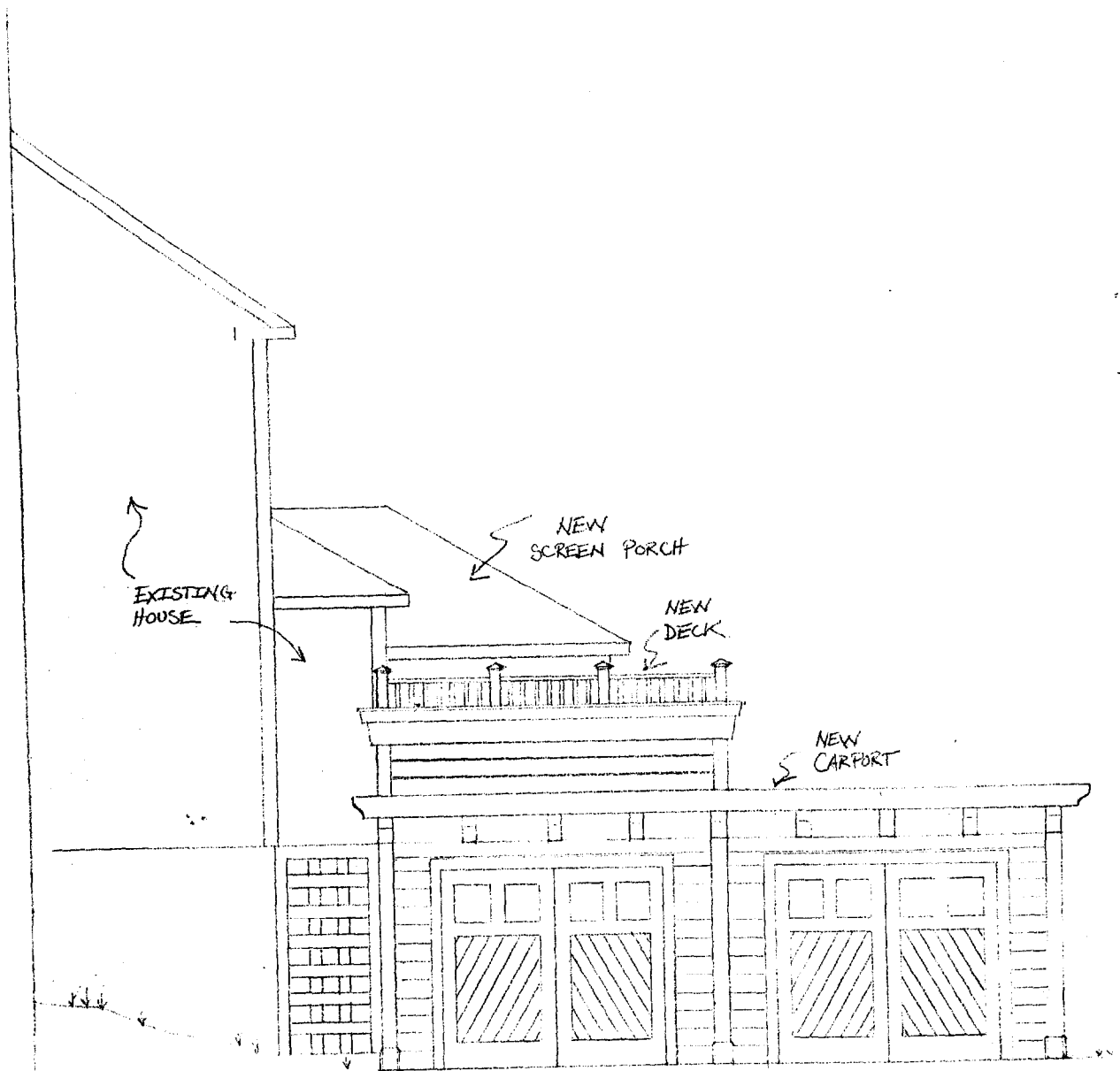


REAR ELEVATION

STRUCTURAL DETAILS

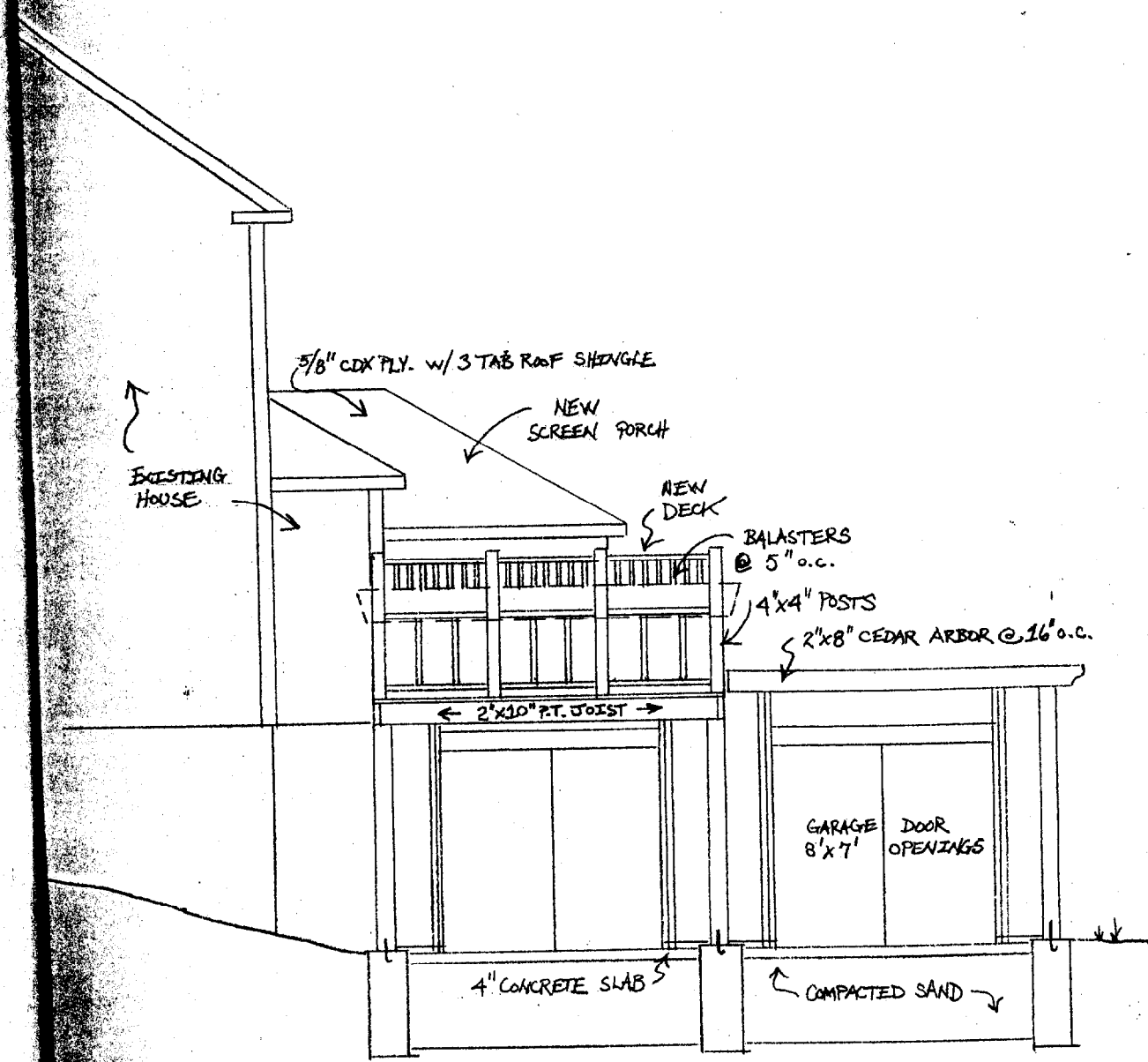
REINHARD

OLD



MURRAY STREET ELEVATION

OLD



MURRAY STREET ELEVATION

STRUC

OLD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept. 23 2003

Received from Reinhard & Associates

Location of Work 448 Ocean Ave

Cost of Construction \$ 30,000.

Permit Fee \$ 291.00

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

Other ☐

CBL: 159-C-20

Check #: 1419

Total Collected \$ 291.00

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