

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

Permit No: 05-0899	Issue Date:	CBL: 178 G015001
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Location of Construction: 159 Bradley St	Owner Name: Van Voorst Van Beest Jan Pieter &	Owner Address: 159 Bradley St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home/ Increase size of existing deck by approx. 9 ft each size	\$39.00 \$1,500.00 3 FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Type: SB IKC-2003
Proposed Project Description: Increase size of existing deck by approx. 9 ft each size		Signature: _____ 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: Idobson	Date Applied For: 06/29/2005	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: _____	Date: _____	Date: <i>JMB</i>

PERMIT DENIED

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



PORTLAND MAINE

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*Lee Urban- Director of Planning and Development
Aaron Shapiro- Director of Housing and Neighborhood Services
Michael J. Nugent- Director of Inspection Services*

July 28, 2005

Jan Pieter & Jennifer Van Voorst Van Beest
159 Bradley Street
Portland, ME 04102

RE: 159 Bradley St. – 178-G-015 – R3 Zone – application #05-0899

Dear Mr. & Mrs. Van Voorst Van Beest

I am in receipt of your application to add two 7' x 9' decks to the front of your home at 159 Bradley St. Your permit has been denied because you are not meeting the requirements of the Land Use Zoning Ordinance.

Section 14-90(d)1 of the R3 Residential Zone requires a front setback to be a minimum of 25'. The submitted plot plan shows 20'. There are no exceptions to this zoning requirement, therefore, I cannot allow the construction of these decks.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 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.

Sincerely,

A handwritten signature in cursive script that reads "Jeanie Bourke".

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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>159 Bradley St Portland ME 04102</u>		
Total Square Footage of Proposed Structure 955 <u>126 sq ft</u>	Square Footage of Lot 955 sq ft <u>9,555 sq ft</u>	
Tax Assessor's Chart, Block & lot Chart# <u>178</u> Block# <u>6</u> Lot# <u>15</u>	Owner: <u>Jan Pieter & Jennifer Van Voorst Van Beest</u>	Telephone: <u>207 253-5772</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jan van Voorst Van Beest</u> <u>159 Bradley St</u> <u>ME 04102</u>	cost Of Work: \$ <u>1500</u> Fee: \$ <u>35⁰⁰ / 100</u>
Current use: <u>Home STM</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Extending, Walking, sitting. Increasing size of Deck</u>		
Project description: <u>MAKING the front Deck longer on both sides. 9' each side</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Jan Pieter Van Voorst Van Beest</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>207 253 5775</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: [Signature] Date: 6/29/05

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

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 178 GO15001

Location 159 BRADLEY ST

Land Use SINGLE FAMILY

Owner Address VAN VOORST VAN BEEST JAN PIETER & JENNIFER VAN VOORST VAN BEEST JTS
159 BRADLEY ST
PORTLAND ME 04102

Book/Page 11578/136

Legal 178-6-15-11
BRADLEY ST 155-111

9555 SF

Current Valuation Information

Land	Building	Total
\$36,440	\$121,270	\$157,710

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$136,700	\$202,300	\$339,000	\$248,355

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1908	Old Style	2	2348	0.219		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
3	1	1	9	Part Finsh	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

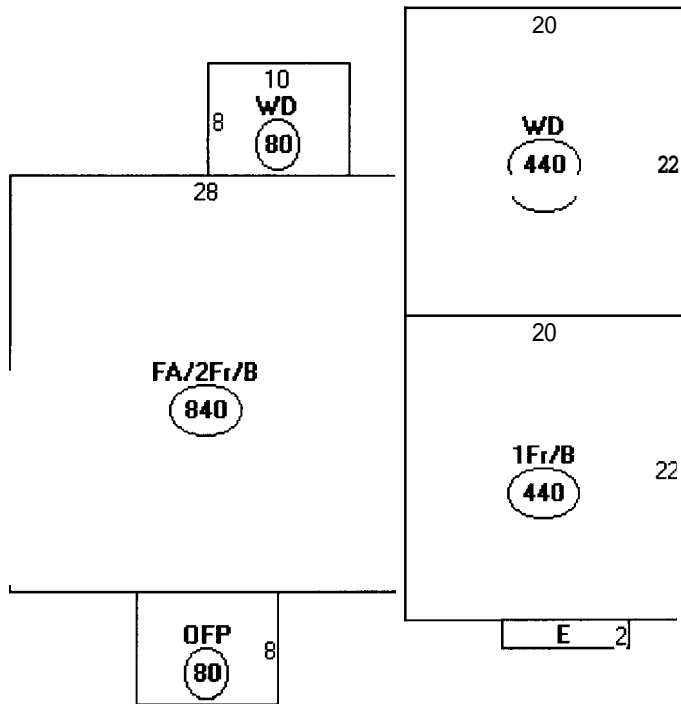
Date	Type	Price	Book/Page
07/30/2001	LAND + BLDING	\$215,000	11578-136
10/28/1998	LAND + BLDING		14252-141
07/01/1994	LAND + BLDING	\$135,000	11548-266

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.



Descriptor/Area

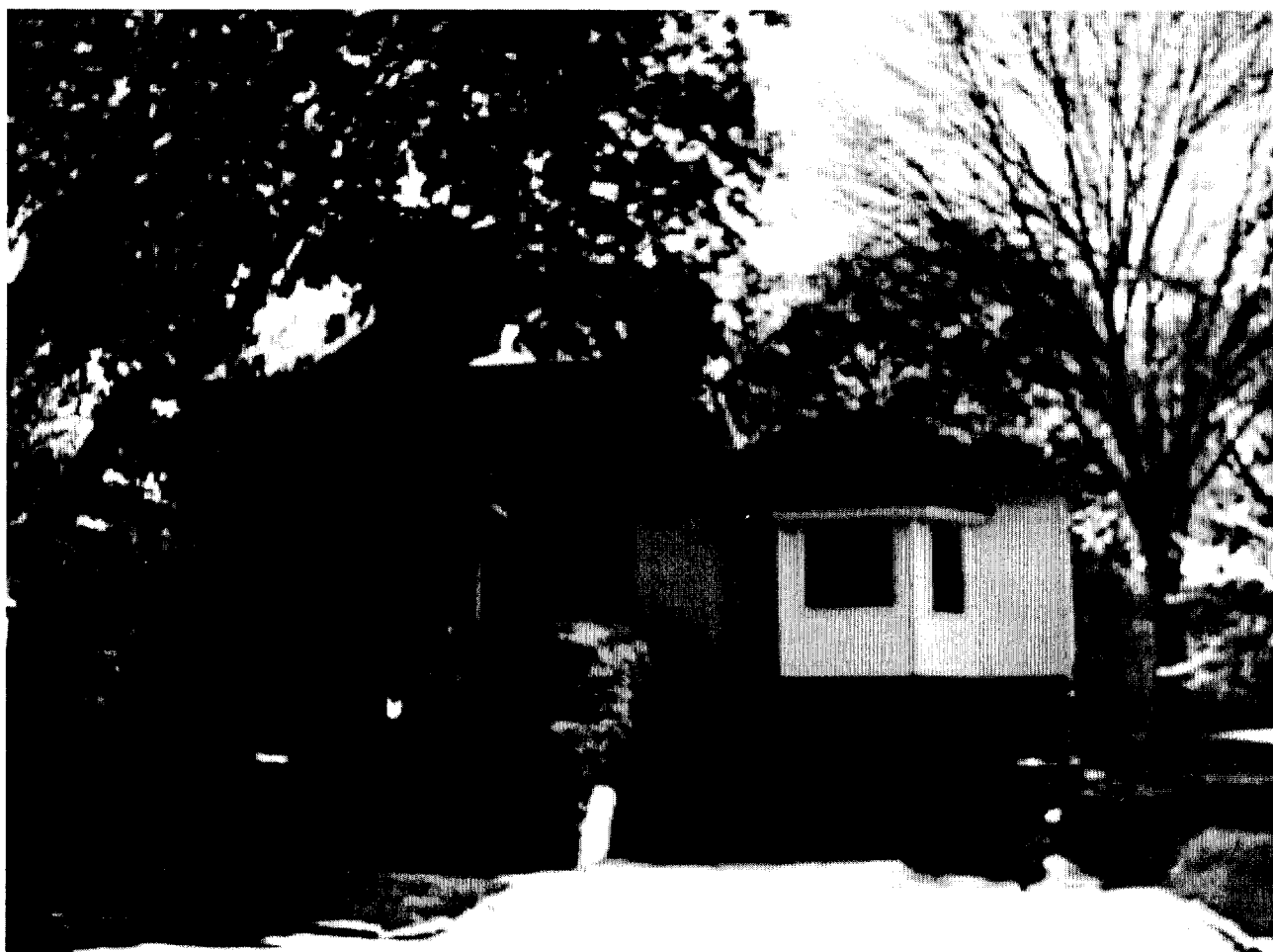
- A: FA/2Fr/B
840 sqft
- E: WD
80 sqft
- C: WD
440 sqft
- D: 1Fr/B
440 sqft
- E: FEAY
18 sqft
- F: OFF
80 sqft

1,898
81 new

1979

OK

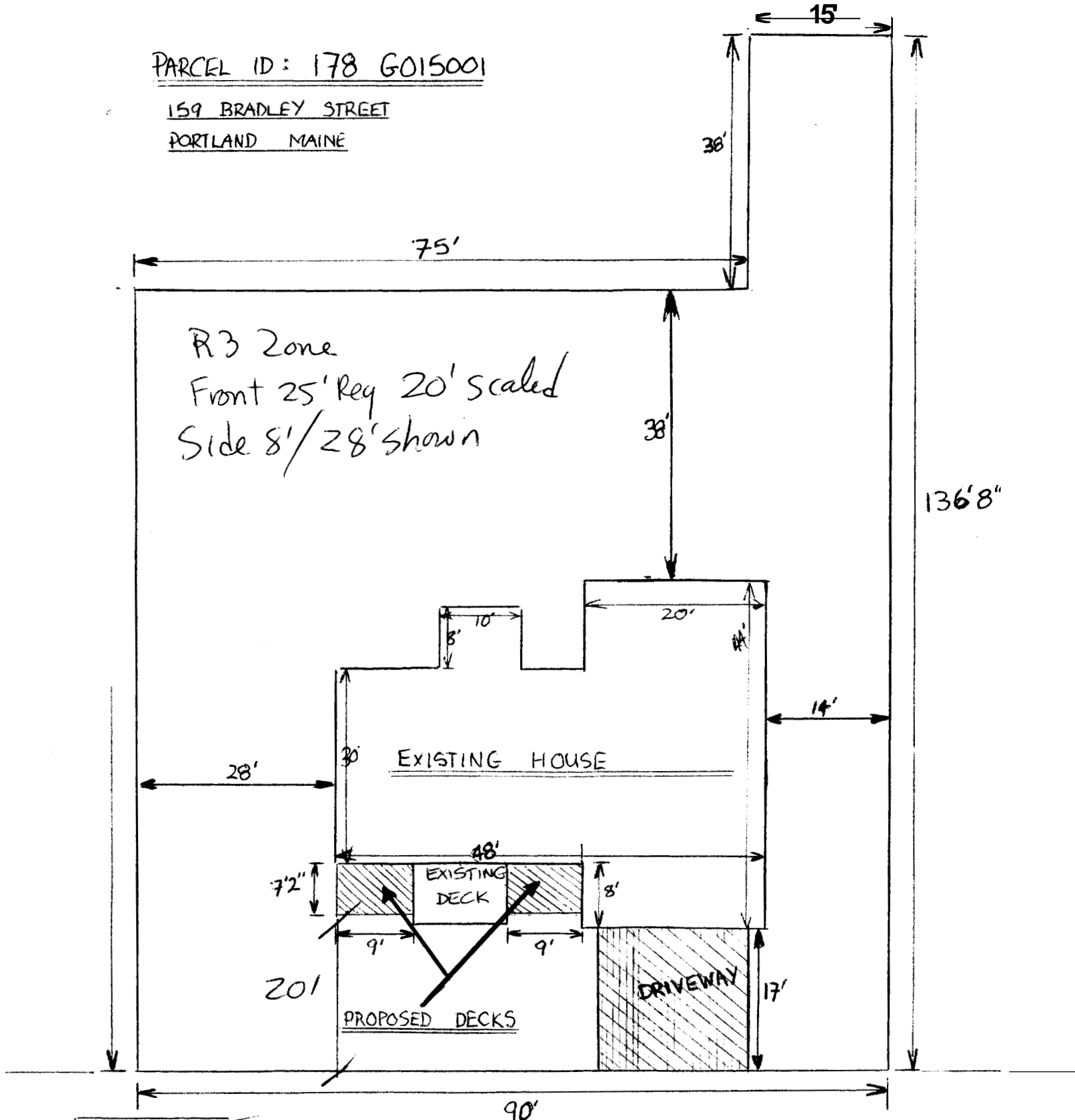
Lot 9555
x 35%
3,344



PLOT PLAN

PARCEL ID: 178 G015001

159 BRADLEY STREET
PORTLAND MAINE



Scale: 1/2" = 1/8'
1/16" = 1'

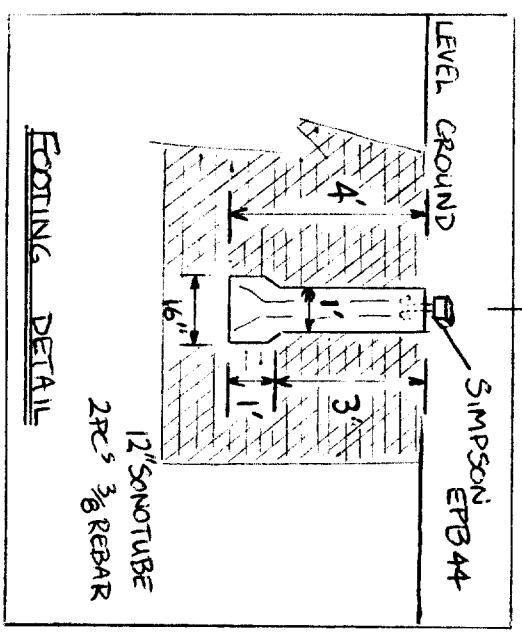
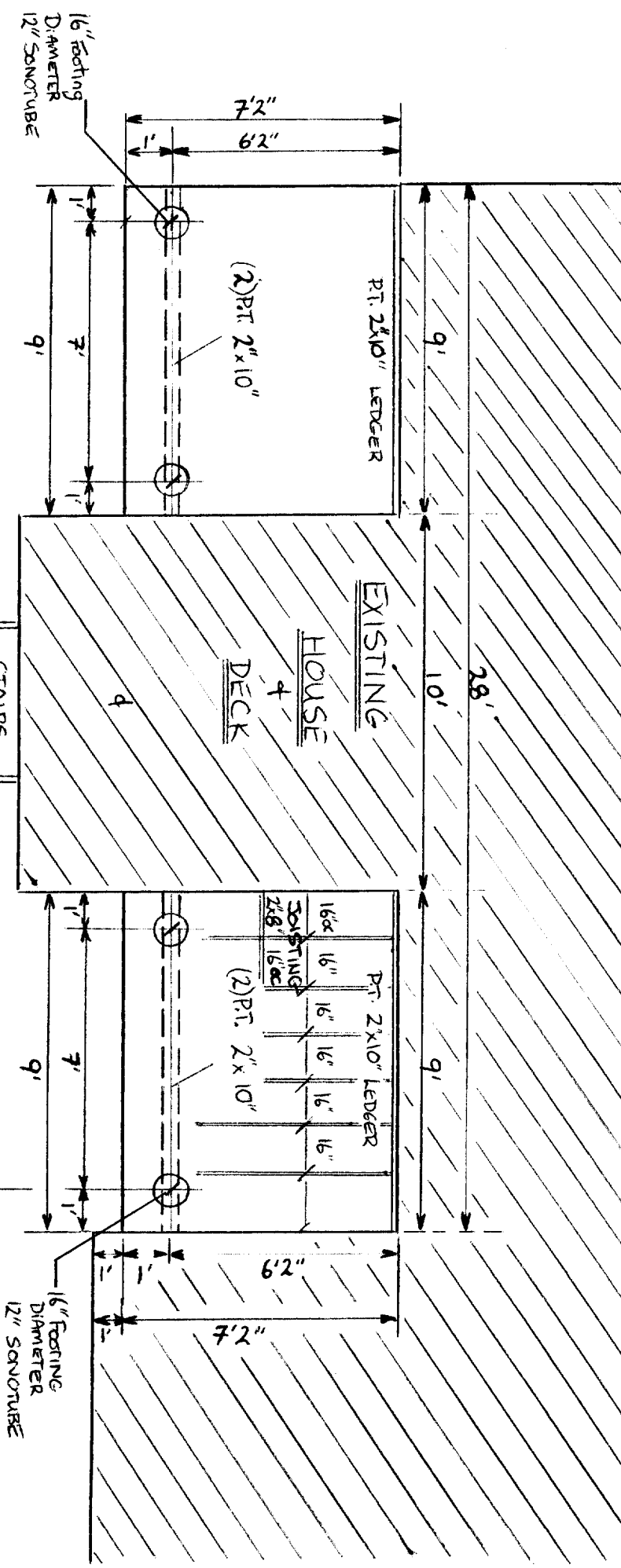
ROADWAY (BRADLEY ST)

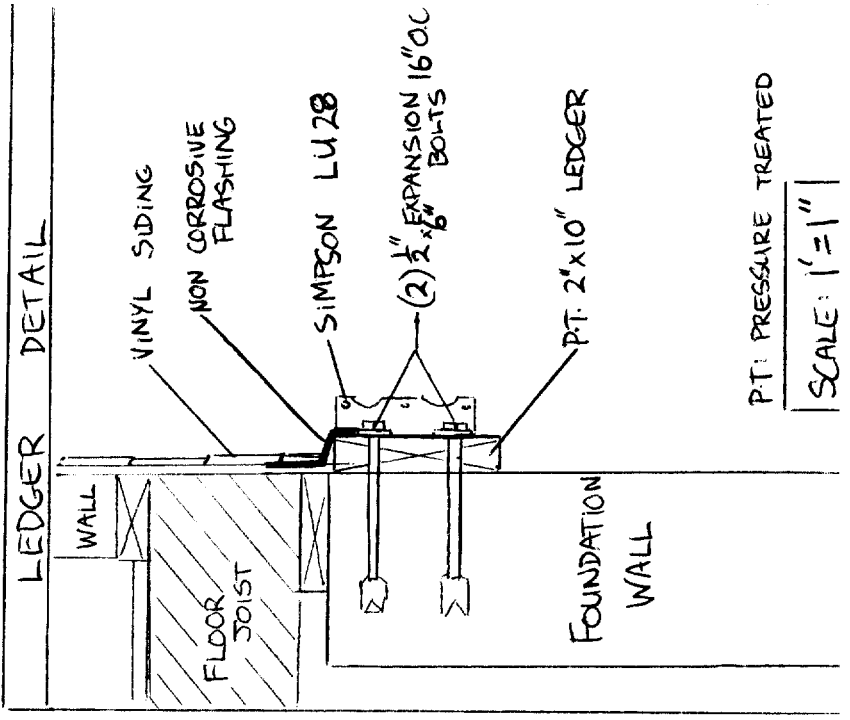
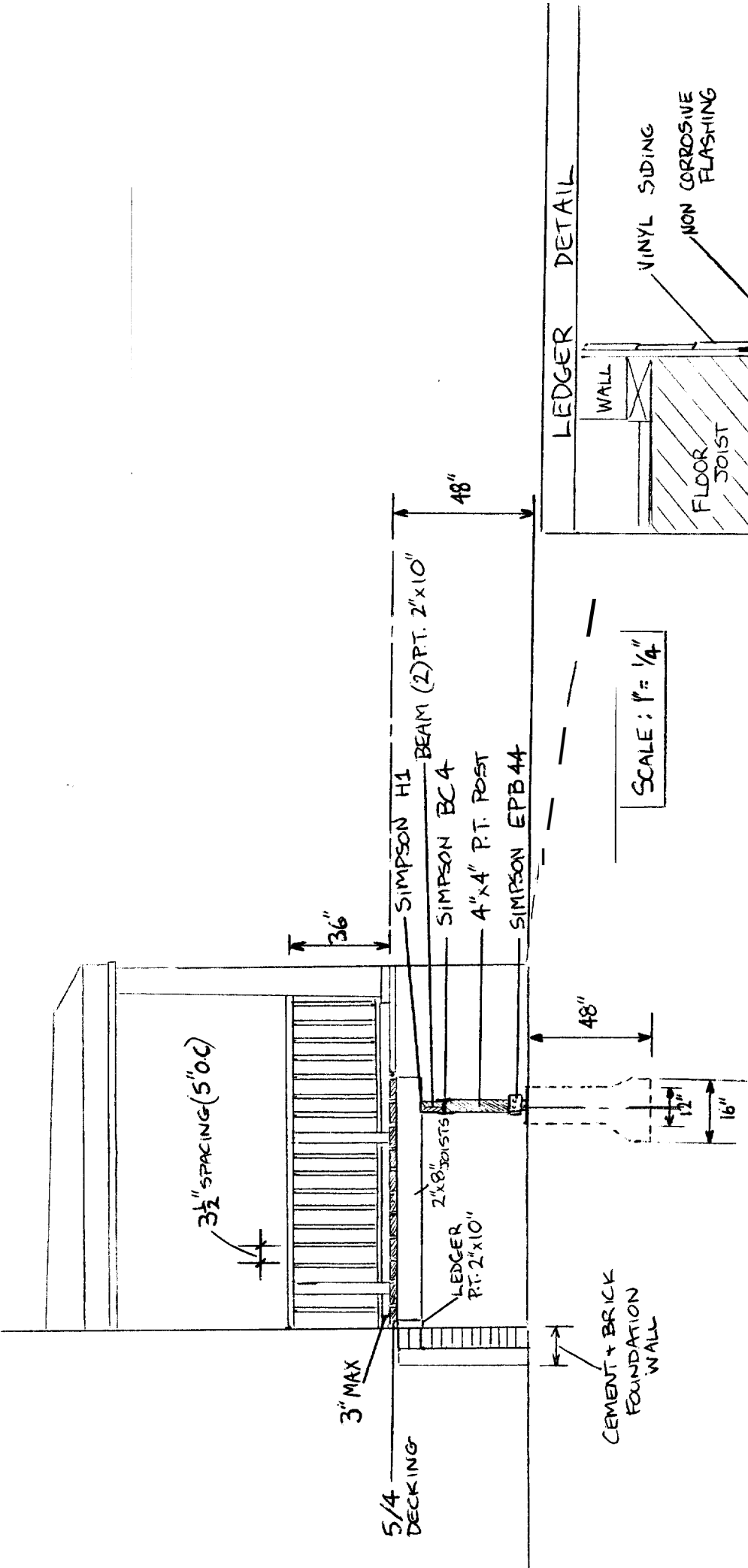
PARCEL ID: 178 G015001
 159 BRADLEY STREET
 PORTLAND MAINE

SCALE 1' = 1/4"

P.T. = PRESSURE TREATED

FLOOR PLAN





PARCEL ID : 178 G015001

159 BRADLEY STREET

PORTLAND MAINE