

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040683

This is to certify that Brooks Robert C &/Dave Johnson  
has permission to replace existing shed w/one that is 16' x 16'  
AT 134 Fenway St 198 B013001

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 when permission is procured before this building or part thereof is occupied or closed-in. **48 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 CITY OF PORTLAND

PERMIT ISSUED  
JUN 18 2004  
CITY OF PORTLAND

*[Signature]*  
6/17/04  
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: 04-0683	<b>PERMIT ISSUED</b> Issue Date: JUN 18 2004	CBL: 198 B013001
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<b>Location of Construction:</b> 134 Fenway St	<b>Owner Name:</b> Brooks Robert C &	<b>Owner Address:</b> 134 Fenway St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dave Johnson	<b>Contractor Address:</b> 17 Laskey Rd. Windham	<b>Phone:</b> 2077746904
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R5

<b>Past Use:</b> Single family w/16'4" x 8'5" shed/boathouse	<b>Proposed Use:</b> Single family, replace existing shed w/one that is 16' x 8'	<b>Permit Fee:</b>	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 3
replace existing shed w/one that is 16' x 8'		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: Accessory BOLA 1999	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

<b>Permit Taken By:</b> kwd	<b>Date Applied For:</b> 05/27/2004	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 6/17/04	<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: 6/17/04

**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

<b>Permit No:</b> 04-0683	<b>Date Applied For:</b> 05/27/2004	<b>CBL:</b> 198 B013001
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<b>Location of Construction:</b> 134 Fenway St	<b>Owner Name:</b> Brooks Robert C &	<b>Owner Address:</b> 134 Fenway St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dave Johnson	<b>Contractor Address:</b> 17 Laskey Rd. Windham	<b>Phone</b> (207) 774-6904
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	
<b>Proposed Use:</b> Single family, replace existing shed w/one that is 16' x 8'		<b>Proposed Project Description:</b> replace existing shed w/one that is 16' x 8'	

**Note:****Ok to Issue:** 

- 1) All of the attached Floodplain forms shall be appropriately filled out, signed and returned prior to the issuance of any certificates of occupancy or completion of the job.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 06/17/2004  
**Note:**      **Ok to Issue:**

Prmt

Text93

28716

Const Type

New

Num1

40683

Permit Nbr

04-0683

Location of Construction

134

Fenwcy St

Appl. Date

05/27/2004

Status

Open

Permit Type

Additions - Dwellings

Issue Date

06/17/2004

CBL

198\_B013001

District Nbr

3

Estimated Cost

\$0.00

Date Closed

Comment Date

06/17/2004

Comment

Owner is aware that structure is in shoreland and flood plain. The structure is non conforming and will be rebuilt within days of being torn down. A 30% expansion is approved under this permit and it will comply w/the flood plain regs of 1" per 1' of opening under the structure and will be on sound tubes and built

Name

frmm

Follow Up Date

Completed

CreditedBy

[kwd]

CreditedDate

05/27/2004

ModBy

[kwd]

Moddate

05/27/2004

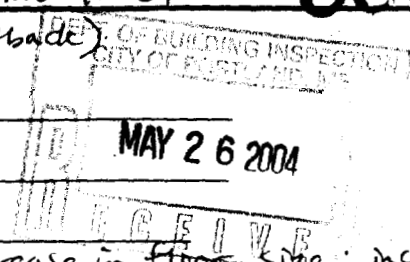
04-0683

# 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.

4	
Total Square Footage of Proposed Structure	Square Footage of Lot

N/A	(207) 774-6904 Robert C. Brooks 134 Fenway St. Portland, ME 04102	Fee: \$ <b>66.00</b>
Current use: <u>Small shed in shoreland zone (with 75' setback)</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Small shed in shoreland zone</u>		
Project description: <u>28.7% expansion of shed. Decrease in floor size; increase in volume (height) to standing level. See attached for expansion data.</u>		
Contractor's name, address & telephone: <u>Dave Johnson Building/Remodeling, Inc. 17 Laskey Rd., Windham, ME 04062</u>		
Who should we contact when the permit is ready: <u>Michele Brooks 774-6904 or 232-1887</u>		
Mailing address: <u>134 Fenway St., Portland, ME 04102</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. <b>PHONE: 774-6904 - cell: 232-1887</b>		



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><i>Michele Brooks</i></u>	Date: <u>5/20/04</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

Maine Floodplain Management

# Decision Tree for Floodplain Permits

Is the development in the floodplain as shown on the Community's flood map?

If yes, go to page 2.

If no, no flood hazard permit required.

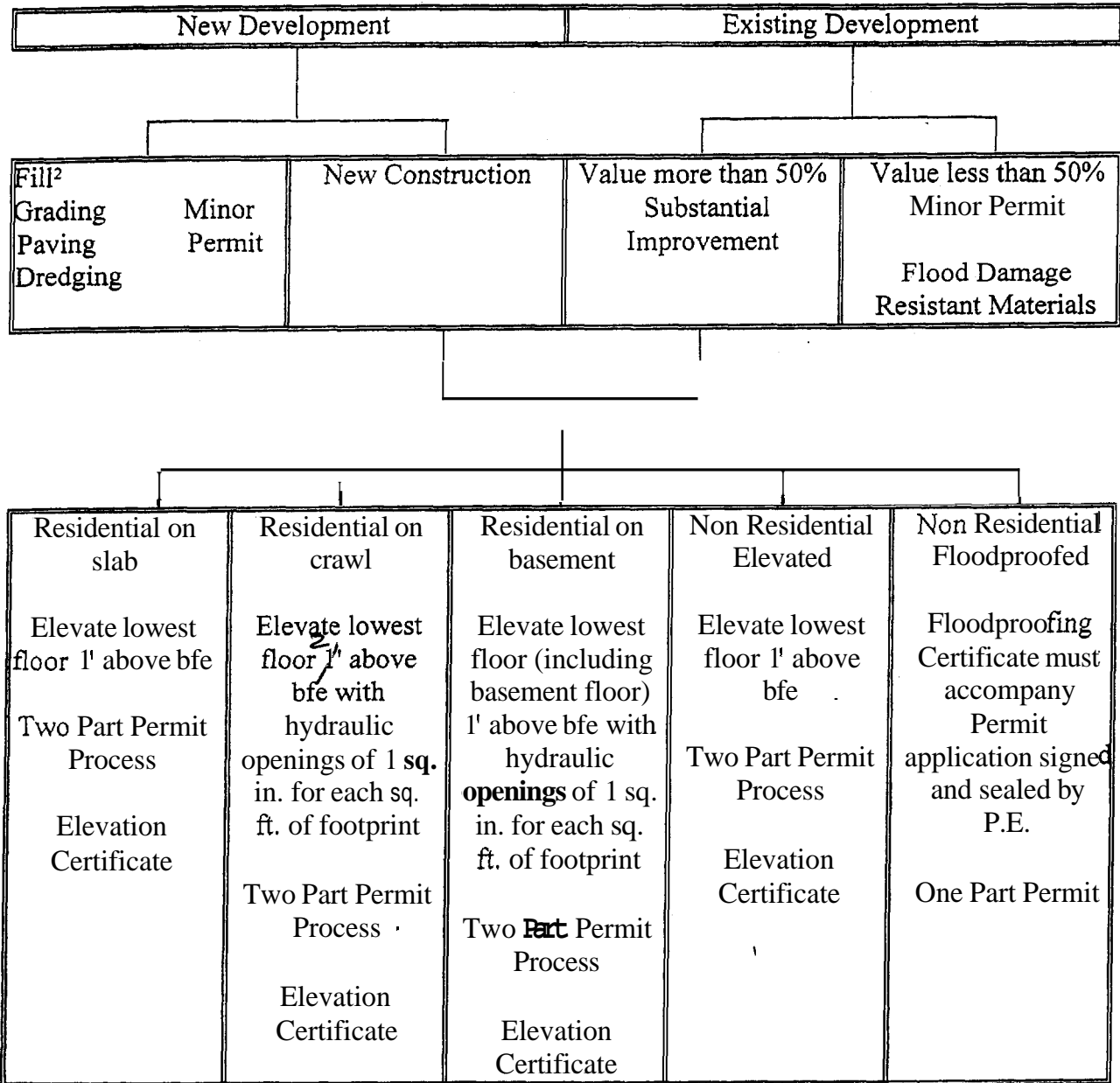
If the development is in the Special Flood Hazard Zone A, A1-30, AE but not in the floodway<sup>1</sup> go to page 3.

If the development is in the Floodway go to page 4.

If the development is in a V, V1-30 or VE Zone go to page 5.

<sup>1</sup> In Unnumbered A-Zones for riverine areas the floodway is considered to be  $\frac{1}{2}$  the width of the floodplain as measured from the water's edge to the upland limit of the floodplain measured perpendicular to the stream or river.

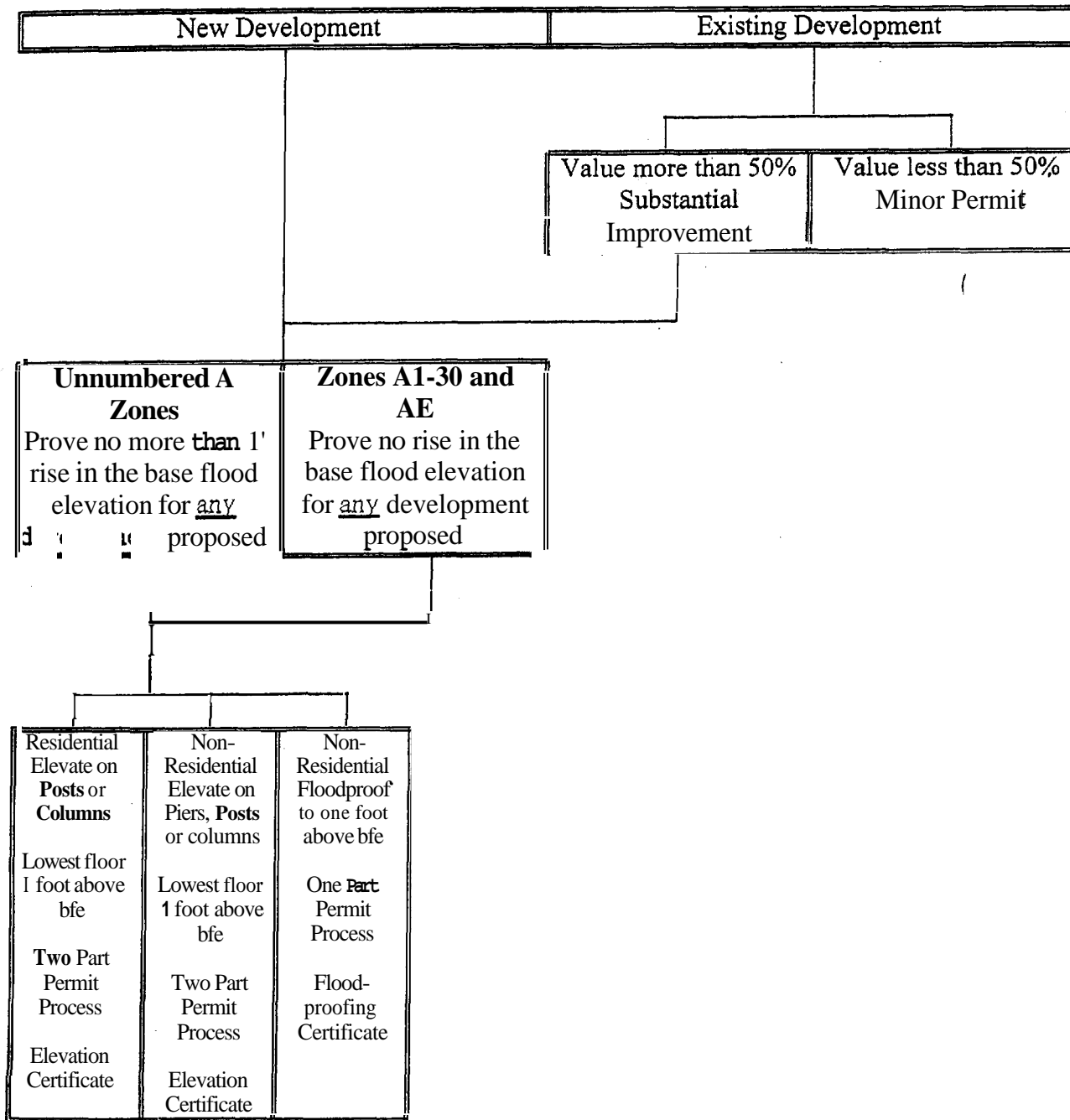
## A, A1-30, and AE Zones'[without floodway]



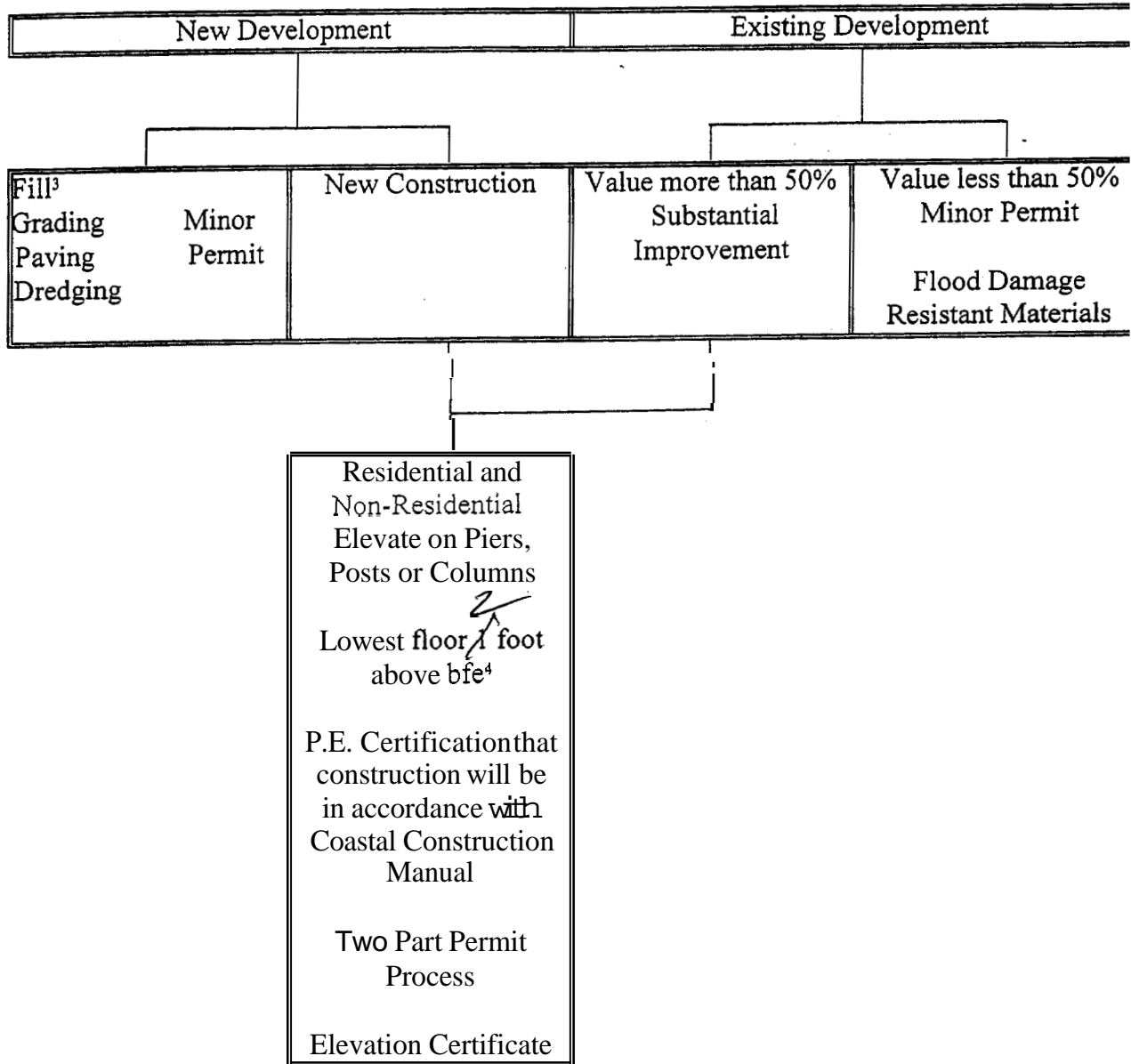
<sup>2</sup>Not for construction of walled or roofed structure



# Floodway



## V, V1-30 and VE-Zone



September 24, 1996 permit flow chart.lwp

<sup>3</sup>Not for construction of walled or roofed structure

<sup>4</sup>Lowest floor in V Zone is measured at lowest horizontal member

*Floodproofing is not an option in V Zone*

# FLOOD HAZARD DEVELOPMENT PERMIT

## For Minor Development

### PORTLAND, Maine

(Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of PORTLAND, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 198 Lot #: 13-20  
*[Recommended but not required by FPMO]*

Project Description: replacement shed in shrewland zone  
*[Recommended but not required by FPMO]*

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit **may** be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit **will** not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form **will** be posted in a conspicuous place on the premises in plain view and;
- The permit **will** expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: Recommended but not required by FPMO  
signature

Date: Recommended but not required by FPMO

or

Authorized Agent: Recommended but not required by FPMO  
signature

Date: Recommended but not required by FPMO

Issued by: Recommended but not required by FPMO

Date: Recommended but not required by FPMO

Permit #: Recommended but not required by FPMO

# FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)  
[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of \_\_\_\_\_, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Robert and Michelle Brooks Address: 134 Fenway St. Portland

Ph. No: (207) 774-6904 <sup>miles</sup> cell (207) 232-1587

Applicant: same as Address: \_\_\_\_\_

Ph. No: \_\_\_\_\_

Contractor: \_\_\_\_\_ Address: \_\_\_\_\_

Ph. No: \_\_\_\_\_

## LEGAL DESCRIPTION

Is this lot a part of a subdivision?  Yes  No If yes, give the name of the subdivision and lot number:

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

Tax Map: 198 Lot #: 13-20

Address: 134 Fenway St. Portland  
Street/Road Name

Zip Code: 04102

General explanation of proposed development: replacement of small shed in shoreland zone

Estimated value of improvements: \$2,500.

## OTHER PERMITS

Are other permits required from State or Federal Jurisdictions?  Yes  No  
If yes, are copies of these permits attached?  Yes  No  Not Applicable

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date Submitted \_\_\_\_\_; Fee Paid \_\_\_\_\_; Reviewed by CEO \_\_\_\_\_; Reviewed by Planning Board \_\_\_\_\_

Permit # \_\_\_\_\_ Issued by \_\_\_\_\_ Date \_\_\_\_\_

(This section to be completed by Municipal Official)

**LOCATION**

Flooding source (name of river, pond, ocean, etc): \_\_\_\_\_

- V1-30 Zone  
  VE Zone  
  AE Zone  
  A1-30 Zone  
  A Zone  
 FRINGE  
  FLOODWAY (1/4 width of floodplain in A Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section.

Cross Section	Base Flood Elevation
Above Site _____	Above Site _____
Below Site _____	Below Site _____

Base Flood Elevation (bfe) at the site \_\_\_\_\_ NGVD [Required for New Construction or Substantial Improvements]

Basis of A Zone bfe determination:

- From a Federal Agency:  
  USGS  
  USDA/NRCS  
  USACE  
  Other \_\_\_\_\_  
 From a State Agency:  
  MDOT  
  Other \_\_\_\_\_  
 Established by Professional Land Surveyor  
 Established by Professional Engineer  
  HEC II  
  HY 7  
  Quick-2  
  Other \_\_\_\_\_  
 Highest Known Water level  
 Other (Explain) \_\_\_\_\_

**VALUE**

If the development involves improvements to an existing structure, the Market Value of existing structure: \$ \_\_\_\_\_

- New development or Substantial Improvement:  
  Minor improvement or addition to existing development

**TYPE OF DEVELOPMENT**

Check the appropriate box to the left for the type(s) of development requested; and complete information for each applicable line:

- |   |   |  |   |
|---|---|--|---|
| <p><input type="checkbox"/> 1. Residential Structure</p> <p style="padding-left: 20px;"> <input type="checkbox"/> 1a. New Structure _____<br/> <input type="checkbox"/> 1b. Add to Structure _____<br/> <input type="checkbox"/> 1c. Renovations/other changes _____                 </p> <p><input type="checkbox"/> 2. Non-Residential Structure</p> <p style="padding-left: 20px;"> <input type="checkbox"/> 2a. New structure _____<br/> <input type="checkbox"/> 2b. Add to Structure _____<br/> <input checked="" type="checkbox"/> 2c. Renovations/other changes _____<br/> <input checked="" type="checkbox"/> 2d. Floodproofing _____                 </p> <p><input type="checkbox"/> 3. Water Dependent use:</p> <p style="padding-left: 20px;"> <input type="checkbox"/> 3a. Dock _____<br/> <input type="checkbox"/> 3b. Pier _____<br/> <input type="checkbox"/> 3c. Boat Ramp _____<br/> <input type="checkbox"/> 3d. Other _____                 </p> <p><input type="checkbox"/> 4. Paving _____</p> | <p>Dimensions</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> | <p><input type="checkbox"/> 5. Filling' _____</p> <p><input type="checkbox"/> 6. Dredging _____</p> <p><input type="checkbox"/> 7. Excavation _____</p> <p><input type="checkbox"/> 8. Levee _____</p> <p><input type="checkbox"/> 9. Drilling _____</p> <p><input type="checkbox"/> 10. Mining: _____</p> <p><input type="checkbox"/> 11. Dam: Water surface to be created _____</p> <p><input type="checkbox"/> 12. Water Course Alteration</p> <p style="padding-left: 40px;">Detailed description must be attached with copies of all applicable state and federal permits.</p> <p><input type="checkbox"/> 13. Other: Explain _____</p> <p>_____</p> <p>_____</p> | <p>Cubic Yards</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Number of Acres</p> <p>_____</p> <p>_____</p> |
|---|---|--|---|



# FLOOD HAZARD DEVELOPMENT PERMIT

## For Minor Development

PORTLAND, Maine

(Development **not** considered a Substantial Improvement)

**This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of PORTLAND, Maine, for development in a Special Flood Hazard Area as defined in said ordinance.** Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. **This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.**

Tax Map: \_\_\_\_\_ Lot #: \_\_\_\_\_  
*[Recommended but not required by FPMO]*

Project Description: \_\_\_\_\_  
*[Recommended but not required by FPMO]*

### The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view and;
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: *Recommended but not required by FPMO*  
signature

Date: *Recommended but not required by FPMO*

or

Authorized Agent: *Recommended but not required by FPMO*  
signature

Date: *Recommended but not required by FPMO*

Issued by: *Recommended but not required by FPMO*

Date: *Recommended but not required by FPMO*

Permit #: *Recommended but not required by FPMO*

# CERTIFICATE OF COMPLIANCE

## PORTLAND, Maine

Owner: Recommended but not required by FPMO

Address: Recommended but not required by FPMO

Tax Map: \_\_\_\_\_ Lot #: \_\_\_\_\_  
[Recommended but not required by FPMO]

Location of Property: \_\_\_\_\_  
[Recommended but not required by FPMO]

The development described above has been constructed in compliance with the Floodplain Management Ordinance for the (City/Town) \_\_\_\_\_ of \_\_\_\_\_, Maine. [Article VII]

A variance  was  was not required for this development.

This determination is based on Elevation Certificate data provided by: [check appropriate box]  
[Required for New Construction or Substantial Improvement]

Professional **Land Surveyor**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
License #: \_\_\_\_\_

Architect

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
License #: \_\_\_\_\_

Professional **Engineer**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
License #: \_\_\_\_\_

**On Site Inspection by Code Enforcement Officer:** Recommended but not required by FPMO  
Code Enforcement Officer @lease **print**)

Signature: Recommended but not required by FPMO Date: Recommended but not required by FPMO

Flood Hazard Development Permit #: \_\_\_\_\_

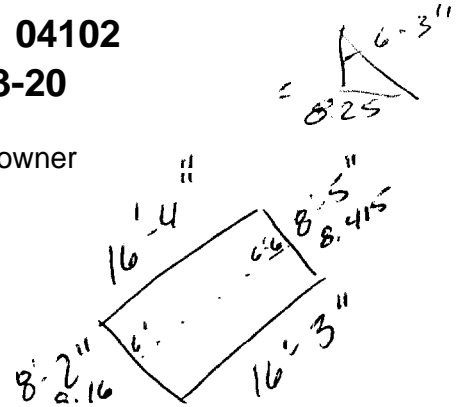


# BOATHOUSE DIMENSIONS FOR PROPOSED 28.7% EXPANSION IN SHORELAND ZONE

134 Fenway Street, Portland, ME 04102  
Tax Map 198, Block B, Lots 13-20

Measurements by Michele Brooks, homeowner  
and  
Timothy Fenlason  
Drafting Manager/Senior Designer  
FMC Cadd  
75 Bishop Street, Suite 3  
Portland, ME 04103

4.125 x 2 = 17.02  
+ 39.06



The length of the current structure is 16'-4" on one side and 16'-3" on the other. The width of the current structure is 8'-5" on one end and 8'-2" on the other. The height of the current structure is 6'-6" at the high point and 5'-1" at the low point on one end and 6'-0" and 5'-1" on the other.'

Our calculations assumed a little bit of averaging and interpolation to make the math easier. So, we assumed that the average was 16'-4" (or 16.33 feet) long by 8'-3" (or 8.25 feet) wide by 6'-3" and 5'-1" (or 5.08 feet) high at the roof.

Using these numbers, we came up with a current cubic footage of 762.53 cubic feet. (Calculation: To measure the basic rectangular portion of the boathouse, we took  $16.33 \times 8.25 \times 5.08 = 684.39$ . To add the portion attributable to the roof, we measured the "triangle" as being  $\frac{1}{2}$  of  $16.33 \times 8.25 \times 1.16$  (the difference between the 6'-3" and the 5'-1") = 78.14.  $684.39 + 78.14 = 762.53$ . ✓

Thirty percent of  $762.53 = 228.76 + 762.53 = 991.29$  (the allowable 30% expansion). ✓ OK under 30%

Our primary goal in expanding the boathouse is to increase the height to a comfortable "standing level" inside. Therefore, assuming that the main "rectangular" portion of the proposed boathouse was 16' by 8' by 7', we would start with 896 cubic feet. Adding a 4/12 pitched roof that would measure up an additional 1'-4" (or 1.33 feet) at the center would give us an additional 85.12 cubic feet (Calculation:  $16' \times 8' \times 1.33'$  divided by 2 = 85.12). **Thus, the total cubic feet for this "proposed" boathouse would be 981.12, which translates to a 28.7% volume expansion.** ✓

OK

<sup>1</sup> Note that the current location of the boathouse has been located by a surveyor on a certain Plan entitled "Plan Showing the Location of a Proposed Addition Made For Robert & Michele Brooks" by Nadeau & Lodge, dated May 4, 2004. A copy of this Plan is on record with the City of Portland in connection with the proposed expansion of the house located at said property.