

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 061410

PERMIT ISSUED

OCT 16 2006

CITY OF PORTLAND

This is to certify that NADEAU JAMES D / James Deau

has permission to Remove second floor porch

AT 924 BRIGHTON AVE

260 B010001

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 procured before this building or part thereof is altered 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

Thomas W. Mackley 10/12/06
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 ISSUED

| | | | |
|-----------------------|-------------|---------------------|-----|
| Permit No: 06-1410 | Issue Date: | CBL: 260 BQ10001 | 2 U |
|-----------------------|-------------|---------------------|-----|

| | | | |
|--|---|---|------------------------------|
| Location of Construction: 924 BRIGHTON AVE | Owner Name: NADEAU JAMES D | Owner Address: 924 BRIGHTON AVE | Phone: |
| Business Name: | Contractor Name: James Nadeau | Contractor Address: 918 Brighton Ave Portland | Phone: 207-4156543 |
| Lessee/Buyer's Name | Phone: | Permit Type: Demolitions | Zone: B-1 |

| | | | | | |
|-----------------------------------|--|-------------------------------|------------------------------------|---------------------------|----------------------------|
| Past Use: 2 Family Home | Proposed Use: 2 Family Home- Remove second floor porch | Permit Fee: \$30.00 | Cost of Work: \$1,000.00 | CEO District: 3 | Abuls R-3 |
|-----------------------------------|--|-------------------------------|------------------------------------|---------------------------|----------------------------|

| | |
|---|---|
| FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB IRC 2003 |
| Signature: | Signature: Jm 10/12/06 |

Proposed Project Description:
Remove second floor porch

legal use: 2 res. dwelling units

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | | |
|------------------------------------|--|------------------------|--|
| Permit Taken By: Idobson | Date Applied For: 09/25/2006 | Zoning Approval | |
|------------------------------------|--|------------------------|--|

| | | | |
|---|---|---|---|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied</p> <p><i>ok with conditions</i> Date: 9/10/06</p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p>Date: _____</p> | <p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p> |
|---|---|---|---|

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: 06-1410 | Date Applied For: 09/25/2006 | CBL: 260 B010001 |
|------------------------------|--|----------------------------|

| | | | |
|--|---|---|---------------------------------|
| Location of Construction: 924 BRIGHTON AVE | Owner Name: NADEAU JAMES D | Owner Address: 924 BRIGHTON AVE | Phone: |
| Business Name: | Contractor Name: James Nadeau | Contractor Address: 918 Brighton Ave Portland | Phone: (207) 415-6543 |
| Lessee/Buyer's Name | Phone: | Permit Type: Demolitions | |

| | |
|--|---|
| Proposed Use: 2 Family Home- Remove second floor porch | Proposed Project Description: Remove second floor porch |
|--|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/02/2006

Note: **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** Tom Markley **Approval Date:** 10/12/2006

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.





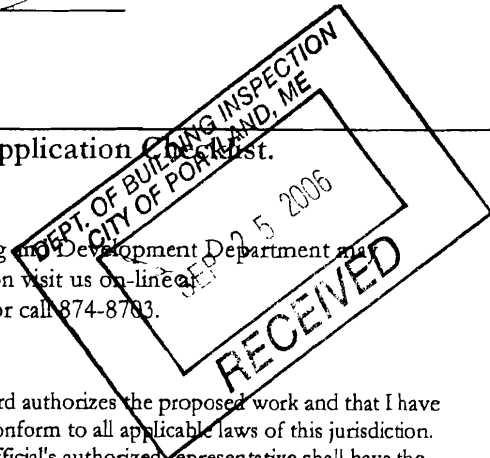
General Building Permit Application

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>924-926 BRIGHTON AVE</u> | | |
| Total Square Footage of Proposed Structure <u>NOT APPLICABLE DEMOLITION ONLY</u> | Square Footage of Lot <u>8,200 SF</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>260</u> Block# <u>B</u> Lot# <u>10</u> | Owner: <u>JAMES D. NADEAU</u> | Telephone: <u>415-6543</u> |
| Lessee/Buyer's Name (If Applicable) <u>N/A</u> | Applicant name, address & telephone: <u>JAMES D. NADEAU 918 BRIGHTON AVE PORTLAND, ME</u> | Cost Of Work: \$ <u>1000</u> Fee: \$ _____ C of O Fee: \$ <u>30</u> |
| Current Specific use: <u>2 STORY PORCH</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME - SEE BELOW</u> | | |
| Project description: <u>CURRENT 2ND FLOOR PORCH TO BE TAKEN DOWN. 1ST FLOOR PORCH TO REMAIN</u> | | |
| Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>JAMES NADEAU</u> Mailing address: _____ Phone: <u>415-6543</u> | | |

Please submit all of the information outlined in the Commercial Application **CONSTRUCTION INSPECTION** 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 874-8783.



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>9-20-2006</u> |
|--|------------------------|

This is not a permit; you may not commence ANY work until the permit is issued.

September 20, 2006

City of Portland, Building Inspections
389 Congress Street
Portland, Maine 04101

RE: 924-926 Brighton Avenue, Portland, Maine

To whom it may concern:

My insurance company has notified me that my current 2nd floor porch has structurally become a hazard. The first floor porch will be re-leveled upon completion of demolition of said 2nd floor porch.

Scope of service is as follows:

Tear down second floor porch flooring, walls, and roof.
Remove from site. Close up current 2nd floor porch which enters onto current 2nd floor porch with KD 2"by6"by8' wood stock ripped to fit current opening 12" OC.
Close outside of door opening with 5/8" CDX plywood and typar.
Current siding will be placed over typar.
Insulate between new studs
Close inside of door opening with 1.2" sheetrock.

Construct 1" by 8" primed fascia and soffit with vents as needed.

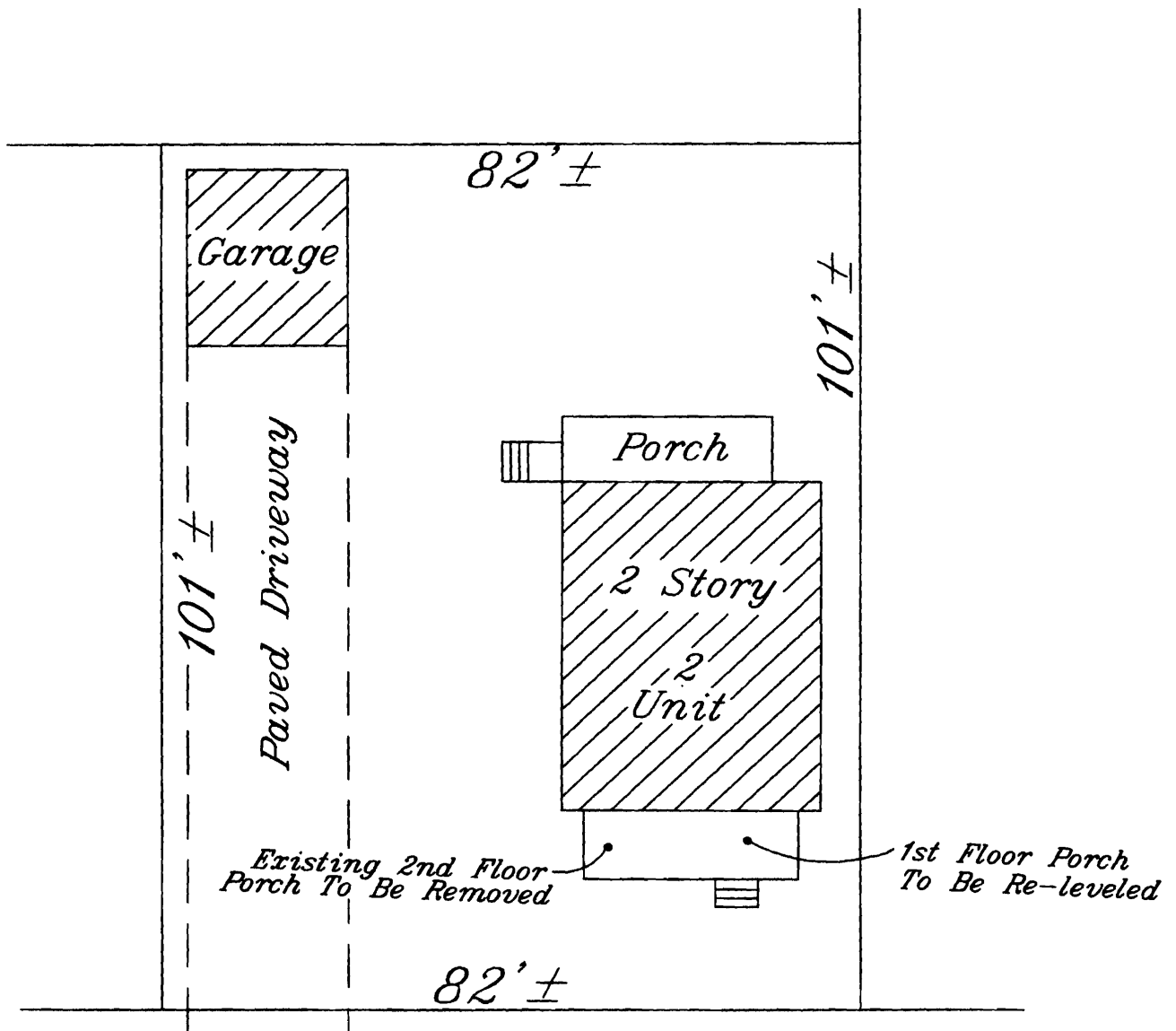
Install Ice and water shield prior to installation of 3 tab shingles as needed.

RE-level 1st floor porch upon completion of above items.

Thank you for your assistance. Please do not hesitate to call if you have any questions.

Sincerely,


James D. Nadeau, owner
924-926 Brighton Avenue



Brighton Avenue





September 25, 2006

City of Portland, Building Inspections
389 Congress Street
Portland, Maine 04101

RE: 924-926 Brighton Avenue, Portland, Maine (brightonporch2)

To whom it may concern:

In follow-up to my September 22, 2006 submission, I offer the following:

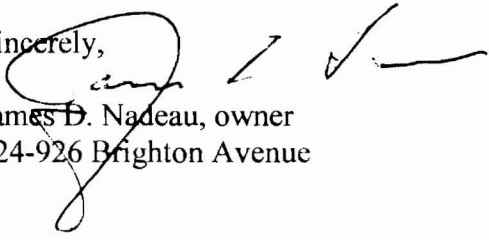
The porch footprint will remain as it serves as the exterior landing for both the first and second floor front entrances. Please see attached photographs, which depict two front doors on the first floor porch. The photographs also depict the top half of the second floor porch door, which will be eliminated. The exterior door (second floor) to be blocked serves only one purpose, access to the second floor porch.

The re-leveling of the first floor deck will be performed with sono-tubes to be installed at grade with a 6" by 6" PT support post supports on top of sono-tube. Three sono-tubes will be installed as follows: at each front corner and at the mid point of the front face of deck.

The roof, which covers the first floor porch, will be eliminated. The first floor porch will become a deck. I have attached a revised sketch depicting the general floor plan of the entrances associated with the second floor.

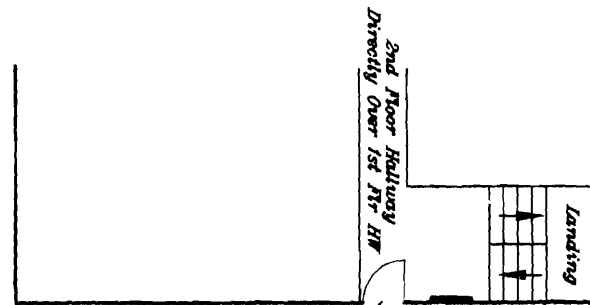
Thank you for your assistance. Please do not hesitate to call if you have any questions.

Sincerely,


James D. Nadeau, owner
924-926 Brighton Avenue

Releveling - what will be
put in to relevel
Plan for 2nd Floor
Clearer description
on roof

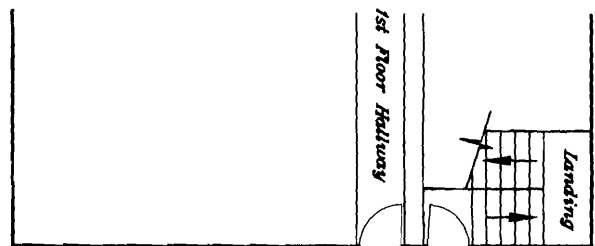
Second Floor



Existing 2nd Floor Door To Be Removed

2nd Floor Window To Remain

First Floor



Existing 2nd Floor Porch To Be Removed

1st Floor Porch To Be Re-leveled