

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JOHN E. STANHOPE

Located At 805 BRIGHTON AVE

Job ID: 2012-05-3901-ALTR

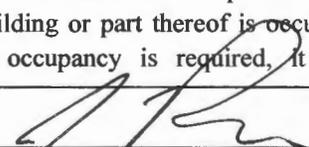
CBL: 285- C-001-001

has permission to install a ramp for ADA access (Single Family Residence).  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

 05/23/2012  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete
  2. Close In Elec/Plmb/Frame prior to insulate or gypsum
  3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-05-3901-ALTR

Located At: 805 BRIGHTON AVE CBL: 285- C-001-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The proposed ramp does not meet the required front and side setbacks. This permit is being issued with the condition that the applicant has thirty days after the permit is issued to apply for a Disability Variance.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. **Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).**
3. R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter.
4. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.
5. **Girders shall comply with Table R502.5(1), see attachment.**
6. Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
7. **R311.8. See attached documentation for Ramp slope: landings, and handrail specifications.**



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*Penny St. Louis Littell - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

May 23, 2012

Mr. John Stanhope  
805 Brighton Avenue  
Portland, ME, 04102

Re: 805 Brighton Avenue – 285 C001- R-3 – disability variance – Permit #2012-05-3901

Dear Mr. Stanhope,

You applied for a permit to build a ramp to make your house at 805 Brighton Avenue accessible for a wheel chair. 805 Brighton Avenue is located in the R-3 residential zone. The required front yard setback (measured from the inside edge of the sidewalk) is twenty-five (25) feet [section 14-90(d)(1)]. The submitted plot plan showed the setback to the proposed ramp as about nineteen (19) feet. The required side setback on a side street is twenty (20) feet [section 14-90(d)(4)]. The submitted plot plan gave the side setback to the proposed ramp as six (6) feet. Since the ramp has to be installed immediately, the permit has been issued to build it, but you need to apply for a disability variance within thirty days of the permit being issued, since the ramp does not meet the required front and side setbacks.

I have enclosed the disability variance application and the information about the appeal process. Please feel free to contact me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

Cc. file

COPY

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

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

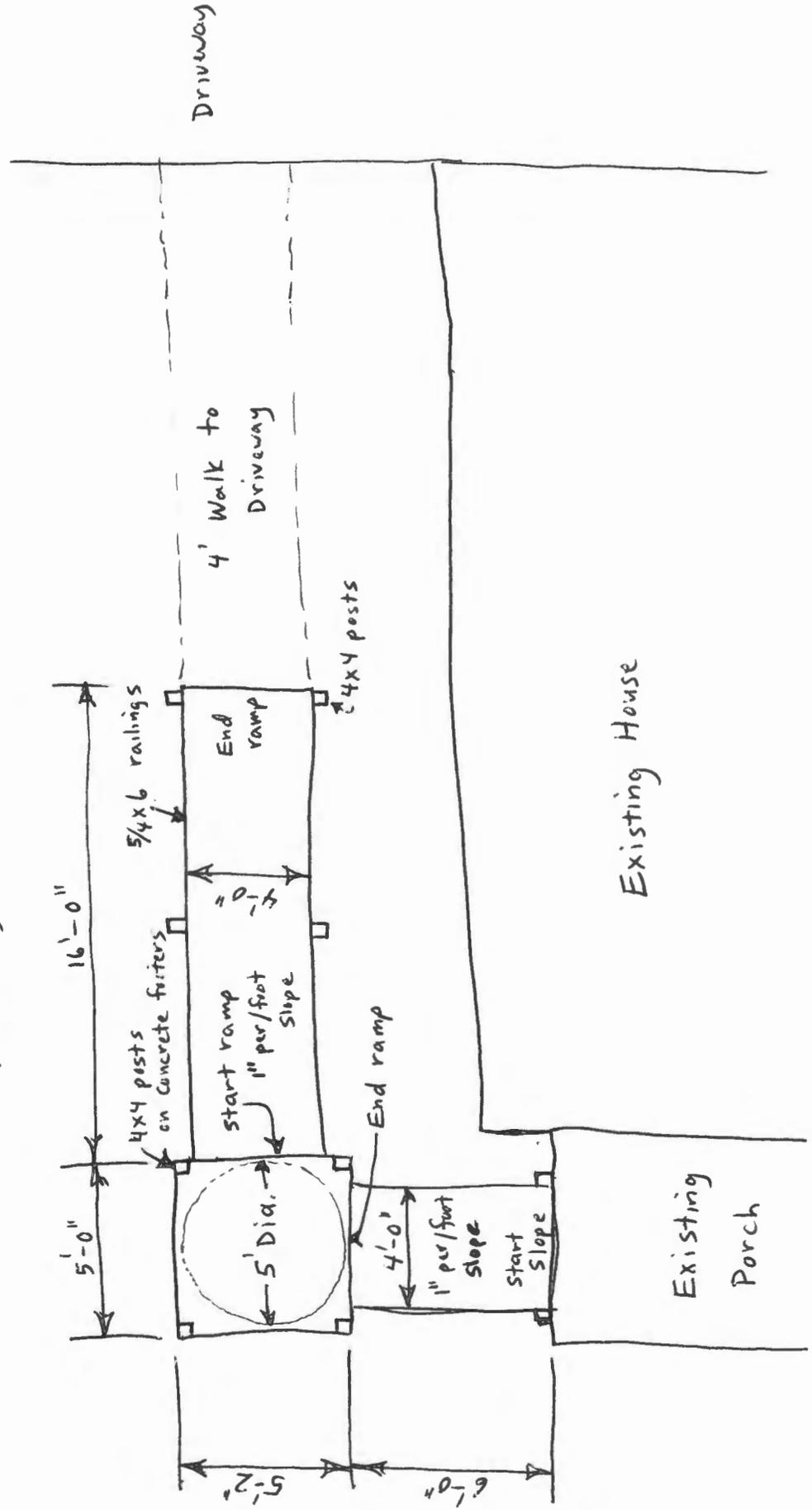
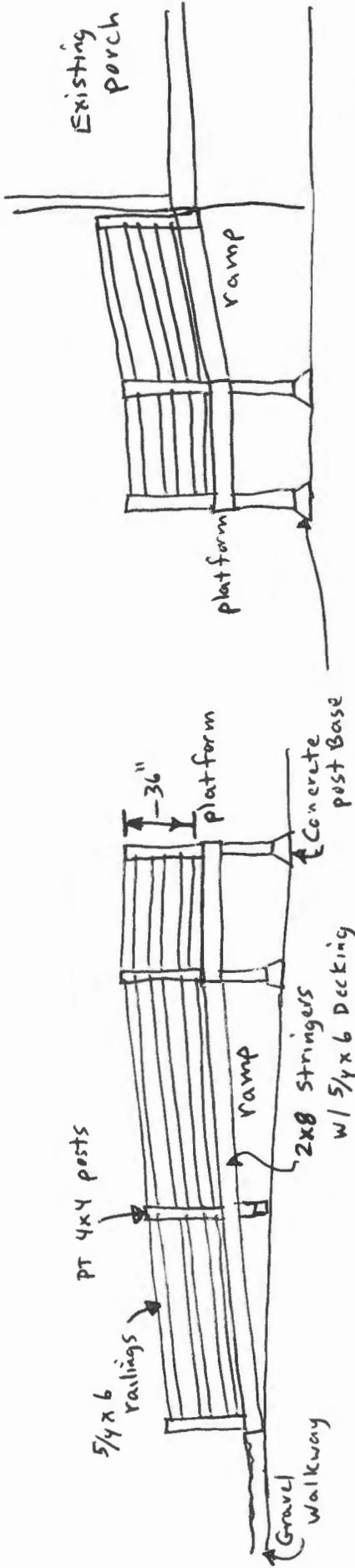
Job No: 2012-05-3901-ALTR	Date Applied: 5/2/2012	CBL: 285- C-001-001	
Location of Construction: 805 BRIGHTON AVE	Owner Name: JOHN E. STANHOPE	Owner Address: 805 BRIGHTON AVE PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Olin Irish	Contractor Address: 122 Wilson Rd., Gorham, ME 04038	Phone: (207) 892-2153
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family home	Proposed Use: Same - Single family home – install a handicap ramp for wheelchair access	Cost of Work: 4000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB DEC, 2007 KUBER Signature: <i>[Signature]</i>
Proposed Project Description: handicap ramp		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

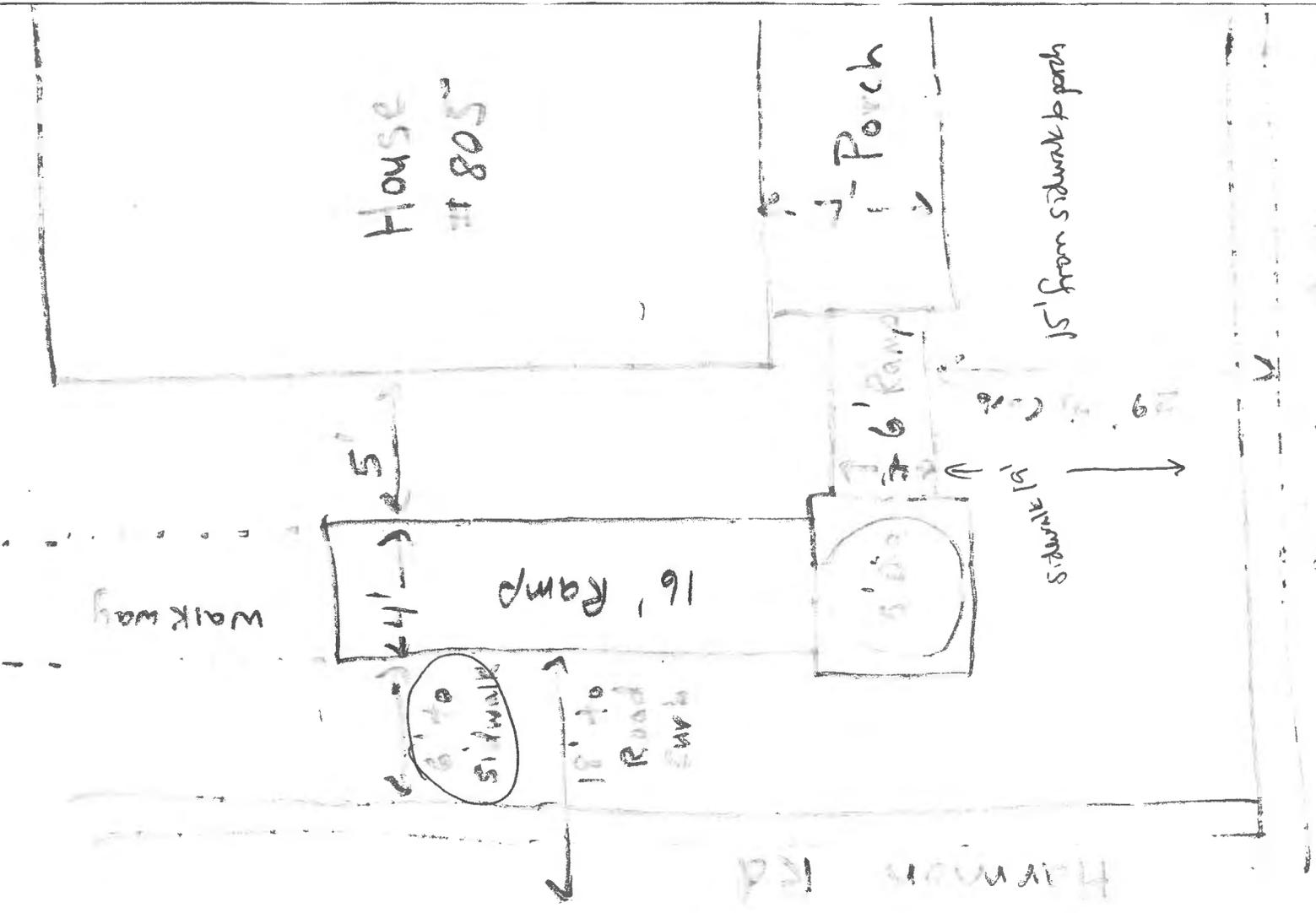
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>pkwl cond. hais 5/11/12 ABU</i></p>	<p><b>Zoning Appeal</b></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><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist 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: <i>ABU</i></p>
	<p><i>- needs to apply for Disability Variance.</i></p>		

**CERTIFICATION**

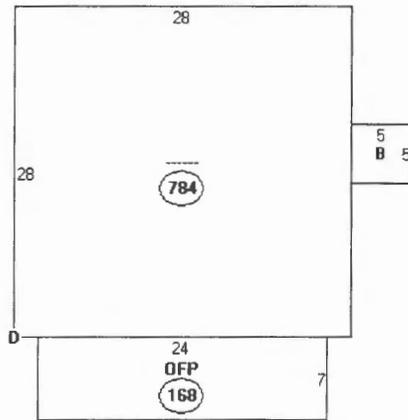
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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





$6 \times 4 = 24$   
 $5 \times 5 = 25$   
 $4 \times 16 = 64$   
113



Descriptor/Area	
A: ---	784 sqft
B: OFP	25 sqft
C: OFP	168 sqft
D: RG1	198 sqft

R-3

lot size - 6073  $\phi$

\* front setback - 25' - 19' from front prop. line

rear setback - 25' -  $\approx 60'$  (OK)

\* side yard / side street - 20' min - 6' given

lot coverage = 35% = 2125.55  $\phi$  - 1288  $\phi$  (OK)

house = 977

garage - 148

ramp - 113

1288  $\phi$

5-11-12 Left vcm for contractor, Olin Irish. Ramp does not meet 25' front setback or 20' side setback. Am moving permit forward in the review process but owner needs to apply for a disability appeal within 30 days. -amachado



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Receipts Details:

**Tender Information:** Check , BusinessName: mastercard, Check Number: 18191  
**Tender Amount:** 60.00

Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 5/2/2012  
**Receipt Number:** 43497

Receipt Details:

Referance ID:	6357	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	60.00	Charge Amount:	60.00
Job ID: Job ID: 2012-05-3901-ALTR - 22 sq ft. handicap ramp			
Additional Comments: 805 Brighton			

Thank You for your Payment!

2-3

2012 05 3901

66



# 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>805 Brighton Ave</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>285</u> <u>C</u> <u>001</u>	Applicant: (must be owner, lessee or buyer) Name <u>Sam Stanhope</u> Address <u>805 Brighton Ave</u> City, State & Zip <u>Portland 04102</u>	Telephone:
Lessee/DBA  <b>RECEIVED</b>  <b>MAY 02 2012</b>  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>3250</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>150.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>wheel chair Ramp</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description:		
Contractor's name: <u>Oliv R. Irish</u> Email: <u>OIrish@Maine.ccr.com</u> Address: <u>122 Wilson Rd.</u> City, State & Zip <u>Buxham Me. 04038</u> Telephone: <u>892-2153</u> Who should we contact when the permit is ready: _____      Telephone: _____ Mailing address: _____		

**Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: _____	Date: _____
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**This is not a permit; you may not commence ANY work until the permit is issued**