



PORTLAND MAINE

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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

May 15, 2007

Charles Wallace
52 Hicks St.
Portland, Me. 04101

COPY

Dear Mr. Wallace

I am in receipt of your application to add a deck 8x12' which has been built without proper permits. Your permit has been denied pursuant to sec. 14-90 of the Land Use Ordinance, which allow lot coverage in a R-3 zone not to exceed 35% of lot area. The addition of this deck would exceed this requirement. Therefore this deck must be removed.

You have the right to appeal my decision pursuant to sec. 112.5. If you wish to exercise your right to appeal, you have 10 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,

Christopher Hanson
Code Enforcement officer/Plan Reviewer

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0548	Issue Date: 05/15/2007	CBL: 294 C053001
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Location of Construction: 52 HICKS ST	Owner Name: WALLACE CHARLES F	Owner Address: 52 HICKS ST	Phone: 318-4471
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single Family w/ Deck 8x12	Permit Fee:	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: 8x12 Deck \ After the fact		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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: csh	Date Applied For: 05/15/2007	Zoning Approval		
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<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> <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"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <input 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:	Date:	Date:

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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: 50 Hicks St Portland Me		
Total Square Footage of Proposed Structure 96ft ²		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: Charles Wallace III	Telephone: 318-4471
Lessee/Buyer's Name (If Applicable) <hr/>	Applicant name, address & telephone: same as above (owner)	Cost Of Work: \$ 900 Fee: \$ 30 ✓ C of O Fee: \$ 0
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: New Deck Construction / After fact.	Contractor's name, address & telephone: Charlie Wallace Who should we contact when the permit is ready: Charlie Wallace Mailing address: _____ Phone: 318-4471 same as above (owner)	

DENIED

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: 5-11-07
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This is not a permit; you may not commence ANY work until the permit is issued.

Scanned

Prmt	Text93	32758	Constr Type	New	Num1	7
Permit Nbr	07-0548	Location of Construction	52	HICKS ST	Appl. Date	
Status	Denied	Permit Type	Additions - Dwellings		Issue Date	
CBL	294 C053001	District Nbr	5	Estimated Cost	\$0.00	Date Closed

Comment Date	Comment	Add	Delete	Save	F
05/15/2007	The deck does not meet the 25' rear setback req.				
	Name	csh	Follow Up Date		Completed <input type="checkbox"/>

CreatedBy	csh	CreateDate	05/15/2007	ModBy	csh	ModDate	05/15/2007
		Time	8:30 AM			Time	9:00 AM

Applicant: Charlie Wallace

Date: 5/15/07

Address: 52 Hick's

C-B-L: 294-C-53

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or ~~corner~~ lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - 275.96

Front Yard - 25' req

Rear Yard - 25' req.

under 100' - 5' min. 10' shown
12x8 deck = 96'

Side Yard - 9' req.

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

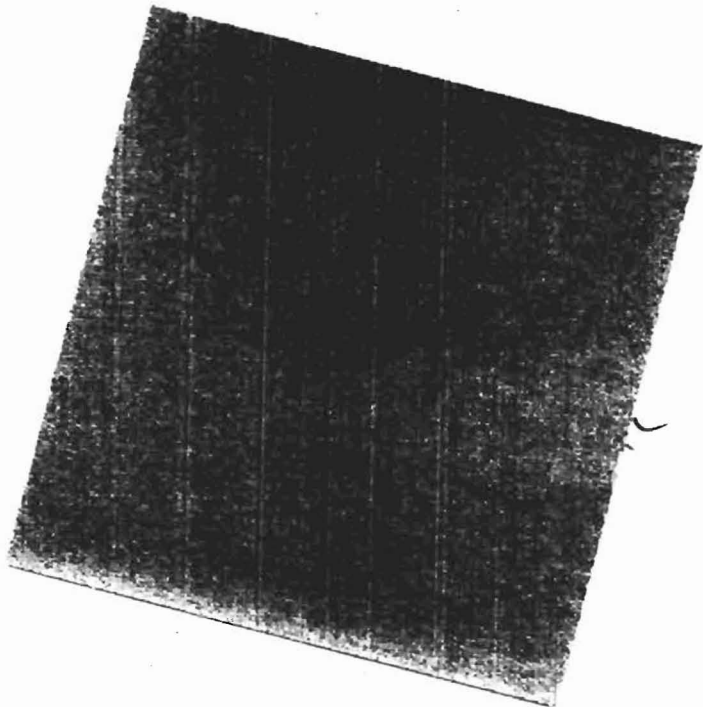
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



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	294 C053001
Location	52 HICKS ST
Land Use	SINGLE FAMILY
Owner Address	WALLACE CHARLES F 52 HICKS ST PORTLAND ME 04103
Book/Page	20653/229
Legal	294-C-53 HICKS ST 50-72 11483 SF

Current Assessed Valuation

Land	Building	Total
\$66,800	\$115,300	\$182,100

Property Information

Year Built 1953	Style Cape	Story Height 1	Sq. Ft. 1092	Total Acres 0.264		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 6	Attic Full Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 12/09/2003	Type LAND + BLDING	Price \$165,000	Book/Page 20653-229
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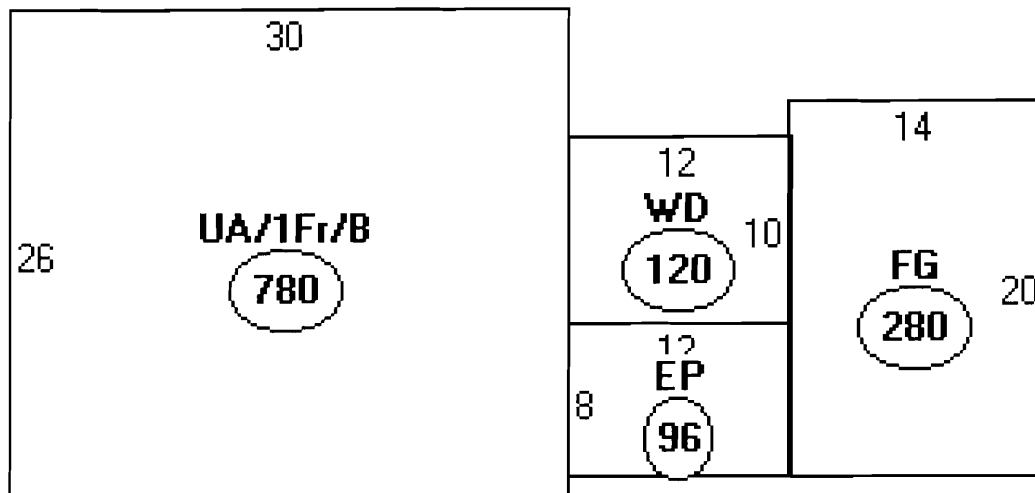
Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[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](#).

New Search!



Descriptor/Area

A: UA/1Fr/B
780 sqft

B: WD
120 sqft

C: FG
280 sqft

D: EP
96 sqft

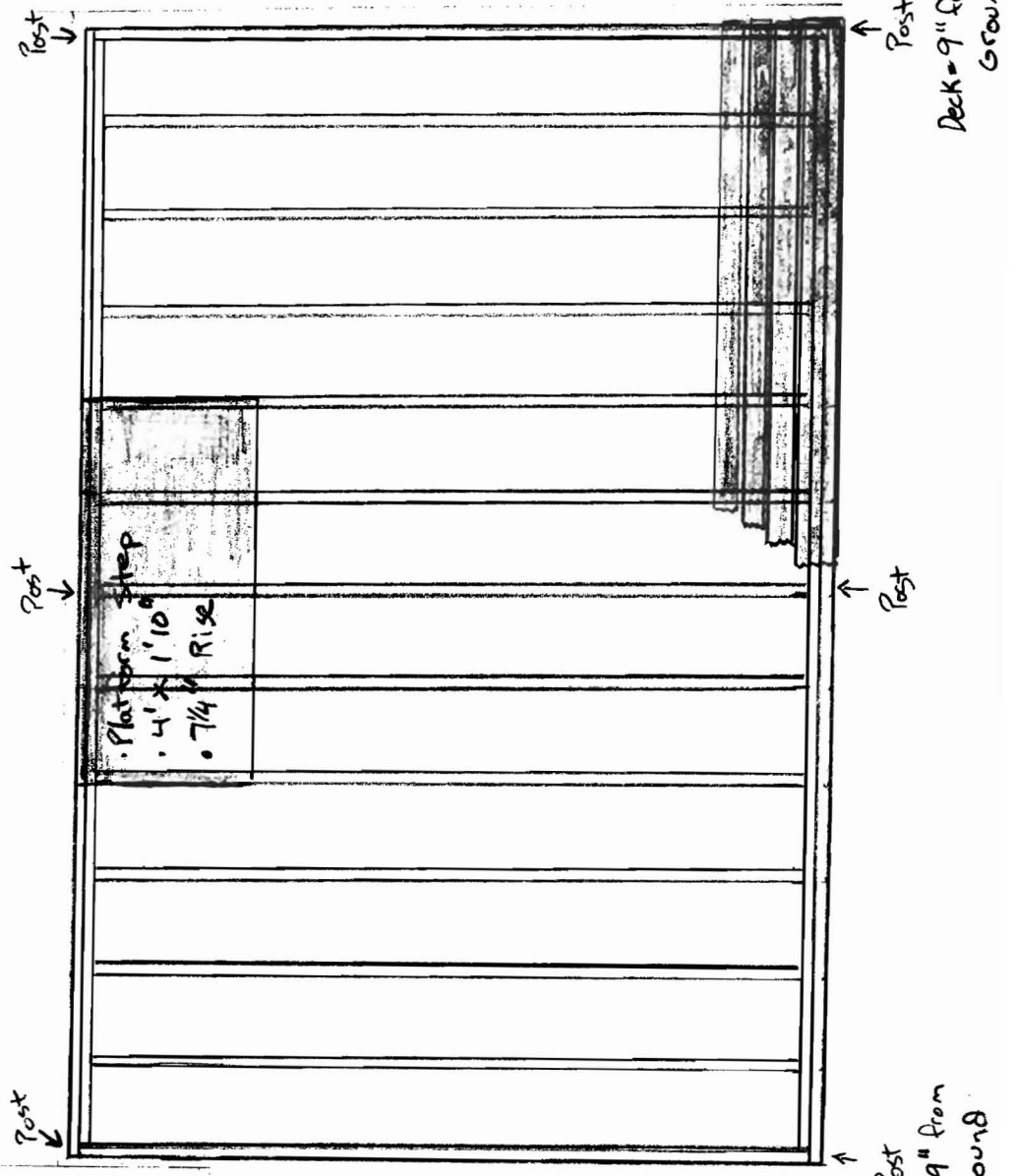


50 HICKS STREET
Deck Permit

Approx: 1" = 2'

Picoreway

Garage



Post = 4x4 P.T. 4' Down

stringers = 1x6 PT 16" on Center
hung w/ Joist hangers

Corners are angle braced w/ metal
Decking is 1x6 Corlect Deck Composite

Framing Dimension 11'10" x 8'

Platform Dimension 12'1" x 8'2"

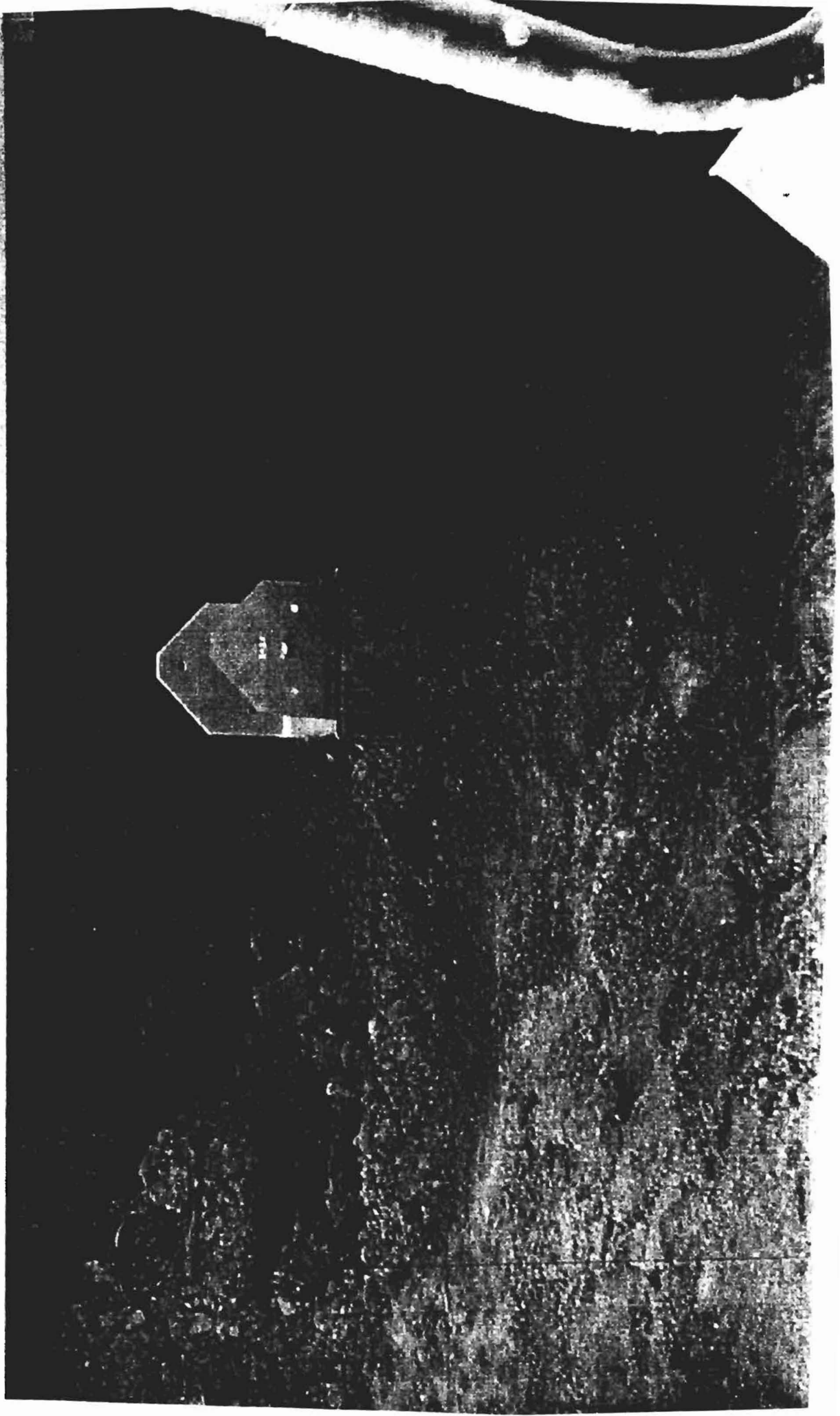
Lot Size 0.26 Acres

Lot Coverage of All Structures

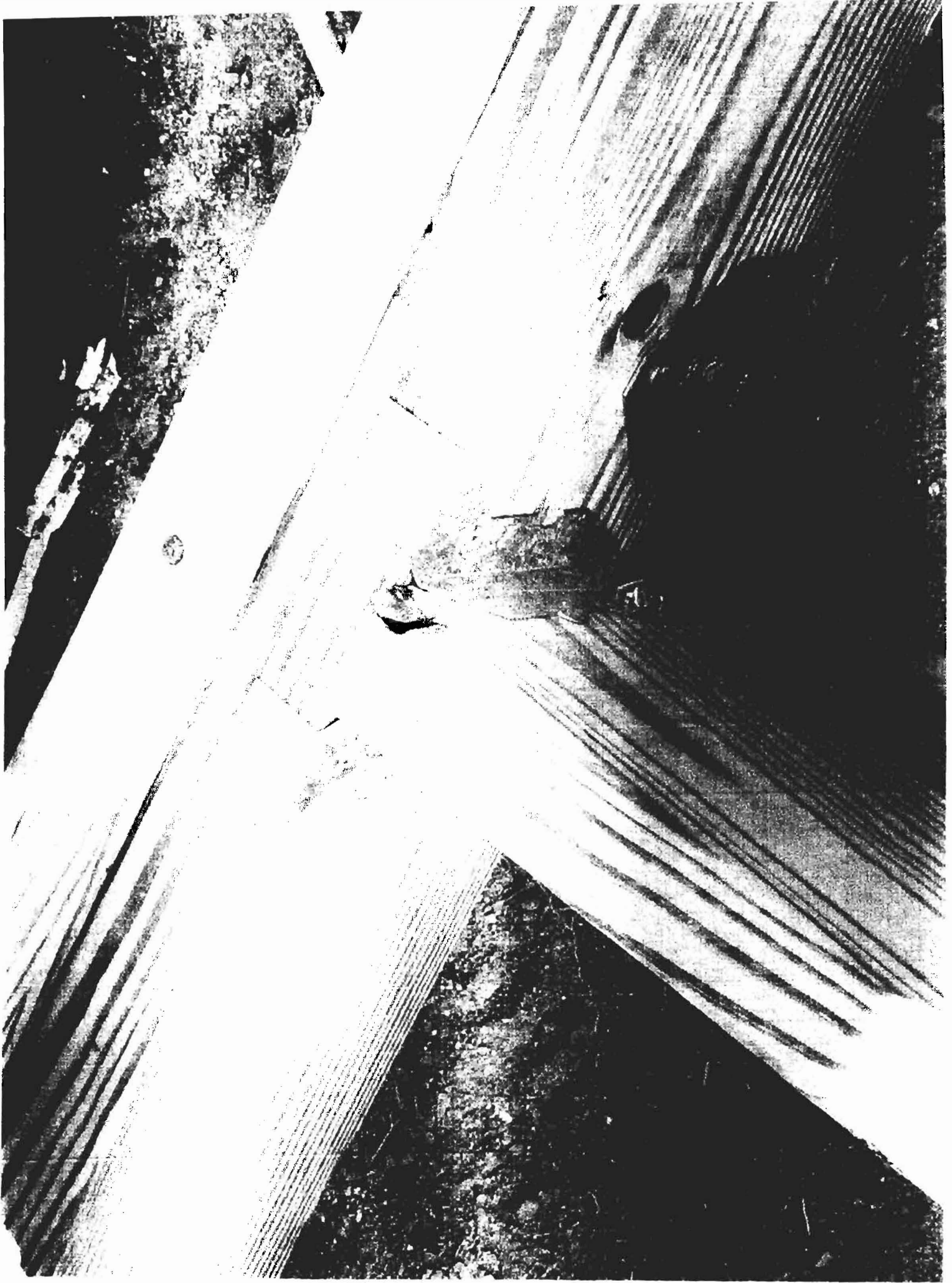
Plot Plan

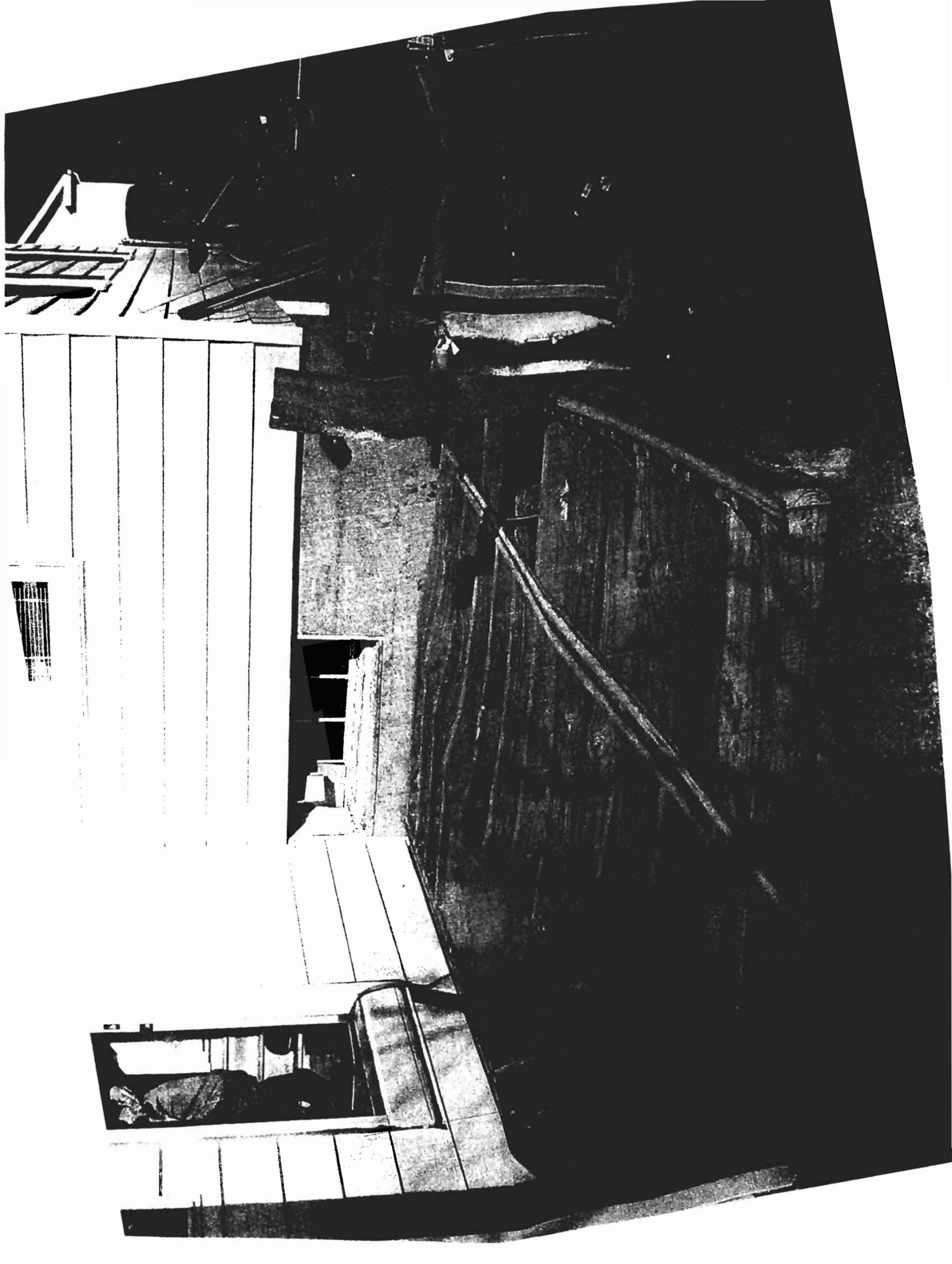
Post
Deck = 19" from
Ground

Post
Deck = 9" from
Ground

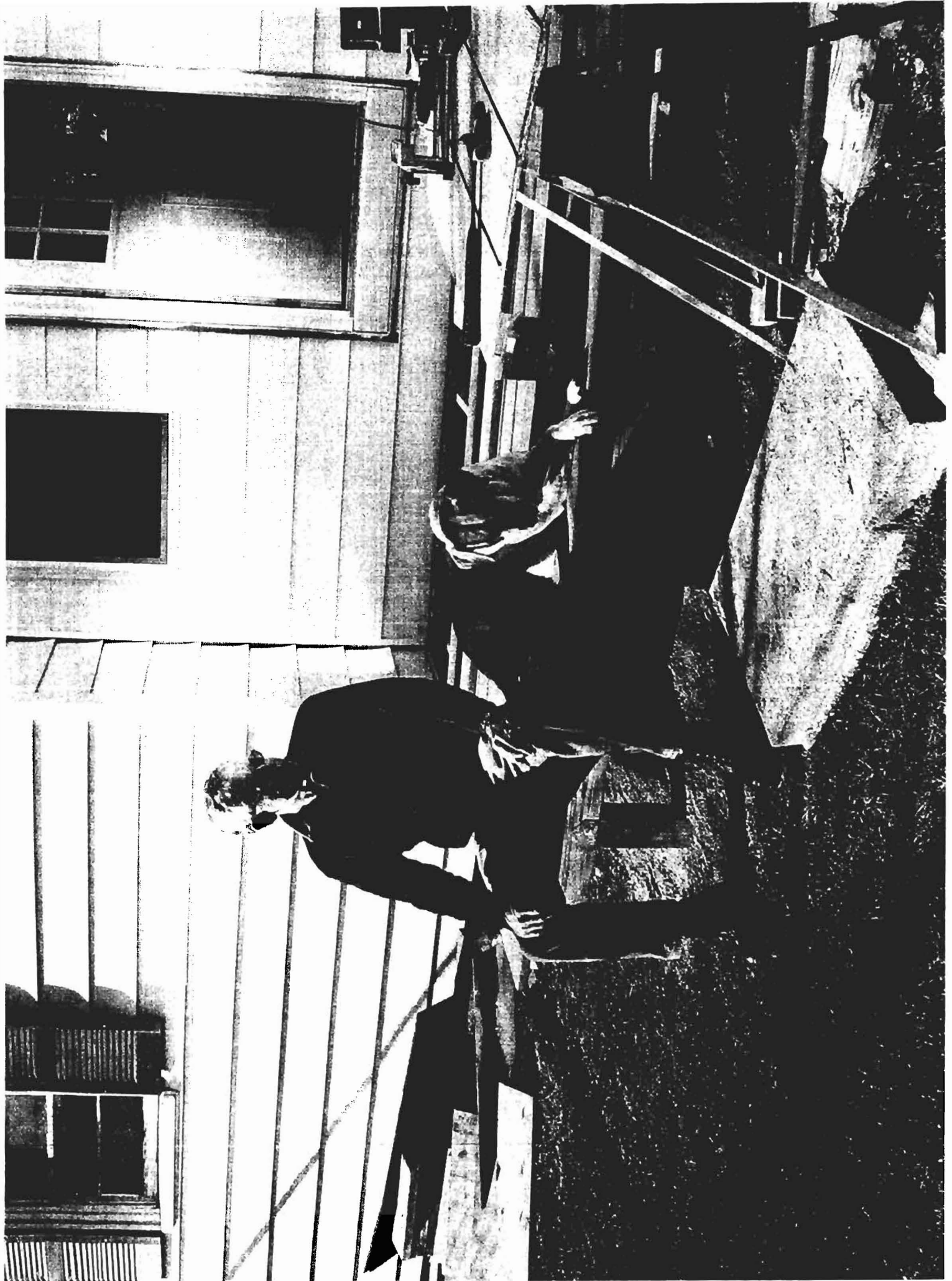


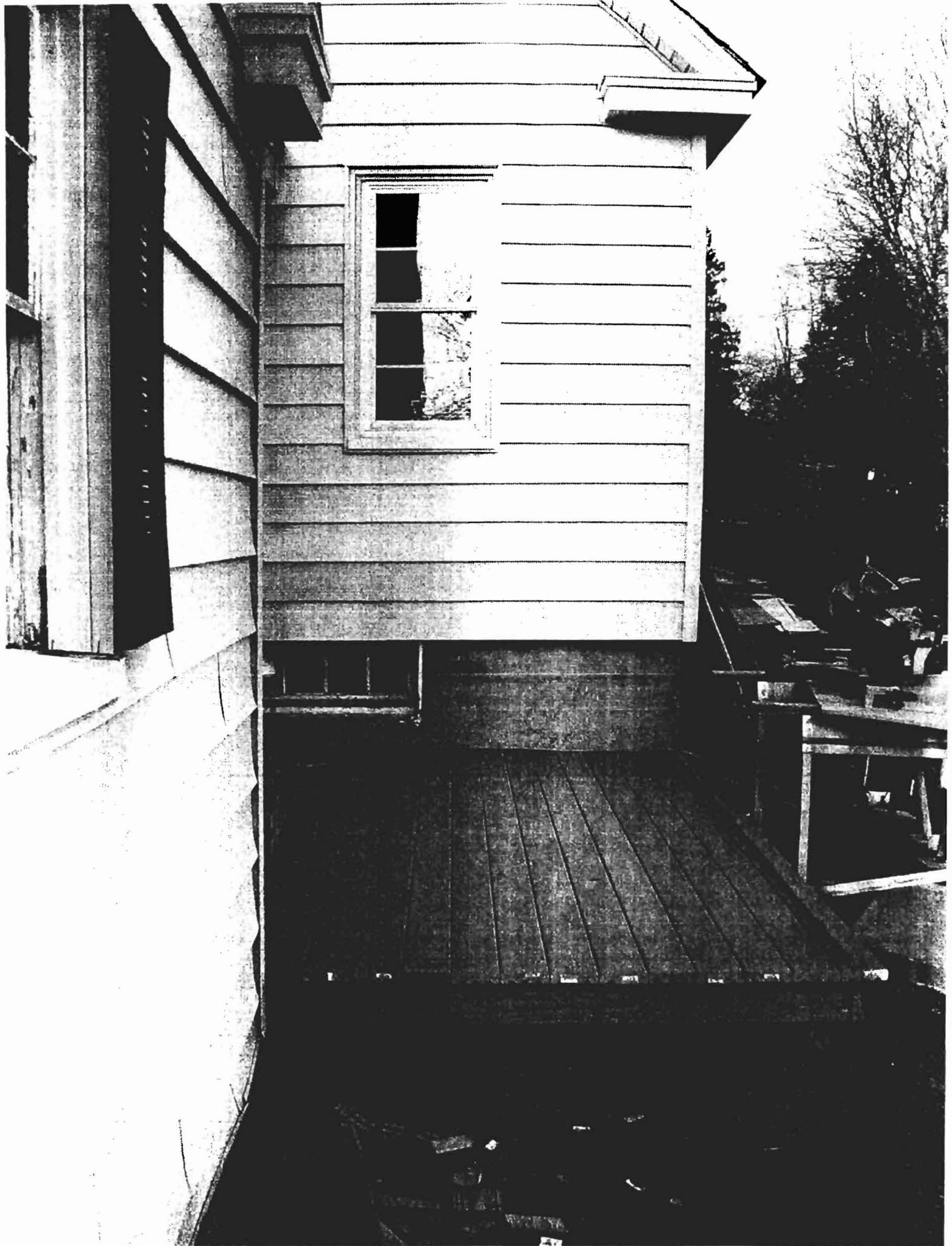


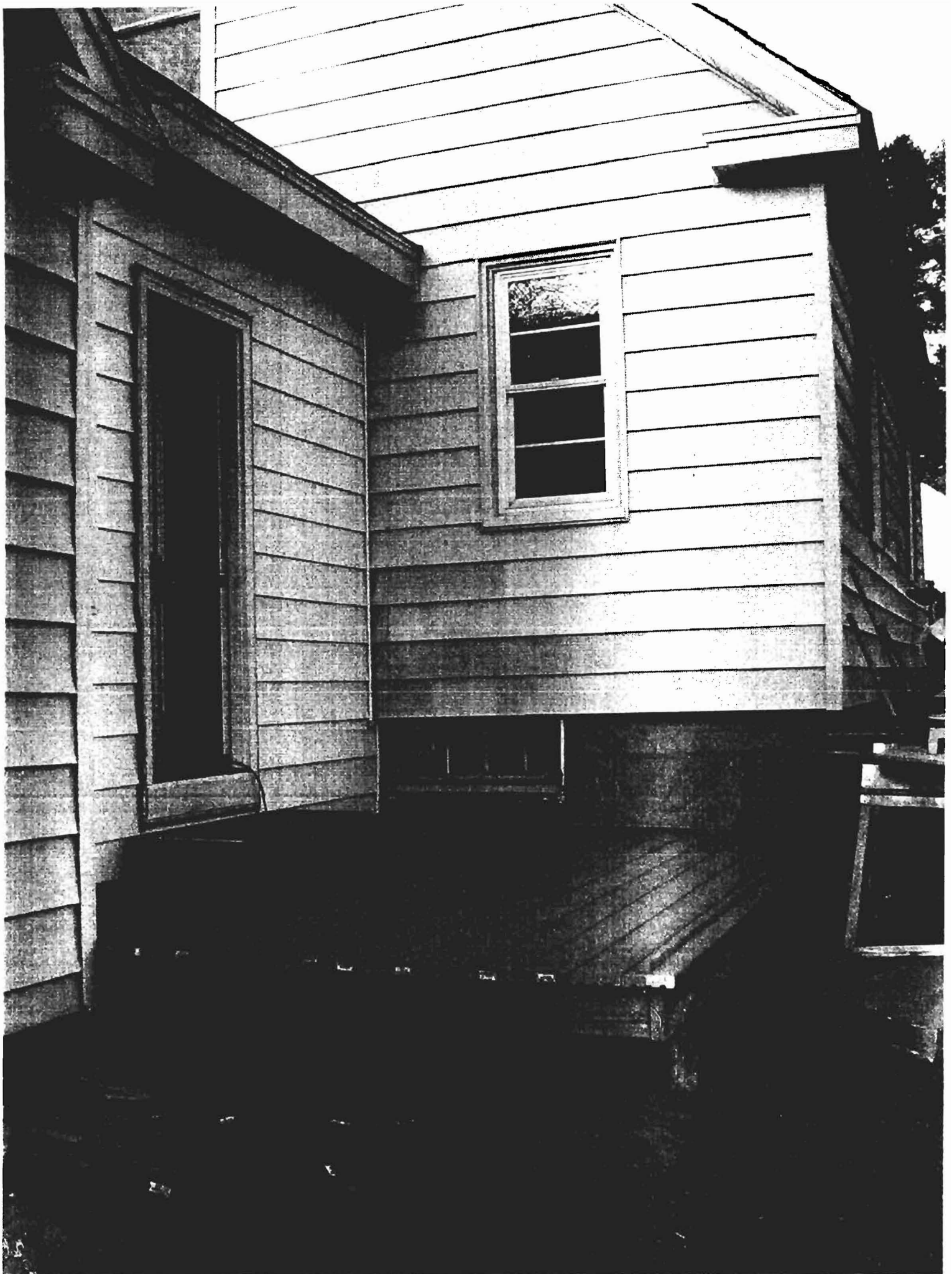




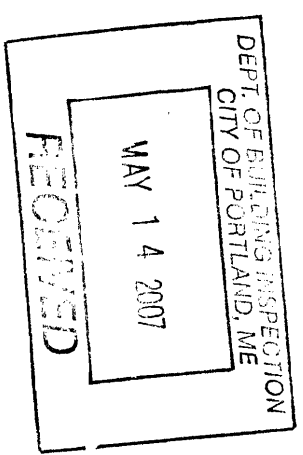




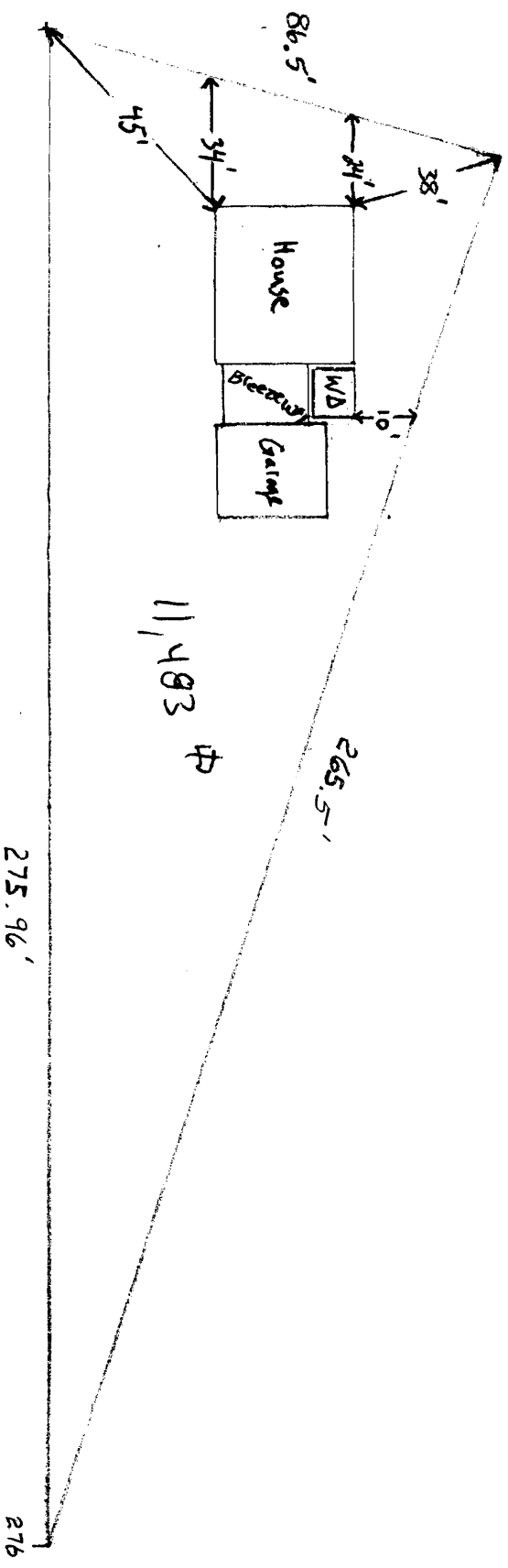




Charlie Wallace



318-



Box = 4'

52 Hicks Street