

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

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

Permit No: 06-1022	Issue Date:	CBL: 297 B019001
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Location of Construction: 147 DOROTHY ST	Owner Name: MCDONOUGH STEVEN M & CA	Owner Address: 147 DOROTHY ST	Phone:
Business Name:	Contractor Name: Dan Hawxwell	Contractor Address: Portland	Phone 2077123679
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family replace 18' x 24' deck	Permit Fee: 70.00	Cost of Work: \$4,500.00	CEO District: 5
Proposed Project Description: Replace 18' x 24' deck		INSPECTION: Use Group: Type:		

DENIED

Approved  
 Denied

Signature: \_\_\_\_\_

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 07/11/2006	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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..	<b>Special Zone or Reviews</b> <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"/> Date: _____	<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 <i>ABM</i> Date: _____
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**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



# 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>147 Dorothy St</u>		
Total Square Footage of Proposed Structure <u>452</u>	Square Footage of Lot <u>Unknown</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>227</u> Block# <u>3</u> Lot# <u>019</u>	Owner: <u>Steve McDonough</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Dan Hawxwell, Inc</u> <u>P.O Box 754</u> <u>Standish ME 04084</u>	Cost Of Work: \$ <u>4500-</u> Fee: \$ _____ C of O Fee: \$ <u>70.00</u>
Current Specific use: <u>Pleasure</u> <u>Single family</u>	If vacant, what was the previous use? _____	
Proposed Specific use: _____	<u>Same</u>	
Project description: <u>Replace deck 18' x 24'</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Dan Hawxwell</u> <u>self</u>		
Mailing address: _____ Phone: <u>712 3679</u> <u>AT&amp;T</u>		

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](http://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: <u>Dan Hawxwell</u>	Date: <u>7-11-06</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

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

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

<b>Permit No:</b> 06-1022	<b>Date Applied For:</b> 07/11/2006	<b>CBL:</b> 297 B019001
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<b>Location of Construction:</b> 147 DOROTHY ST	<b>Owner Name:</b> MCDONOUGH STEVEN M & CA	<b>Owner Address:</b> 147 DOROTHY ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dan Hawxwell	<b>Contractor Address:</b> Portland	<b>Phone</b> (207) 712-3679
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family replace 18' x 24' deck	<b>Proposed Project Description:</b> Replace 18' x 24' deck
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**Dept:** Zoning      **Status:**      **Reviewer:** Ann Machado      **Approval Date:**  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**  
**Note:**      **Ok to Issue:**

**Comments:**

7/18/2006-amachado: Left message with contractor, Dan Hawxwell. House on plot plan does not match shape of house on assessing site. Not clear what deck is being replaced. Need more information.



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

*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

March 27, 2007

Dan Hawxwell  
PO Box 754  
Standish, ME 04084

RE: 147 Dorothy Street – 297 B019 – R-3- permit #06-1022 to replace a deck

Dear Mr. Hawxwell,

On July 11, 2006, you applied for a permit to replace a deck at 147 Dorothy Street. I reviewed the application on July 18, 2006. The plot plan you submitted as part of the application was not complete, and the footprint of the house on the plot plan didn't match the footprint of the house in the assessor's records. I called you and left you a message pointing out these issues. You called me back on July 20, 2006 and left a message saying that the footprint of the house is like the assessor's record and the new deck is going where the old one was. I called you back that day and told you that we needed a new plot plan that reflected the actual conditions of the property and what the permit was proposing.

It has been more than six months since I called you, and I have not received a revised, more accurate plot plan. If you can submit a detailed plot plan in the next ten days that shows the existing conditions and the proposed deck showing all the setbacks, then I will review the application to see if it meets the zoning requirements. If I do not receive anything in the next ten days, your application will be denied. If your permit is denied, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit. I am sending a copy of this letter to the homeowners Steven McDonough and Carol Cook so that they are aware of the situation.

Please feel free to call me at 874-8709 if you have any questions.

Sincerely,

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

left message w/ Dana Hawxwell.

① - what deck is being replaced?

② - deck of back right part of house  
8' x 12' - no permit

- new deck will be 18' x 24'

③ ~~shape of house from plot plan~~  
to assessing is different.

Dan called 7/20/06

house is like assessors - deck off  
the back of ~~it~~ where old one was.

I called him back and told  
him we needed a new plot plan.

7/20/06.

65.54

1

AT LEAST 75'

24"

8x8  
TUS

18'

34

161.81 (assessing)

15'

24

HOUSE

153.43

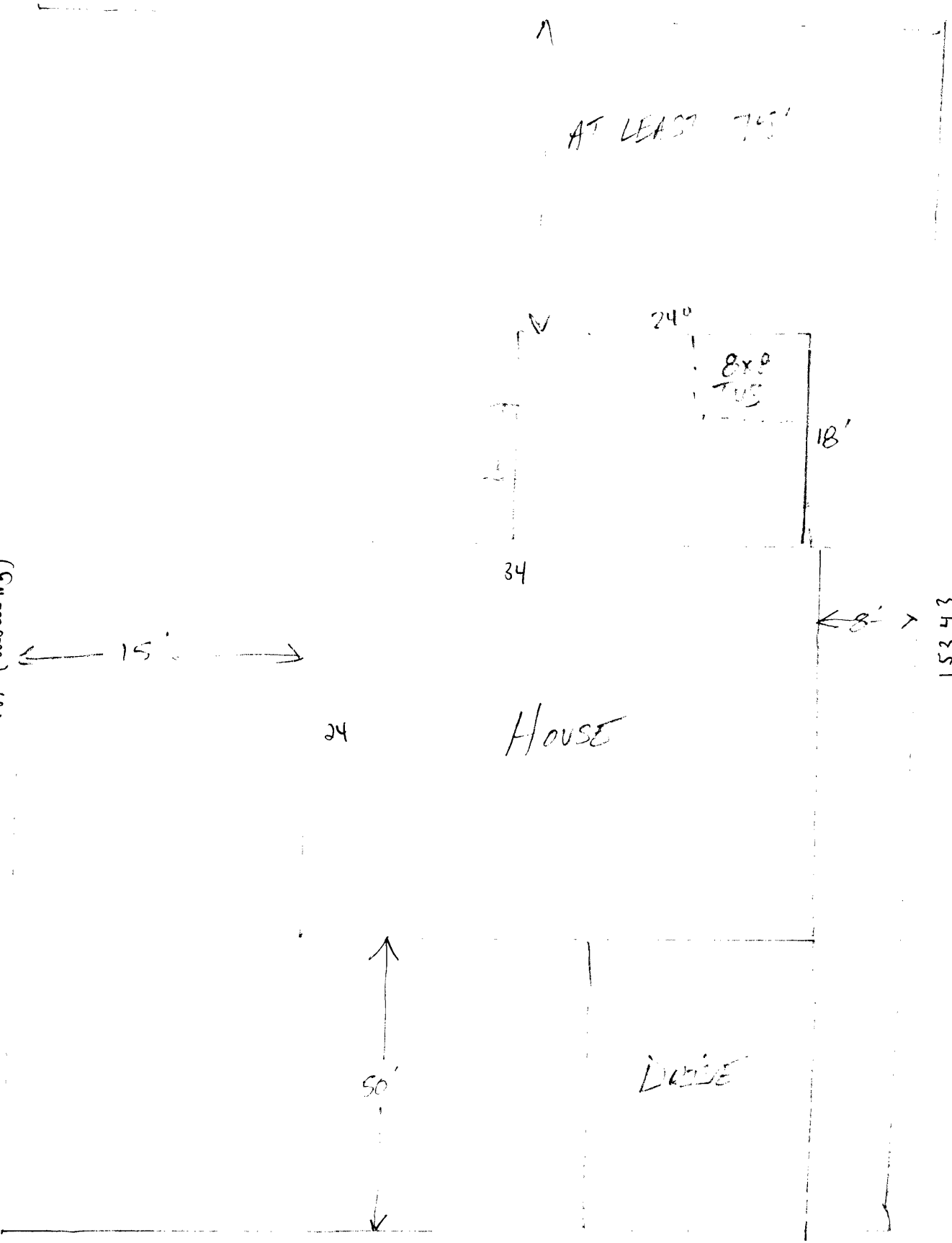
8'

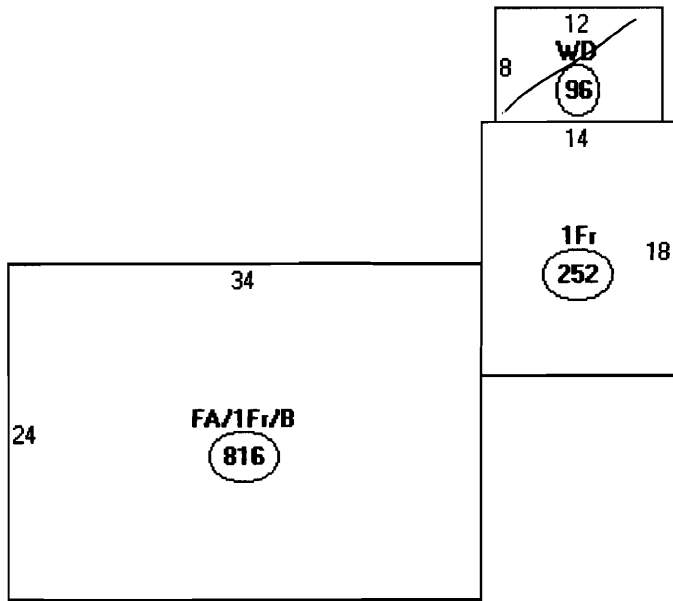
50'

LINSE

65 (assessing)

Dorothy St





Descriptor/Area

A: FA/1Fr/B  
816 sqft

B: 1Fr  
252 sqft

C: ~~WD~~  
96 sqft

R3

lot size. 10245

side setback - 8' req.

rear setback - 25' req.

lot coverage 35% = 3585.75

existing house = 1068

new deck 18x24 = 432

1500 sq ft

OK

# BUILDING A DECK???

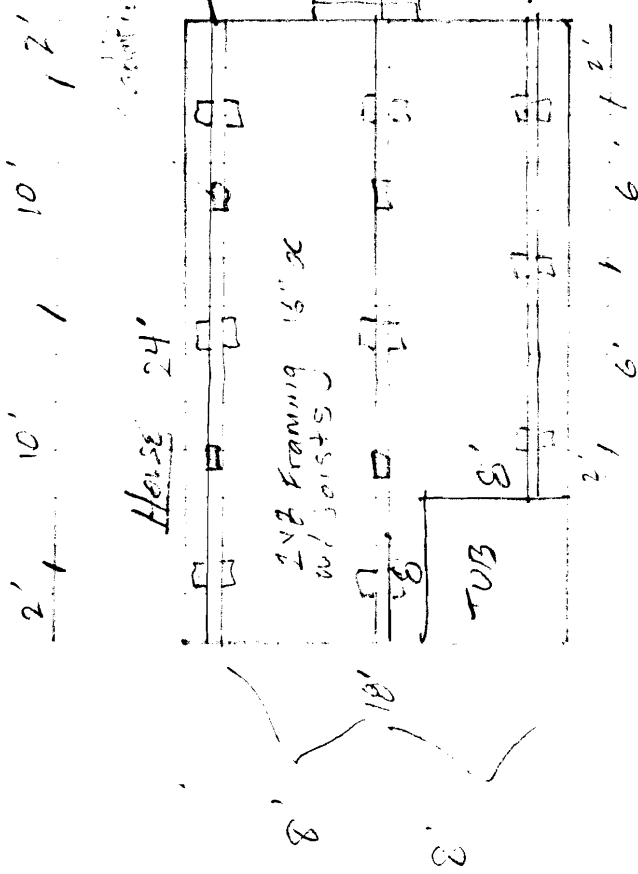
## INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. **A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.**
  
2. **Type of foundation system**
  - a. Diameter of concrete filled tube or pre cast concrete pier size *n/A*
  - b. depth below grade (minimum 4'-0" below grade) *x" Deck-So-Ports*
  - c. anchorage of column to footing *Gravity - notch*
  - d. spacing and location of tubes/piers *6' Max*
  
3. **Framing Members**
  - a. Columns – wood size and location (members supporting framing of floor system) *4x6'*
  - b. Ledger size attached to building *n/A*
  - c. Fastener size and spacing attaching ledger *1/2" x 4" bolts header to posts*
  - d. Girder Size and spans carrying floor system *n/A*
  - e. Joist size, span, and spacing *2x8 16" OC*
  - f. Joist hangers or ledger *YES*
  
4. **Guardrails & Handrail Details**
  - a. Guardrail height *-*
  - b. Baluster spacing *3"*
  - c. Handrail height *42"*
  
5. **Stair Details**
  - a. Tread depth (measured nosing to nosing) *11.5"*
  - b. Riser height *7"*
  - c. Nosing on tread *NO*
  - d. Width of stairs *6'*

*3-18-18  
36602  
452*

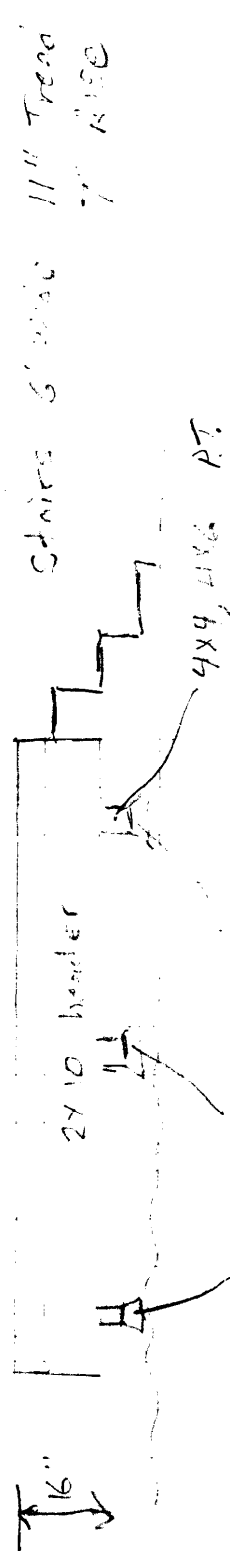




Additional leg for 16" joist spacing  
 2x 2x10 header #1

2x 2x10 header #2  
 2x 2x10 header #3

Back wall



Deck sub-Peris (Pre-cast)

2x4 Raft around perimeter 3' o.c. to support deck. 112" dia w/ 2x2 balusters @ 3' o.c.

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	297 B019001
<b>Location</b>	147 DOROTHY ST
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	MCDONOUGH STEVEN M & CAROL A COOK JTS 147 DOROTHY ST PORTLAND ME 04103
<b>Book/Page</b>	18675/207
<b>Legal</b>	297-B-19 DOROTHY ST 145-149  10245 SF

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$50,020	\$94,680	\$144,700

### Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$65,700	\$120,800	\$186,500

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

### Property Information

<b>Year Built</b> 1965	<b>Style</b> Cape	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1394	<b>Total Acres</b> 0.235		
<b>Bedrooms</b> 4	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 8	<b>Attic</b> Full Finsh	<b>Basement</b> Full	

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date	Type	Price	Book/Page
01/01/2003	LAND + BLDING	\$179,000	18675-207
10/31/2000	LAND + BLDING	\$137,000	15815-244
07/01/1999	LAND + BLDING		14876-160
08/17/1994	LAND + BLDING	\$84,500	11684-320

### Picture and Sketch

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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[Click here to view Tax Roll Information.](#)





VACANT LOT  
 DWELLING DATA EST.  
 CONSTRUCTION  
 1.0 STORY  
 1 BRICK 4 CONC. BLK. 7 STONE  
 2 FRAME 5 STUCCO 8  
 3 FR. & MAS. 6 9

AGE  
 RECTED 1965 REMODELED 1970

LIVING ACCOMMODATIONS  
 TOTAL ROOMS 07  
 BED ROOMS 3 FAMILY ROOMS 1  
 FULL BATHS 1 HALF BATHS 0 TOTAL FIXTURES 25

FOUNDATION  
 CONCRETE  
 BLOCK WALLS  
 STONE WALLS  
 SLAB/CRAWL  
 FMENT - FULL  
 1/4 1/2 3/4

EXTERIOR WALLS  
 VINYL ALUM.  
 GLS - WOOD  
 GLS - ASPHALT  
 GLS - ASBESTOS  
 K VENEER  
 WKT INSULATION  
 F INSULATION

ROOFING  
 GLS - ASPHALT  
 GLS - WOOD  
 GLS - ASBESTOS  
 FE  
 L

FLOORS  
 CRETE  
 TH  
 DWOOD  
 T. TILE  
 PET

TES:  
 SOMEONE WAS WORKING IN KITCHEN  
 OWNER  
 TENANT  
 NO ANSWER  
 INSPECTED  
 REFUSED ENTRY  
 INFO @ DOOR  
 REFUSED INFO

OCCUPANCY  
 SINGLE FAMILY  
 TWO FAMILY  
 APARTMENT  
 NO. UNITS  
 OTHER  
 COTTAGE  
 UNFIN.  
 FIN. OPEN  
 FIN. DIV.

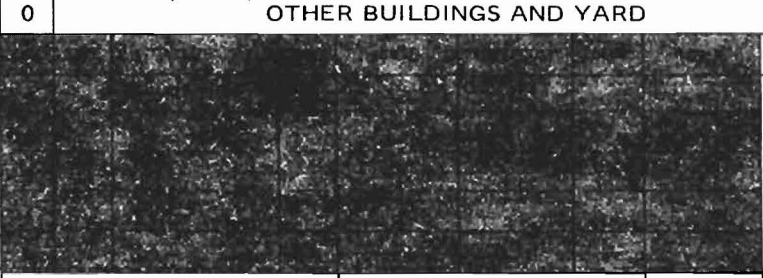
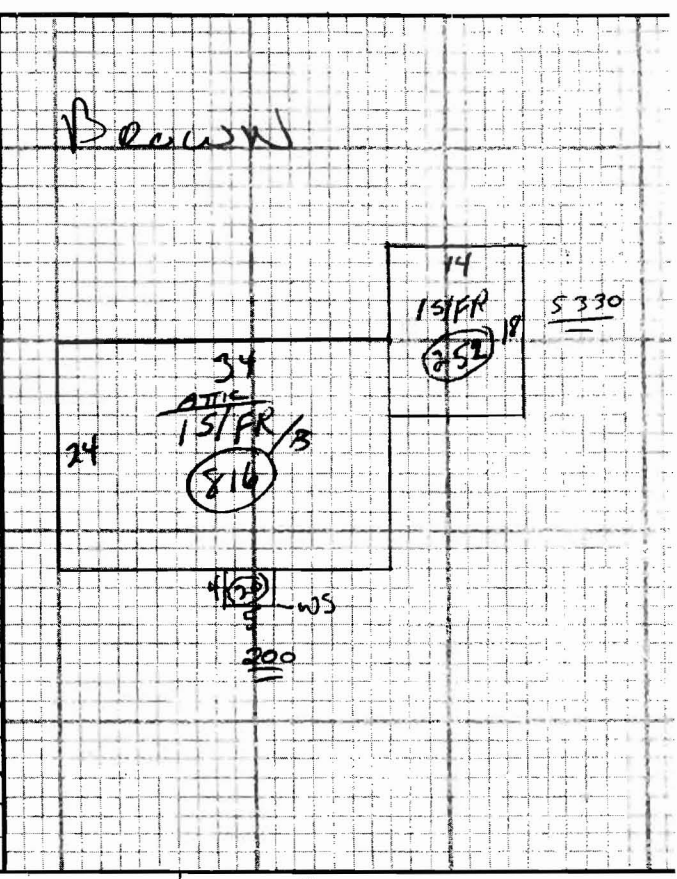
PLUMBING M 0  
 BATHROOM  
 TOILET ROOM  
 FLUSH  
 LAVATORY  
 SHOWER - EXTRA  
 KITCHEN SINK  
 HOT WATER HEATER  
 NO PLUMBING  
 WATER ONLY

REMODELING DATA  
 KITCHEN  
 PLUMBING  
 HEATING  
 GENERAL

ECONOMIC CLASS  
 OVER BUILT  
 UNDER BUILT

NO. OF HTG. STS.  
 NO HEAT 1 2 3  
 BY 11/10/80  
 BY 7/6/81  
 BY  
 BY  
 BY  
 BY  
 BY

GROUND FLOOR AREA				
ADDITION POINTS				
GRADE FACTOR	C 105%			
C & D FACTOR	[ ] %			
CDU	AV DEPRECIATION 15%			
DWELLING COMPUTATIONS				
	19	19	19	19
BASE PRICE	31,990			
PLUMBING				
BASEMENT				
BASEMENT FIN.				
ATTIC	5770			
HEATING				
ADDITIONS	5580			
DORMERS				
TOTAL BASE	43,290			
GRADE FACTOR	105			
TOTAL	45,450			
OTHER FEATURES	3700			
TOTAL	49,150			
C & D FACTOR				
REPL. COST				
DEPREC.	15			
R.C.L.D.	41,780			



#	NO. OF ENTRIES	TOTAL VALUE
TOTAL VALUE - BUILDINGS	YEAR	NOTES:
41,780		woodstove with hearth 1st floor

OTHER BUILDINGS AND YARD

NOTES: REC ROOM  
 \* heated, panelling, ceiling on strapping, tile over concrete.  
 \* woodstove or fireplace with 3x6 brk backing + 4x4 brick base  
 addition is insulated  
 woodstove with hearth 1st floor

TYPE CODE  
 01 GARAGE  
 02 CARPORT  
 03 PATIO  
 04 SHED  
 05 POOL  
 06 BARN



# APPLICATION FOR PERMIT

## PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 0 0490

JUN 14 1978

ZONING LOCATION A-3 PORTLAND, MAINE, June 9, 1978

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 147 Dorothy Street Fire District #1  #2

1. Owner's name and address Stanley T. DeMerritt - same Telephone 797-6147

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address Paul B. Halloway-P.O. Box 251 Westbrook Telephone 254-4283

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building dwelling with addition No. families 1

Last use dwelling - single No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 6,000 Fee \$ 24.00

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling ..... Ext. 234

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

To make addition to already existing, 14 x 18 as per plans. also to demolish small mud room approx 6 x 8. Stamp of Special Conditions additon to go on side of dwelling

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO  1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer? no If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate 7 ft. Height average grade to highest point of roof .....

..... 14 ..... 18 ..... 1 solid or filled land? solid earth or rock? earth

..... cement thickness, top 10 in bottom 10 in cellar no

..... pitch Roof covering asphalt shingles

..... yes Material of chimney brick lining ..... Kind of heat ..... fuel .....

..... D-4-5 Dressed or full size? dressed Corner posts 4 x 6 Sills 2 x 6

..... Columns under girders ..... Size ..... Max. on centers .....

..... string partitions 2 x 10 Bridging in every floor and flat roof span over 8 feet.

..... 1st floor 2 x 10 2nd ..... 3rd ..... roof 2 x 8

..... 1st floor 16 2nd ..... 3rd ..... roof 16

..... 1st floor 14 2nd ..... 3rd ..... roof 14-9'

..... height? 1.8 CIVILIT

### IF A GARAGE

..... to be accommodated ..... number commercial cars to be accommodated .....

..... actually stored in the proposed building? .....

APPROVAL BY DATE

BUILDING INSPECTION PLAN EXAMINER

RECORDING OFFICER

Fire Dept

Health Dept

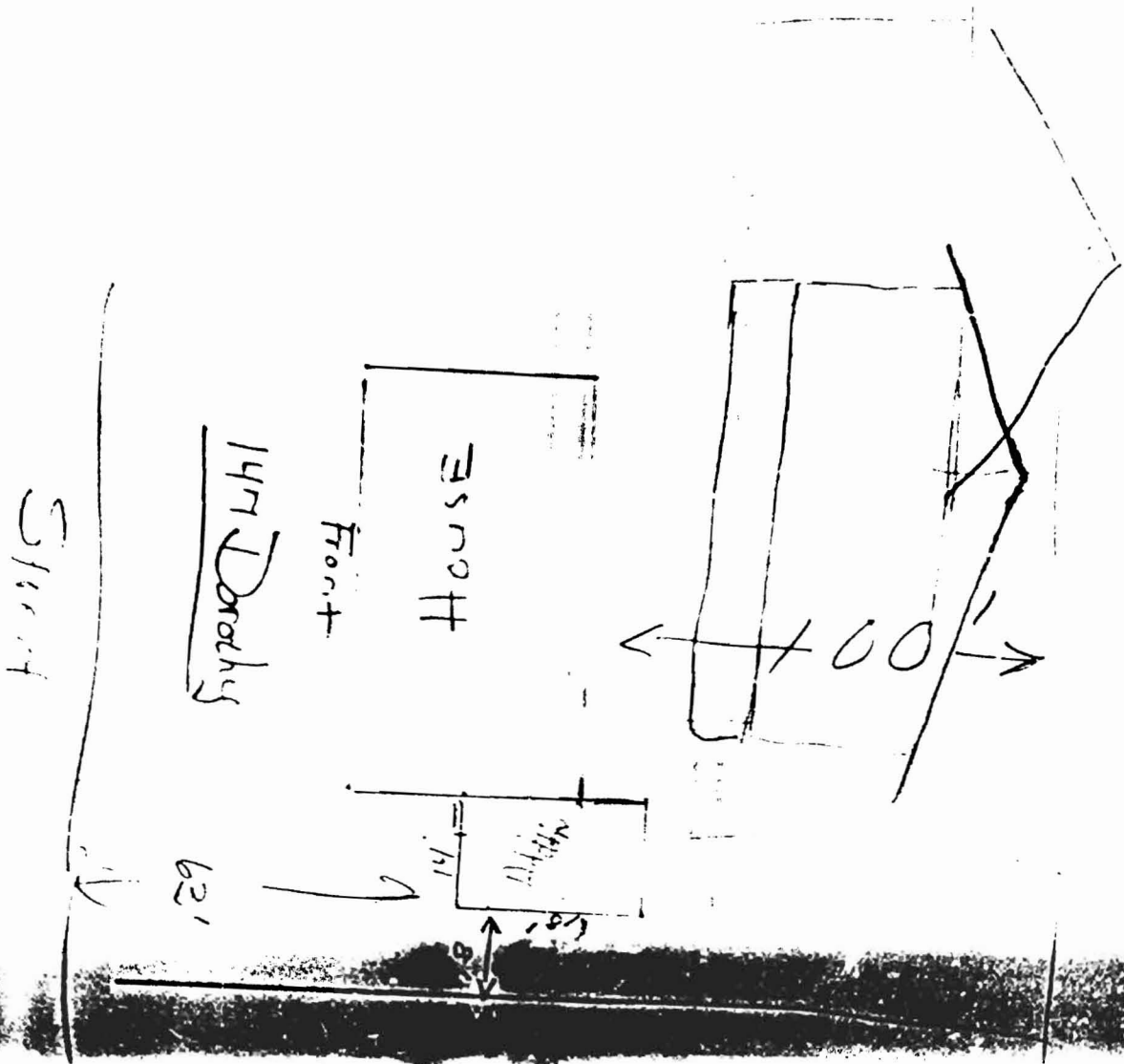
Others

### MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

*Handwritten signature*



RECEIVED  
JUN - 9 1978  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

Permit Number: 061022

Please Read Application And Notes, If Any, Attached

MCDONOUGH STEVEN M & CAROL A COOK JTS/Dan Hawxw

This is to certify that Replace 18' x 24' deck

has permission to 147 DOROTHY ST CBL 297 B019001

AT \_\_\_\_\_

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 written permission procured before this building or part thereof is lathed or otherwise 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

Director - Building & Inspection Services

*Scanned*

**PENALTY FOR REMOVING THIS CARD**





# CITY OF PORTLAND, MAINE

Department of Building Inspections

July 11 20 06

Received from Dan Hunsicker

Location of Work 147 Dorothy St

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 297 P 019

Check #: 1492

Total Collected \$ 70.00

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy