

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0659	Issue Date:	CBL: 332 G007001
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Location of Construction: 40 BAILEY AVE	Owner Name: LAFRANCE JOSHUA & APRIL M	Owner Address: 40 BAILEY AVE	Phone: 207-797-7469
Business Name:	Contractor Name: Heritage Fine Homes	Contractor Address: P.O. Box 3662 Auburn	Phone: 2077830650
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Addition of 7'4" x 5'2" Back Deck with Stairway (40.5" x 33.75"), 47.38 sf. THIS IS AN AFTER THE FACT PERMIT.	Permit Fee: \$130.00	Cost of Work: \$250.00	CEO District: 5
Proposed Project Description: Addition of 7'4" x 5'2" Back Deck with Stairway (40.5" x 33.75"), 47.38 sf. THIS IS AN AFTER THE FACT PERMIT.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JRC 2003 Signature: Jm 6/25/09	
		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: lmd	Date Applied For: 06/24/2009	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>vising section 14-42F.</i> <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"/> <i>OK w/cond. hair</i> Date: 6/25/09 <i>JRM</i>	Zoning Appeal <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:	Historic Preservation <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>JRM</i> Date:

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>40 Bailey Ave</u>		
Total Square Footage of Proposed Structure/Area <u>50 sq ft 57.83 sq ft</u>	Square Footage of Lot <u>7577.5</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>29543 / 79</u>	Applicant "must be owner, Lessee or Buyer" Name <u>Josh LaFrance</u> Address <u>40 Bailey Ave</u> City, State & Zip <u>Portland Me 04103</u>	Telephone: <u>797-7469</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>250.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
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: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Back stair and Deck Landing 5x9'8"</u> <u>Revised 6/25/09</u> <u>AFTER THE FACT DECK IS NOW 5'2" X 7'4" to meet sec. 14-425</u> <u>57.83 sq ft WITH STAIRS INCLUDING</u>		
Contractor's name: <u>Heritage Fine Homes Inc.</u> Address: <u>40 Bailey Ave</u> City, State & Zip: <u>Portland, Me. 04103</u> Telephone: _____ Who should we contact when the permit is ready: <u>Josh LaFrance</u> Telephone: <u>576-2507</u> Mailing address: <u>40 Bailey Ave Portland Me.</u>		

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, or stop by the Inspections Division 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: [Signature] Date: 6/23/09

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

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Business Name:	Contractor Name: Heritage Fine Homes	Contractor Address: P.O. Box 3662 Auburn	Phone: (207) 783-0650
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Addition of 7'4" x 5'2" Back Deck with Stairway (40.5" x 33.75") , 47.38 sf. THIS IS AN AFTER THE FACT PERMIT.	Proposed Project Description: Addition of 7'4" x 5'2" Back Deck with Stairway (40.5" x 33.75") , 47.38 sf. THIS IS AN AFTER THE FACT PERMIT.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/25/2009
Note: Original footprint of the deck was 57.83 sf. It was 9'8" x 5'. The modified deck is now 47.38 sf and it measures 7'4" x 5'2".			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
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 with Conditions	Reviewer: Tom Markley	Approval Date: 06/25/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required			
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
6/24/2009-amachado: Left vcm for Josh La France. Deck does not meet the 25' rear setback for the R-3 residential zone, so permit is denied. Asked Josh to call me.
6/25/2009-amachado: Met with Josh at the counter. He has modified the deck by taking about two feet off the end of it to bring it into compliance with section 14-425. He modified the application to meet the final dimensions of the deck.

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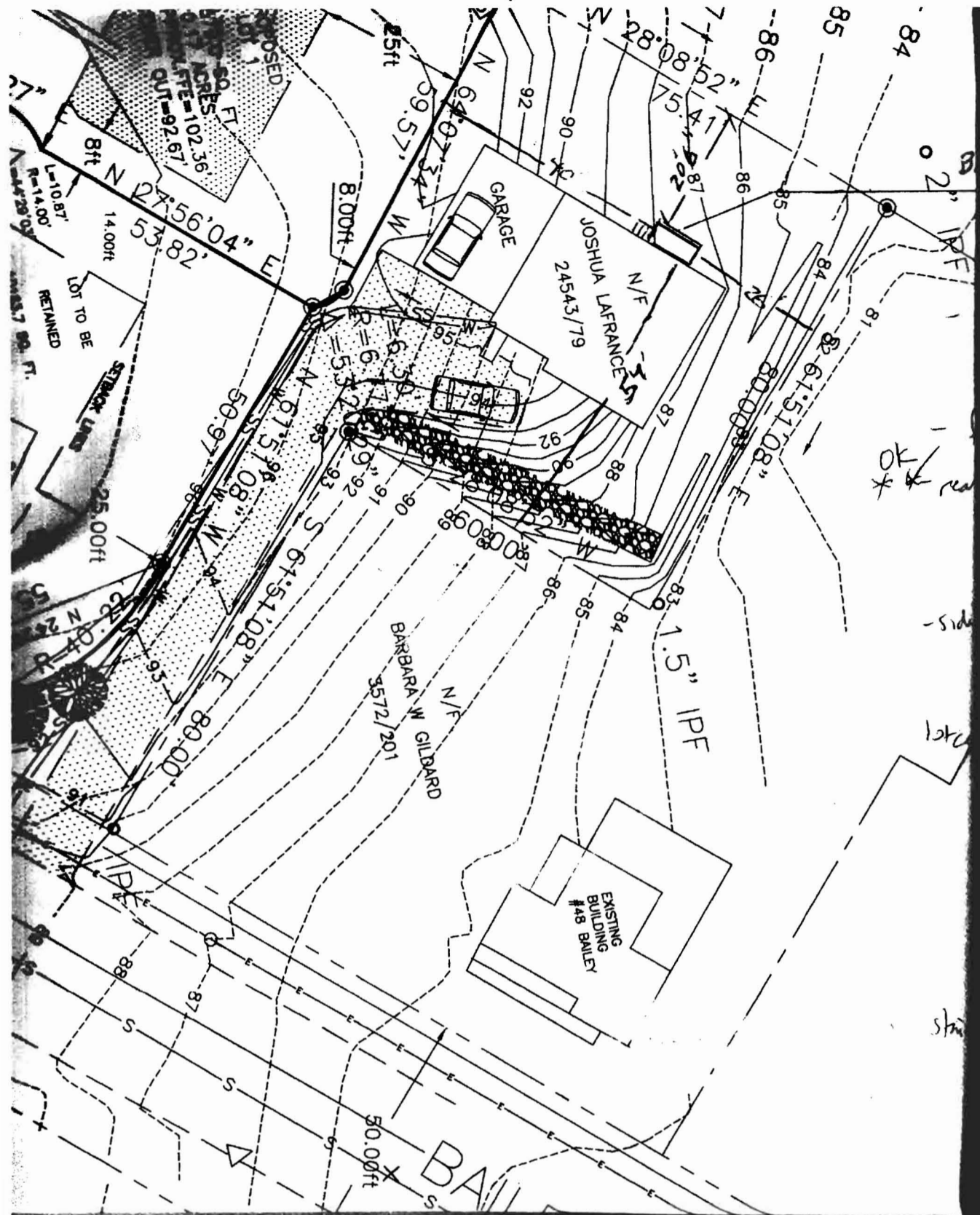
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5'x9'8" Deck+stair

R-3

lotsize 7577 ϕ
landarea per du
6500 ϕ

setback 25'min
NA
back - 25'min
20.5 given
not met rear

side
back 8'min
- 25'min right ok
- 40'min left ok

lot
edge .35%
= 2651.75 ϕ

Mx16 = 384
28x33 = 924
2x17 = 24

1304

47.38
deck 57.83

1361.83
1351.38 ok

* using section 14-425 for rear entry
max ~~set~~ ^{extension} 50' - proposed 47.38' ok.
max ~~length~~ ^{extension} 6' - " 5'2" ok

40 Bailey Ave

~~57.83 sq ft.~~

~~14.25 x 8.25 = 6.3~~

$$9'8" \times 5' = 116" \times 60" = 6960 \text{ sq ft}$$

$$40.5' \times 33.75' = 1366.88 \text{ sq ft}$$

$$8326.88 \text{ sq ft} \times 144 = 57.83 \text{ sq ft}$$

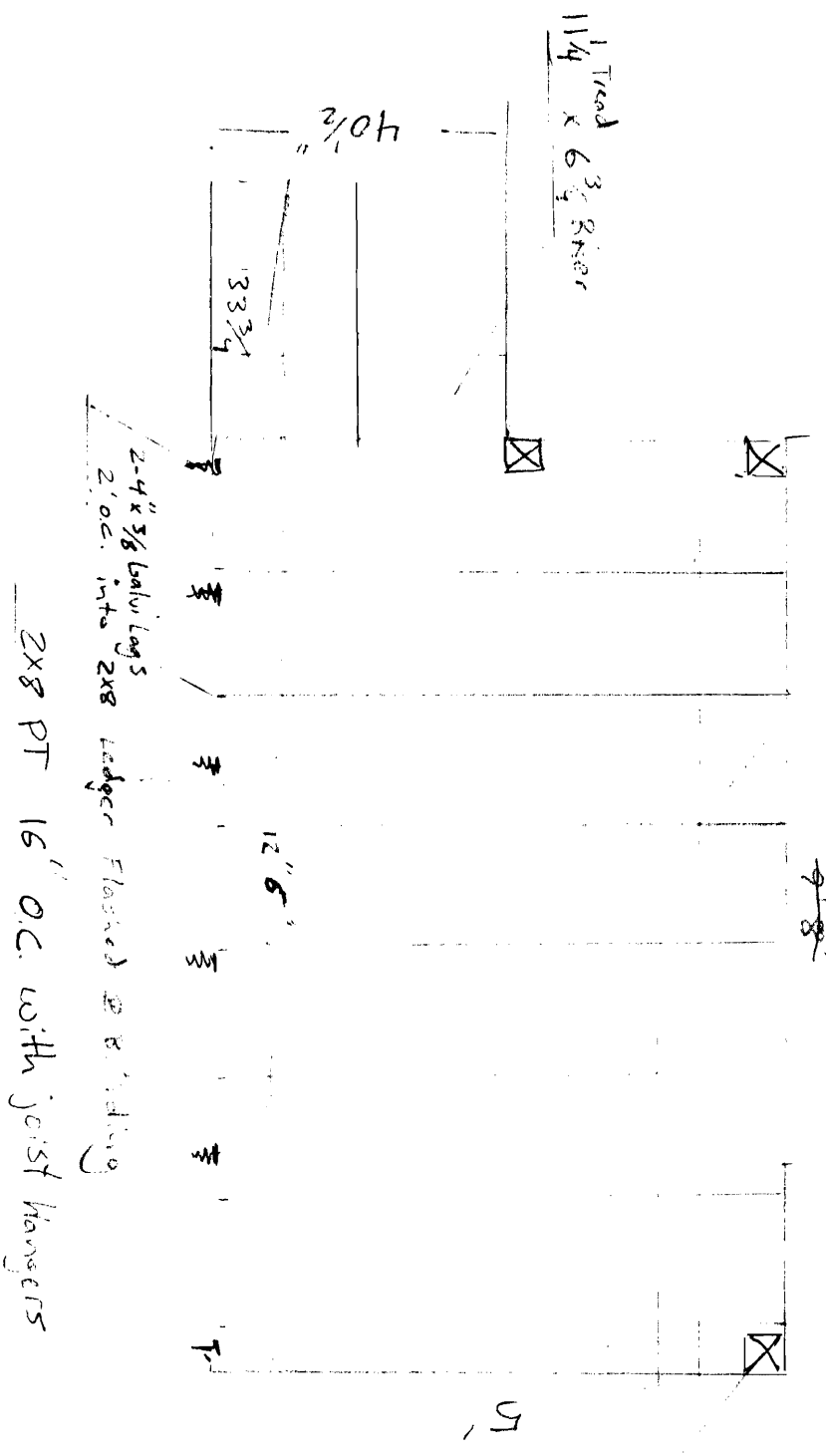
$$7'4" \times 5'3" = 88" \times 60" = 5456 \text{ sq ft}$$

5/4 x 6 PT Decking 7'4", J.L. 6/25/09

$$40.5' \times 33.75' = 1366.88 \text{ sq ft}$$

$$\frac{6822.88 \text{ sq ft}}{157} = 47.39 \text{ sq ft}$$

4x4 Post From
Pre cast Pier to Rail



2x8 PT 16" O.C. with joist hangers

2-4" x 3/8" Lumber Logs
2" o.c. into 2x8 Ledger Flashed & R'iding

~~Seate 1/2" = 1'~~

LA France @ 40 Bailey Ave

