

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ION

RECEIVED
Permit Number: 090958
SEP 18 2009
removed from application 9/13/09

This is to certify that Maxfield Andrew Reed Etals J Phillips Remodeling

has permission to Remove existing deck and build new 12' x 12' covered porch and 12' x 12' deck

AT 71 Allison Ave City 370 A024001

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 enclosed-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 M. Malley 9/13/09
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 No: 09-0958	Issue Date:	CBL: 370 A024001
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Location of Construction: 71 Allison Ave	Owner Name: Maxfield Andrew Reed Etals Jts	Owner Address: 71 Allison Ave	Phone: 207-450-9701
Business Name:	Contractor Name: Phillips and Berry Remodeling	Contractor Address: 64 Taft Ave Portland	Phone: 2078075198
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family / Remove existing deck and build new 12' x12' covered porch.	Permit Fee: \$150.00	Cost of Work: \$12,500.00	CEO District: 5
Proposed Project Description: Remove existing deck and build new 12' x12' covered porch.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:	Signature: <i>Jm</i> 9/18/09	
		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: gg	Date Applied For: 09/01/2009	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 <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM	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	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
		Revised plans 9/3/09 Date: 9/4/09	Date:	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

12-11-09 OK - rough in elec. (need to amend windows + duct stove exhaust) R/S by



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>73 Allison Ave</u>		
Total Square Footage of Proposed Structure/Area <u>336</u>	Square Footage of Lot <u>10,000</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>370 A 024</u>	Applicant *must be <u>owner</u> , Lessee or Buyer* Name <u>Tim Mayfield</u> Address <u>73 Allison Ave</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>207 450 9701</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip <u>SEP - 1 2009</u>	Cost Of Work: \$ <u>12,500</u> C of O Fee: \$ _____ 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: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Remove Existing Deck, New Covered Porch & Deck Top</u> <u>Travis</u> <u>12x12</u> <u>12x16 9-3-09</u> <u>cancel</u>		
Contractor's name: <u>Phillips & Berry Remodeling</u>		
Address: <u>64 Taft Ave</u>		
City, State & Zip <u>Portland, ME 04102</u>		Telephone: <u>207 807 5198</u>
Who should we contact when the permit is ready: <u>Travis Phillips</u>		Telephone: <u>807 5198</u>
Mailing address: <u>same</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: Travis Phillips Date: 9-1-09

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

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

Permit No: 09-0958	Date Applied For: 09/01/2009	CBL: 370 A024001
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Location of Construction: 71 Allison Ave	Owner Name: Maxfield Andrew Reed Etals Jts	Owner Address: 71 Allison Ave	Phone: 207-450-9701
Business Name:	Contractor Name: Phillips and Berry Remodeling	Contractor Address: 64 Taft Ave Portland	Phone: (207) 807-5198
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Remove existing deck and build new 12' x12' covered porch.	Proposed Project Description: Remove existing deck and build new 12' x12' covered porch.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/04/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) 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. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of revised plans submitted on 9/3/09. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 09/18/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
9/2/2009-mes: This permit is really denied because the rear setback is not being met and the maximum lot coverage is being exceeded.
9/4/2009-mes: 9/3/09 Travis (builder) came in and revised the plans -not doing the rear 12' x 16' deck, only the 12'x12' covered porch. Is now meeting the maximum lot coverage



Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

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

9/3/09 revised plans
removed rear portion
now showing 3' rear setback
& 2008 lot cov.
which complies
Not building the 12' x 16' deck
just the 12' x 12'
covered
porch

September 3, 2009

Tim Maxfield
71 Allison Avenue
Portland, ME 04103

Phillips & Berry Remodeling
64 Taft Avenue
Portland, ME 04102

RE: 71 Allison Avenue – 370-A-24 – R-2 Residential Zone – Permit App. #09-0958

Dear Mr. Maxfield,

I am in receipt of a permit application to remove an existing deck and to build a new 12' x 12' covered porch with a 12' x 16' deck. Your permit is denied because it is not meeting the requirements of the R-2 Residential Zone in which the lot is located.

Section 14-80(d)2 of the R-2 Zone states that the minimum rear setback is 25 feet instead of the 15 feet shown on your submittal.

Section 14-80(e) of the R-2 Zone states that the maximum lot coverage is 20%. The Assessor's information states that the size of the lot is 10,136 square feet in size. 20% of 10,136 results in a maximum lot coverage of 2,027.2 square feet. My calculations result in a total lot coverage with the removal of the existing deck and a new covered porch along with a new deck, results in a total lot coverage of 2,200 square feet which is 172.8 square feet over the maximum allowed.

If you and your contractor can redesign your additions to meet the current R-2 Zone requirements, I will be glad to reactivate the permit and verify Zoning compliance. You also have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 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 required to file an appeal. If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Room 315 – 389 Congress Street – Portland, Maine 04101 (207) 874-8695 – FAX:(207) 874-8716 – TTY:(207) 874-3936

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.
 Bath Savings Institution and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.
 The building setbacks are ~~not~~ in conformity with town zoning requirements.
 The dwelling does not ~~appear~~ to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
 The land does not ~~appear~~ to fall within the special flood hazard zone as indicated on community-panel # 230051 0002 B

73 Allison Avenue
 Portland, Maine

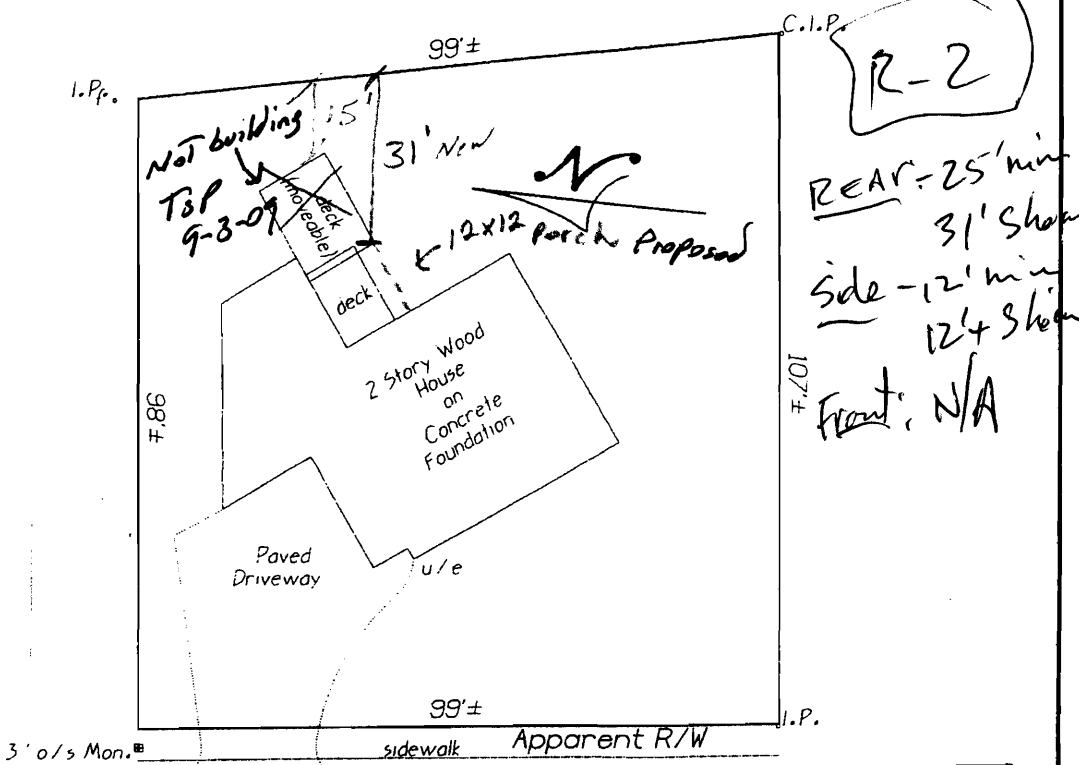
Job Number: 403-19
 Inspection Date: 04-02-09
 Scale: 1" = 30'

370-A-24

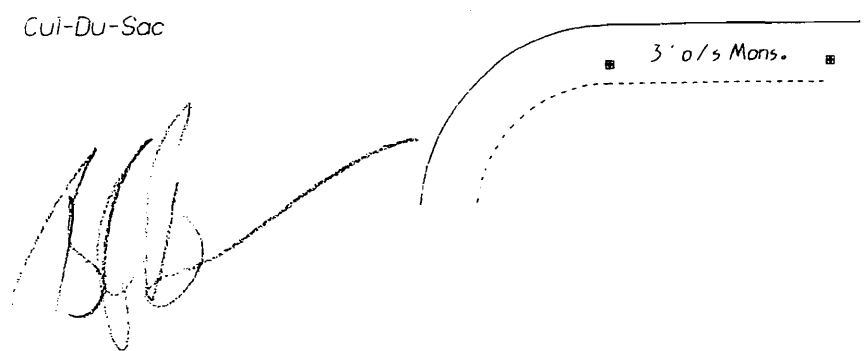
BUYER: Andrew Reed Maxfield
 SELLER: Francis X. &
 Lucy A. Mack

revised.

SEP - 3 2009



Allison Avenue
 (bituminous)



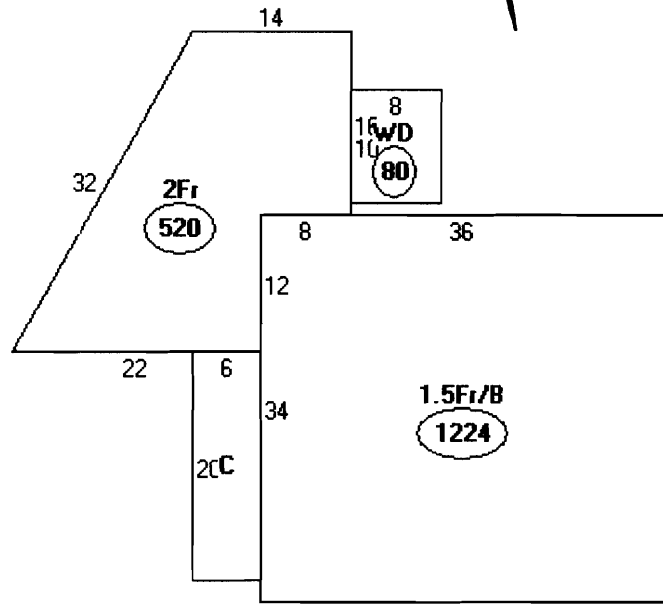
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
 INCORPORATED
 184 John Small Road
 Chebeague Island, Maine 04017



PLAN BOOK 164 PAGE 51 LOT 41
 DEED BOOK _____ PAGE _____ COUNTY Cumberland

9/3/09 - see revised plans



Descriptor/Area

- A: 1.5Fr/B
1224 sqft
- B: 2Fr
520 sqft
- C: EP
120 sqft
- D: WD
80 sqft

1
1224
520
120
80 - to be removed

1944 #
- 80
+ 144 12 x 12
~~+ 142 12 x 12~~

$10,136 \# \times 20\% = 2027.2 \#$

~~2200 #~~
2008 #
~~2000 #~~

14-80(d)2
REAR Setback 25' min

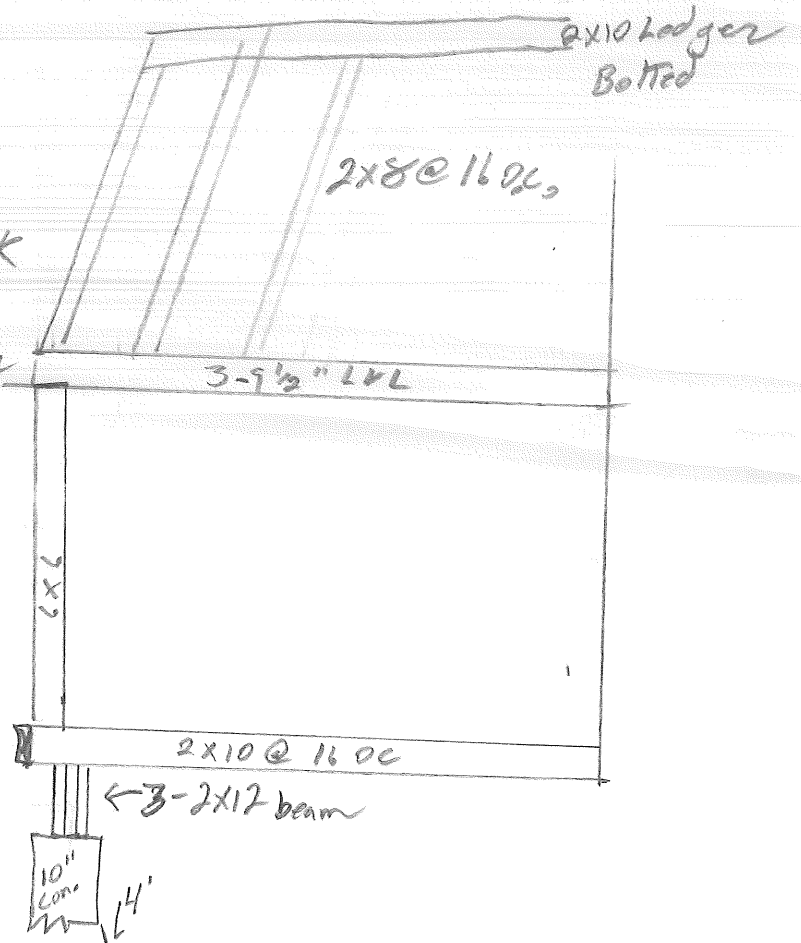
15' shown MAX lot cov.
3' Now shown in rear

14-edge)
MAX lot coverage 20%

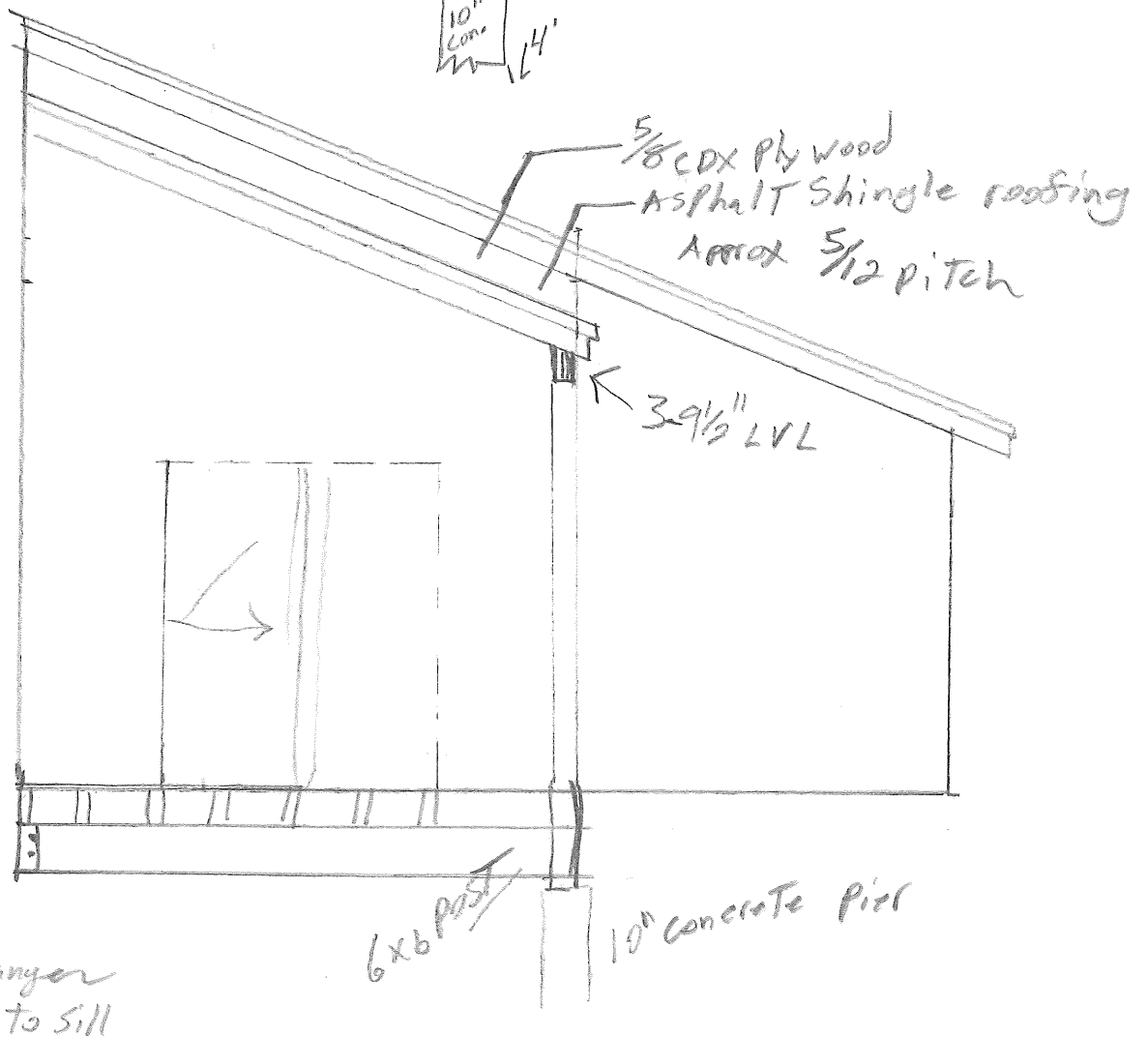
2027.2 MAX ~~2200 #~~
Now Show

Framing elevation

Railing shall be 36" above Deck
Ballusters to be 4" or less between



2x8 @ 16 O.C.



3-2x12 Hanger Attached to Sill

6x6 post

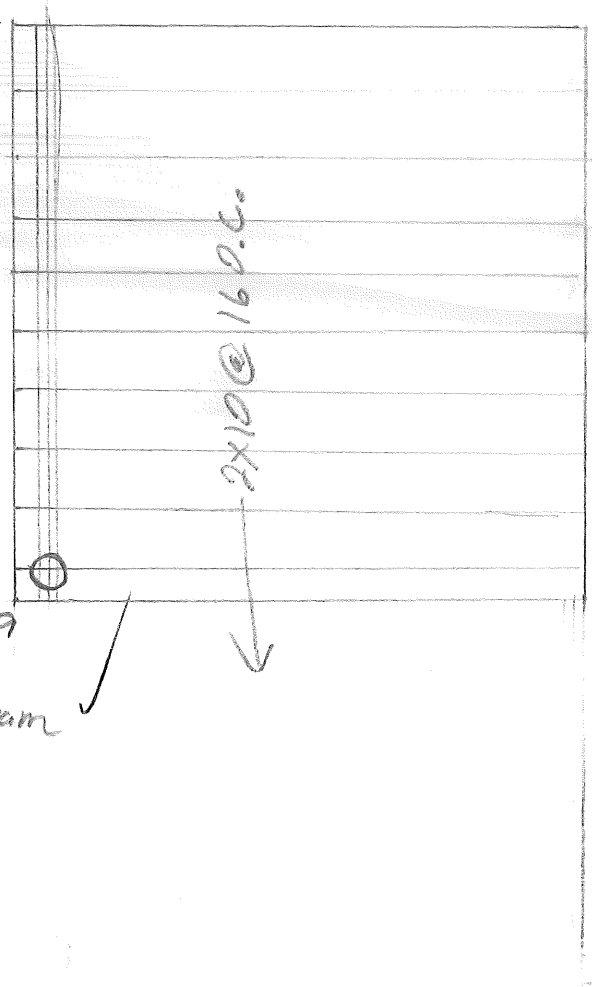
10" concrete pier

Floor Framing

3-2x12 Beam

2x10 @ 16 O.C.

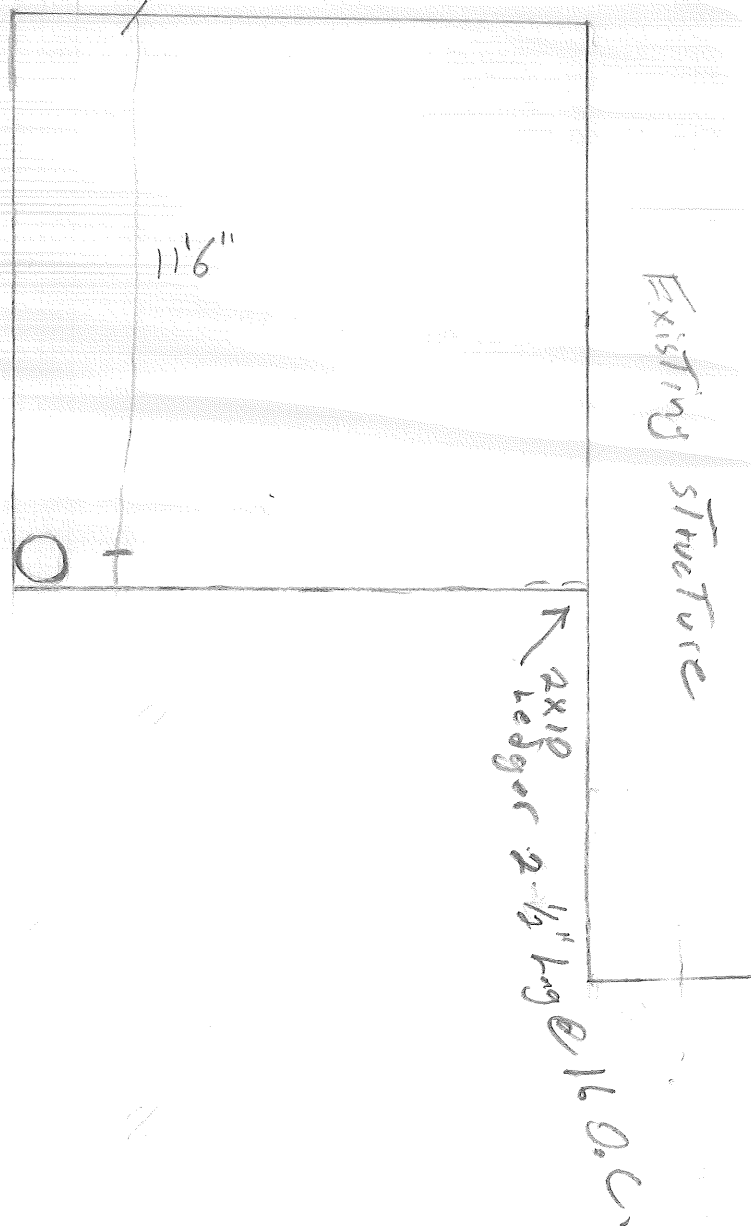
Hangar



EXISTING STRUCTURE

N

Foundation plan



10" pier
4' or more
below grade

6x6 posts
w/ Simpson
Post Base
w/ 6" Anchor bolt

2x10
Ledger 2-1/2" Lag @ 16" O.C.