

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

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

Permit No: 04-1671	Issued Date: <b>PERMIT ISSUED</b> JAN 5 2005	CBL: 392 A019001
Location of Construction: 199 Hope Ave	Owner Name: Robinson Susan M	Owner Address: 199 Hope Ave
Business Name:	Contractor Name: Owner	Contractor Address: Portland
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings

Past Use: single family home	Proposed Use: single family home with exterior deck
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Permit Fee: \$39.00	Cost of Work: \$1,974.00	CEO District: 5
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Proposed Project Description:  
built exterior deck on single family home *3' x 13' step down to 10' x 14'*  
*reduced size*

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>accessory SB</i> <i>IRC-2003</i>
Signature:	Signature: <i>JMB 1/3/05</i>
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: jharris	Date Applied For: 11/08/2004
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Zoning Approval		
<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>12/21/04 JMB</i></p>	<p>Zoning Appeal</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>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District 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>JMB</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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: JAN 5 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Robinson Susan M /Owner

has permission to built exterior deck on single family home 5' X 3' & 10' X 16' deck

AT 199 Hope Ave 392 A019001

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 when permission is procured before this building or part thereof is occupied or closed-in. 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

Jamie Bouke 1/3/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 04-1671	Date Applied For: 11/08/2004	CBL: 392 A019001
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Location of Construction: 199 Hope Ave	Owner Name: Robinson Susan M	Owner Address: 199 Hope Ave	Phone: ( ) 797-7459
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family home with exterior deck	Proposed Project Description: built exterior deck 3' x 23' step down to 10' x 16' deck
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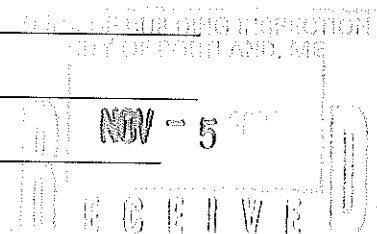
Dept: Zoning      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 12/21/2004  
 Note:      Ok to Issue:   
 1) The size of the walkway is to be the minimum required by building code due to it being outside the approved subdivision building envelope. The 10' x 16' deck must not encroach into the building envelope, which appears to be 11' from the rear corner.

Dept: Building      Status: Approved      Reviewer: Jeanine Bourke      Approval Date: 01/03/2005  
 Note: 11/17/04 Spoke w/Joe R. About any stairs, there will be one step down to grade off the 12' x 14' deck. Ok to issue, waiting for planning decision on the wetlands & building envelope. Jay R. Says planning only wants to allow the minimum width required for the landing/walkway to the deck, and the extra deck must be completely out of the building envelope.  
 11/22 Met in office w/Jay R. & Joe R. To discuss approvals, Joe will resubmit deck plan.  
 12/21 Joe delivered a new plot plan and sona tube layout for reduced size walkway and deck. I left a vm w/Jay R. To notify of submission and need for an approval letter for the walkway being outside the building envelope.  
 1/3/05 Jay R. Called to confirm that Lee U. Signed the letter for approval of the 3' walkway to be in the designated building envelope. Ok to approve.  
 1) Approved based on new plans submitted 12/21/04 in addition to construction details originally submitted.

# All Purpose 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>Portland 199 Hope Lane</u>		
Total Square Footage of Proposed Structure <u>282 sq ft</u>	Square Footage of Lot <u>22,773 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>392</u> Block# <u>A019001</u> Lot#	Owner: <u>Susan M. Robinson</u>	Telephone: <u>207-797-7459</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joseph Robinson</u> <u>199 Hope Lane</u> <u>207-415-7586</u>	Cost Of Work: <u>\$1,974.00</u> Fee: \$
Current use: <u>Single-Family Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Extension Deck</u>		
Project description: _____		
Contractor's name, address & telephone: <u>207-415-7586</u>		
Who should we contact when the permit is ready: <u>Joe Robinson</u>		
Mailing address: <u>199 Hope Lane</u> <u>Portland Me 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-415-7586</u>		

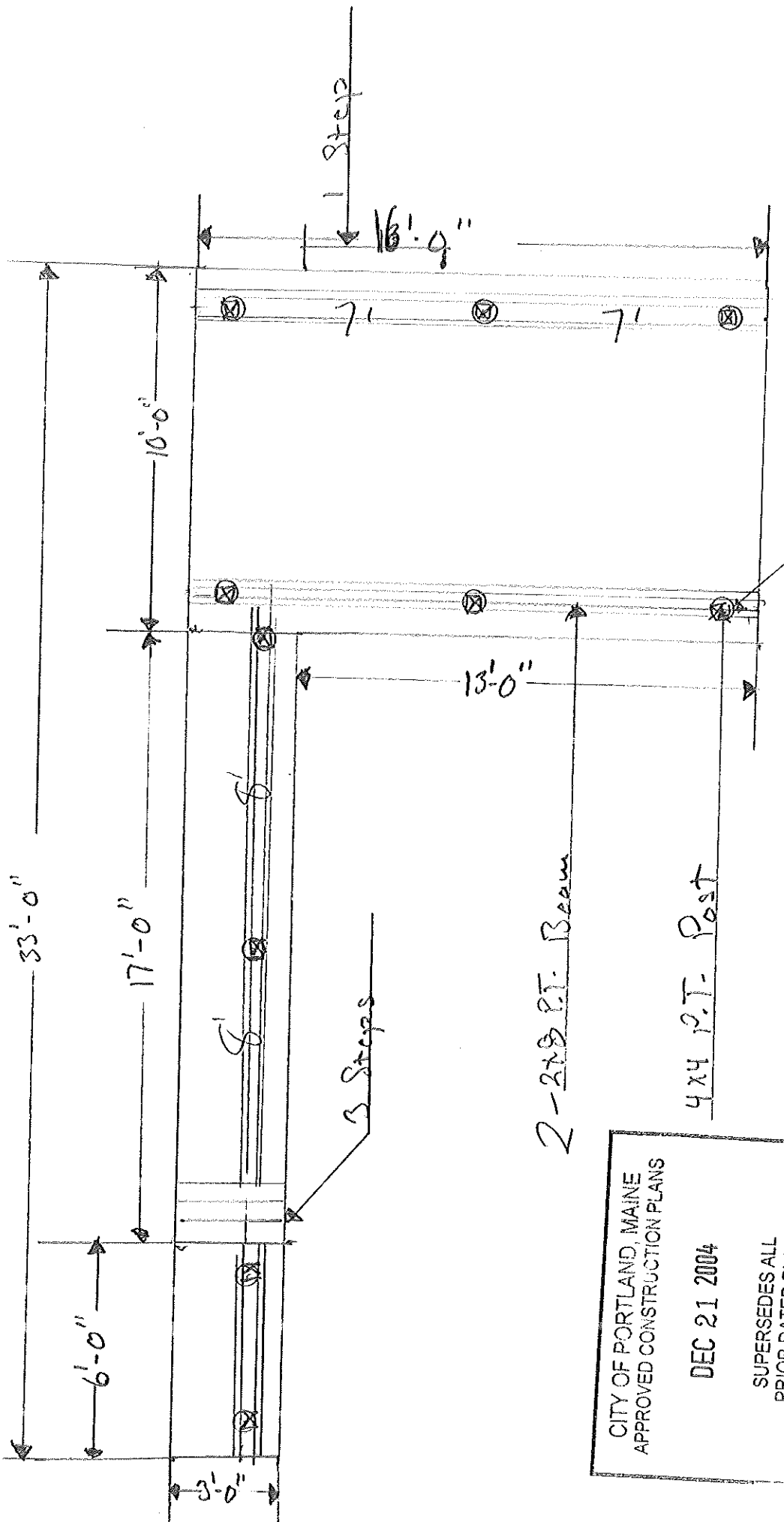


IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: [Signature] Date: November 4, 2004

This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall



2-2x8 P.T. Beam

4x4 P.T. Post

8"Ø Sominber

1/4 = 1'

CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 DEC 21 2004  
 SUPERSEDES ALL  
 PRIOR DATED PLANS

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 DEC 21 2004  
 RECEIVED

*NEW*  
*Original submitted*  
*12/15/04*  
*Garrett & Co.*

Joseph Robinson  
199 Hope Lane  
Portland, Me 04103  
415-7586

November 4, 2004

Lee Urban:

Per our phone conversation on November 2, 2004, I am writing this letter to request approval by the Portland Planning to construct a deck at my residence at 199 Hope Lane, Portland. This deck will be constructed beyond the building envelope on Lot 19, in the subdivision of Presumpscot River Place.

The location of the deck will meet set-backs and will not infringe the wet-land area. The wet-land area borders the construction of the deck. On November 4, 2004, I spoke and received approval from Burt Wolfe of Goldeneye Development and discussed this issue with Jay Reynolds regarding the location of the deck. I would like this issue resolved as soon as possible.

Regards,



Joseph E. Robinson

Received  
11/5 @ 3:30 PM  
MMA

NOV - 5

NOV - 5

NOV - 5

2x4 Cedar Cap and Rail

4x4 Cedar Post

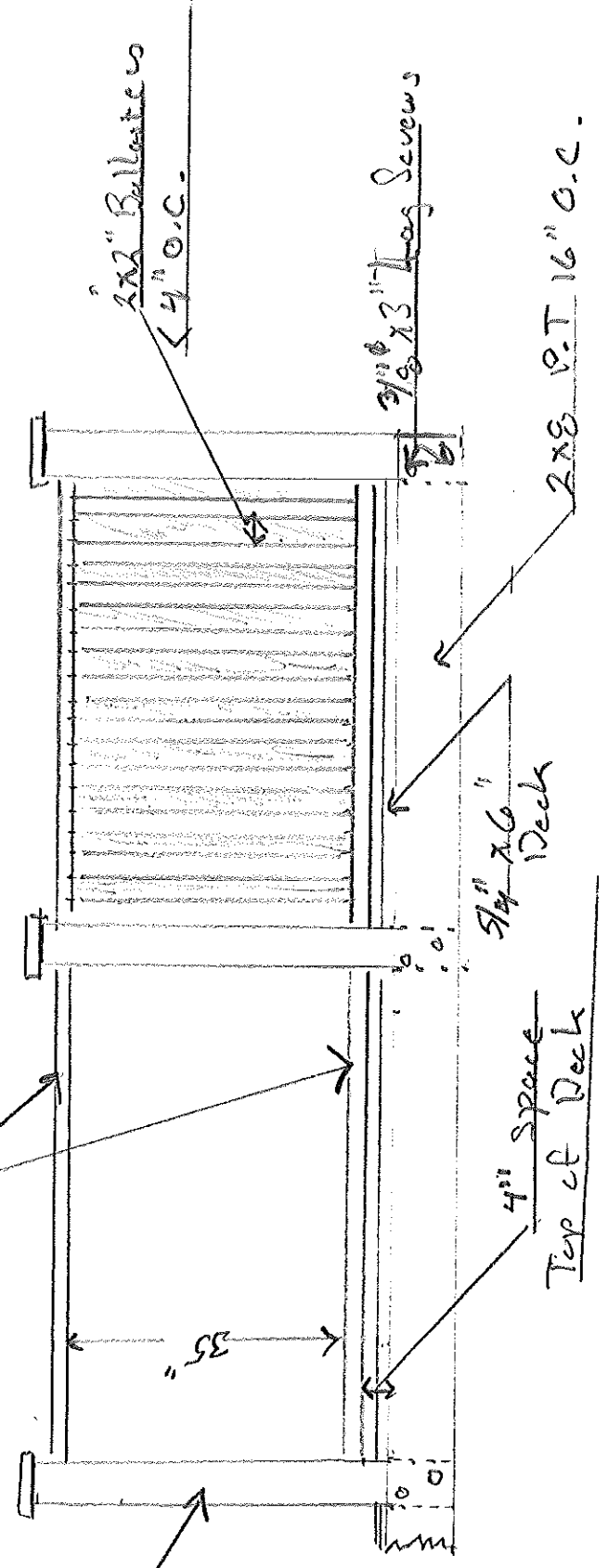
2x2 Ballast  
4" O.C.

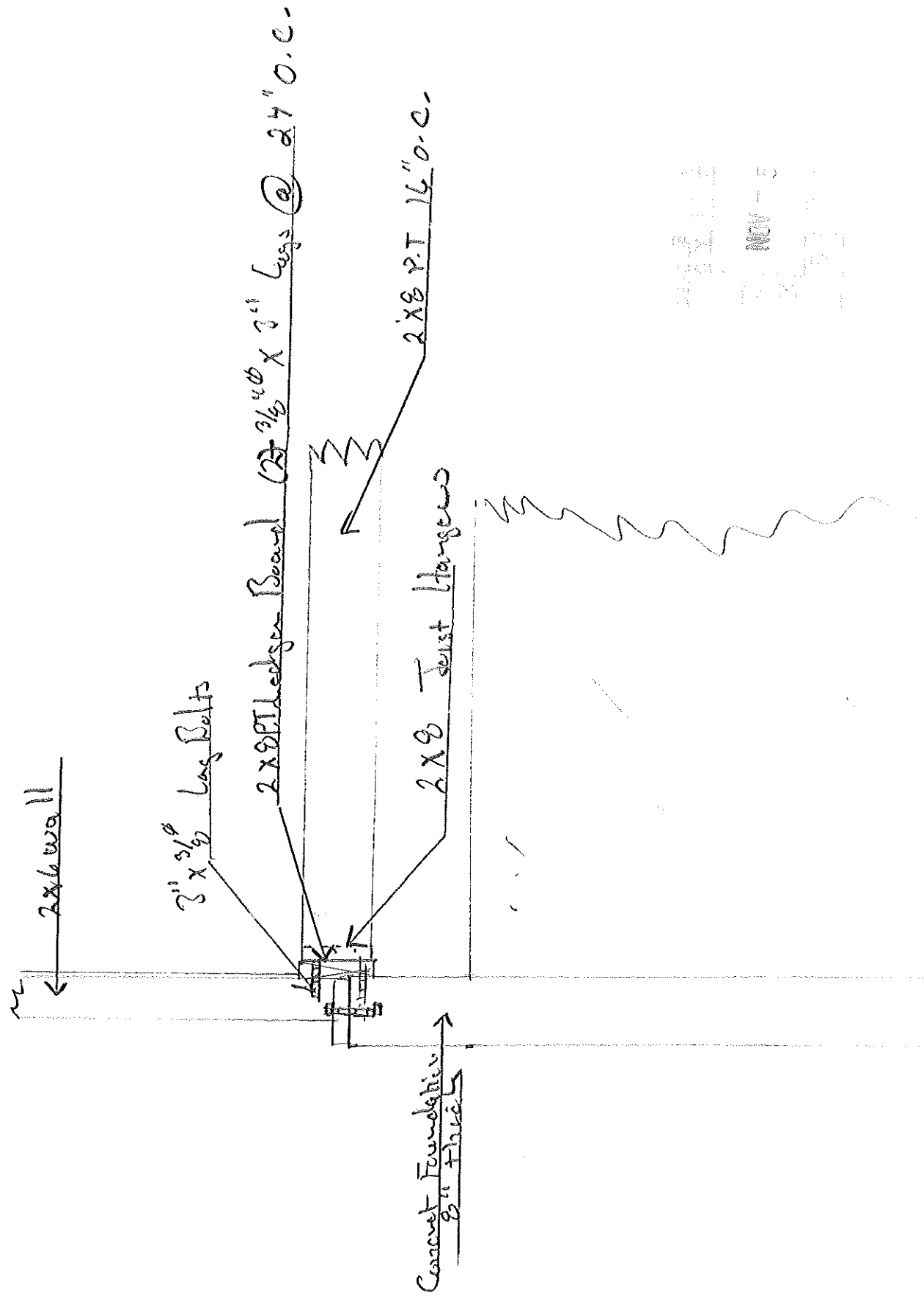
3/8" x 3" Lag Screws

5/4" x 6" Deck

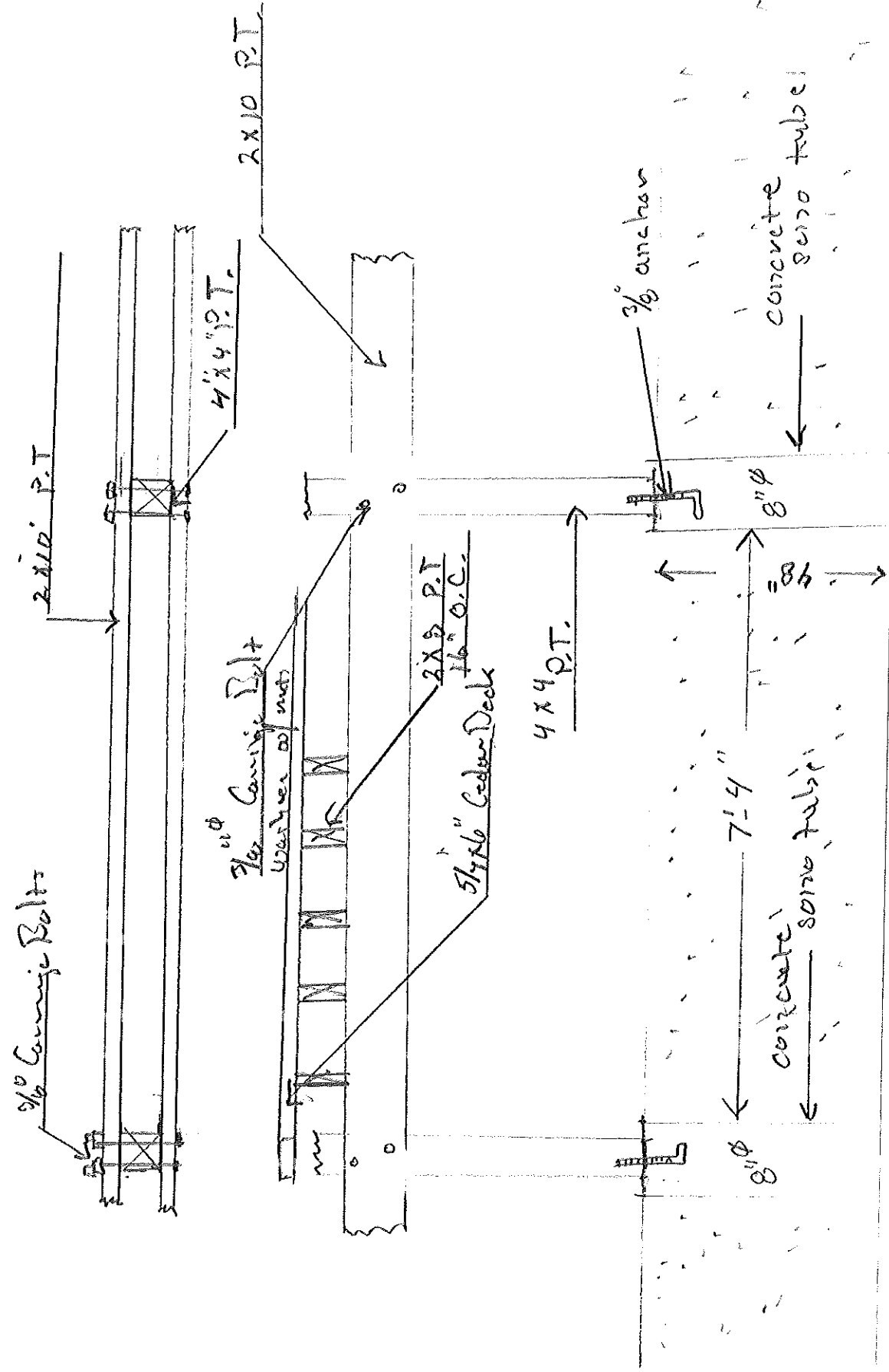
4" Space  
Top of Deck

2x8 P.T 16" O.C.

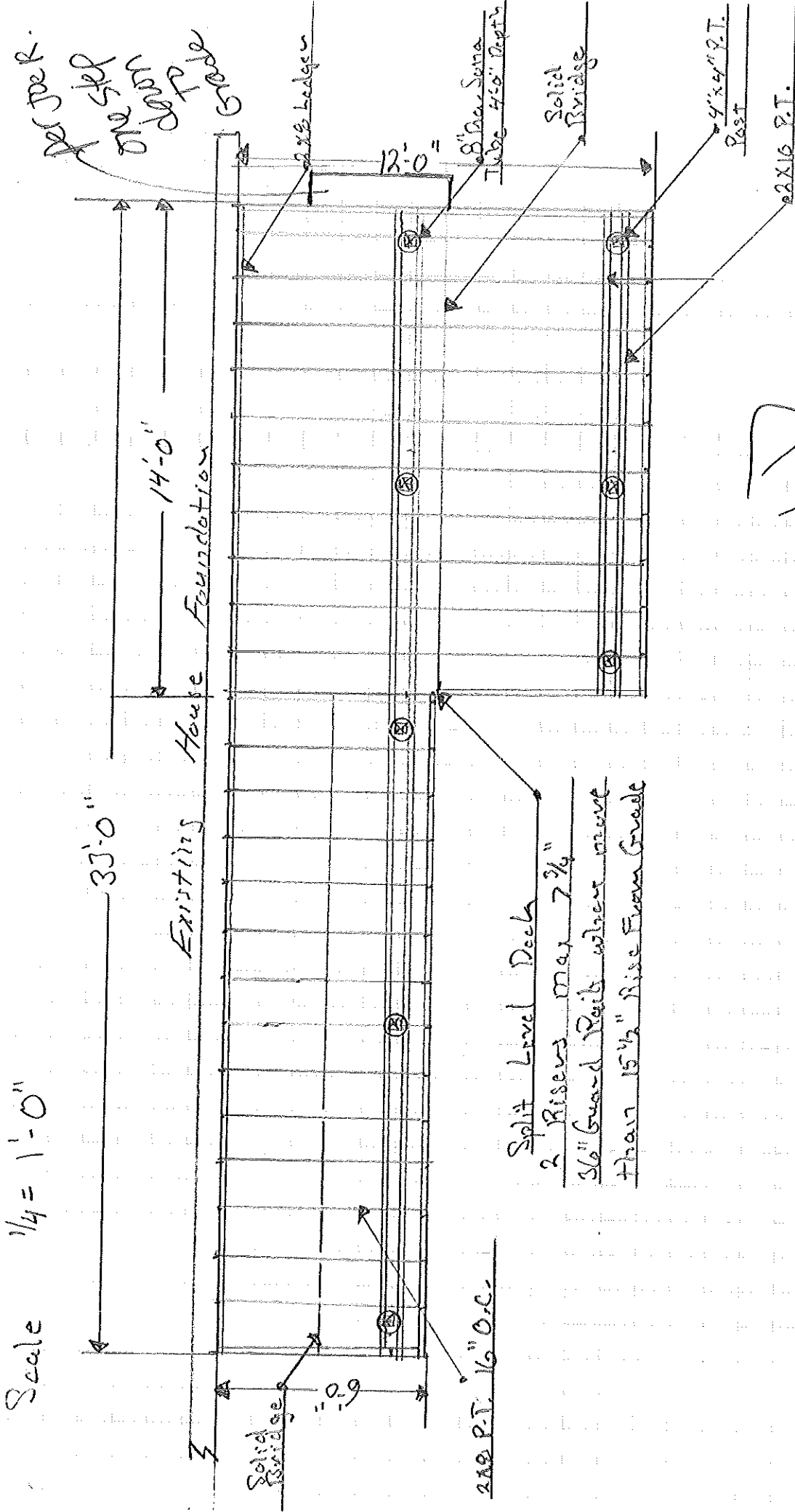






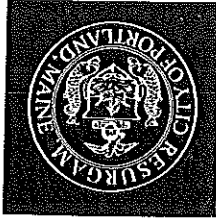


Scale 1/4" = 1'-0"



NOV - 5

RECEIVED



*Strengthening a Remarkable City, Building a Community for Life*

[www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

January 3, 2005

Mr. Joseph Robinson  
199 Hope Avenue  
Portland, ME 04103

Dear Mr. Robinson:

RE: 199 Hope Avenue: Request to build outside the building envelope  
Presumpscot River Place III Subdivision, Lot 19

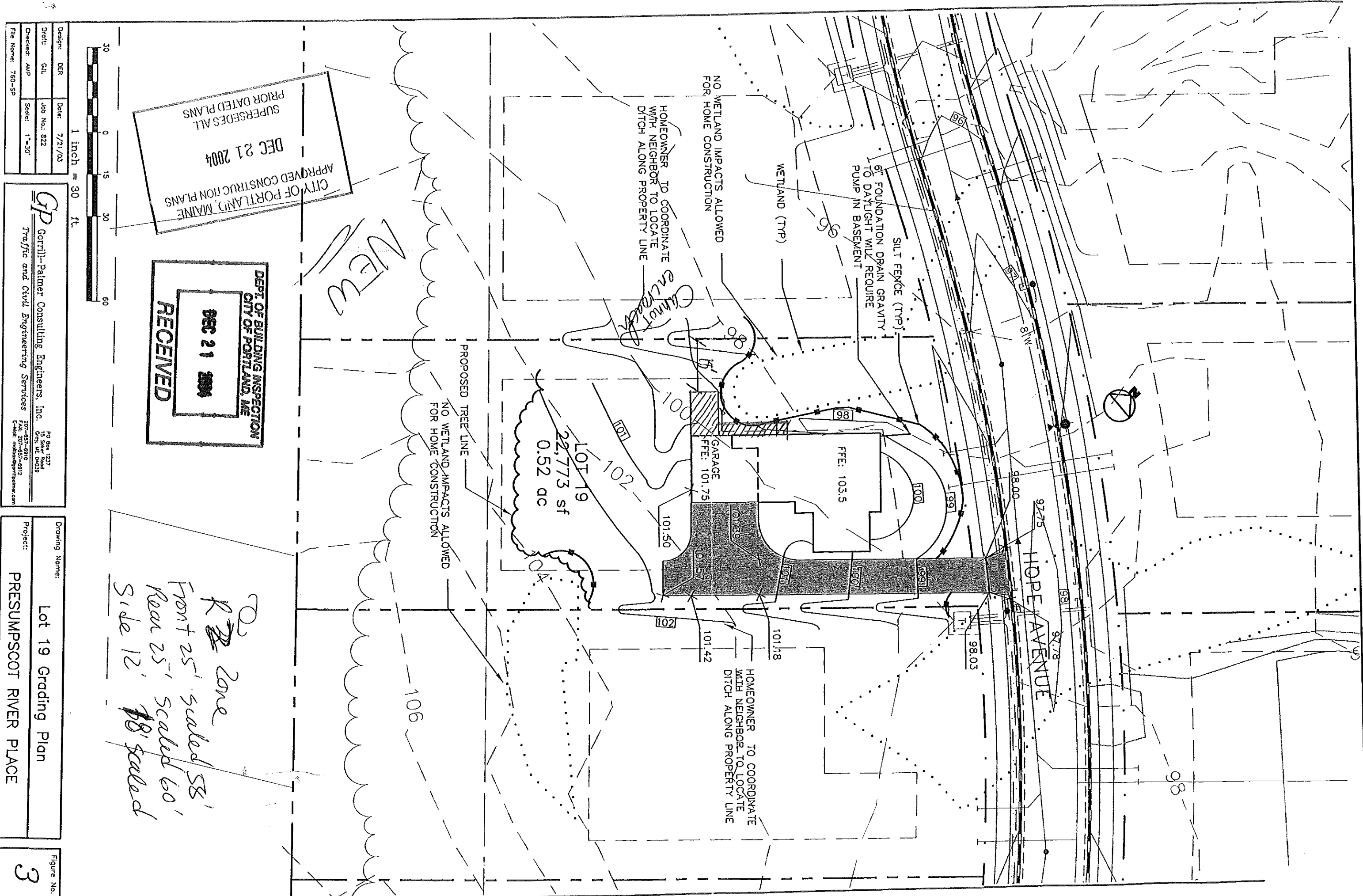
The City is currently reviewing your building permit application to construct a deck outside of the approved building envelope. As required, I hereby approve this request to build outside of the building envelope along the northwesterly side of lot 19. This approval is specifically for your submittal dated December 21, 2004. This submittal shows a width of three (3) feet outside the envelope along the northwesterly side of the building. The deck does not fall outside the envelope adjacent to the garage.

If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note that all other conditions of approval, including the preservation and restoration of existing wetlands, still apply.

Sincerely,

Lee Urban  
Planning and Development Director



CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 DEC 21 2004  
 SUPERSEDES ALL  
 PRIOR DATED PLANS

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 DEC 21 2004  
 RECEIVED

*NEC*

*R<sub>2</sub> Zone*  
 Front 25' scaled 58'  
 Rear 25' scaled 60'  
 Side 12' 18' scaled



Designer:	DER	Date:	7/21/03
Draft:	CU	Job No.:	822
Checked:	AMP	Scale:	1"=30'
File Name:	750-SP		

**GP** Gorill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 Pg Box 1237  
 19 State Road  
 Gorham, ME 04038  
 207-637-6910  
 FAX 207-637-6912  
 E-Mail: mrob@gorillpalmer.com

Drawing Name: Lot 19 Grading Plan  
 Project: PRESUMPCOT RIVER PLACE

Figure No. 3



HOPE AVENUE

98

97.78

97.75

98.00

8' W

98.03

221,773 SF  
x 20%  
41,554 SF

99

100

FFE: 103.5

98

Deck

101

101.18

101.39

GARAGE  
FFE: 101.75

Deck

101

101.42

102

101.50

101

60x

LOT 19

22,773 sf

0.52 ac

HOMEOWNER TO  
WITH NEIGHBOR TO  
DITCH ALONG PRC

R2 Zone  
Front 25' Req 58' s scaled  
Side 12' Req 30' shown  
Rear 25' Req 60' shown

WETLAND

1" = 15'

(TYP)  
AVITY  
E

WETLAND