

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 18000
PERMIT ISSUED
JUN 20 2008
CITY OF PORTLAND

This is to certify that O'BRIEN JOY L & RICHARD J RANAGHAN JR ITS

has permission to New Deck

AT 113 DEEPWOOD DR L 397 C01700A

provided that the person or persons firm or person 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 provided before this building or part thereof is opened or occupied. Closed-in areas. YOUR 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

6/10/08
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: 08-0601 \	Issue Date: 6/10/08	CBL: 397 C017001
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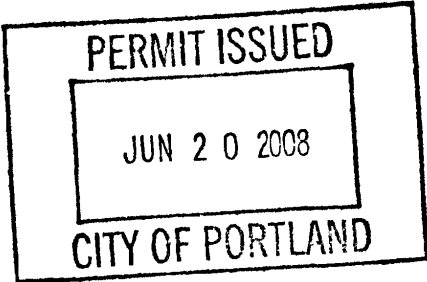
Location of Construction: 113 DEEPWOOD DR	Owner Name: O'BRIEN JOY J & RICHARD J RA	Owner Address: 113 DEEPWOOD DR	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home - New deck New 12'x10' deck.	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 5
Proposed Project Description: New Deck - 12' x 10' - replacing existing smaller deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 JB Type: IRC 2003	
		Signature: 6/10/08		Signature: 6/10/08

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: Idobson	Date Applied For: 06/02/2008	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"/> <i>Ok w/cond. has</i> Date: 6/10/08	<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 Date: _____	<p>Historic Preservation</p> <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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**


 X ¹⁰ ~~**Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**~~

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 0/20/08

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0601	Date Applied For: 06/02/2008	CBL: 397 C017001
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Location of Construction: 113 DEEPWOOD DR	Owner Name: O'BRIEN JOY J & RICHARD J RA	Owner Address: 113 DEEPWOOD DR	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - New deck - 12' x 10'	Proposed Project Description: New Deck - 12' x 10' replacing smaller existing deck.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/10/2008
Note: Proposed structure is over lot coverage. See letter dated 6/3/08 6/10/08 - Received revised application			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 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: Chris Hanson	Approval Date: 06/10/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere. 2) Maintain proper setback(s) from property lines/buildings. 3) Fastener schedule per the IRC 2003 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each. 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 6) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 			

Comments: 6/3/2008-amachado: Proposed structure over lot coverage. See letter dated 06/03/08 6/10/2008-amachado: Received revised application; revised deck size is now 10' x 12'. Lot coverage OK now.
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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: <u>113 DEERWOOD DR</u>		
Total Square Footage of Proposed Structure/Area <u>288</u>		Square Footage of Lot <u>10,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>397 C 17</u>	Applicant * must be owner, Lessee or Buyer* Name <u>RICHARD RANASINGHE</u> Address <u>113 DEERWOOD DR</u> City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>632-2893</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>2500</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGER FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>N/A</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>DECK</u>		
Contractor's name: <u>OWNER</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>SAVER</u> Telephone: <u>SAVER</u> Mailing address: _____		

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: 6/2/08

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

\$2500



Same-Day Permitting

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects.

This permitting program applies only to existing single family homes not located within a historic district or shoreland zone.

Eligible Projects

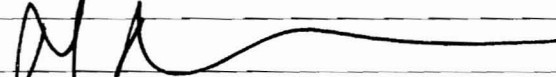
Please submit a complete application with the required plans

- Interior non structural projects (i.e. Adding closets, bathrooms, changing floor plans, kitchen remodels)
- Repairs to existing decks, porches and stairs that meet current zoning setbacks
- Adding or replacing windows and doors (not to include bay windows)
- Sheds less than 100 sq. ft.
- One story open entry/porch, 50 sq. ft. or less with maximum 6 ft. projection from the principal structure
- Chimney installation (NFPA 211 disclosure statement required)
- Propane tanks
- Heating Appliances (i.e. HVAC systems, gas inserts/monitors, wood/pellet stoves)
- Bulkheads 50 sq. ft. or less with maximum of 2 ft. in height (low profile)

Inspections are still required per City Code of Ordinance.

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 this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: 	Date: 6/2/08
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This is not a permit; you may not commence ANY work until the permit is issued.

113 DEERWOOD DR.

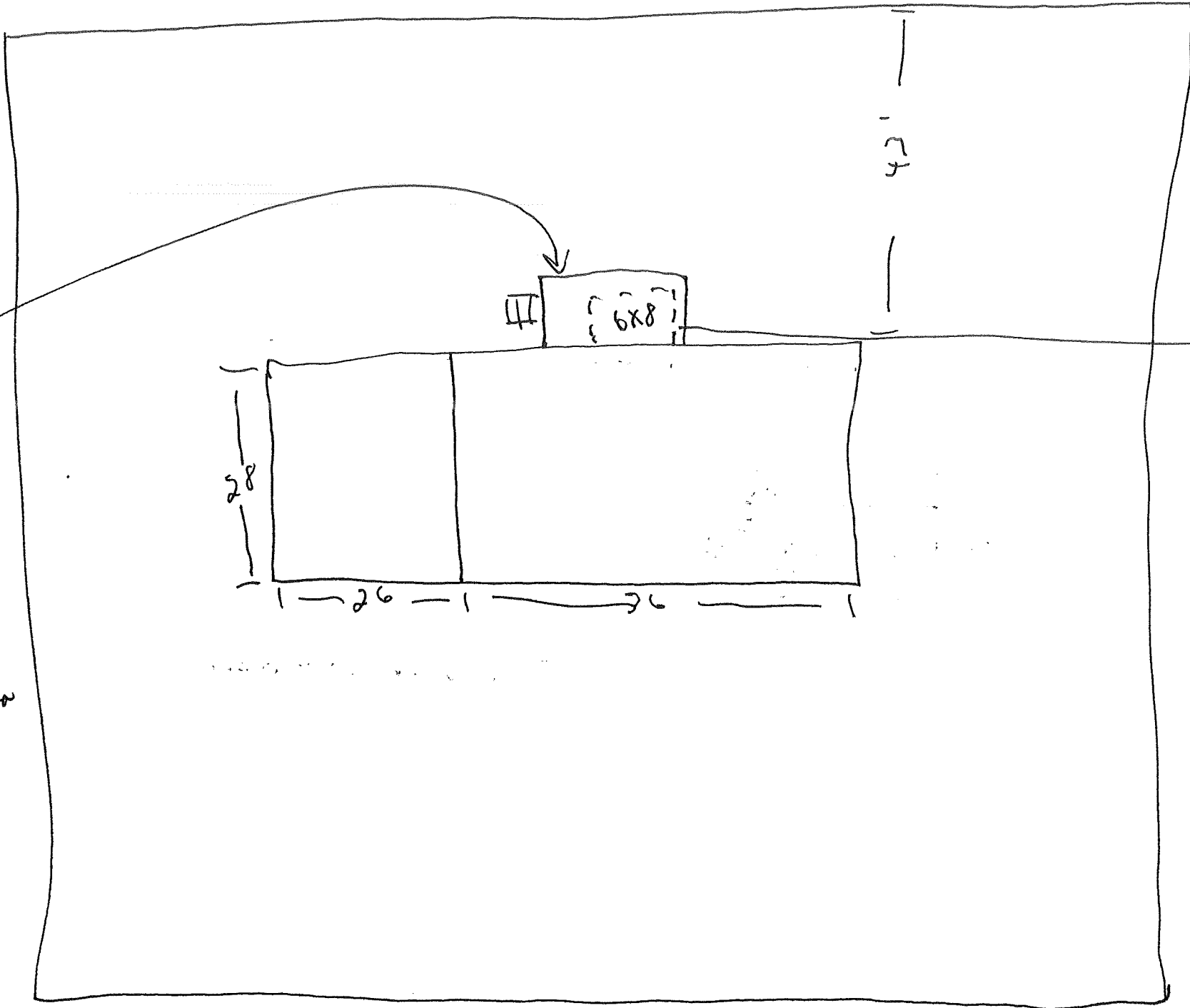
397-C-17

10x12

NEW DECK

JOY O'BRIEN

RICHARD RANAGHAN



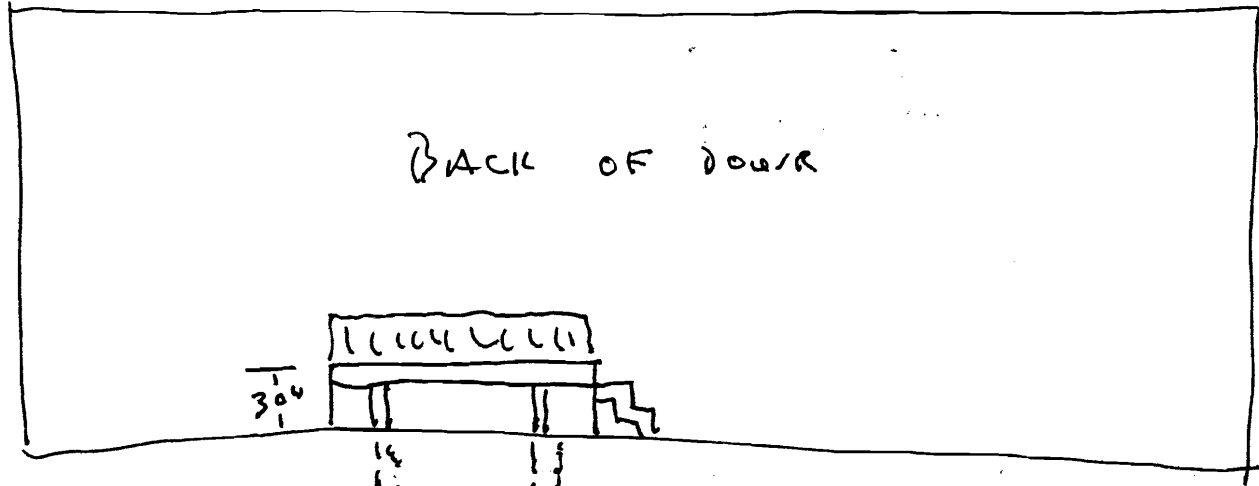
EXISTING DECK 6x8

DEPT. OF PERMITS AND INSPECTION
CITY OF LOS ANGELES

JUN 10 2008

DEERWOOD DR.

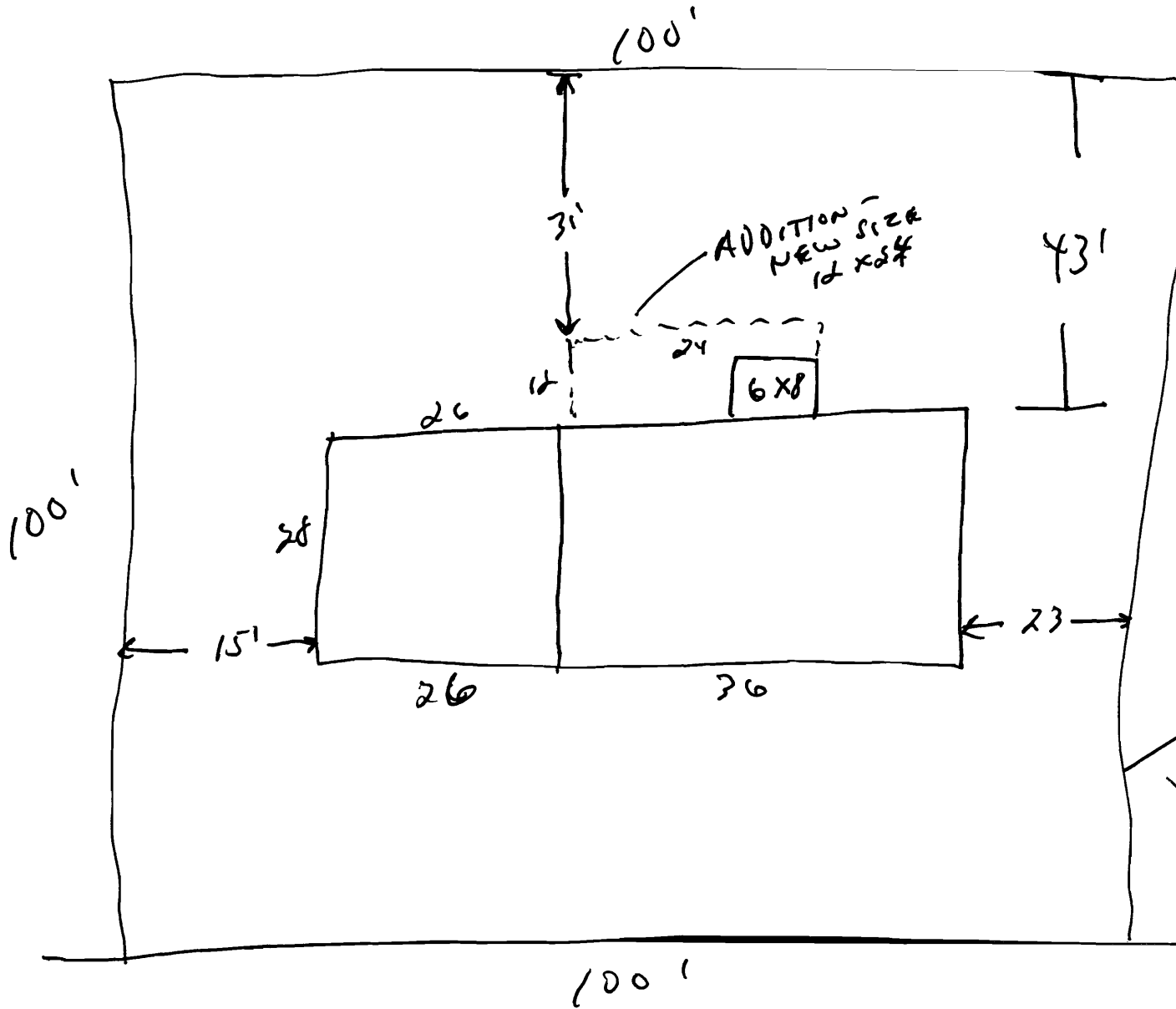
BACK OF DOOR



304

4' DEEP SOWING TUBE

RICHARD RANAGHAN / JOY O'BRIEN



~~387-17-001~~

387-C-17

113 DEERWOOD DR.

R-2

lot size = 10,000 sq ft

min. land area per dw. 19,200 sq ft

front 1/4

rear - 25' min. - 31' given

side - 1 story 12' min. - dc.

lot coverage 20% = 2,000 sq ft

existing - 1928

proposed $\frac{240}{238-48}$

2168 sq ft over

LOT
LINK

6/10/08

* revised application

new proposed deck is

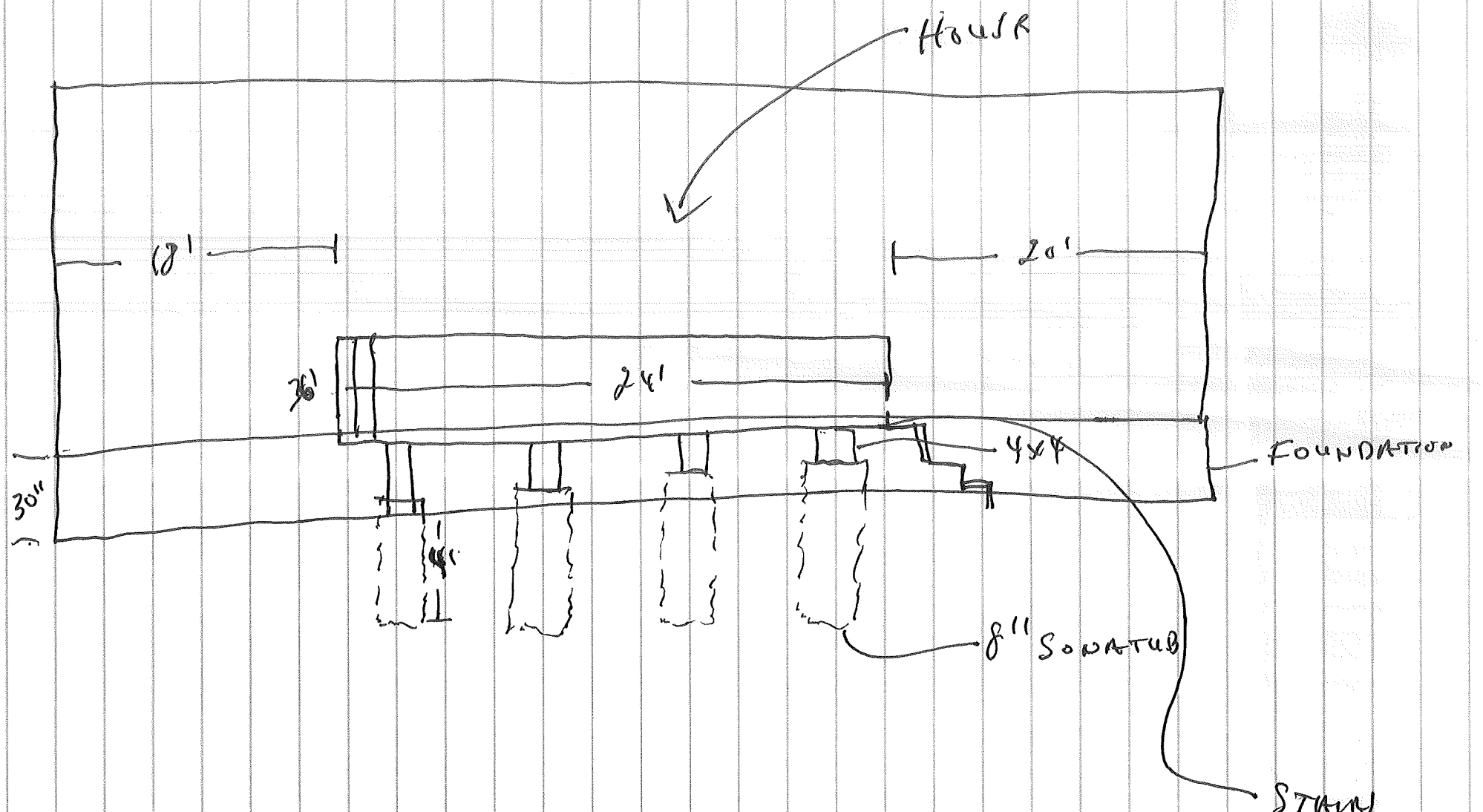
10' x 12' - being built when
6' x 8' deck was.

existing w/ out deck 1800

new deck 120

OK. $\frac{1920}{2000}$ sq ft

DEERWOOD

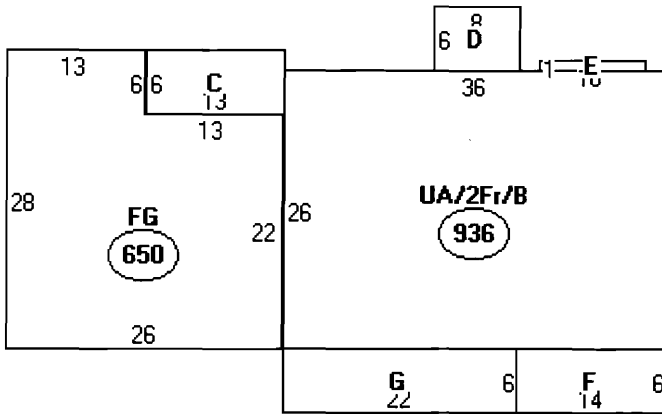


36" RAILING ON ALL SIDES
 BALUSTERS 2X2 EURNY 4"

DECK TO BE PRESSURE TREATED
 LOGGA 2X10, 6" LAG BOLTS, 16" ON CENTER
 GIRDER 10' FROM HOUSE 2X10 @ JOISTS
 DECKING 5/4 X 6"

STAIRS
 3 STAIRS
 4' WIDE
 WITH 30" RAILINGS
 & BALUSTERS 2X2
 ON CENTER

04103



Descriptor/Area

- A: UA/2Fr/B
936 sqft
- B: FG
650 sqft
- C: 1Fr/B
78 sqft
- D: WD
48 sqft
- ~~E: FBAY
70 sqft~~
- F: 1Fr/B
84 sqft
- G: OFP
132 sqft

$$\begin{array}{r}
 \approx 1928 \\
 - 48 \\
 \hline
 1880
 \end{array}$$

$$\begin{array}{r}
 2000 \\
 - 1880 \\
 \hline
 120 \#
 \end{array}$$

Steps off front porch?

$$\begin{array}{r}
 12 \times 24 \text{ deck} = 288 \\
 - \text{deck } 120 \\
 \hline
 \end{array}$$

168 over lot coverage

33



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

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

30 days - July 3, 2008

June 3, 2008

Joy O'Brien & Richard Rangan
113 Deepwood Drive
Portland, ME 04103

RE: 113 Deepwood Drive – 397 C017 – R2 – expand rear deck – permit # 08-0601

Dear Ms. O'Brien and Mr. Ranaghan,

I am in receipt of your application to put a larger rear deck on the back of the house at 113 Deepwood Drive. Your house is located in the R-2 residential zone. Section 14-80(e) of the ordinance states that the maximum lot coverage in the R2 zone is twenty percent of the lot area. The size of your lot is ten thousand square feet. Twenty percent of that is two thousand square feet. The footprint of the existing structure including the existing six by eight foot deck is 1,928 square feet. The proposed 12 foot by 24 deck would add 240 square feet to the footprint for a total of 2,168 square feet. This is 168 square feet more than the allowable maximum lot coverage. Since your proposed deck expansion is over the maximum allowable lot coverage, I must deny your application.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty 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. I have enclosed a copy of the appeal application and process. If you choose not to file an appeal, 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.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

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