

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

Location of Construction: 29 Oregon Street - Rear		Owner: William York		Phone: 207-773-7170		Permit No:	
Owner Address: Same		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: N/A		Address: N/A		Phone: N/A		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>991252</b>                  Permit Issued:  <b>NOV 10 1999</b>                  CITY OF PORTLAND             </div>	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ No Fee		PERMIT FEE: \$ Waived	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construction of new porch/deck. Resubmission				Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____ Zoning Approval: 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 <input type="checkbox"/>	
Permit Taken By: KA		Date Applied For: 10-29-99				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	

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..

Send To: William York  
29 Oregon Street  
Portland, ME 04102

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

11-1-99

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**  
CEO DISTRICT 2

COMMENTS

11-29-99- REAR steps: Ballusters over 4" back section needs railings (37" off ground)  
Steps on right need handrails and ballusters. JN

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

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

Location of Construction: 29 Oregon Street - Rear		Owner: William York		Phone: 207-773-7170		Permit No:	
Owner Address: Same		Lessee/Buyer's Name: N/A		Phone: N/A		BusinessName: N/A	
Contractor Name: N/A		Address: N/A		Phone: N/A		Permit Issued:	
Past Use:  1-Family		Proposed Use:  Same		COST OF WORK: \$ No Fee		PERMIT FEE: \$ Waived	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description:  Construction of new porch/deck. Resubmission				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: 433-I-002	
				Signature: Date:		Zoning Approval:	
Permit Taken By:  KA		Date Applied For:  10-29-99				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 <input type="checkbox"/>	

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Portland, ME 04102

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11-1-99

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

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

CEO DISTRICT  
ub

2

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 29 OREGON ST - REAR OF PROPERTY

Tax Assessor's Chart, Block & Lot Number Chart# <u>433</u> Block# <u>I</u> Lot# <u>002</u>	Owner: <u>WILLIAM YORK</u>	Telephone#: <u>207-773-7170</u>
Owner's Address: <u>29 OREGON STREET</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ <u>NO fee</u> Fee <u>\$ PLUMB</u>
Proposed Project Description:(Please be as specific as possible) <u>NEW CONSTRUCTION EXISTING (NOW-PERMITTED) PORCH/DECK - RESUBMISSION</u> (P)		
Contractor's Name, Address & Telephone <u>N/A</u>		Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

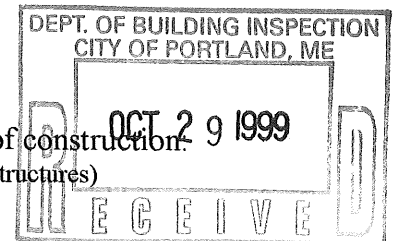
If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



**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/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>[Signature]</u>	Date: <u>11/29/99</u>
--	-----------------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*Congratulations!!!!!!*

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ALL of the information and if you need any further assistance please call 874-8703 or 874-8693.

*AMN: MIKE NUGENT*

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

Location of Construction: *29 Oregon St. Portland 04103		Owner: *William A & Diane M. York *		Phone: (207) 773-7170		Permit No:	
Owner Address: 29 Oregon St, Portland 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Dave Hanson Saco, Me.		Address:		Phone: (207) 934-0944		Permit Issued:	
Past Use: Single Family		Proposed Use: Same		COST OF WORK: \$ 6,150.00		PERMIT FEE: \$ 50.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Addition Of Porch				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input checked="" 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"/>	
Permit Taken By: U.B.		Date Applied For: May 6th, 1999		Signature: _____		Date: _____	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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**CERTIFICATION**

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SIGNATURE OF APPLICANT		ADDRESS:		DATE: May 10th, 1999		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	
White-Permit Desk		Green-Assessor's		Canary-D.P.W.		Ivory Card-Inspector	

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

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

CEO DISTRICT 2

*This Application  
 Never Issued -  
 1/10 485C*

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: **29 OREGON STREET PORTLAND 04103**

Tax Assessor's Chart, Block & Lot Number Chart# <b>433</b> Block# <b>I</b> Lot# <b>2</b>		Owner: <b>WILLIAM A. YORK</b> <b>DIANE M. YORK</b>	Telephone#: <b>207-773-7170</b>
Owner's Address: <b>29 OREGON ST., PORTLAND 04103</b>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$6150</b> Fee <b>\$50</b>
Proposed Project Description:(Please be as specific as possible) <b>ADDITION OF PORCH TO FRONT &amp; PARTIAL SIDE OF HOUSE</b>			
Contractor's Name, Address & Telephone <b>DAVE HANSON, SACO. 207-934-0944</b>		Rec'd By: <b>UB</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

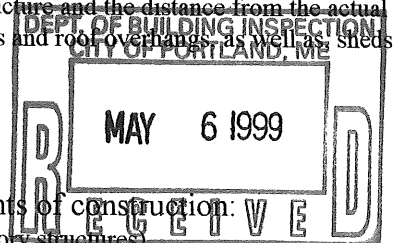
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Signature of applicant: **Diane M. York** Date: **5/6/99**

Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Inspection Services  
Michael J. Nugent  
Manager



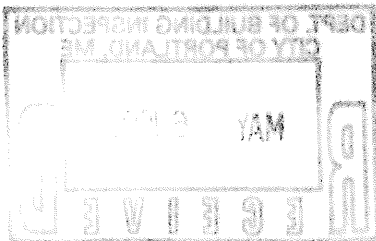
Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*Congratulations !!!!!*

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ALL of the information and if you need any further assistance please call 874-8703 or 874-8693.





Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

William & Diane York  
29 Oregon Street  
Portland, ME 04103

May 11, 1999

RE: 29 Oregon Street - 433-I-002 & 6 - R-5 Zone

Dear Mr & Mrs York,

I am in receipt of your permit application to construct a new porch. This permit is being denied because your property is located in a shoreland overlay zone which restricts any new construction within 75 feet of the high water mark. Your submitted plot plan shows that virtually all the newly proposed deck lies within the 75 foot setback, and therefore is not allowable.

If you would like to redesign your plans as to the placement of the proposed deck so that it is beyond the 75 foot setback and also meet the normal R-5 setbacks, I would be glad to review those changes. You also have the right to go to the Zoning Appeals Board. However, it is only fair to advise you that this type of appeal is essentially impossible to receive from the Board of Appeals. Shoreland zoning laws originated with State requirements on the local zoning authorities. You would have 30 days from the date of this letter to appeal. Please let me know if this is your option and I will send you all the necessary information.

If you have any questions regarding this letter, please do not hesitate to call me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

cc: File

11/10/99  
See revised information  
received from AL Frick  
showing over 75' from H.W. M.A.D.

# dpb Design - Drafting

285 Buxton Road  
Saco, Maine 04072

Phone: 207.282.7220  
Email: dbishop@cybertours.com

February 24, 1999

Mrs. Diane York  
29 Oregon Street  
Portland, Maine 04103

Dear Diane,

I apologize for the delay in getting the attached sketches to you. The enclosed sketches shows Phase I, the new porch area, as we had discussed. The approximate square footage for the existing residence and new porch area are as follows:

Main House	832 sq. ft.
Sun Room	100 sq. ft.
New Porch	224 sq. ft.

The new porch area is approximately 24% of the existing structure (main house and sunroom combined). You had indicated that the city would allow up to 40% for new expansions of the existing structure. This phase is well within that limitation. Forty percent of your existing structure is 373 sq. ft and with 224 sq. ft being used for the porch, this would leave 149 sq. ft. for Phase II (second floor and dormers). The 149 sq. ft remaining would be a 9 ft.x16 ft. room. The expense of modifying the roof, adding dormers and stairs should be reconsidered for a room this size.

I have sent a copy of the sketches to David Hanson for his review also. If you would like to discuss additional options, changes or would like to see a few alternates please feel free to give me a call. I will hold off from doing any layouts on Phase II until I hear from you.

Sincerely,



Daniel P. Bishop

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

May 11, 1999

William & Diane York  
29 Oregon Street  
Portland, ME 04103

RE: 29 Oregon Street - 433-I-002 & 6 - R-5 Zone

Dear Mr & Mrs York,

I am in receipt of your permit application to construct a new porch. This permit is being denied because your property is located in a shoreland overlay zone which restricts any new construction within 75 feet of the high water mark. Your submitted plot plan shows that virtually all the newly proposed deck lies within the 75 foot setback, and therefore is not allowable.

If you would like to redesign your plans as to the placement of the proposed deck so that it is beyond the 75 foot setback and also meet the normal R-5 setbacks, I would be glad to review those changes. You also have the right to go to the Zoning Appeals Board. However, it is only fair to advise you that this type of appeal is essentially impossible to receive from the Board of Appeals. Shoreland zoning laws originated with State requirements on the local zoning authorities. You would have 30 days from the date of this letter to appeal. Please let me know if this is your option and I will send you all the necessary information.

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Marge Schmuckal  
Zoning Administrator

cc: File

Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



**CITY OF PORTLAND**

**NOTICE OF INTENT TO PROSECUTE**

October 20, 1999

William York  
29 Oregon Street  
Portland, ME 04101

RE: 29 Oregon Street  
CBL: 433-I-002

**CERTIFIED MAIL# Z 564 696 363**

Dear Mr. York:

An evaluation of your property at 29 Oregon Street on July 19, 1999 and October 18, 1999 by Jonathan Reed revealed that the structure fails to comply with Section 107.10 of the Building Code of the City of Portland.

107.10 Constructing deck/porch after denial of permit application due to zoning requirements.

Therefore, please be advised that the above deck/porch must be removed within twenty(20) days of the date of this letter. A subsequent inspection shall occur to verify compliance.

This is a notice of intent to prosecute. the matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code, and in Title 30-A M.R.S.A. Ss 4452.

Please feel free to contact me at 874-8702, if you wish to discuss the matter or have any questions.

Sincerely,

Jonathan J. Reed  
Code Enforcement Officer

cc/Central File

**City Of Portland  
Inspection Services  
RETURN OF SERVICE**

On the 21st day of October, 1999, I made service of the Notice of intent to Prosecute

upon, DIANE YORK, at 580 CONGRESS ST.

By delivering a copy in hand. @ 2:05 P.M. JR

By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is \_\_\_\_\_.

By delivering a copy to an agent authorized to receive service of process, and whose name is \_\_\_\_\_.

By (describe other manner of service) \_\_\_\_\_.

DATED: 10/21/99

*Jonathan J. Reed*  
Signature of Person Making Service  
CODE ENFORCEMENT OFFICER  
Title

I have received the above referenced documents

*Diane M. York*  
Person Receiving Service

Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



## CITY OF PORTLAND

July 22, 1999

William York  
29 Oregon St  
Portland ME 04101

RE: 29 Oregon St  
CBL: 433-I-002  
DU: 1

Dear Mr. York:

### Certified Mail Receipt # Z 397 901 655

An evaluation of your property at 29 Oregon St on July 19, 1999 revealed that the structure fails to comply with Section 107.1 of the Building Code of the City of Portland. The following is a list of the violations and copies of the referenced Code sections.

107.1 Constructing deck/porch with roof without proper permit.

This is a notice of violation pursuant to Section 107.1 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A reinspection of the premises will occur on August 22, 1999 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. ss 4452.

This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8702, if you wish to discuss the matter or have any questions. Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 reinspection fee. This violation will automatically cause a reinspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection. A copy of the amendment has been attached for your convenience.

Sincerely

Jon Reed  
Code Enforcement Officer  
/sap



LAND USE - ZONING REPORT

ADDRESS: 29 Oregon Street DATE: 11/10/99

REASON FOR PERMIT: to construct new porch & deck

BUILDING OWNER: William York C-B-L: \_\_\_\_\_

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_  
#1, #6, #11, #9

CONDITION(S) OF APPROVAL

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 3. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
- 4. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
- 5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the \_\_\_\_\_ in place and in phases.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
- 8. Separate permits shall be required for any signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.
- 11. Other requirements of condition I Am in receipt of your New Application

for porch and deck with the new survey information showing that this ~~proposed~~ "proposed" structure is over 75' from the HWM.

Marge Schmuckal Marge Schmuckal, Zoning Administrator



19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *- see Attached*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

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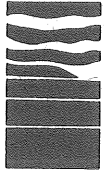
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*PSH*  
 P. Samuel Hoffses, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**



**Albert Frick Associates, Inc.**

**Soil Scientists & Site Evaluators**

95A County Road Gorham, Maine 04038  
(207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE  
James Logan SS, SE  
Matthew Logan SE

November 1, 1999

Michael Nugent, Code Enforcement Officer  
City of Portland  
389 Congress Street  
Portland, ME 04101

received  
11/8/99

Re: York property (433-1-2), Oregon Street, Portland

Dear Mr. Nugent:

I met with you, William York and James Nadeau, Land Surveyor, on October 29, 1999 to review the existing back deck and the proximity to the *normal high water mark of coastal waters*.

Background:

The background, as I understand it, is that the *Yorks* constructed a portion of a rear deck at the above-referenced property without a permit. An *after-the-fact* permit application was denied by the Portland inspection department due to proximity to the *normal high water mark of coastal waters* as represented on a Mortgage D Survey Plan. (See copy of May 11, 1999 letter to William & Diane York from Marge Schmuckal, Zoning Administration).

I was requested by James Nadeau of *Nadeau and Lodge Land Surveyors* to participate in the analysis of this issue.

Observations and Findings:

- I reviewed the site on September 23, 1999 and met with you, as Portland Code Enforcement Officer, to discuss the criteria. Since the property is a tidal property, you cited the City of Portland's definition of the *normal high water mark of coastal waters* that reads:

*That line on the shore of tidal waters reached by the shoreward limit of the rise of the medium tides between the spring and the neap.*

(See letter of September 23, 1999 from Albert Frick to James Nadeau documenting meeting).

- The U.S. Department of Commerce National Oceanic and Atmospheric Administration, National Ocean Service publishes (establishes) the following data for Presumpscot River Bridge, Casco Bay.

*Elevations of tidal datums referring to mean lower low water (MLLW) are as follows:*

Highest Observed Water Level (11/3/79)	11.40 feet
Mean Higher High Water (MHHW)	10.00
Mean High Water (MHW)	9.54
Mean Tide Level (MTL)	4.95
Mean Low Water (MLW)	0.36
Mean Lower Low Water (MLLW)	0.00
Lowest Observed Water Level (11/4/79)	-1.76
<i>(See enclosed data)</i>	

Based on this data: Mean Tide = 4.95 feet (5.0')  
 Medium Tide = 4.82 feet (5.0') SPRING NEAP

$$\left[ \frac{11.40' - (-1.76)}{2} \right] = \frac{13.16}{2} = 6.58 \text{ MLW}$$

$$6.58 \text{ MLW} - 4.28 = 2.3 \text{ NGVD}$$

- The literal reading of the Portland Land Use Ordinance definition, coupled with NOAA's published data, leads to a requirement that a building structure is required to be setback 75 feet from 5.0 feet (MLW). This elevation, converted to National Geodetic Vertical Datum, is 0.7 feet. (See Table 14, 15 of the Municipal Code Enforcement Officer Manual - copies attached).

Based on a literal interpretation, the York structure exceeds this setback.

- The literal interpretation of the Ordinance is not what is practiced by you and your staff, since on October 29, 1999 you apparently measured to the debris line of the latest high tide and found the structure to be approximately 68' to 71' from the edge of the debris. The debris line that was measured to was the previous morning tide that was published to be 10.0 feet at 2:56 A.M. on October 29, 1999. Apparently, the field standard to measure the setback utilized by the Portland Inspection Department does not measure to the defined normal high water mark of coastal waters as defined by the Ordinance, but in reality, is measuring to a debris line of the latest high tide. Therefore, if the field practice is to measure to the highest tide and *assuming* the intent of the definition was trying to measure to the mean high tide which is 9.54 feet



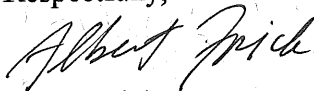
(MLW) or 5.26' (NGVD), then the scientific method would be to have a licensed land surveyor show the setback to a 5.0' NGVD elevation ground contour. (See Site Plan attached by Nadeau and Lodge).

Conclusions:

- It is my professional opinion, based on Nadeau and Lodge's survey plan, that the York's rear deck is greater than 75' from the *normal high water mark of coastal waters*, as defined by the City of Portland as described previously.
- It is my professional opinion based on Nadeau and Lodge's survey plan), that the York's rear deck is also greater than 75' from the *mean high tide and medium high tide*, as published by NOAA.

I respectfully request that you review this information with attachments along with Nadeau & Lodge's survey plan and reconsider the York application denial. Please contact me if you have any questions or matters for additional discussion.

Respectfully,

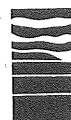


Albert Frick

AF/nd

Enc.

Cc. William & Diane York  
James Nadeau



BUILDING PERMIT REPORT

DATE: 1 Nov. 99 ADDRESS: 29 Oregon St. CBL: 433-I-002

REASON FOR PERMIT: To Construct new porch/deck

BUILDING OWNER: William York

PERMIT APPLICANT: CONTRACTOR Same

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$6150.00 PERMIT FEES: \$50.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*11, \*13, #31, \*33, \*34

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

PUBLICATION DATE: 07/30/1985

Page 1 of 5

MAINE 841 8137

U.S. DEPARTMENT OF COMMERCE  
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION  
NATIONAL OCEAN SERVICE

TIDAL BENCH MARKS

PRESUMPSCOT RIVER BRIDGE, CASCO BAY

LATITUDE: 43° 41.4' N      LONGITUDE: 70° 14.8' W  
NOAA CHART: 13290      USGS QUAD: PORTLAND EAST

To reach the tidal bench marks from Portland, Maine, proceed north on US Route 1 to the Presumpscot River Bridge, which crosses the Presumpscot River at Martins Point in East Deering, Maine. The bench marks are located along the walkway on the south side of the bridge and extend to the southern end of the abandoned bridge.

.....

BENCH MARK STAMPING: 841 8137 A 1979

MONUMENTATION: Survey Disk  
AGENCY/DISK TYPE: NOS Tidal Bench Mark  
SETTING CLASSIFICATION: Bridge Abutment

The bench mark is set flush in the SE corner of an abandoned concrete bridge abutment on Martins Point, which is east of the existing bridge on Route 1. The mark is east of the dead end road that leads to the river, 6.5 feet (2.0 m) from the shoreline, 2.0 feet (0.6 m) above ground level, and the mark bears SSE of the stack on the highway bridge house.

BENCH MARK STAMPING: 841 8137 B 1979

MONUMENTATION: Survey Disk  
AGENCY/DISK TYPE: NOS Tidal Bench Mark  
SETTING CLASSIFICATION: Concrete Pad

The bench mark is set flush in a 11x7 concrete pad which is directly up the embankment from the Presumpscot River at Martins Point, 30.8 feet (9.4 m) west of Bench Mark 841 8137 A 1979, 10.8 feet (3.3 m) east of a Central Marine Power Company utility pole and bears south from the stack on the highway bridge house.

BENCH MARK STAMPING: 841 8137 D 1979

MONUMENTATION: Survey Disk  
AGENCY/DISK TYPE: NOS Tidal Bench Mark  
SETTING CLASSIFICATION: Bridge

The bench mark is set flush in the SE corner of the southern end of the Presumpscot River Bridge, 155 feet (47.2 m) WNW of Bench Mark NO 6 ELEV 18.34, 0.4 foot (0.1 m) from a tall concrete bridge post, and bears SW from the stack on the bridge house.

PUBLICATION DATE: 07/30/1985

Page 2 of 5

MAINE 841 8137

PRESUMPCOT RIVER BRIDGE, CASCO BAY

BENCH MARK STAMPING: 841 8137 E 1979

MONUMENTATION: Survey Disk  
AGENCY/DISK TYPE: NOS Tidal Bench Mark  
SETTING CLASSIFICATION: Concrete Walkway

The bench mark is set flush in the walkway on the east side of the south end of the Presumpscot River Bridge, 32.5 feet (9.9 m) NE of Bench Mark 841 8137 D 1979, 0.8 foot (0.2 m) NW from the NW corner of the fifth concrete railing post which has an aluminum utility pole top of it and bears SW from the stack on the bridge house.

BENCH MARK STAMPING: NO 6 ELEV 18.34

MONUMENTATION: Survey Disk  
AGENCY/DISK TYPE: US Engineering Department Bench Mark  
SETTING CLASSIFICATION: Bridge Abutment

The bench mark is flush in the NW corner of an abandoned concrete bridge abutment, 56.6 feet (17.3 m) north of Bench Mark 841 8137 B 1979, 1.6 feet (0.5 m) below abutment surface, and bears south of the stack on the highway bridge house.

PUBLICATION DATE: 07/30/1985

Page 3 of 5

MAINE 841 8137

PRESUMPCOT RIVER BRIDGE, CASCO BAY

Tidal datums at PRESUMPCOT RIVER BRIDGE, CASCO BAY are based on the following:

LENGTH OF SERIES	=	58 HW & 58 LW
TIME PERIOD	=	OCTOBER 11-NOVEMBER 9, 1979
TIDAL EPOCH	=	1960-1978
CONTROL TIDE STATION	=	PORTLAND (841 8150)

Elevations of tidal datums referred to mean lower low water (MLLW) are as follows:

HIGHEST OBSERVED WATER LEVEL (11/03/1979)	=	11.40 FEET
MEAN HIGHER HIGH WATER (MHHW)	=	10.00 FEET
MEAN HIGH WATER (MHW)	=	9.54 FEET
MEAN TIDE LEVEL (MTL)	=	4.95 FEET
MEAN LOW WATER (MLW)	=	0.36 FEET
MEAN LOWER LOW WATER (MLLW)	=	0.00 FEET
LOWEST OBSERVED WATER LEVEL (11/04/1979)	=	-1.76 FEET

Bench mark elevation information:

ELEVATION IN FEET ABOVE:

BENCH MARK STAMPING	MLLW	MHW
---------------------	------	-----

841 8137 A 1979	12.69	3.15
841 8137 B 1979	24.94	15.40
841 8137 D 1979	34.92	25.38
841 8137 E 1979	33.71	24.17
NO 6 ELEV 18.34	18.70	9.16



- (2) Commercial vessel tenant space used by a noncommercial vessel for a period not exceeding ten (10) consecutive days while the primary commercial vessel tenant is conducting its business or trade.

*Normal high water line:* That line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. In the case of wetlands adjacent to rivers, the normal high water line is the upland edge of the wetland, and not the edge of the open water.

*Normal high water mark of coastal waters:* That line on the shore of tidal waters reached by the shoreward limit of the rise of the medium tides between the spring and the neap.

*Normal high water mark of inland waters:* That line on the shores and banks of nontidal waters which is apparent because of the contiguous different character of the soil or the vegetation due to the prolonged action of the water. Relative to vegetation, it is that line where the vegetation changes from predominantly aquatic to predominantly terrestrial (by way of illustration, aquatic vegetation includes but is not limited to the following plants and plant groups—water lily, pond lily, pickerelweed, cattail, wild rice, sedges, rushes, and marsh grasses; and terrestrial vegetation includes but is not limited to the following plants and plant groups—upland grasses, aster, lady slipper, wintergreen, partridge berry, sasparilla, pines, cedars, oaks, ashes, alders, elms and maples). In places where the shore or bank is of such character that the high water mark cannot be easily determined (rockslides, ledges, rapidly eroding or sloping banks), the normal high water mark shall be estimated, from places where it can be determined by the above method.

*Office complex:* Separate office buildings planned, constructed or managed on an integrated coordinated basis.

*Personal service:* Establishments engaged in providing services involving the care of the person or his apparel, such as laundries, dry cleaning establishments, photographic studios, beauty and barber shops but not including commercial or industrial laundries.

*Piers, docks, wharves, bridges and other structures and uses extending over or beyond the normal high water line or within a wetland:*

- (1) *Temporary:* Structures which remain in or over the water for less than seven (7) months in any period of twelve (12) consecutive months.
- (2) *Permanent:* Structures which remain in or over the water for seven (7) months or more in any period of twelve (12) consecutive months.

*Principal building:* The building occupied by the chief or principal use on the premises. When a garage is attached to the principal building in a substantial manner as by a roof or common wall, it shall be considered as a part of the principal building.

*Private club:* Private club, or nonprofit social and recreational facility: A private club, or nonprofit social and recreational facility, is open exclusively to members and to their bona fide guests accompanying them, in order to promote fellowship, social living, proper recreation,

Table 14.  
Mean low water to National geodetic vertical datum

Bench mark elevations above National Geodetic Vertical Datum may be obtained by subtracting the tabular difference from the published elevations above mean low water.

Locality	NGVD - MLW Feet
Eastport.....	9.00
Cutler, Little River.....	6.91
Machiasport.....	6.14
Shoppee Point, Englishman Bay.....	6.94
Jonesport, Sawyer Cove.....	5.75
Sand Cove, Gouldsboro Bay.....	5.07
Gouldsboro Bay (North End).....	5.10
Prospect Harbor.....	5.08
Winter Harbor, Frenchman Bay.....	4.97
Bar Harbor, Mt. Desert Island.....	5.16
Southwest Harbor (Clark Point), Mt. Desert Island.....	4.93
Bernard, Bass Harbor, Mt. Desert Island.....	4.79
Blue Hill Harbor, Blue Hill Bay.....	4.90
Belfast, Penobscot Bay.....	4.59
Rockland, Penobscot Bay.....	4.50
Port Clyde.....	4.38
Otis Cove, St. George River.....	4.38
Thomaston.....	4.53
Jameson Point, (Davis Point) Friendship Harbor.....	4.43
Jones Neck, Medomak River.....	4.45
Waldoboro.....	4.62
Muscongus Harbor.....	4.39
Moxle Cove, Muscongus Sound.....	4.39
New Harbor, Muscongus Bay.....	4.28
Fort Point, Pemaquid Beach, Johns Bay.....	4.23
East Boothbay.....	4.28
East Edgecomb, Damariscotta River.....	4.41
Newcastle, Damariscotta River.....	4.46
Boothbay Harbor.....	4.28
South Port, Townsend Gut.....	4.24
Cross River (North End of Barter Island.....	4.30
Wiscasset, Sheepscot River.....	4.37
Sheepscot, Sheepscot River.....	4.67
Back River Ferry, Westport Island.....	4.24
Robinhood, Riggs Cove.....	4.12
Phipps Point, Hockomock Bay.....	4.10
Palace Cove (Mill Point), Sasanca River.....	3.94
Sasanca River (Swett Point).....	2.70
Upper Hell Gate.....	3.07
Hunniwell Pt.(Fort Popham), Kennebec.....	3.83
Bath, Kennebec River.....	2.44
Brunswick, Androscoggin River.....	-0.05
Portland.....	4.28
Cape Porpoise (Bickford Island).....	4.08
York Harbor.....	3.98
Gerrish Island Wharf, Portsmouth Harbor.....	4.08
Kittery Point, Pepperell Cove, Portsmouth Harbor.....	4.08
Seavey Island(Portsmouth Naval Shipyard.....	3.83

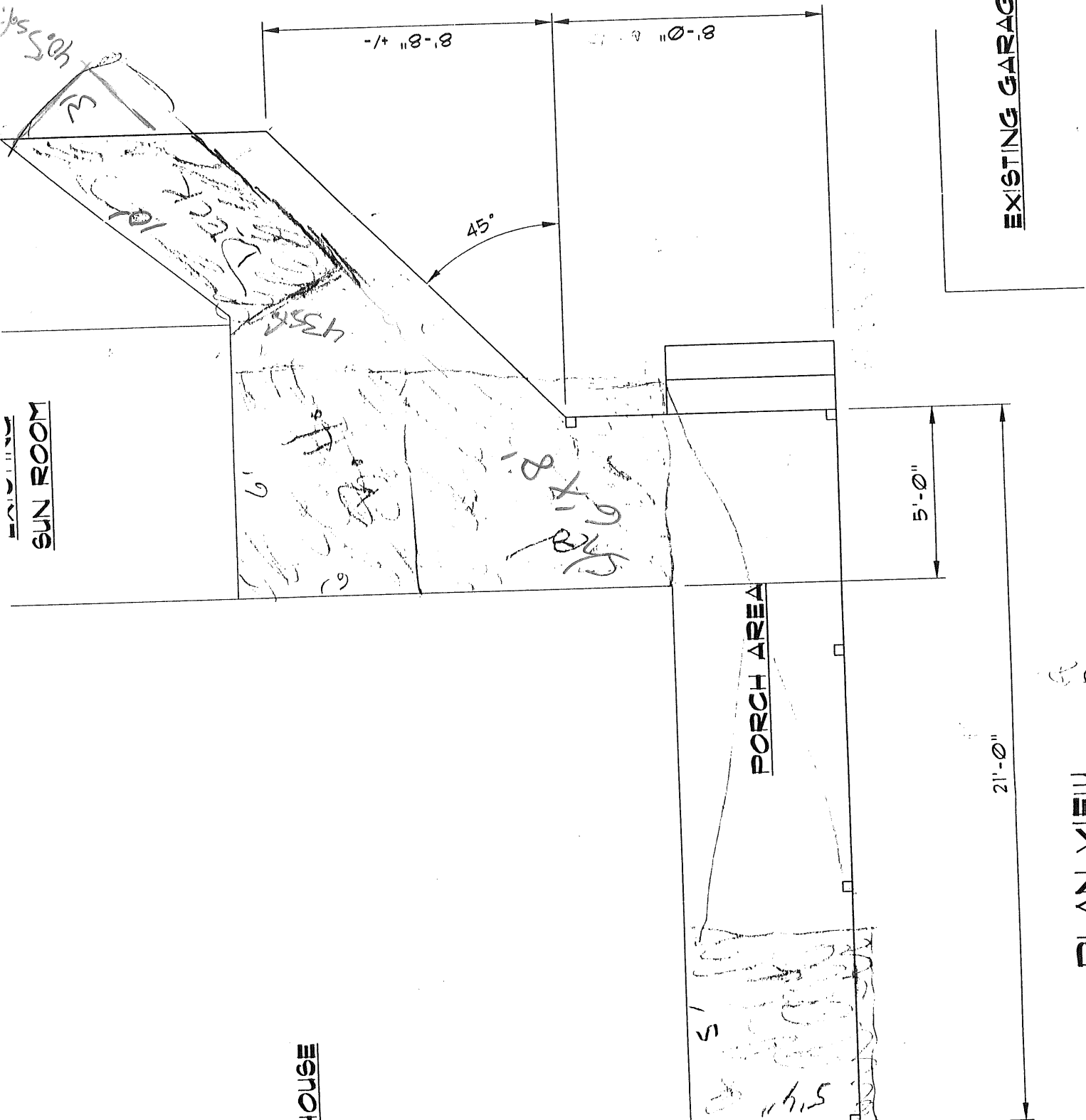
Table 15. Tidal Differences and Other Constants (1983)

NO.	PLACE	POSITION		DIFFERENCES				RANGES		Mean Tide Level
		Lat.	Long.	Time		Height		Mean Spring		
				High Water	Low Water	High Water	Low Water	ft	ft	
		N	W	h. m.	h. m.	ft	ft	ft	ft	ft
	Maine, Kennebec River Time meridian, 75°W			on PORTLAND, p.32						
833	Bath.....	43 55	69 49	+1 01	+1 17	-2.7	0.0	6.4	7.4	3.2
835	Sturgeon Island, Herymeeting Bay.....	43 59	69 50	+2 00	+2 04	*0.58	*0.58	5.3	6.1	2.6
837	Androscoggin River entrance.....	43 57	69 53	+2 24	+3 25	*0.52	*0.52	4.7	5.4	2.3
839	Brunswick, Androscoggin River.....	43 55	69 58	+2 35	+4 36	*0.42	*0.42	3.8	4.4	1.9
841	Bowdoinham, Cathance River.....	44 00	69 54	+2 34	+2 42	*0.63	*0.63	5.7	6.6	2.8
843	Richmond.....	44 05	69 48	+2 48	+3 03	*0.58	*0.58	5.3	6.0	2.6
845	Nehumkeag Island.....	44 10	69 45	+3 21	+3 46	*0.58	*0.58	5.3	6.0	2.6
847	Gardiner.....	44 14	69 46	+3 43	+4 25	*0.55	*0.55	5.0	5.7	2.5
849	Hallowell.....	44 17	69 47	+3 54	+5 03	*0.47	*0.47	4.3	4.9	2.1
851	Augusta.....	44 19	69 46	+4 03	+5 33	*0.45	*0.45	4.1	4.6	2.0
	MAINE, Casco Bay									
853	Small Point Harbor.....	43 44	69 51	-0 12	-0 09	-0.3	0.0	8.8	10.1	4.4
855	Cundy Harbor, New Meadows River.....	43 47	69 54	-0 01	-0 02	-0.2	0.0	8.9	10.2	4.4
857	Howard Point, New Meadows River.....	43 53	69 53	-0 05	+0 01	-0.1	0.0	9.0	10.3	4.5
859	Lowell Cove, Orrs Island.....	43 45	69 59	-0 07	-0 05	-0.3	0.0	8.8	10.1	4.4
861	Harpwell Harbor.....	43 46	70 00	-0 05	-0 05	-0.1	0.0	9.0	10.4	4.5
863	South Harpswell, Potts Harbor.....	43 44	70 01	+0 02	+0 01	-0.2	0.0	8.9	10.2	4.4
865	Wilson Cove, Middle Bay.....	43 49	69 59	+0 02	+0 02	0.0	0.0	9.1	10.5	4.5
867	Little Flying Point, Haquoit Bay.....	43 50	70 03	-0 01	-0 01	-0.1	0.0	9.0	10.3	4.5
869	South Freeport.....	43 49	70 06	+0 12	+0 10	-0.1	0.0	9.0	10.3	4.5
871	Chebeague Point, Great Chebeague Island.....	43 46	70 06	-0 04	-0 05	-0.1	0.0	9.0	10.4	4.5
873	Prince Point.....	43 46	70 10	-0 02	-0 04	-0.1	0.0	9.0	10.4	4.5
875	Peaks Island.....	43 39	70 12	-0 04	-0 08	-0.1	0.0	9.0	10.4	4.5
877	PORTLAND.....	43 40	70 15	Daily predictions				9.1	10.4	4.6
	MAINE, Outer Coast-Continued									
879	Richmond Island.....	43 33	70 14	-0 03	0 00	-0.2	0.0	8.9	10.1	4.4
881	Old Orchard Beach.....	43 31	70 22	0 00	-0 03	-0.3	0.0	8.8	10.1	4.4
883	Wood Island Harbor.....	43 27	70 21	+0 02	-0 04	-0.4	0.0	8.7	9.9	4.3
885	Cape Porpoise.....	43 22	70 26	+0 12	+0 17	-0.4	0.0	8.7	9.9	4.3
887	Kennebunkport.....	43 21	70 28	+0 16	+0 16	-0.5	0.0	8.6	9.9	4.3
889	York Harbor.....	43 08	70 38	+0 03	+0 13	-0.5	0.0	8.6	9.9	4.3

If the system was legally installed after 1974, there is a high probability that a copy of the application for the permit is available either at the Municipal Town Hall or with the Division of Health Engineering. The copy of the application would be a record of the original soil conditions reported, size and location of disposal system components, and design flow data. The theoretical potential for the system could then be calculated based upon current design specifications. An objective statement on the ability of the system could then be made based upon field assessment and theoretical design capacity.

Records of systems installed prior to 1974 are generally incomplete. The Division of Health Engineering does not have this information; neither do most municipalities. For the most part, systems constructed prior to 1974 would not meet current standards. The value of information gained by excavating into an old system is limited and offers a risk of damage. Determining what size components are existing is of some use however; an evaluation of what it would take to replace the existing system with its proposed increased wastewater flow is often of more value than attempting to determine the flow capacity of

*Handwritten notes:*  
1/2  
4/17/10  
4/18/10  
4/19/10



**PLAN VIEW**  
SCALE 1/4" = 1'-0"

*Handwritten initials:* G.P.

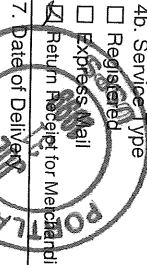
POSTAL ADDRESS completed on the reverse side?

433-I-000

William York  
 39 Oregon St  
 Portland ME 04101

**SENDER:**  
 Complete items 1 and/or 2 for additional services.  
 Complete items 3, 4a, and 4b.  
 Print your name and address on the reverse of this form so that we can return this card to you.  
 Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 Write "Return Receipt Requested" on the mailpiece below the article number.  
 The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
 4a. Article Number  
 Z 397 901 655  
 4b. Service Type  
 Registered  
 Registered Mail  
 Return Receipt for Merchandise  
 Certified  
 Insured  
 COD  
 7. Date of Delivery



I also wish to receive the following services (for an extra fee):  
 1.  Addressee's Address  
 2.  Restricted Delivery

Do not use for Return Receipt Service.

Z 397 901 655

US Postal Service  
**Receipt for Certified Mail**  
 Insurance Coverage Provided.  
 Do not use for International Mail (See reverse)

Sent to William York	
Street & Number 433-I-000	
Post Office, State, & ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, State, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	



# COUNTRY WOODCRAFTS



BUILDING - REMODELING - CUSTOM CABINETS  
 14 THIRD STREET OLD ORCHARD BEACH, ME 04064  
 207-934-0944 DAVE HANSON

To: Una

Re: William & Dian York 29 Oregon St. Portland  
 Porch addition

Foundation type 8" sonotube with  $\frac{3}{4}$ " 3000# fiber reinforced concrete ✓  
 $\frac{1}{2}$ " x 8" anchor bolts embedded in concrete 4x4 post anchor bases supporting posts  
 Foundation to 48" below existing grade ✓  
 All joists 2" x 8" pressure treated S.P.P. 16" o/c ✓  
 attached to building- ledger with  $\frac{3}{8}$ " x 4" galvanized lag screws all joists attached to ledger with galvanized joist hangers and nails ✓  
 All vertical posts 5' x 5" all rafters 2" x 8" K.D. spaced 16" o/c roof with Bituthene water ice shield with 25 year Fiberglass roof shingles, ✓

If there are any more questions please contact us at phone number above

Thank you  
 Dave Hanson

# NADEAU & LODGE

844 Stevens Avenue  
Portland, Maine 04103  
Phone (207) 878-7870  
Fax (207) 878-7871



*Professional Land Surveyors*

1A Depot Street, Box 618  
Alfred, ME 04002-0618  
Phone (207) 324-8712  
Fax (207) 324-6100

November 18, 1999

Michael Nugent, Code Enforcement Officer  
City of Portland  
389 Congress Street  
Portland, Maine 04101


**RE: York Property - 29 Oregon Street - Portland, Maine**

Dear Mr. Nugent,

Per your request, we are submitting the accompanying "Sketch Depicting Existing Conditions Made For William York, 29 Oregon Street, Portland, Maine", dated November 1, 1999, as an attachment to a letter dated November 1, 1999 submitted by Albert Frick Associates, Inc.

Please do not hesitate to call if you have any questions.

Sincerely,

  
James D. Nadeau, P.L.S.  
President, Nadeau & Lodge, Inc.  
Registration #2124

Enc.

Cc. William York  
Albert Frick

EXISTING HOUSE

EXISTING  
SUN ROOM

DECK

PORCH AREA

EXISTING GARAGE

5'-0"

5'-4"

5'

6'

6'

8'

5'-0"

21'-0"

45°

8'-8" +/-

8'-0" +/-

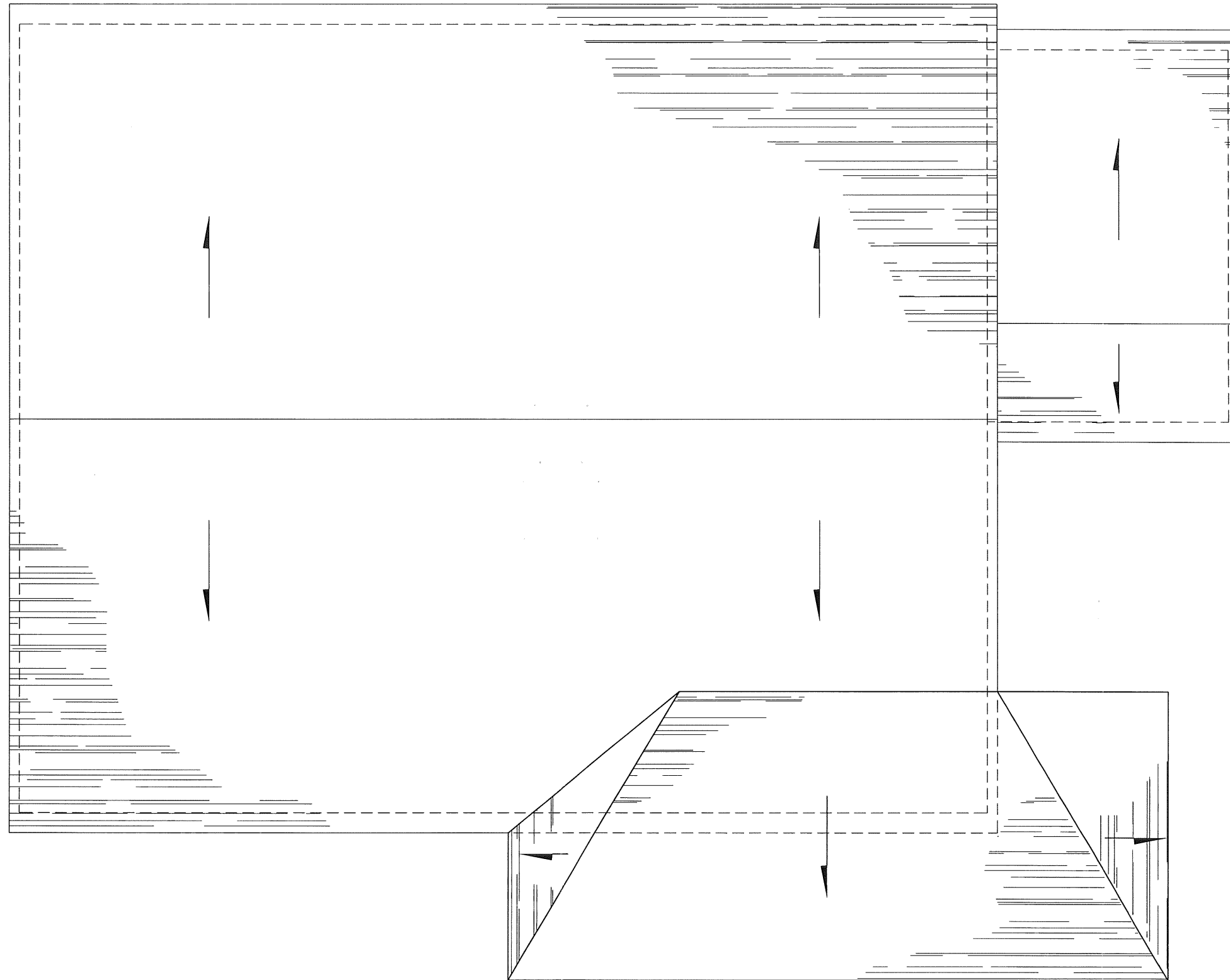
PLAN VIEW

SCALE 1/4" = 1'-0"

20/20

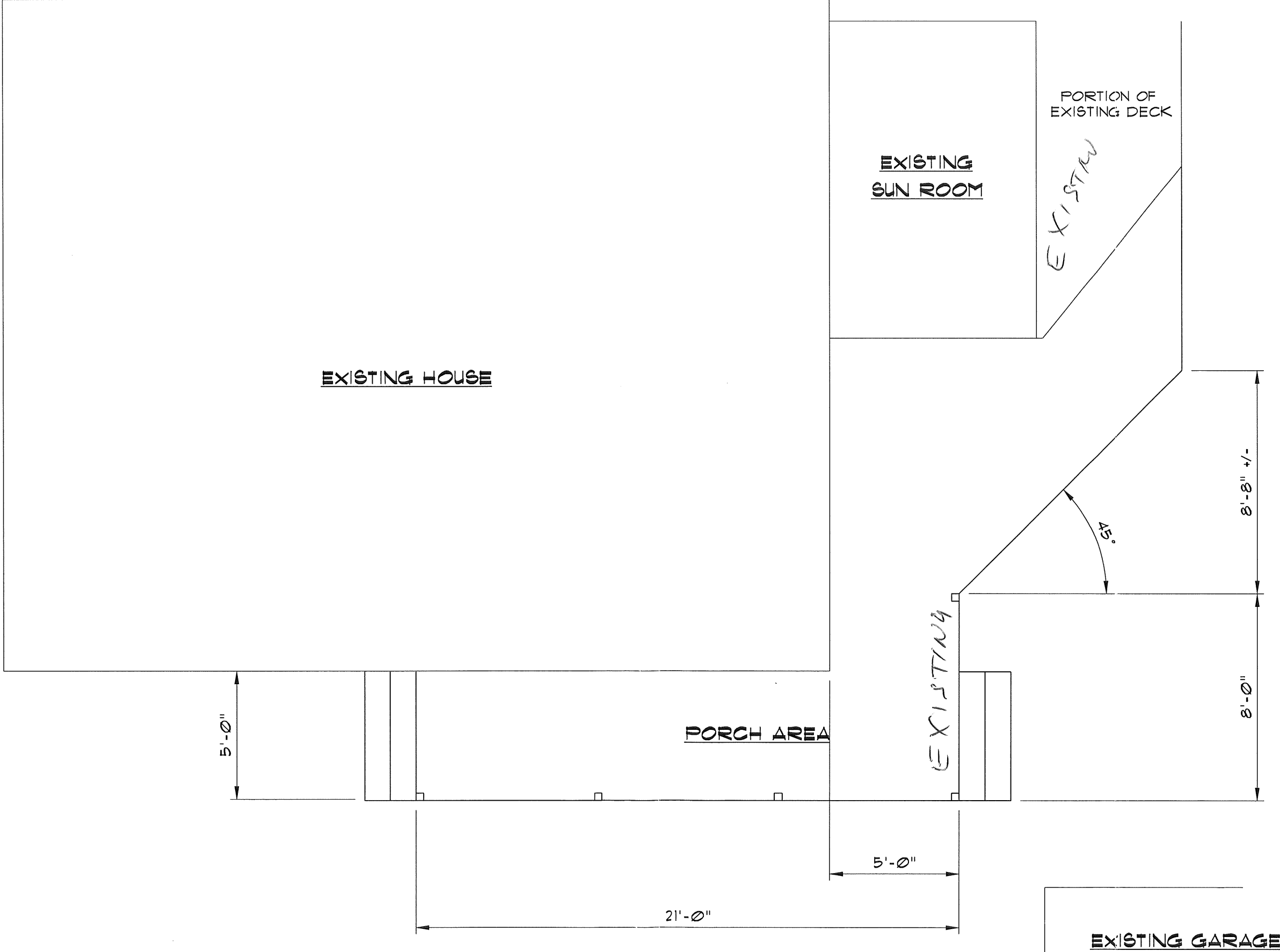
Handwritten notes and scribbles on the right side of the drawing, including a large '1' and some illegible text.





**ROOF PLAN**

SCALE 1/4" = 1'-0"



EXISTING HOUSE

EXISTING  
SUN ROOM

PORTION OF  
EXISTING DECK

*EXISTING*

*EXISTING*

PORCH AREA

EXISTING GARAGE

5'-0"

21'-0"

5'-0"

8'-8" +/-

8'-0"

45°

PLAN VIEW

SCALE 1/4" = 1'-0"



**SIDE VIEW**  
SCALE 1/4" = 1'-0"

*Proximity  
to Garage?  
Join Porch to  
Garage?*

FRONT OF HOUSE



Street ————— 12 ft

corbels  
knee brackets

Denotes style of post

THIS PORCH  
IS GOING TO BE  
BUILT ON THE GRASS  
IN FRONT OF THE HOUSE  
~ 4 ft wide

(SEE ATTACHED FRAMING DETAILS)

**SIDE VIEW**  
SCALE 1/4" = 1'-0"