

**From:** Benjamin McDougal [benjamin.mcdougal@capeelizabeth.org](mailto:benjamin.mcdougal@capeelizabeth.org)  
**Subject:** Re: Question on information needed to support a Building Permit?  
**Date:** February 18, 2021 at 2:26 PM  
**To:** [tom.boyce81@outlook.com](mailto:tom.boyce81@outlook.com)

BM

Tom,

The cantilever also needs to be consistent with the site plan approval. Constructed stairs do as well, although I've held that a couple pieces of granite aren't considered a structure.

Regards,  
Ben

Benjamin McDougal  
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On Mon, Feb 15, 2021 at 1:28 PM Tom Boyce <[tom.boyce81@outlook.com](mailto:tom.boyce81@outlook.com)> wrote:

Ben,

I met with the Board of the Cottage Brook condo association last Thursday on my proposed deck expansion. They would prefer if the deck expansion could be done without a change to the site plan.

I've scaled back the deck expansion so that it is within the "optional expansion area" shown on the site plan. However, if I submit for a building permit with a set of stairs on one side of the deck (beyond the optional expansion area) or if the deck were cantilevered out ~2 ½ feet, would this be OK? See attached sketch of the deck and the site plans.

Would you have a minute to discuss with me?

Tom

240=620-3379

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**From:** Tom Boyce  
**Sent:** Friday, January 22, 2021 4:25 PM  
**To:** [benjamin.mcdougal@capeelizabeth.org](mailto:benjamin.mcdougal@capeelizabeth.org)  
**Subject:** Question on information needed to support a Building Permit?

Ben,

I am a unit owner in Cottage Brook condominiums in Cape Elizabeth (near intersection of Spurwink and Ocean House Road). I would like to extend my deck but it is not clear whether a simple diagram would be sufficient for the application for a building permit.

The issue is that the site plan recorded by the builder in the Cumberland County land records (see attached) shows a standard layout for the units, with small optional expansion areas for decks, patios, and sunrooms. See in particular the file named Site Plan 2, which shows the as-built information for my unit (Unit 13). The proposed deck extension would extend 8' beyond these optional expansion areas.

Would it be possible for you to give me some advice on what I need to submit? Can I simply apply for a building permit using a

would it be possible for you to give me some advice on what I need to submit? Can I simply apply for a building permit using a simple diagram (see attached file named 2 Glos Way)? It would be great if I could talk to you over the phone at the number below. Alternatively, I would be happy to stop by and meet with you to discuss.

Thank you in advance for your time and effort!

Tom Boyce

(Cell) 240-620-3379