

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080325

This is to certify that CASCO BAY VENTURES Casco Bay Ventures/Wally Gey
 has permission to Move property line back to site more forming move retaining wall, to improve turning radius by adding pavement

AT 102 EASTERN PROMENADE L 003 C009001

provided that the person or persons form or tion a cepting this permit shall comply with all
 of the provisions of the Statutes of aine 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 proceed
before this building or part thereof is
occupied or otherwise closed-in. 24
HOUR NOTICE REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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: 08-0325	Issue Date:	CBL: 003 C009001
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Location of Construction: 102 EASTERN PROMENADE	Owner Name: CASCO BAY VENTURES	Owner Address: 223 WOODVILLE RD	Phone:
Business Name:	Contractor Name: Casco Bay Ventures/Wally Geyer	Contractor Address: 223 Woodville Road Falmouth	Phone: 2073293885
Lessee/Buyer's Name	Phone:	Permit Type: Miscellaneous	Zone: R-1

Past Use: Residential - multifamily (7 units)	Proposed Use: Multi-family - Move property line & move retaining wall to add pavement to improve turning radius <i>connected to permit 08-0346</i>	Permit Fee: \$40.00	Cost of Work: \$1,800.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type:	

Proposed Project Description: Move property line back & move retaining wall to add pavement to improve turning radius	Signature: <i>Greg Cuzz</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 04/09/2008	Zoning Approval
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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..	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"/> <i>ok w/condition</i> Date: <i>12/15/08 ABW</i>	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 Date:	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 <i>ABW</i> Date:
	[Empty space for notes or signatures]		

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0325	Issue Date: 12/24/2008	CBL: 003 C009001
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Location of Construction: 102 EASTERN PROMENADE	Owner Name: CASCO BAY VENTURES	Owner Address: 223 WOODVILLE RD	Phone:
Business Name:	Contractor Name: Casco Bay Ventures/Wally Geyer	Contractor Address: 223 Woodville Road Falmouth	Phone: 2073293885
Lessee/Buyer's Name	Phone:	Permit Type: Miscellaneous	Zone:

Past Use: Residential - multifamily (7 units)	Proposed Use: Multi-family - Move property line & move retaining wall to add pavement to improve turning radius	Permit Fee: \$40.00	Cost of Work: \$1,800.00	CEO District: 1
Proposed Project Description: Move property line & move retaining wall to add pavement to improve turning radius		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: Date:

Permit Taken By: ldobson	Date Applied For: 04/09/2008	Zoning Approval	
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date:	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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0325	Date Applied For: 04/09/2008	CBL: 003 C009001
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Business Name:	Contractor Name: Casco Bay Ventures/Wally Geyer	Contractor Address: 223 Woodville Road Falmouth	Phone: (207) 329-3885
Lessee/Buyer's Name	Phone:	Permit Type: Miscellaneous	

Proposed Use: Multi-family - Move property line & move retaining wall to add pavement to improve turning radius	Proposed Project Description: Move property line & move retaining wall to add pavement to improve turning radius
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/15/2008
Note: Connected to permit #08-0346. Since only a small amount of paving is being added, Barbara said that no siteplan or siteplan exemption was required.			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a seven 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	Reviewer: Tammy Munson	Approval Date: 12/24/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Not Applicable	Reviewer: Capt Greg Cass	Approval Date: 12/17/2008
Note:			Ok to Issue: <input type="checkbox"/>

Comments: 12/9/2008-amachado: Received stamped siteplan but the scale is not correct. Left a vcm for Wally. 4/14/2008-amachado: Spoke to Kim. Needed stamped site plan. Needed to also apply for application for 84 Eastern Prom. 12/15/2008-amachado: Received scalable siteplan.
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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: 84 102 Eastern Promenade		
Total Square Footage of Proposed Structure/Area See Plan		Square Footage of Lot See Plan
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 003 C 009	Applicant *must be owner, Lessee or Buyer* Name Wally Geyer and Casco Bay Ventures Address 223 Woodville Rd City, State & Zip Falmouth, ME 04105	Telephone: 329-3885
Lessee/DBA (If Applicable) APR - 9 2008	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 1800.00 C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>Parking</u> If vacant, what was the previous use? Proposed Specific use: <u>Parking</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>We own 84 and 102 Eastern Prom. We plan to move the property line back to make parking area more conforming. Moving the line and also moving the 14" retaining wall back 2' will improve the turning radius for for Units 1-2-3. This will not change the square footage of 84 or 102.</u>		
Contractor's name: <u>Casco Bay Ventures</u> Address: <u>223 Woodville Rd</u> City, State & Zip <u>Falmouth, ME 04105</u> Telephone: <u>329-3885</u> Who should we contact when the permit is ready: <u>Wally Geyer</u> Telephone: <u>329-3885</u> Mailing address: <u>223 Woodville Rd Falmouth, ME 04105</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 Wally Geyer Date: 4-9-08

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

Applicant: Casco Bay Ventures

Date: 4/11/08

Address: 102 Eastern Prom

C-B-L: 3-C-9
perm. # 08-0325

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R1

Interior or corner lot -

Proposed Use/Work - move property line between 102 & 84 Eastern Prom - maintaining ^{14"} wall back 2' to expand pavement to so can access parking spaces better

Sewage Disposal -

Lot Street Frontage - 40' min. - 84' s. side

Front Yard - 10' or average N/A

Rear Yard - 20' min. N/A

Side Yard - 10' min - 30' on left side (was 26')
- not changing on right side. OK

Projections -

Width of Lot - 50' min. - 81' s. side (was 75')

Height -

Lot Area - 4,500 ϕ min - 6,171 ϕ OK.

Lot Coverage Impervious Surface - 55% - not changing.

Area per Family - 11,000 ϕ - need 7,000 ϕ but lot size is staying same - legally non-conforming

Off-street Parking - 7 spaces required - 8 shown (same as before)

Loading Bays - N/A

Site Plan - N/A

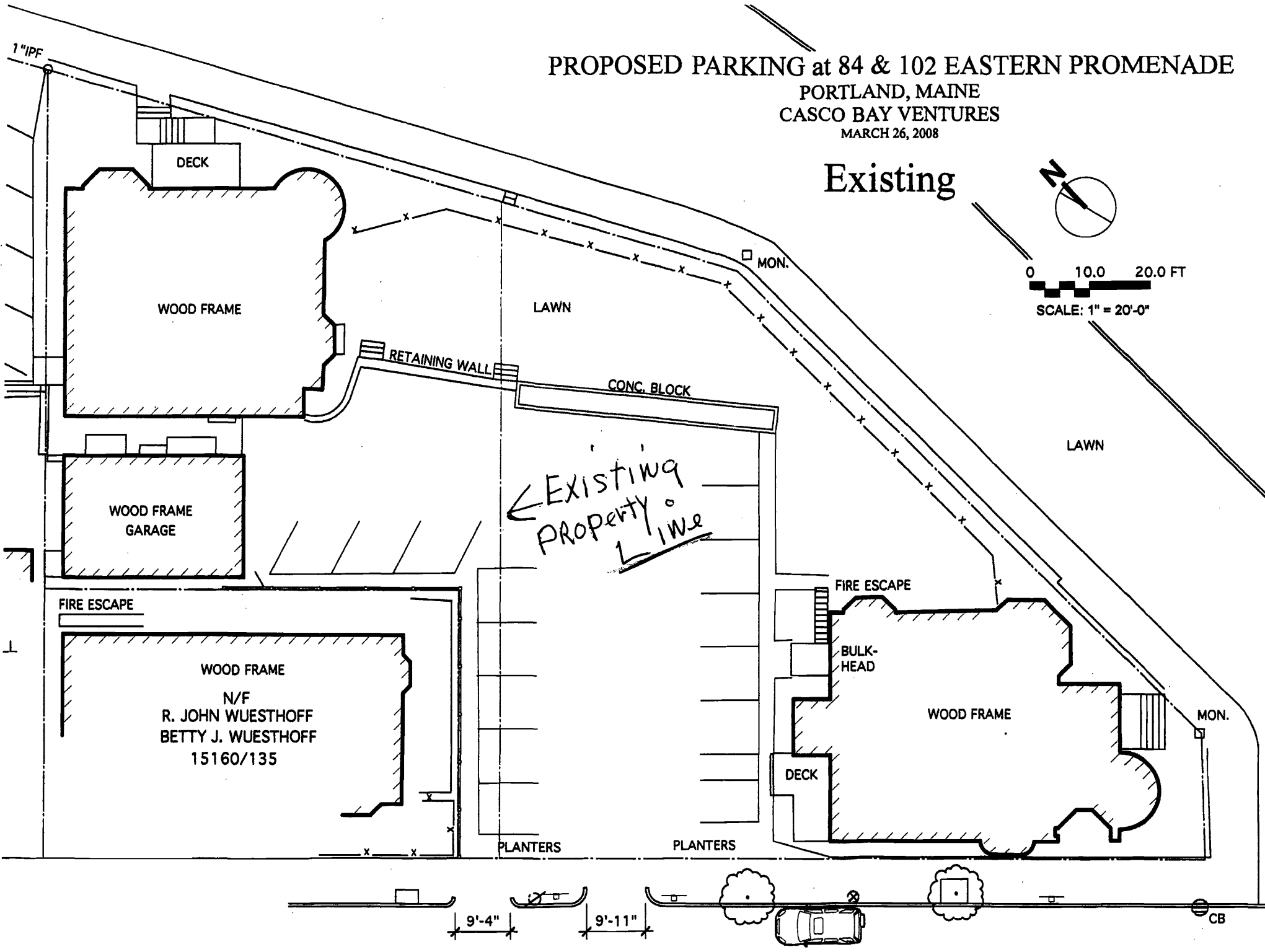
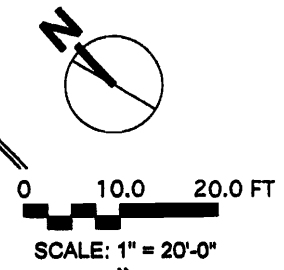
Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

Open space ratio - 20% - 1234.2 ϕ - 1611 given - 26% OK

PROPOSED PARKING at 84 & 102 EASTERN PROMENADE
 PORTLAND, MAINE
 CASCO BAY VENTURES
 MARCH 26, 2008

Existing



← EXISTING PROPERTY LINE

9'-4"

9'-11"

CB

MAX STRUCTURE HEIGHT 18 FT. (ACCESSORY DETACHED STRUCTURE)

REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF
PORTLAND FOR ADDITIONAL DIMENSIONAL REQUIREMENTS.

6. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 031104-01 FILE NO. 04010052 EFFECTIVE
DATE FEBRUARY 17, 2004.

SCHEDULE B SECTION II SPECIAL EXCEPTIONS

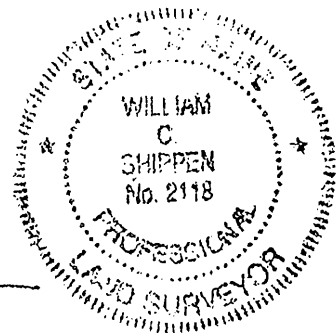
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8. ADJACENT STREET AS SHOWN
9. NON SURVEY ITEM
10. NON SURVEY ITEM
11. AREA OF PARCEL AS SHOWN
12. ADJACENT STREET AS SHOWN
13. RIGHT OF WAY BOOK 3057 PAGE 136AS SHOWN
14. SETTLEMENT AGREEMENT BOOK 15781 PAGE 184 AND
BOOK 16603 PAGE 51 AS SHOWN
15. PLAN BOOK 200 PAGE 288 AS SHOWN AND PLAN
REFERENCE 3


5 9'

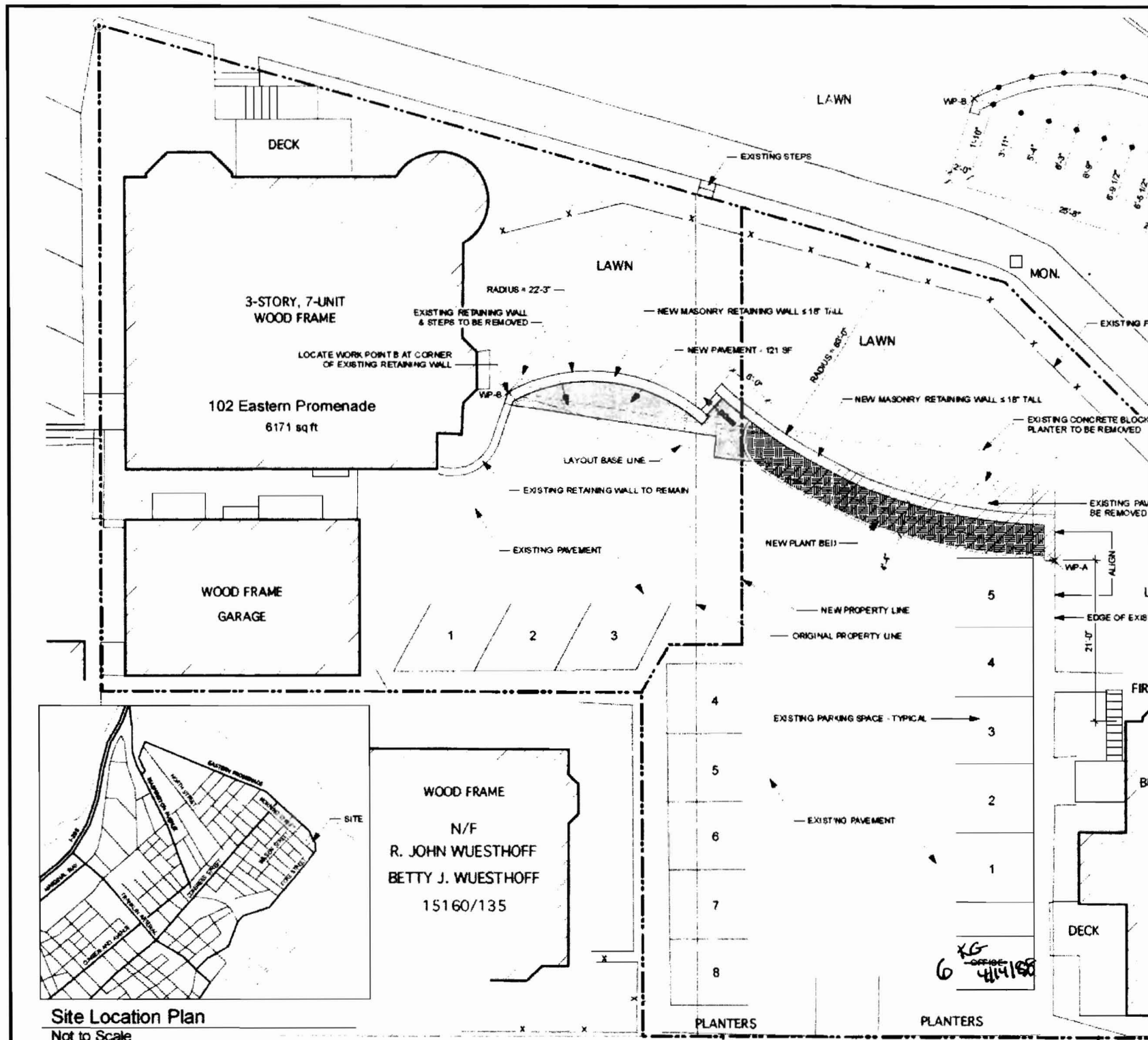
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REV. 1	05-14-04	ADD INTERIOR LINES, AREAS & LEGAL DESC.	
ALTA/ACSM LAND TITLE SURVEY ON EASTERN PROMENADE & MORNING STREET PORTLAND, MAINE MADE FOR ESTATE OF EVA HORTON			
 OWEN HASKELL, INC. 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS			
Drwn By	WCS	Date	Job No.
Trace By	JLW	MARCH 25, 2004	2004-052P
Check By	WCS	Scale	Drwg. No.
Book No.	985	1" = 20'	1



Site Location Plan

Not to Scale

Zoning - 102 Eastern Promenade

Description	R-6 Residential Parking area modifications for existing seven (7) unit apartment building		
	Requirement	Existing	Proposed
Minimum Lot Size	4,500 sf	6,171 sf	6,171 sf
Minimum Lot per Units	7,000 sf	6,171 sf	Existing
Minimum Street Frontage	40 ft	87 ft +/-	86 ft +/-
Front Yard	10 ft	< 10 ft	Existing
Side Yard	10 ft	< 10 ft	Existing
Rear Yard	20 ft	< 10 ft	Existing
Maximum Lot Coverage	50 %	40.9 %	40.9 %
Footprint		2,524 sf	2,524 sf
Minimum Lot Width	60 ft	> 50 ft	Existing
Maximum Structure Height	45 ft	< 45 ft	Existing
Open Space Ratio	20 %		26 %
Parking	Open Space	7	NA
			1,611 sf +/-

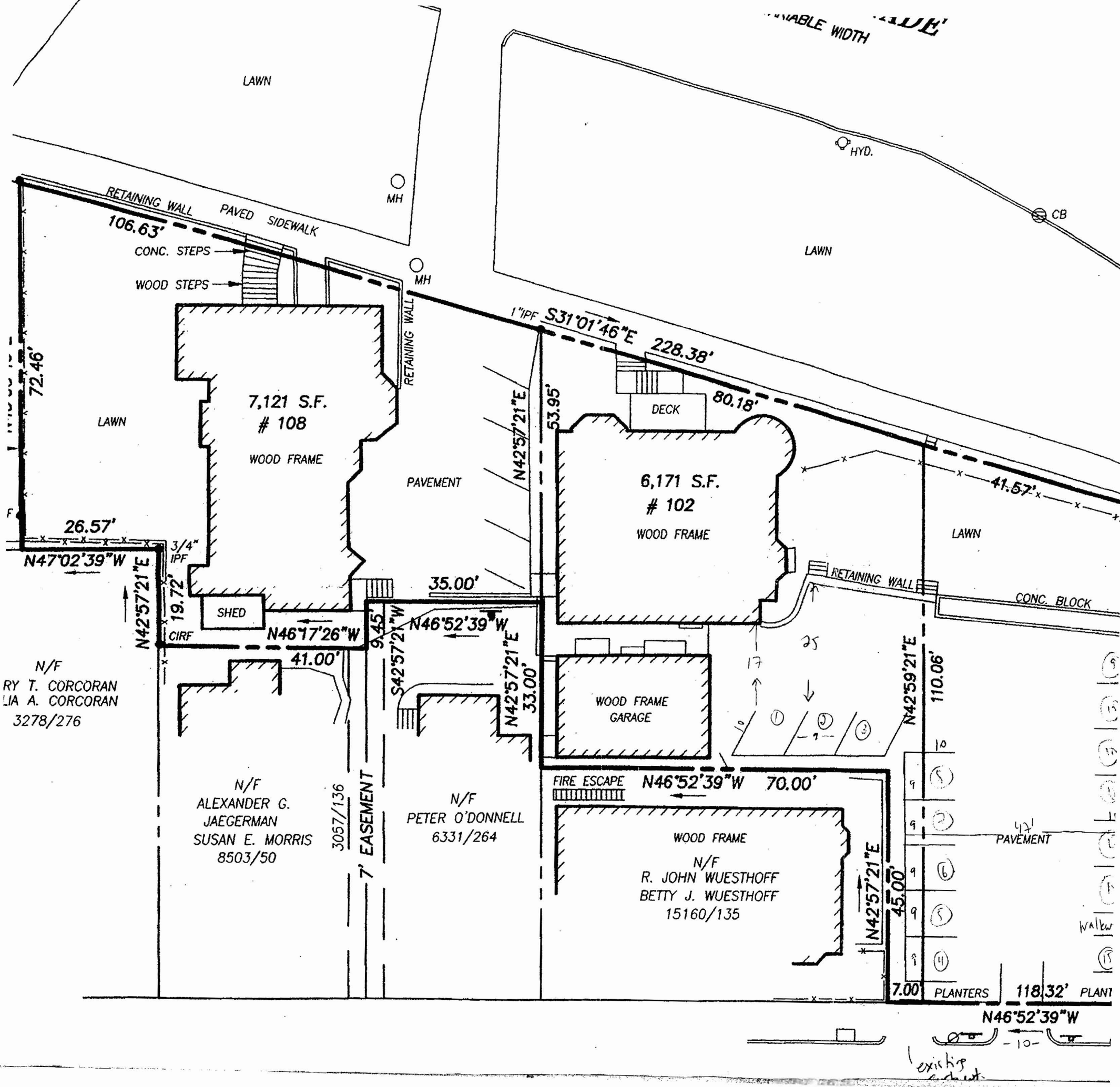
Zoning - 84 Eastern Promenade

Description	R-6 Residential Parking area modifications for existing four (4) unit apartment building		
	Requirement	Existing	Proposed
Minimum Lot Size	4,500 sf	6,839 sf	6,839 sf
Minimum Lot per Units	4,000 sf	6,839 sf	6,839 sf
Minimum Street Frontage	40 ft	291 ft +/-	292 ft +/-
Front Yard	10 ft	< 10 ft	Existing
Side Yard	10 ft	< 10 ft	Existing
Rear Yard	20 ft	> 20 ft	Existing
Maximum Lot Coverage	50 %	21.6 %	21.6 %
Footprint		1,908 sf	1,908 sf
Minimum Lot Width	50 ft	> 50 ft	Existing
Maximum Structure Height	45 ft	< 45 ft	Existing
Open Space Ratio	20 %		37 %
Parking	Open Space	4	NA
			3,268 sf +/-

MORNING STREET

0 10.0 20.0 FT
SCALE: 1" = 10'-0"





N/F
 RY T. CORCORAN
 LIA A. CORCORAN
 3278/276

N/F
 ALEXANDER G. JAEGERMAN
 SUSAN E. MORRIS
 8503/50

N/F
 PETER O'DONNELL
 6331/264

N/F
 R. JOHN WUESTHOFF
 BETTY J. WUESTHOFF
 15160/135

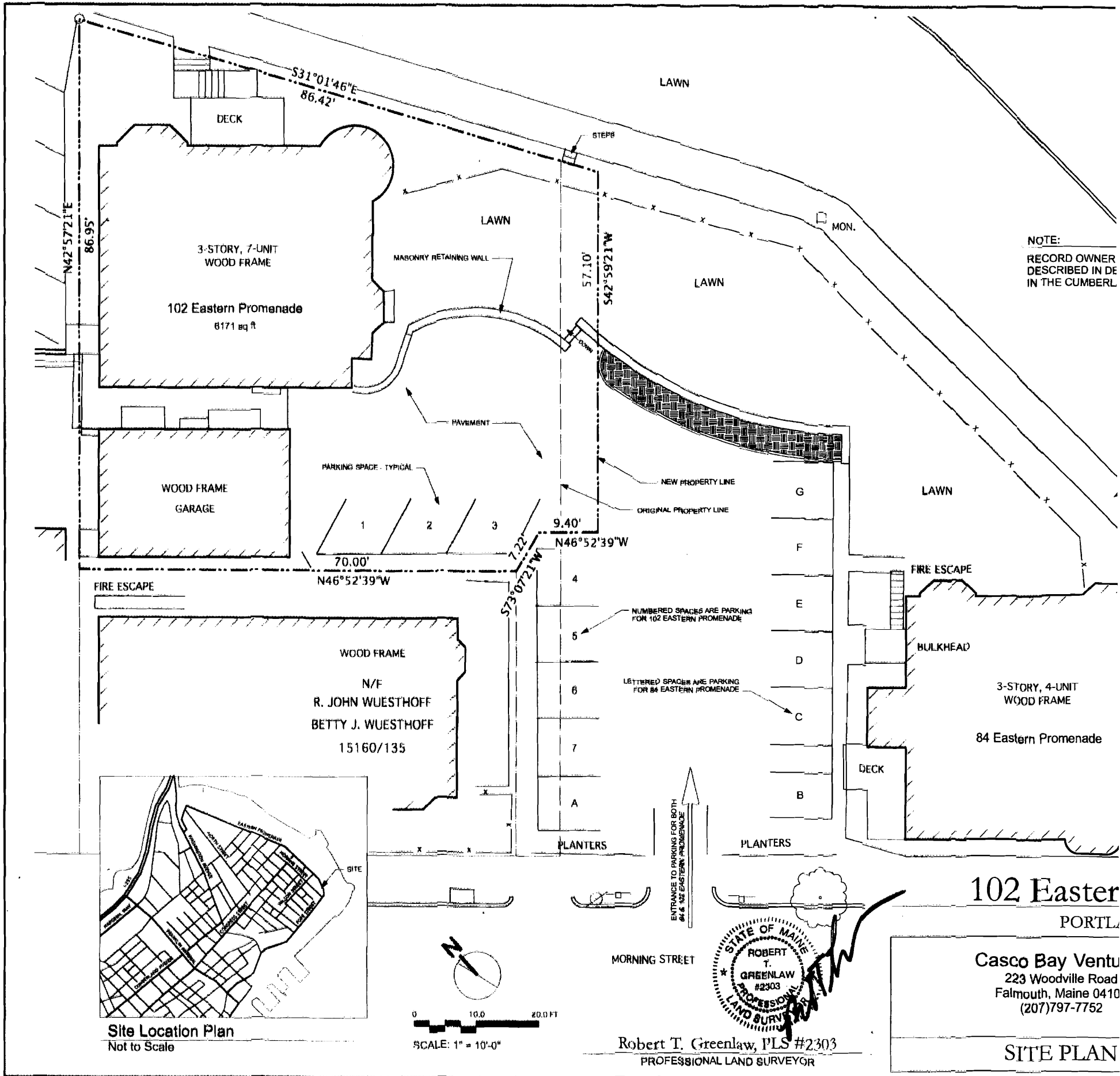
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- 2
- 1

118.32'

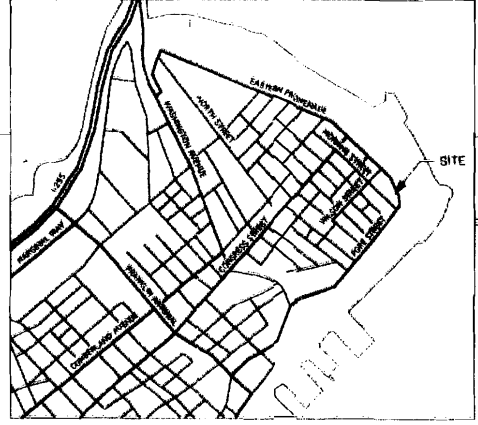
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existing

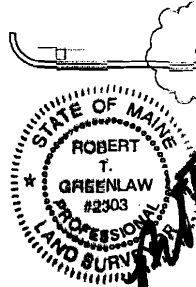
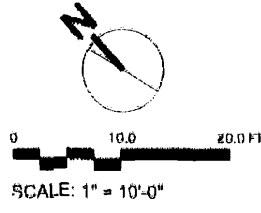
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NOTE:
RECORD OWNER
DESCRIBED IN DE
IN THE CUMBERL



Site Location Plan
Not to Scale



Robert T. Greenlaw, PLS #2303
PROFESSIONAL LAND SURVEYOR

102 Eastern Promenade

Casco Bay Ventu
223 Woodville Road
Falmouth, Maine 0410
(207)797-7752

SITE PLAN