

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080346

This is to certify that SALEM ANTHONY

has permission to Reconfigure lot line and park

AT 84 EASTERN PROMENADE

003-C010001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is leased or otherwise closed-in. 24 HOUR NOTICE 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

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: 08-0346	Issue Date:	CBL: 003 C010001
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Location of Construction: 84 EASTERN PROMENADE	Owner Name: SALEM ANTHONY	Owner Address: 1433 RYDAL RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Commercial - Residential/ 4 Family	Proposed Use: Commercial - Residential/ 4 Family - Reconfigure lot line and parking <i>connected to permit # 08-0521 1 grade - 4 d.v.</i>	Permit Fee: \$20.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Reconfigure lot line and parking		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type:	
		Signature: <i>Greg Cass</i> Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 04/14/2008	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/ condition</i> Date: <i>12/15/08</i> <i>ABM</i>	<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 Date: <i>ABM</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0346	Date Applied For: 04/14/2008	CBL: 003 C010001
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Location of Construction: 84 EASTERN PROMENADE	Owner Name: SALEM ANTHONY	Owner Address: 1433 RYDAL RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Commercial - Residential/ 4 Family - Reconfigure lot line and parking	Proposed Project Description: Reconfigure lot line and parking
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/15/2008
Note: Since overall parking is not changing much, Barbara said that it did not need siteplan review or exemption. Ok to Issue: <input checked="" type="checkbox"/>			
1) This property shall remain a four 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: Waiting for stamped site plan. 12/15/2008-amachado: Received scalable siteplan.



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>84 Eastern Promenade</u>		
Total Square Footage of Proposed Structure/Area <u>See plan</u>		Square Footage of Lot <u>See plan</u>
Tax Assessor's Chart, Block & Lot Chart# <u>003</u> Block# <u>C</u> Lot# <u>010</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Anthony Salem, Wally Geyer</u> Address <u>Casco Bay Ventures Geyer</u> <u>223 Woodville Rd.</u> City, State & Zip <u>Falmouth, ME 04105</u>	Telephone: <u>329-3885</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>900-</u> C of O Fee: \$ _____ Total Fee: \$ <u>20</u>
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 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: 4/14/08

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

OAS*

Applicant: Casco Bay Ventures

Date: 4/11/08

Address: 84 Eastern Prom

C-B-L: 3-C-10

permit # 08-0346

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - Change lot line w/ 102 Eastern Prom ; remove some pavement to cobble lawn
max retaining wall

Sevage Disposal -

Lot Street Frontage - 40' min - 286.97'

Front Yard - 10' (or average) min N/A

Rear Yard - 20' min - 52.5' scaled

Side Yard - 10' min N/A

Projections -

Width of Lot - 50' min N/A

Height -

Lot Area - 4,500 - 8839[±] sqm

Lot Coverage / Impervious Surface - ^{55%} ~~8~~ Not changing - no new structure
lot line is the same

Area per Family - 1,000[±] ok.

Off-street Parking - 4 spaces required - 6 shown

Loading Bays - N/A

Site Plan - N/A

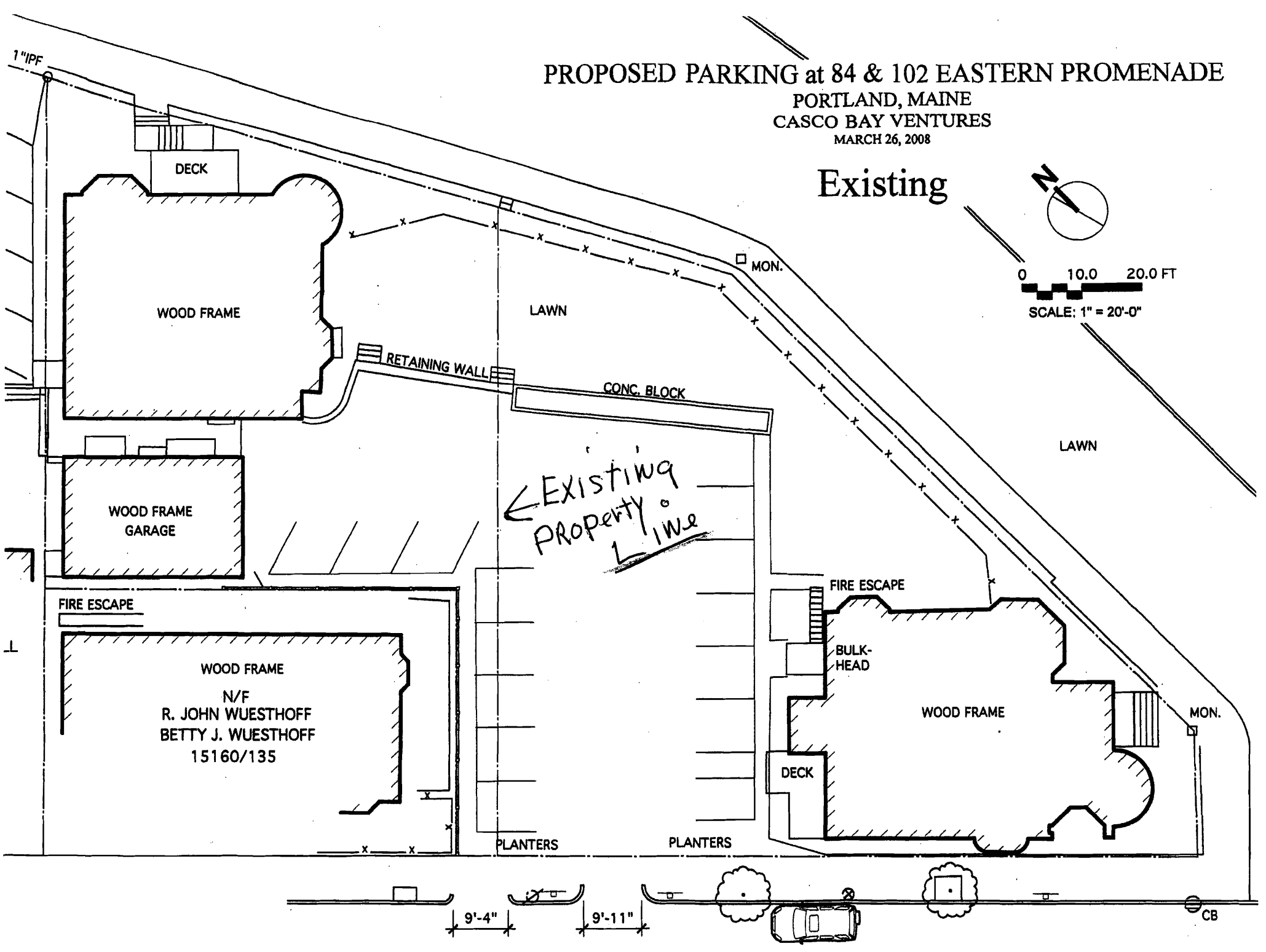
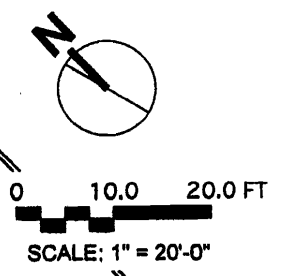
Shoreland Zoning/ Stream Protection -

Flood Plains -

Open space = 20% 17678[±] 3269[±] sqm 37% ok.

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

Existing



WOOD FRAME

DECK

WOOD FRAME
GARAGE

FIRE ESCAPE

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

LAWN

RETAINING WALL

CONC. BLOCK

EXISTING
PROPERTY
LINE

FIRE ESCAPE

BULK-
HEAD

WOOD FRAME

DECK

PLANTERS

PLANTERS

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

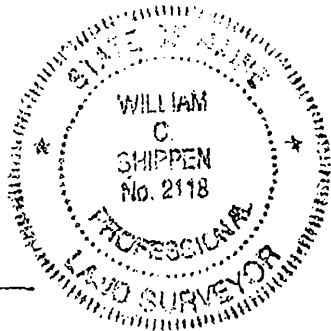
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2. NON SURVEY ITEM
3. AREA OF PARCEL AS SHOWN
4. ADJACENT STREET AS SHOWN
5. NON SURVEY ITEM
6. NON SURVEY ITEM
7. AREA OF PARCEL AS SHOWN
8. ADJACENT STREET AS SHOWN
9. NON SURVEY ITEM
10. NON SURVEY ITEM
11. AREA OF PARCEL AS SHOWN
12. ADJACENT STREET 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

1 9'

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118



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

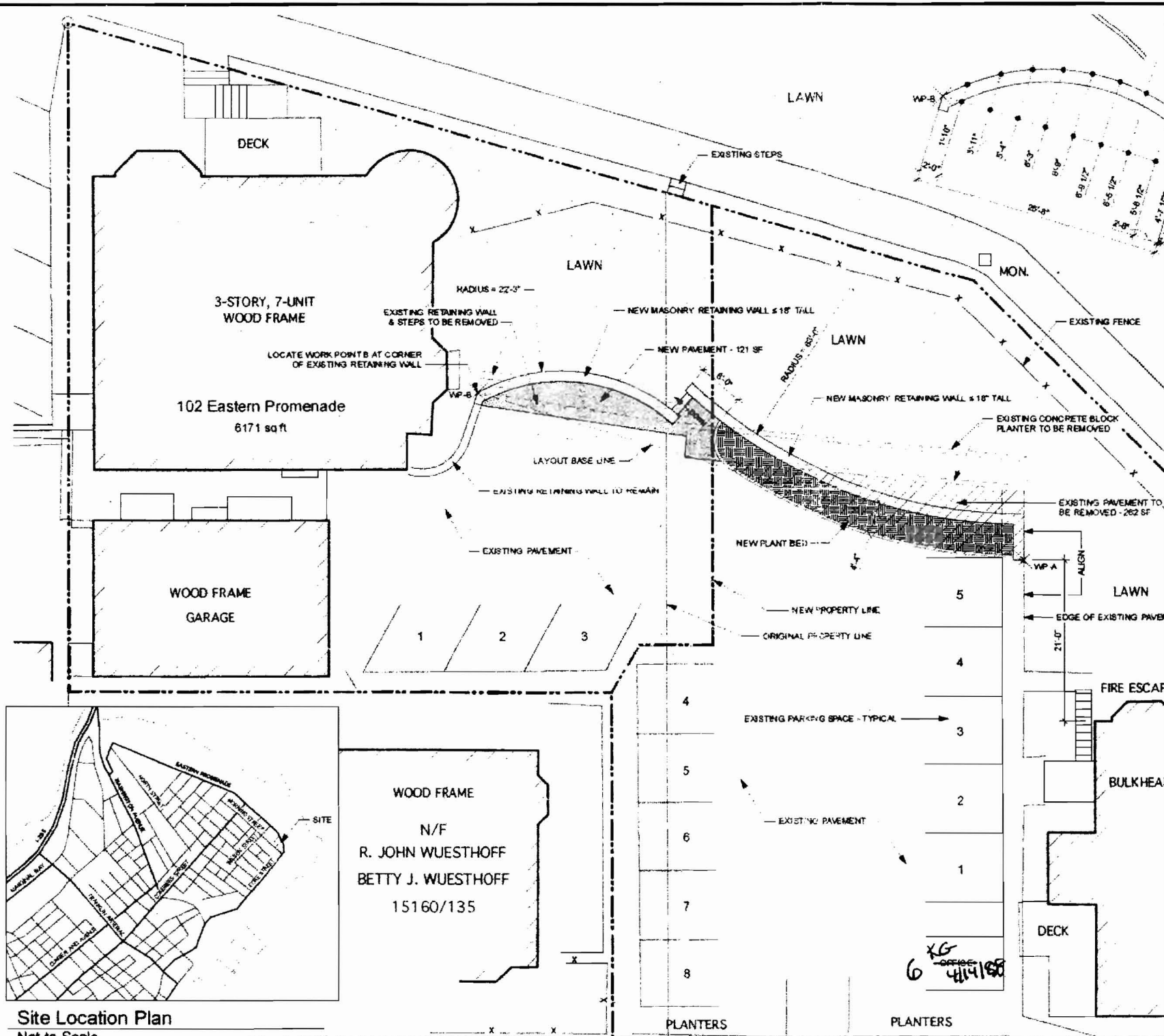


OWEN HASKELL, INC.

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



Zoning - 102 Eastern Promenade

Description	Requirement	Existing	Proposed
Zone:	R-6 Residential		
Synopsis:	Parking area modifications for existing seven (7) unit apartment building		
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 +/-	88 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	50 ft	> 50 ft	Existing
Maximum Structure Height	45 ft	< 45 ft	Existing
Open Space Ratio	20 %		26 %
Open Space			1,811 sf +/-
Parking	7	NA	7

Zoning - 84 Eastern Promenade

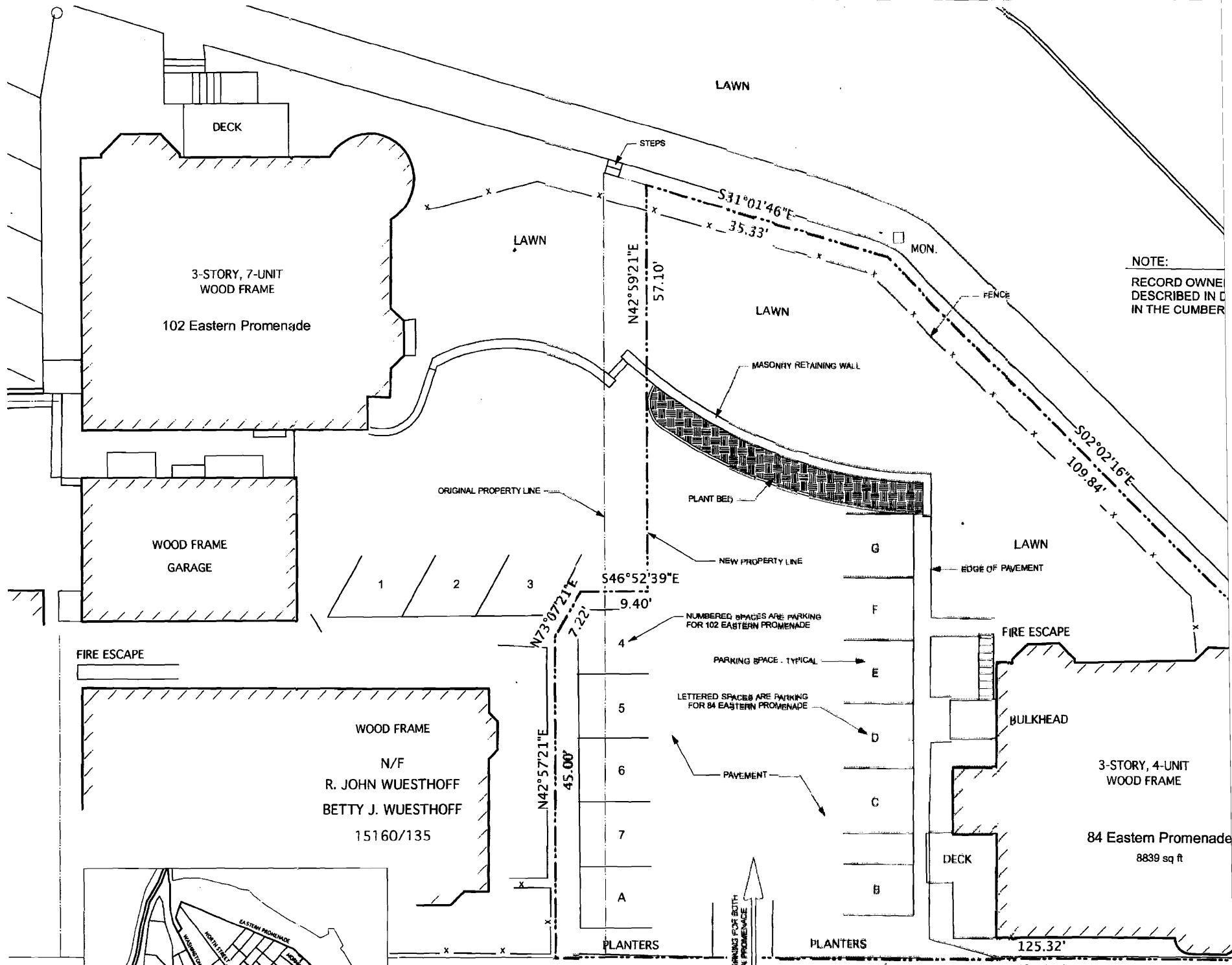
Description	Requirement	Existing	Proposed
Zone:	R-6 Residential		
Synopsis:	Parking area modifications for existing four (4) unit apartment building		
Minimum Lot Size	4,500 sf	8,839 sf	6,839 sf
Minimum Lot per Units	4,000 sf	8,839 sf	6,839 sf
Minimum Street Frontage	40 ft	291 ft +/-	292 ft +/-
Front 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 %
Open Space			3,268 sf +/-
Parking	4	NA	7

MORNING STREET

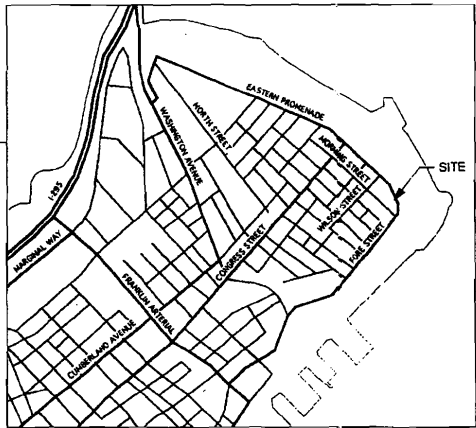
0 10.0 20.0 FT

SCALE: 1" = 10'-0"

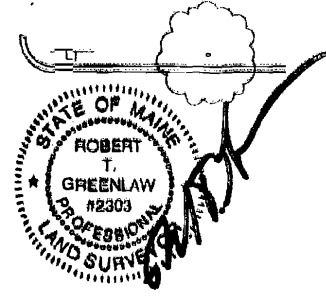
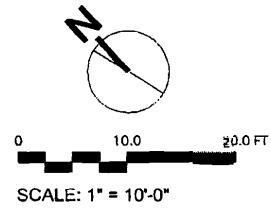
84 &



NOTE:
RECORD OWNER
DESCRIBED IN D
IN THE CUMBER



Site Location Plan
Not to Scale

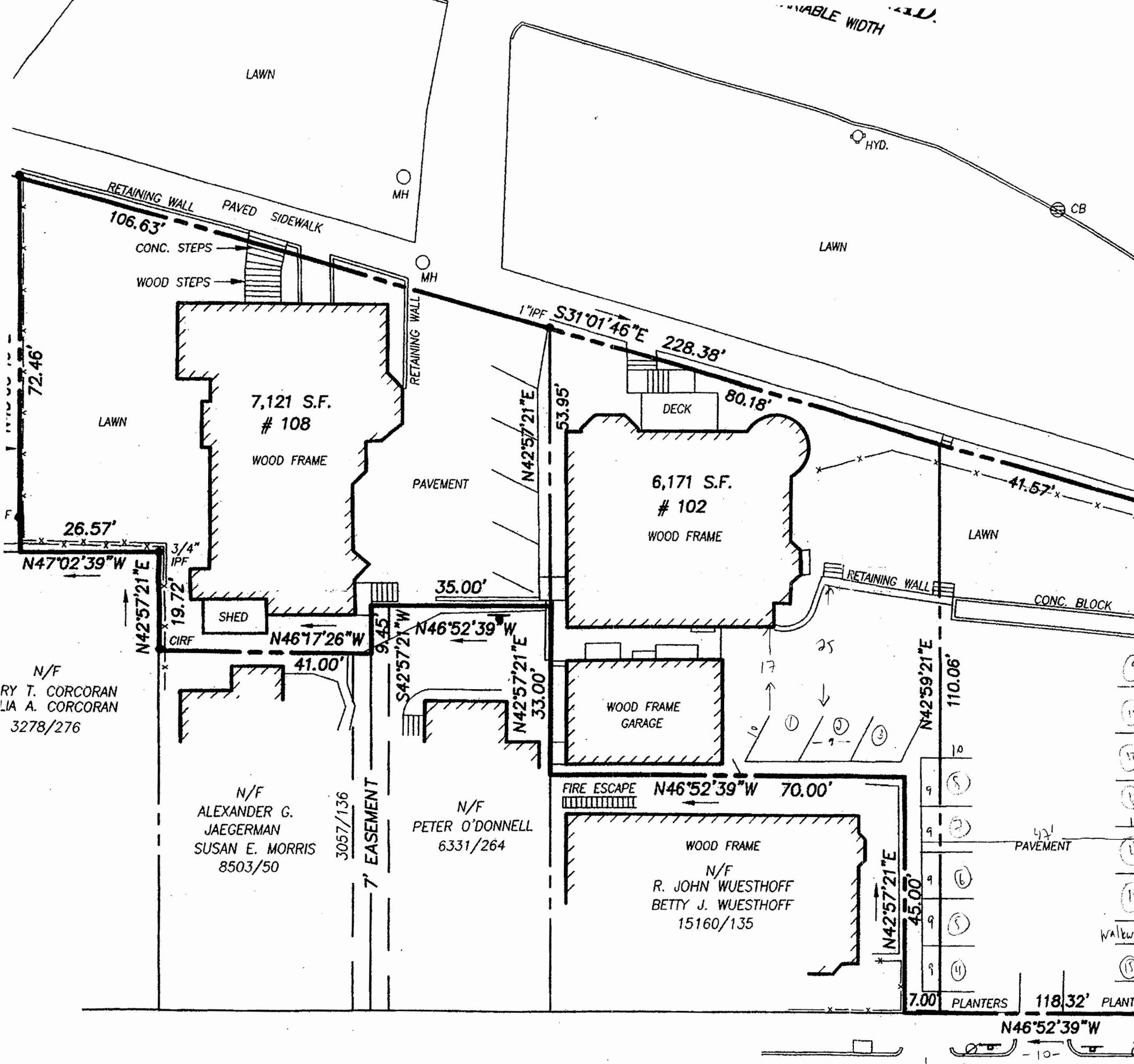


Robert T. Greenlaw, PLS #2303
PROFESSIONAL LAND SURVEYOR

84 Eastern
PORTLAND

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

SITE PLAN

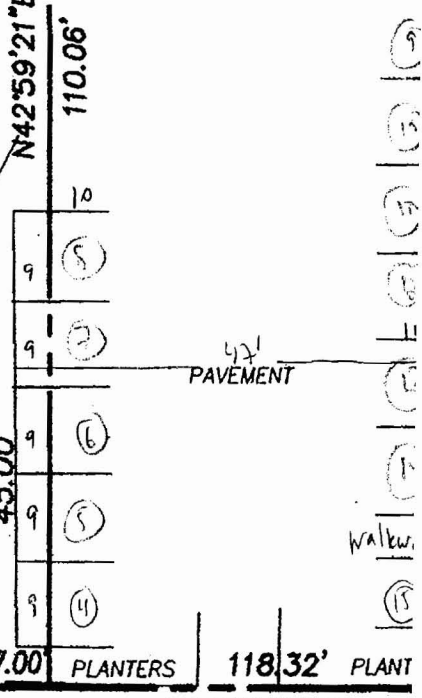


N/F
 RY T. CORCORAN
 LIA A. CORCORAN
 3278/276

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



N46°52'39"W

existing