

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

PERMIT ISSUED

Permit No: 02-0054	Issue Date: 2-1-2002	CBL: 014 L001001
-----------------------	-------------------------	---------------------

Location of Construction: 24 Melbourne St	Owner Name: Shaw Mary	Owner Address: 28 Melbourne St	Phone: 207-772-3306
Business Name: n/a	Contractor Name: The Thaxter Company	Contractor Address: 55 Bell Street Portland	Phone: 2078785553
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Duplex	Zone: R-6

Past Use: Duplex	Proposed Use: Duplex / 24' x 42' Garage & Storage to be constructed on new foundation & slab; after the demolition of garage & storage. <i>2 unit ok per 1955 Div.</i>	Permit Fee:	Cost of Work: \$40,000.00	CEO District: 1	Zone: 9,966 \$
----------------------------	---	--------------------	-------------------------------------	---------------------------	--------------------------

Proposed Project Description: Build 24' x 42' Garage & Storage	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 1999
--	--	--

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: <i>[Signature]</i>	Date:

Permit Taken By: gg	Date Applied For: 01/18/2002	Zoning Approval		
-------------------------------	--	------------------------	--	--

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"/>	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	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
	Date: <i>ok with conditions</i> <i>S 2/25/02</i>	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 _____

2/28/02 - Need specs on all laminates - please get @ close in. TM

5/22/02 - Talked to owner & contractor about setbacks & conditions of permit - Cannot have living space above new garage - Setbacks should be within guidelines but will check when old garage demolished & new one starts.

6/10/02 - checked setbacks. Based on ^{Tom U} existing forms in place. IT IS OK to proceed in

10/1/02 close in framing ① steps not in ② Need specs on all CLK's will re-insp stairs when done

10/30/02 question on how many kilns are going in garage space. MIM called owner, owner said "just one". M. Collins called electrician regarding issue. electrician said connection for 2nd floor stove at later date. MIM called back-uper told owner, the line must be removed. M. Collins called electrician

02 0054

All Purpose 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>28 MELBOURNE STREET</u>		
Total Square Footage of Proposed Structure <u>1008 sq. ft.</u>	Square Footage of Lot <u>9924 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>014</u> Block# <u>L</u> Lot# <u>001</u>	Owner: <u>MARY SHAW INGWERTSEN</u>	Telephone: <u>772-3306</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MARY SHAW 28 MELBOURNE, PTLD. 772-3306</u>	Cost Of Work: \$ <u>40,000 -</u> Fee: \$ <u>303.00</u>
Current use: <u>GARAGE + STORAGE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>GARAGE + STORAGE</u>		
Project description: <u>DEMOLISH EXISTING FREE STANDING GARAGE + STORAGE AND CONSTRUCT NEW GARAGE + STORAGE ON NEW FOUNDATION +</u>		
Contractor's name, address & telephone: <u>THE THAXTER COMPANY</u> <u>SCALE</u>		
Who should we contact when the permit is ready: <u>NICK NASH, PROJ. MANAGER</u>		
Mailing address: <u>55 BELL STREET, PTLD. 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>878-5553</u> <u>(ext. 104)</u> <u>Call Nick</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Nick Nash, As Agent/Owner</u>	Date: <u>1-18-02</u>
--	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and ~~cons~~ with the Planning Department on the 4th floor of City Hall

Application ID Number: 2-0054

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 2/4/2002 - 24 Melbourne Street Approval Date: 02/25/2002

see letter to contractor & owner for more information. This looks like a new dwelling unit and we need to know this now, not later - Permit on hold for further information. 2/25/2002 - received letter from owner. - This is not to be a

Issued On Date: 01/22/2002

DR to Work Permit Name: Marge Schmuckal Date: 02/25/2002

Conditions Section

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

As per the owner's letter, the area above the garage is to be for STORAGE ONLY. It has NOT been reviewed for a habitable space. There shall be NO pre-wiring or pre-plumbing allowed at this point in anticipation for any future changes.

Create Date: 01/22/2002 By: jgg Update Date: 02/25/2002 By: mes

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development



CITY OF PORTLAND

February 4, 2002

Nick Nash, Agent for Owner
The Thaxter Company
55 Bell Street
Portland, ME 04103


RE: 24-28 Melbourne Street - 014-L-001 - R-6 zone

Dear Nick,

I am in receipt of your permit application to demolish an existing garage with storage and to rebuild as proposed. The submitted plans leave enough doubt as to the future, long term use that is desired for this structure. The plans appear to indicate that a principal dwelling unit is ultimately desired for this structure. It is important that this office understands any future use at this point. The type of construction, review, and other requirements are greatly affected by the principal use. If a dwelling unit is not desired for the space above the garage, then there will be restrictions concerning the wiring and plumbing of any future kitchens or other habitable space amenities.

Before we can accurately review this proposal at this time, I am requiring something in writing from the owner that outlines any and all specific use(s) of this structure, both first and second floors.

Your permit application will be on hold until such a letter and necessary plans are received. If you have any questions, please do not hesitate to contact this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator

*see letter
from owner: Mrs
Mary Shaw dated
2/22/01*

Cc: Mary Shaw, 28 Melbourne St, Portland, ME 04101
Mark Adelson, Dir. Of Planning and Neighborhood Services
Mike Nugent, Inspection Services Supervisor

Received
2/25/02

February 22, 2002

Mrs. Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

permit
02-0054

RE: 24-28 Melbourne Street- 014-L-001-R-6-zone

Dear Marge,

I would like to outline the path this project has taken so that you can understand the frustration of getting a permit.

We started this process last summer and met with you before going into the drawing stage. After getting your general blessing on the concept of a parking-studio-apartment building with one residential unit, my builder went in to planning (as suggested by the building department) with the required 10 copies of the site plan and building plans to meet with Bill Needelman. Mr. Needelman reviewed it and thought we should go to see public works. My builder went to public works and met with Todd Merkle. Todd said that we would need a street permit for \$6,000.00 plus dollars and open the street with extreme conditions. My builder estimated the cost including the permit at approximately \$20,000.00.

To bring the project into a financial reality we started with new plans, a new site plan and new structural plans. We eliminated the third floor loft and left out the apartment. The new structure is very similar to the structure there now. We left the second floor for storage. If in the future we decide to incorporate an apartment we would apply for the permit at that time.

From the cities point of view this project should be a favorable one. We are removing a structurally deficient building. We are improving parking. We are meeting the requirements on the placement that you had asked almost eight months ago.

Please consider this in a timely manner so we may end a lengthy permitting process and begin the building phase.

Sincerely,



Mrs. Mary Shaw

ZONING:
R-6 RESIDENTIAL ZONE

FRONT SETBACK 10 FEET

REAR SETBACK PRINCIPAL STRUCTURES 20 FEET
DETACHED ACCESSORY STRUCTURES WITH GROUND
COVERAGE LESS THAN 100 SQUARE FEET 5 FEET

SIDE SETBACKS
1 STORY STRUCTURE: 10 FEET
2 STORY STRUCTURE: 10 FEET
3 STORY STRUCTURE: 10 FEET
4 STORY STRUCTURE: 10 FEET

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MARY SHAW INGWERSEN AS DESCRIBED IN BOOK PAGE 349, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. TOTAL AREA OF PARCEL: 9924 SQUARE FT OR .23 ACRES.
3. THIS PLAN IS THE RESULT OF A ON THE GROUND SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. ON 8-01-2001 UTILIZING THE FOLLOWING EQUIPMENT: LEITZ SDR SET 4 ELECTRONIC DISTANCE METER AND SDR 24 ELECTRONIC FIELD BOOK.
4. VERTICAL DATUM IS BASED UPON AN ASSUMED ELEVATION ON TRAVERSE POINT NO. 1. (ELEV. 100.00 FT)
5. STREETLINE INFORMATION IS BASED UPON CITY OF PORTLAND STREETLINE SHEETS AND MONUMENTATION FOUND.
6. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. CITY OF PORTLAND STREETLINE SHEETS.
 - b. PLAN MADE FOR MOSES GOULD, RECORDED IN SAID REGISTRY IN PLAN BOOK 1 PAGE 41 ON DECEMBER 14, 1857.
 - c. CITY OF PORTLAND TRANSIT BOOK 128 PAGE 49.
 - d. CITY OF PORTLAND ASSESSING PLAN NO. 14, BLOCK L, LOT 1.
7. UTILITY INFORMATION:
 - a. GAS LINE LOCATION WAS TAKEN FROM NORTHERN UTILITIES, INC. NATURAL GAS DISTRIBUTION SYSTEM PLAN NO. 14.
 - b. WATER LINE LOCATION WAS TAKEN FROM PORTLAND WATER DISTRICT RECORDS SHEET 2.
 - c. SEWER LOCATION TAKEN FROM PORTLAND WATER DISTRICT INFILTRATION-INFLOW ANALYSIS PLANS JOB NO. 51039.00 DRAWING NO. IV-2 DATED 1981.

- LEGEND**
- Capped 5/8" Rebar To Be Set With Registration Number 2303.
 - Iron Pipe or Solid Pin Found
 - △ Survey Instrument Point
 - Abutter Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
 - u Overhead Utility
 - Utility Pole
 - - - Edge of traveled way

SURVEYORS STATEMENT:

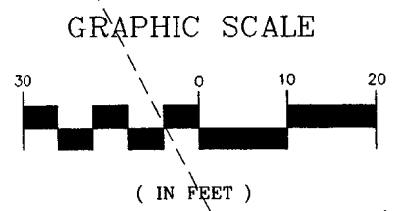
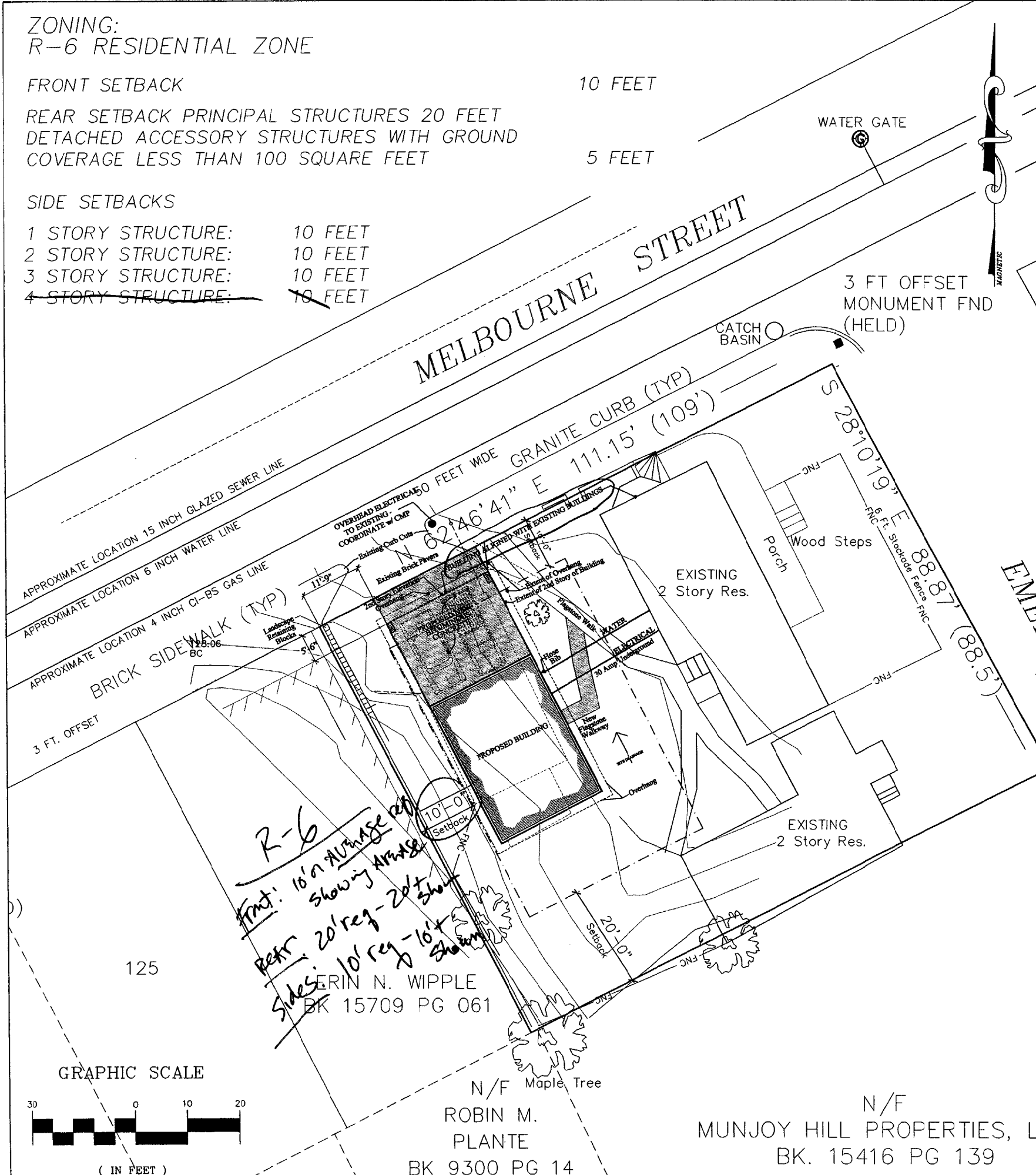
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

PRELIMINARY

DATE:

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.



R-6
Front: 10' average showing
Back: 20' reg - 20' show
Sides: 10' reg - 10' show

ERIN N. WIPPLE
BK 15709 PG 061

N/F Maple Tree

ROBIN M. PLANTE
BK 9300 PG 14

N/F
MUNJOY HILL PROPERTIES, LLC.
BK. 15416 PG 139

PREPARED BY
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-774-4669

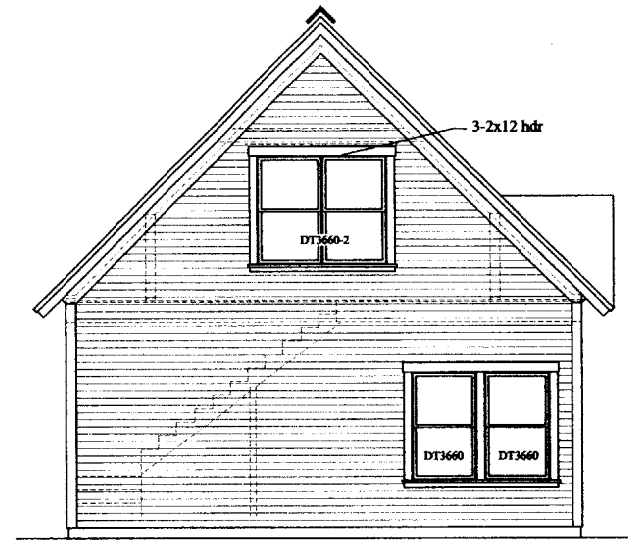
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
Scale:
Date:
August 14, 2001
As Noted
Checked By:
Drawn By:
Revisions:

Date	August 14, 2001	As Noted
Checked By		
Drawn By		
Revisions		

SITE

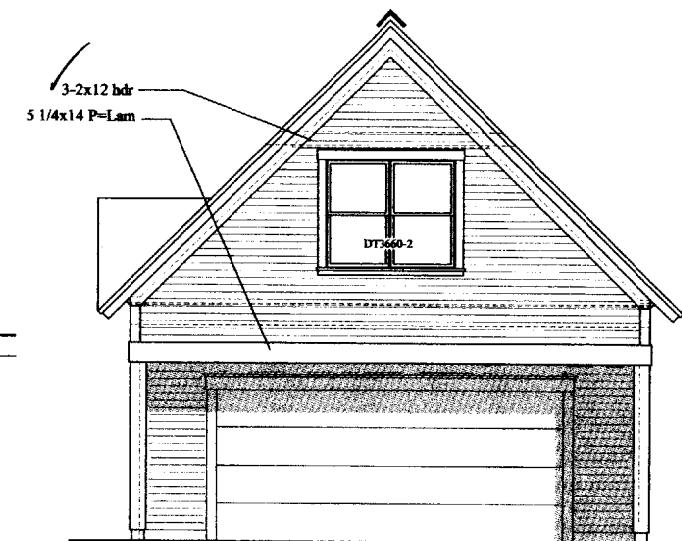
L1



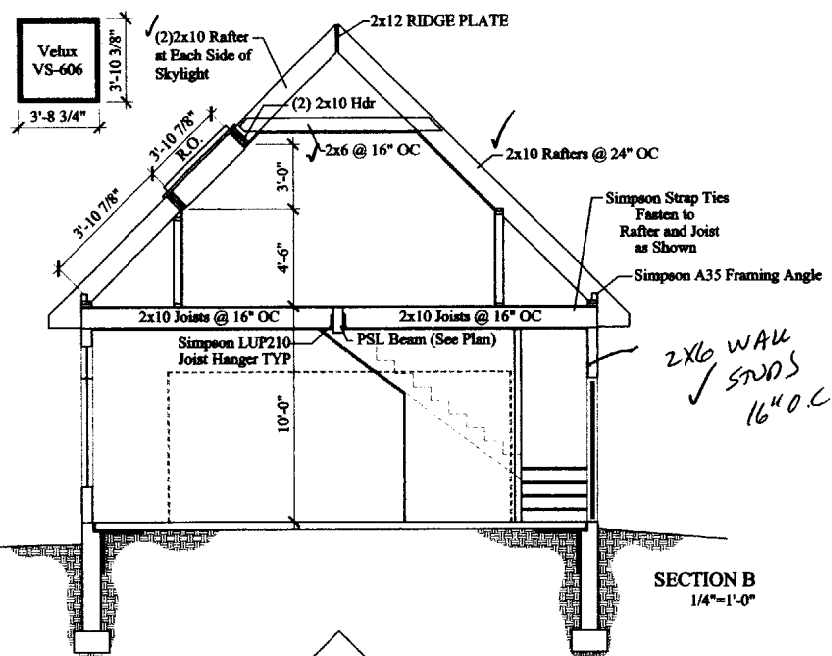
ELEVATION 4
1/4"=1'-0"



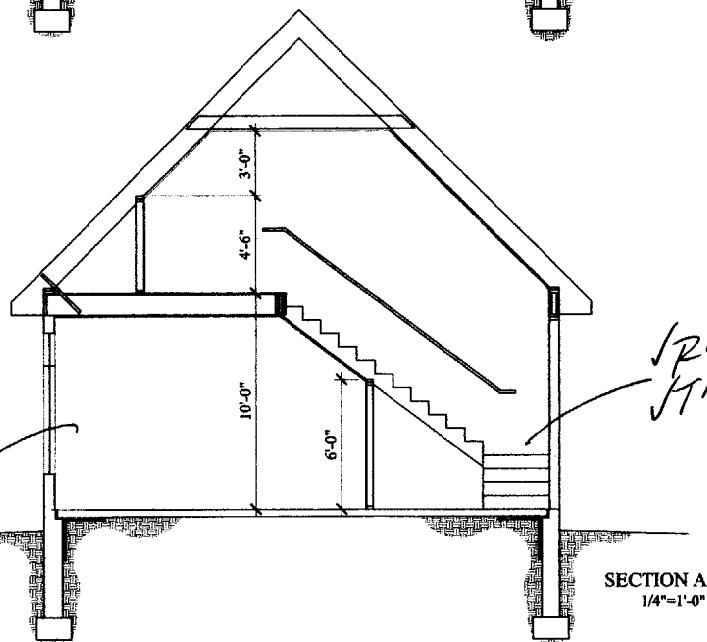
ELEVATION 3
1/4"=1'-0"



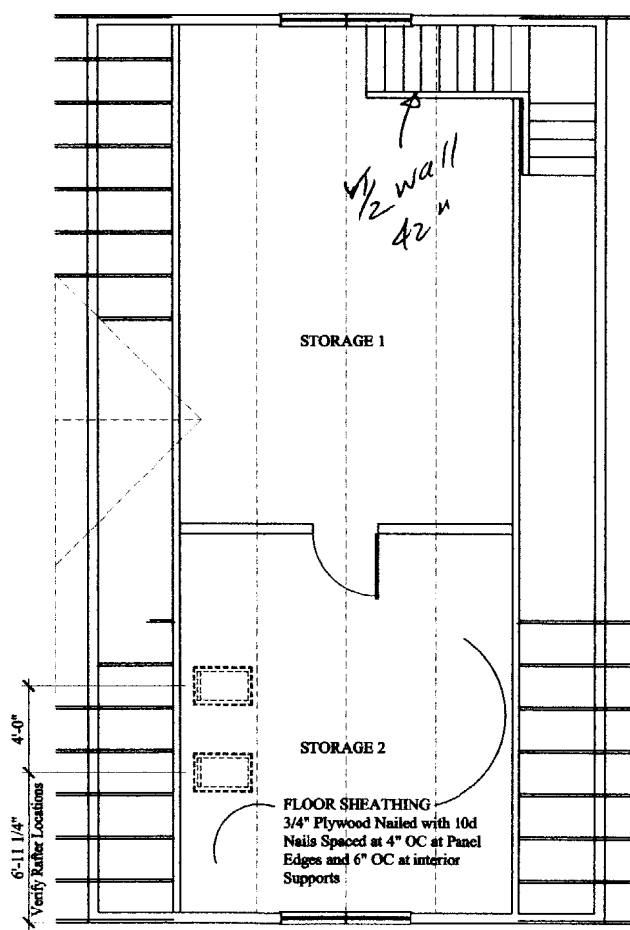
ELEVATION 2
1/4"=1'-0"



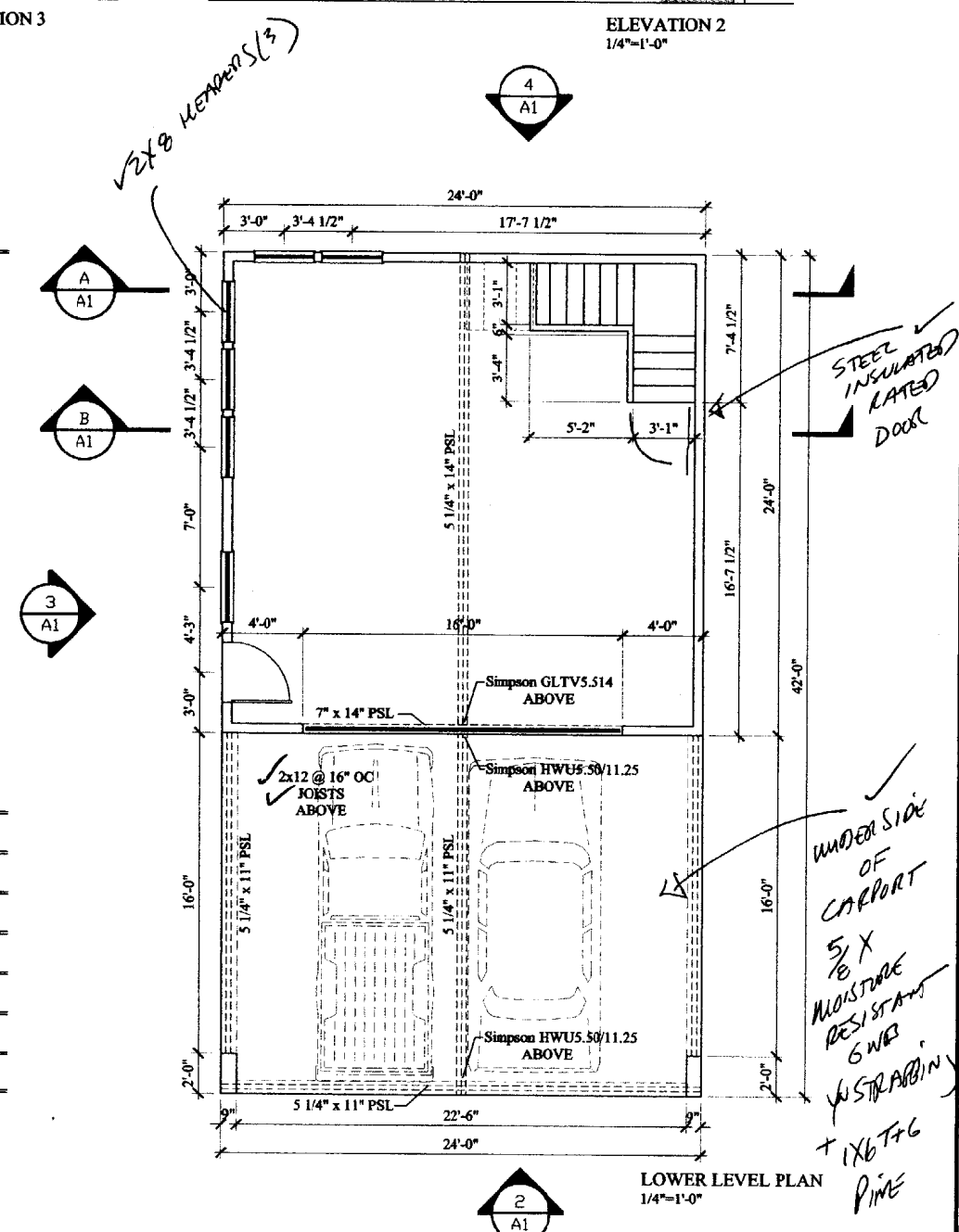
SECTION B
1/4"=1'-0"



SECTION A
1/4"=1'-0"



LOFT PLAN
1/4"=1'-0"



LOWER LEVEL PLAN
1/4"=1'-0"

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project: **Shaw Garage**
Portland, Maine

Date	August 14, 2001	Scale	1/4" = 1'-0"
Drawn By		Checked By	
Revisions			

Lower Level Plan
Storage Level Plan
Elevations / Sections

A1