



Residential 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: 3 Waterboro St.		Total Square Footage of Proposed Structure: 7,560 S.F.	Square Footage of Lot: 8,878 S.F. 0.2 Acres
Owner: Casco Bay Ventures Telephone: Call 3293885		Tax Assessor's Chart, Block & Lot: Chart 16 Block 10 Lot 10 Map 16 1,024-2213	Applicant name, address & telephone: Casco Bay Ventures 223 Woodville Rd Falmouth, Me 04105
Cost Of Work: \$670,000	Fee: \$4,713.00	Lessee/Buyer's Name (If Applicable):	
Current Specific use: Empty lot		Proposed Specific use: 4 New Condo units Bldg C	
Project description: Same		Contractor's name, address & telephone: Casco Bay Ventures	
Who should we contact when the permit is ready: Wally Geyer		Mailing address: Casco Bay Ventures 223 Woodville Rd Falmouth Me 04105 Phone: 329-3885-C	

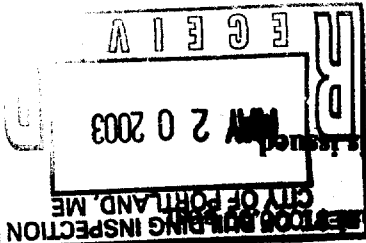
Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: *Wally Geyer*
Date: 5-20-03

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00



This is not a Permit; you may not commence any work until the Permit is issued.

03-0540

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: June 4, 2001

Members present: William Neleski, Lee Lowry, Andrew Braceras, Elizabeth Boardowitz and Catherine Decker
Members absent: Joseph Lewis and Julie Brady

APPEAL AGENDA

The Board of Appeals held a public hearing at 7:00 p.m. in Room #209, City Hall 389 Congress Street, Portland, Maine on Thursday, May 17, 2001 to hear the following appeals:

1. Unfinished Business:

PRACTICAL DIFFICULTY VARIANCE

Standwood & Kathleen Newall, of 31 Central Avenue, Peaks Island Tax Map #87, Block #GG, Lot #018 in the IR-2 Zone is seeking a Practical Difficulty Variance to expand the existing living space by adding a 14' x 17' 1.5 story addition to the rear of the building. This would make the new right yard setback 18'; the requirement is 20'. The new left yard setback would be 10'; the requirement is 20'. The applicant is also seeking to relax the minimum lot coverage from the requirement of no more than 20%, to cover 33.66% of the lot. This would be in accordance to section 14-145.11.c.3 & 4 of the Portland Zoning Ordinance. Mr. Andrew Doukas will be representing the applicant. The Board denied the Variance 5-0.

2. New Business:

MISCELLANEOUS APPEAL

Potts Incorporated of 108-112 Coyle Street, Tax Map #125, Block #J, Lot #15-21 in the R-5 Zone is seeking a Miscellaneous Appeal under section 14-422 and 14-120 (dimensional requirements) of the Portland Zoning Ordinance to allow a functional subdivision. Mr. Allen Jagger, Esq. will be representing the applicant. The Board granted the Appeal 5-0, with the condition that the right and rear setbacks will be brought into compliance.

CONDITIONAL USE APPEAL

Casco Bay Ventures, Inc. of 3 Saint Lawrence Street, Tax Map #016, Block #024 in the R-6 Zone is seeking a Conditional Use Appeal under section 14-137.c.5 of the Portland Zoning Ordinance to allow off street parking from an existing 3 passenger car lot to a 6 passenger car lot. Mr. William Nemmers and Associates will be representing the applicant. The Board voted 4-1 to grant the Appeal.

3. Other Business

4. Adjournment: The meeting adjourned at 9:00 p.m.

Enclosure: Agenda of May 17, 2001

Copy of Boards Decision
2 standard size tapes

Cc: Joseph Gray, City Manager
Mark Adelson, Housing and Community Services
Alex Jaegerman, Planning Department

Applicant: Casco Bay Ventures

Address: 3 W. Main St

Date:

C-B-L: 16-J-13, 24, 25

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg

Zone Location - R-6

Interior or corner lot - Interior

Proposed Use/Work - Can Street New condos on lot with existing 3 condos

Sewage Disposal - City

Lot Street Frontage - 40' seg - 40' + 8'

Front Yard - Average front 10' ± = 5' Allowed - 5' sken

Rear Yard - 20' seg - 20' sken

Side Yard - Side 10' seg shows structure - may reduce to 10' ± 12' ± 11 1/2" sken

Projections - 5 story total of 30' seg - 12' ± 10' sken ± front 11 1/2" ± 18' 10" ± 30' ± rear

Width of Lot - 45' width

Height - 45' height

Lot Area - 4,900 ± 8,878 ± sken by survey

Lot Covered/Impervious Surface - 1,000 ± for 1st 3 units = 3,000 ±

Area per Family - 1,200 ± for 1st 3 units (A) = 4,800 ±

Off-street Parking - 2 spaces for 3 ex = 3

Loading Bays - N/A

Site Plan - map to subdivision # 2001-0009

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Area

43 x 45 = 1935

met 6/4/01

to go over concerns

7800 ±

1,000 ± for 1st 3 units = 3,000 ±

1,200 ± for 1st 3 units (A) = 4,800 ±

30' ± rear

11 1/2" ± 18' 10" ±

10' ± front

12' ± 10' sken

12' ± 10' sken

12' ± 10' sken

12' ± 10' sken

12' ± 10' sken

12' ± 10' sken

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12' ± 10' sken

12' ± 10' sken

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0540	Date Applied For: 05/20/2003	CBL: 016 F024001
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Location of Construction: 3 Waterville St	Owner Name: Casco Bay Ventures	Owner Address: 223 Woodville Rd	Phone:
Business Name: Casco Bay Ventures	Contractor Name: Casco Bay Ventures	Contractor Address: 223 Woodville Road Falmouth	Phone: (207) 797-7752
Leasee/Buyer's Name:	Phone:	Permit Type: Multi Family	

Proposed Use: Build 4 new Condominium units on 16-J-024-025 (Bldg. C)	Proposed Project Description: Build 4 new Condominium units on 16-J-024-025 (Bldg. C)
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 08/04/2003
 Note: Ok to Issue:

- 1) The stairway off the rear shall be a landscaped detail as shown on the recently submitted drawings dated 8/1/03 and shall not be changed to a structural item. If it is changed to a structural item, it shall meet the required setbacks in the R-6 zone.
- 2) 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.
- 3) This property shall remain a four (4) family dwelling within this new building. Any change of use shall require a separate permit application for review and approval.

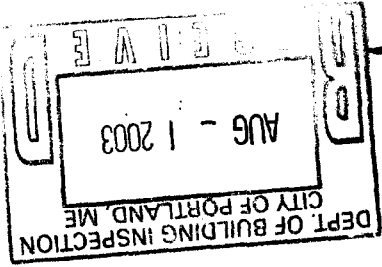
Dept: Building Status: Pending Reviewer: Approval Date: Ok to Issue:

Dept: Fire Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 07/29/2003
 Note: Ok to Issue:

- 1) the stairs shall be 7" maximum riser and 11" minimum tread and no nosing
- 2) the fire alarm system and sprinkler system shall be tested in accordance with the appropriate standard and the results shall be submitted to the Portland Fire Department
- 3) the fire alarm system shall be installed in accordance with NFPA 72 standards
- 4) the sprinkler system shall be installed in accordance with NFPA 13 R standards

Comments:

05/21/2003-kwd: Casco Bay Condominium Ass'n owns these lots: 016-F-024, 016-J-013, 016-J-024, 016-J-025. 3 units already on 016-F-024, 3 units on 016-J013, and now 4 new units on 016-J-024 +025.
 06/26/2003-mjm: Received a complaint from John Griffin with regard to the way that they cleared the lot. Jay Reynolds and Jeff Tarling were notified.



Not showing as a structure of detail but
as a landscape detail

Will

Thank you,

Included here are the drawings as I have them thus far for our proposed replacement of the back deck and steps. If you can call me when you've had a chance to review these and let me know what you think, I would greatly appreciate it!

Hi Marge:

Re: Casco Bay Condominium Building "C"

Pages: 5, including this page

Date: July 31, 2003

From: Will Tinkenberg

Fax: (207)773-0194

To: Marge Schmuckal

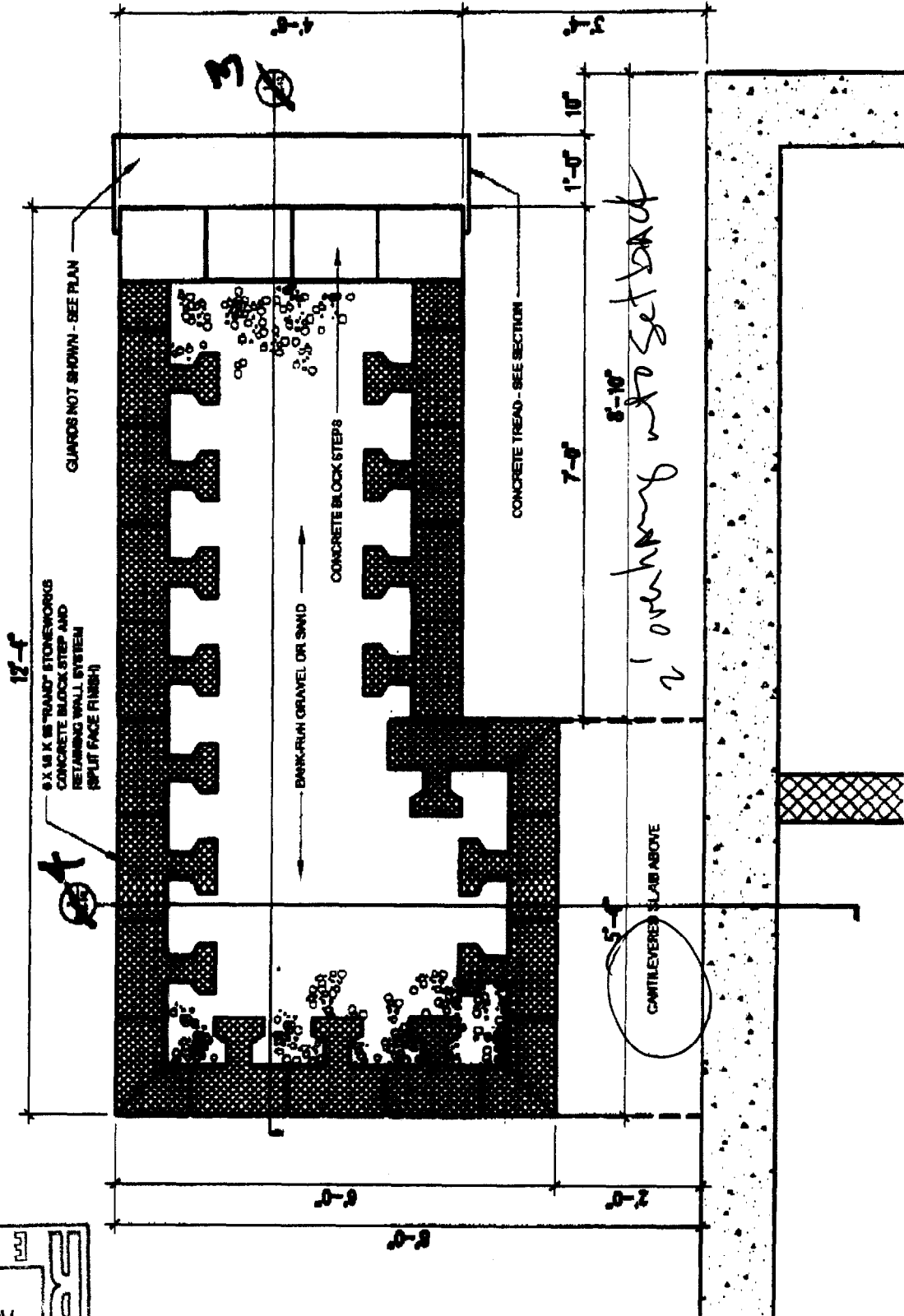
Fax: (207)874-8716

FAX TRANSMITTAL

TTH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING



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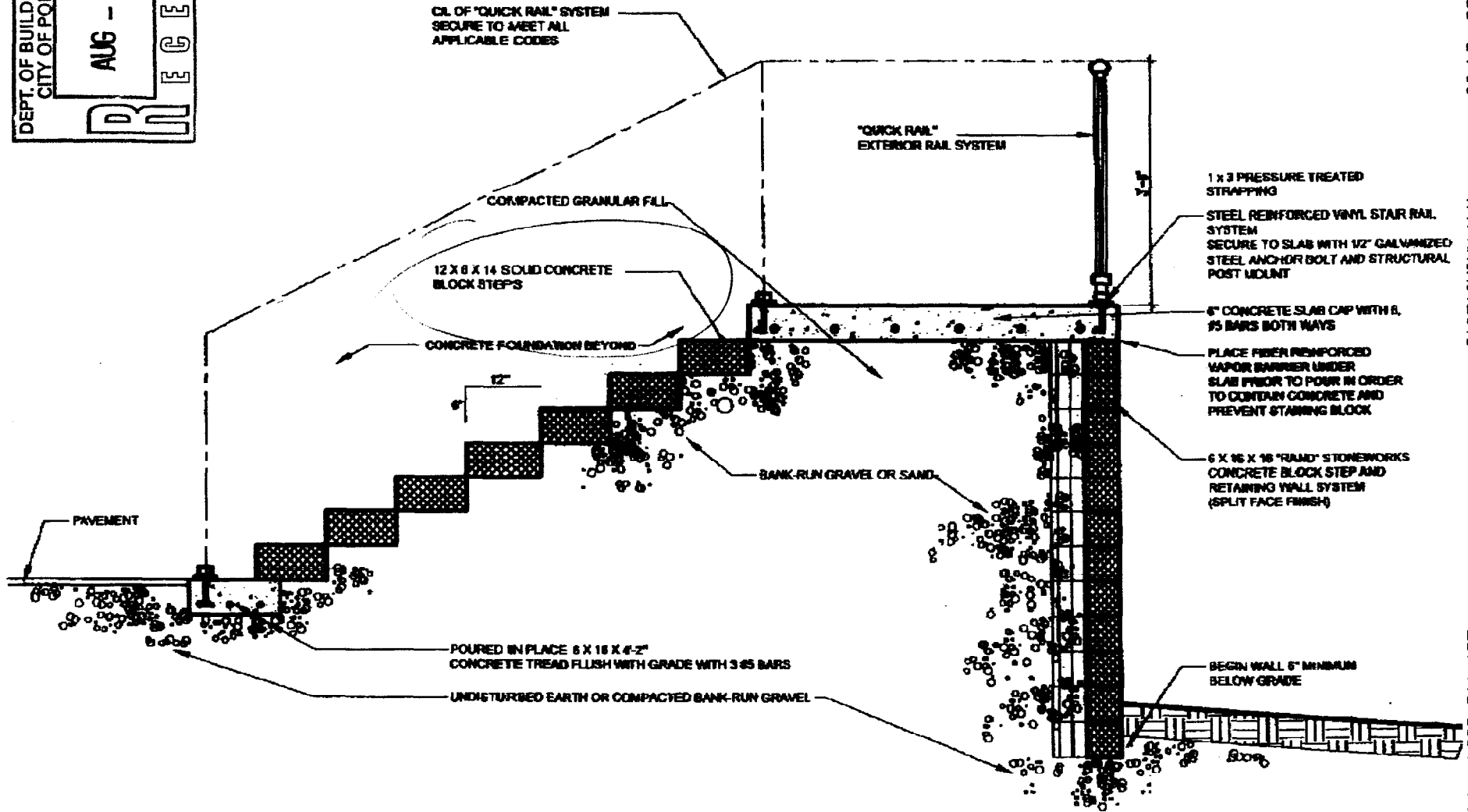


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 CITY OF PORTLAND, ME
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DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

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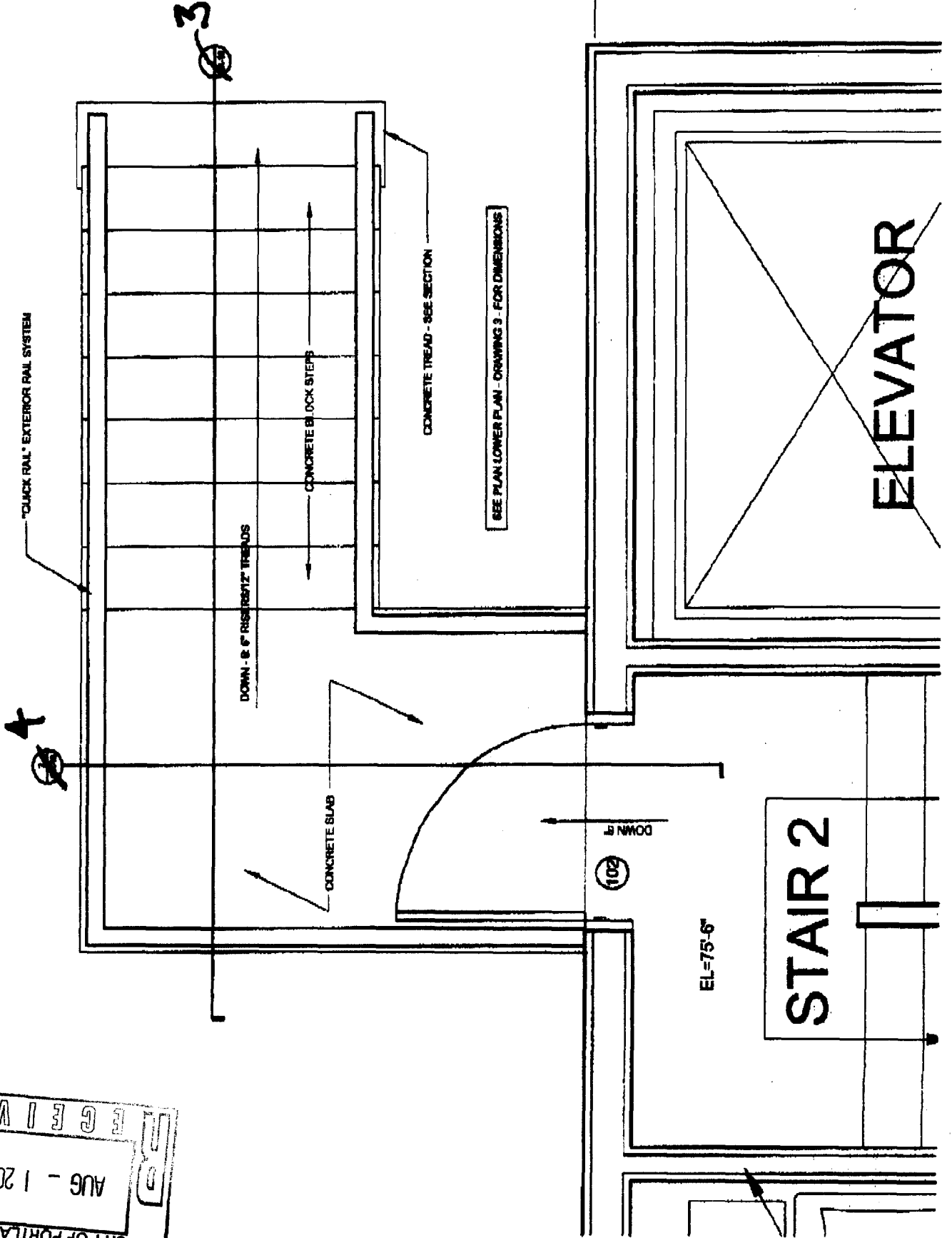
TFH ARCHITECTS

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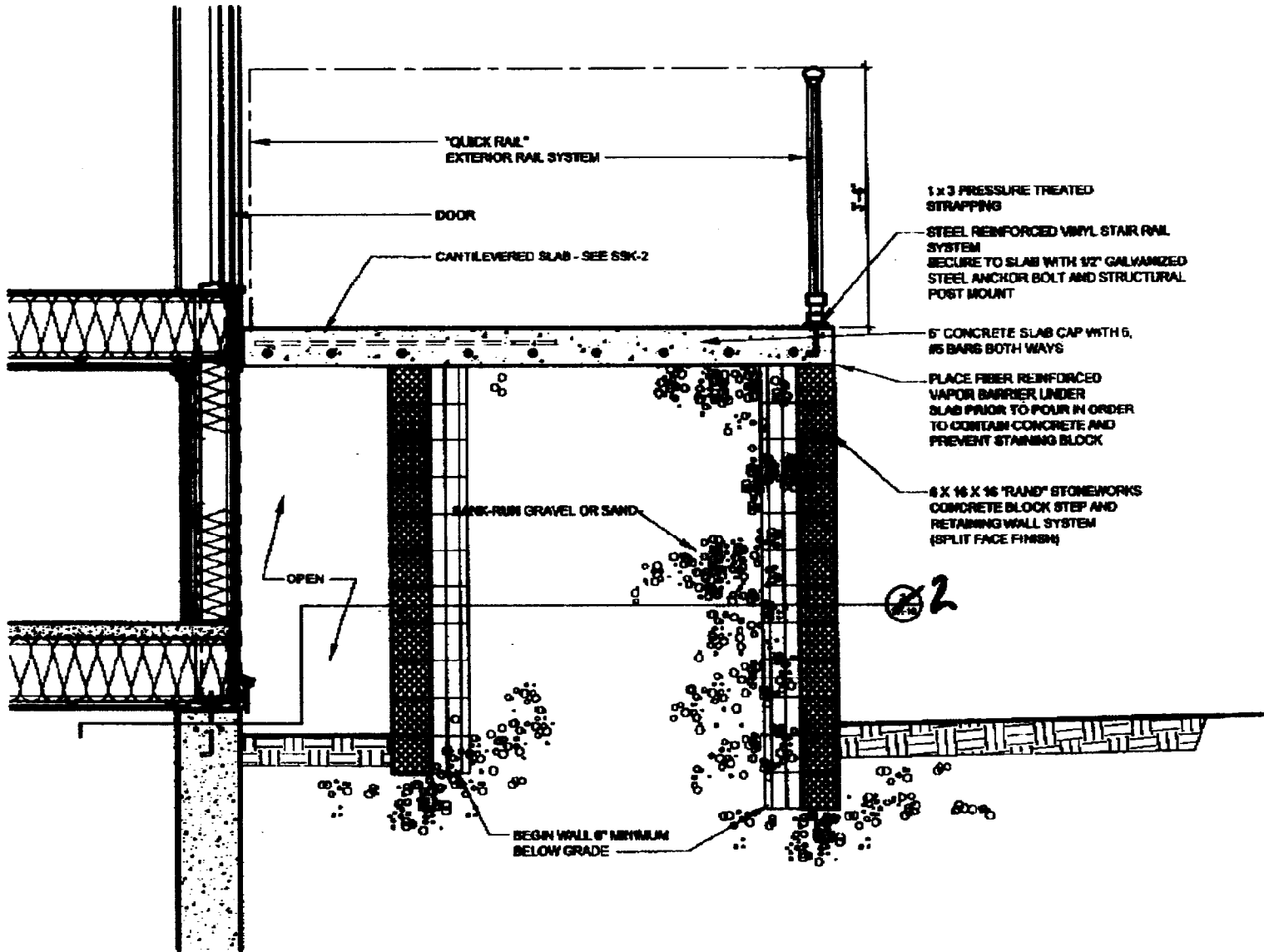


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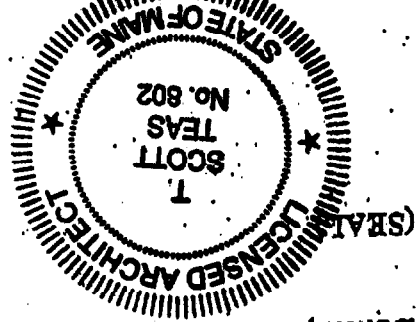
TOTAL P. 05

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FSH 6/20/2K

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

As per Maine State Law:



Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition; and local amendments.

Address: 100 Commercial St, Portland, ME
Firm: TEH ARCHITECTS
Title: PRINCIPAL
Signature: [Handwritten Signature]

These plans and/or specifications covering construction work on:

A 4-unit condominium building at 3 Waterville Street in Portland, Maine

DATE:

August 6, 2003

RE:

Certificate of Design

FROM:

I. Scott Teas, M.A.R.B., AIA, TEH Architects

TO:

Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St, Rm 315
Portland, ME 04101



The insulating section should be maintained over the top of any footings below the slab. This recommendation is intended to reduce the potential for frost heaving of the footings; cracking of the slab might occur at the transition between insulated and non-insulated areas.

Component	Thickness (Inches)
Concrete	5
Base Course (MDOT 703.06 Type A Aggregate)	8
Expanded Polystyrene Insulation (EPS) (Density = 1.80 pounds per cubic foot minimum)	2

An evaluation was performed to determine a feasible frost protection section for the proposed 5-inch concrete slab-on-grade. The following information is based on an AASHTO H10 loading using high density (minimum 1.80 pounds per cubic foot) EPS:

R. W. Gillespie & Associates, Inc., (RWG&A) has evaluated the use of expanded polystyrene insulation (EPS) for frost protection under the ground floor parking slab as requested in a fax memo to us dated 06 March 2003. The memo also indicates that building footings might have to be insulated if their elevations are raised.

Dear Mr. Pinkham:

Subject: Insulation of Slab and Footings
 5 Waterville Street
 Portland, Maine
 RWG&A Project No. 441-02

Mr. David R. Pinkham, P.E.
 Pinkham & Greer Consulting Engineers, Inc.
 170 U.S. Route One
 Falmouth, Maine 04105

10 March 2003

R. W. Gillespie & Associates, Inc.
 Geotechnical Engineering • Geohydrology • Materials Testing Services

