

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that LIV R CHASE

Located At 52 FEDERAL ST

Job ID: 2011-10-2529-MF 3

CBL: 020- D-008-001

has permission to Build a 4 story 3 Dwelling structure as a replacement after fire, slab on grade with garage – 3 stories above provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

JMB 2/10/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2529-MF 3	Date Applied: 10/17/2011	CBL: 020- D-008-001	
Location of Construction: 52 FEDERAL ST	Owner Name: LIV R CHASE	Owner Address: PO BOX 15372 PORTLAND, ME 04112	Phone: 522-4345
Business Name:	Contractor Name: Sunny Time Solar	Contractor Address: PO Box 15372, Portland, ME 04112	Phone: 518-7038
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: B-2b
Past Use: Three Family Dwelling – destroyed by fire on 6/6/2011	Proposed Use: To rebuild three family dwelling on existing footprint with minor changes – demolition under #2011-11880	Cost of Work: \$285,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-2 Type: 5 IBC-2009 Signature: JMB
Proposed Project Description: 3 Unit Replacement after Fire		Pedestrian Activities District (P.A.D.) 2/10/12	

Permit Taken By: Lannie	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <i>Panel 14</i> <input type="checkbox"/> Subdivision <i>Zone C</i> <input checked="" type="checkbox"/> Site Plan Administration Authorization granted <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ty conditng</i> <i>9 11/3/14</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: <i>9</i>	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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>9</i>
	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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Periodic Framing Inspections as needed

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/Final Inspection including the final report for special inspections

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2529-MF 3

Located At: 52 FEDERAL ST

CBL: 020- D-008-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted and further details given after application. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
3. 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.
4. The owner/applicant has a one year window of opportunity to replace this structure in the same footprint and use based upon section 14-382 of the Land Use Zoning Ordinance. The fire was on 6/6/2011. The applicant has until 6/6/2012 to complete the construction of the building per the requirements of the Ordinance.

Building

1. Application approval based upon information provided by applicant, including revisions received 2/7/12 and the Addendum received 2/10/12. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
3. All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC and R317.3.1.2 of the IRC.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level in the dwelling.
6. The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
6. All smoke detectors and smoke alarms shall be photoelectric.
7. Carbon Monoxide detection is required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
8. The sprinkler system shall be installed in accordance with NFPA 13.
9. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
10. A sprinkler supervisory system shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.
11. Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
12. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
13. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
14. Fire extinguishers are required per NFPA 10.
15. Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"

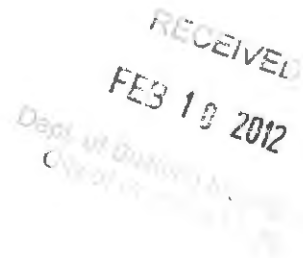
Addendum to Plan of 52 Federal St. Portland, ME dated 2/6/2012 and received 2/7/2012

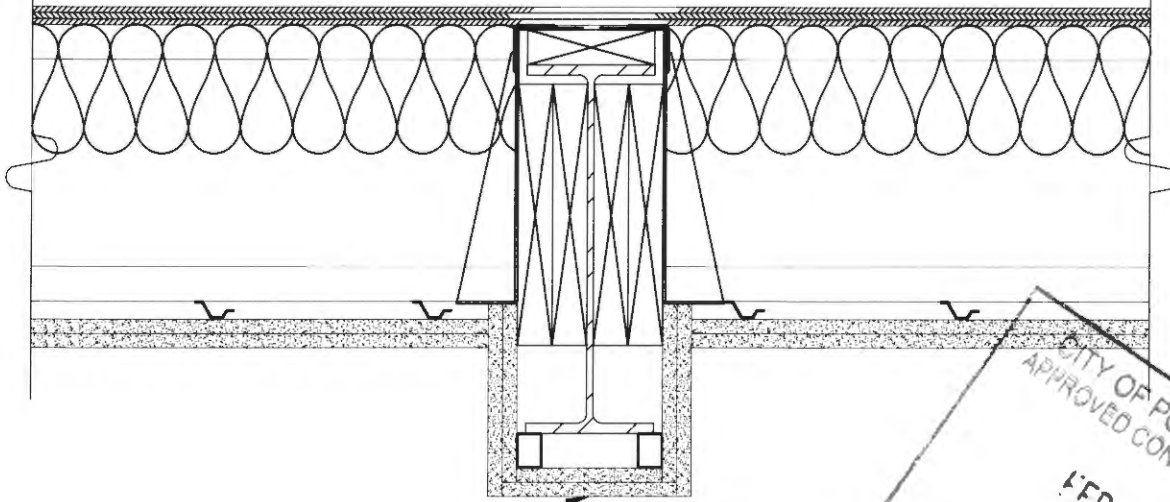
Address: 52 Federal St. Portland, ME

Applicant/ owner: Liv Chase and Brent Adler

The following corrections are to be noted in relation to the applicants submittal for building permit received February 7, 2012:

1. Cover Sheet A1.01
 - Fire resistant ratings for stairway enclosures = 2 hours not 1 hour
2. Garage Plans and Schedules Sheet A1.01
 - Door type G08 label is = to 1 hour
 - Main stairwell wall to be 2 hour wall assembly
3. Sections Sheet A3.01
 - The roof above both stair towers is 1 hour rated construction
 - Roof access design to be submitted after permit is issued (see below)
4. 3rd floor Plan Schedules Sheet A1.04
 - Rear staircase ends at 4th floor.
5. Wall Type Sheet A3.04
 - W3 wall assembly to be 2 hour fire rated not 1 hour rated
 - Wall type W2 references U305 not U304
 - W6 and W7 are the same wall assembly
 - Floor/Ceiling Assembly F2 and F3 have incorrect UL designation. The correct UL designation for F2 is UL530. The correct UL designation for F3 is UL530.
 - F2 and F3 are the same assembly
 - W1 and W2 are the same assembly
6. All wall assemblies that use 2X4 wall construction will have 3 ½" of insulation not 5 ½" of insulation.
7. SKA showing the 1 hour rating continuity on any exposed structural members in the garage or elsewhere per Sec. 704 for type 5A construction (drawing attached)
14. The homeowner and/or contractor will provide the follow specifications after building permit is issued and prior to commencement of work described below.
 - Specification of the balcony sprinkler protection as per Sec.903.3.1.2.1 of the IBC.
 - Specification for smoke and carbon monoxide protection
 - Specification for garage ventilation system
 - Specification of the roof access/ roof hatch in accordance with IBC section 1009.13



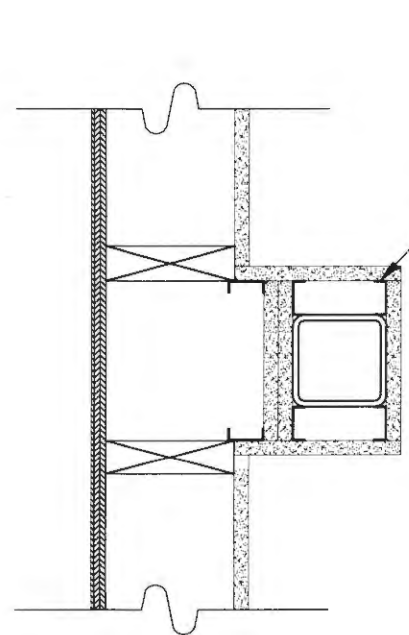


CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 FEB 10 2012
 SUPERSEDES ALL
 PRIOR DATED PLANS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED TO 1 5/8" STEEL STUDS LOCATED AT EACH CORNER OF STEEL COLUMN WITH 1" TYPE S SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED TO STUDS WITH 1 5/8" TYPE S DRYWALL SCREWS 12" O.C. 1/4" METAL CORNER BEAD APPLIED WITH 6D COATED NAILS, 1 3/4" LONG, Ø.0915" SHANK, 1/4" HEADS, 12" O.C. IN EACH FLANGE.

DETAIL @ GARAGE STEEL BEAM (2-HOUR RATED)
 SCALE: 1 1/2" = 1'-0"

RECEIVED
 FEB 10 2012
 Dept. of Building Inspection
 City of Portland, ME



1 5/8" STEEL FURRING CHANNELS

5/8" TYPE X GYPSUM WALLBOARD APPLIED AROUND STEEL COLUMN AND HELD IN PLACE WITH PAPER MASKING TAPE. EITHER NO. 24 MSG GALVANIZED STEEL COLUMN COVER CONSISTING OF TWO L-SHAPED SECTIONS WITH SNAP-LOCK SHEET STEEL JOINTS OR NO. 22 MSG GALVANIZED STEEL COLUMN COVERS CONSISTING OF TWO L-SHAPED SECTIONS WITH LAP JOINTS FASTENED WITH NO. 8X1/2" SHEET METAL SCREWS 12" O.C.

DETAIL @ GARAGE STEEL COLUMN (2-HOUR RATED)
 SCALE: 1 1/2" = 1'-0"

SHEET SK.06	FILE	DESIGNED	DATE	Rev	Date	Remark
	SCALE	DRAWN	DATE	A	02-09-12	Addendum #1
	as noted	JJC	02-09-12			
	2-HOUR RATED DETAILS	JJC				

New Three Unit at 52 Federal Street
 Portland, Maine
 Owner: Liv Chase & Brent Adler

FMC
 THE AEC RESOURCE
 www.fmcadd.com • repr@fmcadd.com
 141 Peble St. Portland Maine 04101
 (P) 207-878-8511 (F) 207-878-8515

PROPERTY OF

Jeanie Bourke - 52 Federal Street

From: "Downeast Structural Consultants" <cray@downeaststructural.com>
To: "Liv Chase" <livchase@yahoo.com>
Date: 2/6/2012 10:34 AM
Subject: 52 Federal Street
CC: <JMB@portlandmaine.gov>

Liv, Stairs, exitways and corridors have floor framing designed to accommodate a live load of 100 PSF. All other areas are 40PSF as described on sheet S1.02.

Thanks,
Chris

Christopher F. Ray, P.E.
Downeast Structural Consultants, LLC
5 Oak Street
Cumberland Center, ME 04021
P: 207 829.8015
Mobile: 207.650.3093
Email: cray@downeaststructural.com
<http://www.downeaststructural.com>



Jeanie Bourke - Re: 52 Federal Street

From: Jeanie Bourke
To: John Ossie
Date: 2/7/2012 10:41 AM
Subject: Re: 52 Federal Street
CC: Liv Chase

Hi John,

In reading the commentary on this section regarding penetrations, it describes in more detail that the fire resistance rating for roof construction as required per Table 601 for type 5A construction is intended to minimize the threat of premature structural failure of the roof, not intended to create a barrier in order to contain the fire within the building.

The hatch will not be required to be rated or maintain the 1 hour assembly rating, as long as the structural integrity of the roof assembly is maintained in the event that the roof hatch were to collapse under fire conditions.

Thanks for calling this to my attention.
Jeanie

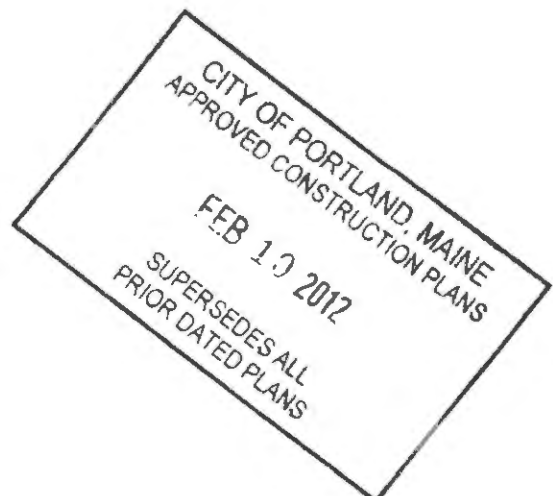
>>> John Ossie <johno@fmccadd.com> 2/6/2012 1:10 PM >>>

Hi Jeanie

Does section 712.4 allow us to have a an protect roof hatch?

I can find rated floor doors but I cannot for the life of me find rated roof hatches.

thanks





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.

B2b

Location/Address of Construction: <u>52 Federal Street</u>		
Total Square Footage of Proposed Structure/Area <u>5010 sf</u>		Square Footage of Lot <u>1693 sf</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>20</u> <u>D</u> <u>8</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Liv Chase & Brent Adler</u> Address <u>PO Box 15372</u> City, State & Zip <u>Portland, ME 04112</u>	Telephone: <u>207-522-4345</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>285,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>2,945</u>
Current legal use (i.e. single family) <u>Multi-family (3 unit)</u> If vacant, what was the previous use? <u>Vacated by fire</u> Proposed Specific use: <u>3 unit multi-family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Replacement of 3 unit apartment building totaled by fire.</u>		
Contractor's name: <u>Sunny Time Solar</u> Address: <u>PO Box 15372</u> City, State & Zip <u>Portland, ME 04112</u> Telephone: <u>518-7038</u> Who should we contact when the permit is ready: <u>Liv Chase</u> Telephone: <u>207-522-4345</u> Mailing address: <u>PO Box 15372 Portland, ME 04112</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.

RECEIVED
OCT 17 2011
Dept. of Building Inspections
City of Portland Maine

Signature: [Signature] Date: 10/14/11

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



Certificate of Design Application

From Designer: FMC CADD John J. Ossie
 Date: 10-14-11
 Job Name: 52 Federal street
 Address of Construction: 52 Federal Street

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 Use Group Classification (s) R-2
 Type of Construction Type VA
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC 13R Yes
 Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) Yes
 Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

ON PLANS Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
 _____ Basic wind speed (1809.3)
 _____ Building category and wind importance Factor, K
table 1604.5, 1609.5)
 _____ Wind exposure category (1609.4)
 _____ Internal pressure coefficient (ASCE 7)
 _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
 _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)
 _____ Seismic use group ("Category")
 _____ Spectral response coefficients, S_D & S_1 (1615.1)
 _____ Site class (1615.1.5)

_____ Live load reduction
 _____ Roof live loads (1603.1.2, 1607.11)
 _____ Roof snow loads (1603.7.3, 1608)
 _____ Ground snow load, P_g (1608.2)
 _____ If $P_g > 10$ psf, flat-roof snow load P_f
 _____ If $P_g > 10$ psf, snow exposure factor, C_e
 _____ If $P_g > 10$ psf, snow load importance factor, I_s
 _____ Roof thermal factor, $C_{t,r}$ (1608.4)
 _____ Sloped roof snowload, P_s (1608.4)
 _____ Seismic design category (1616.3)
 _____ Basic seismic force resisting system (1617.6.2)
 _____ Response modification coefficient, R , and
 _____ deflection amplification factor, C_d (1617.6.2)
 _____ Analysis procedure (1616.6, 1617.5)
 _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: October 14, 2011

From: FMC The AEC Resource of Downeast Structural Consultants LLC

These plans and / or specifications covering construction work on:

52 Federal St, Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.

Signature: Christopher Ray

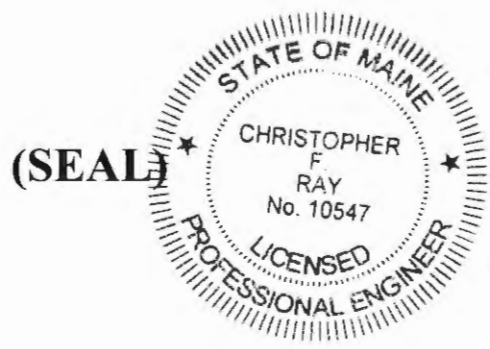
Title: President

Firm: Downeast Structural Consultants, LLC

Address: 5 oak ST

Clumberland Center, ME 04021

Phone: 650-309



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: 52 Federal Street - Re-build

PROJECT ADDRESS: 52 Federal Street CHART/BLOCK/LOT: 20 D 8

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

submitted on 9/30/11

RECEIVED

CONTACT INFORMATION:

NOV - 2 2011

OWNER/APPLICANT

CONSULTANT/AGENT

Name: Liv Chase
Address: PO Box 15372
Portland, ME 04112
Work #: _____
Cell #: 207-522-4345
Fax #: _____
Home #: _____
E-mail: livchase@yahoo.com

Name: John Ossie / FMC CADD
Address: 141 Probic Street
Work #: 207-873-8511
Cell #: 207-329-5499
Fax #: _____
Home #: 207-773-5669
E-mail: john@fmcadd.com

Criteria for an Administrative Authorizations:
(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division
Y(yes), N(no), N/A

- a) Is the proposal within existing structures? _____
- b) Are there any new buildings, additions, or demolitions? _____
- c) Is the footprint increase less than 500 sq. ft.? _____
- d) Are there any new curb cuts, driveways or parking areas? _____
- e) Are the curbs and sidewalks in sound condition? _____
- f) Do the curbs and sidewalks comply with ADA? _____
- g) Is there any additional parking? _____
- h) Is there an increase in traffic? _____
- i) Are there any known stormwater problems? _____
- j) Does sufficient property screening exist? _____
- k) Are there adequate utilities? _____
- l) Are there any zoning violations? _____
- m) Is an emergency generator located to minimize noise? _____
- n) Are there any noise, vibration, glare, fumes or other impacts? _____

Y(yes), N(no), N/A

No - change in footprint
rebuilding structure

yes

yes

yes

yes

- 1st level parking

no

no

yes

yes

no

N/A

N/A

Signature of Applicant: Liv Chase Date: 10/4/11

Planning Division Use Only

Authorization Granted _____

Partial Exemption

Exemption Denied _____

See attached sheet

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

PROVISION OF PORTLAND CITY CODE

14-523 (SITE PLAN ORDINANCE)

RE: Administrative Authorization

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

a) Is the proposal within existing structures?	Yes	No, change in footprint
b) Are there any new buildings, additions, or demolitions?	Yes	Rebuilding structure after a fire
c) Is the footprint increase less than 500 sq. ft.?	Yes	yes
d) Are there any new curb cuts, driveways or parking areas?	Yes	Yes, 2 garage doors with one 20 foot curb cut
e) Are the curbs and sidewalks in sound condition?	Yes	yes
f) Do the curbs and sidewalks comply with ADA?	Yes	yes
g) Is there any additional parking?	Yes	Two spaces in the garage
h) Is there an increase in traffic?	No	no
i) Are there any known stormwater problems?	No	no
j) Does sufficient property screening exist?	Yes	yes
k) Are there adequate utilities?	Yes	yes
l) Are there any zoning violations?	No	Footprint change and changes to deck are approved by zoning administrator
m) Is an emergency generator located to minimize noise?	No	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	n/a

The proposal, dated 9-13-11 and revised 10-10-11, by Liv Chase at 52 Federal Street to rebuild the three unit structure that was damaged by fire and to convert the first level for parking with two 9 foot wide garage doors is approved with the following conditions of approval:

- 1) The proposed curb cut shall be no more than 20 feet and shall meet the city technical standards for the construction of the sidewalk and curb cut. (Technical Manual 1.8 Sidewalks and Driveway Aprons, <http://www.portlandmaine.gov/planning/technicalmanual2010.pdf>)
- 2) The construction details for the curb cut and sidewalk shall be submitted within 30 days of this approval for review and approval by the Planning Authority and Department of Public Services.
- 3) Parking of vehicles is prohibited on sidewalks, so vehicles shall not be parked in front of the garage doors.
- 4) The applicant shall obtain all required City permits, including but not limited to building permits from the Inspection Division and street opening permits from the Department of Public Services.

Barbara Barhydt
Development Review Services mgr
Nov. 2, 2011



September 26, 2011

CITY OF PORTLAND, MAINE
389 Congress Street
Portland, ME 04101

To Whom It May Concern:

This letter is acknowledge that I serve as the Relationship Manager for the accounts of Liv Chase & Brent Adler here at People's United Bank.

Liv & Brent currently own the residential investment real estate located at 52 Federal Street, Portland, ME that was destroyed by a fire earlier this year. Utilizing insurance proceeds, the Owners have sufficient monies to re-build the structure.

Should you have any questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela DiPietro Hale". The signature is written in a cursive, flowing style with a long, sweeping tail.

Pamela DiPietro Hale
Vice President
Business Banking

QUITCLAIM DEED WITHOUT COVENANT
(Release Deed)

U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, a banking entity having place of business in the City of Pittsburgh and State of Pennsylvania, for consideration paid, RELEASES to Liv R. Chase and Brent L. Adler, *as joint tenants*
whose mailing address is 40 Hampshire Street, Apt. 1, Portland, Maine 04101

A certain lot or parcel of land, with the buildings thereon, located in the City of Portland, County of Cumberland and State of Maine, and numbered fifty-two (52) on Federal Street, otherwise bounded and described as follows:

Beginning on the southeasterly side of Federal Street and a point distance one hundred fifty-six (156) feet, more or less, easterly from the southeasterly corner of India and Federal Streets, which said point may be further established by a fence post now located on said premises and being the post nearest to the street line; thence running southward along the line of the fence dividing the property hereby conveyed and property formerly of Max Robinson and another, a distance of forty-seven (47) feet, more or less, to a stake and to the line dividing land formerly of Curtis H. Simonds from land now belonging to said Max Robinson and another; thence along said dividing line in an easterly direction thirty-seven (37) feet, more or less, to a stake and to the line dividing the lot hereby conveyed from other land now or formerly belonging to said Max Robinson and another; thence northwardly along said last mentioned dividing line forty-four (44) feet and six (6) inches, more or less, to the southeasterly side line of said Federal Street; thence along said southeasterly side line of Federal Street, westwardly thirty-seven (37) feet, more or less, to the point of beginning.

Being the same premises conveyed to Jonathan S. Preston by virtue of a deed from Ryan J. Roy recorded in the Cumberland County Registry of Deeds in Book 18802, Page 237.

This deed is given pursuant to the Judgment of Foreclosure and Sale entered in the Maine District Court, Division of Southern Cumberland on March 10, 2009, in an action entitled LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 vs. Jonathan S. Preston, Docket No. POR-RE-08-300, for the foreclosure of a mortgage recorded in the Cumberland County Registry of Deeds in Book 18802, Page 239. Pursuant to said Judgment, the period of redemption having expired, a Notice of Public Sale was published in the Portland Press Herald, a newspaper of general circulation in Cumberland County, Maine, on June 18, June 25 and July 2, 2009. Pursuant to said Notice of Public Sale, the foreclosure sale was conducted on July 21, 2009, at which sale Liv R. Chase and Brent L. Adler were the highest bidders.

MAINE REAL ESTATE TAX PAGE

In witness whereof, Home Loan Services, Inc., as attorney-in-fact for U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, pursuant to a limited power of attorney, a copy of which is attached hereto, has caused this instrument to be executed by Bryan G. Kusich, its VP of Default Operations, this 12 day of August, 2009.

WITNESS:
Jessie Schaeffer

U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1,

By: Home Loan Services, Inc.
Its Attorney-in-Fact

By: *Bryan G. Kusich*
Bryan G. Kusich
Its VP of Default Operations

State of Pennsylvania
County of Allegheny, ss.

August 12, 2009

Personally appeared the above-named Bryan G. Kusich, VP of Default Operations of Home Loan Services, Inc., attorney-in-fact for U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank National Association, as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporations.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jennifer Marie Dix, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires June 7, 2011
Member, Pennsylvania Association of Notaries

Jennifer Marie Dix
Notary Public
Typed Name: Jennifer Marie Dix

LIMITED POWER OF ATTORNEY

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
HOME LOAN SERVICES, INC.
150 ALLEGHENY CENTER REO
PITTSBURGH, PA 15212
Attn: Mary Fran Felion

KNOW ALL MEN BY THESE PRESENTS, that U. S. Bank National Association, as successor trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N.A., effective March 31, 2009, having its principal place of business at 60 Livingston Avenue, Saint Paul, MN 55107 as Trustee (the "Trustee") pursuant to the Pooling and Servicing Agreements listed in Exhibit A (the "PSA") among Merrill Lynch Mortgage Investors, Inc. (the "Depositor"), Home Loan Services, Inc., (the "Servicer"), and the Trustee, hereby constitutes, appoints, and reaffirms the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the PSA and effective as of the date thereof, for the purpose of performing all acts and executing all documents in the name of the Trustee as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust", respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various certificateholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is acting as servicer, all subject to the terms of the PSA.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to a lien that is replacing a lien existing as of the date of the Mortgage or Deed of Trust or an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned (REO), or conveyance of title to real estate owned (REO).
4. The completion of loan modification agreements or loan assumption agreements.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
- a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale;
 - d. the cancellation/rescission of notices of default and/or notices of sale;
 - e. the taking of a deed in lieu of foreclosure; and
 - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above.
9. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documents:
- a. listing agreements;
 - b. purchase and sale agreements;
 - c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
 - d. escrow instructions;
 - e. any and all documents necessary to effect the transfer of property.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

Except as may be permitted above in connection with the servicing of a Mortgage Loan, Servicer shall not, without the Trustee's written consent: (i) initiate any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor for breaches of representations and warranties) solely under the Trustee's name, (ii) engage counsel to represent the Trustee in any action, suit or proceeding not directly relating to the servicing of a Mortgage Loan (including but not limited to actions, suits or proceedings against Certificateholders, or against the Depositor for breaches of representations and warranties), or (iii) prepare, execute or deliver any government filings, forms, permits, registrations or other documents not directly relating to the servicing of a Mortgage Loan in the Trustee's name or (iv) file any applications for registration and/or authorization to do business in any state in the name of the Trustee.

Servicer hereby agrees to indemnify and hold U.S. Bank National Association, as Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason of result of the exercise by the Servicer of the powers specifically granted to it under the related servicing agreements. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of U.S. Bank National Association, as Trustee under the related

servicing agreements. Notwithstanding anything in this paragraph to the contrary, this Limited Power of Attorney shall not in any way add to nor limit the respective rights, remedies, or obligations of the parties to the applicable servicing agreements referenced in Exhibit "A," including, but not limited to, any indemnification provision contained in such servicing agreements.

IN WITNESS WHEREOF, U. S. Bank National Association as successor trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N. A., effective from April 1, 2008, as Trustee pursuant to the Pooling and Servicing Agreements among the Depositor, the Servicer, and the Trustee, has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 12th day of May, 2009.

Witness my hand and seal this 12th day of May, 2009.

(SEAL) NO CORPORATE SEAL

U. S. Bank National Association as successor Trustee to Bank of America, N. A., as successor by merger to LaSalle Bank N. A. as Trustee to the Pooling and Servicing Agreements listed in Exhibit A.

Derek Klein
Derek Klein
Brian Giel
Brian Giel

By: Charles F. Pedersen
Name: Charles F. Pedersen
Title: Vice President

STATE OF MINNESOTA

COUNTY OF RAMSEY

On May 12th, 2009, before me, Trisha L. Willett, a Notary Public in and for said state, personally appeared Charles F. Pedersen, Vice President of U.S. Bank National Association, a national banking association, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed that same in his/her authorized capacity, and that by his/her signature on the instrument the entry upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.
(SEAL)

Trisha L. Willett
Notary Public

My Commission Expires January 31, 2012



Commonwealth of PA
Allegheny County

Certified TRUE COPY of the original per Sec. 12.1 (5)
The Notary Public Law.

Notary Public _____ Dated: _____

Exhibit A
(list of Pooling and Servicing Agreements effective April 1, 2009)

HLS Investor Number	Trustee and Name of Trust	Effective Date of PSA
735 (2006-FF18)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18	December 1, 2006
736 (2006 - FF1)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1	December 1, 2006
738 (2007 - FF1)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF1	January 1, 2007
739 (2007 - FFA)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFA	January 1, 2007
740 (2007-FF2)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FF2	February 1, 2007
741 (2007-1)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1	March 1, 2007
743 (2007-2)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2	April 1, 2007
744 (2007-3)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3	May 1, 2007
745 (2007-FFC)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFC	May 1, 2007
746 (2007-4)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-4	June 1, 2007
747 (2007-A)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Series 2007-A Mortgage Loan Asset-Backed Certificates	August 1, 2007
748 (2007-5)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-5	September 1, 2007
749 (2007-H1)	U. S. Bank, National Association, as successor trustee to Bank of America, N. A. as successor by merger to LaSalle Bank N. A. , as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1	September 1, 2007

Received
Recorded Register of Deeds
Aug 20, 2009 09:43:23A
Cumberland County
Pamela E. Lovley

Barbara Barhydt - Re: Garage Door Response

From: Barbara Barhydt
To: Chase, Liv
Date: Wednesday, November 02, 2011 1:54 PM
Subject: Re: Garage Door Response

Hi Liv:

I have put a couple of conditions on this. You will need to provide the construction details for the curb cut and sidewalk for review and approval. This is a brick district for the sidewalk but the apron can be done in bituminous. I have cited the detail specifications in the approval.

Good luck.

Barbara

Barbara Barhydt
 Development Review Services Manager
 Planning Division
 389 Congress Street 4th Floor
 Portland, ME 04101
 (207) 874-8699
 Fax: (207) 756-8256

bab@portlandmaine.gov >> Liv Chase <livchase@yahoo.com> Wednesday, November 02, 2011 1:40 PM >>>

Hi Barbara,

Thanks again for taking the time to review all of my concerns. Brent and I are really excited about getting our project off the ground, so thank you again for making this happen.

Sincerely,
 Liv Chase

From: Barbara Barhydt <BAB@portlandmaine.gov>
To: Liv Chase <livchase@yahoo.com>
Cc: Alex Jaegerman <AQJ@portlandmaine.gov>; Marge Schmuckal <MES@portlandmaine.gov>
Sent: Wednesday, November 2, 2011 11:58 AM
Subject: Re: Garage Door Response

Hi Liv:

I discussed your plans at today's development review meeting and I am ready to sign off on the two garage door openings with one 20 foot wide curb cut. The parking manager asked that I put in the decision that parking of vehicles on the sidewalk is prohibited, so you will not be able to park any vehicles within the apron to the garage.

I will do the paperwork this afternoon and ask that it be delivered to the Inspection Division, so that you can proceed with your building permit.

Thank you for evaluating the options for us and providing that information for our review. Good luck in rebuilding your structure.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov>>> Liv Chase <livchase@yahoo.com> Wednesday, October 26, 2011 11:35 AM>>>

AM>>>

Barbara,

I talked with my architect yesterday in regards to the garage door issue for our building design located at 52 Federal St. Portland, ME. I have attached a sketch showing the building with a single 14' garage door as opposed to the original design with two 9' garage doors.

I can agree that a single garage door is feasible, but it would create a hardship for me as a home owner because of the loss of space. My original design showed a storage area that was 513sf of usable storage space. Since there is no basement, this was the only space for me and my two other tenants to store personal belongings.

With the single garage door opening, the rear wall of the garage would need to move back 7' to accommodate the access of the cars. The storage area would drop from 513sf to 310sf of space. This is a loss of area of approximately 40%.

Additionally, it is my intention to live in this property. The new garage plan shows two parked cars that are about 16' long. I own a large truck and it is longer than 16'. In order to accommodate my vehicle, I would need to push the rear wall of the garage back even further. From a construction stand point, the back wall of the garage is currently load bearing. If I remove that wall then I will have to purchase a steel I-beam to take the place of it (another added cost for me for construction).

Having the two door design for the garage means a lot to me. I worked very hard with my architect to design a building that uses all of the space and does not waste any space. I'm sure after a closer look at the attached drawings, you can agree that a large portion of space will be wasted to allow access for the two cars in and out of the garage at angles. Also, because the vehicles will need to enter the garage at an angle, a larger curb cut will be necessary. Lastly, from a traffic safety stand point, entering and exiting the garage at an angle is more difficult when moving on and off the street due to decreased visibility for the driver.

Good design comes from an attention to detail with a focus on functionality. The placement of the windows on the upper levels are all designed to create a facade with the appearance of order. (the window openings are aligned on center with the individual garage bays below.) From an aesthetic stand point, the two garage doors creates a rhythm and brings the structure down to the scale of the neighborhood. I believe that one large door would detract from the design of the building. The scale and size of one large door would be a focal point, which was not the architect's intention when designing this building.

In conclusion, as you discussed at the meeting, there is no set guideline in the B2B zone for the number of garage door openings or the percent frontage of the building that is covered by garage doors. I would only hope that you could take some time to really consider the impact that one garage door will have on livability and useable space. Please feel free to contact me with any questions you have.

Sincerely,
Liv Chase

Barbara Barhydt - Garage Door Response

From: Liv Chase <livchase@yahoo.com>
To: Barbara Barhydt <BAB@portlandmaine.gov>
Date: Wednesday, October 26, 2011 11:36 AM
Subject: Garage Door Response
CC: "mes@portlandmaine.gov" <mes@portlandmaine.gov>, "AQJ@portlandmaine.gov" ...
Attachments: Elevations One Garage Door.pdf; Garage Floor One Garage Door.pdf

Barbara,

I talked with my architect yesterday in regards to the garage door issue for our building design located at 52 Federal St. Portland, ME. I have attached a sketch showing the building with a single 14' garage door as opposed to the original design with two 9' garage doors.

I can agree that a single garage door is feasible, but it would create a hardship for me as a home owner because of the loss of space. My original design showed a storage area that was 513sf of usable storage space. Since there is no basement, this was the only space for me and my two other tenants to store personal belongings. With the single garage door opening, the rear wall of the garage would need to move back 7' to accommodate the access of the cars. The storage area would drop from 513sf to 310sf of space. This is a loss of area of approximately 40%.

Additionally, it is my intention to live in this property. The new garage plan shows two parked cars that are about 16' long. I own a large truck and it is longer than 16'. In order to accommodate my vehicle, I would need to push the rear wall of the garage back even further. From a construction stand point, the back wall of the garage is currently load bearing. If I remove that wall then I will have to purchase a steel I-beam to take the place of it (another added cost for me for construction).

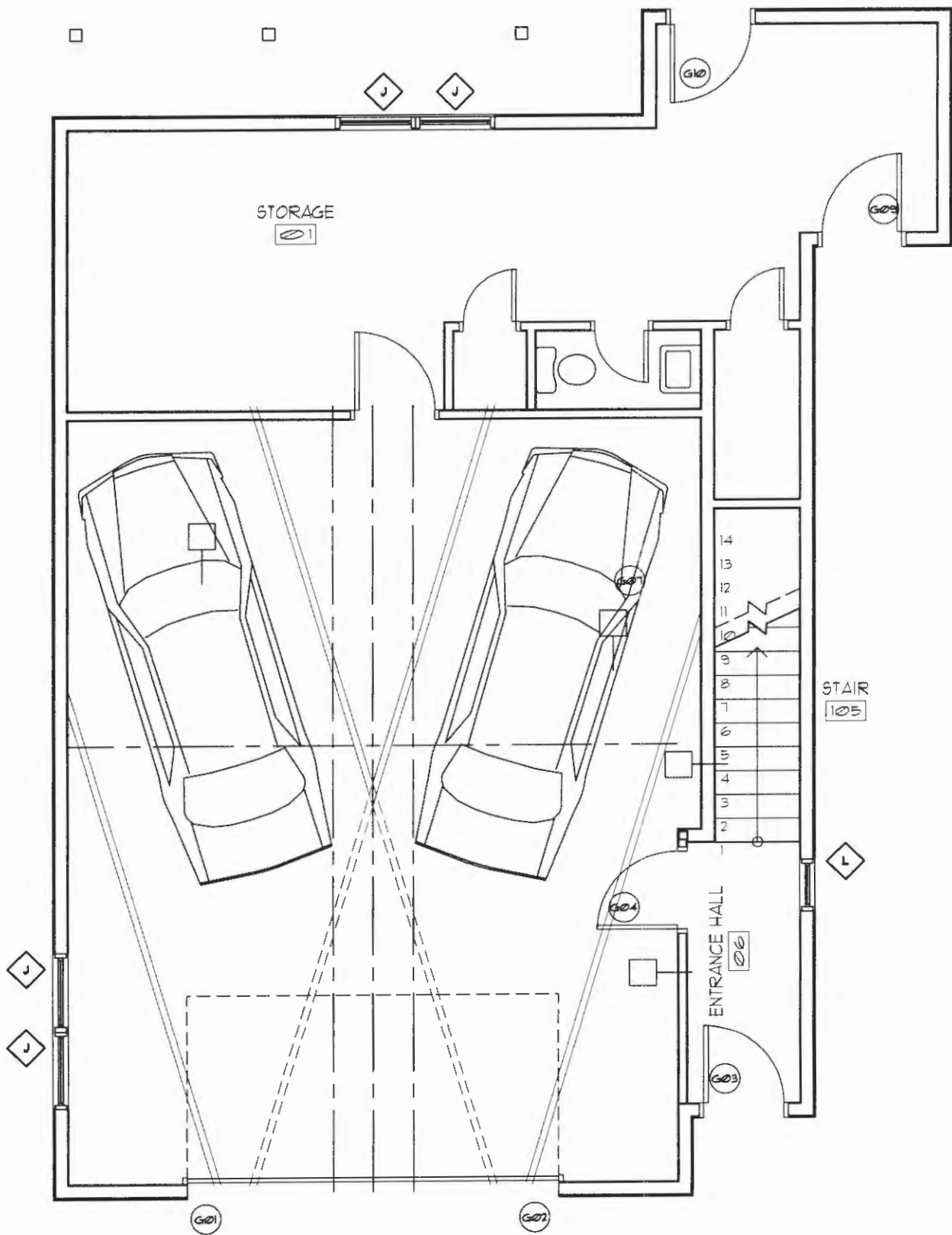
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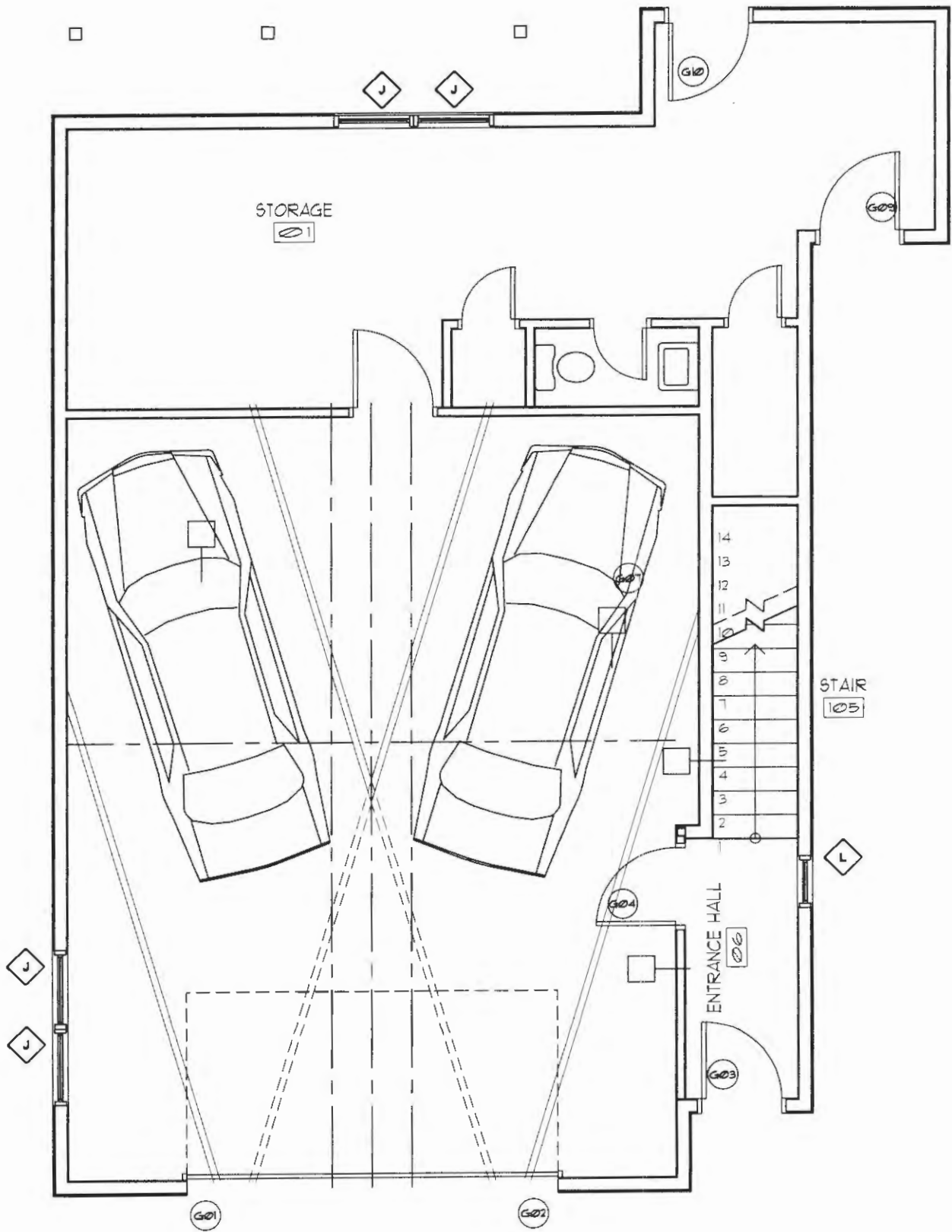
Good design comes from an attention to detail with a focus on functionality. The placement of the windows on the upper levels are all designed to create a facade with the appearance of order. (the window openings are aligned on center with the individual garage bays below.) From an aesthetic stand point, the two garage doors creates a rhythm and brings the structure down to the scale of the neighborhood. I believe that one large door would detract from the design of the building. The scale and size of one large door would be a focal point, which was not the architect's intention when designing this building.

In conclusion, as you discussed at the meeting, there is no set guideline in the B2B zone for the number of garage door openings or the percent frontage of the building that is covered by garage doors. I would only hope that you could take some time to really consider the impact that one garage door will have on livability and useable space. Please feel free to contact me with any questions you have.

Sincerely,
Liv Chase







Barbara Barhydt - Re: 52 Federal St.

From: Barbara Barhydt
To: Chase, Liv
Subject: Re: 52 Federal St.

Good morning:

I was out on Friday. I will have to look at the material you dropped off again, but what we looked at on Wednesday showed two openings. I will double check to be sure I had the correct material. I will look at your material and this e-mail this afternoon.

Barbara

>>> Liv Chase <livchase@yahoo.com> Friday, October 14, 2011 8:22 PM >>>

Hi Barbara,

I apologize for any confusion. It is my intention to work with you in order to be compliant according to the B2B zoning/design criteria and obtain site plan approval. Please review the following responses in regards to your concerns:

Curb Cut: I completely understand that the two curb cut design is not acceptable and that is why my architect changed the design in order to satisfy your request. The most recent site plan that I submitted to your office on Tuesday, 10/10/11, shows one curb cut that is 20' (the maximum allowed according to your technical standards). This curb cut is also over 20 feet away from our neighbor's curb cut to the left, thus satisfying the requirement of a 20 foot separation between driveways. Because of the interior width inside the structure of the building, it is not possible to park vehicles at an angle. Currently, there is just enough room for 2 vehicles to park side by side and allow access in and out of the vehicle. Additionally, from a structural stand point, having 2 smaller openings in the front facade rather than one larger opening, allows for the weight from the upper levels to be supported. My architect has shown the construction on this first floor front facade as a "strong wall" and this is evident in the building drawings that I will be submitting.

Front Facade: In regards to the front entrance of the building, it is a possibility to bring the doorway entrance forward and make it flush with the sidewalk. My architect and I considered many options. The option that we chose which is reflected in our drawings, is a recessed entrance. This design decision was arrived at based on the following:

- 1) We wanted to conform to the design criteria already set forth by our neighbors to the left which all have recessed entrances.
- 2) We wanted to create an alcove that functioned to protect people from the elements.
- 3) We pictured the alcove to be inviting based on our choice of lighting.

First Floor: In regards to the first floor plan, the area in the rear is clearly marked as "storage" and that is the intent of the area. The bathroom is a utility bathroom.

I plan on submitting building plans to the Inspection Division on Monday, 10/17/2011, even though Marge is on vacation. It is my understanding that I need your approval for the site plan

in order to move forward. I think this process may be able to move more smoothly if we can meet. Are you available any time next week?
Thanks again for your quick responses.
Sincerely,
Liv Chase

From: Barbara Barhydt <BAB@portlandmaine.gov>
To: Liv Chase <livchase@yahoo.com>
Cc: Marge Schmuckal <MES@portlandmaine.gov>
Sent: Thursday, October 13, 2011 8:23 AM
Subject: Re: 52 Federal St.

Hi Liv:

The two curb cut design is not acceptable. The Technical standards recommend one entrance for smaller projects and requires a separation of 20 feet between driveways. This design does not meet the criteria and it cannot be approved. In looking at the first floor drawing, it appears that you could have one common entrance or curb cut and vehicles could be parked on an angle within the structure.

In general we encourage developers to bring the pedestrian doorway entrance forward (rather than setback as depicted on your plans) and instead, recess the vehicle door in order to provide a more prominent doorway and pedestrian accessible facade.

I also see that you have a bathroom shown on the first level and wondered what is the intent for this area. The drawing is unclear.

I am unavailable for the rest of this week and Marge is on vacation next week, so I cannot schedule a meeting in which to discuss the plans. I had hoped to have Marge join in the conversation since this is a rebuild after a fire. Please be aware that the plans you have submitted to me are for the site plan review and you do need to submit building plans to the Inspection Division.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256

bab@portlandmaine.gov>>> Liv Chase <livchase@yahoo.com> Wednesday, October 12, 2011 5:21 PM >>>

Hi Barbara,
I just wanted to follow up to make sure that you received my latest site plan that I dropped off on Tuesday afternoon. Hopefully we have addressed all of your concerns listed below. Please let me know if you have any questions.
Sincerely,

>>>

Hi Barbara,
 I just wanted to touch base with you to see if you had any questions for me after your Wednesday morning meeting.
 Hope to hear from you.
 Thanks,
 Liv Chase

From: Barbara Barhydt <BAB@portlandmaine.gov>
To: Liv Chase <livchase@yahoo.com>
Sent: Tuesday, October 4, 2011 8:00 AM
Subject: Re: 52 Federal St.

Thank you. Please be clear on the application that the foot print is less than 500 square feet. The plan lists over 1,000 square feet, so make that distinction on the application.

Thank you.

Barbara

>>> Liv Chase <livchase@yahoo.com> Monday, October 03, 2011 7:46 PM >>>

Hi Barbara,
 My total proposed changed footprint is under 500 square feet. I will fill out the administrative authorization form and submit it to your office tomorrow with a check for \$50.00.

The plans I dropped off Friday were 2 sets of plans intended to be submitted to you for preliminary site plan review at your weekly meeting this Wednesday.

My architect has not yet completed the full set of plans for application but he should be done this week and I will submit the plans to the Inspections Office for permit application.

See you tomorrow.

Thanks,
 Liv Chase

From: Barbara Barhydt <BAB@portlandmaine.gov>
To: Liv Chase <livchase@yahoo.com>
Sent: Monday, October 3, 2011 1:36 PM
Subject: Re: 52 Federal St.

Hi Liv:

I see you left plans at the office on Friday. If the proposed change in the foot print is 500 square feet or less (ground floor area expansion, not total floor area), then you can apply for an administrative authorization in the planning office. I have looked at the plans, but it is unclear to me whether we are talking about ground floor area or total floor area. There is an application to fill out (attached) and a \$50 fee. If the ground floor expansion exceeds 500 square feet then we it triggers either a Level I or Level II site plan review.

Since you brought in 4 sets of plans, I suspect you were intending to apply for a building permit. In that case you need to submit the plans plus an application in the Inspection Office, Room 315.

about:blank

10/17/2011

Please give me a call, so we can discuss your project and process.

Thank you.

Barbara

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bab@portlandmaine.gov>>> Liv Chase <livchase@yahoo.com> Thursday, August 18, 2011 10:17 AM
>>>

Hi Barbara,

Thanks for the quick reply. I will forward your message onto my architect and contact you if I have any other questions.

Thanks,

Liv Chase

From: Barbara Barhydt <BAB@portlandmaine.gov>
To: Liv Chase <livchase@yahoo.com>
Sent: Thursday, August 18, 2011 8:25 AM
Subject: Re: 52 Federal St.

Hi Liv:

You are welcome to submit concepts for comments. The question of fire separation is more of a building and fire code issue, so you may want to direct your question through the Inspection Division. Ann Machado or Marge Schmuckal could advise you on who in the inspection division could answer that question.

I got you phone message, but I was out of the office yesterday afternoon. If you have other questions, please let me know.

Thank you.

Barbara

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bab@portlandmaine.gov>>> Liv Chase <livchase@yahoo.com> Wednesday, August 17, 2011 4:32 PM >>>

Hi Barbara,

I just wanted to give you a quick update on my progress. I have currently completed the survey work/plan for my property located at 52 Federal St. The survey has been handed off to my architect so that he may begin work on the new plans. My architect had a question in regards to fire separation between buildings. We are wondering if it would be possible for us to submit some preliminary drawings with a set of questions for you to review at your meeting next Wednesday. Please let me know.

Thanks,

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From: Barbara Barhydt <BAB@portlandmaine.gov>

To: Liv Chase <livchase@yahoo.com>

Cc: Ann Machado <AMACHADO@portlandmaine.gov>; Alex Jaegerman <AQJ@portlandmaine.gov>; Danielle West-Chuhta <DWCHUHTA@portlandmaine.gov>; Marge Schmuckal <MES@portlandmaine.gov>

Sent: Friday, August 5, 2011 10:50 AM

Subject: Re: 52 Federal St.

Hi Liv:

Since writing the opinion on your project, several other projects have come in with similar situations. Today I met with both the Planning Division Director and the Director of the Department to discuss the replacement of buildings under Section 14-385.

We determined that Section 14-385 (Restoration or reconstruction within an existing footprint of damaged nonconforming building or premises) is the controlling provision. Thus if you are rebuilding within the same footprint then a site plan review is not required. If the proposed expansion to the footprint is less than 500 square feet and the building is within the envelope of the original building, we could review it under the provisions of an administrative authorization. This also applies to the request for a new curb cut to the access the parking.

Thus, my original interpretation that your proposal requires a Level III review with the Planning Board does not apply.

Sorry for any inconvenience that I may have caused. This interpretation will reduce the time required to review your project.

Thank you.

Barbara

about:blank

10/17/2011

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From: Barbara Barhydt <BAB@portlandmaine.gov>
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 Cc: Alex Jaegerman <AQJ@portlandmaine.gov>; Danielle West-Chuhta
 <DWCHUHTA@portlandmaine.gov>
 Sent: Monday, July 18, 2011 5:14 PM
 Subject: Re: 52 Federal St.

Hi Liv:

When we met I noted that the definition for multiple family development with the site plan ordinance states "the construction or creation of three (3) or more dwelling units on any parcel of land or the addition of two (2) or more dwelling units cumulatively within a three-year period." Multiple family development requires a Level III review. I confirmed with Alex Jaegerman, Planning Division Director, and Penny St. Louis, Director of the Department of Planning and Urban Development, that your project will need a level III review before the Planning Board. It is up to you and your consultants on how you want to proceed, but you can submit a final plan for review that would go to a public hearing with the Planning Board. The proposal does not require you to have a neighborhood meeting nor have a workshop with the planning, so the review time should be roughly the same as it would if the project was reviewed administratively. There will be the added cost to you of sending out a notice for the public hearing and staff time for preparing the report..

I understand that you are seeking to retain grandfathered rights regarding setbacks and want to rebuild within a year. Those are provision within the zoning ordinance.

We look forward to working with you on your plans and it is our goal to review the plans expeditiously.

Thank you.

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Hi Marge and Barbara,

I was under the impression after our meeting last week that we determined that my property at 52 Federal St. was a rebuild not new construction since I will essentially be building the same structure that was there, I will have the same number of units, and I will be defined by the same height as the existing structure.

I'm sure you can understand that I am trying to avoid a lengthy process to rebuild. I am aware that going before the planning board for a level III review will add months to my process. The fire that happened at my building was accidental and I just want to rebuild it in a timely fashion.

I would hope that we could have a further discussion about rebuild vs. new construction before a final decision is considered. If you would like, you can forward me Danielle's contact information and I can contact her directly.

Let me know your thoughts.

Sincerely,

Liv Chase

From: Barbara Barhydt <BAB@portlandmaine.gov>
To: Liv Chase <livchase@yahoo.com>
Cc: David Margolis-Pineo <DMP@portlandmaine.gov>; Marge Schmuckal <MES@portlandmaine.gov>
Sent: Friday, July 15, 2011 1:31 PM
Subject: Re: 52 Federal St.

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I spoke with David Margolis-Pieno today regarding your questions. In terms of the survey, we require a property survey plan stamped by a registered surveyor that shows corner pins, existing conditions, and topography or grade elevations. The proposed building could be shown on the plan along with other site improvements. This may be what Jim was explaining as an existing conditions plan, but Jim is free to contact David for further clarification.

David would prefer that the existing roof drain that connects into the sewer be disconnected and that

the roof drainage be directed to the street as sheet flow.

I also discussed the site plan ordinance definition and applicability section for multiple family development with our legal counsel. Danielle agreed that the construction of multi-family building calls for a Level III review with the planning board. A level III application can include a preliminary plan phase or you may go straight to a final plan stage. It will be your choice if you want to have a workshop with the planning board or you could go straight to a public hearing. You must have a public hearing before the Board with a Level III application. The application is on our web site <http://www.portlandmaine.gov/planning/siteplanreviewapplications.asp>

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Barbara Barhydt - Re: 52 Federal St.

From: Barbara Barhydt
To: Chase, Liv
Date: Tuesday, October 04, 2011 8:00 AM
Subject: Re: 52 Federal St.

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Sincerely,
Liv Chase

Applicant: LIV Chase

Date: 11/3/11

Address: 52 Federal St

C-B-L: 20-D-8

CHECK-LIST AGAINST ZONING ORDINANCE
Need scaled site plan

Date -

Zone Location - B2b

Interior or corner lot -

Proposed Use/Work - Rebuild ^{Residential} 3 unit (legally nonconforming) that was destroyed by fire on 6/6/2011

Sevage Disposal - City

Lot Street Frontage - NO min req.

Front Yard - None - (Does NOT abut a residential zone)

Rear Yard - 10' min - IS legally nonconforming in rear - IS reducing the LEGAL nonconforming

Side Yard - 5' min req - (Does NOT abut a residential zone)

Projections -

Width of Lot - N/A

Height - 45' max - 37' 3 1/2" shown

Lot Area - 1,693 sq ft per assessors - NO min. required

Lot Coverage (Impervious Surface) - 90% OK → 73.36% given (1242 sq ft - 1693 =)

Area per Family - 435 sq ft of land per DU - 1,305 sq ft min

Off-street Parking - normally 1 per DU - legally nonconforming for no parking is showing 2 - OK

Loading Bays - N/A

Site Plan - Not req

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 1A - Zone C

Marge Schmuckal - Site Plan Scale

From: Liv Chase <livchase@yahoo.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 11/2/2011 1:38 PM
Subject: Site Plan Scale

Hi Marge,

Sorry for the confusion on the site plan. I just took a look at my copy of the large site plan (with building elevation below) and I believe the scale is mislabeled. It should be 1"=5' not 1"=60'.

Additionally, the building footprint is 1242sf and the size of the lot is 1693sf so this yields a lot coverage of 73.36%.

Please let me know if you have any other questions.

Thanks,

Liv Chase

207-522-4345

$$1242^{\text{sf}} \div 1693^{\text{sf}} = 73.36\%$$

Marge Schmuckal - Re: Garage Door Response

From: Barbara Barhydt
To: Chase, Liv
Date: 11/2/2011 11:58 AM
Subject: Re: Garage Door Response
CC: Jaegerman, Alex; Schmuckal, Marge

Hi Liv:

I discussed your plans at today's development review meeting and I am ready to sign off on the two garage door openings with one 20 foot wide curb cut. The parking manager asked that I put in the decision that parking of vehicles on the sidewalk is prohibited, so you will not be able to park any vehicles within the apron to the garage.

I will do the paperwork this afternoon and ask that it be delivered to the Inspection Division, so that you can proceed with your building permit.

Thank you for evaluating the options for us and providing that information for our review. Good luck in rebuilding your structure.

Barbara

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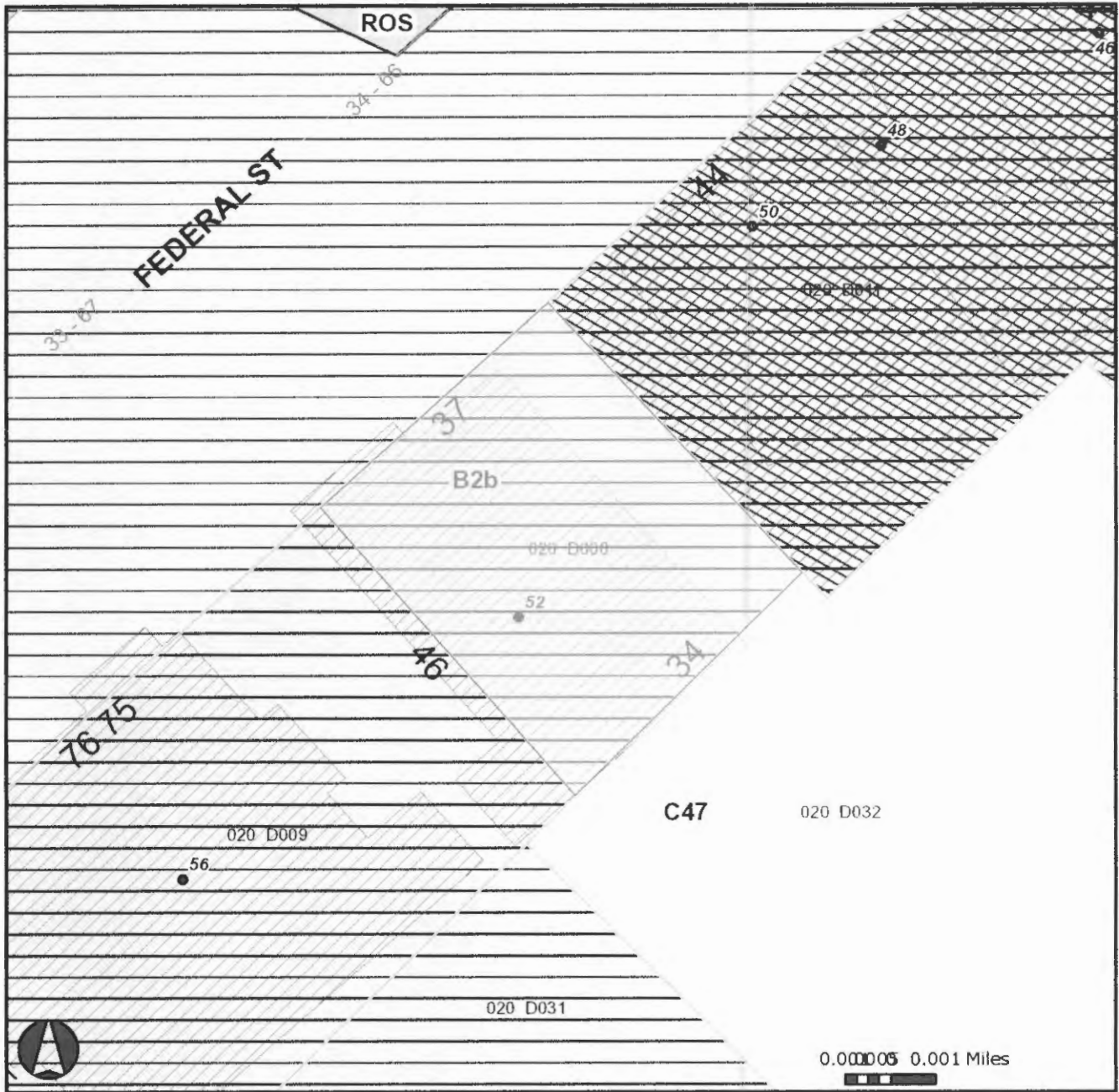
`bab@portlandmaine.gov` >>> Liv Chase <livchase@yahoo.com> Wednesday, October 26, 2011 11:35 AM >>>
Barbara,

I talked with my architect yesterday in regards to the garage door issue for our building design located at 52 Federal St. Portland, ME. I have attached a sketch showing the building with a single 14' garage door as opposed to the original design with two 9' garage doors.

I can agree that a single garage door is feasible, but it would create a hardship for me as a home owner because of the loss of space. My original design showed a storage area that was 513sf of usable storage space. Since there is no basement, this was the only space for me and my two other tenants to store personal belongings.

With the single garage door opening, the rear wall of the garage would need to move

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
<input type="checkbox"/> Parcel	<input type="checkbox"/> Stream_protection	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C25
Interstate	Island Zoning	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C26
<input type="checkbox"/> Interstate	<input type="checkbox"/> C43	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C27
Streets	<input type="checkbox"/> I-B	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C28
<input type="checkbox"/> Street	<input type="checkbox"/> I-TS	<input type="checkbox"/> R6 Residential	<input type="checkbox"/> C29
Buildings	<input type="checkbox"/> I-R1	<input type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> C30
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> I-R2	Space	<input type="checkbox"/> C31
<input type="checkbox"/> Out Building			