

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

This is to certify that DEANGELIS MICHAEL
has permission to build addition to porch (5' x 26' on corner side porch / rear porch & update existing rear porch to bring it up to code
AT 27 SHERMAN ST City of Portland
C# 036 E013001

NOV - 5

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise used-in. 2 HOURLY NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Capt. R. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 11/5/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1000	Issue Date:	CEB: 036 E015001
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Location of Construction: 27 SHERMAN ST	Owner Name: DEANGELIS MICHAEL	Owner Address: 27 SHERMAN ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: Multi - Family Proposed Use: Multi - Family - build addition to porch (5' x 20') to connect side porch w/ rear porch & update existing rear porch to bring it up to code <i>enclosed - 6 du.</i>	Permit Fee: \$120.00 Cost of Work: \$70.00 CED District: 2
Proposed Project Description: build addition to porch (5' x 20') to connect side porch w/ rear porch & update existing rear porch to bring it up to code	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Condition INSPECTION: Use Group R-2 Type SB IBC-2003 Signature: <i>[Signature]</i> Signature: <i>JMB 11/5/10</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied Signature: _____ Date: _____

Permit Taken By: Idobson Date Applied For: 08/16/2010	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. PERMIT ISSUED NOV - 5 City of Portland	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"/> OK. w/condition Date: 10/27/10	Zoning Appeal <input checked="" type="checkbox"/> Variance <i>Reachal D. H. H. H.</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 4-0 <input type="checkbox"/> Denied Date: 10/27/10	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"/> Approval w/Conditions <input type="checkbox"/> Denied Date: <i>Agan</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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1000	Date Applied For: 08/16/2010	CBU: 036 E015001
-----------------------	---------------------------------	---------------------

Location of Construction: 27 SHERMAN ST	Owner Name: DEANGELIS MICHAEL	Owner Address: 27 SHERMAN ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Multi - Family - build addition to porch (5' x 20') to connect side porch w/ rear porch & update existing rear porch to bring it up to code	Proposed Project Description: build addition to porch (5' x 20') to connect side porch w/ rear porch & update existing rear porch to bring it up to code
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/29/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/05/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
2) This approval is based on IBC Sec. 3403.4 for existing stair slope to meet the IRC code. Guards to be installed per IBC.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 11/03/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) The entire structure shall comply with Chapter 10 of the Portland City Code for "Existing Apartments." Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			

Comments:
8/18/2010-amachado: Proposed porch does not meet rear setback (10' instead of 20'), side setback (5' instead of 10') & over lot coverage (54.33 % instead of 50%). Applicant has filed practical difficulty variance, on 9/2/10 agenda.
10/28/2010-gg: paid his additional \$90.00 for permit fee as of 10/28/10. /gg
9/2/2010-amachado: ZBA granted practical difficulty variance w/ 4-0 vote.
11/4/2010-jmb: Left vmsg with Michael D. For details on handrails, guard height, opening limitations, beam size for 5'x20' and footing spacing.
11/5/2010-jmb: Spoke to Ziggy the contractor for details as noted on plans, ok to issue.

PERMIT ISSUED

NOV - 5 2010

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 Inspection 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 with construction.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Final inspection required at completion of work.

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

PERMIT ISSUED

NOV 15 2011

City of Portland



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Oct 25 2019

Received from Michael D. Daniels

Location of Work: 2000 Forest Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 90.00

Building (U) Plumbing (15) Electrical (12) Site Plan (12)

Other _____
OSL: 036 FE 05

Check # 2019 Total Collected \$ 90.00

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by: J. Miller

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

_____ \$ 16.00

Received from _____

DeAngelis

29 St. Croix St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (U) _____ Plumbing (U) _____ Electrical (U) _____ Gas Fees (U) _____

Other _____

Per: 36-215

Check # _____ Total Collected \$ 30

**No work is to be started until permit issued,
Please keep original receipt for your records.**

Taken by: *J. P.*

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>27 Sherman St</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot: <u>4750</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name: <u>Michael DeAngelis</u> Address: <u>27 Sherman St</u> City, State & Zip: <u>Portland, ME</u>	Telephone: <u>772-5521</u> <u>690-0787</u>
RECEIVED OCT 28 2010 Dept. of Building Inspections City of Portland, Maine	Owner (if different from Applicant) Name: Address: City, State & Zip:	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>10,000.⁰⁰</u>
	City of legal use (i.e. single family): <u>Multi Family</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? <u>NO</u> If yes, please name: Project description: <u>update EXISTING PORCH BRINGING STAIRS FROM 3RD FL and all railings to code. ALSO, ADD SIDE PORCH TO CONNECT EXISTING BACK PORCH to EXISTING SIDE PORCH to all equal to tenant.</u>	
Contractor's name: <u>Zbigniew Gruchala (Ziggy)</u>		
Address: <u>23 Gray Road</u>		Telephone: <u>809-0655</u>
City, State & Zip: <u>Buxton, Me 04093</u>		Telephone: <u>727-6646</u>
Who should we contact when the permit is ready: <u>Michael DeAngelis</u>		Telephone: <u>772-5521</u>
Mailing address: <u>27 Sherman St, Portland, Me</u>		Telephone: <u>690-0787</u>

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 10/28/10

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



X Submitted 10/28/10

General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>27 Sherman St</u>		
Total Square Footage of Proposed Structure/Area <u>80</u>	Square Footage of Lot <u>9750</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>036 E 015001</u>	Applicant *must be owner, Lessee or Buyer Name <u>Michael DeAngelis</u> Address <u>27 Sherman St</u> City, State & Zip <u>Portland, Me</u>	Telephone: <u>772-5521</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of WORK <u>at the time</u> Work: \$ _____ C of O Fee: \$ _____ Total Fee \$ _____
Current legal use (i.e. single family) <u>Multi family</u> Number of Residential Units <u>6</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD TO side POth in order to connect it with BACK Path to allow tenant improved egress during winter.</u>		
Contractor's name: <u>Zbigniew Gruchala</u>		
Address: <u>23 Gray Road</u>		
City, State & Zip: <u>Buxton, Me 04093</u>		Telephone: <u>227-6646</u>
Who should we contact when the permit is ready: <u>Michael DeAngelis</u>		Telephone: <u>772-5521</u>
Mailing address: <u>27 Sherman St Portland</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 877-8703.

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: M DeAngelis Date: 8-4-10

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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: October 12, 2010

RE: Action taken by the Zoning Board of Appeals on October 7, 2010.

Members Present: Phil Saucier (chair), William Getz, Gordon Smith (secretary), Mark Bower

Members Absent: Sara Moppin, and Jill Hunter

1. Old Business:

A. Practical Difficulty Variance Appeal:

27 Sherman Street, Michael DeAngelis, owner, Tax Map 036, Block E, Lot 015, R-6 Residential Zone:

The applicant is proposing to add a five foot by twenty foot porch to connect the existing back and side porch. The appellant is requesting a variance for the side setback from the required ten feet to nine feet [section 14-139(1)(d)(3)]. The appellant is also requesting a variance for the rear setback from the required twenty feet to ten feet [section 14-139(1)(d)(2)]. Finally the appellant is requesting an increase in the maximum allowable lot coverage. Section 14-139(1)(e) gives the maximum allowable lot coverage as fifty percent. Presently, the permitted structure on the lot covers 52.52% of the lot. The appellant is requesting a variance to increase the lot coverage to 54.63%. Representing the appeal is the owner. The Board voted 4-0 to grant the practical difficulty variance appeal to reduce the required side setback to nine feet, the required rear setback to ten feet and to increase the maximum allowable lot coverage to 54.63% in order to add a side porch.

2. New Business:

A. Disability Variance Appeal:

220-224 Virginia Street, Hazel Rideout, owner, Tax Map 400, Block B, Lots 021 & 022, R-3

Residential Zone: The appellant is seeking a disability variance under section 14-473(c)(2) to install a handicap ramp. The appellant is requesting a front yard setback of eight feet instead of the required twenty five foot setback [section 14-90(d)(1)]. Representing the appeal is the contractor, David DiPietro. The Board voted 4-0 to grant the disability variance appeal to reduce the required front setback to eight feet in order to install a handicap ramp.

B. Conditional Use Appeal:

491-501 Allen Avenue, Richard Libby, owner, Tax Map 400, Block D, Lot 012, R-3 Residential Zone:

The appellant is seeking a Conditional Use Appeal under section 14-88(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner. The Board voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit.

C. Practical Difficulty Appeal:

343-349 Palmer Avenue, Mary Heselton, owner, Tax Map 353, Block C, Lot 008, R-2 Residential Zone:

The appellant is pursuing a conditional use appeal to add an accessory dwelling unit to her single family dwelling. Section 14- 78(a)(2)(g) requires that parking for the accessory dwelling unit shall meet the parking requirements. Section 14-332(a)(2) requires that one additional parking space is required for the additional unit. Section 14-336(a) states that the required off street parking cannot be located in the front yard setback. The appellant is requesting a variance for the front yard setback from a required twenty-five feet [section 14-80(d)(1)] to thirteen feet for the required off street parking. Representing the appeal is the owner's ex-husband, Dale Heselton. The appeal was withdrawn because section 14-332(a)(2) no longer requires an additional parking space if the parking spaces that exist exceed one space for each dwelling unit.

D. Conditional Use Appeal:

343-349 Palmer Avenue, Mary Heselton, owner, Tax Map 353, Block C, Lot 008, R-2 Residential Zone:

The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to her single family dwelling. Representing the appeal is the owner's ex-husband, Dale Heselton. The Board voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit.

2. Other Business:

Election of Chair and Secretary for the Zoning Board of Appeals. The Board voted to postpone the elections until the next meeting.

Enclosure:

Decision for Agenda from October 7, 2010

Original Zoning Board Decision

One dvd

CC: Joseph Gray, City Manager

Penny St. Louis Little, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

RECEIVED

SEP 28 2010



Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 7th day of October, 2010, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner:** Michael DeAngelis and Norman R. Levasseur
2. **Property:** 27 Sherman Street, Portland, ME CBL: 036-E-015
Cumberland County Registry of Deeds, Book: 6466 Page: 283
Last recorded deed in chain of Title: June, 1986
3. **Variance and Conditions of Variance:**
To grant relief from section 14-139(1)(d)(3) of the Land Use Zoning Ordinance to allow side setback of 9' instead of the required 10' side setback to erect a 5' x 20' porch to connect the existing back and side porches. And to grant relief from section 14-139(1)(d)(2) of the Land Use Zoning Ordinance to allow a rear setback of 10' instead of the required 20' rear setback. And to grant relief from section 14-139(1)(e) of the Land Use Zoning Ordinance to allow a lot coverage of 54.63% instead of the maximum allowed lot coverage of 50%. The allowance realizes that the existing lot coverage is currently at 52.52%.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 7th day of October, 2010

Philip Saucier, Chair of
City of Portland Zoning Board,

(Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on October 7, 2010.

SCANNED

Received
Recorded Register of Deeds
Oct 18, 2010 11:33:15A
Cumberland County
Pamela E. Lovley

(Printed or Typed Name)

Notary Public
Margaret Schmuckal

My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

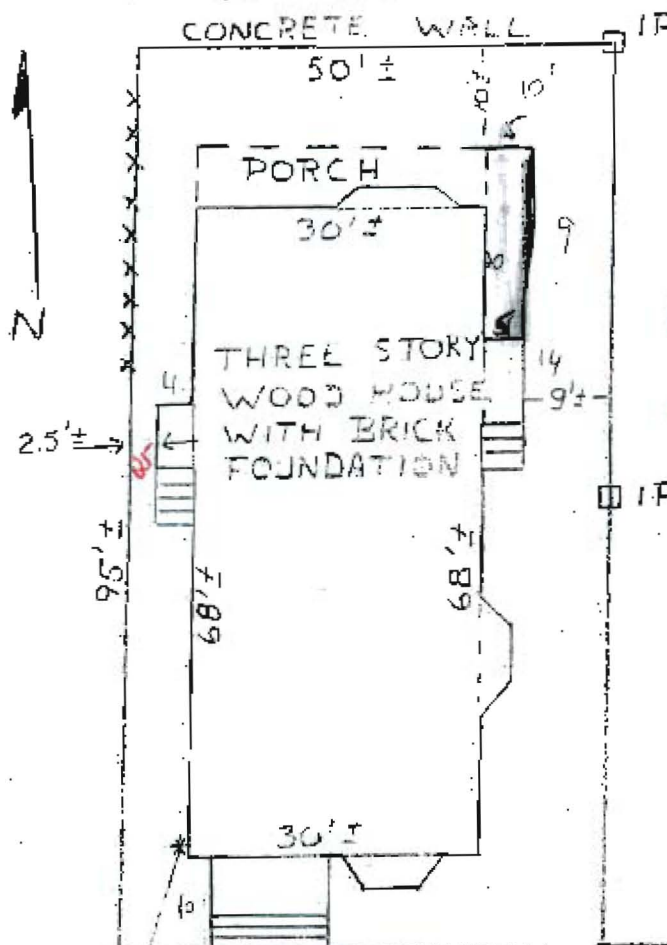
MORTGAGE LOAN INSPECTION PLAN

27-29 SHERMAN ST. No. 249-03
 PORTLAND, MAINE
 PB 3 PG 37 BLKG LOT 7

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
 I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

rear setback section 14-139(i)(d)(2) from 20' to 10'
 side setback " 14-139(i)(d)(3) from 10' to 9'
 lot coverage - section 14-139(i)(e) from 50% to 52%

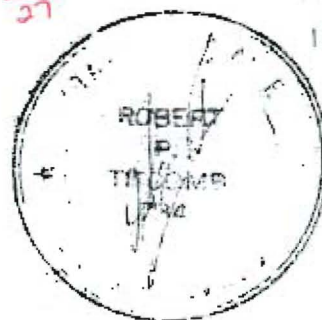
R-6
 lot size - 475 sq ft
 50% = 237.5 sq ft



BUYERS: MICHAEL DEANGELIS
 AND NORMAN LEVASSEUR
SELLER: JOHN PELOSI

6x3 = 18
 2x3 = 6
 3x3 = 9
 27

30 x 14 = 204
 7 x 30 = 210
 4 x 12.5 = 50
 12 x 10 = 125
 4 x 14 = 56



2481 = 52.2%
 100 (20x5)
 2581

52.2%
 54.33% w/ addition

APPARENT R/W

SHERMAN ST. (BITUMINOUS)

RECEIVED
 AUG 16 1984

Dept. of Building Inspections
 City of Portland, Maine

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 5-16-84 Scale 20' = 1"

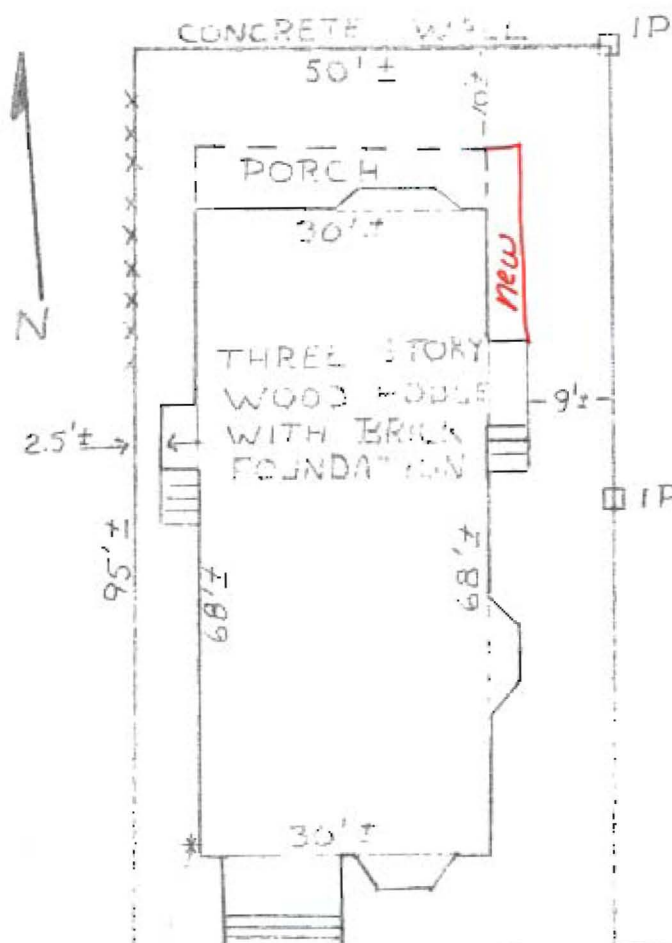
R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By J.P.W.

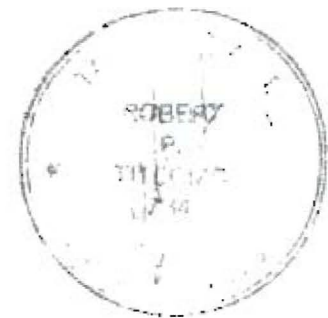
MORTGAGE LOAN INSPECTION PLAN

27-29 SHERMAN ST. No. 249-03
 PORTLAND, MAINE
 PB 3 PG 37 BLK G LOT 2

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
 I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.



BUYERS: MICHAEL DEANGELIS
 AND NORMAN LEVASNEUR
SELLER: JOHN PELLOSI



APPROVED P/W

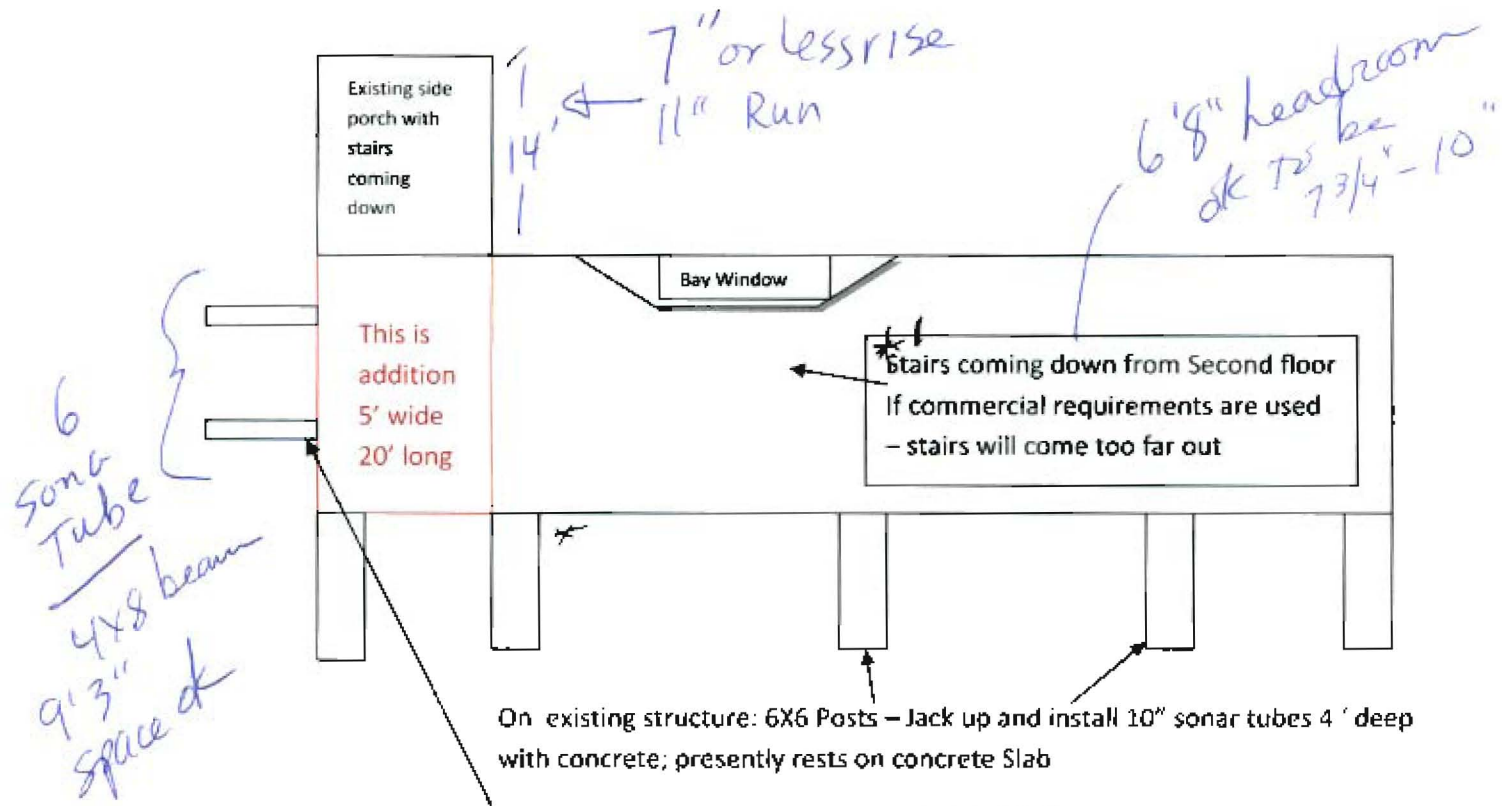
36'±
 10.5'±
 SIDEWALK
 CMP
 SHERMAN ST. (BITUMINOUS)

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 5-16-84 Scale 20' = 1"

R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By [Signature]



On existing structure: 6X6 Posts – Jack up and install 10" sonar tubes 4' deep with concrete; presently rests on concrete Slab

On new structure: 4X4 posts – 8" x 4' sonar tubes

New Brackets and Joist Hangers will be installed on old structure

All new railings meeting code – Height / SPACING According to code

All new structures will be built with 2" x 8" P.T. wood; 16" on center

* Requesting to use residential stair requirements: the commercial code for the stairs coming down from the second floor poses conflicts. (Only one apartment has access to the second floor porch and the stairs coming down for emergency egress and I believe the residential code is more suitable.) The distance between the first and second floor is ten feet. The commercial code will require a footprint for the stairs of 16 feet versus the 13 feet required with the residential code. The 16 feet plus the required distance necessary behind the stairs (on the second floor) for access, will put the stairs in line with the bay windows and not allow 3 feet beside the stairs, necessary for egress for the first floor.

Commercial – 10' = 120" / 7 (inch riser) = 17 treads of 11 inches each = 16'
 Residential – 10' = 120" / 7.75 = 15.5 treads of 10 inches each = 13'

* FOUR ACROSS 30' - APPROX 7'-8" APART.

1st floor

7'

14 1/2'

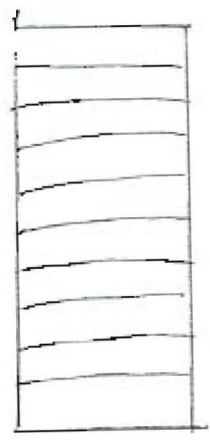
65" (APPROX)

6x6 Post

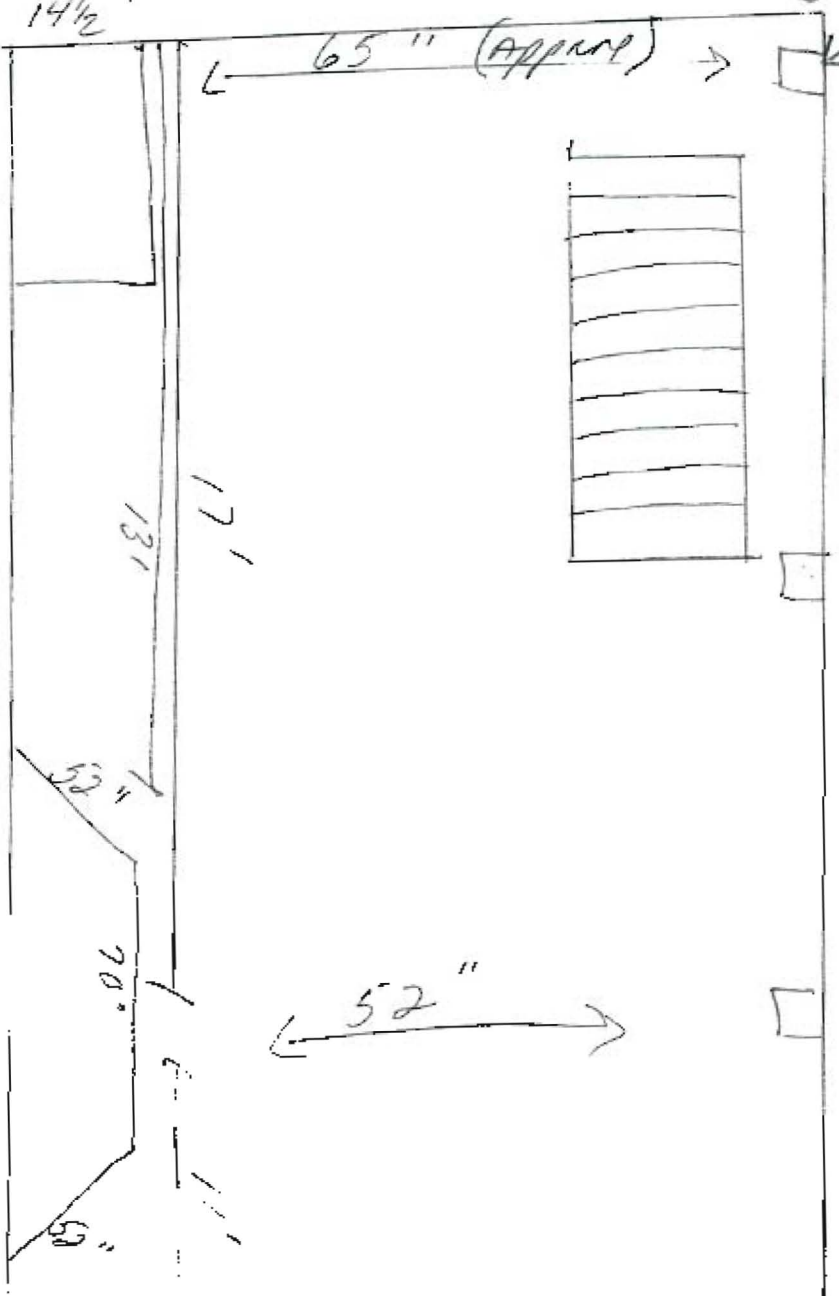
10" x 4"

Install 6x6 Post. Install sonar tube with concrete with concrete on ground level.

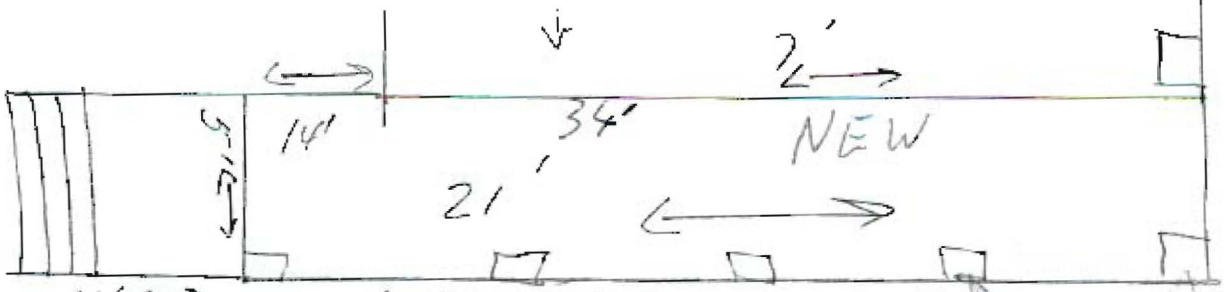
10' BETWEEN 1ST & 2ND FL



APPROX 30' ← →



52"



10' ← →

5'

14'

21'

34'

NEW

← →

4'

14' BETWEEN BACK & SIDE POSTS
TOTAL NEW WILL BE 21'
(ALL NEW WOULD BE 31')

Install sonar tubes with concrete 4x4 Post



Application for Administrative Authorization
 Portland, Maine
 Planning and Urban Development Department, Planning Division

PROJECT NAME: Porch ADDITION
 PROJECT ADDRESS: 27 SHERMAN ST CHART/BLOCK/LOT: 036/E/015 001
 APPLICATION FEE IS \$50: _____ PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Michael DeAngelis
 Address: 27 Sherman St
Portland
 Zip Code: 04101
 Work #: _____
 Cell #: 650-0787
 Fax #: _____
 Home #: 772-5521
 E-mail: mikel@maine.re.com

CONSULTANT/AGENT

Name: Zbigniew Bruchala
 Address: 23 Gray Rd
BURTON
 Zip Code: 04093
 Work #: 807-0655
 Cell #: _____
 Fax #: _____
 Home #: 777-6600
 E-mail: _____

RECEIVED
 NOV - 8 2010

Dept. of Building Inspections
 City of Portland Maine

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

- 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?

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

Y
N (Porch only)
Y
N/A
Y
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A

Planning Division
 Use Only

Variance Approved

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.

Signature of Applicant: [Signature]

Date: 10/28/10

Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

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.

Planner's Signature Barbara Bachydt

Date Nov. 3, 2010

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 if the applicant meets the standards below, as demonstrated by the applicant:

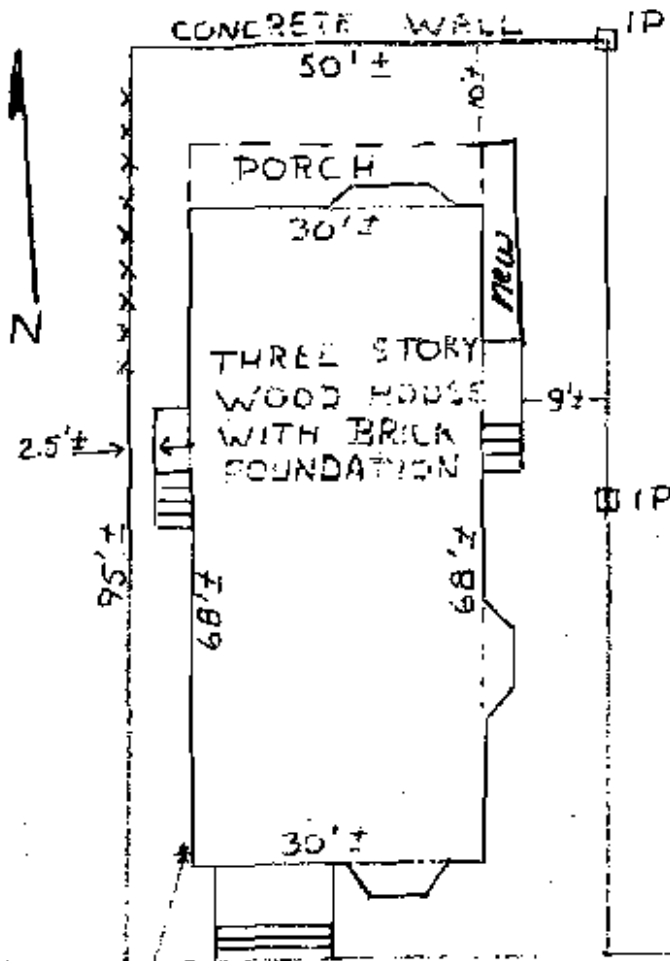
1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section.
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) 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.

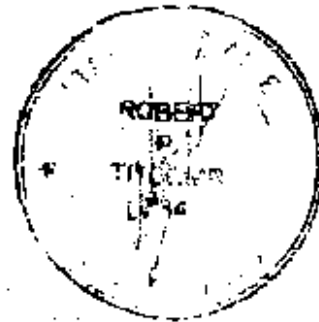
MORTGAGE LOAN INSPECTION PLAN

27-29 SHERMAN ST. No. 249-03
 PORTLAND, MAINE
 PB 3 PG 37 BLKG LCT 7

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
 I hereby certify that the location of the
 dwelling shown on this plan does ~~not~~
 conform with the local zoning laws in
 effect at the time of construction. The
 property does not fall within a special
 flood hazard zone.



BUYERS: MICHAEL DEANGELIS
 AND NORMAN LEVASSEUR
SELLER: JOHN PELOSI



APPARENT R/W

SIDEWALK

SHERMAN ST. (BITUMINOUS)

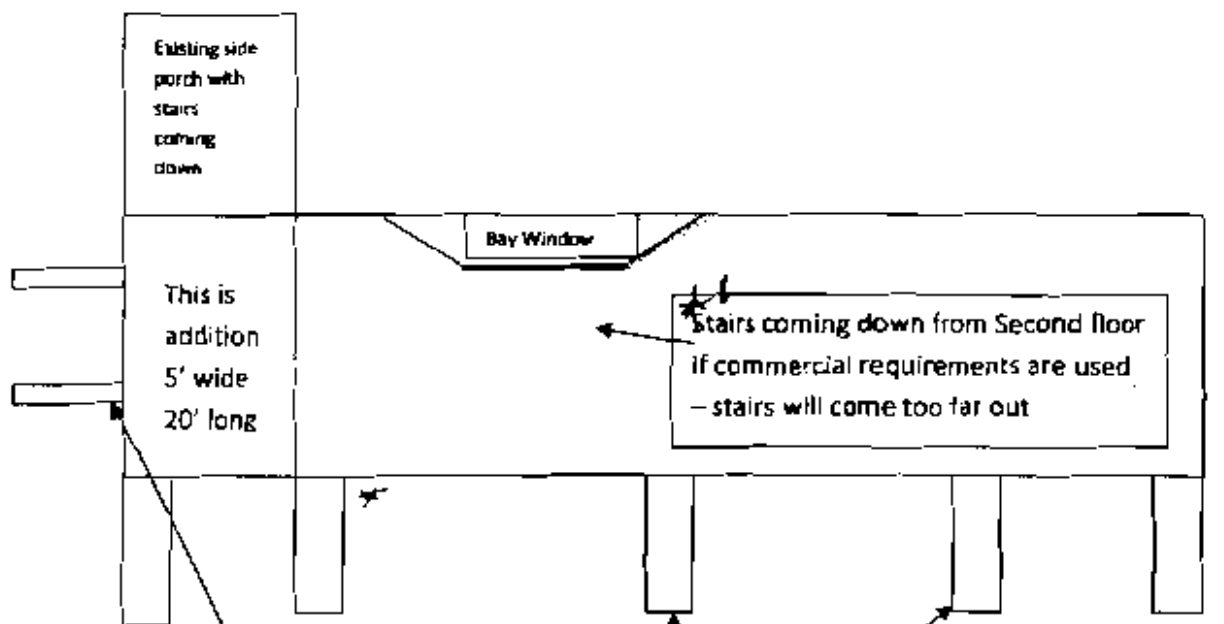
36'±
 CMP

This plan was not made from an instrument survey.
 The certifications are for mortgage purposes only.
 This plan applies only to conditions existing as of
 the date shown hereon. This plan is not for recording

Date 5-16-84 Scale 20' = 1"

R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By [Signature]



On existing structure: 6X6 Posts – Jack up and install 10" sonar tubes 4' deep with concrete; presently rests on concrete Slab

On new structure: 4X4 posts – 8" x 4' sonar tubes

New Brackets and Joist Hangers will be installed on old structure

All new railings meeting code – *Height / Spacing According to Code*

All new structures will be built with 2" x 8" P.T. wood; 16" on center

* Requesting to use residential stair requirements: the commercial code for the stairs coming down from the second floor poses conflicts. (Only one apartment has access to the second floor porch and the stairs coming down for emergency egress and I believe the residential code is more suitable.) The distance between the first and second floor is ten feet. The commercial code will require a footprint for the stairs of 16 feet versus the 13 feet required with the residential code. The 16 feet plus the required distance necessary behind the stairs (on the second floor) for access, will put the stairs in line with the bay windows and not allow 3 feet beside the stairs, necessary for egress for the first floor.

Commercial – 10' = 120" / 7 (inch riser) = 17 treads of 11 inches each = 16'

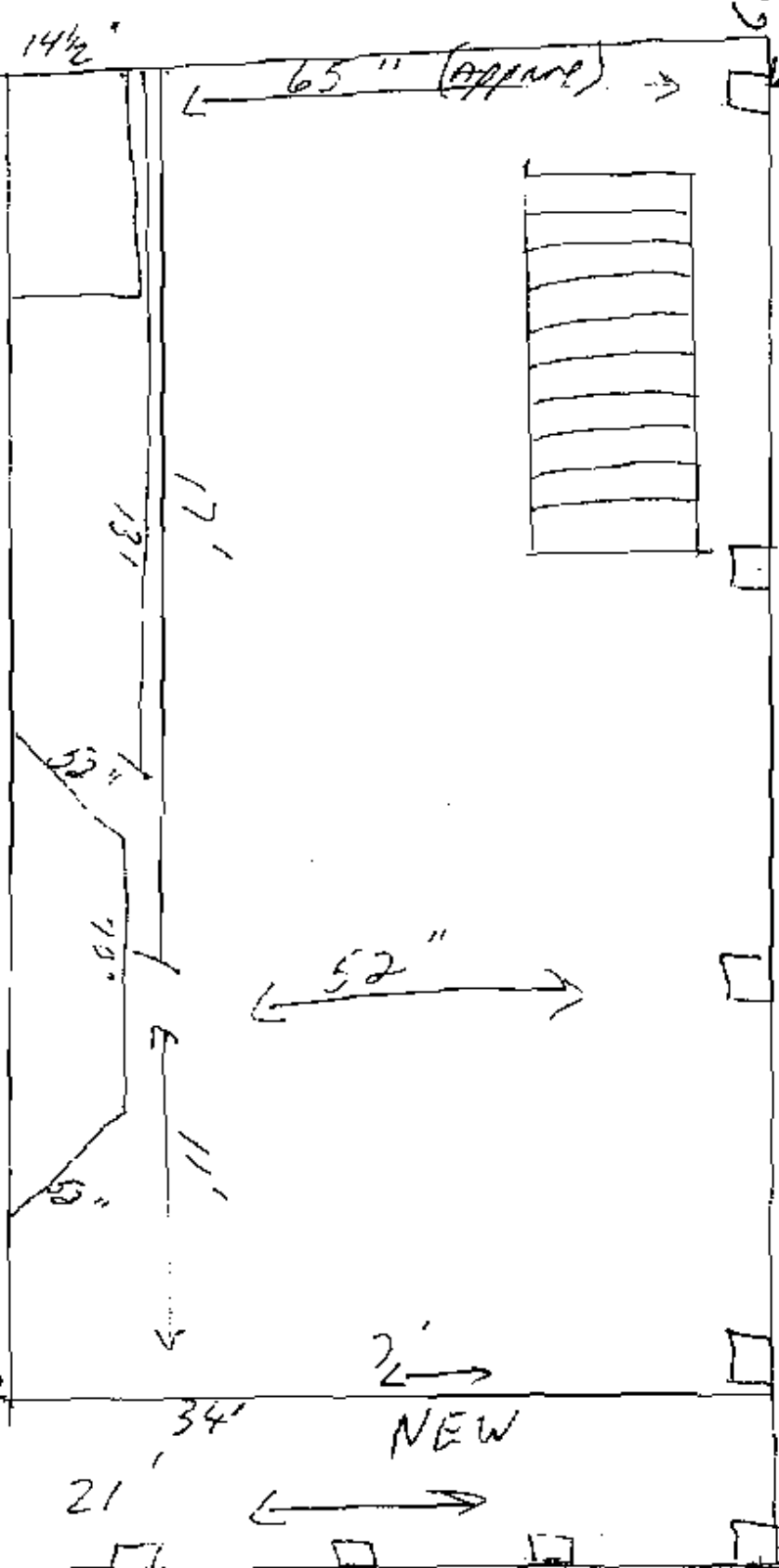
Residential – 10' = 120" / 7.75 = 15.5 treads of 10 inches each = 13'

* FOUR ACROSS 30' - APPROX 7'-8" APART

1st floor

10' BETWEEN
1st & 2nd FL

7'



6x6
POST

10' x 4'

APPROX 30'

Install sonar tubes
with concrete
Ground level

Install 6x6 pit
posts on ground
level.

NEW

Install sonar tubes
with concrete
4x4 post

14' BETWEEN EACH SIDE POST
TOTAL NEW WALL OF 21'
(ALL NEW WALL IS 31')

4x4
POST

Assessor Office: 1400 9th Street, Portland, Oregon 97201 Phone: 503-233-1333 FAX: 503-233-1334

City: Portland Departments: City Council: Finance: Land Use: 1981

This page contains a detailed description of the Parcel ID you selected. From this screen you may return to the search screen to submit a new query.

Current Owner Information:

Services

PARCEL ID: 036 E015001
 Land Use Type: FIVE TO TEN FAMILY
 Property Location: 27 SHERMAN ST
 Owner Information: DEBORAH WICKHAM
 27 SHERMAN ST
 PORTLAND OR 97201

Applications

Doing Business

Maps

3-D Model

Tax Map

GIS

Books and Pages
 Legal Description: 36-2-15
 SHERMAN ST 17
 4700SF
 0-100

Current Assessed Valuation:

TAX ACCT NO.	5200	CURR OF RECORD AS OF SPECIAL 2010 DEBORAH WICKHAM
LAND VALUE	\$57,700.00	27 SHERMAN ST PORTLAND OR 97201
BUILDING VALUE	\$249,700.00	
NET TAXABLE - GROSS IMPROV	\$307,400.00	
TAX ADJUST	\$5,667.62	

Browse city services 4-2

Browse facts and links 4-2

Any information concerning bill payments should be directed to the Treasury office at 503-940-0140 or e-mailed.



Revised at 8/24/10 A/C Interest 7.250%

Building Information:

Year Built	1910	Card 1 of 1
Style/Structure Type	APARTMENT - CONDO	
# Units	6	
Square Feet	7559	
Year Began	YEAR BLD	Year Began



Exterior/Interior Information:

Levels	2 1/2	Card 1
Stories	3	
Use	UNFURNISHED RES BSWF	
Height	7	
Roofing	ROOF	
A/C	ROOF	

Levels	0 1/2	Card 1
Stories	2	
Use	APARTMENT	
Height	3	
Roof	FRAME	
Roofing	FRYSTEAR	
A/C	ROOF	

Levels	1	Card 1
Stories	2	
Use	APARTMENT	
Height	3	
Roof	FRAME	
Roofing	FRYSTEAR	
A/C	ROOF	

Levels	0 1/2	Card 1
Stories	1	
Use	APARTMENT	
Height	3	
Roof	FRAME	
Roofing	FRYSTEAR	

Address: 12345 Main St
City: Portland, ME

Other Features:

Structure	Class
Structure Use	Class 2 PORCH - COVERED MS14
Structure Use	Class 1 PORCH - COVERED 410
Structure Use	Class 2 PORCH - COVERED UPPER 1600
Structure Use	Class 1 OPEN GARAGE - W/DOOR/STAIRWAY 410
Structure Use	Class 2 PORCH - COVERED 1600
Structure Use	Class 1 PORCH - OPEN MS10

View Details