

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 100785
PERMIT ISSUED

This is to certify that Chris & Lauren Michalakes/Chris & Lauren Michalakes & Old World Works, LLC
has permission to Change of use to single family Mudroom addition 12' x 16'8"
AT 11 SALEM ST E 057 K017001

JUL 22 2010
City of Portland

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 lath or other work is set-in. 24 HOUR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Handwritten Signature]
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: 10-0796	Issue Date:	CBL: 057 K017001
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Location of Construction: 11 SALEM ST	Owner Name: Chris & Lauren Michalakes	Owner Address: 11 SALEM ST	Phone: 601-2381
Business Name:	Contractor Name: Conrad & Olsen Woodworks, LLC/	Contractor Address: 85 Mountfort Road North Yarmouth	Phone: 2072405705
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6 infil

Past Use: Two residential condos	Proposed Use: Single Family Home - Change of use & mudroom addition (5' x 16'8")	Permit Fee: \$275.00	Cost of Work: \$17,500.00	CEO District: 2
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Proposed Project Description:
Change of use to single family & Mudroom addition (5' x 16'8")

FIRE DEPT: Approved Denied
 INSPECTION: Use Group: R-3 Type: 5B
 Signature: [Signature] Signature: [Signature]
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 07/02/2010	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/12/10 [Signature]	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: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
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PERMIT ISSUED
 JUL 22 2010
 City of Portland

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
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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.

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

 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X 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

JUL 22 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0796	Date Applied For: 07/02/2010	CBL: 057 K017001
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Location of Construction: 11 SALEM ST	Owner Name: Chris & Lauren Michalakes	Owner Address: 11 SALEM ST	Phone:
Business Name:	Contractor Name: Conrad & Olsen Woodworks, LLC/	Contractor Address: 85 Mountfort Road North Yarmouth	Phone: (207) 240-5705
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Change of use & mudroom addition (5' x 16'8")	Proposed Project Description: Change of use to single family & Mudroom addition (5' x 16'8")
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/12/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) With the issuance of this permit and the certificate of occupancy, this property shall remain a single 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: Tammy Munson	Approval Date: 07/22/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
7/7/2010-amachado: Left vcm for Chris Michalakes. Need right, title & interest. Confirm that it is two residential condos in the building. Need full size plans and scalable siteplan. This is an infill lot so need to know the height of the existing building and the height of the abutter's building to figure out the side setback.
7/9/2010-amachado: Received deed. Application modified to become change of use to one dwelling. Received information that proposed addition meeting the setback to the abutter's building and the property line. Received full size plans.

PERMIT ISSUED

JUL 22 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Planning and Development

Original Receipt

July 9 2010

Received from Chris Michalakes

Location of Work 11 Salem St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75.00

Total: 75.00

Building (11) Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 57-K-17

Check #: 614 Total Collected \$ 75.00

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

Taken by: AS

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2-2-2010

Received from

Chris Michalakis

Location of Work

11 Salem

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 200

Building (11) _____

Plumbing (15) _____

Electrical (12) _____

Site Plan (12) _____

Other _____

CBL: 57-K-17

Check #: 69

Total Collected: 200

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

Taken by: S. J.

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>11 SALEM ST., PORTLAND, ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>APPROX. 100 SQ.FT.</u>	Square Footage of Lot <u>3600 SQ.FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>MAP No. 57</u> Block# <u>SECTION K</u> Lot# <u>LOT No. 17</u>	Applicant * <u>must be owner, Lessee or Buyer</u> Name <u>CHRIS & LAUREN MICHALAKES</u> Address <u>11 SALEM ST.</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>207.899.2076</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>17,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>200</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY WITH MUDROOM ADDITION</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>1) MUDROOM ADDITION TO CURRENT HOME</u> <u>2) CHANGE OF USE TO SINGLE FAMILY</u>		
Contractor's name: <u>JAMES CONRAD OF CONRAD & OLSEN, WOODVILLE</u> Address: <u>85 MOUNTFORT RD.</u> City, State & Zip <u>NORTH YARMOUTH, ME 04097</u> Telephone: <u>207.240.5705</u> Who should we contact when the permit is ready: <u>CHRIS MICHALAKES</u> Telephone: <u>207.691.2381</u> Mailing address: <u>11 SALEM ST., PORTLAND, ME 04102</u>		

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Dept. of Building Inspections
City of Portland, Maine

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: 7/2/10

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

**11 Salem St.
Map 57-K-17
R-6 Infill**

Proposed Mudroom Addition

July 9, 2010

Planning & Urban Development Dept
389 Congress St.
Portland, ME 04101

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Dept. of Building Inspections
City of Portland Maine

Dear Members:

The purpose of this letter is to clarify and expand on my original application, "Residential Additions/Alterations" dated 7/2/10. My goal in proposing this addition is to convert the current double occupancy residence to a single occupancy.

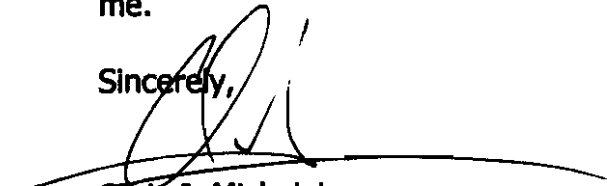
Enclosed:

1. The requested enlarged survey demonstrating the footprint of the current structure and the proposed addition
2. 11 Salem St. Drawing of original 2003 construction, with measurements
3. The Side Setback Calculation of the Right Abutter, i.e. the involved side for the proposed addition
4. A photograph copy of the right abutter residence, with measurements
5. A full size set of the architectural plans of the proposed addition

As above, I will also request a change in occupancy status from a double to a single residence. As part of my current proposal, the rear kitchen and built in appliances will be removed.

Should further questions or clarifications be necessary, please do not hesitate to contact me.

Sincerely,



Chris J. Michalakes
Owner
11 Salem St.
Portland, ME 04102

H: 207.899.2096

C: 207.691.2381

**11 Salem St.
Proposed Mudroom Addition**

Right Side Setback Determination

July 9, 2010

R-6 Infill requires a distance between the buildings of 10' or the sum of the height of the abutting & proposed building divided by 5; whichever is greater. (notwithstanding the required 4' from property sideline setback). Also, Sec 14-47 defines building height as "the vertical measurement from grade to a level midway between the level of the eaves and the highest point on pitched or hip roofs."

Right Side Setback:

- Height of 11 Salem St. 30 feet
- Height of Abutting Structure 22 feet
- Total Height 52 feet

52 feet/5 = 10 feet, 3 inches from the right building

My proposed addition will be 21 feet from the right abutter

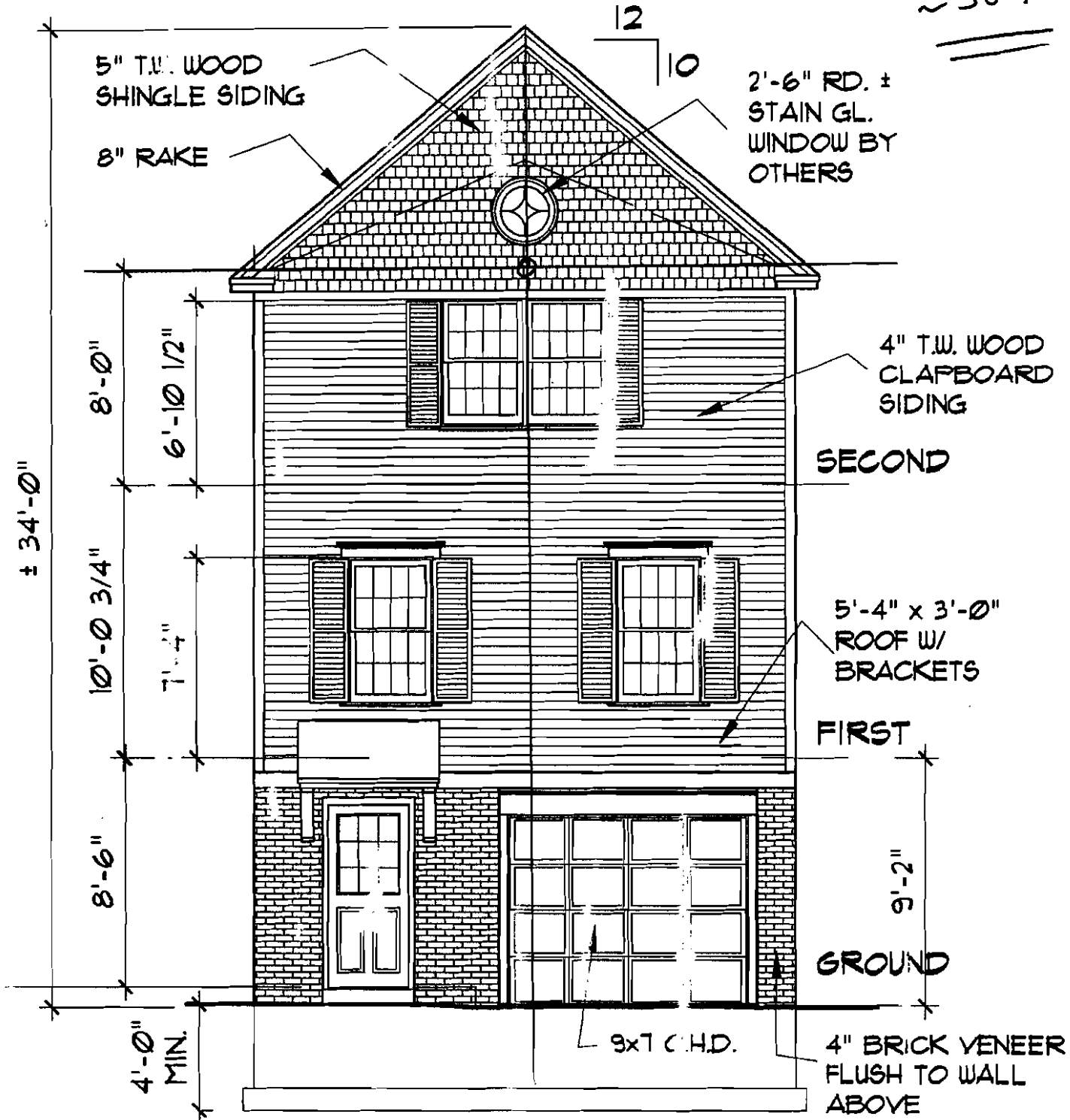
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City of Portland Maine

Height to eave = 26.5
 eave to peak = 7.5
 1/2 eave to peak = 3.75

} + 26.5
 } + 3.75
 } -----
 } 30.25
 } ≈ 30 ft



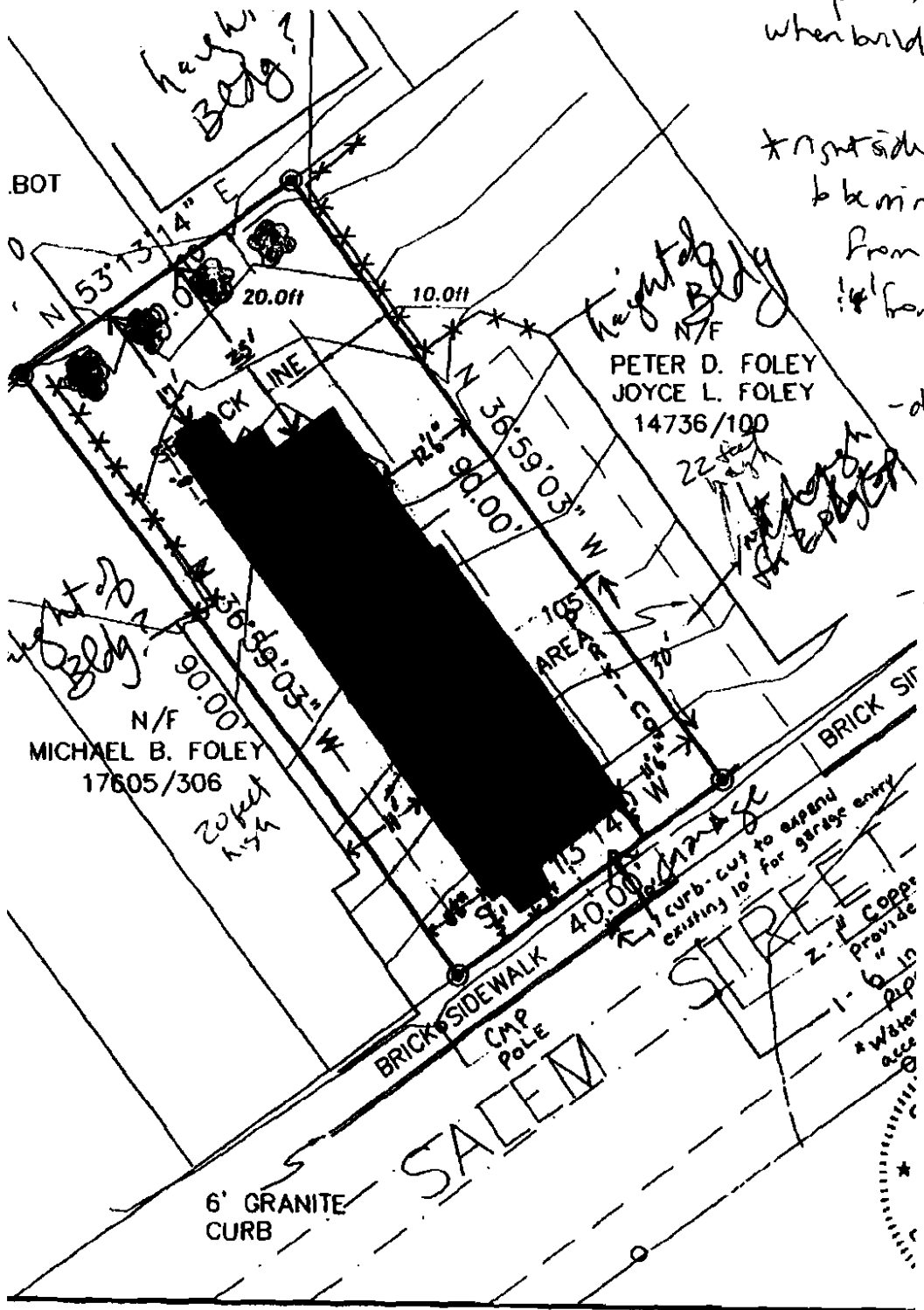
STREET ELEVATION RECEIVED

SCALE: 1/8" = 1'-0" (SOUTH)

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Dept. of Building Inspections
City of Portland Maine

11 SALEM ST.
- STREET VIEW



* Setbacks & building height
 from permit 03-1482
 when building was built.

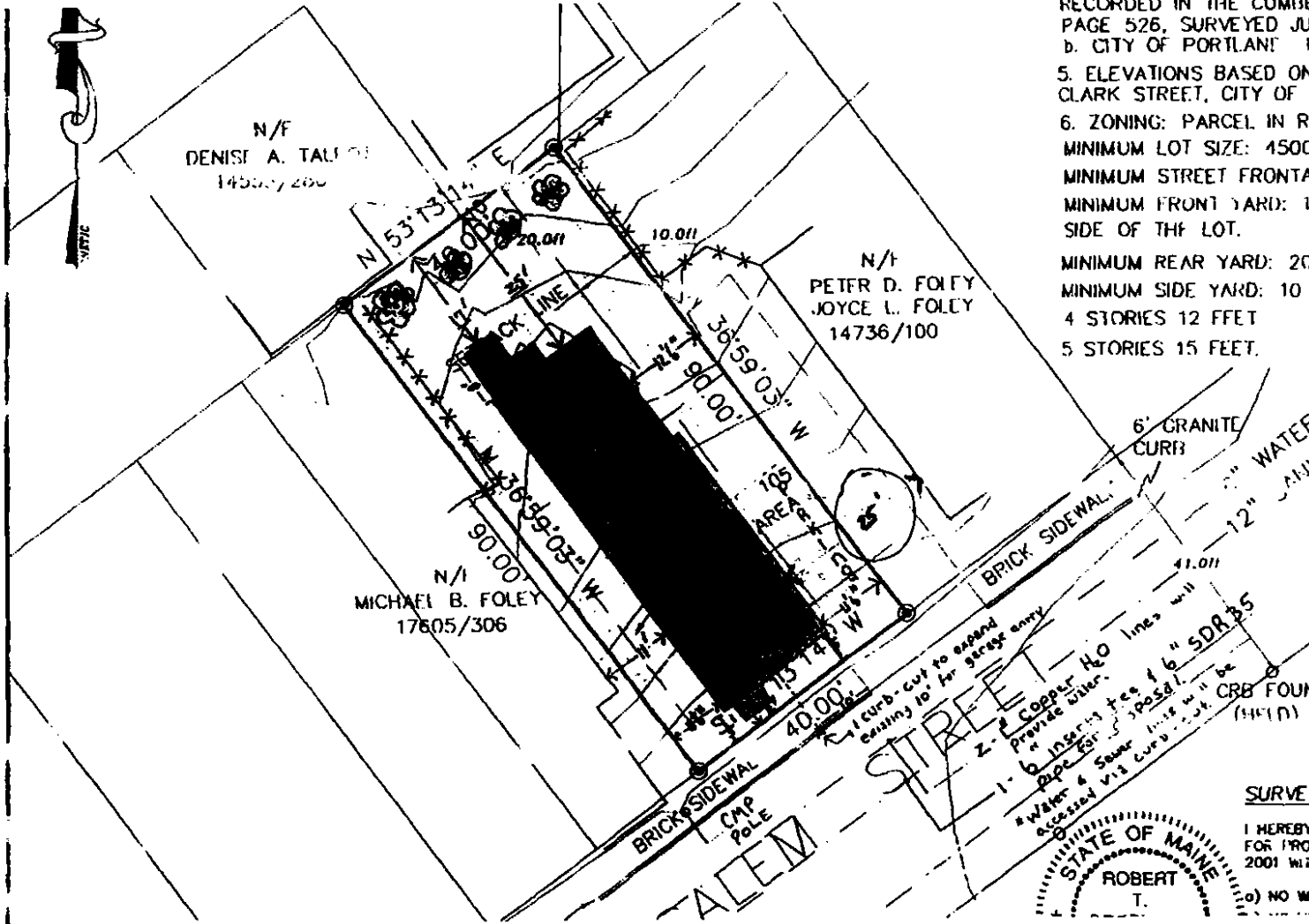
* Right side setback needs
 to be minimum of 10'3"
 from abutting building
 14' from property line.

- distance was 25'
 now it will be
 21' (OK)

- distance will be
 7.5' from
 property line
 (OK)

* distance needs to be 4' from property line - setback 7.5' given

Perm. # 03-1462



RECORDED IN THE COMBINE
 PAGE 526, SURVEYED JU
 b. CITY OF PORTLAND F
 5. ELEVATIONS BASED ON
 CLARK STREET, CITY OF I
 6. ZONING: PARCEL IN R
 MINIMUM LOT SIZE: 1500
 MINIMUM STREET FRONTA
 MINIMUM FRONT YARD: 1
 SIDE OF THE LOT.
 MINIMUM REAR YARD: 20
 MINIMUM SIDE YARD: 10
 4 STORIES 12 FEET
 5 STORIES 15 FEET.

6' GRANITE CURB
 BRICK SIDEWALK
 12" WATER MAIN
 41.011
 1-6" SDR 35
 STATE OF MAINE
 ROBERT T.
 SURVEY
 I HEREBY
 FOR PROP
 2001 WITH
 (d) NO WR

KNOW ALL MEN BY THESE PRESENTS, THAT, Peter M. Coyne, as Trustee of The Connemara Realty Trust, a Maine trust with a mailing address of 11 Salem Street, Portland, Maine 04102, for consideration paid, grants to Chris J. Michalakes and Lauren A. Michalakes, of Portland, Maine, with a mailing address of 25 Tyng Street, Portland, Maine 04102, as joint tenants, with warranty covenants,

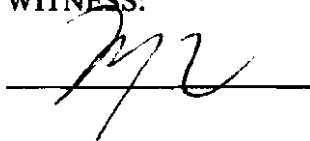
A certain lot or parcel of land situated in Portland, Cumberland County, State of Maine, being more particularly described on Exhibit A, attached hereto and incorporated herein.

Witness my hand and seal this 15th day of April 2010

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JUL - 8 2010

WITNESS:



The Connemara Kealty Trust
By: Peter M. Coyne
Its: Trustee

Dept. of Building Inspections
City of Portland Maine

STATE OF MAINE
COUNTY OF CUMBERLAND

Date: 1/12/11

Personally appeared before me the above-named Peter M. Coyne in his capacity as Trustee of the Connemara Realty Trust, thereunto duly authorized, and acknowledged to foregoing to be his free act and deed and the-fres act and deed of said trust



"Notary Pytt^Hc / Attorney at Law
Print Name:

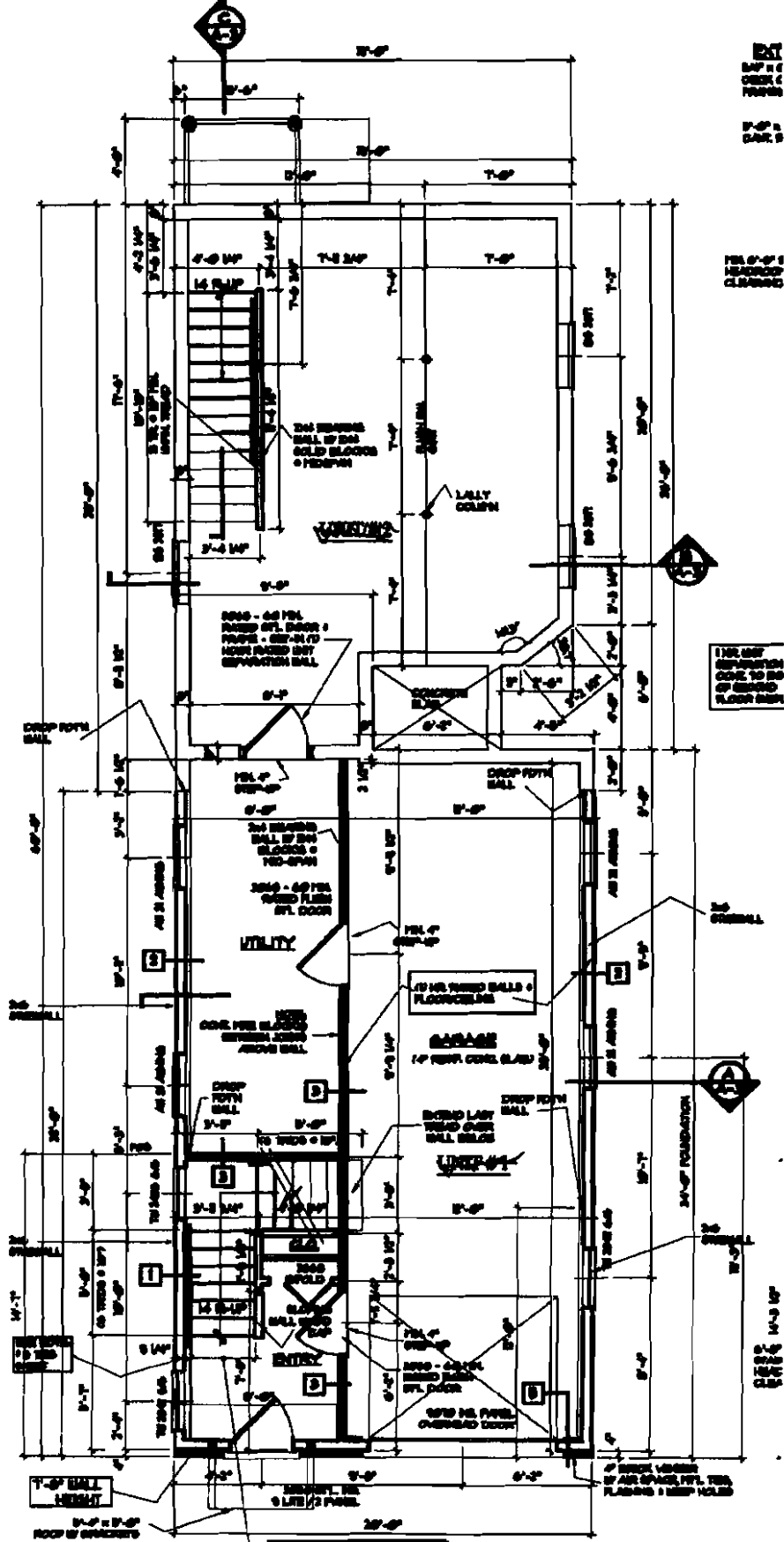
MATTHEW J. McDONALD

Exhibit A

A certain lot or parcel of land, together with the improvements thereon, situated on the westerly or northwesterly side of Salem Street in Portland, Cumberland County, Maine, bounded and described as follows:

BEGINNING at a point on said sideline of Salem Street one hundred twenty feet (120') southwesterly from the corner of Salem and Brackett Streets, which point is at the corner of a lot of land formerly owned by one Edward Fogg, and running thence southwesterly by said Salem Street forty feet (40') to a point and from the two aforesaid bounds extending back from said Salem Street at right angles ninety feet (90') preserving the width of forty feet (40') and on lines parallel with said Brackett Street.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed dated December 23, 2005 and recorded at the Cumberland County Registry of Deeds in Book 23533, Page 43.



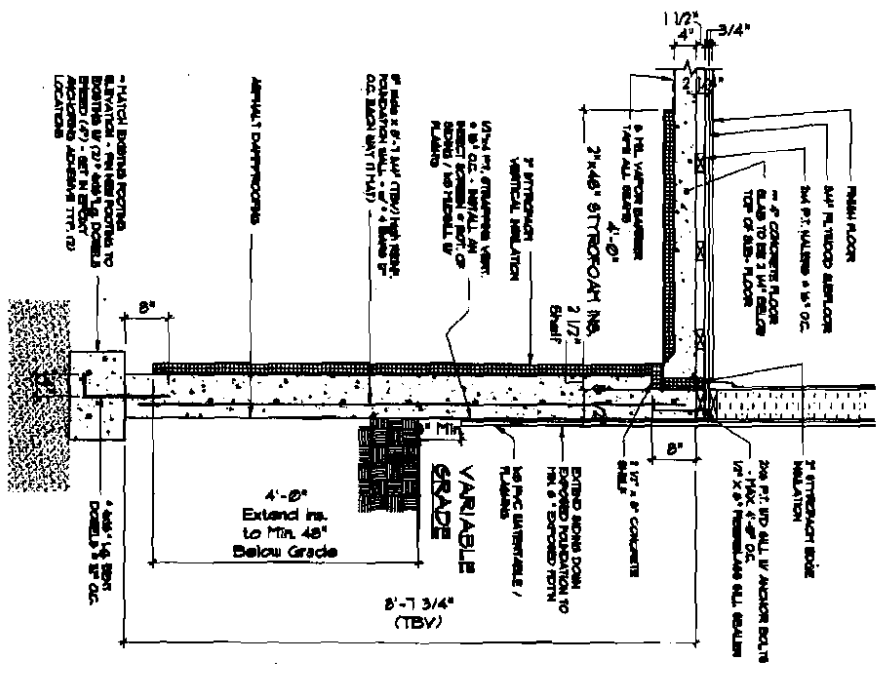
EXT
 1/4" = 1'-0"
 CHECK C
 1/10/88

1/4" = 1'-0"
 DATE: 8

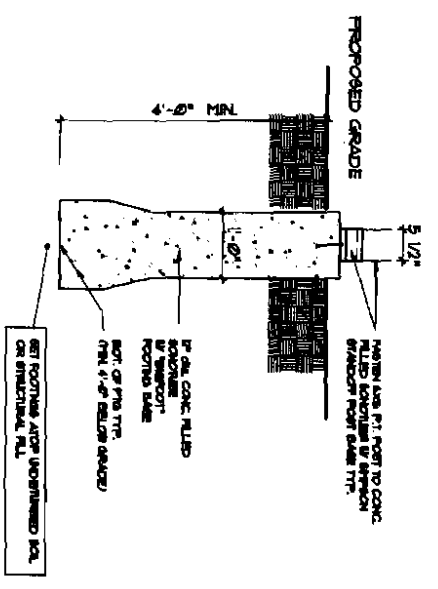
1/4" = 1'-0"
 HEADROOM CLEARANCE

1 INCL. UNIT SEPARATION GORE TO BE 6" UP SECOND FLOOR RISE

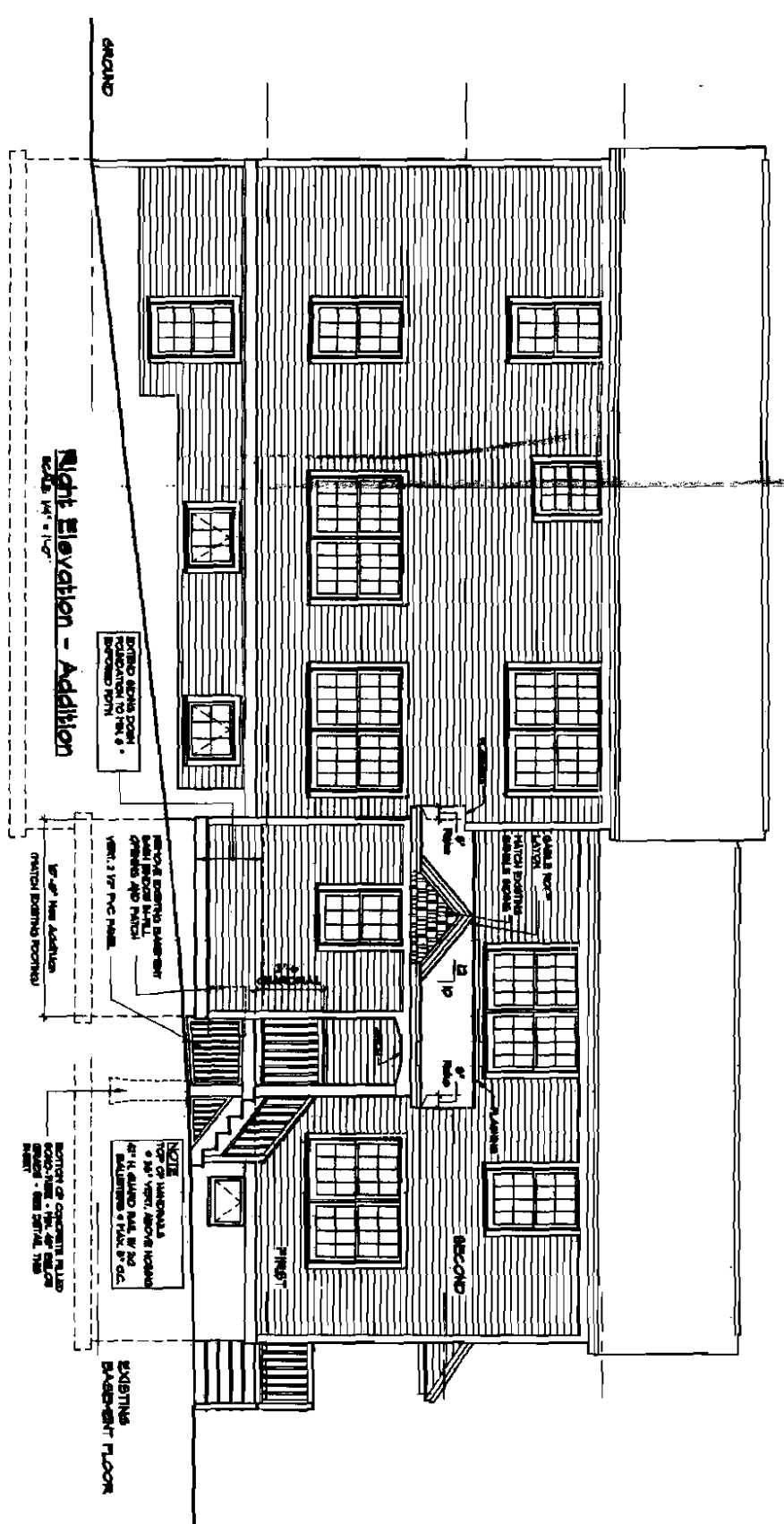
1 GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



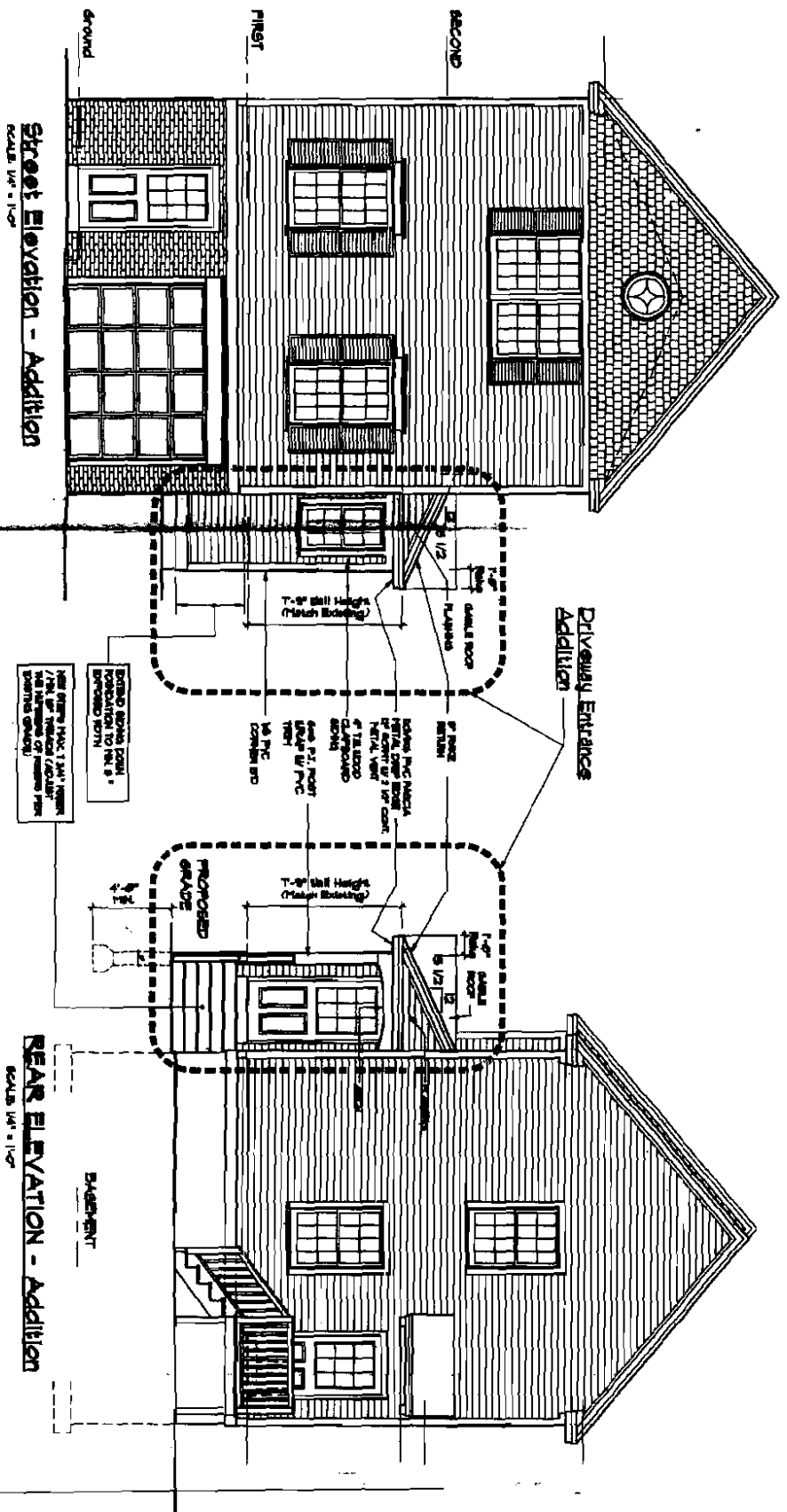
2 BASEMENT FOUNDATION WALL
SCALE: 3/4" = 1'-0"



1 CONCRETE FILLED SONOTUBE
SCALE: 3/4" = 1'-0"



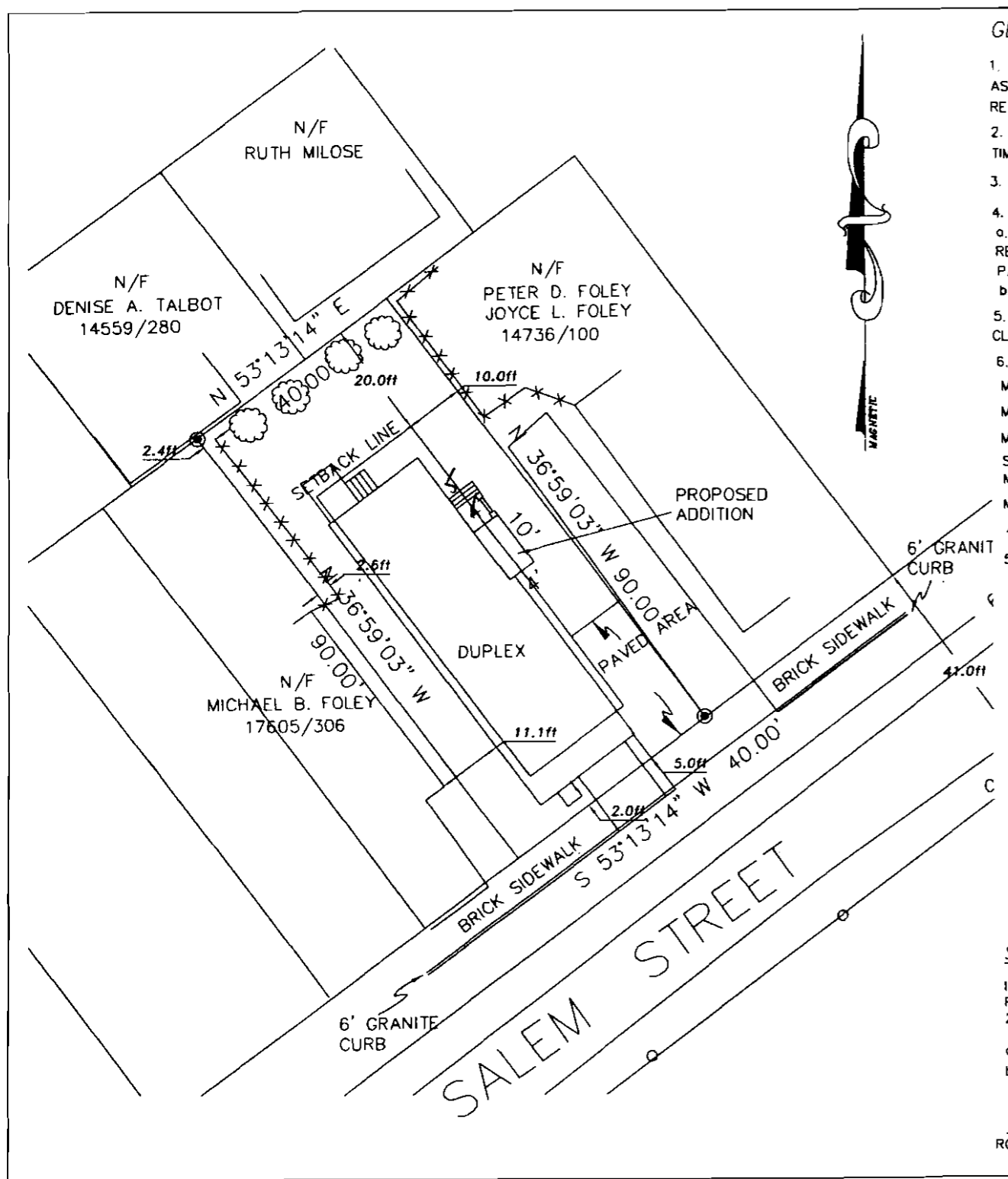
Right Elevation - Addition
SCALE: 1/4" = 1'-0"



REAR ELEVATION - Addition
SCALE: 1/4" = 1'-0"

Street Elevation - Addition
SCALE: 1/4" = 1'-0"

DRAWING THIS SHEET 1/8" ELEVATIONS 1/4" FOUNDATION PLAN POUR DETAILS	PROJECT: ADDITION / RENOVATION	DIDONATO ARCHITECTS, INC. 134 GUNSA ROAD, KENNEBUNKPORT, ME PHONE: (207) 286-7888 FAX: (207) 286-4888 E-MAIL ADDRESS: didonato@adelphia.net	NO. REVISIONS
	OWNER: Chris & Michalakas 11 SALEM STREET, PORTLAND, ME		
A-2	© COPYRIGHT DIDONATO ARCHITECTS, INC.		



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: CHRIS MICHALAKES AS RECORDED IN BOOK 27712, PAGE 34 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 3600.0 SQ. FT. 0.08 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. PLAN OF CLARK & BRACKETT STREETS SHOWING POSITION OF MONUMENTS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 526 PAGE 526, SURVEYED JUNE 1874
 - b. CITY OF PORTLAND RIGHT OF WAY: PLAN #22 SALEM STREET
5. ELEVATIONS BASED ON BOLT IN MONUMENT CORNER OF DANFORTH AND CLARK STREET, CITY OF PORTLAND DATUM NGVD1929 ELEVATION = (121.36)
6. ZONING: PARCEL IN R-6 RESIDENTIAL ZONE. *NOTE: R-6 INFILL*
 MINIMUM LOT SIZE: 4500 SQUARE FEET, EXCEPT AS PROVIDED FOR LDTS OF RECORD.
 MINIMUM STREET FRONTAGE: 40 FEET.
 MINIMUM FRONT YARD: 10 FEET OR THE AVERAGE OF THE FRONT YARD ON EITHER SIDE OF THE LOT.
 MINIMUM REAR YARD: 20 FEET.
 MINIMUM SIDE YARD: 10 FEET 1-3 STORIES.
 4 STORIES 12 FEET
 5 STORIES 15 FEET.

LEGEND

- Capped 5/8" Rebar Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- Contour Line
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- Edge of traveled way
- Evergreen

SURVEYORS STATEMENT:

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

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

DATE: 6/30/2010

ROBERT T. GREENLAW P.L.S

PLAN FOR AN ADDITION
 TO 11 SALEM STREET PORTLAND, MAINE
 FOR:
 CHRIS MICHALAKES

DRAWN BY: RTG
 CHECKED BY: MMB
 SCALE: 1"=20'
 DATE: 4/1/2003
 JOB NUMBER: 200335
 REV: 1
 SHEET: 10F1

PREPARED BY:
 OCEAN PARK LAND SURVEYING LLC
 P.O. BOX 7265
 OCEAN PARK, MAINE
 207-749-9471
 DRAWER: 2003 NO: 35

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 City of Portland Maine