

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

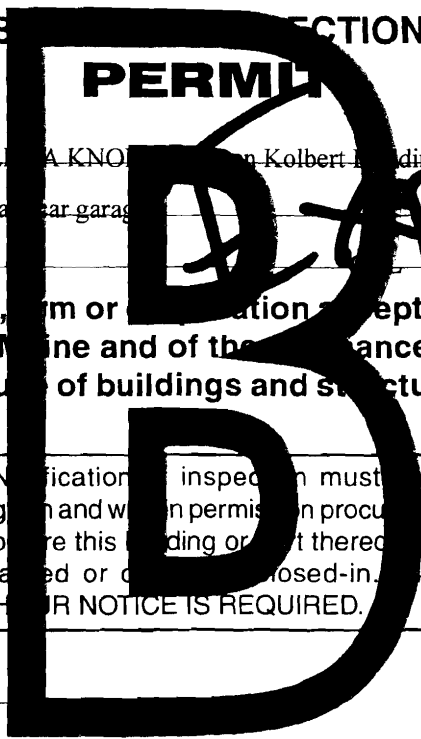
Permit Number: 071487

This is to certify that KNOLL SCOTT W & MELBA A KNOLL John Kolbert Building

has permission to enlarge single car garage to a two car garage

AT 83 WEST ST 63 B007001

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.



Expired

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

Notification of inspection must be given and when permission is procured before this building or part thereof is started or closed-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

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: 07-1487	Issue Date:	CBL: 063 B007001
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Location of Construction: 83 WEST ST	Owner Name: KNOLL SCOTT W & MELISSA K	Owner Address: 83 WEST ST	Phone:
Business Name:	Contractor Name: Dan Kolbert Building & Renovation	Contractor Address: 90 Gray St Portland	Phone: 2076507650
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-4

Past Use: Single Family Home	Proposed Use: Single Family Home - enlarge single car garage to a 2 car garage	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description:
enlarge single car garage to a 2 car garage

Signature: Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: Date:

Permit Taken By:
Idobson

Date Applied For:
12/07/2007

Zoning Approval

- 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..

<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date:</p>	<p>Zoning Appeal</p> <p><input checked="" type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved w/6 month extension - good until 3/7/09</p> <p><input type="checkbox"/> Denied</p> <p>Date: 2/7/08</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1487	Date Applied For: 12/07/2007	CBL: 063 B007001
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Location of Construction: 83 WEST ST	Owner Name: KNOLL SCOTT W & MELISSA K	Owner Address: 83 WEST ST	Phone:
Business Name:	Contractor Name: Dan Kolbert Building & Renovation	Contractor Address: 90 Gray St Portland	Phone (207) 650-7650
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - enlarge single car garage to a 2 car garage	Proposed Project Description: enlarge single car garage to a 2 car garage
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Dept: Zoning	Status:	Reviewer: Ann Machado	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note: See letter dated 12/13/07. Practical difficulty appeal approved by ZBA 2/7/08.				
Dept: Building	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Comments:
12/13/2007-amachado: Does not meet rear setback or lot coverage. See letter.
2/8/2008-amachado: ZBA granted practical difficulty appeal 2/7/08. Spoke to Mellissa Knoll. Told her that the permit was on hold until we received the structural plans for the garage.
10/6/2008-amachado: Received new application (08-1250) to demo the existing garage and rebuild increasing the size.



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>83 West Street</u>		
Total Square Footage of Proposed Structure/Area <u>Current garage ~ 322 ft² Proposed ~ 616 ft²</u>		Square Footage of Lot <u>~ 5320 ft²</u>
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>B</u> Lot# <u>7</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Melissa + Scott Knell</u> Address <u>83 West Street</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207) 772-1119</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>320⁰⁰/100</u>
Current legal use (i.e. single family) <u>Single Family w/ 1 car garage</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family home w/ 2 car garage</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Enlarge garage to a 2 Car Garage -</u>		
Contractor's name: <u>Dan Kolbert Building and Renovations</u> Address: <u>90 Gray Street</u> City, State & Zip <u>Portland, ME 04102</u> Telephone: <u>799-8799</u> Who should we contact when the permit is ready: <u>Melissa + Scott Knell</u> Telephone: <u>772-1119</u> Mailing address: <u>83 West St Portland, ME 04102</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.

DEC

Signature: [Handwritten Signature] Date: 12/7/07

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

December 5, 2007

Dear Planning and Development Department,

Thank you for considering our request to renovate and expand our small attached single car garage into a two car garage. The current garage was added in the 50's and requires major structural repairs. We recently met with Deb Andrews from the historic department who said that a two car garage would more properly fit the proportions of the house and historic neighborhood. It would also be our goal to replace the unsightly concrete retaining walls surrounding our garage area with a granite retaining wall. We have included plot plans and dimensions for the space proposed in the following documents. The plans are in keeping with the design of our current garage and deck and historic style of our neighborhood.

The construction details of our plan are not included at this time. We expect to meet with the zoning board to request a variance for a setback and wanted to ensure that they would accept our proposal prior to creating construction plans. Once the variance is secure, we can submit the construction drawings and work with the historic department for design input.

If you have questions regarding our proposal, please feel free to contact us.

Best regards,

Melissa & Scott Knoll
83 West Street
Portland, ME 04102

Attached please find:

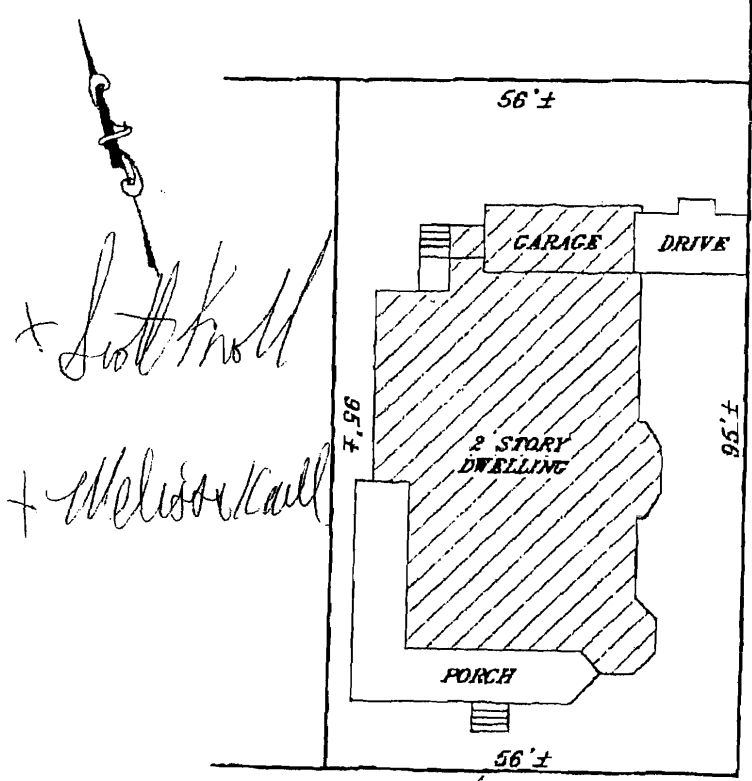
- Current garage pictures
- Proposed garage pictures
- Plot plans – before and after

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO REVIEW AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MINIMUM HOUSING SETBACKS, AND B) FIELD WORK DETERMINATION BY VISUAL MEANS OF BOUNDARY LOCATIONS ON BASIS OF RECORD PLEA MAP. (3) THIS INSPECTION REPORTS ONLY ALL FEDERAL STATUTES CURRENTLY IN FORCE BY STAFF OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO REVIEW A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 83 WEST STREET INSPECTION DATE: 12/7/04
PORTLAND, MAINE SCALE: 1" = 20'



VAUGHAN STREET

WEST STREET

INSP. BY HSL

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPOINTMENTS, IF ANY.

*OK by
C. M. & Family*

R-4
 land area prod. u. - 3000ϕ
 front 25' - N/A
 rear 25' - 6'3" given
 side 1 story 10' ?
 2 story 14'

Side yard or side street 20' / or average. - 13.5' - need to know setback next door.
 proposed

lot coverage - 5320 * 30% = 1596ϕ

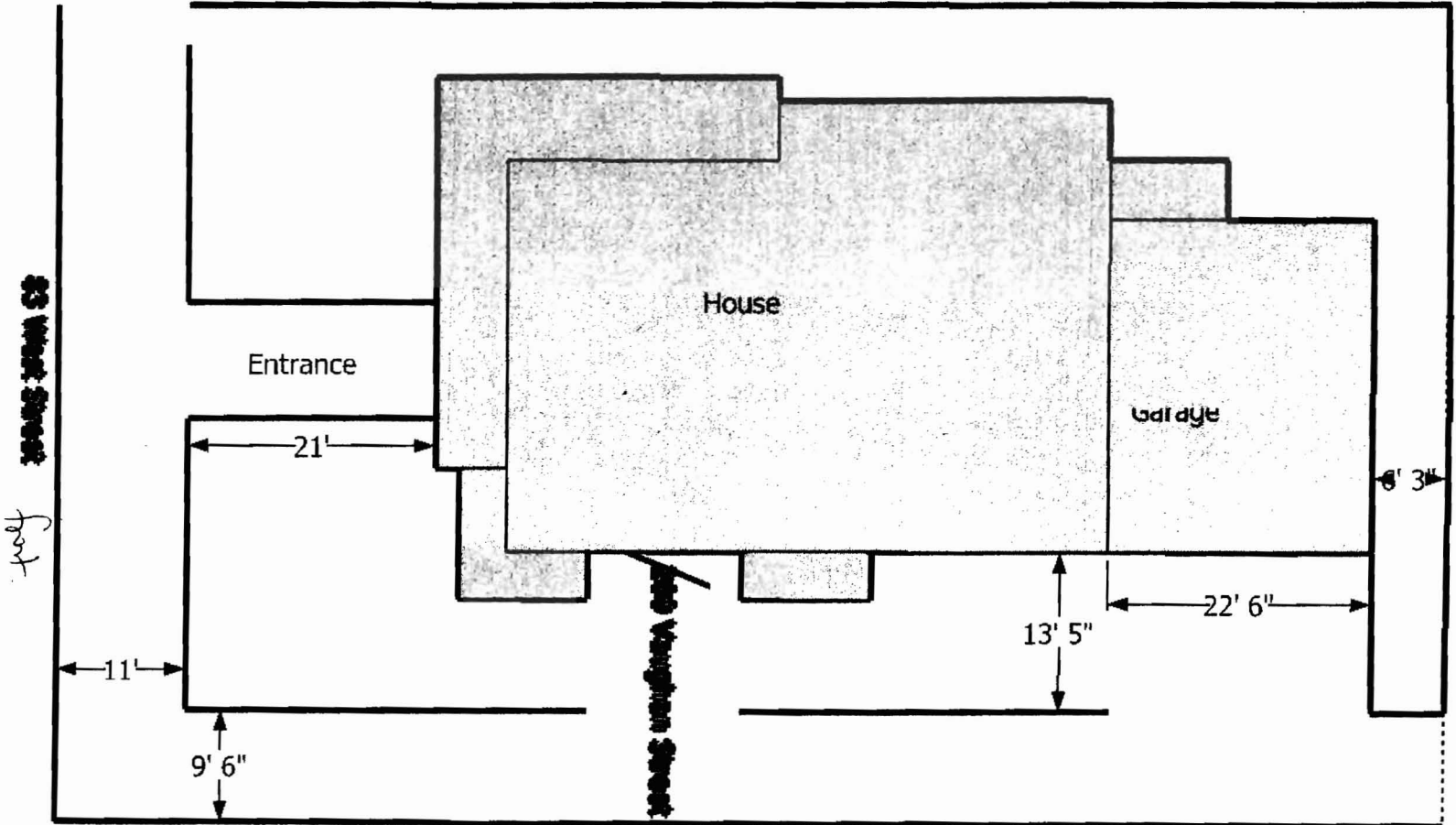
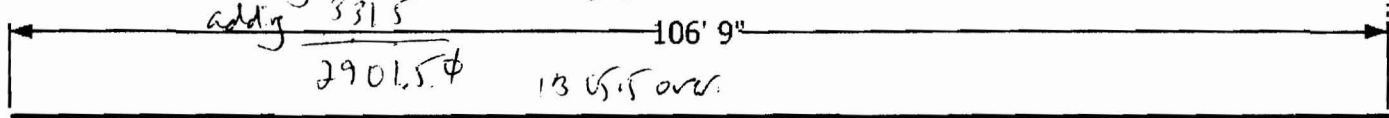
existing 2570ϕ
 adding 3315

Side

106' 9"

2906.5ϕ

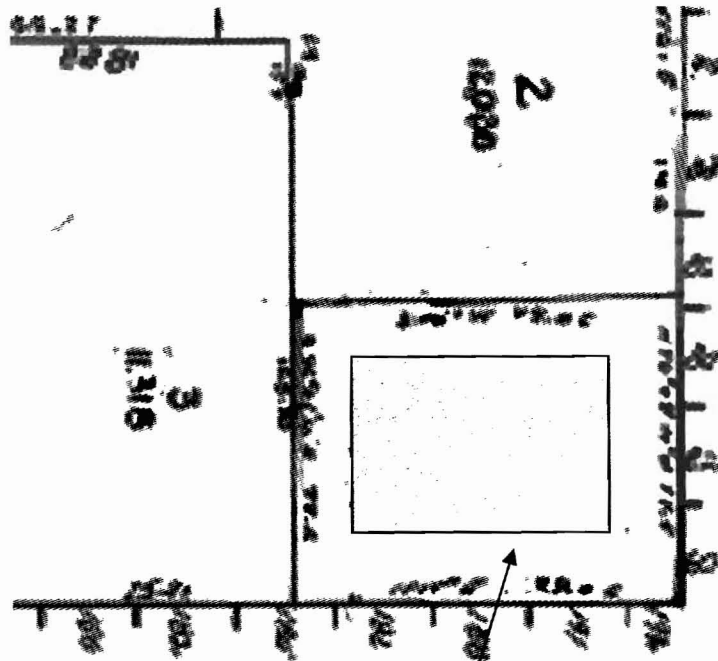
13.5' over.



Side yard/side street.

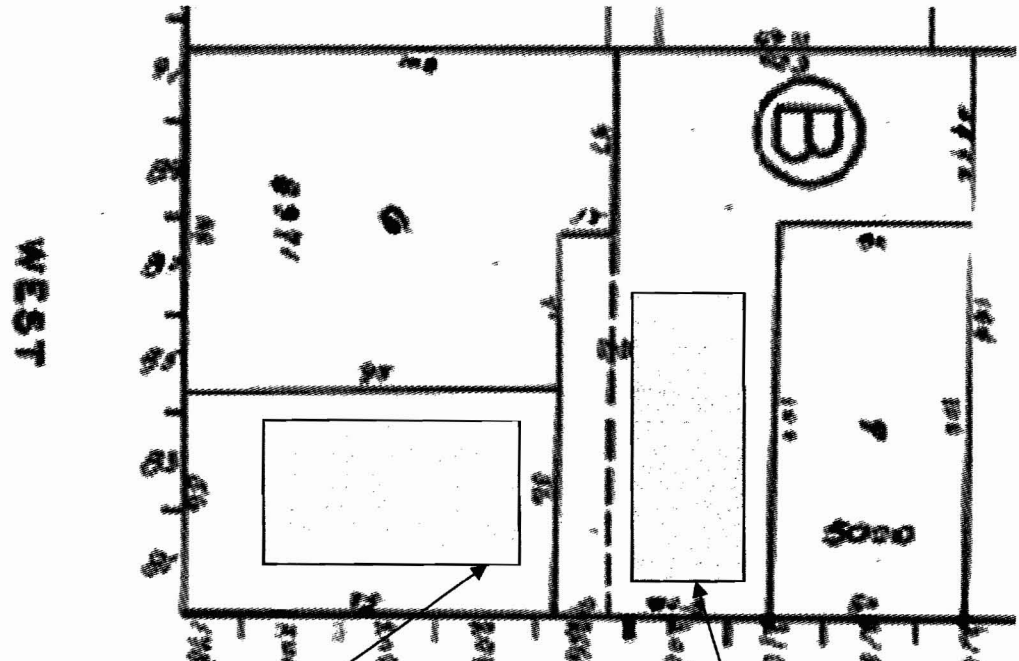
106'

Diagram for calculating if our side setback requires a variance- Section 14-105(d)(4)



VAUGHAN

84 West Street's **SIDE** set back is approx 17 feet



STREET

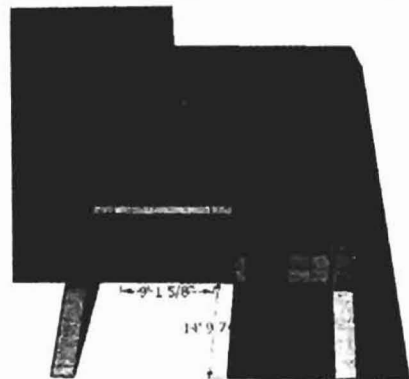
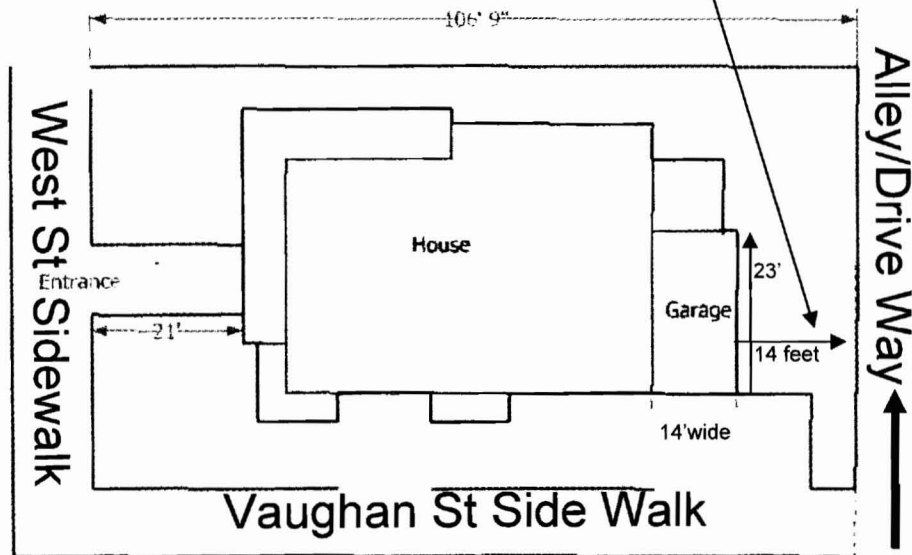
208 Vaughan's **FRONT** set back is approx 10 feet (And only 2 feet if you include the front steps

Our garage side set back is currently (and would continue to be) >14.5 feet

1. Section 14-105(d)(4) of the ordinance states that the side yard on a side street does not have to exceed the average depth of the **front** setback of the property directly abutting the property (which in our case would be 208 Vaughan
2. Our side set back of 14.5 feet is allowed based on 208 Vaughan's front setback of only 10'
3. If you average 84 West's side set back (17') and 208 Vaughan's front setback (10') you get 13.5' so we still meet the side set back requirements based on this average

Existing Garage:

1. Added in 1918- too small for many current cars- looks out of proportion with house.
2. Surrounded by unsightly concrete retaining wall
3. Approx 14 foot side setback to alley

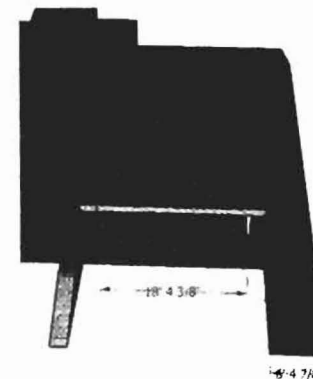
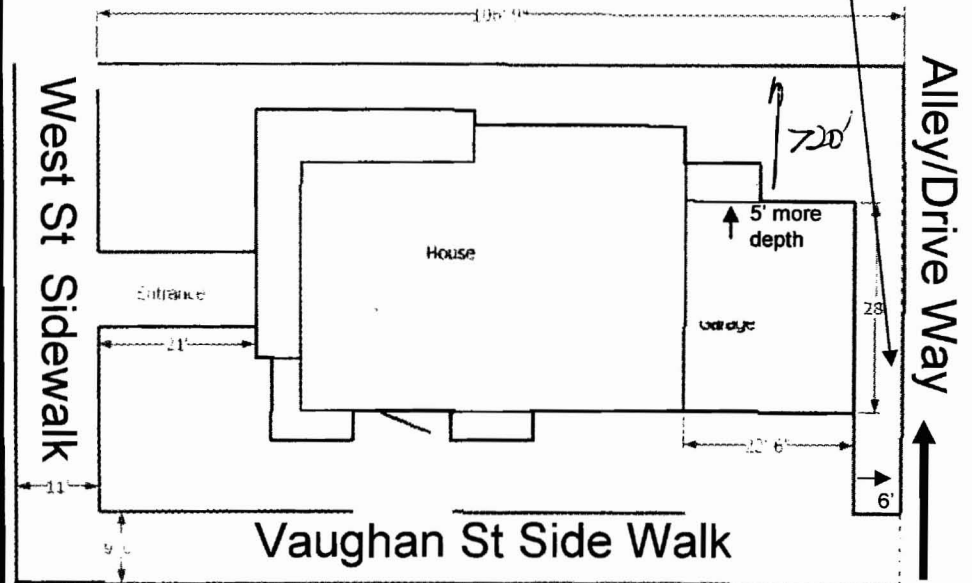


Current garage



Proposed Expanded Garage:

1. Propose adding approximately 8 feet to garage width
2. Propose adding 5 feet to rear of garage
3. Side setback to alley would be 6 feet (requires variance)
4. As part of project we would remove unsightly concrete wall
5. Adds ~300 sqr ft to our lot coverage calculation. Total lot coverage would become 2870 sqft of 5320 sqft total lot size (54%) – requires variance



Proposed garage



Reasons in support of permit to expand garage:

1. Current garage structure in need of major repairs (pillar and wall are falling over)
2. Larger garage would allow us to load and unload small children in garage (safety)
3. Current garage added in 1950 is too small to fit many current vehicles
4. Replacing ugly retaining wall as part of the project is being encouraged by historic department
5. With Maine Med on the same block street parking is a serious issue
6. A curb cut for two cars already exists
7. Our current off street parking is only 5 feet (cars stick out into sidewalk)
8. Expansion would maintain current look and be historically responsible
9. Deb at Historic Dept. thought the current garage proportions do not fit with house proportions (a two wide garage would match the house better)

Current garage



Proposed garage

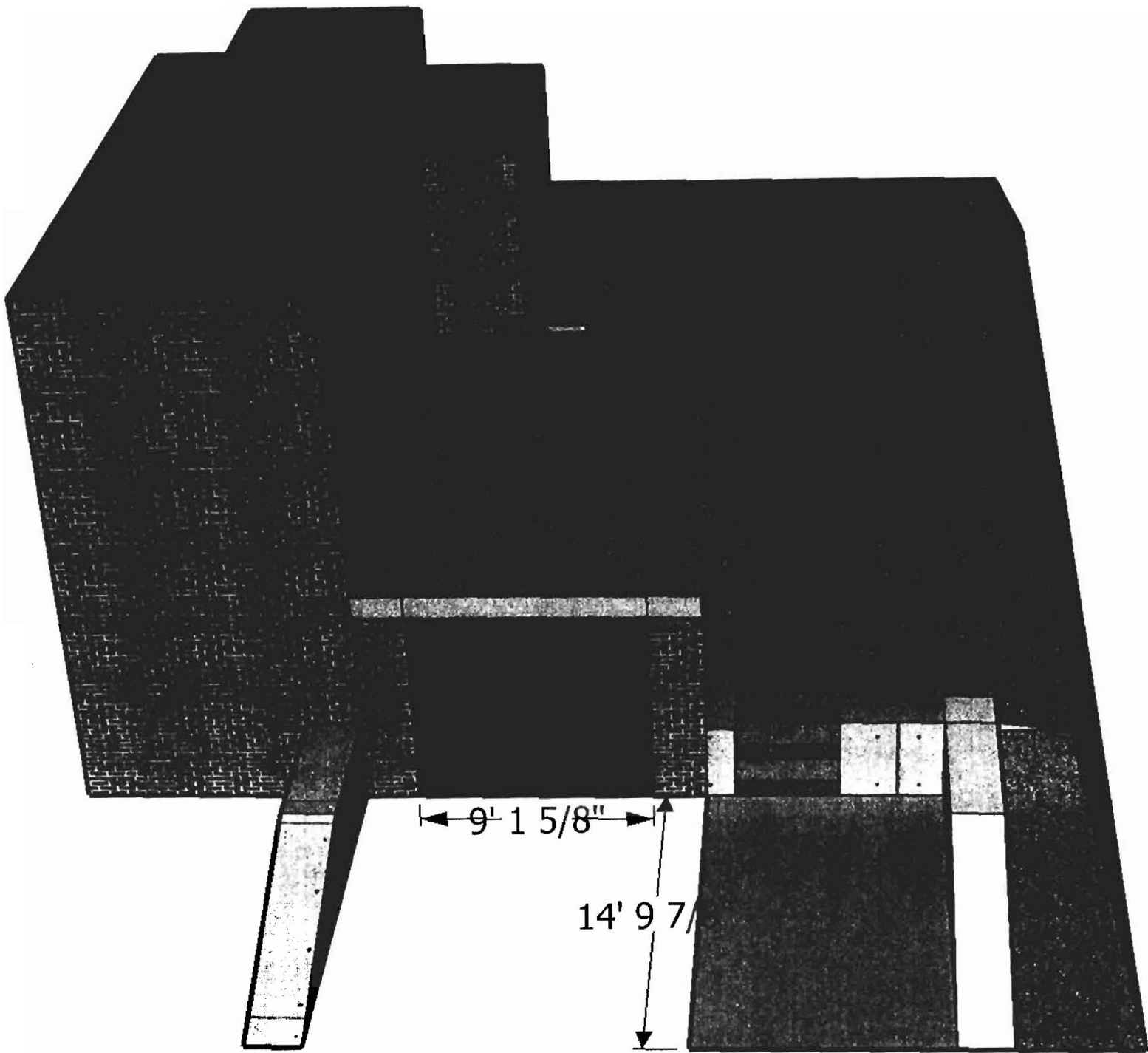


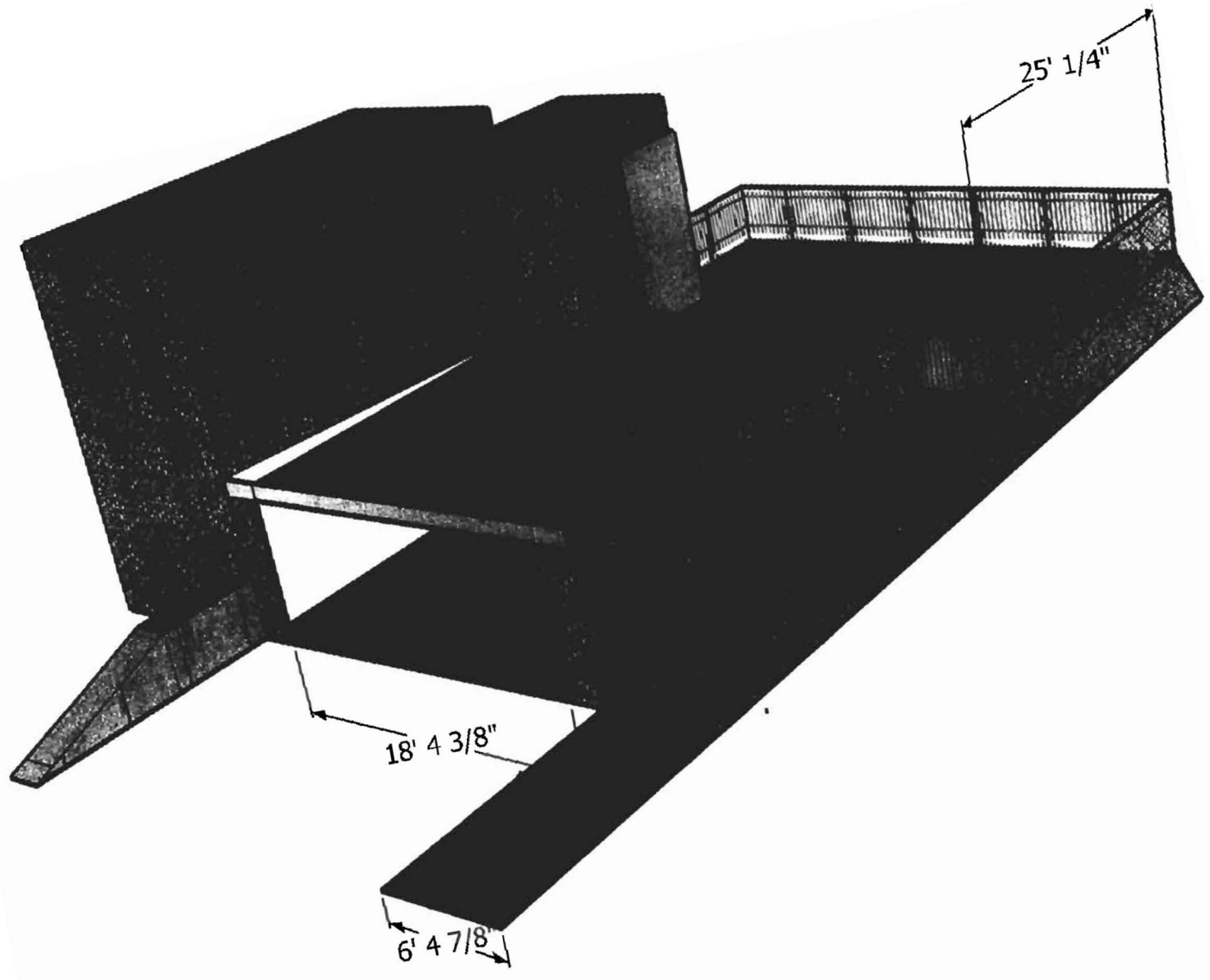
Address- 83 West Street (R4 Zone)

Seeking permit for expansion of Vaughn Street garage which was added in 1918.

Design goal would be to extend look and design of current garage. We have already met with Deb Andrews from historic who thought our expansion could actually improve look and proportions of our home and the neighborhood. We'll plan to work through the historic board at all steps in the process.

The expanded garage would be approx twice as wide and ~5 feet deeper. The deck above would be kept the same.

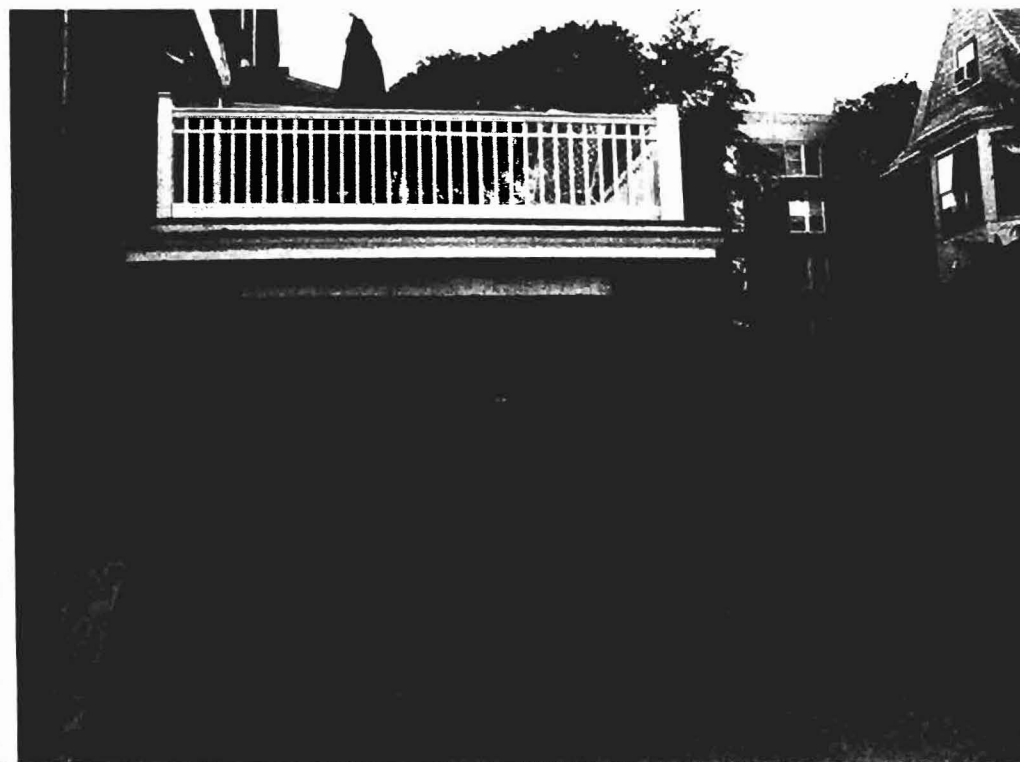






The expanded garage would come back into the space where the bulkhead is located. The deck above the garage would be kept as is. It would also be part of our plan to have a staircase off the garage deck down to our patio.





Current retaining wall and garage pillar are falling over and need replacement. We'll replace the retaining wall with a granite stone wall to be approved by historic dept. Deb thought this would be a great improvement.



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 063 B007001
Location 83 WEST ST
Land Use TWO FAMILY

Owner Address KNOLL SCOTT W & MELISSA KNOLL JTS
 83 WEST ST
 PORTLAND ME 04102

Book/Page 22184/034
Legal 63-B-7
 WEST ST 81-83
 VAUGHAN ST 198-204
 5320 SF

Current Assessed Valuation

Land	Building	Total
\$232,800	\$444,900	\$677,700

Property Information

Year Built 1890	Style Old Style	Story Height 2	Sq. Ft. 4944	Total Acres 0.122		
Bedrooms 4	Full Baths 3	Half Baths 2	Total Rooms 12	Attic Full Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 12/30/2004	Type LAND + BLDING	Price \$699,000	Book/Page 22184-34
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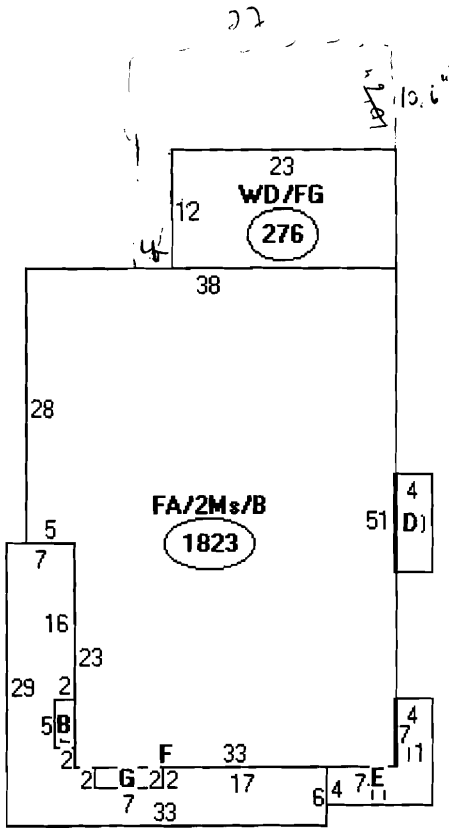
Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!



Descriptor/Area

- A: FA/2Ms/B
1823 sqft
- B: FBAY/OP
10 sqft
- C: WD/FG
276 sqft
- D: 2FBAY/B
40 sqft
- E: 2FBAY/B
72 sqft
- F: FBAY/OP
335 sqft
- G: OFP
14 sqft

$10.5 \times 27 = 283.5$

$4 \times 12 = 48$

331.5

1305.5

2770