

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ION

Permit Number: 091234
PERMIT ISSUED

This is to certify that Schair Gillian B & /Kip Shields

has permission to Add new 309 square foot mud room and new 8' x 9' deck

DEC - 9 2009

AT 105 Noyes St

CP 082 B008001

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. 2 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. _____

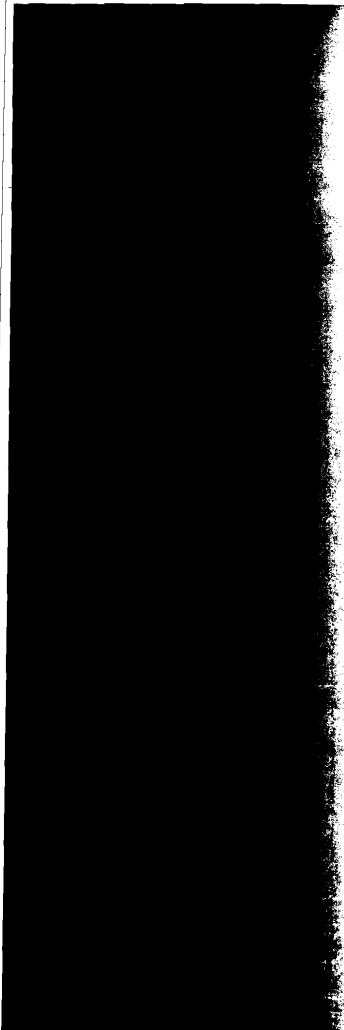
Health Dept. _____

Appeal Board _____

Other _____
Department Name

Thomas M. Mankley 12/10/09
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: 09-1234	Issue Date:	CBL: 082 B008001
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Location of Construction: 105 Noyes St	Owner Name: Schair Gillian B &	Owner Address: 105 Noyes St	Phone: 207-774-8448
Business Name:	Contractor Name: Kip Shields	Contractor Address: 43 Woodland Drive Yarmouth	Phone: 2073297081
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R5

Past Use: Single Family	Proposed Use: Single Family / Add new 309 114 square foot mud room and new 8' x 9' deck.	Permit Fee: \$290.00	Cost of Work: \$27,000.00	CEO District: 3
Proposed Project Description: Add new 309 square foot mud room and new 8' x 9' deck.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	
		Signature:	Signature: Jmt/10/09	
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: gg	Date Applied For: 11/03/2009	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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zones <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 12/15/09 <i>ABM</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:	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: <i>ABM</i>	<i>Using section 14-428 b reduce rear setback to 10' side setback</i>
	PERMIT ISSUED DEC - 9 2009 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

Applicant: Gillian Schair

Date: 7/16/09

Address: 105 Noyer St

C-B-L: 82-B-008
permit # 09-1237

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built

Zone Location - R-5

Interior or corner lot

Proposed Use/Work - add mudroom - 309th; deck 8'x9'

Sewage Disposal -

Lot Street Frontage -

Front Yard - 20' or average - N/A

Rear Yard - 20' min. - side yard across street section 14-428 corner lot - side yard 12' - 16'5" (OK)

Side Yard - ^{side street 20'} 1 1/2 story - 8' min. 41.5" given (OK) on right
2 stories - 12' min. left N/A

Projections -

Width of Lot -

Height -

Lot Area - 6,000 sq ft min - 13,724.4 given (OK)
13,750 assessed

Lot Coverage Impervious Surface - 40% = 5489.76

Area per Family - 3,000 sq ft (OK)

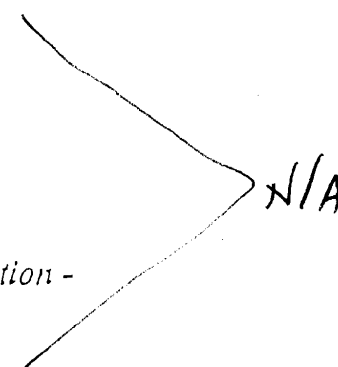
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -



9 x 24
~~1/2 (11 x 24) = 216~~
32 x 55 = 1760
6 x 4 = 24
5 x 10 = 50
8 x 31 = 248
7 x 35 = 245
7 x 24 = 576
2682.5
2893.5 (OK)

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

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

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

William B. Stein
Signature of Applicant/Designee

12/10/09
Date

Thomas M. Mackley
Signature of Inspections Official

12/10/09
Date

PERMIT ISSUED

DEC - 9 2009

City of Portland



09 12 34
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>105 Noyes St., Portland, Me. 04103</u>		
Total Square Footage of Proposed Structure/Area <u>309 sq. feet</u>	Square Footage of Lot <u>.316 acres</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>82 B 8</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Gillian Schair + Seth Rigoletti</u> Address <u>105 Noyes St.</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: <u>774-8448</u>
Lessee/DBA (If Applicable) RECEIVED NOV - 3 2009 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>27,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>290</u>
	Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Mudroom</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Addition of mudroom to existing house. Mudroom = 309 sq. feet - 194¢ also adding a deck. Deck = 8' x 9'</u>	
Contractor's name: <u>Kip Shields</u> Address: <u>43 Woodland Dr. Yarmouth, Me. 04096</u> City, State & Zip: <u>Yarmouth, ME</u> Telephone: <u>329-7081</u> Who should we contact when the permit is ready: <u>Gillian Schair</u> XX Telephone: <u>774-8448</u> Mailing address: <u>105 Noyes St. Portland, Me. 04103</u> COOP		

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: Gillian Schair Date: 11/2/09

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1234	Date Applied For: 11/03/2009	CBL: 082 B008001
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Business Name:	Contractor Name: Kip Shields	Contractor Address: 43 Woodland Drive Yarmouth	Phone: (207) 329-7081
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Add new 195 square foot mud room and new 8' x 9' deck.	Proposed Project Description: Add new 195 square foot mud room and new 8' x 9' deck.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/08/2009

Note: Using section 14-428 to reduce the rear setback to a side setback for a corner lot. **Ok to Issue:**

- 1) 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:** Tom Markley **Approval Date:** 12/10/2009

Note: **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

<p>Comments:</p> <p>11/9/2009-amachado: Spoke to Gillian. Has to use corner lot section. Assessor's footprint doesn't match footprint on siteplan. Which one is correct?</p> <p>11/19/2009-amachado: Wrote letter explaining what I need.</p> <p>12/1/2009-amachado: Seth brought in a revised site plan today that matches what is on the property. The proposed addition meets the zoning requirements. Seth wanted to know if the mudroom could be extended to the garage. It appears to be able to meet zoning as long as it maintains the 12' rear setback. I asked Seth to call me and let me know if he wanted to submit revised plans.</p> <p>12/3/2009-amachado: Spoke to Seth. He is waiting to hear from the architect and builder. He would like to extend the roof of the mudroom to the garage if feasible. Permit is on hold until he decides whether he wants to alter the plan or not.</p> <p>12/8/2009-amachado: Seth left a vcm. Said to go ahead and mover permit forward. Will do an amendment to attach roof to garage.</p>
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Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

November 19, 2009

Gillian Schair &
Seth Rigoletti
105 Noyes Street
Portland, ME 04103

Re: 105 Noyes Street – 082 B008 – R-5 – mudroom & deck addition – permit #09-1234

Dear Gillian & Seth,

This letter is a follow up to the conversation that I had with Gillian on November 9, 2009. In reviewing your building permit application to build a mudroom and deck on the rear of your house, I found a discrepancy in the size of the footprint of your building. The sketch the assessor's have on their website of the footprint of the existing building does not match the footprint of the existing building shown on the site plan. If you scale the footprint on the site plan is not as deep as the total footprint that is depicted on the assessor's sketch. It is important that the footprint shown on the site plan is accurate and matches exactly what is there. For instance, the assessor's sketch shows a three foot overhang on the rear of the house on both sides that does not seem to be depicted on the site plan. It is important that we have an accurate sketch of the footprint of the building because we need to know exactly what the setbacks are to the property lines because you are using section 14-428 (Corner lots) to reduce your required rear setback.

I have enclosed a copy of the site plan and a copy of the assessor's sketch. If you can confirm that the footprint on the site plan is accurate (both the shape and the dimensions) then I will measure the setbacks from there. At this point, the permit is on hold until I receive more information on the actual dimensions of the existing footprint.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann Machado
Zoning Specialist
(207) 874-8709

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	52 feet	Front yard	30 feet
Rear yard	45 feet	Rear yard	30 feet
Side yard -rt	40 feet	Side yard -rt	15 feet 12
Side yard -lft	25 feet 18	Side yard -lft	15 feet 12
TOTALS 75.6 feet		78 feet 64	

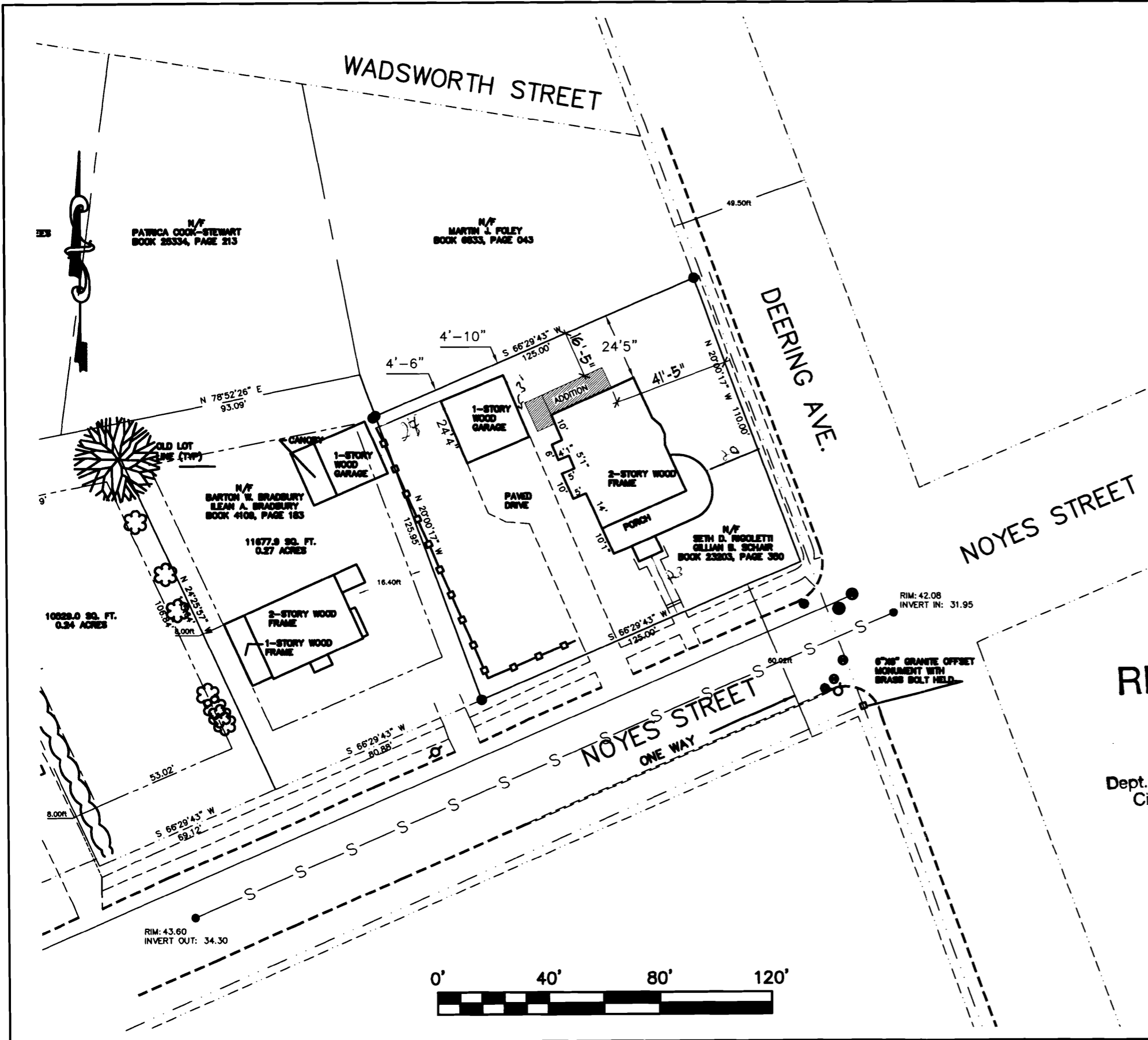
is greater than

04

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DEC 1 2009

Dept. of Building Inspections
City of Portland Maine



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: SETH D. RIGOLETTI AND GILLIAN B. SCHAIR AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23203, PAGE 350.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2009 .
3. AREA OF PARCELS: 13724.4 SQ. FT OR 0.32 ACRES.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a. PLAN OF FESSENDAN PARK RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8, PAGE 087 SUBJECT PARCEL SHOWN THEREON AS LOTS 95,96 AND 97.
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DRIVEWAY .
6. NO EASMENTS WERE DISCOVERED AS PART OF THIS SURVEY.
7. NOYES STREET IS ONE WAY TOWARDS DEERING AVE.

ZONING: R-5 RESIDENTIAL
 SETBACKS: FRONT - 20 FT
 REAR - 20 FT
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT
 ON SIDE STREET: 15 FT
 MINIMUM LOT SIZE: 6,000 SQ FT
 MINIMUM LOT FRONTAGE: 50 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 40%

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -13B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/86 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- Capped Rebar or Iron Pipe Found
- Capped Rebar Set PLS #2303
- ▲ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Utility Pole
- Utility Pole
- Utility Pole
- Utility Pole
- Sewer Manhole
- Storm Water Manhole
- Water Gate
- Gas Valve
- Catch Basin
- Fire Hydrant

RECEIVED

DEC 1 2009

Dept. of Building Inspections
 City of Portland Maine

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

DWG08-04-008

ROBERT T. GREENLAW P.L.S.

REVISED 08-24-09: ADJUSTED BUILDING AND NAME CHANGE.
EXISTING CONDITIONS PLAN
 105 NOYES STREET PORTLAND, MAINE
 FOR: **SETH D. RIGOLETTI & GILLIAN B. SCHAIR**

DRAWN BY: RTG
 CHECKED BY: MMB
 SCALE: 1"=40'
 DATE OF SURVEY: 08-30-2009
 JOB NUMBER: 2009011
 SHEET: 1 of 1.

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC
 P.O. BOX 7265
 OCEAN PARK, MAINE 04063
 207-749-9471 OCEANPARKLLC@GMAIL.COM
 DRAWER:2009 NO:011