

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING DEPARTMENT**

**PERMIT**

Permit Number **PD0784**

**PERMIT ISSUED**

**SEP 11 2007**

**CITY OF PORTLAND**

This is to certify that ALVES CHRISTOPHER J & CHELSEA WILKINS/McT

has permission to 6' x 18' Kitchen addition, rebuild front porch, interior renovation

AT 101 CENTRAL AVE

087 P010001

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 when permission is procured before this building or part thereof is altered 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

*Thomas M. Mackley* 9/10/07  
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

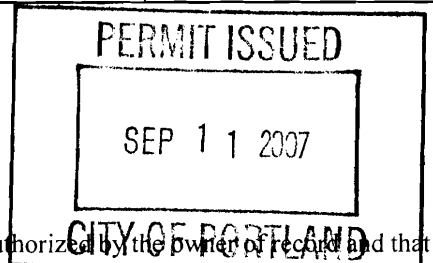
Permit No: 07-0784	Issue Date:	CBL: 087 P010001
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Location of Construction: 101 CENTRAL AVE, <i>Peaks Island</i>	Owner Name: ALVES CHRISTOPHER J & MIC	Owner Address: 101 CENTRAL AVE	Phone:
Business Name:	Contractor Name: McTigue, Construction	Contractor Address: 97 Brackett Ave, P.I. Portland	Phone: 2077662676
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <i>IR-2</i>

Past Use: Single Family Home	Proposed Use: Single Family Home - 6' x 18' Kitchen addition, <del>rebuild front porch</del> , interior renovations	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 2
Proposed Project Description: 6' x 18' Kitchen addition, <del>rebuild front porch</del> , interior renovations <i>not part of this permit.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i>  <i>IRC 2003</i>	
		Signature: _____ Date: <i>9/10/07</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: 06/28/2007	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <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"/> <i>OK w/ conditions</i> Date: <i>9/10/07</i> <i>ABM</i>	<b>Zoning Appeal</b> <input checked="" type="checkbox"/> Variance <i>practical difficulty - lot coverage</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>4-1</i> <input type="checkbox"/> Denied Date: <i>9/6/07</i>	<b>Historic Preservation</b> <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>
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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



# 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>101 Central Avenue Peaks Island</u>		
Total Square Footage of Proposed Structure <u>100 SF</u>	Square Footage of Lot <u>8150 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>P</u> Lot# <u>10</u> <u>11</u>	Owner: <u>Chris Alves</u>	Telephone: <u>766-2158</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Chris Alves</u> <u>101 Central Avenue</u> <u>Peaks Island</u>	Cost Of Work: \$ <u>25000<sup>00</sup></u> Fee: \$ <u>270<sup>00</sup></u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>New Kitchen Addition 6'x18'</u> <u>New Windows - Rebuild Front Porch</u> <u>New Siding - Insulation Drywall - Install 2 Support Beams</u> <u>1st Floor Renovations only</u>		
Contractor's name, address & telephone: <u>Bobby McTigue 730-1083</u>		
Who should we contact when the permit is ready: <u>Chris Alves</u> Mailing address: _____ Phone: <u>766-2158</u> <u>(cell 332-1131)</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>Chris Alves</u>	Date: <u>6-19-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



**CITY OF PORTLAND**

**CERTIFICATE OF VARIANCE APPROVAL**

I, David Dore, 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 6th day of September, 2007, 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:**
2. **Property:** Michele and Christopher Alves, Portland, ME CBL: 087-P-010 & 011  
Cumberland County Registry of Deeds, Book 11608 Page 254  
Last recorded deed in chain of Title: August 1, 1994
3. **Variance and Conditions of Variance:**  
To grant relief from section 14-145.11(d) the City Zoning Ordinance to allow approximately 30.5 square feet over the maximum lot coverage requirement of twenty (20) percent for a 6' by 18' expansion.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 6th day of September, 2007.




Chair of  
City of Portland Zoning Board, David Dore

(Printed or Typed Name)

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named David Dore 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 9/6/2007, 2007.

  
(Printed or Typed Name)  
Notary Public  
Margaret Schmuckal  
My term expires 5/28/2012

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.

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, September 6, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk  
From: Marge Schmuckal, Zoning Administrator  
Date: September 7, 2007  
RE: Action taken by the Zoning Board of Appeals on September 6, 2007

The meeting was called to order at 6:30pm.

**Roll call as follows:**

**Members Present:** David Dore, Philip Saucier, Peter Thorton, Kate Knox and Jill Hunter.

**Members Absent:** Peter Coyne and Gordon Smith.

**1. Old Business:**

**A. Practical Difficulty Variance Appeal:**

101 Central Avenue, Peaks Island, Christopher and Michele Alves, owners, Tax Map # 087 Block P Lot #010 and 011, in the IR2 Island Residential Zone. The appellant is seeking a Practical Difficulty Variance Appeal under section 14- 145.11(d) of the City of Portland Zoning Ordinance. Appellant is requesting a six foot (6') by eighteen foot (18') expansion. The appellant is already over the maximum lot coverage by 30.5 square feet. Representing the Appeal are the owners. Continued from the meeting of August 16, 2007. **Board voted 4-1 and granted the Practical Difficulty Variance Appeal.**

**B. Interpretation Appeal:**

69 George Street, Janet Kantz, owner, Tax Map #157 Block A Lot 004 in the R3 Residential Zone. The Appellants are seeking an Interpretation Appeal concerning the construction of a new house located at 69 George Street in regards to sections 14-47, the definitions of front and side setbacks; 14-86, the purpose statement of the R-3 zone; 14-87 (a) 5 - single family, single component manufactured housing placement on the lot; and 14-90 (f) the minimum lot width requirement of 65 feet. Representing the appeal is the applicant / abutter, Dale and Pricilla Doucette located at 79 George Street. Continued from the meeting of August 16, 2007, to discuss retaining wall setbacks. **Board voted 5-0 to continue the Interpretation Appeal to the next meeting of September 20, 2007, due to a lack of quorum.**

**2. New Business:**

**A. Conditional Use Appeal:**

31 Barclay Avenue, Stacy Ayres, owner Tax Map #339 Block D Lots #007, 013, 014, 015, and 016 in the R3 Residential Zone. The Appellant is seeking a Conditional Use Appeal under section 14-88. (a) 2 of the City of Portland Zoning Ordinance. Appellant is requesting a change of use from a single family home to a single family home with a secondary dwelling unit; the unit will be on the second floor of the proposed 23' x 28' garage addition. Representing the Appeal is the owner. **Board voted 5-0 and granted the Conditional Use Appeal.**

**3. Other Business: None**

**4. Adjournment: 7:15pm**

**Enclosure:**

Agenda of September 6, 2007

Copy of Board's Decision

CC: Joseph Gray, City Manager

Alex Jaegerman, Planning Department

Lee Urban, Planning & Development Director

T.J Martzial, Housing & Neighborhood Services



*Strengthening a Remarkable City. Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

July 24, 2007

Christopher Alves  
101 Central Avenue  
Peaks Island, ME 04108

RE: 101 Central Avenue, Peaks Island – 087 P010 – IR-2 - kitchen addition & rebuild  
front entry – permit # 07-0784

Dear Mr. Alves,

I am in receipt of your application to put an addition on the kitchen and rebuild the front entry at your property at 101 Central Avenue, Peaks Island. 101 Central Avenue is located in the IR-2 residential zone. The land use ordinance under section 14-145.11(d) states that the maximum allowable lot coverage is twenty percent of the lot area. Your lot is 8150 square feet. Twenty percent of that is 1630 square feet. The footprint of your existing house is 1085.5 square feet. The footprint of your garage is 575 square feet. The total square footage of the footprints of the structures on your property adds up to 1660.5 square feet, which is 30.5 square feet over the allowable lot coverage. Since you are already over your maximum allowable lot coverage, I must deny your application to add on to your kitchen and rebuild your front porch.

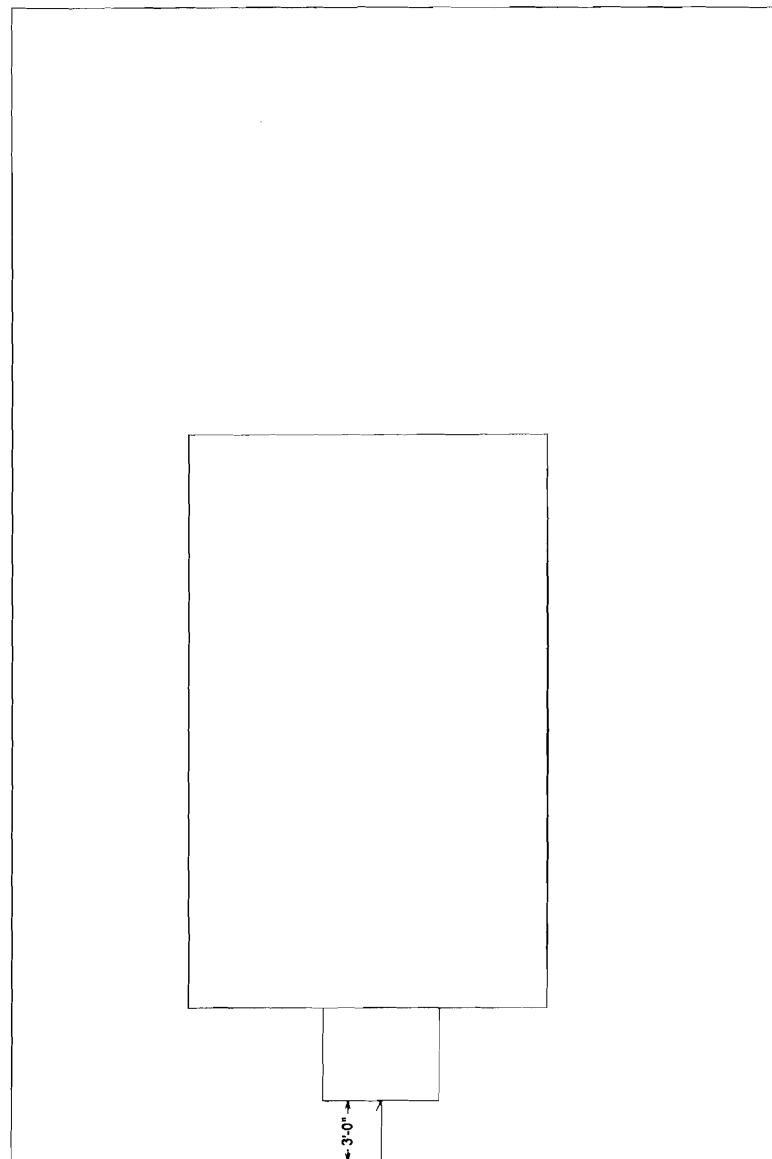
You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

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

Yours Truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

Neighbor's house East Side

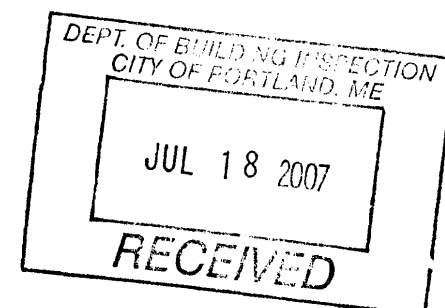


Central Avenue

Existing  
Stairs

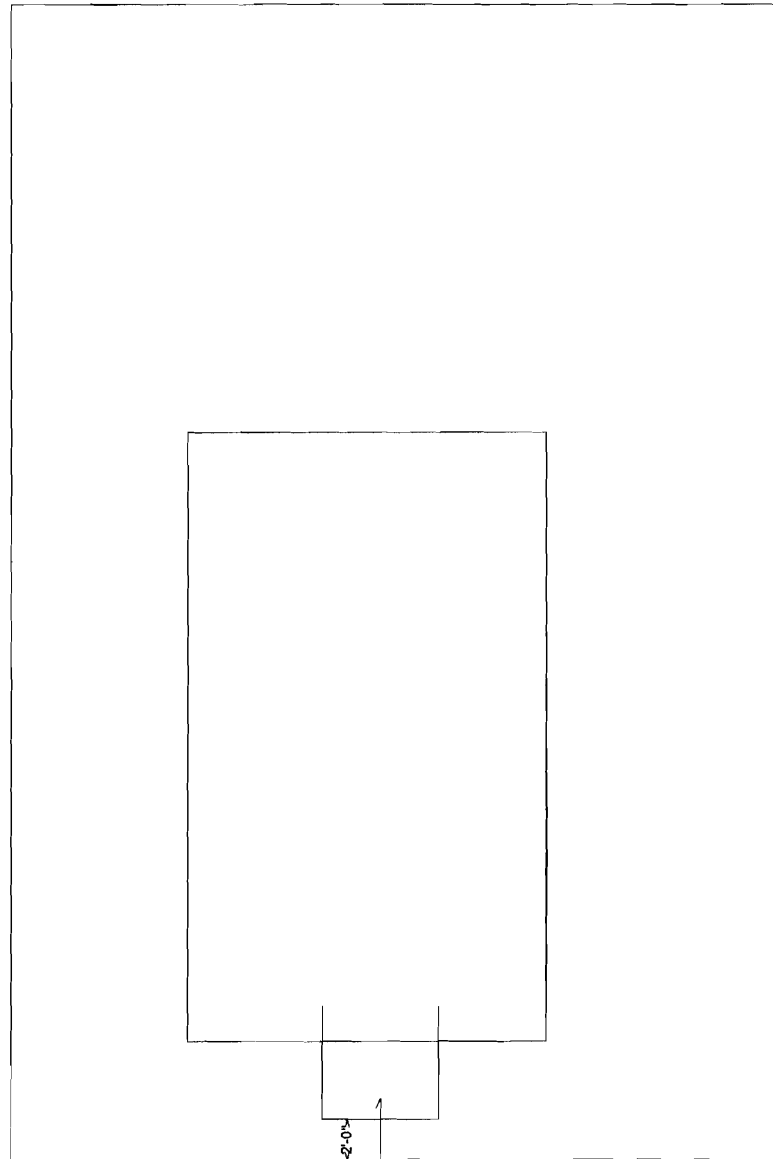
to left.

111 Central Ave  
87-P-1218





Neighbor's house West Side



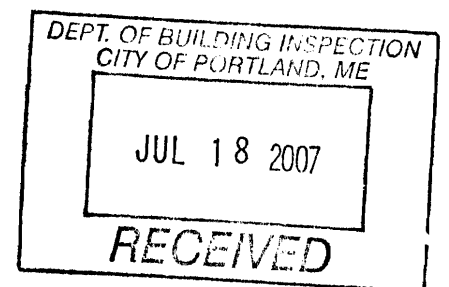
Central Avenue

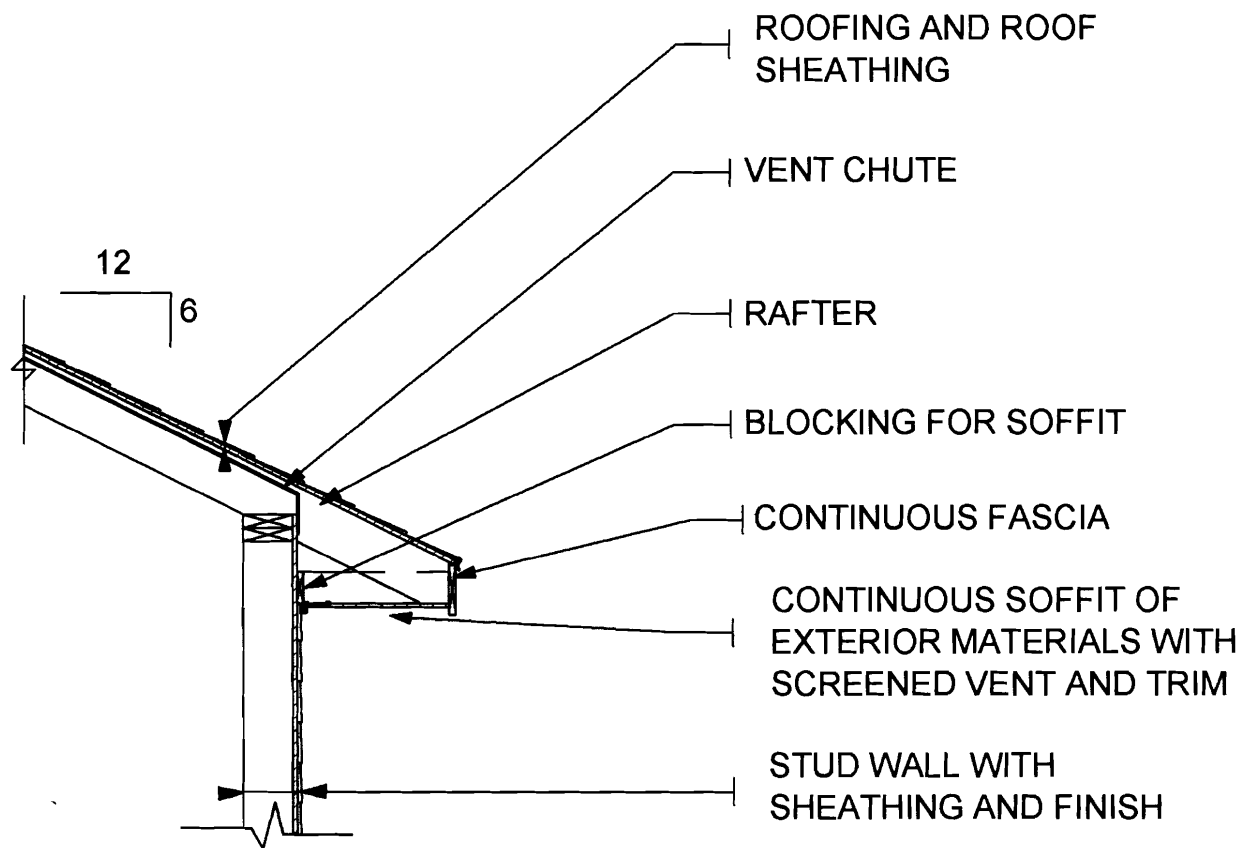
Existing  
Stairs

for rent.

87-P-008

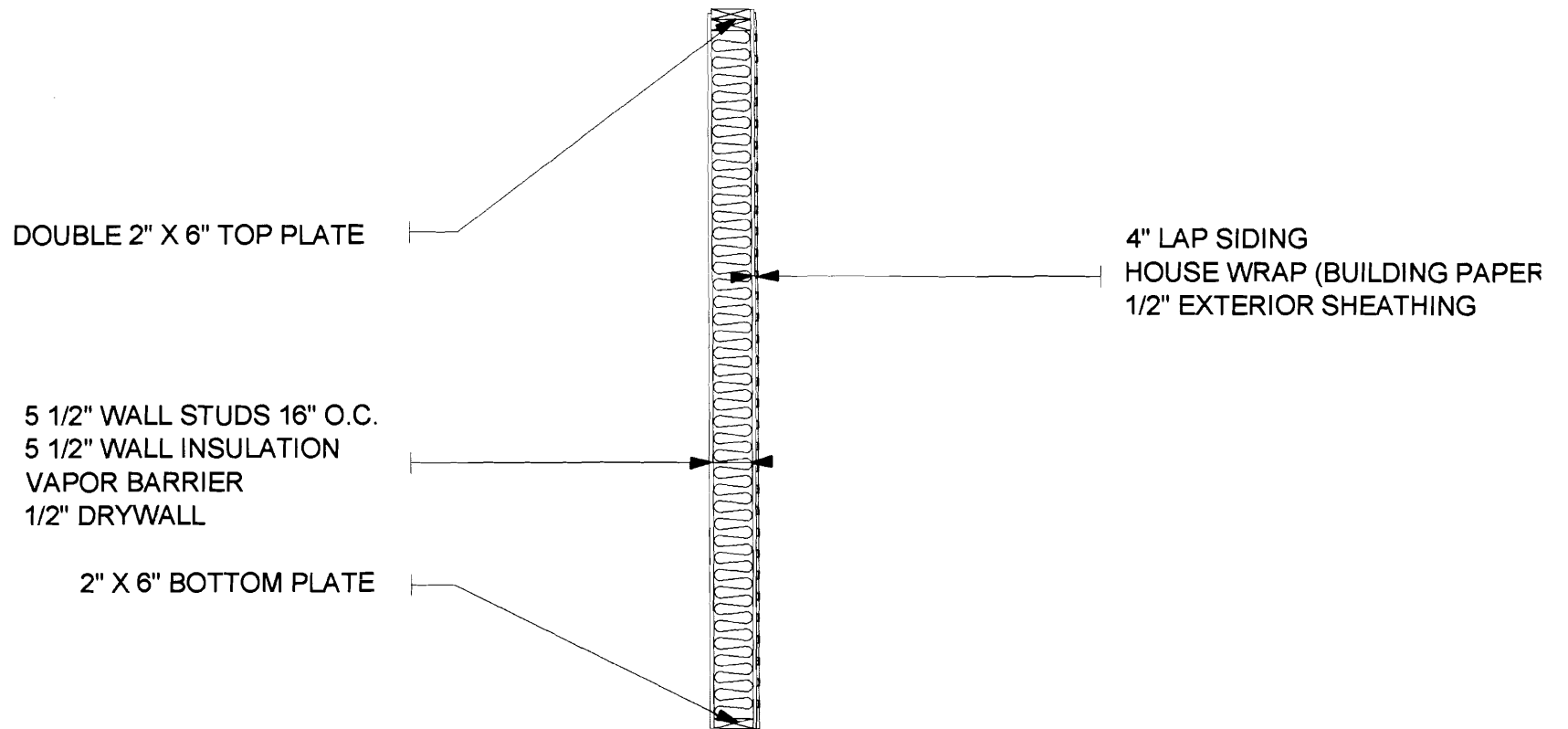
85 Central Ave.





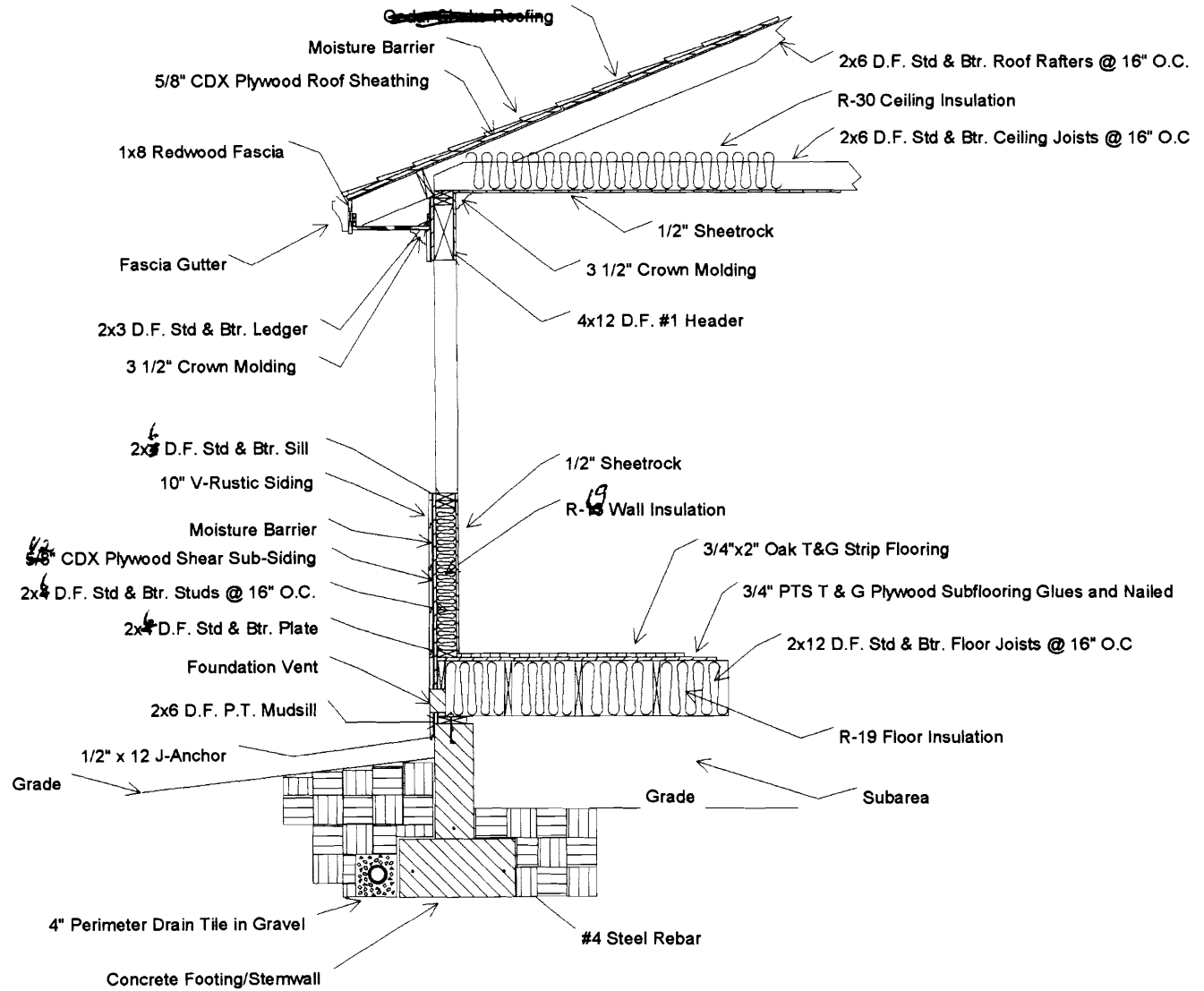
Soffited Eave

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## WOOD WALL SYSTEM - 2" X 6" X 8' STUDS W/ 4" LAP SIDING

WEX LP4 06 08 .5





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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	087 P010001
<b>Location</b>	101 CENTRAL AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	ALVES CHRISTOPHER J & MICHELE D DAHL JTS 101 CENTRAL AVE PEAKS ISLAND ME 04108
<b>Book/Page</b>	11608/254
<b>Legal</b>	87-P-10-11 CENTRAL AVE PEAKS ISLAND 8150 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$163,100	\$92,400	\$255,500

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1920	Old Style	2	2080	0.187	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
3	1		8	None	Full

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
GARAGE-UNF ATTIC	1	1975	16X24	C	A
SHED-FRAME	1	1976	<del>9X8</del>	C	A

### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
08/01/1994	LAND + BLDING	\$75,000	11608-254

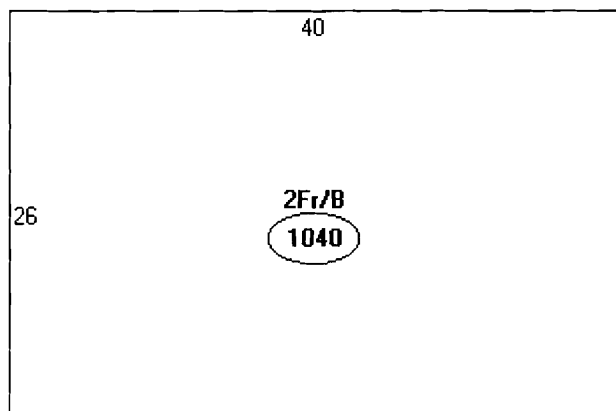
### Picture and Sketch

[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: 2Fr/B  
1040 sqft

IR-2

lots

min. front 25' or average

min rear 25'

side yard min 20'

max lot coverage 20% = 1680

44

150

1508

122  $\phi$

addition

60  
20  

---

80

~~48~~

existing porch

7x65

4575

4x6

48

84

48

20

384

1040

~~575~~ 384 ~~16x24~~ 25x23

~~16x~~ 9x18

191

+586

84

~~1699~~

1508

1040

575

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1615





**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0784	<b>Date Applied For:</b> 06/28/2007	<b>CBL:</b> 087 P010001
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<b>Location of Construction:</b> 101 CENTRAL AVE	<b>Owner Name:</b> ALVES CHRISTOPHER J & MIC	<b>Owner Address:</b> 101 CENTRAL AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> McTigue, Construction	<b>Contractor Address:</b> 97 Brackett Ave, P.I. Portland	<b>Phone</b> (207) 766-2676
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - 6' x 18' Kitchen addition, rebuild front porch, interior renovations	<b>Proposed Project Description:</b> 6' x 18' Kitchen addition, rebuild front porch, interior renovations
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/10/2007

**Note:** See letter dated 7/24/07.

**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.
- 3) This permit is to build the kitchen addition and do the interior renovations only. It does not include the rebuilding of the front steps at this point.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 09/10/2007

**Note:**

**Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. 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:**

7/6/2007-amachado: Left message for Chris Alves. Need more complete plot plan. Need to know all setbacks to the addition. Concerned about lot coverage. What other buildings exist on the lot? Plans to rebuild existing porch but there is no record of a porch being built and it doesn't meet the front setback.

7/24/2007-amachado: Permit denied. Existing buildings are over lot coverage. See letter dated 7/24/07.

9/10/2007-amachado: Appeal for kitchen addition granted. Rebuilding front steps is still on hold because the footprint of the proposed steps is bigger than the footprint of the existing steps. I talked to Chris Alves and told him we needed a new plan for the front steps whose footprint does not exceed the existing footprint of 44.7 sf.

# 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.

Call Footing/Building Location Inspection: Prior to pouring concrete  
N/A Re-Bar Schedule Inspection: Prior to pouring concrete  
Call Foundation Inspection: Prior to placing ANY backfill  
Call Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling  
Call Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

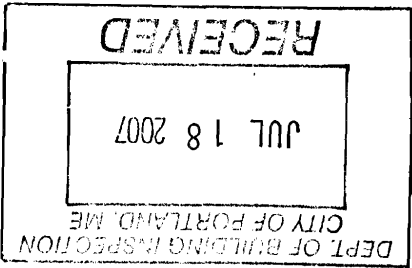
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

       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**

Carl M. King  
Signature of Applicant/Designee  
Hayle Stewart  
Signature of Inspections Official  
Date 9/11/07  
Date

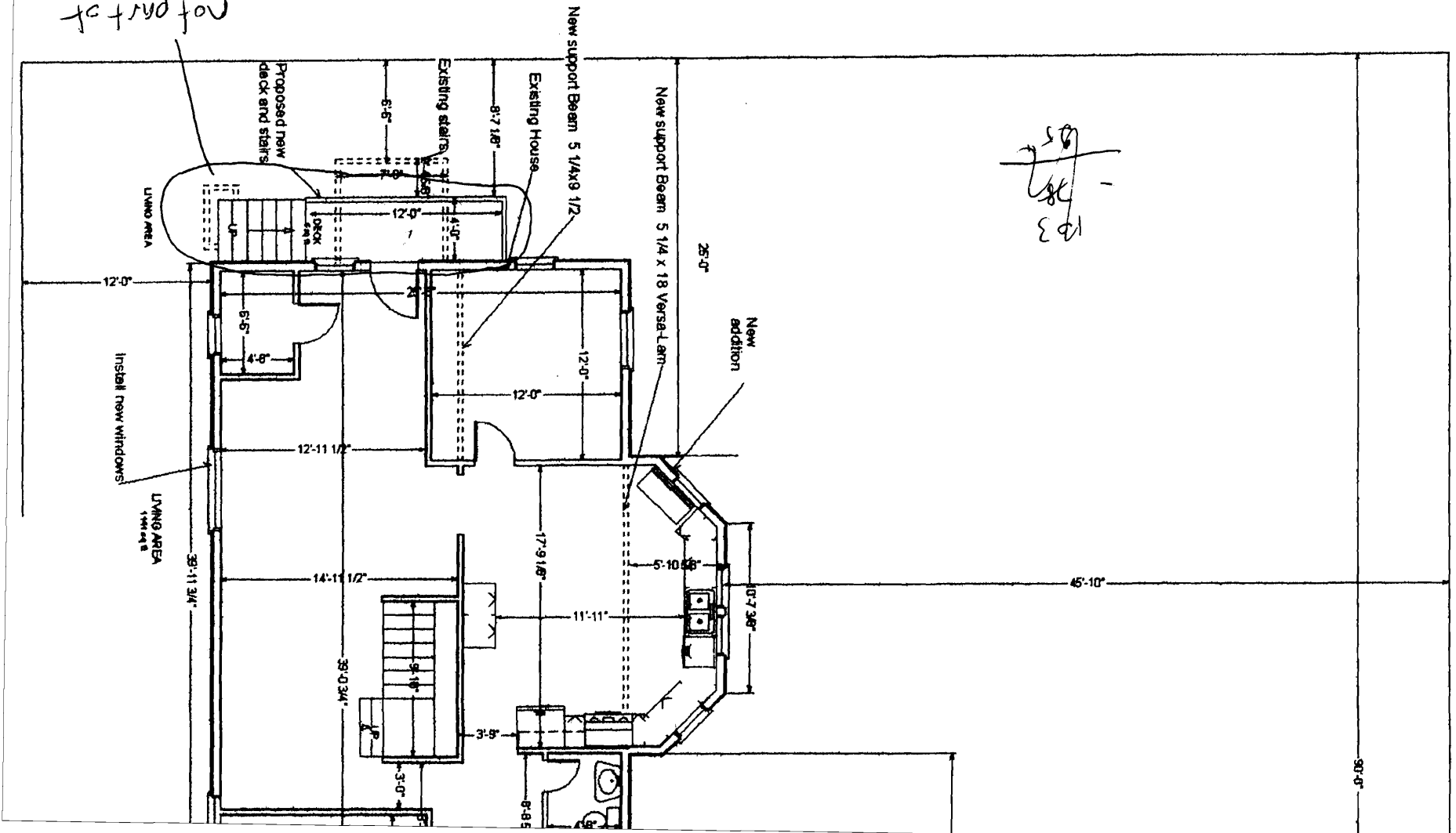
CBL: 087 P 010 Building Permit #: 07 0784



not part of  
this permit  
9/10/07  
ABR  
front setback average is 2.5' looking  
@ property on either side.

Central Ave.

existing 2' x 6 1/2"  
84" x 76.63" = 6436.92 sq ft  
= 44.7 sq ft



123  
-  
128  
-----  
155