

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

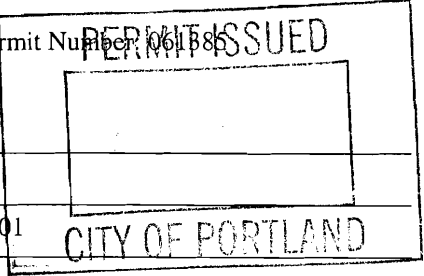
PERMIT

Permit Number: 061388

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that CHANDLER CHRISTIAN & JOLANTA GRODZKA JT does
has permission to 99 sf shed
AT 61 LAWN AVE City of Portland, OR 97205, 131 F010001



provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of this State 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 occupied 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. Markley 10/10/06
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: 06-1385	Issue Date:	PERMIT ISSUED	CBL: 131 F010001
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Location of Construction: 61 LAWN AVE	Owner Name: CHANDLER CHRISTIAN T & JO	Owner Address: 61 LAWN AVE	Phone:
Business Name:	Contractor Name: Daves Woodworking	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: R5

Past Use: Single Family	Proposed Use: Single Family 99 sf shed	Permit Fee: \$50.00	Cost of Work: \$2,368.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: 99 sf shed	Signature:	Signature: <i>Jm</i> 10/10/06
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: dmartin	Date Applied For: 09/20/2006	Zoning Approval
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<ol style="list-style-type: none"> 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"/> <i>ok w/condition</i> Date: <i>9/28/06</i> <i>ATM</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 <i>ATM</i> Date:
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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: 06-1385	Date Applied For: 09/20/2006	CBL: 131 F010001
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Location of Construction: 61 LAWN AVE	Owner Name: CHANDLER CHRISTIAN T & JO	Owner Address: 61 LAWN AVE	Phone:
Business Name:	Contractor Name: Daves Woodworking	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Single Family 99 sf shed	Proposed Project Description: 99 sf shed
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Dept: Zoning **Status:** Not Applicable **Reviewer:** Ann Machado **Approval Date:** 09/28/2006

Note: Section 14-438 allows the two foot setback.

Ok to Issue:

- 1) 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 **Reviewer:** Tom Markley **Approval Date:** 10/10/2006

Note:

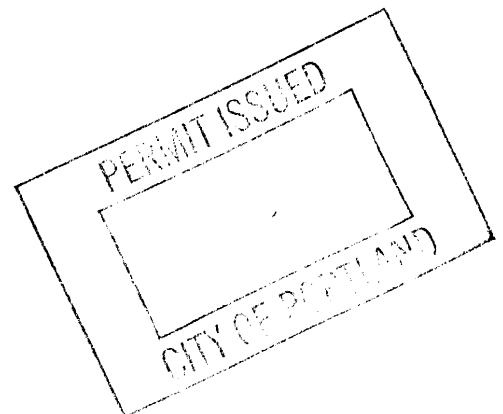
Ok to Issue:

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) This structure is exempt from meeting the City of Portland Building Code based on size.

Comments:

9/28/2006-amachado: Spoke to Chris Chandler. Using section 14-438, the affidavits are witnessed by Chris as an attorney. We are checking with Penny to see if he can notarize a document that relates to his property.

9/28/2006-amachado: Marge checked with Penny. Penny said that it is legal but not good practice to notarize a document that deals with property that you own.





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>61 Lawn Ave</u>		
Total Square Footage of Proposed Structure <u>99</u>	Square Footage of Lot <u>≈ 5250</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>131</u> <u>F</u> <u>10</u>	Owner: <u>Christian Chandler</u> <u>Jolanta Grodzka</u>	Telephone: <u>774-9000 (w)</u> <u>774-5737 (H)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>61 Lawn Ave</u> <u>Portland Me</u> <u>04103</u>	Cost Of Work: \$ <u>2368</u> Fee: \$ <u>50</u> C of O Fee: \$ _____
Current Specific use: <u>Residential</u>	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; display: inline-block;"> SEP 20 2006 RECEIVED </div> </div>	
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Project description: <u>Install pre made Shed.</u> <u>See attached</u>		
Contractor's name, address & telephone: <u>Davis Wood working, Inc</u>	Who should we contact when the permit is ready: <u>Chris Chandler</u>	
Mailing address: _____	Phone: <u>774-9000</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.

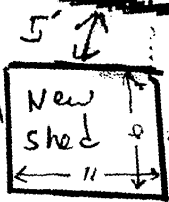
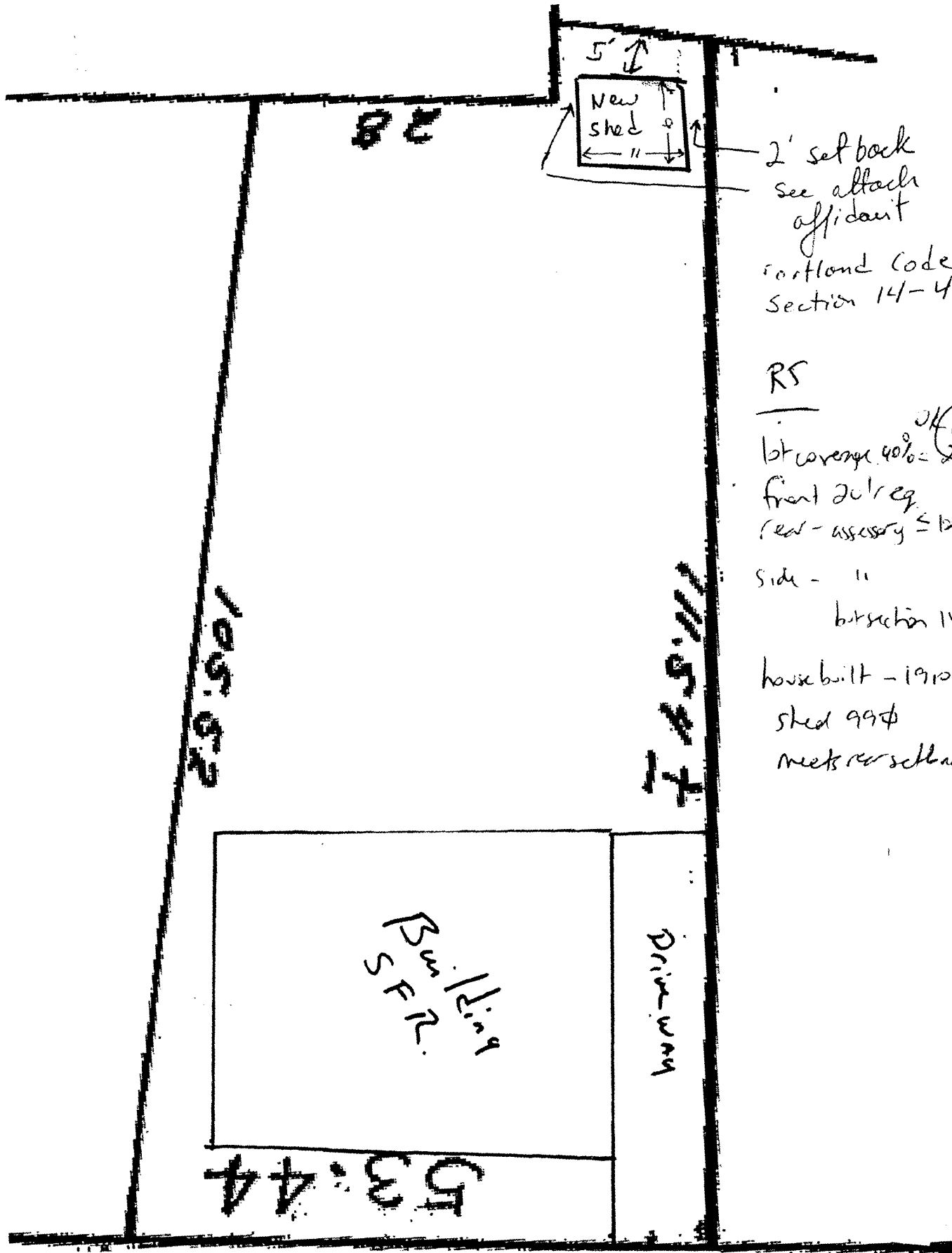
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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>[Signature]</u>	Date: <u>9/18/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

[Signature]



2' set back
 See attach
 affidavit
 Portland Code
 Section 14-438

RS
 lot coverage 40% = ^{2092 sq ft} ~~2092 sq ft~~
 front 20' req.
 rear - accessory ≤ 12' x 5'
 side - " " 5'
 but section 14-438.

house built - 1910
 shed 99 sq ft
 meets rear setbacks

105.52'

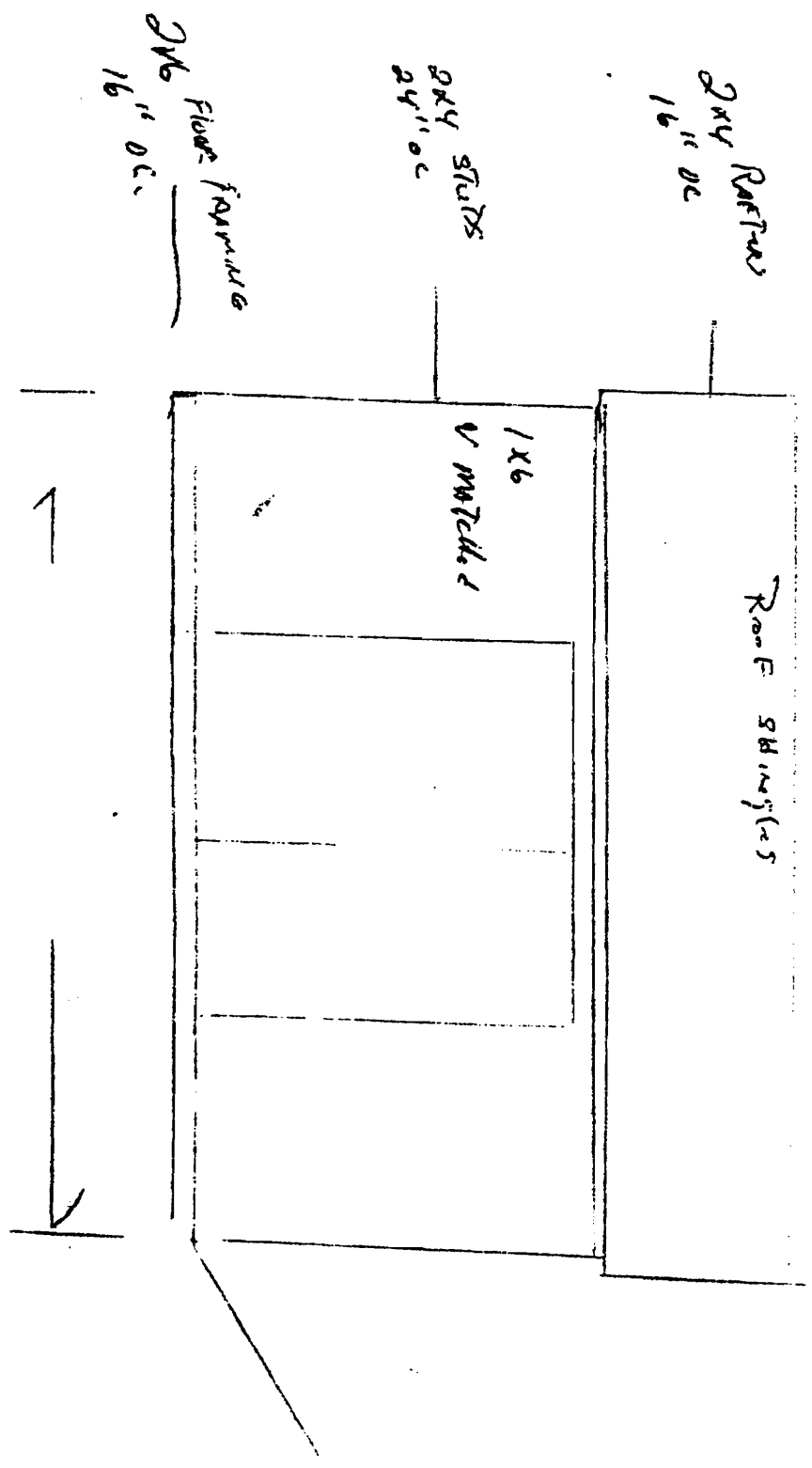
111.57'

53.44'

Building
 SFR

Driveway

FRONT
DAVIS WOODWORKING



2/11

DAVIS WOODWORKING, INC
BUILDING AND REMODELING
9 JACKIES WAY
GORHAM, MAINE 04038

SHOP
971 BRIGHTON AVENUE
PORTLAND, MAINE 04102
TEL. 774-2045
839-6526

CHRIS

Sales Invoice

Name	<i>Chandler</i>	Date	
Address	<i>61 LAMM AVE</i>	Order Taken By	
City	<i>774 5737</i>	Job Phone	

DESCRIPTION OF WORK

AS PER PLAN 2368

12/12 PITCH

5 Rafters

3' DOOR ON FRONT - 250

2118

<input type="checkbox"/> No One Home	SUB TOTAL		
	TAX		
	TOTAL AMOUNT \$		

CURTIS THAXTER STEVENS BRODER & MICOLEAU LLC
ATTORNEYS AT LAW

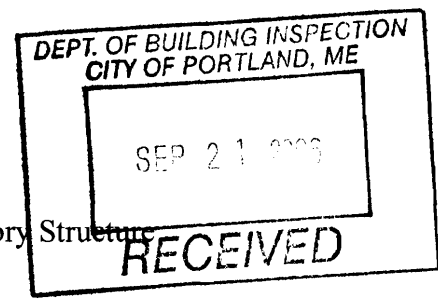
ONE CANAL PLAZA, P.O. BOX 7320, PORTLAND, ME 04112-7320/TEL: 207-774-9000 FAX: 207-775-0612./www.curthax.com

Christian T. Chandler
ctc@curthax.com

September 20, 2006

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

Re: 61 Lawn Ave. –Reduction of Setback for Accessory Structure
Building Permit Application



Dear Marge:

I would like to bring to your attention Section 14-438 of the Portland City Code. Section 14-438 of the Code states:

Porches, decks and sheds which are accessory to single-family dwellings built five (5) years prior to the date of application will be eligible for setback reductions as provided in this section.

As I discussed with you at your office this morning, Section 14-438 permits a reduction of the setback for accessory buildings from 5 feet to 2 feet:

when the applicant can show that there will be no development within the setback required by the zoning ordinance on adjacent property which abuts the area for which a reduced setback is sought.

A copy of Section 14-438 is attached for your convenience.

As you will see, attached to my building permit application for a shed are two affidavits from the abutters to my property stating that they have no objection to the reduction in the setback, that there are no residential buildings within the set back area and they have no intent to

Marge Schmuckal
Lee Urban
September 20, 2006
Page 2

develop the area. Accordingly, I have complied with the requirements set forth in Section 14-438 and the set back reduction should be granted as set forth in Section 14-438.

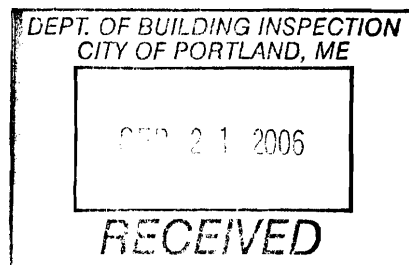
Please feel free to call me if you have any questions.

Sincerely,



Christian T. Chandler

O:\CTC\ADMIN\CTCLTR SCHMUCKAL 12-11-03.DOC



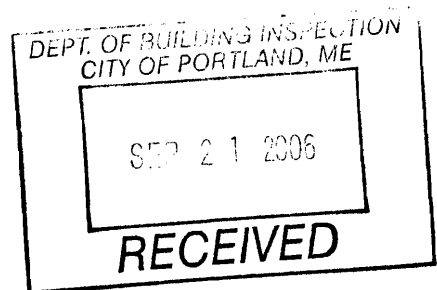
Sec. 14-438. Setback reductions for porches and other similar uses.

(a) Porches, decks and sheds which are accessory to single-family dwellings built five (5) years prior to the date of application will be eligible for setback reductions as provided in this section. Such structures are not subject to the limitations in section 14-437, must be set back two (2) feet from the rear and side property lines, and must comply with the front yard setback required for the applicable zone. A reduced setback may be permitted only when the applicant can show that there will be no development within the setback required by the zoning ordinance on adjacent property which abuts the area for which a reduced setback is sought. The applicant will demonstrate compliance with the above requirement by providing an affidavit from the abutting property owner stating that the area in question will never be developed.

Reduced setbacks will not be permitted when the area proposed for such setbacks abuts either city or state owned property. No setback reduction may be granted which would permit any structure on the lot which is the subject of the application to be within fifteen (15) feet of any existing residential structure on an adjacent lot.

(b) Recording of setback reduction. The zoning administrator shall provide a signed instrument in recordable form, indicating any setback reduction granted under the terms of this section. The applicant for such reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds. The abutter's affidavit will also be recorded.

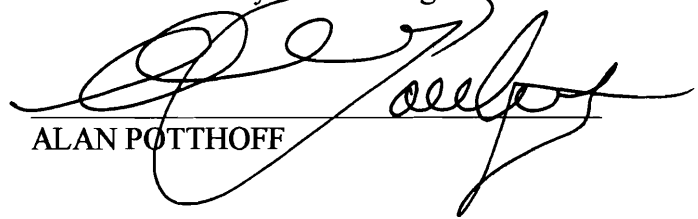
(Ord. No. 139-93, 11-15-93)
City of Portland Land Use
Code of Ordinances Chapter 14
Sec. 14-433 Rev.6-16-05



AFFIDAVIT

My name is ALAN POTTHOFF and I am an owner of 57 LAWN AVE, PORTLAND, MAINE. My lot abuts the lot owned by Christian Chandler and Jolanta Grodzka located at 61 Lawn Ave. and I have reviewed Attachment A to this Affidavit. I have no objection to reduction of the set back from 5 feet to 2 feet and the placement of a garden/storage shed in the location shown on Attachment A. Neither my residence nor any other building is within 15 feet of the proposed location of the garden/storage shed and I have no plans to develop the area in the immediate vicinity of the storage shed.

Dated: 7/29/06

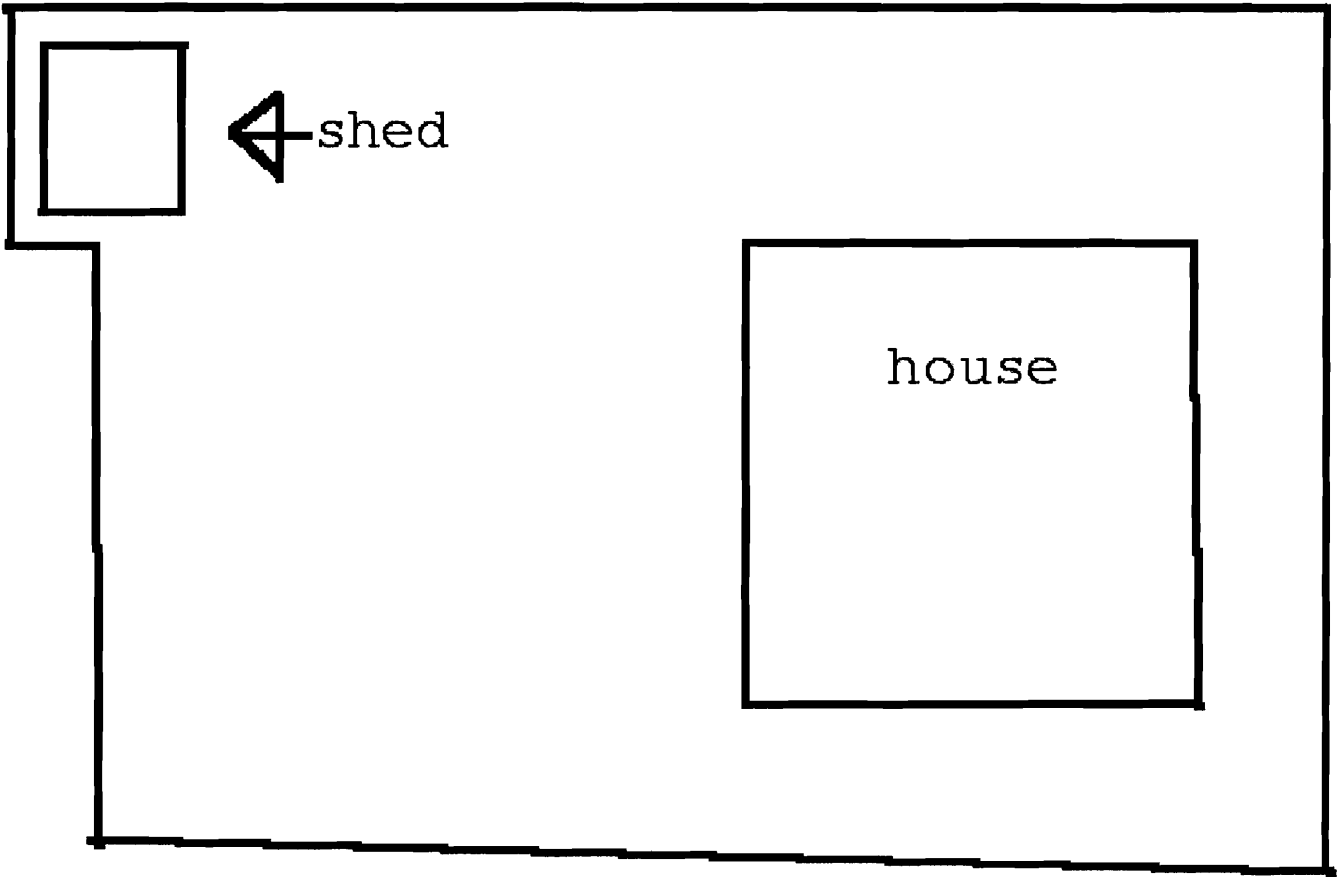

ALAN POTTHOFF

STATE OF MAINE
CUMBERLAND, SS

JULY 29, 2006

The above named ALAN POTTHOFF did appear before me and swore to the above Affidavit.


Notary Public/Attorney at Law



Not to scale

AFFIDAVIT

My name is DAVID MARGOLIS-PINEO and I am the owner of 138 GLENWOOD AVE, PORTLAND, MAINE. My lot abuts the lot owned by Christian Chandler and Jolanta Grodzka located at 61 Lawn Ave. and I have reviewed Attachment A to this Affidavit. I have no objection to reduction of the set back from 5 feet to 2 feet and the placement of a garden/storage shed in the location shown on Attachment A. Neither my residence nor any other building is within 15 feet of the proposed location of the garden/storage shed and I have no plans to develop the area in the immediate vicinity of the storage shed.

Dated: Aug 12, 2006




DAVID MARGOLIS-PINEO

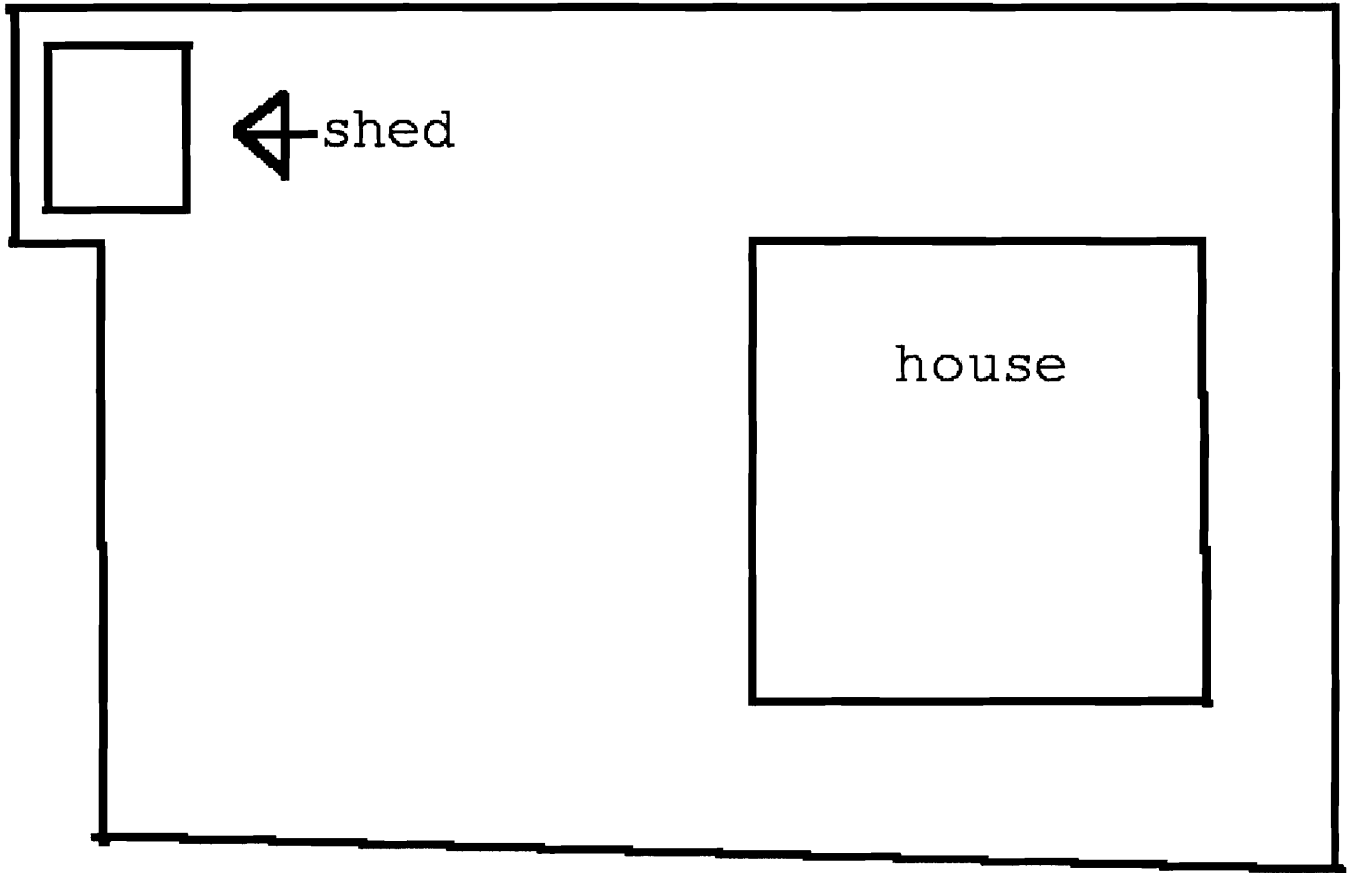
STATE OF MAINE
CUMBERLAND, SS

August
~~JULY~~ 12, 2006

The above named DAVID MARGOLIS-PINEO did appear before me and swore to the above Affidavit.



Notary Public/Attorney at Law



Not to scale

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 131 F010001
Location 61 LAWN AVE
Land Use SINGLE FAMILY

Owner Address CHANDLER CHRISTIAN T & JOLANTA GRODZKA JTS
 61 LAWN AVE
 PORTLAND ME 04103

Book/Page 21976/009
Legal 131-F-10
 LAWN AVE 61
 5248 SF

Current Assessed Valuation

Land	Building	Total
\$86,100	\$230,100	\$316,200

Property Information

Year Built 1910	Style Old Style	Story Height 2	Sq. Ft. 2553	Total Acres 0.12		
Bedrooms 5	Full Baths 1	Half Baths 1	Total Rooms 8	Attic Full Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 11/04/2004	Type LAND + BLDING	Price \$335,000	Book/Page 21976-9
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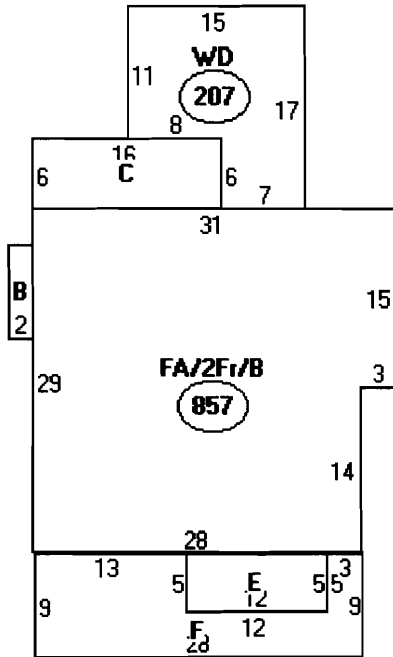
Picture and Sketch

[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/2Fr/B
857 sqft
- B: FBAY
16 sqft
- C: 1Fr/B
96 sqft
- D: WD
207 sqft
- E: OFF
60 sqft
- F: UA/1SFR/FBA\
- 192 sqft

1428
99

1527

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 131 F010001
Location 61 LAWN AVE
Land Use SINGLE FAMILY

Owner Address CHANDLER CHRISTIAN T & JOLANTA GRODZKA JTS
 61 LAWN AVE
 PORTLAND ME 04103

Book/Page 21976/009
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Picture and Sketch

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

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New Search!



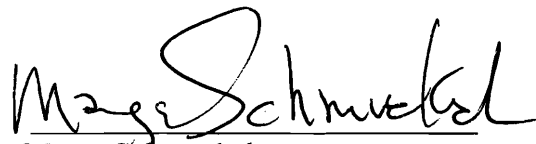
CITY OF PORTLAND

CERTIFICATION OF SETBACK REDUCTION

I, Marge Schmuckal, Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 28th day of September, 2006, the following setback reduction was granted pursuant to the provisions of section 14-438 of the City of Portland's Land Use Code.

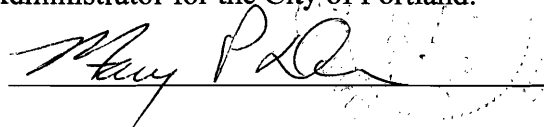
1. **Property Owner:** Christian Chandler and Jolanta Grodzka
2. **Address and Assessor's Chart, Block and Lot of subject property:**
61 Lawn, Portland, ME 04103 CBL: 131-F-010
3. **Property:** Cumberland County Registry Book 21976, Page 9.
(Last recorded 11/04/2004 _Deed in Chain of Title):
4. **Setback Reduction Granted:** This is to authorize an appropriate two (2) foot side yard setback in the R-5 Zone for a 99 square foot shed instead of the required five (5) foot side yard setback.

In WITNESS WHEREOF, I have hereto set my hand and seal this 28th day of September, 2006.


Marge Schmuckal
Zoning Administrator

State of Maine
Cumberland, ss.

Then personally appeared the above-named Marge Schmuckal and acknowledged the above certificate to be his/**her** free act and deed in his/**her** capacity as Zoning Administrator for the City of Portland.



Mary P. Davis, Notary Public
State of Maine
Printed or Typed Name (Notary Public)
My Commission Expires 07/27/2010

THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.