



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

January 14, 2014

Kimberly and Thomas Corwin
c/o Penelope E. St. Louis
184 Pleasant Avenue
Portland, Maine 04103

RE: 184 Pleasant Avenue – 132-H-004 – permit # 10-0541 – R-5 Zone

Dear Ms. St. Louis:

I am in receipt of your request for confirmation concerning work done on the property located at 184 Pleasant Avenue. Our records confirm that a permit (#01-0541) was requested, reviewed and issued on May 17, 2001 which allowed the reconstruction of a garage that was moved 3 feet and allowed a connector to the house and also allowed the placement of a porch (deck) on top of the garage. Our files also indicate that appropriate inspections were performed with a final "OK" on 9/24/2001.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

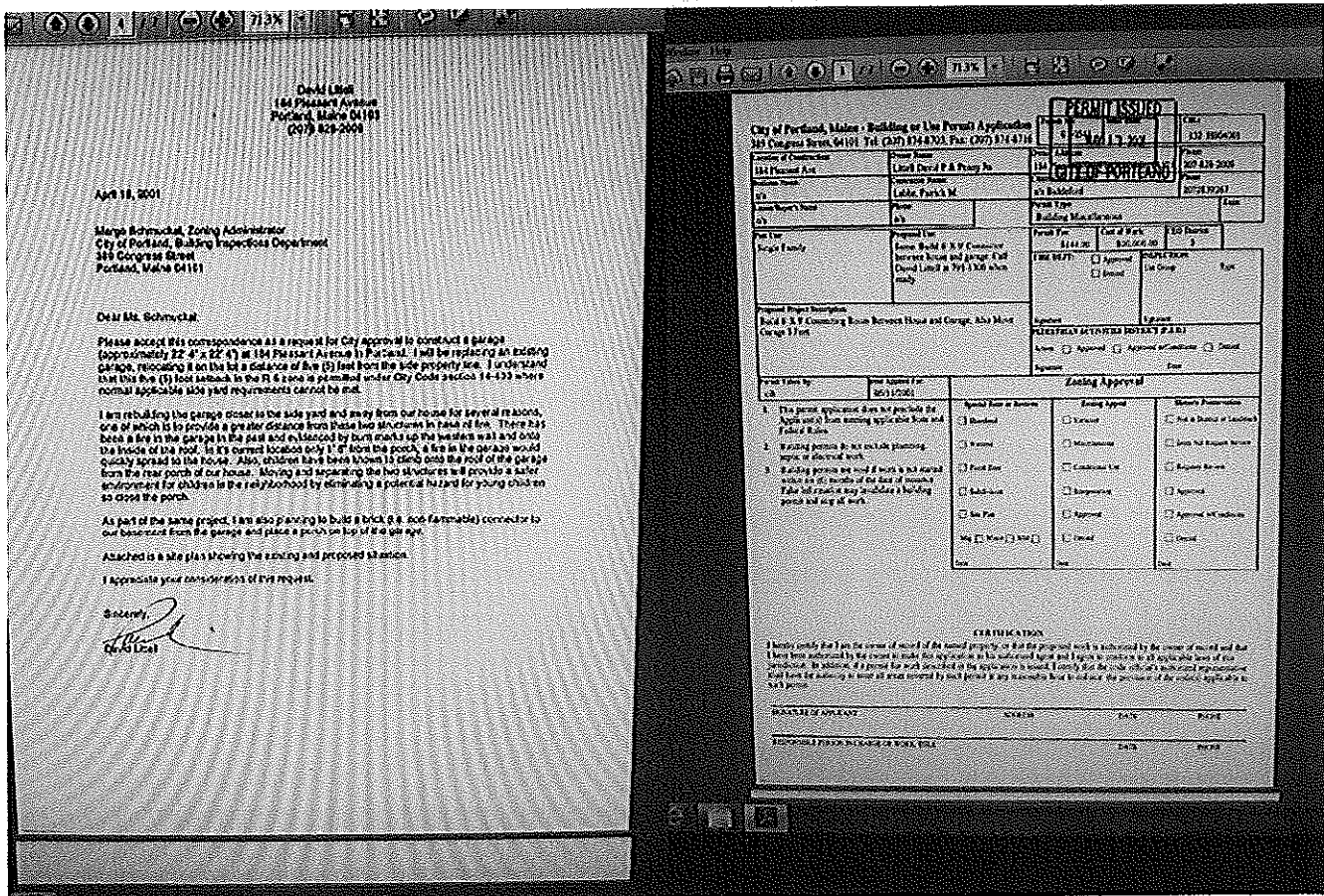
Marge Schmuckal
Zoning Administrator
City of Portland, Maine

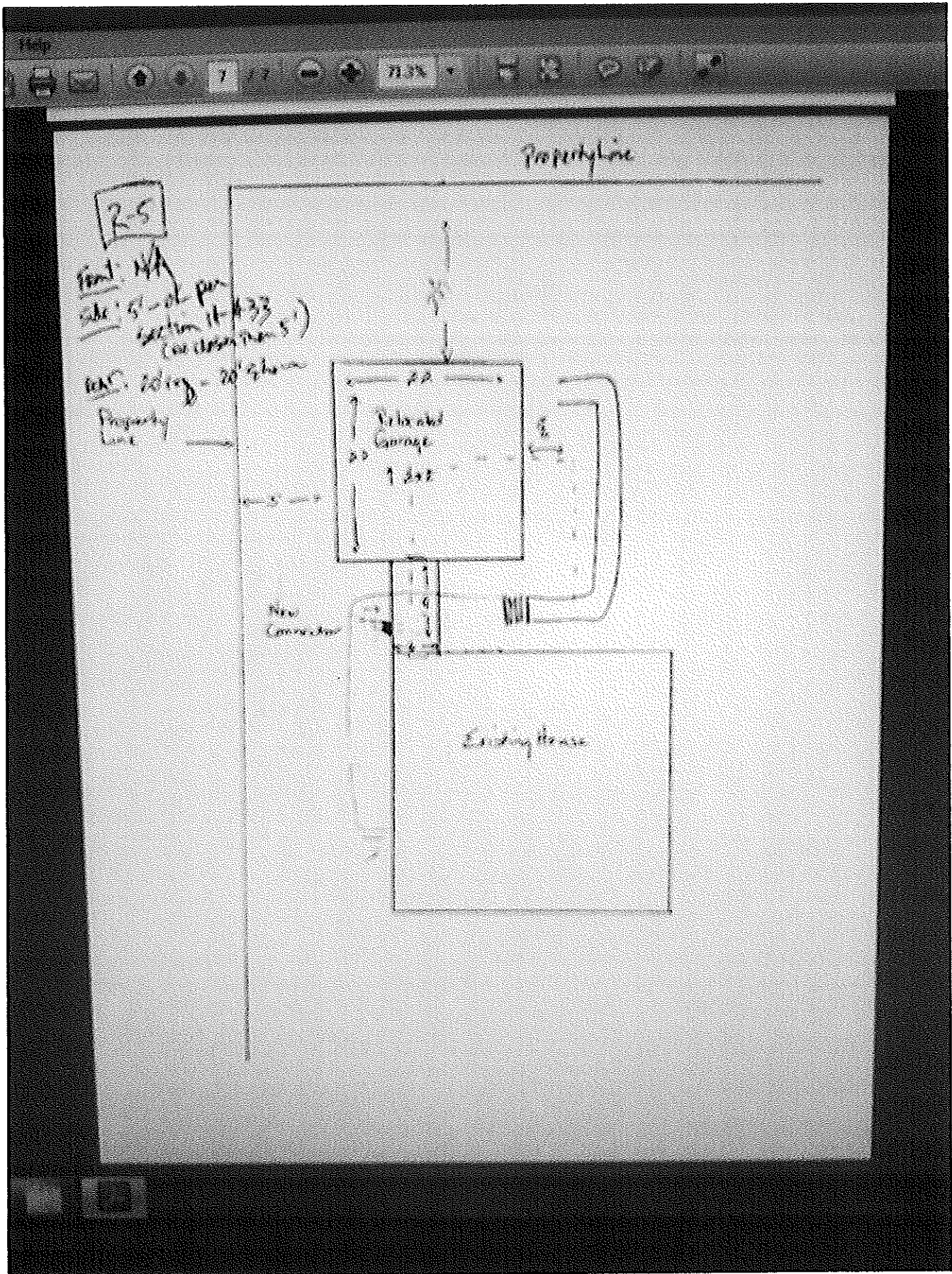
CC: Tom Landry

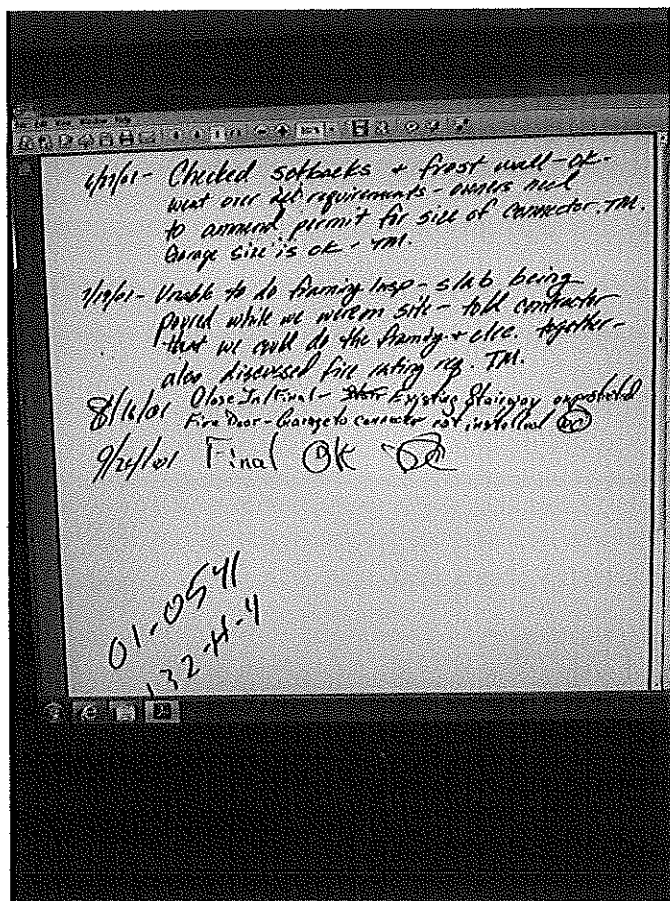
Marge Schmuckal - FW: 184 Pleasant Ave

From: "Penelope E. St Louis" <STLOUP@mmc.org>
 To: "mes@portlandmaine.gov" <mes@portlandmaine.gov>
 Date: 1/13/2014 3:48 PM
 Subject: FW: 184 Pleasant Ave
 Attachments: StLouis2014 0113.doc

Marge: A condition of my house sale is obtaining a letter from the City indicating the porch on top of the garage was permitted and approved by the City. I am sending you David's cover letter to the City and the following permits. The project was finally approved in September 2001. For your reference, I attach a draft letter confirming the porch (really the roof of the garage) was approved in 2001. Feel free to use it or to draft your own. Let me know if you have any questions or need more information.







Penelope E. St. Louis
 Corporate Counsel
 MaineHealth
 110 Free Street
 Portland, Maine 04101
 207-661-7157

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the use of the intended recipient(s) only and may contain information that is privileged, confidential, and prohibited from unauthorized disclosure under applicable law. If you are not the intended recipient of this message, any dissemination, distribution, or copying of this message is strictly prohibited. If you received this message in error, please notify the sender by reply email and destroy all copies of the original message and attachments.

January 13, 2014

Kimberly and Thomas Corwin
c/o Penelope E. St. Louis
184 Pleasant Avenue
Portland, Maine 04103

Re: Permit No.01-0541
CBL 132-H-4
184 Pleasant Avenue

Dear Ms. St. Louis:

This correspondence is confirmation to you, and to the buyers of 184 Pleasant Avenue, Portland, Maine, that the above referenced permit encompassed the construction not only of a garage and connector to the house, but also included a rooftop deck/porch located on top of the new garage. This deck/porch was permitted in May 2001 and approved, as constructed, on September 24, 2001.

Please feel free to contact me should you have any questions regarding this matter.

Sincerely,

Marge Schmuckal
Zoning Administrator
City of Portland

Cc: Tom Landry

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED	
Permit No: 01-0541	Issue Date: MAY 17 2001
CBL: 132 H004001	

Location of Construction: 184 Pleasant Ave	Owner Name: Littell David P & Penny Jts	Owner Address: 184 Pleasant Ave, Portland, Me 04103	Phone: 207-828-2009
Business Name: n/a	Contractor Name: Labbe, Patrick M.	Contract Address: n/a Biddeford	Phone: 2072839267
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Building Miscellaneous	Zone:

Past Use: Single Family	Proposed Use: Same: Build 6' X 9' Connector between house and garage. Call David Littell at 791-1300 when ready.	Permit Fee: \$144.00	Cost of Work: \$20,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Build 6' X 9' Connecting Room Between House and Garage, Also Move Garage 3 Feet.	Signature:	Signature:
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: cih	Date Applied For: 05/11/2001	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 Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <input 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:	Date:	Date:

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

David Littell
184 Pleasant Avenue
Portland, Maine 04103
(207) 828-2009

April 18, 2001

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

Dear Ms. Schmuckal:

Please accept this correspondence as a request for City approval to construct a garage (approximately 22' 4" x 22' 4") at 184 Pleasant Avenue in Portland. I will be replacing an existing garage, relocating it on the lot a distance of five (5) feet from the side property line. I understand that this five (5) foot setback in the R-5 zone is permitted under City Code section 14-433 where normal applicable side yard requirements cannot be met.

I am rebuilding the garage closer to the side yard and away from our house for several reasons, one of which is to provide a greater distance from these two structures in case of fire. There has been a fire in the garage in the past and evidenced by burn marks up the western wall and onto the inside of the roof. In its current location only 1' 8" from the porch, a fire in the garage would quickly spread to the house. Also, children have been known to climb onto the roof of the garage from the rear porch of our house. Moving and separating the two structures will provide a safer environment for children in the neighborhood by eliminating a potential hazard for young children so close to the porch.

As part of the same project, I am also planning to build a brick (i.e. non-flammable) connector to our basement from the garage and place a porch on top of the garage.

Attached is a site plan showing the existing and proposed situation.

I appreciate your consideration of this request.

Sincerely,


David Littell

David Littell
184 Pleasant Avenue
Portland, Maine 04103
(207) 828-2009

April 18, 2001

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

Dear Ms. Schmuckal:

Please accept this correspondence as a request for City approval to construct a garage (approximately 22' 4" x 22' 4") at 184 Pleasant Avenue in Portland. I will be replacing an existing garage, relocating it on the lot a distance of five (5) feet from the side property line. I understand that this five (5) foot setback in the R-5 zone is permitted under City Code section 14-433 where normal applicable side yard requirements cannot be met.

I am rebuilding the garage closer to the side yard and away from our house for several reasons, one of which is to provide a greater distance from these two structures in case of fire. There has been a fire in the garage in the past and evidenced by burn marks up the western wall and onto the inside of the roof. In it's current location only 1' 8" from the porch, a fire in the garage would quickly spread to the house. Also, children have been known to climb onto the roof of the garage from the rear porch of our house. Moving and separating the two structures will provide a safer environment for children in the neighborhood by eliminating a potential hazard for young children so close the porch.

As part of the same project, I am also planning to build a brick (i.e. non-flammable) connector to our basement from the garage and place a porch on top of the garage.

Attached is a site plan showing the existing and proposed situation.

I appreciate your consideration of this request.

Sincerely,

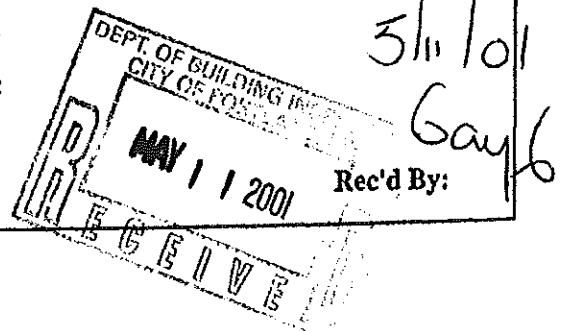

David Littell

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

All Purpose 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: 184 Pleasant Avenue, Portland, Me. 04103		
Total Square Footage of Proposed Structure 538 sqft	Square Footage of Lot 9100sqft	
Tax Assessor's Chart, Block & Lot Number Chart# 132 Block# H Lot# 4	Owner: David Littlell	Telephone#: 828-2009 hm 791-1300 wk
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: \$ 20,000 Fee: \$ 144.00
Current use: garage / SF		
If the location is currently vacant, what was prior use: Approximately how long has it been vacant:		
Proposed use: garage with connector to house height of garage roof is lower than at present, garage is being moved three feet south and 12 feet east		
Project description: see attached plan		
Contractor's Name, Address & Telephone: Patrick M. Labbe and associated Contractors (207) 283-9267		
Applicants Name, Address & Telephone: David Littlell 184 Pleasant Ave, Portland, Me. 04103		
Who should we contact when the permit is ready: David Littlell		
Telephone: 791-1300		
If you would like the permit mailed, what mailing address should we use: will pick up.		

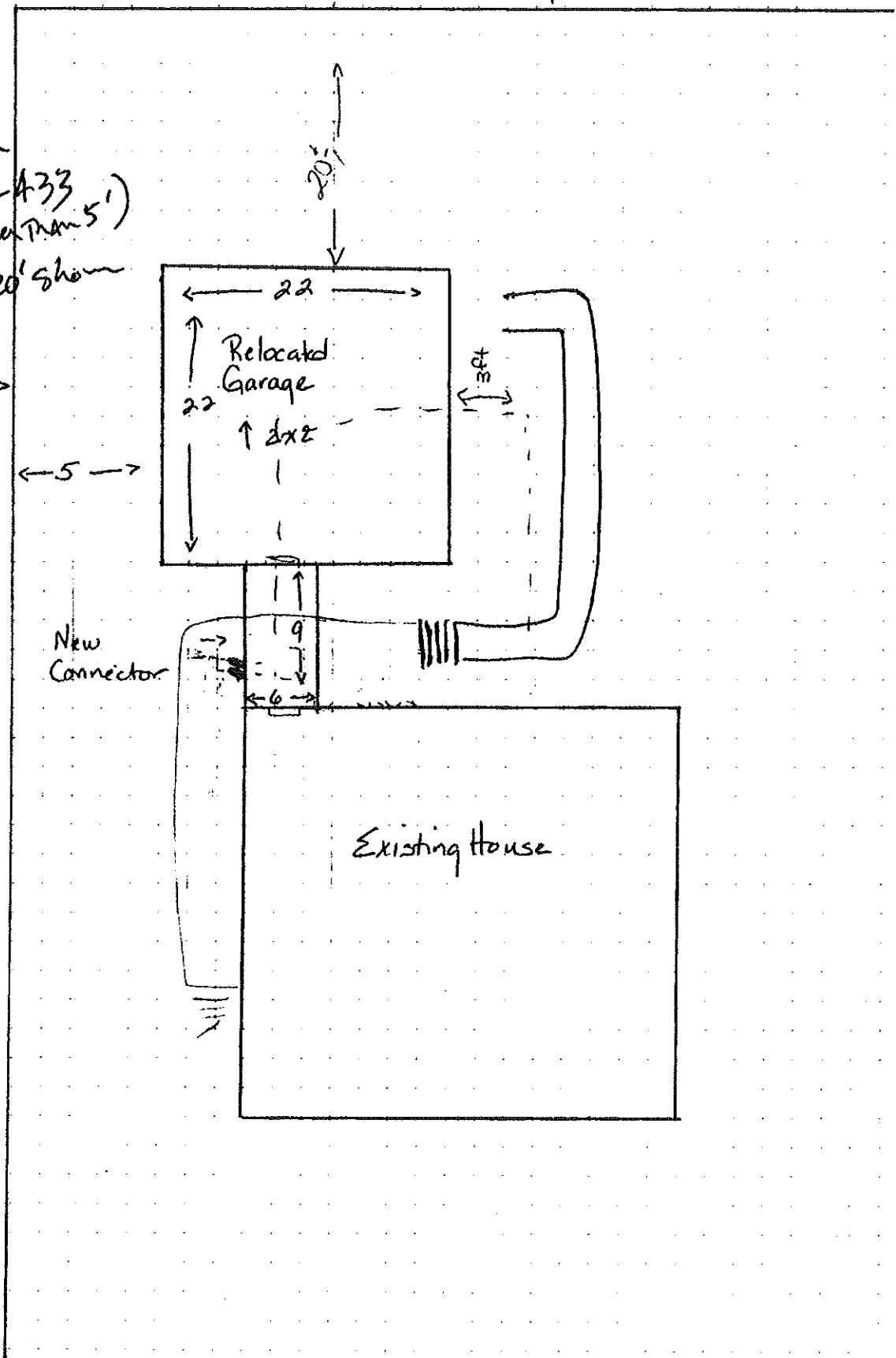


Property Line

2-5

Front: N/A
Side: 5' - ok per section 14-A33 (no closer than 5')
Rear: 20' req - 20' shown


Property Line



6/27/01 - Checked setbacks + frost wall - OK -
went over all requirements - owners need
to ammend permit for size of connector. TM.
Garage size is OK - TM.

7/19/01 - Unable to do framing insp - slab being
poured while we were on site - told contractor
that we could do the framing + elec. together -
also discussed fire rating req. TM.

8/16/01 Close In / Final - ~~State~~ Existing Stairway unprotected
Fire Door - Garage to connector not installed (20)

9/24/01 Final OK 

01-054
132-H-4