

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 071275

This is to certify that EVANS MARTIN C & JULIA H EVANS ITS/Bennett Home
 has permission to Add to existing single car garage 11'x11' to create 2 Car garage
 AT 95 CANCORD E 141 F019001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the 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 procedure is complete this building or part thereof shall not be occupied or otherwise closed-in until 48 HOURS NOT 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: 07-1275	Issue Date:	CBL: 141 F019001
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Location of Construction: 95 CANCO RD	Owner Name: EVANS MARTIN C & JULIA H E	Owner Address: 95 CANCO RD	Phone:
Business Name:	Contractor Name: Bennett Homes	Contractor Address: 193 Rochester St. Westbrook	Phone 2076322445
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: E-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Add to existing single car garage 11'x 19' bay to create 2 Car garage	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Add to existing single car garage 11'x 19' bay to create 2 Car garage	Signature: FEDERAL ACTIVES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:
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DENIED

Permit Taken By: Idobson	Date Applied For: 10/11/2007	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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"/> Date:	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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>ABM</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: 07-1275	Date Applied For: 10/11/2007	CBL: 141 F019001
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Location of Construction: 95 CANCO RD	Owner Name: EVANS MARTIN C & JULIA H E	Owner Address: 95 CANCO RD	Phone:
Business Name:	Contractor Name: Bennett Homes	Contractor Address: 193 Rochester St. Westbrook	Phone (207) 632-2445
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	

Proposed Use: Single Family Home - Add to existing single car garage 11'x 19' bay to create 2 Car garage	Proposed Project Description: Add to existing single car garage 11'x 19' bay to create 2 Car garage
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Dept: Zoning	Status: Denied	Reviewer: Ann Machado	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note: See comment.				
Dept: Building	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Comments: 10/29/2007-amachado: Spoke to Dave Bennett. Permit is denied due to section 14-388; lot does not meet land area per dwelling unit so can't expand building. Also denied because doesn't meet front & rear yard setbacks. See letter dated 10/30/07. 1/2/2008-amachado: Thirty day period to appeal was up November 30, and no application was received.
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PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

October 30, 2007

David Bennett
Bennett Homes
931 Cape Road
Limington, ME 04094

RE: 95 Canco Road – 141 F019 – R-3 – addition to garage – permit #07-1275

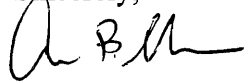
Dear Mr. Bennett,

You have an application to add on to the existing one car garage at 95 Canco Road. 95 Canco Road is located in the R-3 residential zone. The ordinance under Section 14-90(b), states that the minimum land area required per dwelling unit is 6,500 square feet. The square footage of the lot for 95 Canco Road is 5251.6 square feet according to the site plan submitted with the application which means that the lot is legally nonconforming. The ordinance, under section 14-388, states that a building that is nonconforming as to area per dwelling unit cannot be enlarged unless the building can be made to conform to the land area per dwelling unit requirement. Since the lot is legally nonconforming as to land area per dwelling unit, you cannot enlarge the existing building, so your permit is denied.

The ordinance, under sections 14-90(d)(1) and 14-90(d)(2), states that the required front yard setback is twenty-five feet and the required rear yard setback is also twenty-five feet. The site plan shows that the front yard setback to the proposed addition is 23.63 square feet and the rear yard setback to the proposed addition is 7.31 square feet. Since the proposed addition is not meeting either the front or rear yard setbacks, your permit must be denied for this reason also.

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. I have enclosed the necessary paper work that is required to file an appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', written in a cursive style.

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



General Building Permit Application

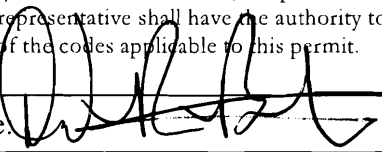
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>95 CANCO ROAD.</u>		
Total Square Footage of Proposed Structure/Area <u>217 SF.</u>		Square Footage of Lot <u>5,251.6</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>141 - F - 019</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>MARTIN & JULIA EVANS.</u> Address <u>95 CANCO RD</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>899-3126</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>\$10,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD TO EXIST. GARAGE SINGLE CAR GARAGE NEW 11 X 19 BAY TO CREATE 2 CAR GARAGE.</u>		
Contractor's name: <u>BENNETT HOMES</u> Address: <u>931 CAPE ROAD</u> City, State & Zip <u>LIMING TON, ME. 04094</u> Telephone: <u>637-2136</u> Who should we contact when the permit is ready: <u>DAVID BENNETT -</u> Telephone: <u>CELL 632-2445</u> Mailing address: <u>SAME.</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.

Signature: 

Date: 10.9.07

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

CK 2155

July 7, 2007

Martin & Julia Evans
95 Canco Road
Portland, Maine 04103

RE: Additions and renovations
to 95 Canco Road

To Whom it May Concern:

I, Martin Evans, authorize David Bennett, of Bennett Homes, to act as my agent for the above referenced project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Martin Evans", written in a cursive style.

Martin Evans

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	17.79	feet	Front yard	25	feet
Rear yard	3.19	feet	Rear yard	25	feet
Side yard -rt	38.82	feet	Side yard -rt	20	feet
Side yard -lft	8.77	feet	Side yard -lft	8	feet

TOTALS 68.57 feet is greater than 78 feet

no - can't use criteria.

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	141 F019001
Location	95 CANCO RD
Land Use	SINGLE FAMILY
Owner Address	EVANS MARTIN C & JULIA H EVANS JTS 95 CANCO RD PORTLAND ME 04103
Book/Page	22845/092
Legal	141-F-19 CANCO ROAD 95 READ ST 5250 SF

Current Assessed Valuation

Land	Building	Total
\$63,200	\$93,800	\$157,000

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1943	Cape	1	1133	0.121	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		5	Part Finsh	Crawl

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/06/2005	LAND + BLDING	\$162,500	22845-92
07/07/2000	LAND + BLDING	\$99,000	15582-263
08/21/1992	LAND + BLDING	\$60,000	10238-091

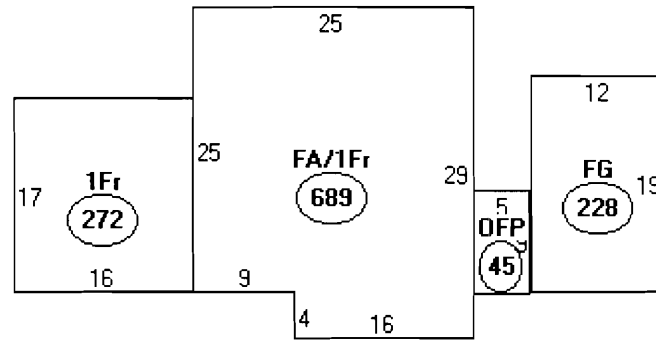
Picture and Sketch

Picture	Sketch	Tax Map
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[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/1Fr
689 sqft

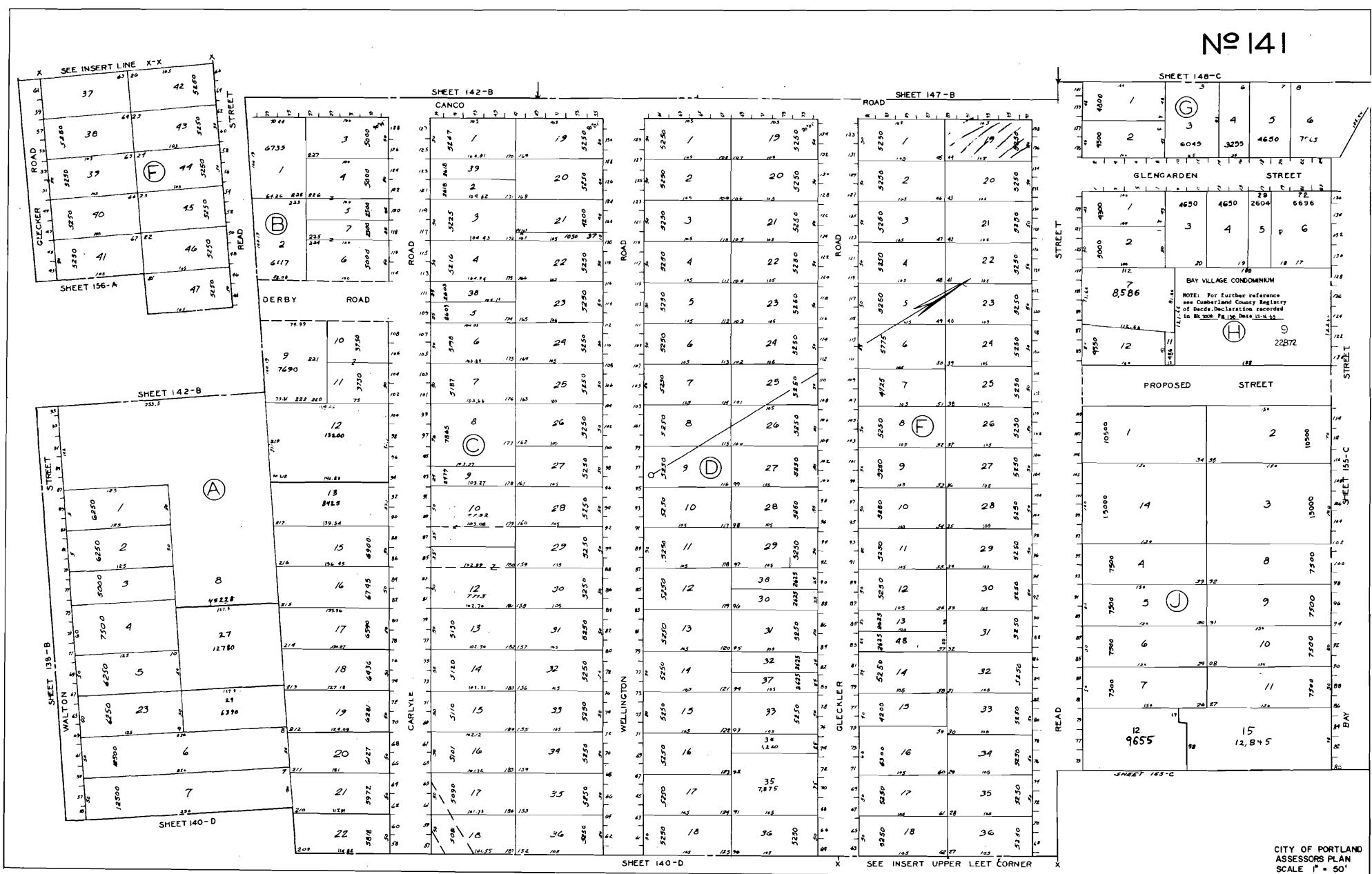
B: 1Fr
272 sqft

C: OFF
45 sqft

D: FG
228 sqft



No 141



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

RETRAC ED 4387



APPLICATION FOR PERMIT

Class of Building or Type of Structure Alter New

Portland, Maine, June 27, 1941

PERMIT ISSUED
Permit No. 17112

JUN 28 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ ~~build~~ the following building structure ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 176-138 ~~King Street, Lot 11~~
 Owner's ~~name~~ name and address Clifford L. Swan Co., Inc. 54 Bridgton Rd. Telephone 4-2107
 Contractor's name and address ~~name~~ Telephone
 Architect Plans filed No. of sheets 1
 Proposed use of building dwelling house with one car garage attached No. families 1
 Other buildings on same lot
 Estimated cost \$ 3,900.
 Description of Present Building to be Altered
 Material No. stories Heat Style of roof Roofing
 Last use No. families

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing
 Last use No. families

General Description of New Work

To erect one family frame dwelling house with one car garage attached

The inside of the walls will be covered, where required by law, with perforated gypsum lath covered with one-half inch thickness of gypsum plaster

Is any electrical work involved in this work? Yes
 Size, front 27' depth 49' No. stories
 Height average grade to top of plate 9'6"
 Height average grade to highest point of roof 16'6"
 To be erected on solid or filled land?
 Material of foundation concrete trench wall
 Thickness top 10" bottom 12"
 Material of underpinning
 Height
 Thickness
 Kind of roof pitch Rise per foot
 Roof covering asphalt roofing Class C Ord. Lub.
 Thickness
 Number of chimneys 1 Material of chimneys brick
 of lining tile
 Type of fuel oil
 Is gas fitting involved? Yes
 Kind of lumber—Kind hemlock
 posts 4x4 Sills 6x8
 Girt or ledger board
 Size
 columns under girders concrete 1era
 outside walls and carrying partitions 2x4-16" O. Girders
 8 feet. Sills and corner posts all one piece
 Kind of rafters: 1st floor 2x8 2nd floor 2x8
 Size
 Posts: 1st floor 12" 2nd floor 16" 3rd floor 16"
 Size
 Span: 1st floor 12' 2nd floor 12' 3rd floor 12'
 Size
 Building with masonry walls, thickness of walls?
 If a Garage
 Accommodated on same lot, one to be accommodated, 1
 Commercial cars to be accommodated, no
 Repairing to be done other than minor repairs to cars habitually stored in the proposed building? no
 Miscellaneous
 Require removal or disturbing of any shade tree on a public street?
 Name of the above work a person competent to see that the State



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

SEP 2 1980

B.O.C.A. TYPE OF CONSTRUCTION

00 687

ZONING LOCATION

PORTLAND, MAINE, July 9, 1980

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 95 Canco Rd. Fire District #1 , #2

1. Owner's name and address Bob Taylor name Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address J. Michael Henderson, P.O. Box 4790 Telephone 774-1227

4. Architect Specifications Plans Portland, of sheets

Proposed use of Building dwelling No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 3000. Fee \$ 14.50

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION

This application is for: (a) 775-5451 To construct 16'x17' addition on the

Dwelling Ext. 234 of existing dwelling as per plan

Garage Foundation - 8" frost wall

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Special Conditions

This application is not intended to get official approval in the event the applicant is unable to get official approval. It is for information, estimated cost and per

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

WILL PICK UP

PERMIT IS TO BE ISSUED TO 1 2 3 4Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar no

Kind of roof pitch Rise per foot 3/12 Roof covering asphalt shingles

No. of chimneys Material of chimneys of lining Kind of heat elec fuel

Framing Lumber--Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2x12 2nd 3rd roof 2x6

On centers: 1st floor 16" 2nd 3rd roof 16"

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated?

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION--PLAN EXAMINER

Will work require disturbing of any tree on a public street? no

ZONING: *J. Michael Henderson*

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed? yes

Others:

Signature of Applicant *J. Michael Henderson* Phone #Type Name of above J. Michael Henderson 1 2 3 4

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Robert Taylor, owner of property at 89-91 Congo Rd. cor. 136-138 Read St.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

construction of a 18'x17' addition on the side of existing dwelling at the above named location which is not allowable under the Zoning Ordinance because the distance between the proposed addition and the side lot line on the side street will be about 11' rather than the 15' minimum required by Section 602.6.B.3 of the ordinance applying to the R-5 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


APPELLANT

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Robert Taylor

B. Property Location 29-97 Cango Rd. corner 136-138 Read St.

C. Applicant's Interest in Property:

- Owner
 Tenant
 Other

D. Property Owner Robert Taylor

E. Owner's Address 95 Cango Rd.

F. Zone (Circle One):

R-1 R-2 R-3 (R-5) R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required no

H. Present Use of Property dwelling

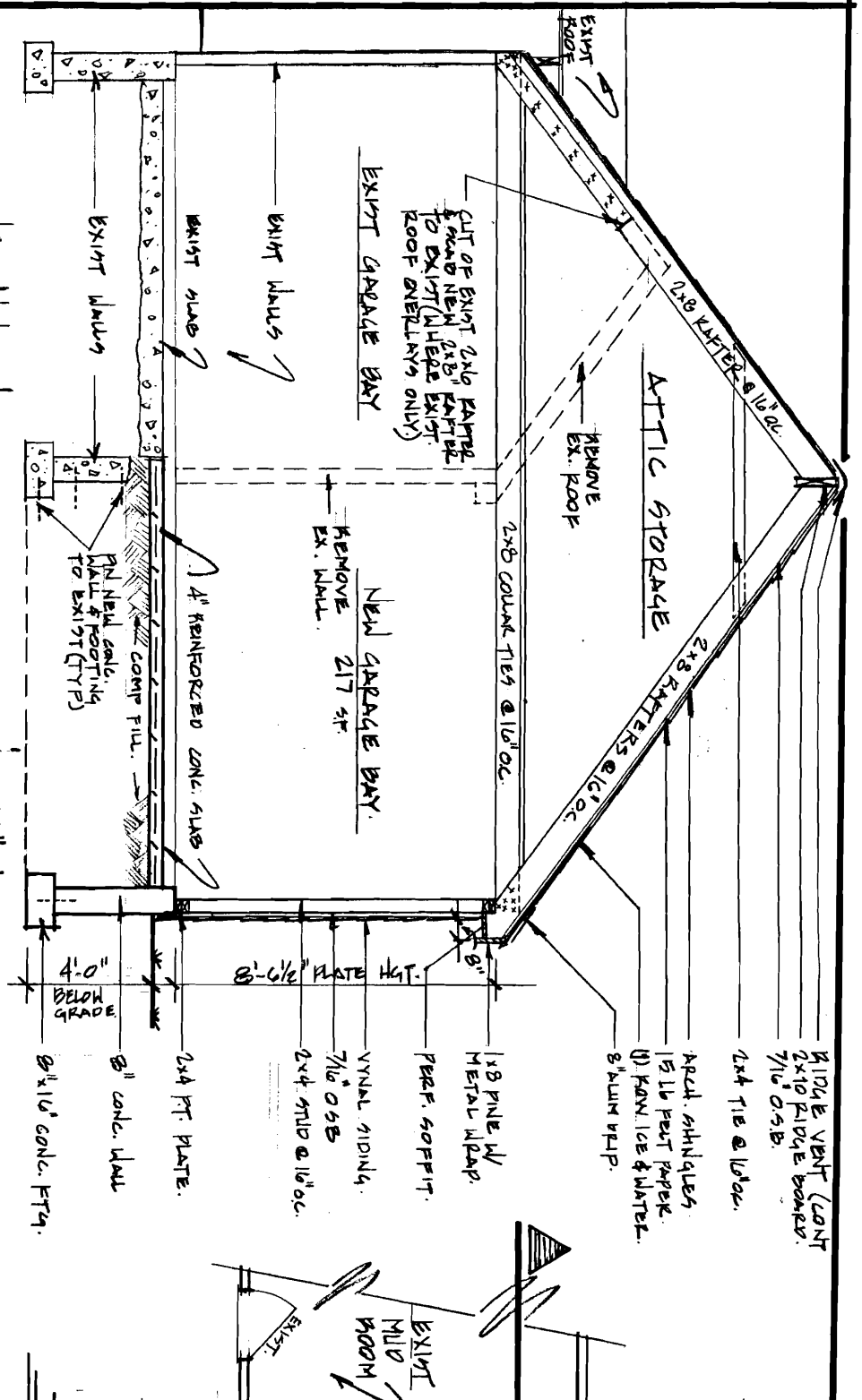
I. Section(s) to Which Variance Related 602.24.C

J. Reasons Why Permit Cannot be Issued distance to the side lot line is 11' rather than than the 15' min. required

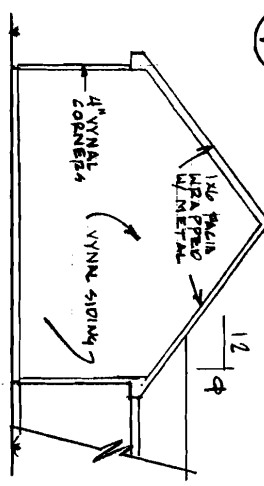
K. Requested Variance Would Permit 16'x17' addition on side of dwelling

L. Notice Sent to _____ Adjacent Property Owners

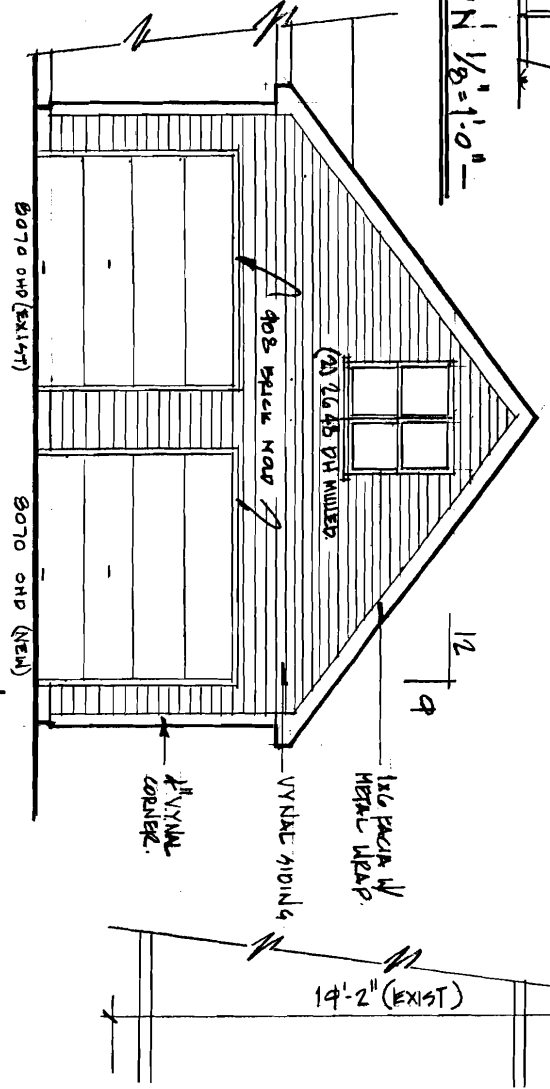
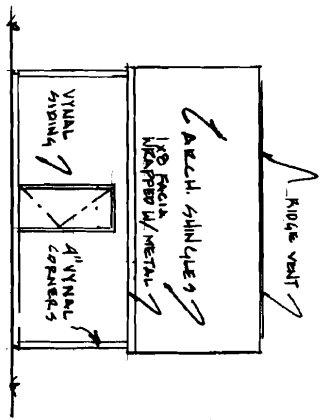
approved



BUILDING SECTION - 9/6" x 1'0"



REAR ELEVATION 1/8" x 1'0"



RIGHT SIDE ELEVATION 6/1'0"

FRONT ELEVATION 4/1'0"

FOLDS