

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that HOME FOR THE AGED

Located At 777 STEVENS AVE

Job ID: 2011-11-2779-DRG

CBL: 146-C-005-001

has permission to build 10 x 14 garden shed

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

*N/A*

\_\_\_\_\_  
Fire Prevention Officer

*[Signature]* *11/29/11*

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-11-2779-DRG

Located At: 777 STEVENS AVE

CBL: 146-C-005-001

## **Conditions of Approval:**

### **Zoning**

1. Section R105.2 of the International Residential Code states that structures 200 square foot or under is exempt from building code review. This structure has not been reviewed for codes or safety under the building codes. The owner takes full responsibility for structural integrity.

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

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

Job No: 2011-11-2779-DRG	Date Applied: 11/16/2011	CBL: 146- C-005-001	
Location of Construction: 777 STEVENS AVE	Owner Name: HOME FOR THE AGED	Owner Address: 777 STEVENS AVE PORTLAND, 04103 ME - MAINE	Phone: 207-797-7710
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Park Danforth - Senior Residential Housing	Proposed Use: Same - Senior residential housing - build 10' x 14' shed for tools & machines	Cost of Work: 4000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group Type: Signature: <i>JJA</i>
Proposed Project Description: Placement of 10 x 14 garden Shed		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>		

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>Admin Letter # 2011-391</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ condition 11/29/11 ABM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	<b>CERTIFICATION</b>		

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 appication 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

P/b



# General Building Permit Application

- Building Inspections Rm 315

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>777 Stevens Ave, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>144 sq ft</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>146</u> Block# <u>C</u> Lot# <u>5</u>	Applicant : (must be owner, lessee or buyer) Name <u>Home for the Aged dba The Park Danforth</u> Address <u>777 Stevens Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>797-7710</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$3481.80</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>3481.80</u>
Current legal use (i.e. single family) <u>Senior Residential Housing + Services</u> Number of Residential Units <u>160 apts</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Placement of 10 x 14 garden shed to store garden tools and machines.</u>		
Contractor's name: _____ Address: <u>N/A</u> City, State & Zip _____		Email: _____ Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

11-30-11

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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.

RECEIVED  
NOV 16 2011  
City of Portland Inspections

Signature: [Signature] Date: 11/11/2011

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

11.16.2011

Received from

The Park Duck Pond

Location of Work

777 Stevens Ave

Cost of Construction \$ \_\_\_\_\_

Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 60

Building (IL)  \_\_\_\_\_

Plumbing (I5) \_\_\_\_\_

Electrical (I2) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 146-C-5

Check #: 29239

Total Collected \$ 60

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

# Surveyor's Report

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

Instructions: Submit a completed, signed Surveyor's Report with all survey map/plat submissions.  
See the Surveyor's Instructions for required map/plat submissions.  
Identify pertinent observed and otherwise known conditions on the Surveyor's Report.

I certify that, on (date) 15 February 2005, I made a survey of the premises standing in the name of  
The Park Danforth

situated at (city, county, state): City of Portland, Cumberland ss, Maine

known as street numbers 777 Stevens Avenue

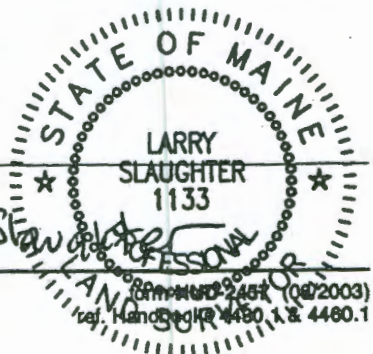
and shown on the accompanying survey entitled: The Park Danforth  
ALTA/ACSM LAND TITLE SURVEY

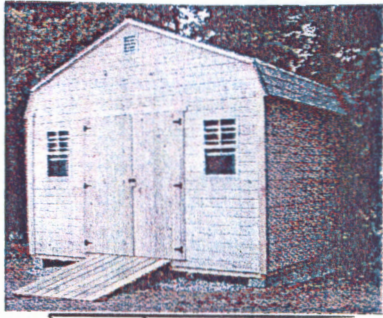
I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again,  
on (date) 25 February 2005, and on such latter inspection, I found said premises to be standing in  
the name of: The Park Danforth

In my professional opinion, the following information reflects the conditions observed on the date of the last site inspection or  
disclosed in the process of researching title to the premise, and I further certify that such conditions(s) are shown on the survey  
map/plat dated 18 February 05 or has/have been updated thereon under Revision Date (no revisions).

1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises: none observed
2. Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises: none
3. Cemeteries or family burying grounds located on said premises: none
4. Electricity, or electromagnetic/communications signal, towers, antenna, lines, or line supports located on, overhanging or crossing said premises: See plan for electrical/communication service
5. Disputed boundaries or encroachments. (If the buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon surveyed premises, specify all such): none
6. Earth moving work, building construction, or building additions within recent months: none observed
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "Beam Rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise): none
8. Recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from the controlling jurisdiction: new sidewalk on Poland Street
9. Flood hazard. not in a flood hazard zone
10. Site used as a solid waste dump, sump, or sanitary landfill. NO

Surveyor's Name: (print or type) <u>Larry Slaughter</u>	License Number: <u>PLS 1133</u>	Signature <u>x Larry Slaughter</u>
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The Park Danforth/Home for the Aged  
777 Stevens Avenue  
Portland, Maine 04103  
Chart/Block/Lot: 146/C/5

**Shed description**

1. 10 ft x 14 ft shed with Gambrel roof.
2. 5 ft steel roll up door.
3. No windows
4. Vents on each end (10' side)





# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

4th floor

PROJECT NAME: Home for the Aged / The Park Danforth

PROJECT ADDRESS: 777 Stevens Ave, Portland, Me CHART/BLOCK/LOT: 146/C/5  
04103

APPLICATION FEE:  (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Placement of 10x14 garden shed to store garden tools + machinery.

**CONTACT INFORMATION:**

OWNER/APPLICANT

CONSULTANT/AGENT

Name: Denise M Vachon

Name: \_\_\_\_\_

Address: 777 Stevens Ave  
Portland, ME 04103

Address: \_\_\_\_\_

Work #: 797-7710

Work #: N/A

Cell #: \_\_\_\_\_

Cell #: \_\_\_\_\_

Fax #: 797-3627

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: vachond@parkdanforth.com

E-mail: \_\_\_\_\_

**Criteria for an Administrative Authorizations:**

(see section 14-523(4) on pg .2 of this appl.)

**Applicant's Assessment Planning Division**

Y(yes), N(no), N/A

Y(yes), N(no), N/A

- |   |            |                       |
|---|------------|-----------------------|
| a) Is the proposal within existing structures?                    | <u>No</u>  | <u>No</u>             |
| b) Are there any new buildings, additions, or demolitions?        | <u>Yes</u> | <u>Yes 10x14 shed</u> |
| c) Is the footprint increase less than 500 sq. ft.?               | <u>Yes</u> | <u>Yes</u>            |
| d) Are there any new curb cuts, driveways or parking areas?       | <u>No</u>  | <u>No</u>             |
| e) Are the curbs and sidewalks in sound condition?                | <u>Yes</u> | <u>Yes</u>            |
| f) Do the curbs and sidewalks comply with ADA?                    | <u>Yes</u> | <u>Yes</u>            |
| g) Is there any additional parking?                               | <u>N/A</u> | <u>No</u>             |
| h) Is there an increase in traffic?                               | <u>No</u>  | <u>No</u>             |
| i) Are there any known stormwater problems?                       | <u>No</u>  | <u>No</u>             |
| j) Does sufficient property screening exist?                      | <u>Yes</u> | <u>Yes</u>            |
| k) Are there adequate utilities?                                  | <u>Yes</u> | <u>Yes</u>            |
| l) Are there any zoning violations?                               | <u>No</u>  | <u>No</u>             |
| m) Is an emergency generator located to minimize noise?           | <u>N/A</u> | <u>N/A</u>            |
| n) Are there any noise, vibration, glare, fumes or other impacts? | <u>N/A</u> | <u>N/A</u>            |

Signature of Applicant:

Denise M Vachon

Date:

11/11/2011

**Criteria for an Administrative Authorizations:**  
(See Section 14-523 (4) on page 2 of this application)

**Applicant's Assessment**  
Y(yes), N(no), N/A

**Planning Division**  
Use Only

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	Yes	Yes – 10x14 Shed
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	n/a	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	n/a	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	n/a	n/a

The Administrative Authorization for 777 Stevens Avenue was approved by Barbara Barhydt, Development Review Services Manager on November 25, 2011 with the following condition(s) in addition to the required Standard Condition of Approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

**Planning Division Use Only**

Authorization Granted  Partial Exemption  Exemption Denied

*Barbara Barhydt - Nov. 25, 2011*

**Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

**IMPORTANT NOTICE TO APPLICANT:** The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: Administrative Authorization**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.



This is to certify that this map or plot and the survey on which it is based was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ASCM and NSPS in 1999, and includes items 8, 9, 10 and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ASCM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: 1/18/2005  
 Larry Slaughter  
 Professional Licensed Surveyor No. 1133

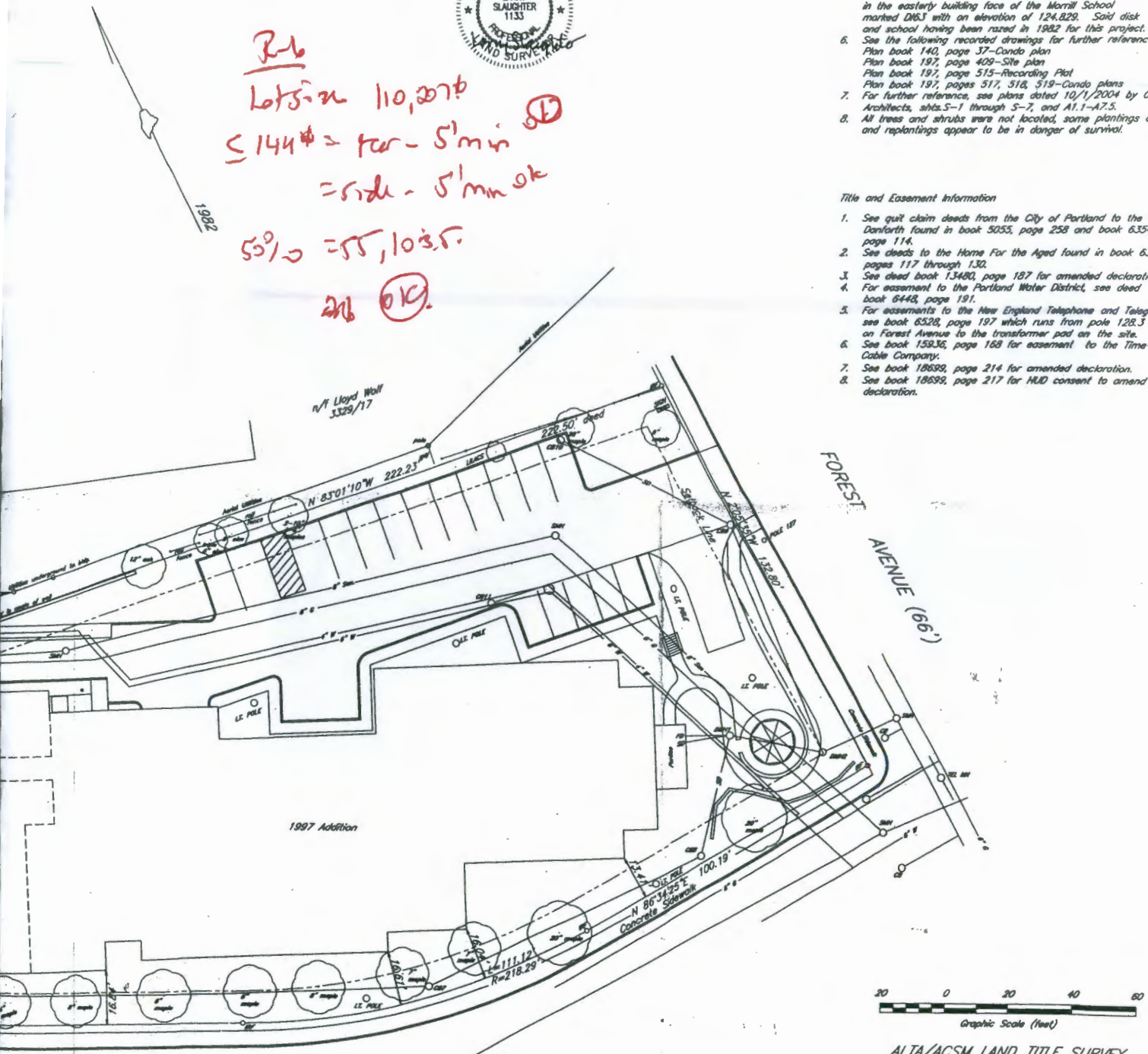


Rub  
 Lots in 110, 207#  
 S 144# = toe - 5' min  
 = side - 5' min ok  
 55° = 55, 103.5  
 216 OK

2. A separate standard boundary survey for this parcel was recorded in plan book 197, page 408.
3. The area of the parcel surveyed is 2.5273 acres or 110,089 square feet.
4. Data gathered for this plan was under winter conditions. All evidence, manholes, catch basins, water gate covers, etc. may not have been found. An examination when snow and ice cover conditions are eliminated may be necessary to finalize evidence and amend plan. Corner markers were set in 1997 but may have been disturbed during construction of concrete sidewalks.
5. Add 100.00 to obtain US&GS elevations. BM used for plan mentioned in note 1 above was a vertical disk in the easterly building face of the Morrill School marked D1631 with an elevation of 124.829. Said disk and school having been razed in 1982 for this project.
6. See the following recorded drawings for further reference:  
 Plan book 140, page 37-Condo plan  
 Plan book 197, page 409-Site plan  
 Plan book 197, page 515-Recording Plot  
 Plan book 197, pages 517, 518, 519-Condo plans
7. For further reference, see plans dated 10/1/2004 by CWS Architects, sheets 5-1 through 5-7, and A1.1-A7.5.
8. All trees and shrubs were not located, some plantings and replantings appear to be in danger of survival.

Title and Easement Information

1. See quit claim deeds from the City of Portland to the Port-Danforth found in book 5055, page 258 and book 6354, page 114.
2. See deeds to the Home For the Aged found in book 6354, pages 117 through 130.
3. See deed book 13480, page 187 for amended declaration.
4. For easement to the Portland Water District, see deed book 6448, page 191.
5. For easements to the New England Telephone and Telegraph Co., see book 6528, page 197 which runs from pole 128.3 on Forest Avenue to the transformer pad on the site.
6. See book 15336, page 168 for easement to the Time-Warner Cable Company.
7. See book 18099, page 214 for amended declaration.
8. See book 18099, page 217 for HUD consent to amend the declaration.



ALTA/ACSM LAND TITLE SURVEY

Legend:  
 Marker Found as described