

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

Location of Construction: 1158 Forest Ave		Owner: Sylvester, Richard & Jeannette		Phone:	Permit No:
Owner Address: SAA Ptld, ME 04103		Lessee/Buyer's Name:		Phone: 846-5089	
Contractor Name: SAA		Address:		Phone:	Permit Issued:
Past Use: Mix Use		Proposed Use: Dwelling units		COST OF WORK: \$ 1,500.00	
				PERMIT FEE: \$ 35.00	Zone/ CBL: B-2/R-5 152-A-005
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Proposed Project Description: 1st/fl - Dwelling To remain as is 2nd/fl - was retail to change to dwelling unit 3rd/fl - was retail to remain vacant				INSPECTION: Use Group: Type:	Zoning Approval:
				Signature:	
Permit Taken By: Mary Gresik		Date Applied For: 16 December 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: Date:	

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..

PERMIT DENIED

- Special Zone or Reviews:**
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan maj minor mm

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: 12/19/97

[Signature]

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 provisions of the code(s) applicable to such permit

[Signature: Richard W. Sylvester] 16 December 1997
 SIGNATURE OF APPLICANT Richard Sylvester ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT *[Signature]*
 M. LEARY

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Richard & Jeannette Sylvester
1158 Forest Avenue
Portland, ME 04103

December 22, 1997

RE: 1158 Forest Avenue - B-2/R-5 zone - 152-A-5

Dear Mr Sylvester,

I am in receipt of your permit application to change the use from 2 retail spaces with 1 apartment space to 1 retail space and 2 apartments. I am unable to approve your application based on the zoning requirements. For residential uses, the B-2 zone that you are in refers to the closest residential zone which is an R-5 residential zone. This zone requires 3,000 square feet of land area per dwelling unit or 6,000 square feet. Your lot has only 2,398 square feet. This would not allow a second unit to be created on this lot. Your existing unit is legally grandfathered as to lot size.

If you have any other questions, please do not hesitate to contact me at 874-8695.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Joseph Gray, Jr., Dir. of Planning & Urban Dev.
Mark Adelson, Housing & Neighborhood Services
Merle Leary, Code Enforcement Officer

PERMIT
DENIED

152-A-005 1158 Forest Ave

Applicant: Richard Sylvester

Date: 12/22/97

Address: 1158 Forest Ave

C-B-L: 152-A-5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - B-2 - 2 closest zones codes state "most restrictive zone"

Interior or corner lot -

R-5 R-6 - Also the closest zone -> shall apply

Proposed Use/Work - Change of use from 2 retail, 1 Apt. to 1 retail, 2 Apts

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

2,398# existing

Lot Coverage/ Impervious Surface -

not met -> Area per Family - 3000# / unit or 6000# req - only 2,398# existing

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

PERMIT DENIED