

Applicants did not have to file an appeal. They were able to use section 14-90(d)(3) which stated : “In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to 24 feet, but in no case shall the resulting side yards be less than eight (8) feet”. The proposed addition is 17’ wide and meets the 8’ side setback on the left. The proposed side setback on the right is twenty (20) feet because of the side yard setback on a side street [section 14-90(d)(4)].

Application was withdrawn by Zoning Specialist and application fee of \$100 was refunded.

WITHDRAW



City of Portland
 Planning and Development Department
 Zoning Board of Appeals
 Practical Difficulty Variance Application

Applicant Information:

Tom + Karen Paradis
 Name

Business Name

62 Westminister Ave.
 Address

Portland 04103

318-5986 761-9685
 Telephone Fax

Applicant's Right, Title or Interest in Subject Property:

Owners
 (e.g. owner, purchaser, etc.):

Current Zoning Designation: R-3

Existing Use of Property:

Single family home
with Home occ.

Subject Property Information:

62 Westminister Ave
 Property Address

181 A 005
 Assessor's Reference (Chart-Block-Lot)

Property Owner (if different):

Name

Address

Telephone Fax

Practical Difficulty Variance from Section 14 - 90(d)3 u

RECEIVED

OCT 28 2011

Dept. of Building Inspections
 City of Portland Maine

WITHDRAW

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a Practical Difficulty Variance as above described, and certified that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Tom Paradis
 Signature of Applicant

10/27/11
 Date

Notwithstanding the provisions of subsections 14-473(c)(1) and (2) of this section, the Board of Appeals may grant a variance from the dimensional standards of this article when strict application of the provisions of the Ordinance would create a practical difficulty, as defined herein, and when all the following conditions are found to exist:

“Practical Difficulty” Variance standards pursuant to Portland City Code §14-473(c)(3):

1. The need for the variance is from dimensional standards of the Land Use Zoning Ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

The variance of dimensional standard in side setbacks is requested to allow the living area of a full second floor that is 17 feet wide is due to the unique situation of the lot being situated on a side street. The addition as originally proposed would be acceptable if the lot was not situated on a side street since a 14 foot setback on both sides would leave 17 feet available for the width of the addition, and the lot meets all conditions stated in the ordinance as quoted here. Section 14-90(d) 3a.

In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.

2. Strict application of the provisions of the Ordinance would create a practical difficulty, meaning it would **both (1) preclude a use of the property which is permitted in the zone in which it is located and also would (2) result in significant economic injury to the applicant.** “Significant economic injury” means the value of the property if the variance was denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

The strict applications of this provision would preclude the use of the property as living area that would be reasonably and adequately suitable as the space available in rooms on the second level would be significantly reduced by knee walls and sloping ceilings. There would be significant economic injury due to the property value being substantially lower with an addition of only one story or 1 1/2 stories having knee walls on the second level with reduced headroom and angled ceilings compared to a full second story which had full level ceiling heights.

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

This request is solely the unique circumstances of the property having a side street abutting the property as opposed to a neighboring lot.

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on wither the use or fair market value of abutting properties.

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

Given the current mix of properties in this neighborhood, the granting of this variance would have no unreasonably detrimental effect on wither the use or fair market value of abutting properties. The current mix includes single family dwellings of various sizes and style, three story multi-dwelling units and an assisted living group home. In addition, with consideration of the mix of the neighborhood we planned the addition to use the same roof height as the existing roof ridge.

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

Neither ourselves nor the previous owners have taken any action that has resulted in this need for a variance.

6. No other feasible alternative is available to the applicant, except a variance.

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

Consideration has been given to alternative designs and none have been found to satisfy the code in full that would allow the use of the property to reasonably meet the needs of the current occupants or likely meet the needs of a future occupant since the use of a half story would greatly reduce the comfort and appeal of the property for normal use due to reduced ceiling height and angles, the reduction of width of the addition to meet the dimensional standards of a full two stories would place the building width at 11' and usable floor space width at only 10' 1", and the reduction to only one story leaves the building with a less than appealing look as well as significantly reducing the living area. Consideration in the submitted design has been made in keeping the overall height of the residence at the current roof height of the existing home.

7. The granting of a variance will not have an unreasonably adverse effect on the natural environment.

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

There would be no adverse natural environmental effect caused by granting this variance.

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. §435, nor within a shoreland zone or flood hazard zone.

Satisfied _____ Not Satisfied _____ (deny the appeal)

Reason and supporting facts:

This property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. 435 nor within a shoreland zone or flood hazard zone.

The following words have the meanings set forth below:

- a.) **Dimensional Standards:** Those provisions of the article which relate to lot area, lot coverage, frontage and setback requirements.
- b.) **Practical Difficulty:** A case where strict application of the dimensional standards of the Ordinance to the property for which a variance is sought would **both** preclude a use of the property which is permitted in the zone in which it is located **and** also would result in significant economic injury to the applicant.
- c.) **Significant Economic Injury:** The value of the property if the variance were denied would be substantially lower than its value if the variance was granted. To satisfy this standard, the applicant need not prove that the denial of the variance would mean the practical loss of all beneficial use of the land.

A Practical Difficulty Variance may not be used to grant relief from the provisions of Section 14-449 (Land Use Standards) to increase either volume or floor area, not to permit the location of a structure, including, but not limited to, single-component manufactured homes, to be situated on a lot in a way which is contrary to the provisions of this article.

City of Portland
Planning and Development Department
Zoning Board of Appeals
389 Congress St., Room 315
Portland ME 04101

October 27, 2011

To Whom It May Concern:

This letter and its enclosures are for the purpose of appealing for a variance to the setback requirements for an addition to be constructed at 62 Westminster Ave., in the City of Portland.

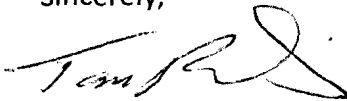
Our request is that we be allowed to build two stories using the side setback of 8 feet allowed for a 1 or 1 ½ story building, based on the paragraph in the setback descriptions of Section 14-90(d) 3a and the subsequent paragraph which states:

In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.

This lot and a permit to build on it were first recorded in the city in 1941, and held in ownership separately from any other lot soon afterwards.

We thank you for consideration in this matter and ask that you would grant our appeal.

Sincerely,

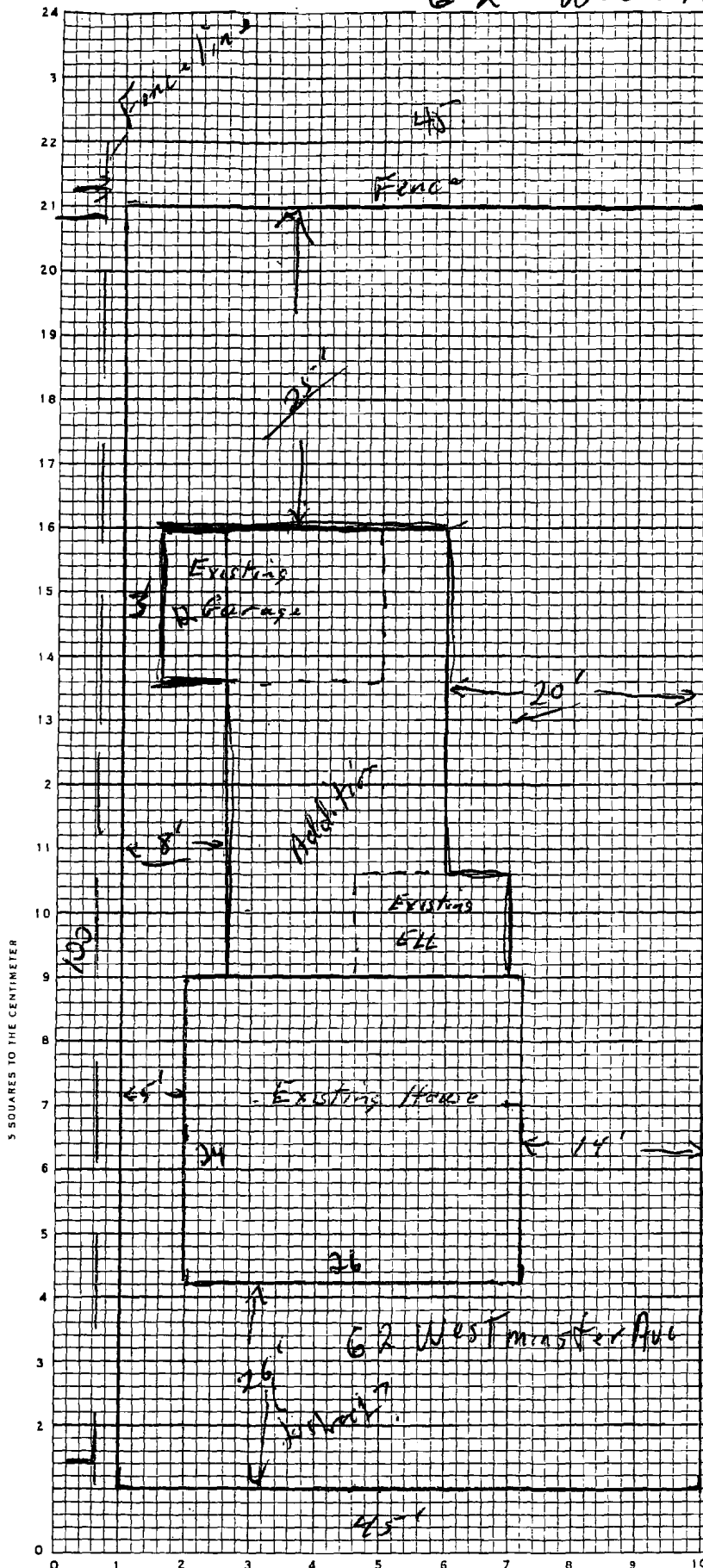


Tom Paradis

Tom & Karen Paradis, Owners
62 Westminster Ave
Portland ME 04103-2431
207-318-5986

62 Westminster Ave Plot Plan

23



Existing House =
26' x 24'

Existing Ell
8' x 12'

Existing Garage =
18' x 12'

Proposed Addition
17' wide x 35'
2 story

Square Footage -

Existing
24 x 26 = 624
8 x 12 = 96
18 x 12 = 216
936

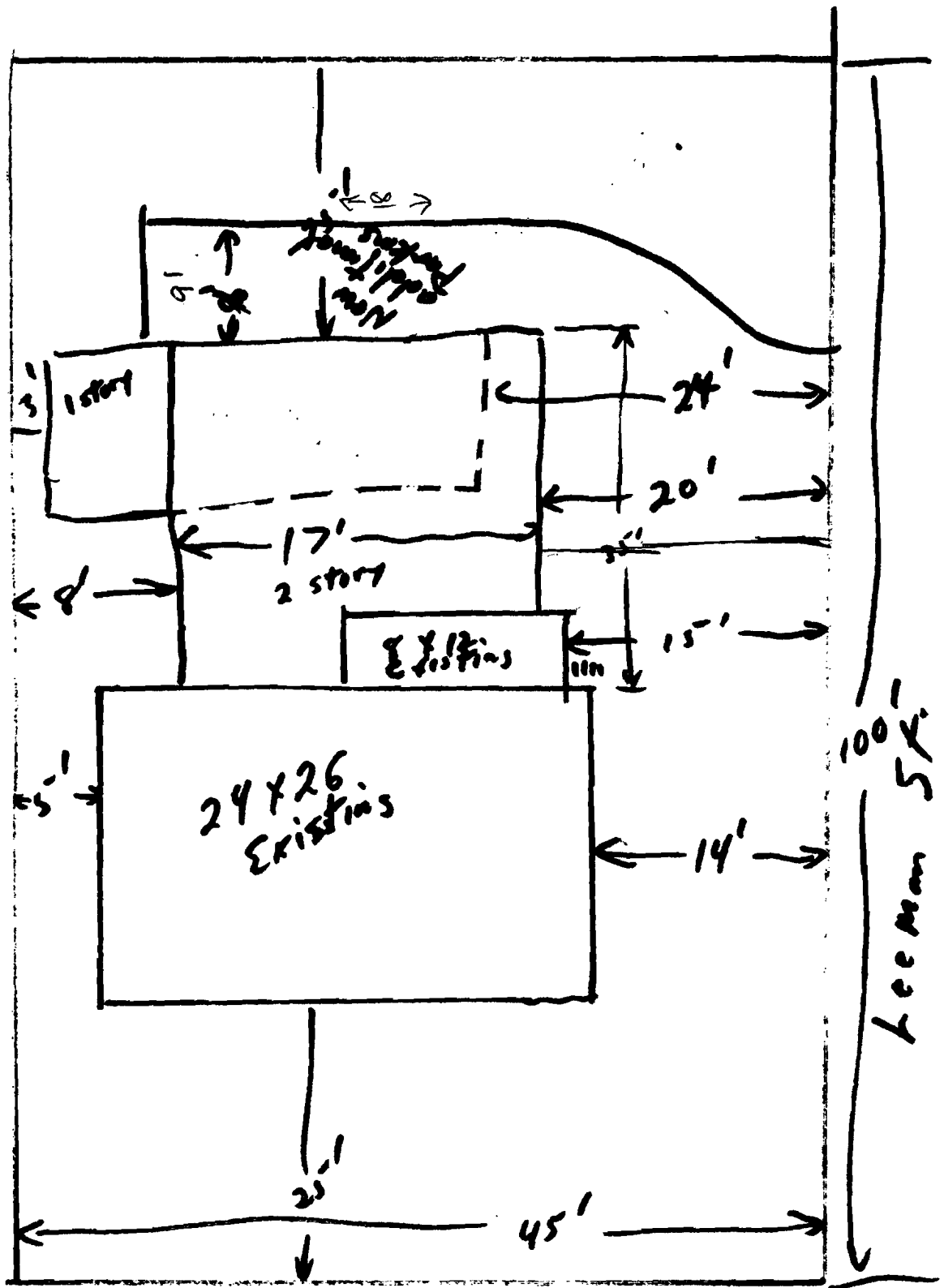
Proposed

24 x 26 = 624
8 x 5 = 40
17 x 35 = 595
1259

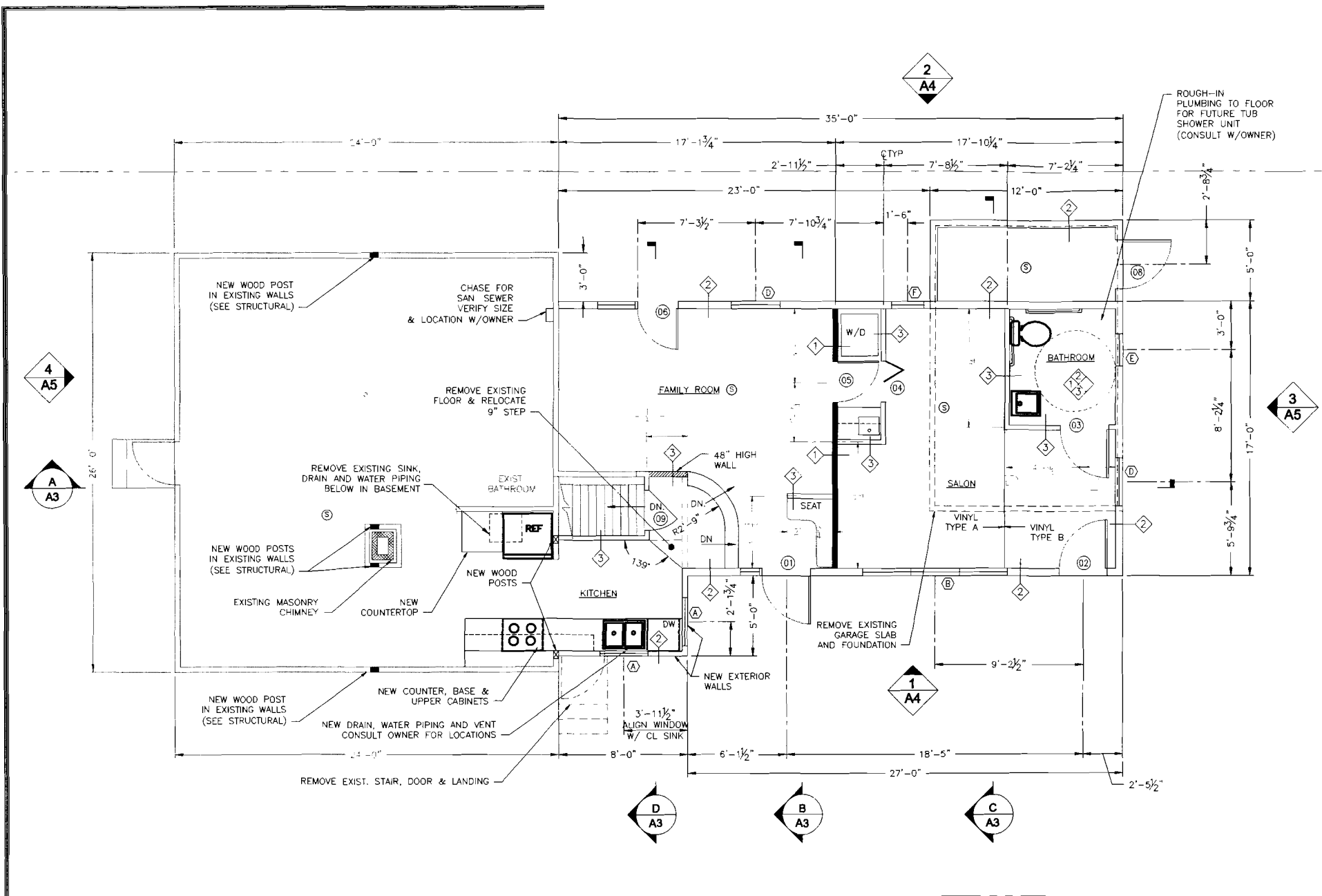
LOT 45 x 100 = 4500
3.5% = 157.5

5 SQUARES TO THE CENTIMETER

L. C. Carman



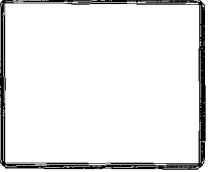
62 Westminster Ave



FIRST FLOOR PLAN
1/4"=1'-0"

GENERAL NOTES:

1. All work shall be in accordance with BOCA Basic Building Code, NFPA-101(2003), NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
3. All required City and State permits must be obtained before any construction begins.
4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
5. All contractors shall visit site and observe existing conditions, and verify proposed renovations. Notify owner of any proposed discrepancies or unusual conditions or conflicts prior to proceeding.
6. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
7. All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings with approved fire rating material.
8. Occupancy classification is a mixed use residential/business facility.
9. All egress doors shall have positive self-closer and latch mechanisms with panic bar or lever handles meeting standards as specified in the ADA & NFPA-101 codes.
10. Fire Door assembly, including the doorway, frame, door and necessary hardware shall conform to NFPA-101.
11. All doors shall be side-hinged or pivot swinging type. A latch or fastening device on a door shall be provided with a lever handle or panic bar or other simple releasing device having an obvious method of operation under all lighting conditions. Doors shall be operable without more than one releasing operation. Panic hardware or fire exit hardware shall comply with NFPA-101, 2003.
12. Smoke detectors in existing residential spaces and in Business (Salon area) shall be continuously powered from the building electrical system and shall be wired together and located such that when any one is activated, it shall initiate an alarm that is audible in the sleeping rooms and in the business area.
13. Audible/Visual alarms shall be in accordance with NFPA 101.
14. Portable fire extinguisher shall be provided in business use area (Salon). Confirm with local authority having jurisdiction.



REV.	DATE	STATUS
8-25-11		ISSUED FOR VARIANCE

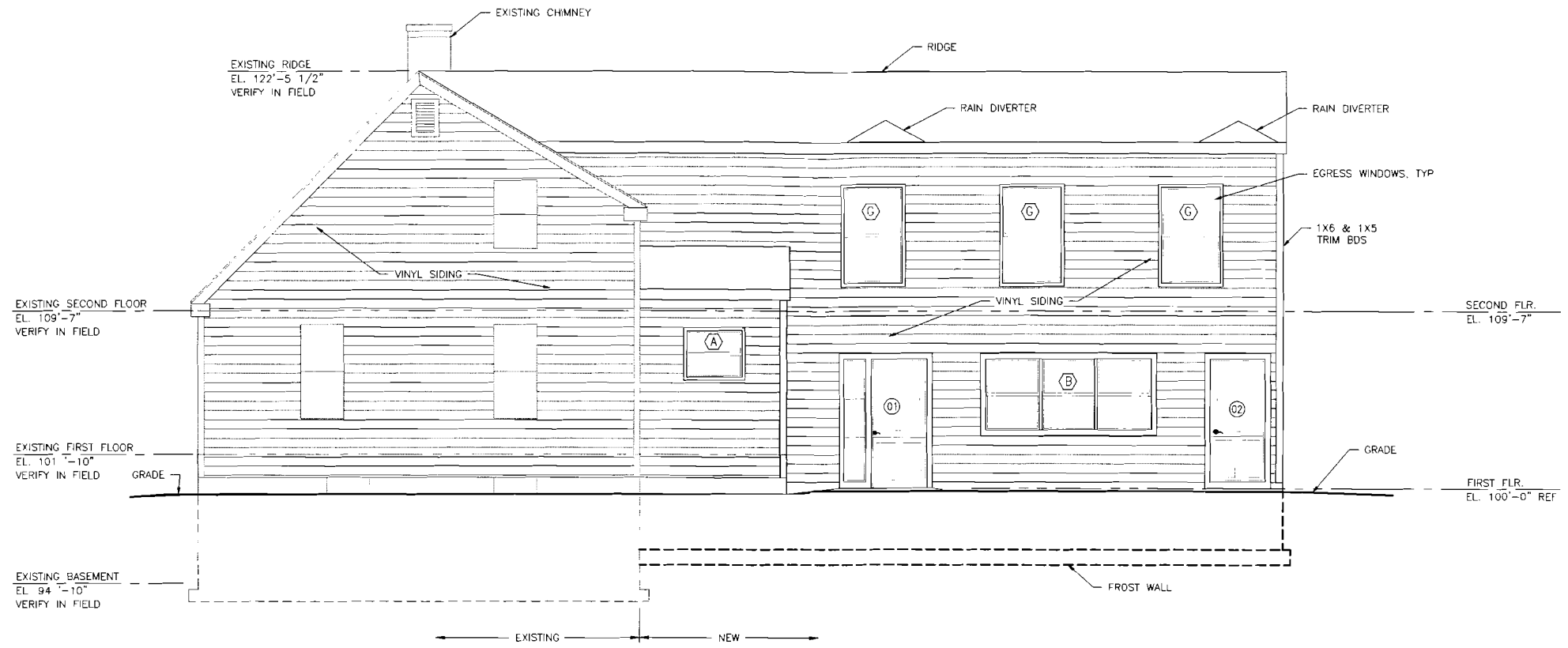
SYMBOL KEY
 (S) SMOKE DETECTOR (NOTE 12)



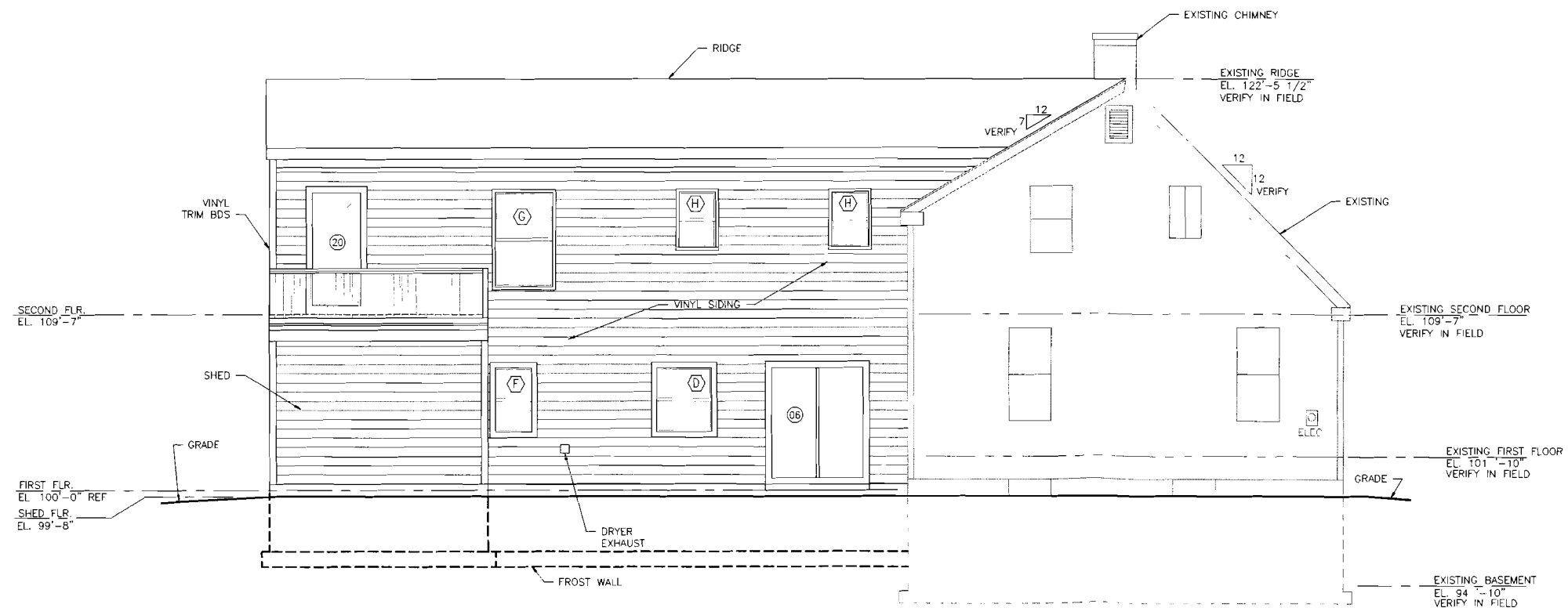
- DRAWING NOTES
- 1) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS, DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.
 - 2) FOR WALL & CEILING TYPES, SEE DWG. 47.
 - 3) KITCHEN & BATH DETAILS DESIGNED BY OTHERS.
 - 4) CONSULT OWNER FOR PLUMBING FIXTURES AND ROUGH-IN LOCATIONS.

ADDITION TO:
 PARADIS RESIDENCE
 62 WESTMINSTER STREET
 PORTLAND, ME. 04101
 FIRST FLOOR PLAN

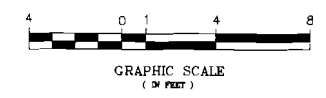
A1



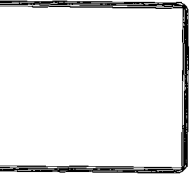
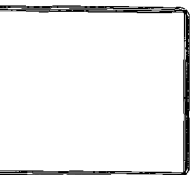
1 ELEVATION
SCALE: 1/4"=1'-0"



2 ELEVATION
SCALE: 1/4"=1'-0"

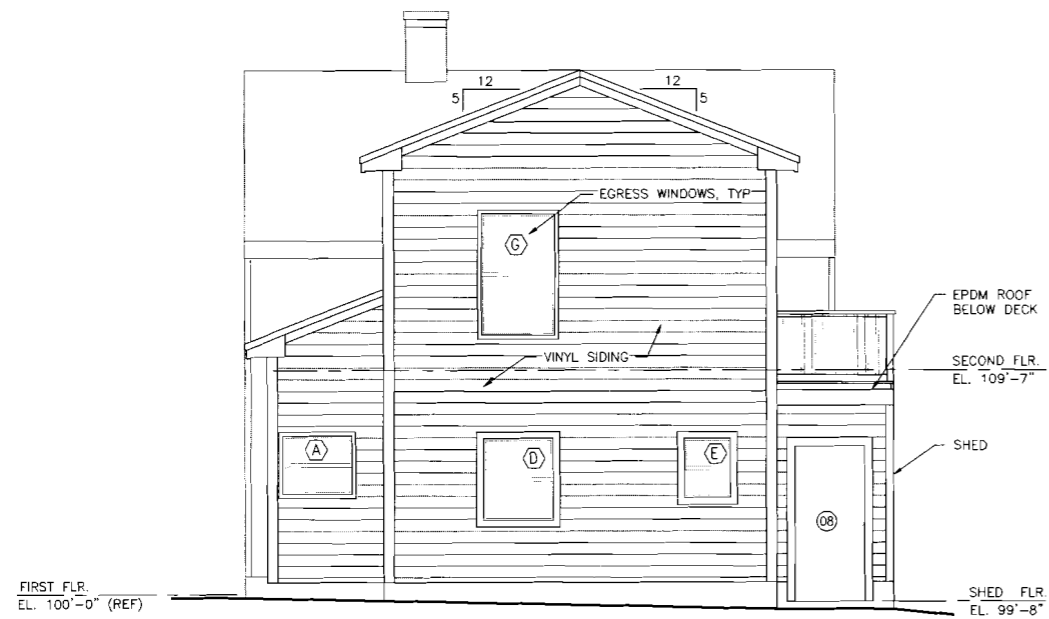


ADDITION TO:
PARADIS RESIDENCE
62 WESTMINISTER STREET
PORTLAND, ME. 04101
ELEVATIONS

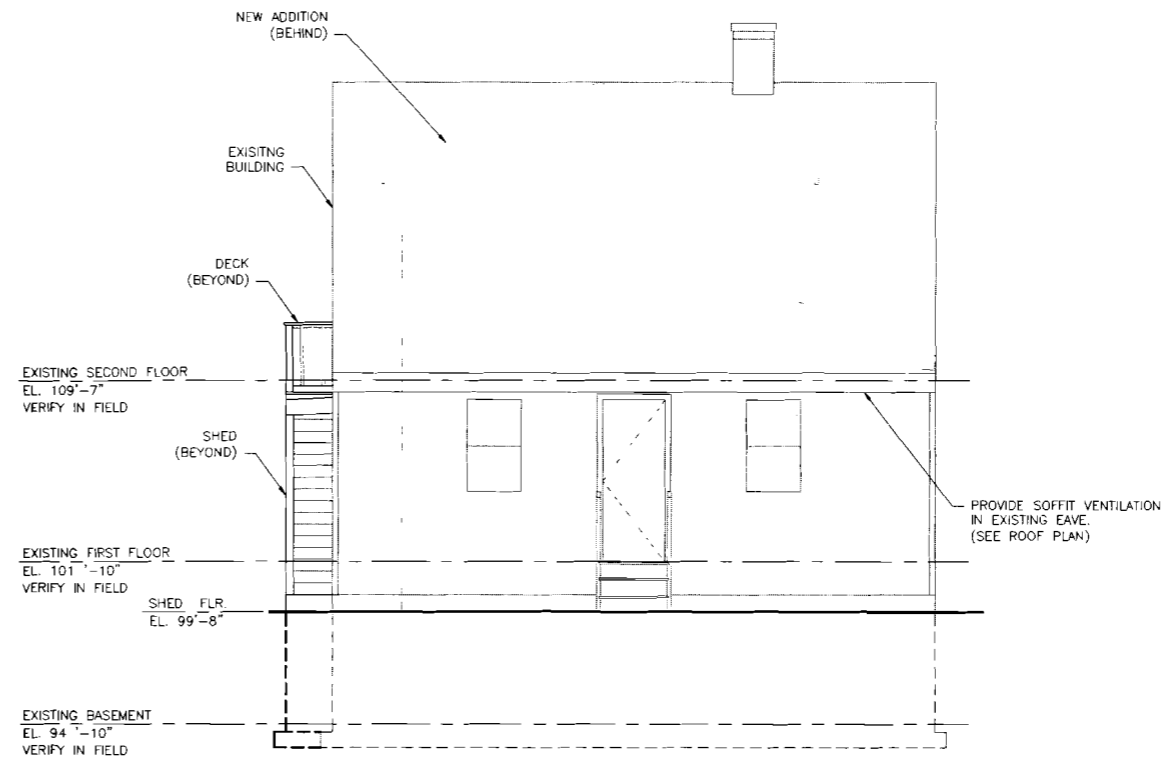


REV.	DATE	STATUS
8-25-11		ISSUED FOR VARIANCE



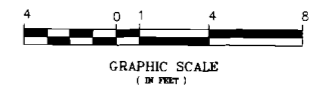


3 ELEVATION
SCALE 1/4"=1'-0"



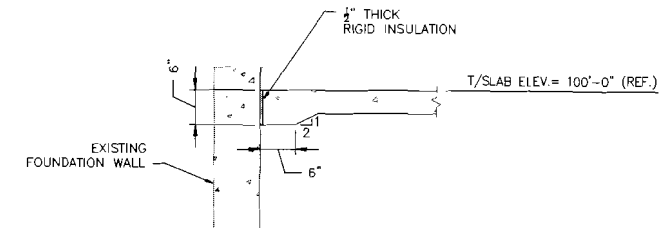
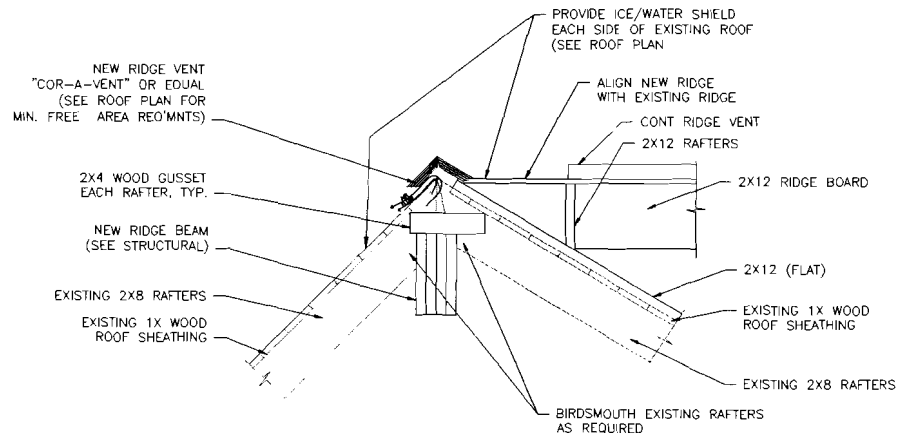
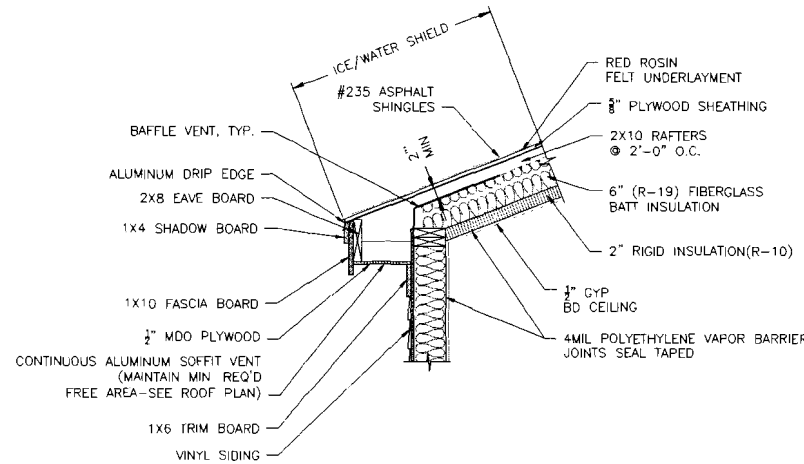
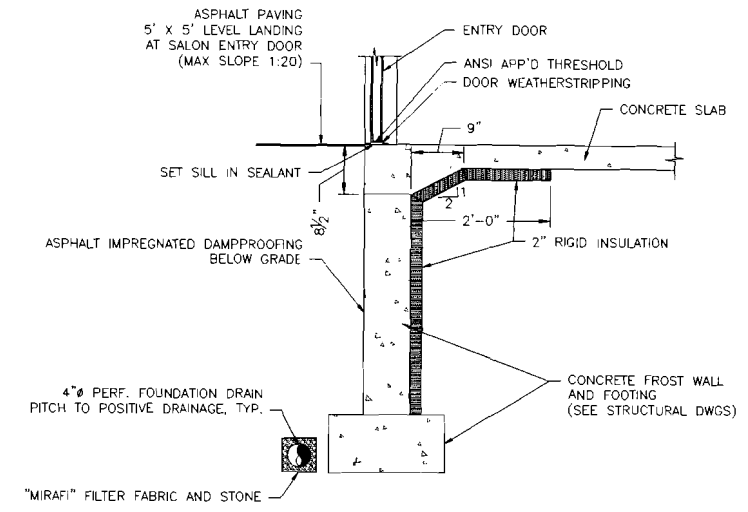
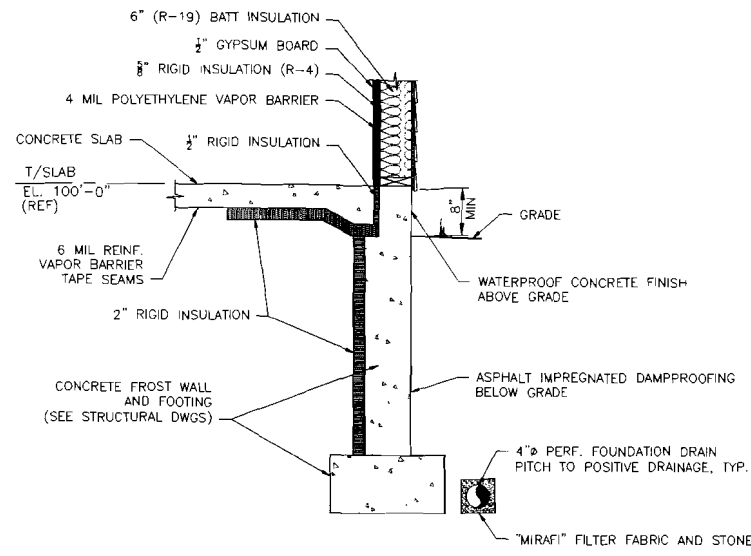
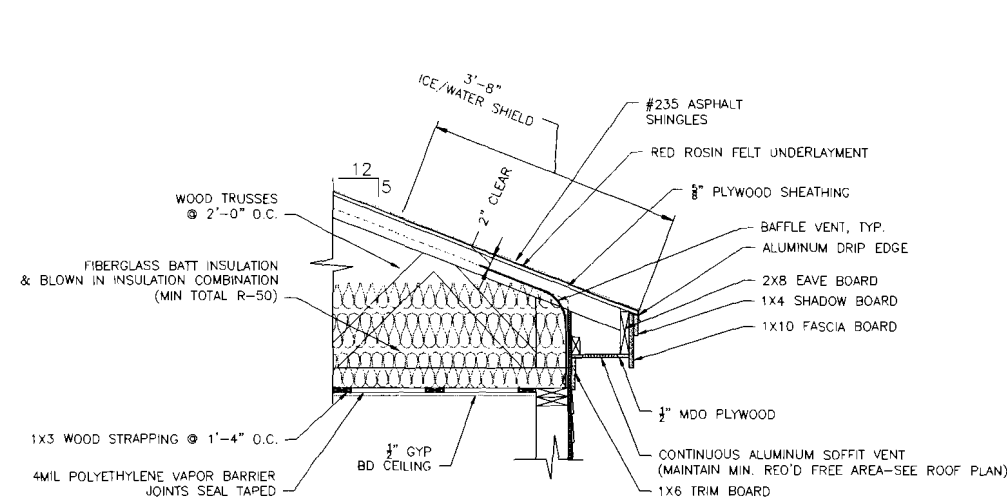
4 ELEVATION
SCALE 1/4"=1'-0"

REV.	DATE	STATUS
	8-25-11	ISSUED FOR VARIANCE

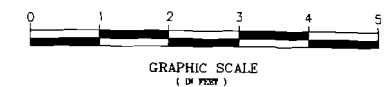
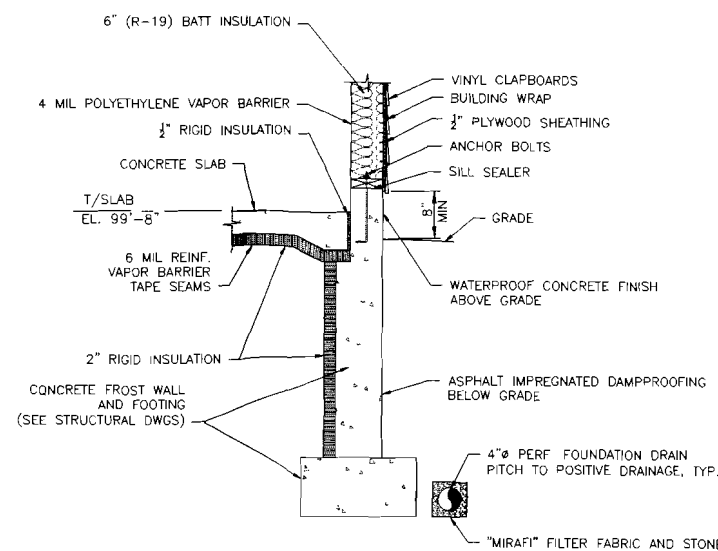
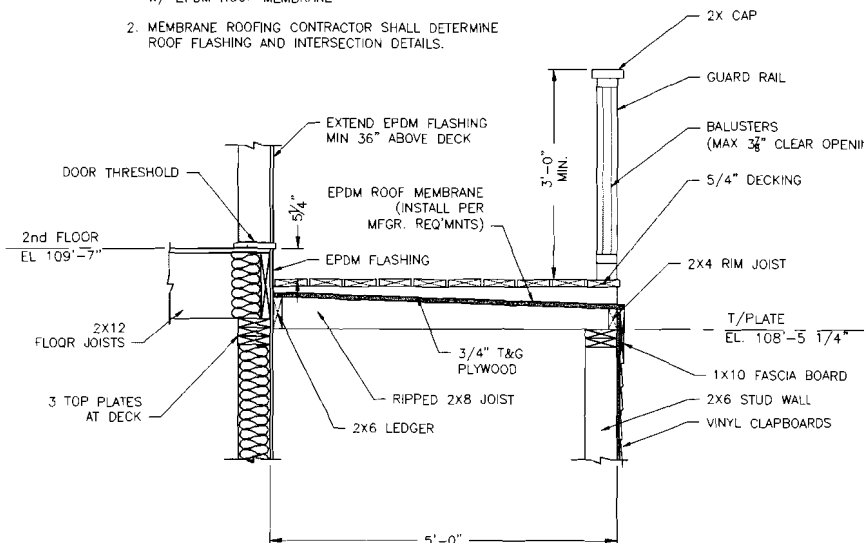


ADDITION TO:
PARADIS RESIDENCE
62 WESTMINSTER STREET
PORTLAND, ME. 04101
ELEVATIONS

A5



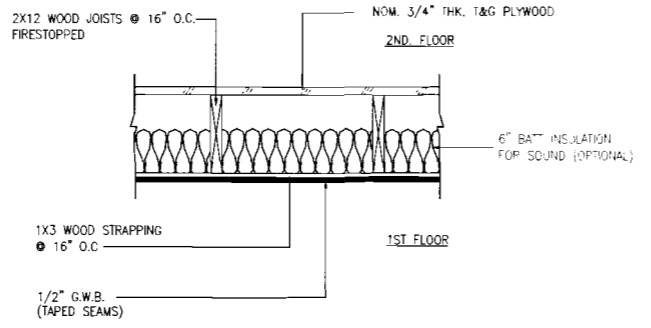
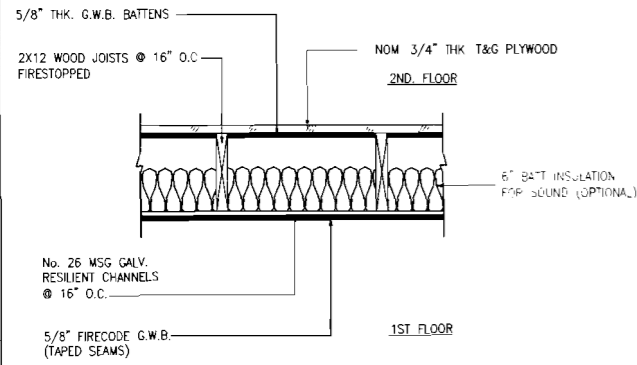
- NOTES:**
1. PROVIDE EPDM WEAR STRIPS ON BOTTOM OF 2x4 SLEEPERS AND BLOCKING IN CONTACT W/ EPDM ROOF MEMBRANE
 2. MEMBRANE ROOFING CONTRACTOR SHALL DETERMINE ROOF FLASHING AND INTERSECTION DETAILS.



ADDITION TO:
PARADIS RESIDENCE
62 WESTMINSTER STREET
PORTLAND, ME. 04101
SECTION DETAILS

A6

REV.	DATE	STATUS
	8-25-11	ISSUED FOR VARIANCE



A 1 HOUR FLOOR/CEILING ASSEMBLY
1 HR FIRE RATING (UL DES No L513)

B FLOOR/CEILING ASSEMBLY

DETAILED DESCRIPTION:

3/4" THK. (MIN.) T&G WOOD STRUCTURAL PANELS, MIN. GRADE "UNDERLAYMENT" OR "SINGLE FLOOR")
FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO 2X12 JOISTS
WITH JOINTS STAGGERED. 4 FT. PLYWOOD PANEL SECURED TO TRUSSES WITH ELASTOMERIC
ADHESIVE PER AMERICAN PLYWOOD ASSOCIATION SPECIFICATION AFG-01 APPLIED IN 3/8" DIA. BEAD TO TOP
OF 2X12 AND 1/4" DIA. BEADS TO T&G PANEL JOINTS.

6 X 22 1/2 X 5/8" THICK PIECES OF GYPSUM DRYWALL TYPE C CENTERED UNDER T&G PANEL JOINTS
AND FASTENED WITH STAPLES SPACED 7" O.C. ALONG EACH EDGE.

STAPLES SHALL BE FORMED OF 16SWG (.062 IN THICK) STEEL WITH 1 1/8" LEGS AND 1/2" CROWN
DRIVEN FLUSH WITH GYPSUM DRYWALL.

RESILIENT CHANNELS FORMED FROM No. 25 MSG GALV. STEEL, SPACED 16" O.C. PERPENDICULAR TO
JOISTS, CHANNELS BUTTED AT SPLICE, CENTERED ON JOIST, AND FASTENED TO EACH JOIST WITH 6d CEMENT COATED NAILS.
ADDITIONAL CHANNELS TO ACCOMMODATE END JOINTS OF GYPSUM BOARD, SPACED 8" FROM OTHER CHANNELS AND THEIR ENDS
TERMINATING AT JOISTS BEYOND EACH SIDE OF END JOINTS.

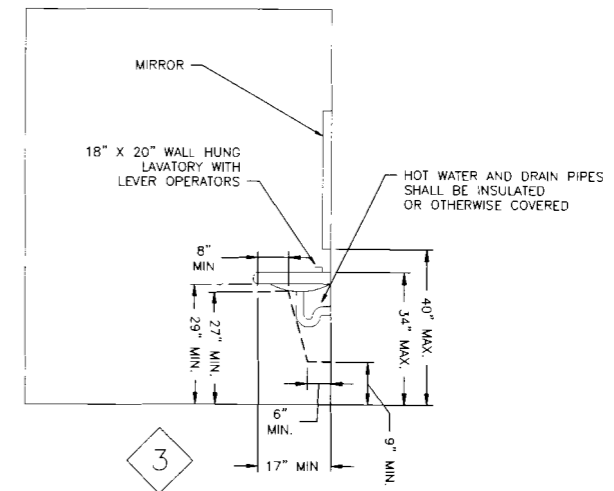
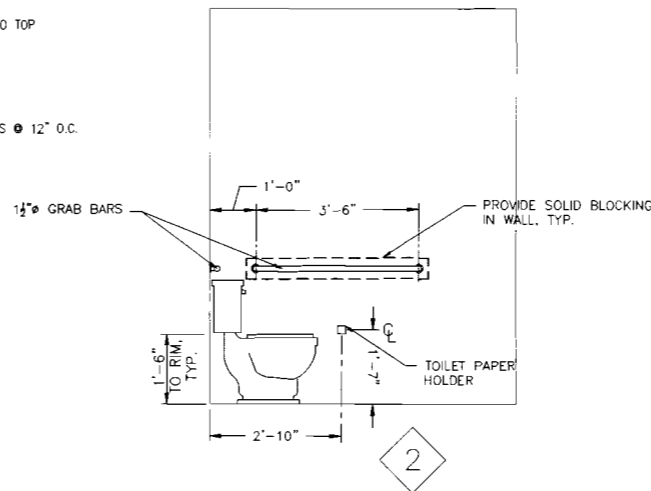
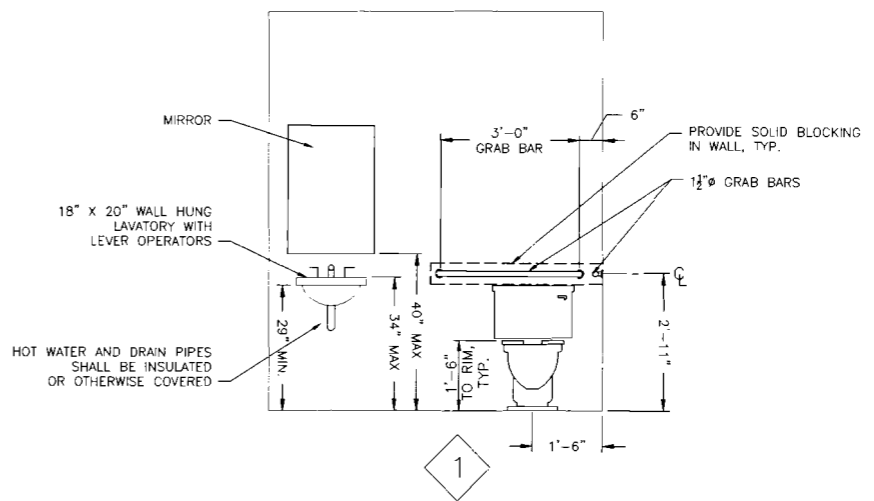
GYPSUM WALL BOARD 5/8" THK. 4 FT. WIDE SHEETS OF TYPE X FIRECODE GYPSUM WALL BOARD INSTALLED WITH
LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS WITH 1" OR 1 1/4" LONG WALLBOARD SCREWS @ 12" O.C.
AND LOCATED 1-1/2" FROM SIDE AND END JOINTS. AT END JOINTS, TWO RESILIENT CHANNELS
ARE USED WHICH EXTEND A MIN. OF 6" BEYOND BOTH ENDS OF THE JOINT. ALL JOINTS AND NAILHEADS TAPED AND
COVERED WITH JOINT COMPOUND.

DETAILED DESCRIPTION:

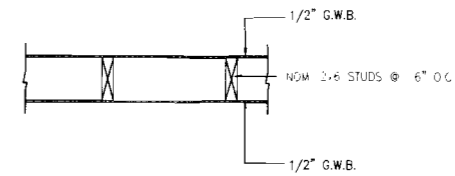
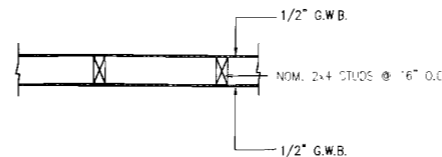
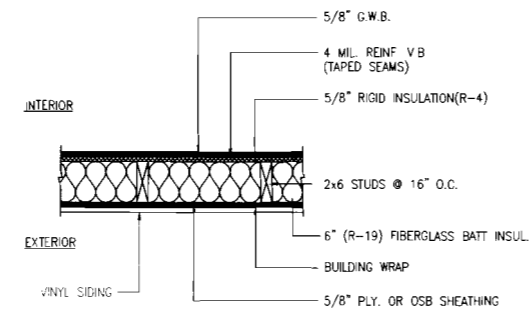
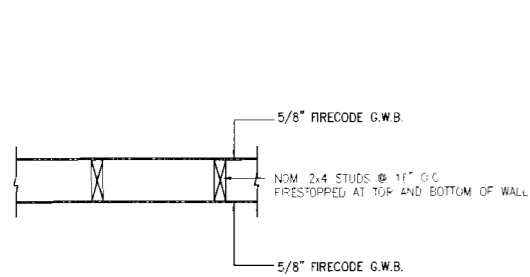
3/4" THK. (MIN.) T&G WOOD STRUCTURAL PANELS, MIN. GRADE "UNDERLAYMENT" OR "SINGLE FLOOR")
FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO 2X12 JOISTS
WITH JOINTS STAGGERED. 4 FT. PLYWOOD PANEL SECURED TO TRUSSES WITH ELASTOMERIC
ADHESIVE PER AMERICAN PLYWOOD ASSOCIATION SPECIFICATION AFG-01 APPLIED IN 3/8" DIA. BEAD TO TOP
OF 2X12 AND 1/4" DIA. BEADS TO T&G PANEL JOINTS.

1X3 WOOD STRAPPING AT 16" O.C. INSTALLED PERPENDICULAR TO WOOD JOISTS AND
FASTENED TO EACH JOIST WITH 6d CEMENT COATED NAILS.

GYPSUM WALL BOARD 1/2" THK. 4 FT. WIDE SHEETS OF GYPSUM WALL BOARD INSTALLED WITH
LONG DIMENSION PERPENDICULAR TO WOOD STRAPPING WITH 1" OR 1 1/4" LONG WALLBOARD SCREWS @ 12" O.C.
AND LOCATED 1-1/2" FROM SIDE AND END JOINTS. AT END JOINTS,
ALL JOINTS AND NAILHEADS TAPED AND COVERED WITH JOINT COMPOUND.



TOILET ELEVATIONS



1 INTERIOR FIRE RATED WALL
1 HR FIRE RATING (UL DES No U301)

2 EXTERIOR WALL

3 INTERIOR WALL

4 INTERIOR WALL

DETAILED DESCRIPTION:

ONE LAYER 5/8", 4 FT. WIDE TYPE X FIRECODE GYPSUM WALL BOARD WITH SQUARE OR TAPERED EDGES
APPLIED EITHER VERTICAL OR HORIZ. FASTEN TO EACH SIDE OF 2X4 STUDS WITH 6d CEMENT COATED NAILS
1-7/8" LONG 0.0915 N. 5-MIN DIA. AND 1/4" DIA. HEADS. ALL NAIL HEADS TAPED AND COVERED WITH JOINT COMPOUND

JOINTS COVERED WITH FIBER TAPE AND JOINT COMPOUND, EXCEPT WHERE REQUIRED FOR SPECIFIC
EDGE CONFIGURATION. FOR TAPERED, ROUNDED EDGE WALL BOARD JOINTS COVERED WITH JOINT COMPOUND
OR FIBER TAPE AND JOINT COMPOUND.

DETAILED DESCRIPTION:

NOM. 2x6 STUDS @ 16" O.C. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY
FIRESSTOPPED AT TOP AND BOTTOM OF WALL

UNFACED FIBERGLASS BATT INSULATION PRESSURE FIT IN WALL CAVITIES
BEARING THE UL CLASSIFICATION MARK.

INTERIOR FACE:

ONE LAYER 5/8", RIGID POLYSTYRENE INSULATION (R-4) BOARD WITH T&G EDGES
4 MIL POLYETHYLENE SHEET VAPOR BARRIER WITH SEAMS TAPED.

ONE LAYER 5/8", 4 FT. WIDE GYPSUM WALL BOARD WITH SQUARE OR TAPERED EDGES
FASTEN TO 2x6 STUDS WITH No. 6 BULGED HEAD DRYWALL
SCREWS 1-7/8" LONG ALL NAIL HEADS TAPED AND COVERED WITH JOINT COMPOUND

EXTERIOR FACE:

VINYL LAPBOARD SIDING (4" TW)
BUILDUP INFILTRATION WRAP (TRAP OR EQUAL)

ONE LAYER 5/8" THK. PLYWOOD OR OSB WOOD BASED SIDING FASTENED OVER
TO WOOD STUDS USING 10d GALV. NAILS SPACED 6" O.C
ON PERIMETER AND 12" O.C. IN FIELD

DETAILED DESCRIPTION:

ONE LAYER 1/2", 4 FT. WIDE GYPSUM WALL BOARD WITH SQUARE OR TAPERED EDGES
APPLIED EITHER VERTICAL OR HORIZ. FASTEN TO EACH SIDE OF 2X4 STUDS WITH DRYWALL SCREWS
TAPED AND COVERED WITH JOINT COMPOUND

JOINTS COVERED WITH FIBER TAPE AND JOINT COMPOUND, EXCEPT WHERE REQUIRED FOR SPECIFIC
EDGE CONFIGURATION. FOR TAPERED, ROUNDED EDGE WALL BOARD JOINTS COVERED WITH JOINT COMPOUND
OR FIBER TAPE AND JOINT COMPOUND.

DETAILED DESCRIPTION:

ONE LAYER 1/2", 4 FT. WIDE GYPSUM WALL BOARD WITH SQUARE OR TAPERED EDGES
APPLIED EITHER VERTICAL OR HORIZ. FASTEN TO EACH SIDE OF 2X4 STUDS WITH DRYWALL SCREWS
TAPED AND COVERED WITH JOINT COMPOUND

JOINTS COVERED WITH FIBER TAPE AND JOINT COMPOUND, EXCEPT WHERE REQUIRED FOR SPECIFIC
EDGE CONFIGURATION. FOR TAPERED, ROUNDED EDGE WALL BOARD JOINTS COVERED WITH JOINT COMPOUND
OR FIBER TAPE AND JOINT COMPOUND.

ADDITION TO:
PARADIS RESIDENCE
62 WESTMINSTER STREET
PORTLAND, ME. 04101
WALL/CEILING TYPES & TOILET ELEVATIONS

A7

REV.	DATE	STATUS
8-25-11		ISSUED FOR VARIANCE

DOOR SCHEDULE

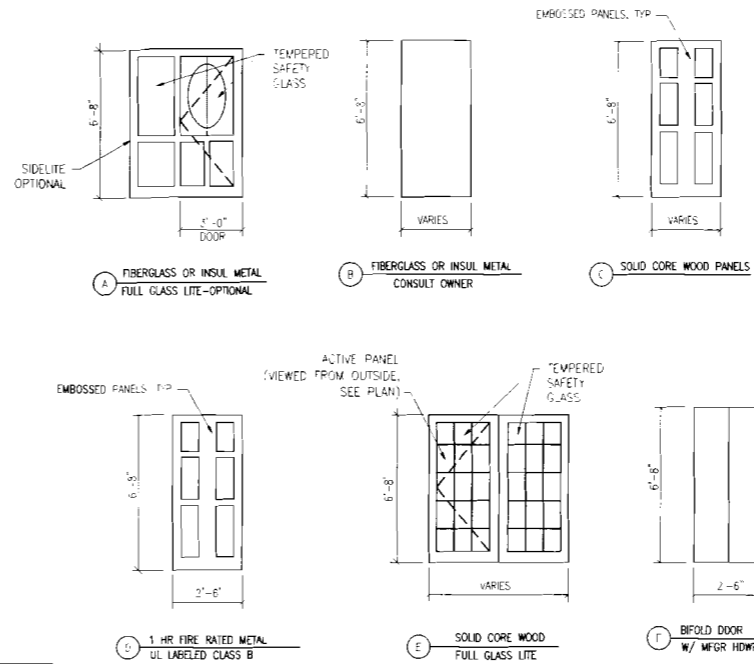
DOOR SCHEDULE ABBREVIATIONS

CLS	CLOSER	HM	HARDWARE	S	STOP (FLOOR OR WALL)	LL	LEVER LATCH
DK	DOOR KNOCKER	HM	HOLLOW METAL	SC	SOLID CORE HARDBOARD	PS	PRIVATE SET
DS	DOOR SWEEP	INS	INSULATED	SH	SPRING HINGE	PAS	PASSAGE SET
EHO	ELECTRO HOLD OPENER	P	PLATE (PUSH SIDE)	SJ	SPLIT JAMB WOOD		
ES	ELECTRIC STRIKE	KL	*KEY LOCK	TEMP	TEMPERED	DL	DOOR LOWER (CONSULT MFG - P.E. FOR COMB. AIR)
FGLS	FIBERGLASS	MTL	METAL	THK	THICKNESS		
FJP	FINGER JOINTED PRIMED	NO	NUMBER	WD	WOOD SOLID		
FR	FIRE RATED	PH	PANIC HARDWARE	WG	WIRE GLASS		
HA	HANDICAP ACCESSIBLE	PP	PUSH/PULL	Y	YEWER		
HC	HOLLOW CORE HARDBOARD	D	FULL				

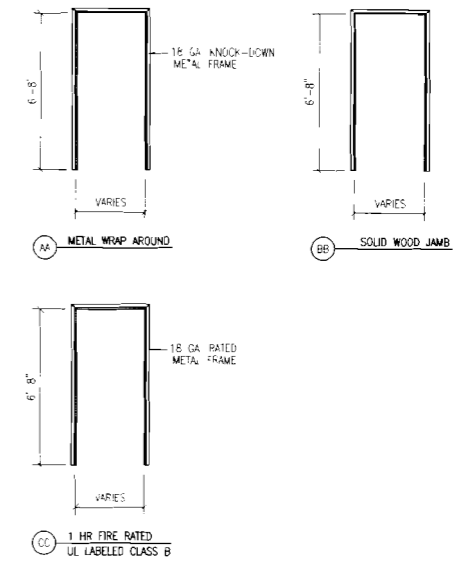
NO.	TYPE	SIZE	THK.	F.R.	HOWE SET	MAT.	GLASS		REMARKS	FRAME TYPES			THRESHOLD				
							SIZE	TYPE		TYPE	MAT.	F.R.	DETAILS		MAT.	DETAIL	
													HEAD	JAMB		SILL	HT.
FIRST FLOOR																	
01	A	3'-0" x 6'-8"	1 3/8"		LEVER	FGLASS*	OPT SIDELITE	SAFETY	INS, KL, LL, DS	AA	METAL	-	-	-	ALUM	1/2"	
02	A	3'-0" x 6'-8"	1 3/8"		LEVER	FGLASS*	SAFETY (IF APPL)	SAFETY	INS, KL, LL, HA, DS	AA	METAL	-	-	-	ALUM	1/2"	
03	G	3'-0" x 6'-8"	1 3/8"		LEVER	WOOD			PS, LL, HA, DS	BB	WOOD	-	-	-	-	-	
04	F	2'-6" x 6'-8"			MFOR PULLS						GYP	-	-	-	-	-	
05	D	2'-6" x 6'-8"	1 3/8"	1 HR	LEVER	METAL			FR, LL, KL, DS	AA	METAL	-	-	-	ALUM	1/2"	
06	E	5'-0" x 6'-8"	1 3/8"		MFOR PULLS	WOOD		SAFETY	INS, KL	BB	WOOD	-	-	-	-	-	
07	B	3'-0" x 6'-8"	1 3/8"		LEVER	WOOD			LL, KL, DS	AA	METAL	-	-	-	-	-	
08	C	2'-6" x 6'-8"	1 3/8"		LEVER	WOOD			LL, PAS, DS	BB	WOOD	-	-	-	-	-	
20	A	3'-0" x 7'-0"	1 3/8"		LEVER	FGLASS*			INS, KL	BB	WOOD	-	-	-	ALUM	1/2"	

NOTES:
* FIBERGLASS OR INSULATED METAL - CONSULT OWNER

DOOR TYPES



FRAME TYPES

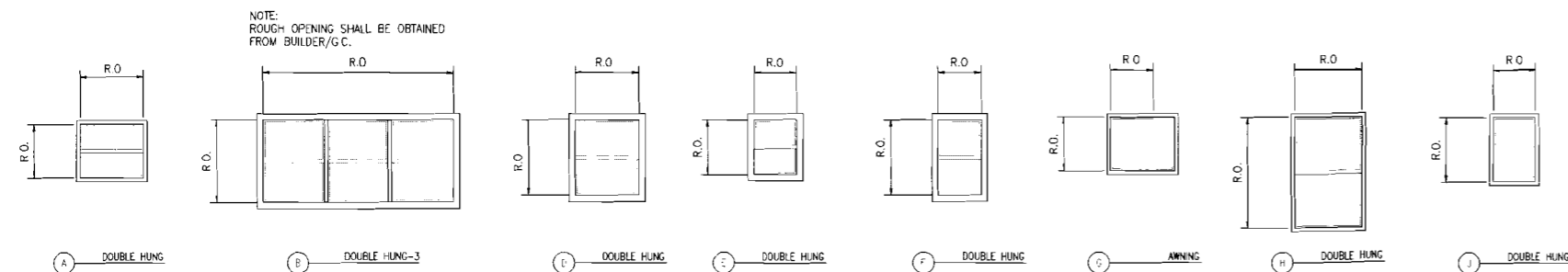


WINDOW SCHEDULE

NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS	
							HEAD	JAMB
A	DBL HUNG	PELLA			36" X 30.5"		-	-
B	DBL HUNG	PELLA			108" X 46"	3 WIDE DOUBLE HUNG	-	-
D	DBL HUNG	PELLA			36" X 42"		-	-
E	DBL HUNG	PELLA			24" X 30.5"		-	-
F	DBL HUNG	PELLA			24" X 42"		-	-
G	AWNING	PELLA			38" X 62"	EGRESS WINDOWS	-	-
H	DBL HUNG	PELLA			24" X 36"		-	-

NOTES:
1. GLAZING SHALL BE HIGH-PERFORMANCE SUN INSULATING GLASS OR APP'D EQUAL.
2. CONSULT OWNER FOR ALL DOOR & WINDOW TYPES.
3. EACH BEDROOM, SLEEPING AND LIVING AREA SHALL HAVE EGRESS WINDOW MIN. 20" IN WIDTH, 24" IN HEIGHT & SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR AND NOT MORE THAN 20" ABOVE FINISHED GRADE TO THE SILL WITH A MINIMUM 5.7 SQ. FT. CLEAR OPENING (MIN. ONE EACH SPACE)

WINDOWS



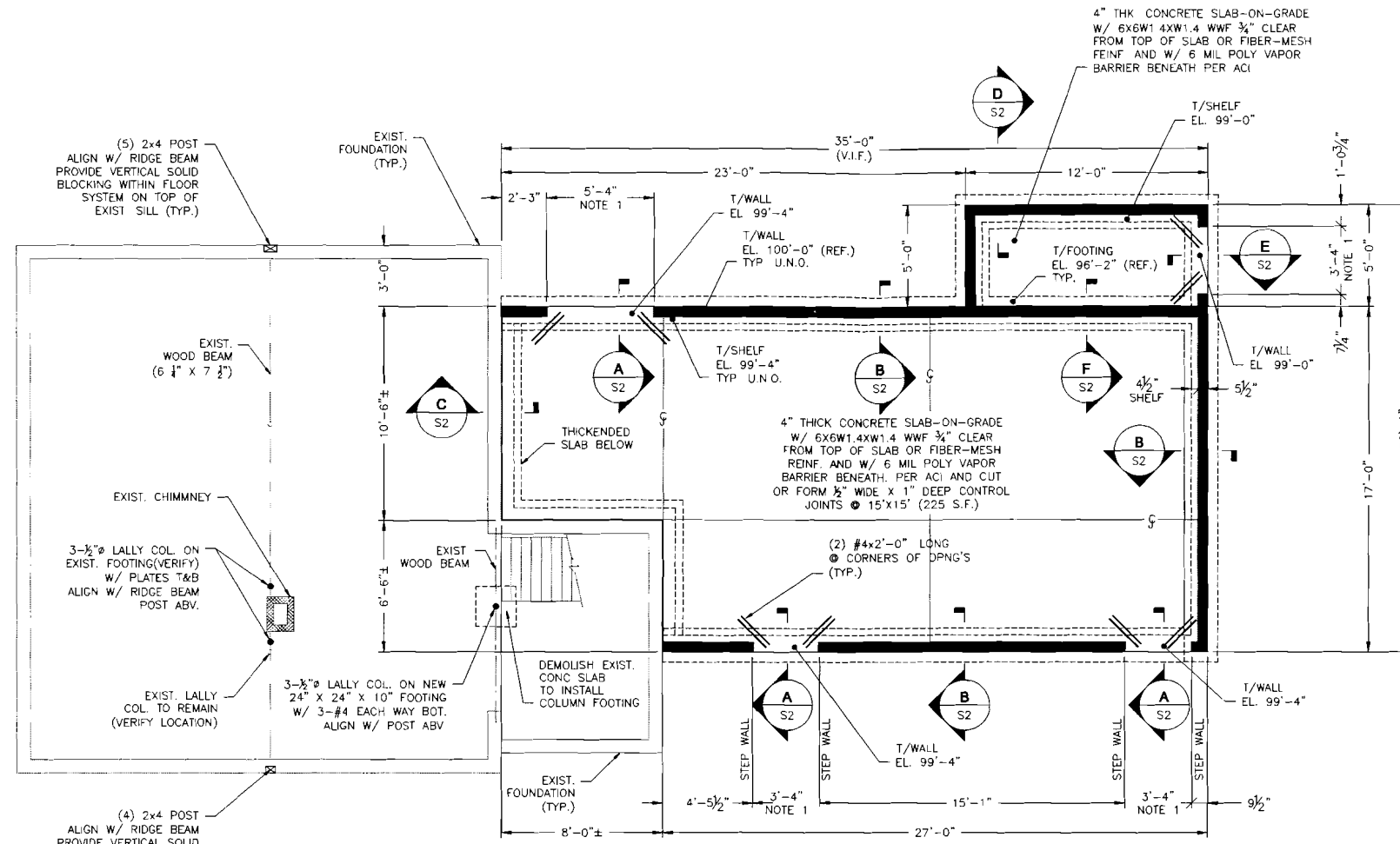
DRAWING NOTES

- WINDOW AND DOOR QUANTITIES SHALL BE CALCULATED FROM THE FLOOR PLANS AND ELEVATIONS
- CONSULT OWNER ON ALL WINDOW TYPES BEFORE ORDERING AND PRIOR TO ROUGH FRAMING

ADDITION TO:
PARADIS RESIDENCE
62 WESTMINSTER STREET
PORTLAND, ME. 04101
DOOR & WINDOW SCHEDULES

A8

REV. DATE: 8-25-11
STATUS: ISSUED FOR VARIANCE



FOUNDATION PLAN
1/4"=1'-0"

- NOTES:
- GC COORDINATE DOOR ROUGH OPENINGS WITH FOUNDATION DETAILS
 - § INDICATES CONTROL JOINT - SEE NOTES.

GENERAL NOTES:

- The notes on the drawings are not intended to replace specifications. In addition to general notes. See specifications for requirements
- Structural drawings shall be used in conjunction with Job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, registers, sleeves, depressions, and other details not shown on structural drawings.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, gussets or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable Federal, state, and municipal regulations shall be followed, including the Federal department of labor occupational safety and health act.

DESIGN LOADS:

- Building code: IBC (2009) International Building Code.
- Design Live Loads: (Ground Snow load = 50 psf)
 - Roof 45 psf + drift as applicable
 - Living areas 40 psf
 - Stairs & exit ways 100 PSF
 - Retail space 100 PSF
- Design wind loads are based on exposure B using 100 mph basic wind speed.
- Seismic Design Utilizes a Bearing wall system Light frame walls with shear panels - wood structure panels/sheet steel panels. Analysis Procedure shall be equivalent Lateral Force Procedure per IBC 2009.

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength at 28 days shall be:
 - a) 3000 psi for footings, frost walls & piers.
 - b) 4000 psi for all slabs on grade.
- All concrete shall be air entrained 4% to 6% per the specifications.
- Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 318-Latest edition.
- Welded wire fabric shall be provided in flat sheets.
- Fiber reinforced concrete shall conform to ASTM C-1116.
- Complete shop drawings and schedules of all reinforcing steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of that portion of the work. All accessories must be shown on the shop drawings. Submit (2) black line prints to the Engineer/Architect.
- Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6' minimum.
- Concrete finishes: See specifications and Architectural drawings for applicable finishes.
- Anchor bolts shall conform to ASTM A307 hot dipped galvanized unless noted otherwise on plan.
- Provide control/construction joints in foundation walls at a maximum spacing of 15 ft. from any corner or 30 ft. along length of wall. At control joints, discontinue every other horizontal bar. At construction joints all reinforcing shall be continuous through the joint.
- The general contractor shall be responsible for coordination of door bondout locations, slab depression & other required bondouts. Coordinate location of bondouts with Architectural, Mechanical & Plumbing, Electrical and Kitchen equipment vendors as necessary to properly install each specific item.
- Provide formed or saw cut control joints in slabs 1/2' wide x 1' deep at 15'x15' (225 square feet max) intervals.

FOUNDATION NOTES:

- Foundations have been designed with a presumptive soil bearing capacity of 2000 psf to be verified by the general contractor in the field.
- Interior spread footings and exterior strip footings shall be founded on undisturbed native soil or compacted structural fill.
- Exterior strip and spread footings shall be founded a minimum of 4'-0" below finished site grade.
- Slabs on grade shall bear on a minimum of 12' of compacted structural fill or compacted 3/4" crushed stone. If loose or undesirable fills are encountered at the slab subgrade level, they shall be over excavated to the surface of the natural soil and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements. Moist cure slabs in accordance with ACI.
- Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits:

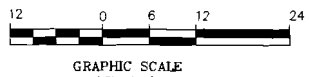
SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
6 INCH	100
3 INCH	70-100
N.D. 30	35-70
N.D. 40	5-35
N.D. 200	0-5
- Structural fill (or 3/4" crushed stone) beneath slabs shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557). For structural fill or 100% of the rodded unit weight as determined by ASTM C-29 for 3/4" crushed stone.
- Underdrains shall be placed as shown on the site drawings. Underdrains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to site drawings for additional information.
- Exterior concrete slabs on grade, shall be underlain by at least 4 feet of structural fill meeting gradation and compaction requirements noted above. Reinforce top of slabs with 6x6 - W1.4xW1.4 WWF.
- Backfill both sides of foundation walls simultaneously.

TIMBER FRAMING:

- All Timber Framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Timber shall be southern yellow pine treated with ACO water borne preservative in accordance with AWPA treatment C1 with 0.4B PCF reticulate for items in contact with roofing, masonry or concrete with 0.6D PCF reticulate for items in contact with earth.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings. All metal connectors in contact with pressure treated timber shall be stainless steel.
- Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on bearing wall and structural beams.
- Nailing not specified shall conform with IBC 2003. All nails in contact with pressure treated timber shall be stainless steel.
- Provide 1/2" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4' o.c. at panel edges and 6' o.c. intermediate. Lap sheathing 1'-0" minimum over existing structure (where applicable).
- Provide 3/8" thick APA rated roof sheathing fastened w/ 10d nails @ 6' o.c. at panel edges and intermediate.
- Provide 3/4" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6' o.c. at panel edges and intermediate.
- LVL indicated laminated veneer lumber beams manufactured by Boise Cascade or approved equal.

TIMBER TRUSS NOTES:

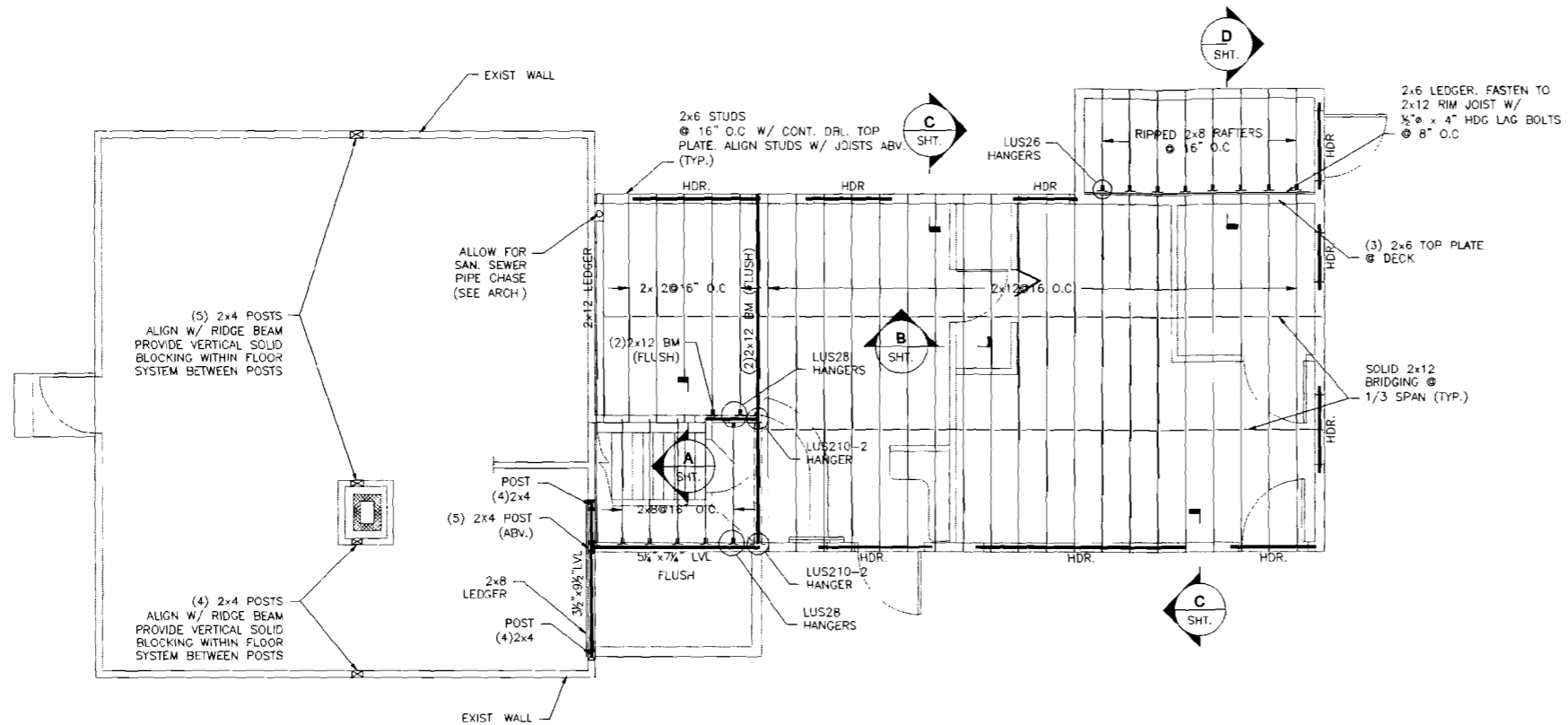
- Timber trusses shall be designed in accordance with structural loading produced by IBC 2009 and ASCE 7-88.
- Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Lumber, kiln dried, 15% maximum M.C., or approved alternate.
- Applicable specifications:
 - a) National Design Specification for stress graded lumber and its fastening (NDS).
 - b) Design specifications for light metal plate connected wood trusses (TPI-latest edition).
- Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members and for permanent chord/web bracing.
- Submittals:
 - a) Submit design calculations, shop drawings, and erection procedures all affixed with the seal of a professional structural engineer licensed in the State of Maine.
 - b) Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing, and shall be approved by the truss designer.
- All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
- Connector plates shall be galvanized.
- Provide Simpson H2.5 hurricane anchors at all locations where trusses bear on bearing walls and structural steel beams.



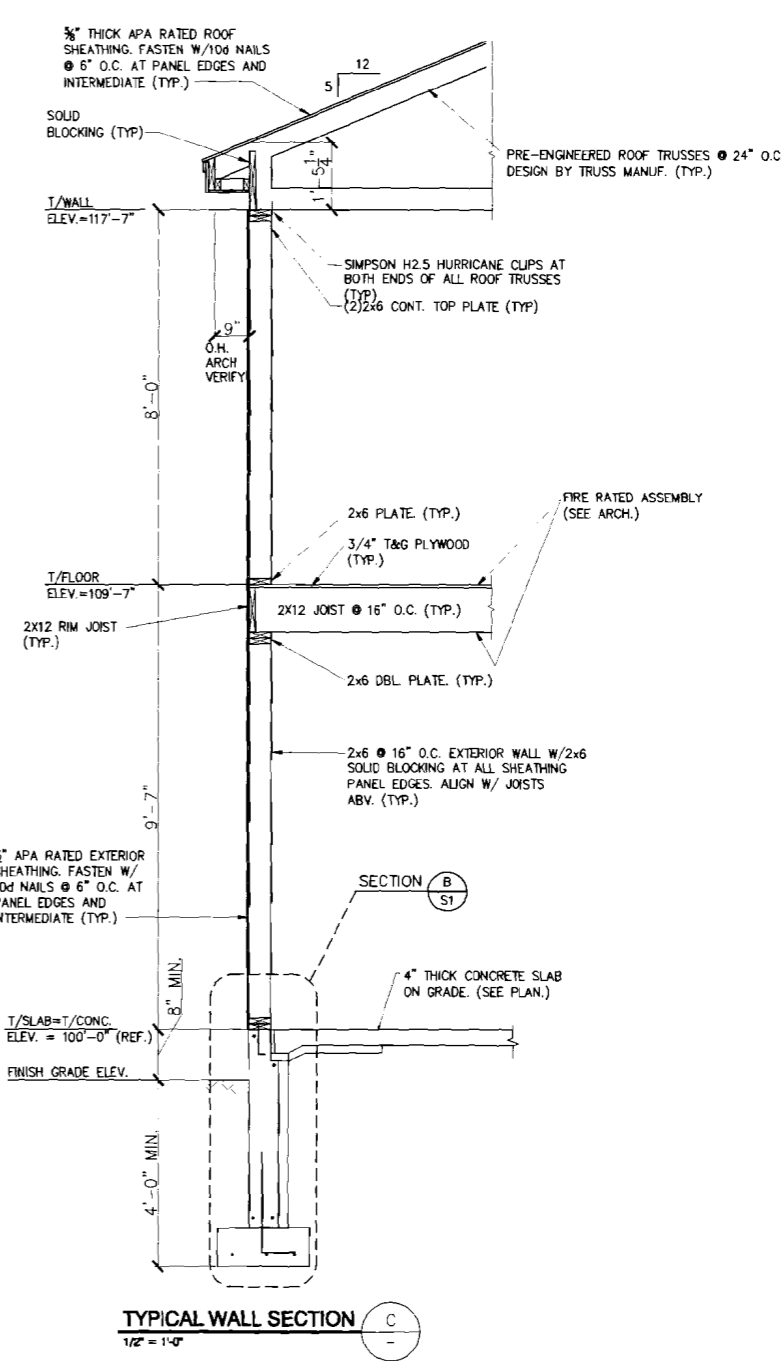
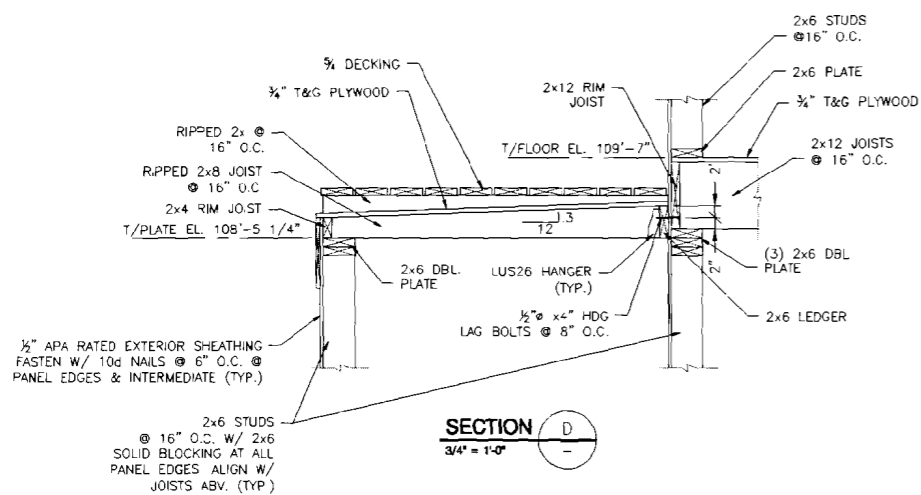
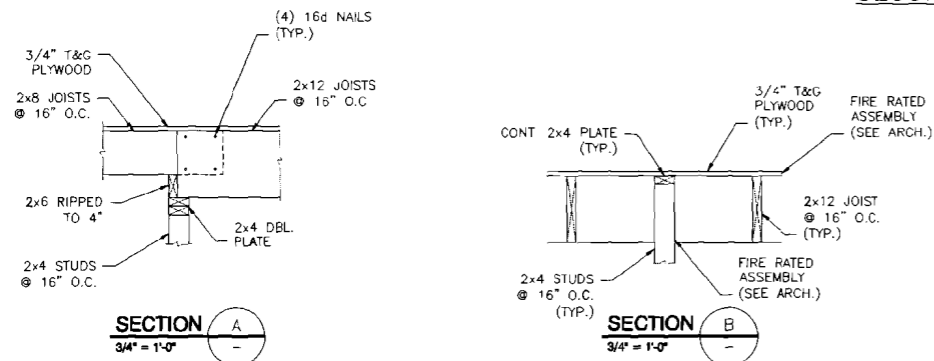
ADDITION TO:
PARADIS RESIDENCE
 62 WESTMINSTER STREET
 PORTLAND, ME. 04101
FOUNDATION PLAN



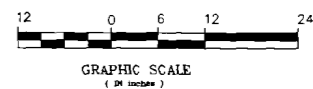
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8-25-11	ISSUED FOR VARIANCE		



SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



ROUGH OPENING	HEADER	JAMB (BOTH ENDS OF HEADER)
UP TO 3'-0"	(3) 2x6	2x6 JACK STUDS PLUS 2x6 KING STUDS
3'-1" - 4'-0"	(3) 2x8	(2)2x6 JACK STUDS PLUS (2)2x6 KING STUDS
4'-1" - 5'-0"	(3) 2x10	(2)2x6 JACK STUDS PLUS (2)2x6 KING STUDS
5'-1" - 6'-3"	(3) 2x12	(2)2x6 JACK STUDS PLUS (2)2x6 KING STUDS
6'-4" - 8'-6"	5/4"x9 1/2" LVL	(3)2x6 JACK STUDS PLUS (3)2x6 KING STUDS
8'-7" - 10'-6"	5 1/2"x11 1/8" LVL	(3)2x6 JACK STUDS PLUS (3)2x6 KING STUDS
10'-7" - 12'-6"	5 1/4"x14" LVL	(4)2x6 JACK STUDS PLUS (4)2x6 KING STUDS
12'-7" - 14'-6"	5 1/4"x16" LVL	(4)2x6 JACK STUDS PLUS (4)2x6 KING STUDS
14'-7" - 16'-0"	5 1/4"x18" LVL	(5)2x6 JACK STUDS PLUS (5)2x6 KING STUDS
16'-1" - 18'-0"	5 1/4"x20" LVL	(5)2x6 JACK STUDS PLUS (5)2x6 KING STUDS

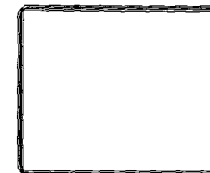
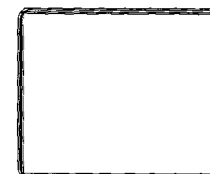
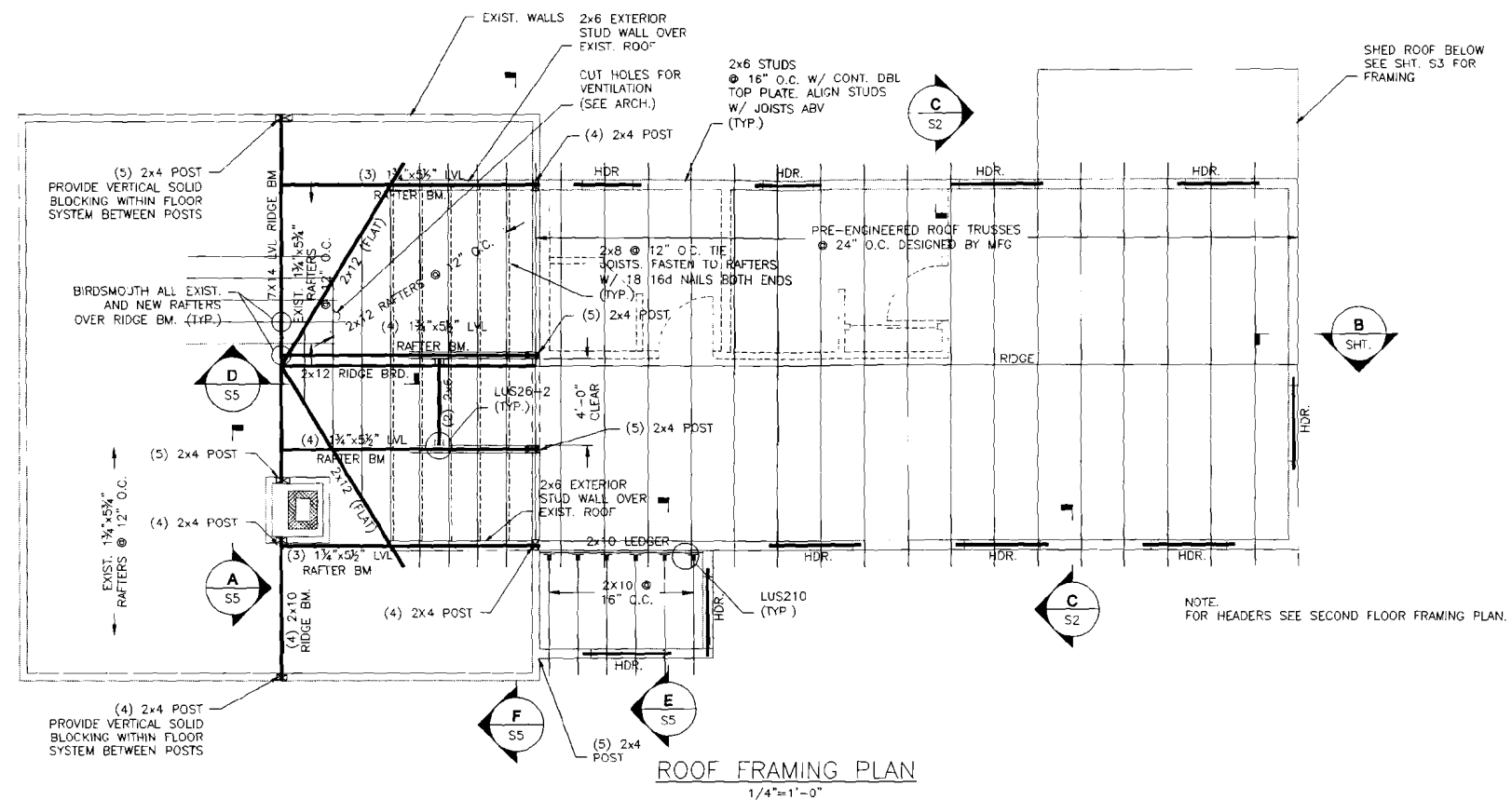


ADDITION TO:
PARADISE RESIDENCE
62 WESTMINSTER STREET
PORTLAND, ME. 04101
SECOND FLOOR FRAMING PLAN

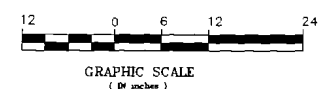
S3

REV. | DATE | STATUS

ISSUED FOR VARIANCE

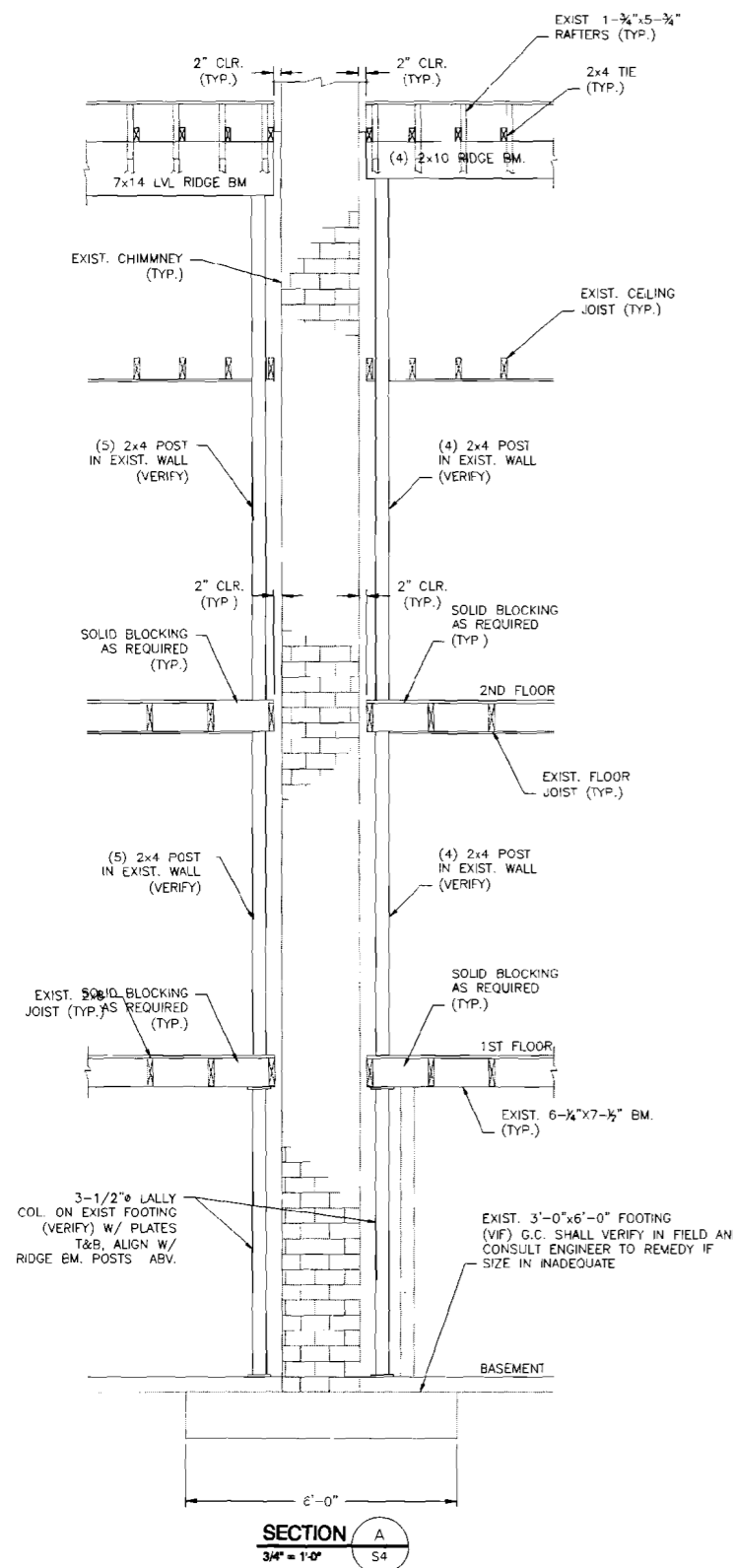


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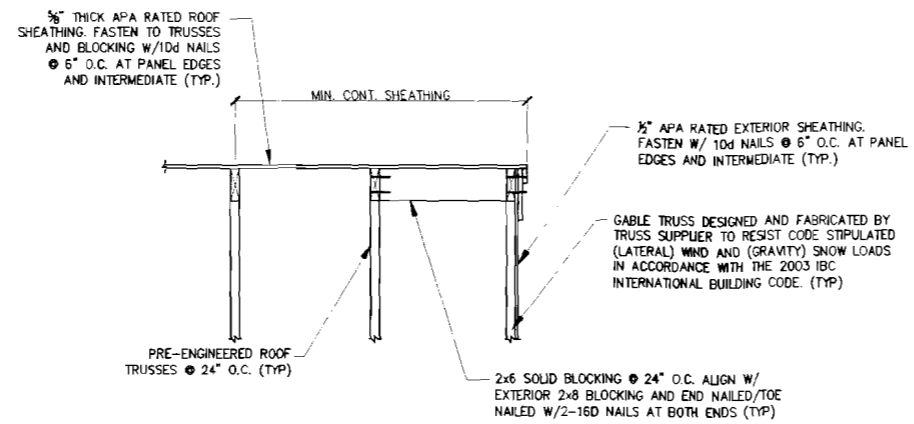


ADDITION TO:
 PARADIS RESIDENCE
 62 WESTMINSTER STREET
 PORTLAND, ME. 04101
 ROOF FRAMING PLAN

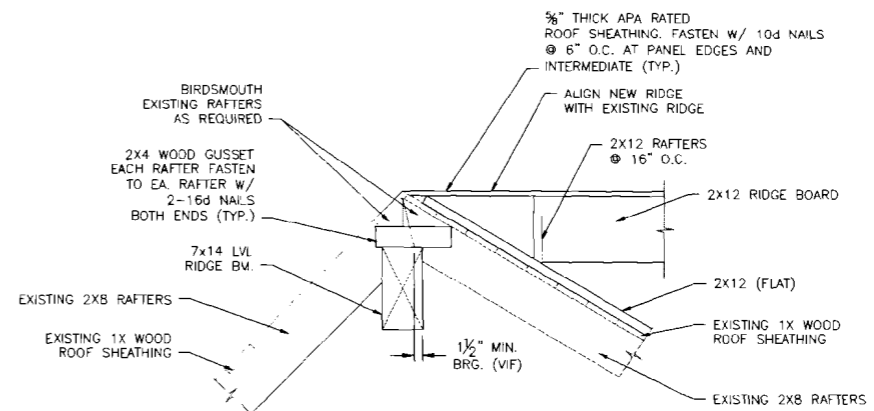




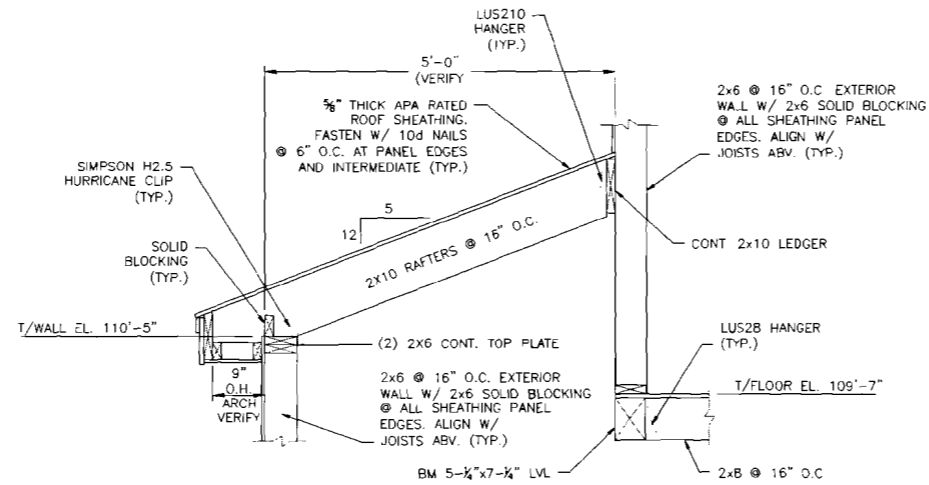
SECTION A
3/4" = 1'-0"



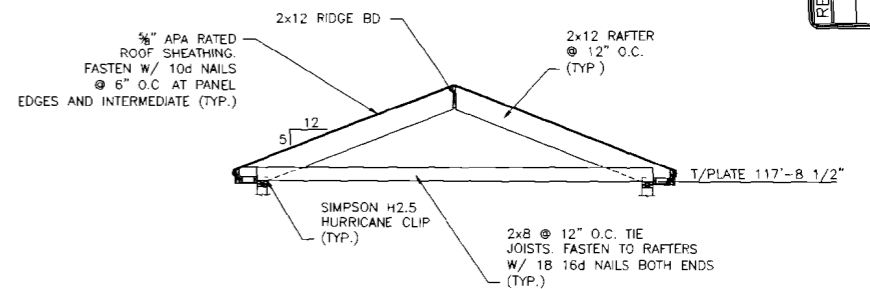
SECTION B
3/4" = 1'-0"



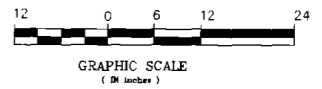
SECTION D
3/4" = 1'-0"



SECTION E
3/4" = 1'-0"



SECTION F
1/4" = 1'-0"



ADDITION TO:
PARADIS RESIDENCE
62 WESTMINSTER STREET
PORTLAND, ME. 04101
ROOF FRAMING PLAN

S5

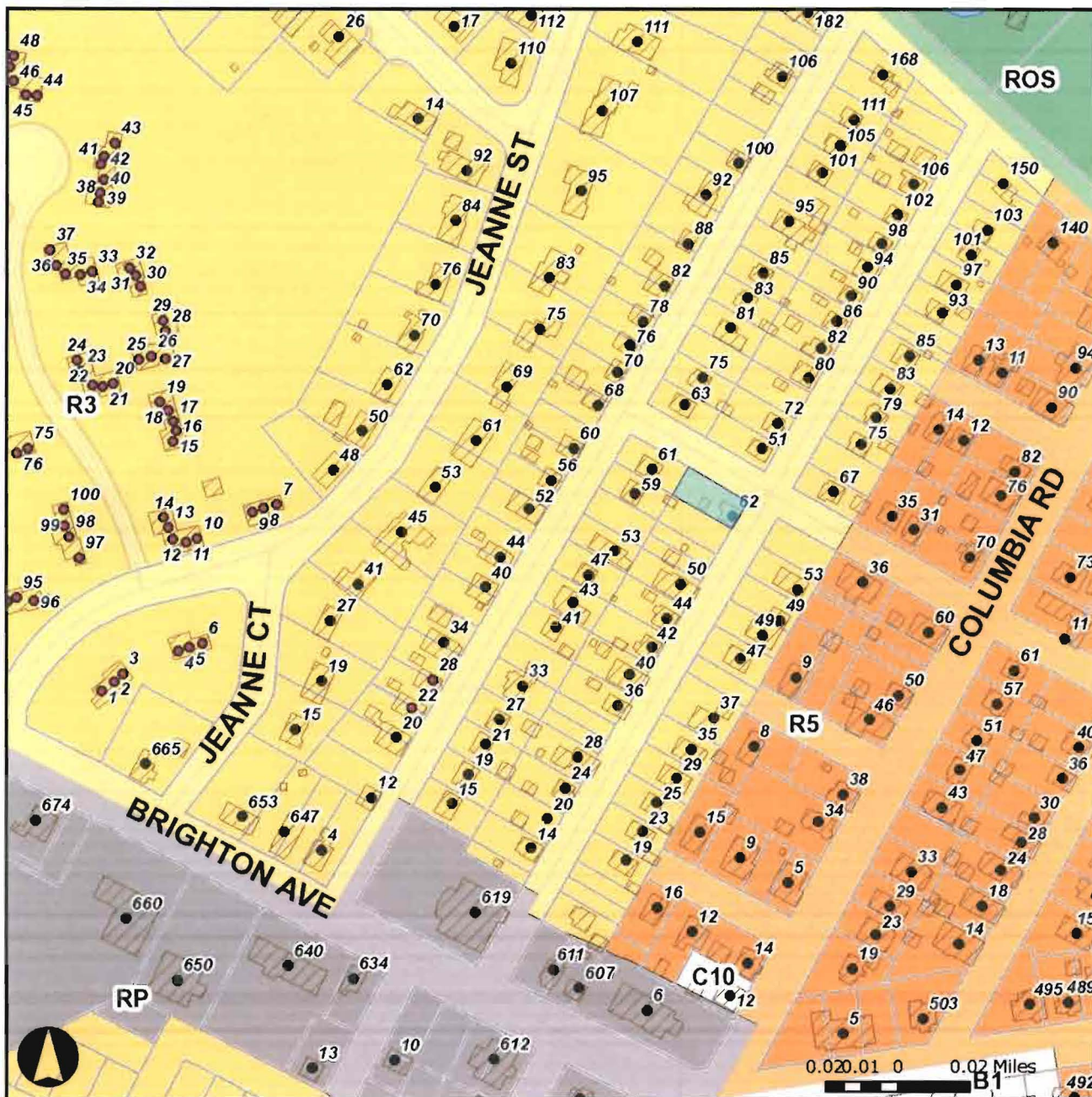
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8-25-11 ISSUED FOR VARIANCE



62 Westminster Av.



Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Interstate	Stream_protection	R2 Residential	C25
Streets	Island Zoning	R3 Residential	C26
Buildings	C43	R4 Residential	C27
Building	I-B	R5 Residential	C28
Out Building	I-TS	R6 Residential	C29
	I-R1	ROS Recreation Open	C30
	I-R2	Space	C31

WARRANTY DEED

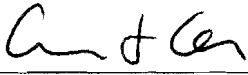
KNOW ALL MEN BY THESE PRESENTS THAT, Anna M. Axelsen, of Portland, Cumberland County and State of Maine, for consideration paid, grants to Thomas C. Paradis and Karen L. Paradis, both of 62 Westminster Avenue, Portland, County of Cumberland and State of Maine, as joint tenants with the right of survivorship, and with **WARRANTY COVENANTS**,

A CERTAIN lot or parcel of land with the buildings thereon situation on the northwesterly side of Westminster Avenue in said City of Portland, being lot #44 on a plan of Edgeworth Park made by John A. Jones, C.E., dated May 1906 and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 11, to which reference may be had for a more particular description.

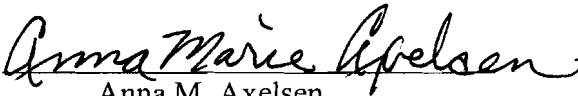
Being the same premises conveyed by Clifton H. Hight and Eva B. Hight to Alfred J. Axelsen and Margaret A. Axelsen, as joint tenants, by deed dated April 14, 1941 and recorded in the Cumberland County Registry of Deeds on April 15, 1941 at Book 1631, Page 368. Being also the same premises which passed by survivorship to Alfred J. Axelsen on the death of Margaret A. Axelsen on April 27, 1971.

Being also the same premises which passed by deed of distribution by personal representative on the death of Alfred Julius Axelsen dated June 13, 1984 and recorded in the Cumberland County Registry of Deeds, Plan Book 6486, Page 138.

Witness my hand and seal this 6th day of May, 2011 .



Witness



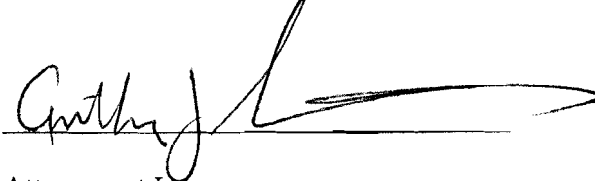
Anna M. Axelsen

STATE OF MAINE
CUMBERLAND, ss.

May 4, 2011 , 2011

Then personally appeared the above named Anna M. Axelsen in her capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Attorney at Law
Bar # 2418

Received
Recorded Register of Deeds
May 19, 2011 11:42:59A
Cumberland County
Pamela E. Lovley

November 8, 2011

Deb Marquis
Housing & Neighborhood Services

Deb –

Tom and Karen Paradis applied for Practical Difficulty Appeal on October 28, 2011 (#2011-372) and paid the \$100 application fee. It has since been determined by Zoning that an appeal was not required. As a result, I am requesting that the \$100 they paid be refunded to them. I have enclosed a copy of their receipt.

Please make the check payable to Thomas Paradis and send it to 62 Westminister Avenue, Portland, ME 04103.

Thank you.

A handwritten signature in black ink, appearing to read 'Ann Machado', with a long horizontal flourish extending to the right.

Ann Machado

Zoning Specialist



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 1296

Tender Amount: 100.00

Receipt Header:

Cashier Id: amachado

Receipt Date: 10/28/2011

Receipt Number: 11678

Receipt Details:

Referance ID:	1286	Fee Type:	PZ-Z1
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Project ID: 2011-372 - 62 Westminster Ave., Practical Difficulty			
Additional Comments:			

Thank You for your Payment!