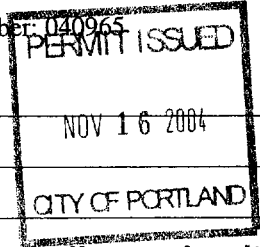


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 040965



Please Read Application And Notes, If Any, Attached

This is to certify that Group Main Stream Inc/Home approval
has permission to add 272 sq ft additon-handica ed bath a office unit gro home
AT 50-52 Westminster Ave C 181 A002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 is procured before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS 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

Jamie Bourke 11/15/04
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: 04-0965	Issue Date: NOV 16 2004 PERMITTED	CBL: 181 A002001
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Location of Construction: 50-52 Westminster Ave	Owner Name: Group Main Stream Inc	Owner Address: 205 Ludlow St	Phone: 878-2398
Business Name:	Contractor Name: Home Improvement LLC	Contractor Address: 9 Newcomb Portland CITY OF PORTLAND	Phone: 2078782398
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-3

Current Use: 2 unit group home	Proposed Use: 2 unit group home w/ handicapped bath and office	Permit Fee: \$381.00	Cost of Work: \$40,000.00	CEO District: 5
<p><i>Legal Use: 2 unit group home</i></p> <p>Proposed Project Description: add 272 sq ft addition-handicapped bath and office to 2 unit group home</p>		<input type="checkbox"/> Denied Use Group: <i>R-3</i> Type: <i>5B</i> Signature: <i>AMG 11/15/04</i> Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: jodinea	Date Applied For: 0711312004	Zoning Approval	
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption applied</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>per reviewed plan</i> <i>OK with condition</i> Date: <i>9/11/8/04</i>	<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: _____	<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 Date: _____

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0965	Date Applied For: 07/13/2004	CBL: 181 A002001
------------------------------	--	----------------------------

Location of Construction: 50-52 Westminster Ave	Owner Name: Group Main Stream Inc	Owner Address: 205 Ludlow St	Phone: () 878-2398
Business Name:	Contractor Name: Home Improvement LLc	Contractor Address: 9 Newcomb Portland	Phone (207) 878-2398
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 unit group home w/ handicapped bath and office	Proposed Project Description: add 272 sq ft additon-handicapped bath and office to 2 unit group home
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/08/2004

Note: 08/16/04 Denied - not meeting the rear setback & over the maximum lot coverage allowance - see letter 9/2/04 The letter was returned as "undeliverable". I called Don and he asked to have it mailed to 80 Pinecrest Rd, 04102 - He went on to state that the owners of the property actually own another lot. He will revise plans and get them to me.

10/21/04 submitted revised plans - I gave planning a site plan exemption

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two (2) handicap family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans revised plans submitted on 10/21/04. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/15/2004

Note: 11/9/04 spoke w/Don H. About plan clarification, made notes on plans, ok to issue. Sent email to DRC for their approval. **Ok to Issue:**

11/15 received site plan exemption, ok to issue

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

CLC2318

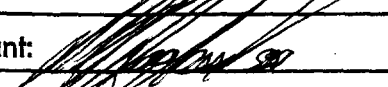
All Purpose Building Permit Application

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

Location/Address of Construction: <u>50-52 Westminster Ave</u>		
Total Square Footage of Building: <u>272 Sq Ft.</u>	Square Footage of Lot: <u>6750 Sq Ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>181 A 002</u>	Owner: <u>Group Main Street</u>	Telephone: <u>878-2398</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Home Improvement LLC 9 Newcomb St Portland, ME 04102</u>	Cost Of Work: <u>\$40,000.00</u> Fee: <u>\$381.00</u>
Current use: <u>Group Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____ <u>3</u>		
Proposed use: <u>Handicap Bath & office</u>		
Project description: <u>A single story 13' x 12' area</u>		
Contractor's name, address & telephone: <u>Home Improvement LLC 9 Newcomb St Portland, ME</u>		
Who should we contact when the permit is ready: <u>ONE HAGLUND</u>		
Mailing address: <u>Same</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>838-2532</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: 	Date: <u>2/16/14</u>
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This is NOT a permit, you may not commence ANY work until the permit is Issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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	181 A003001
Location	56 WESTMINSTER AVE
Land Use	BENEVOLENT & CHARITABLE
Owner Address	GROUP MAIN STREAM INC 205 LUDLOW ST PORTLAND ME 04102
Book/Page	11787/80
Legal	181-A-3-4 WESTMINSTER AVE 56-58 6750 SF

Valuation Information

Land	Building	Total
\$31,400	\$310	\$31,710

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.155	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1950	12x12	C	A

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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!


All Purpose Building Permit Application

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

Location/Address of Construction: <u>50-52 Westminster Ave</u>		
		Square Footage of Lot <u>6750 Sq Ft. + 6750 Sq Ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Group Main Street</u>	Telephone: <u>878-2398</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Home Improvement LLC 9 Newcomb St Portland, ME 04102</u>	Cost Of Work: <u>\$ 40,000.00</u> Fee: \$
Current use: <u>Group Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Handicap Bath & office</u>		OCT 2
Project description: <u>A single story 12'2" x 24' AREA</u>		
Contractor's name, address & telephone: <u>Home Improvement LLC 9 Newcomb St Portland ME</u>		<u>NEW</u>
Who should we contact when the permit is ready: <u>Dave HAGLUND</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>838-2532</u>		

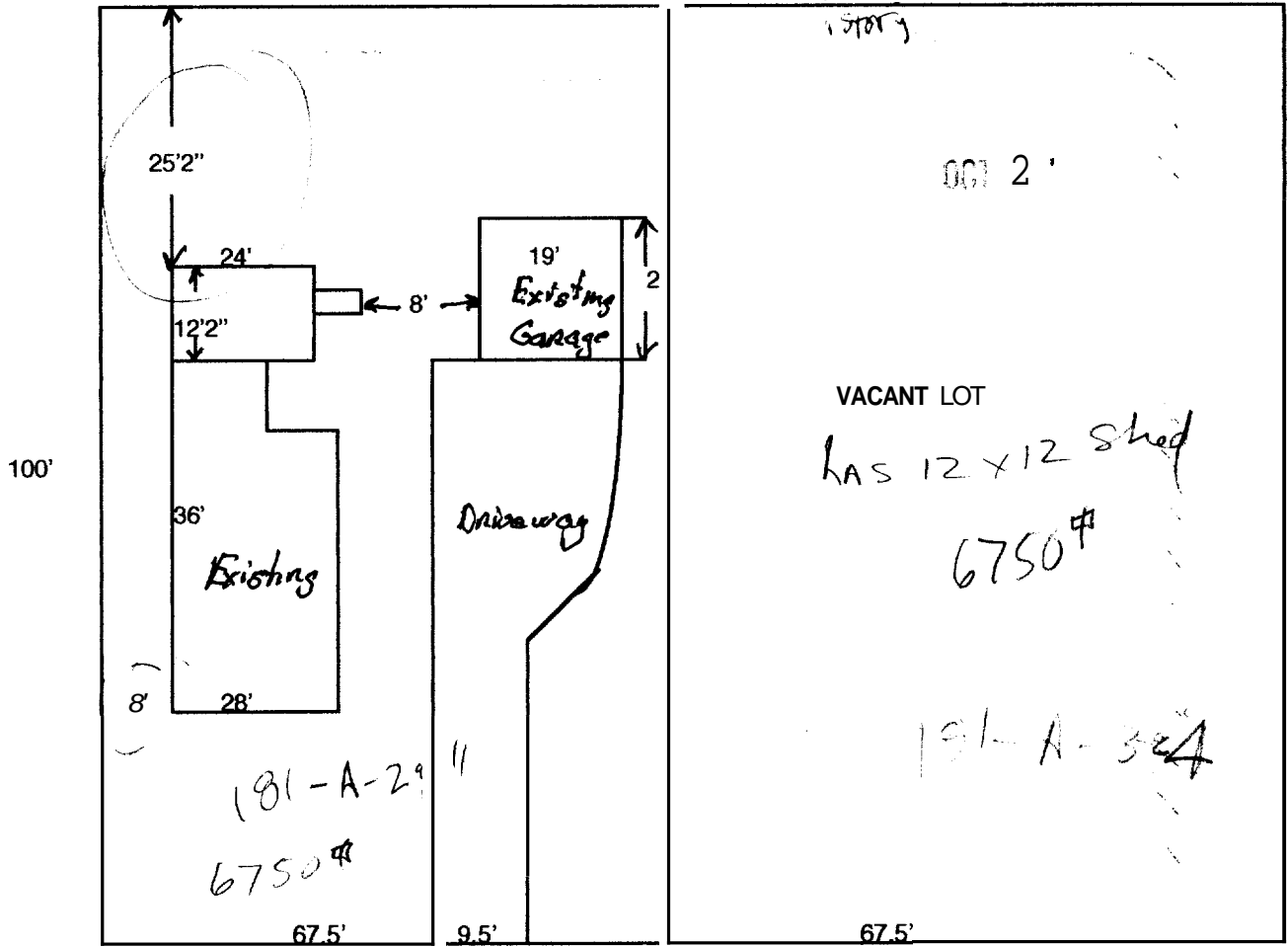
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: 	Date: <u>10/21/14</u>
---	-----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

R-3 Zone
 REAR: 25' min 25' 2" shown
 Side: 8' min - 8' shown



lot coverage
 under 25%

52-56 WESTMINSTER AVE.

$12.17 \times 24 = 292.08 \text{ sq ft}$ + deck area

~~6750~~

City of Portland, Maine
Memorandum

To: Marge Schmuckal, ~~Zoning~~ Administrator

From: Mary P. Davis, Loan Officer

Subject: Verification of Legal Number of Units

Date: ~~3/20/2001~~ 5/3/01

C-B-L- Number: 181-A-002

We have received an application for housing assistance for the property located at:
50-52 Westminister Avenue

The applicant's name is: EMJ Main Stream Inc.

In completing the application the applicant has indicated that the number of units currently in use at this property is 2.

Please verify that the number of units are legal under the current code.

ok per microfiche

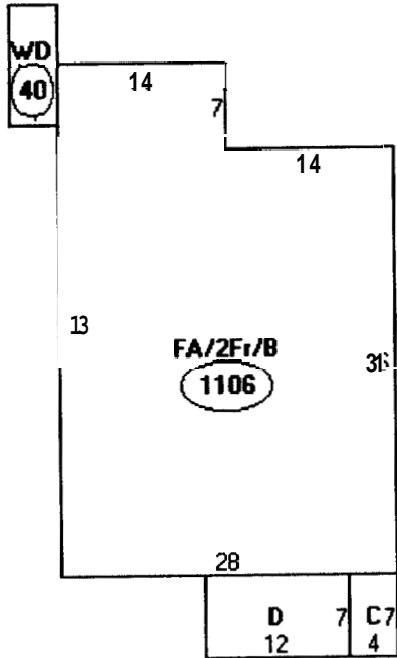
Yes, the number of units are legal.

No, the number of units do not coincide with City records or the Land Use Code. According to City records the legal number of units for this property is _____

The property is a single family dwelling.

Verified By: Marge Schmuckal Title: Zoning Admin

5/25/01



Descriptor/Area

- 4:FA/2Fr/B
1106 sqft
- B:WD
40 sqft
- C:EP/WD
28 sqft
- D:EP/EP
84 sqft

$19.5 \times 20.25 = 394.875 \text{ \#}$
 1258 \#
 394.875 \#

$13.58 \times 20 = 271.6 \text{ \#}$
 $5 \times 6 = 30.0$

1954.475 \#
 $144,000$

12x12 Shed
on other lot

2098.475

181-A-2

6750 \#

~~$\times 25\% = 1687.5$~~

181-A-3

6750

$13500 \text{ \#} \times 25\% = 3375 \text{ \#}$

3375 \#
to compare

MAX allowed

~~1454.475~~

~~1687.50~~

~~266.975 \#~~

over

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



9/2/04

August 16, 2004

CITY OF PORTLAND

Don Hoglund
C/o Home Improvement LLC
9 Newcomb
Portland, ME 04102

returned
undeliverable

revised to: 80 Pinecrest Rd
Portland, ME 04102

RE: 50-52 Westminster Avenue - 181-A-2 & 11 - R-3 Residential Zone.

Dear Mr. Hoglund,

I am in receipt of your permit application to add a 272 square foot addition to the 2 handicap family units located at 50-52 Westminster Avenue. This property is located within an R-3 Residential Zone. Your permit is denied because the requirements of the R-3 Zone are not being met as shown on your submittals.

Section 14-90 requires a twenty-five (25) foot rear setback instead of the seventeen (17) foot shown on your plans.

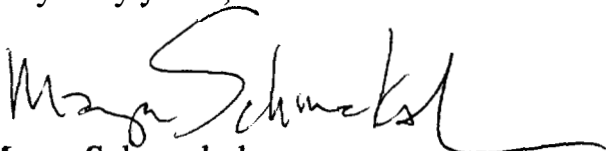
revised plans 10/21/04 OK
25' 7" shown

Section 14-90 restricts the maximum lot coverage to no more than 25 percent. Your proposal would have a lot coverage of approximately 29 percent.

OK
has 2 other lots not shown on his
submitted plot plan - 181-A-314

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 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. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: file



AUG 2 1 2004

CITY OF PORTLAND

9/2/04

August 16, 2004

Don Hoglund
C/o Home Improvement LLC
9 Newcomb
Portland, ME 04102

returned
undeliverable

re-mailed to:

80 Pinecrest Rd
Portland, ME 04102

RE: 50-52 Westminister Avenue – 181-A-2 & 11 – R-3 Residential Zone.

Dear Mr. Hoglund,

I am in receipt of your permit application to add a 272 square foot addition to the 2 handicap family units located at 50-52 Westminister Avenue. This property is located within an R-3 Residential Zone. Your permit is denied because the requirements of the R-3 Zone are not being met as shown on your submittals.

Section 14-90 requires a twenty-five (25) foot rear setback instead of the seventeen (17) foot shown on your plans.

Section 14-90 restricts the **maximum** lot coverage to no more than 25 percent. Your proposal would have a lot coverage of approximately 29 percent. → There is another lot 6750' x 90' in J.

You have the right to appeal my decision. If you wish to exercise your **right** to appeal, you have 30 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. Please contact this office for the necessary **paperwork** that is required to file **an** appeal.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

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	181 A002001
Location	50 WESTMINSTER AVE
Land Use	BENEVOLENT & CHARITABLE
 Owner Address	 GROUP MAIN STREAM INC
	205 LUDLOW ST
	PORTLAND ME 04102
 Book/Page	 11787/80
Legal	181-A-2-11
	WESTMINSTER AVE 50-54
	6750 SF

Valuation Information

Land	Building	Total
\$31,400	\$98,910	\$130,310

Property Information

Year Built 1916	Style old style	Story Height 2	Sq. Ft. 2488	Total Acres 0.155	
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 8	Attic Part Finsh	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1950	Sire 19X20	Grade C	Condition F
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Sales Information

Date 01/12/1995	Type LAND + BLDING	Price	Book/Page 11787-080
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Picture and Sketch

[Picture](#) [Sketch](#)

[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!

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

August 16, 2004

Don Hoglund
C/o Home Improvement LLC
9 Newcomb
Portland, ME 04102

RE: 50-52 Westminster Avenue – 181-A-2 & 11 – R-3 Residential Zone.

Dear Mr. Hoglund,

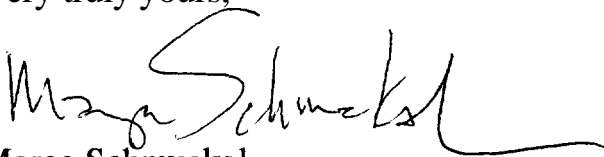
I am in receipt of your permit application to add a 272 square foot addition to the 2 handicap family Units located at 50-52 Westminster Avenue. This property is located within an R-3 Residential Zone. Your permit is denied because the requirements of the R-3 Zone are not being met as shown on your submittals.

Section 14-90 requires a twenty-five (25) foot rear setback instead of the seventeen (17) foot shown on your plans.

Section 14-90 restricts the maximum lot coverage to no more than 25 percent. Your proposal would have a lot coverage of approximately 29 percent.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 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. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,


Marge Schmuckal
Zoning Administrator

76
returned

Cc: file