

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 050318
PERMIT ISSUED
MAY 25 2005
CITY OF PORTLAND

This is to certify that OLSSON HARRY R & DIANE T JTS / Construction

has permission to Build a 27' x 34' 1 1/2 story regular

AT 110 COBB AVE 210 B011001

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 written permission procured before this building or part thereof is occupied or enclosed-in. **HEAVY 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 _____
DepartmentName

[Signature] 5/10/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

-3
inspection

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee
Carrie Bonke
Signature of Inspections Official

Date 5/25/05
Date

CBL: 210-13-11

Building Permit #: 05-0331

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0331	Issue Date:	CBL: 210 B011001
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Location of Construction: 110 COBB AVE	Owner Name: OLSSON HARRY R & DIANE T J	Owner Address: 2313 BARNUMVILLE RD	Phone: 372-0677
Business Name:	Contractor Name: Maietta Construction	154 Pleasant Hill Road Scarborough	
Tenant/Buyer's Name	Phone:	Single Family	Zone: R-2

Past Use: Vacant Land	Proposed Use: Single Family Home/ Build a 27' x 34' 1 1/2 story modular 2	Permit Fee: \$849.00	Cost of Work: \$92,000.00	CEO District: 3
Proposed Project Description: Build a 27' x 34' 1 1/2 story modular 2		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: 5B Maine Manufacturing Laws EIRC 2003 Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: Idobson	Date Applied For: 03/29/2005	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panel 12 zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2005-0066</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>ok with conditions</i> Date: <i>3/16/05</i></p>	<p>Zoning Appeal</p> <p><input checked="" type="checkbox"/> Variance from <i>14-90(4) A-403(6) with conditions</i></p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>3/18/05</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District 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>[Signature]</i></p>
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CERTIFICATION

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

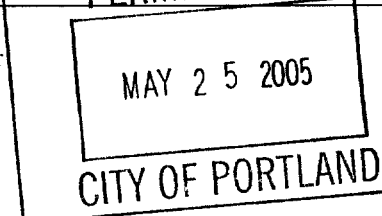
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-033 1	Date Applied For: 0312912005	CBL: 210 B011001
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Location of Construction: 110 COBB AVE	Owner Name: OLSSON HARRY R & DIANE T J	Owner Address: 2313 BARNUMVILLE RD	Phone:
Business Name:	Contractor Name: Maietta Construction	Contractor Address: 154 Pleasant Hill Road Scarborough	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ Build a 27' x 34' - 2 story modular	Proposed Project Description: Build a 27' x 34' - 2 story modular	
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/06/2005

Note: 415105 needs to show parking beyond the 25' front setback - also no entry stairs or porch shown - how are they getting into the bldg? Will call Jonathan. - in Hold im my area
416105 Jonathan e-mailed me what I needed - including a 9x12 shed now

- 1) The March 3, 2005 ZBA attached conditions to their variance approval that a snow plow turn around easement shall be given to the City of Portland, if so required by the Planning Dept during their single family site plan review.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. Currently an 8' x 12' shed in the rear yard has been approved with this application based on a submittal received on 4/6/05.
- 3) This property shall remain a single 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 submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 0511012005

Note: **Ok to Issue:**

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) A statement of third party inspection must be submitted to this office prior to issuance of the Certificate of Occupancy. A photo of the sticker stating third party inspection placed in the structure must be submitted to this office as well.
- 4) Separate permits are required for any electrical, plumbing, or heating.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 0510912005

Note: **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 3) A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 4) Your new street address is now #114 COBB AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Location of Construction: 110 COBB AVE	Owner Name: OLSSON HARRY R & DIANE T J	Owner Address: 23 13 BARNUMVILLE RD	Phone:
Business Name:	Contractor Name: Maietta Construction	Contractor Address: 154 Pleasant Hill Road Scarborough	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Dept: Planning

Status: Not Applicable

Reviewer: Jay Reynolds

Approval Date: 05/09/2005

Note:

Ok to Issue:

Comments:

4/7/05-tmm: Need DRC approval - need to show foundation drainage and details on any stairs/porches - spoke w/owner - will send in.

5/10/05-tmm: ok to issue.

From: Jonathan Ward <quagi@midcoast.com>
To: Tammy Munson <tmm@portlandmaine.gov>
Date: Thu, Apr 7, 2005 5:26 PM
Subject: 110 Cobb Ave Permit Revisions

Hello Tammy-

Thanks for your earlier call. I have revised the foundation wall detail for our single family residence to include the perimeter drain and damp proofing. I have also included a detail of the side steps which I will be constructing on the 27' side, as well as a photo of the type of prefabricated step unit to be installed on the 34' side. As I mentioned to you, I won't know specific dimensions of the stairs until the house is set. However, I have a copy of the City's minimum requirements for tread height and width as well as handrail requirements for residential structures, and any installation will comply with these specifications.

When you get a chance, could you email confirmation that you were able to open the file?

Thanks!

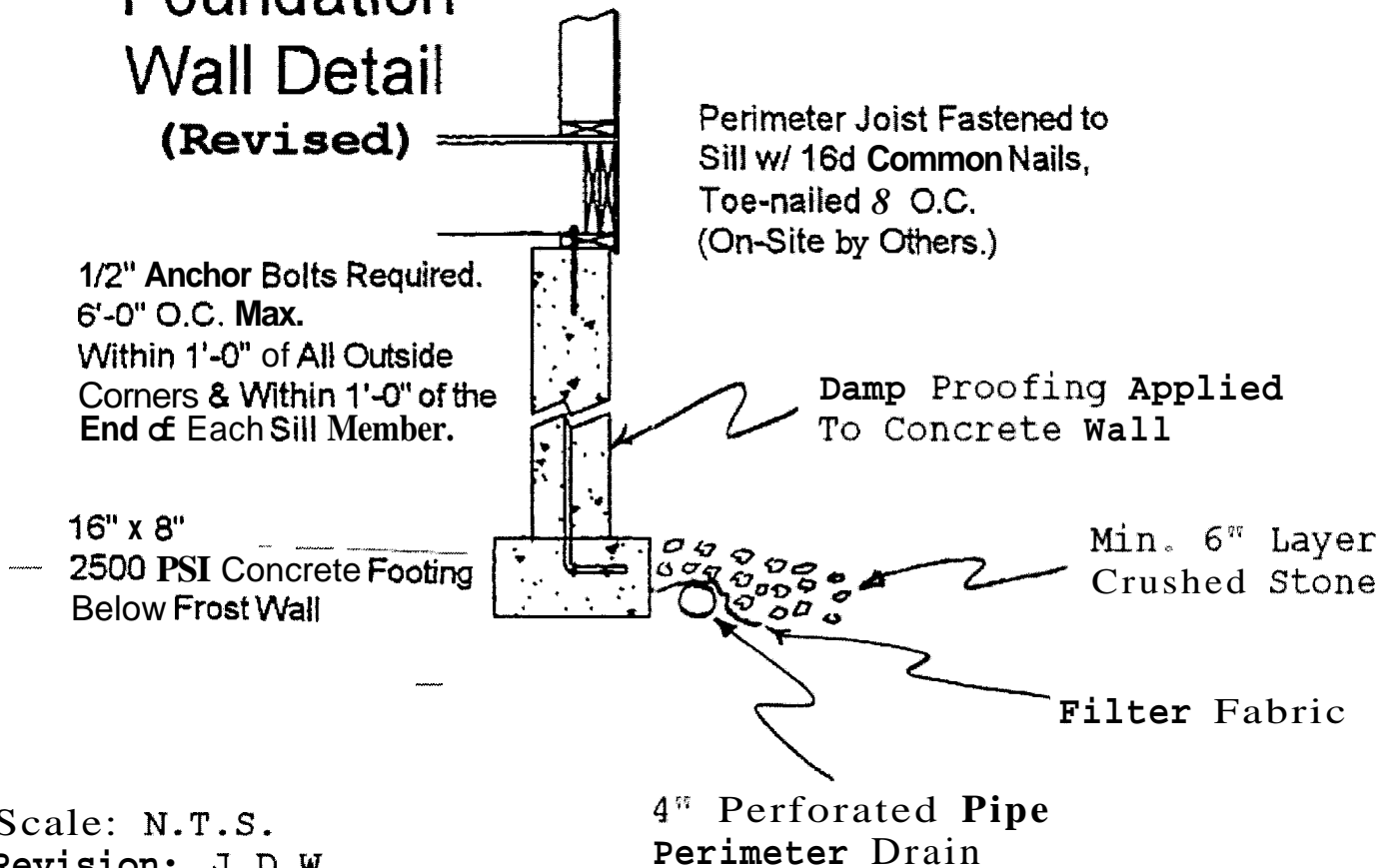
Jonathan

attachment: .pdf
file

.....
This message was sent using Endymion MailMan.
<http://www.endymion.com/products/mailman/>

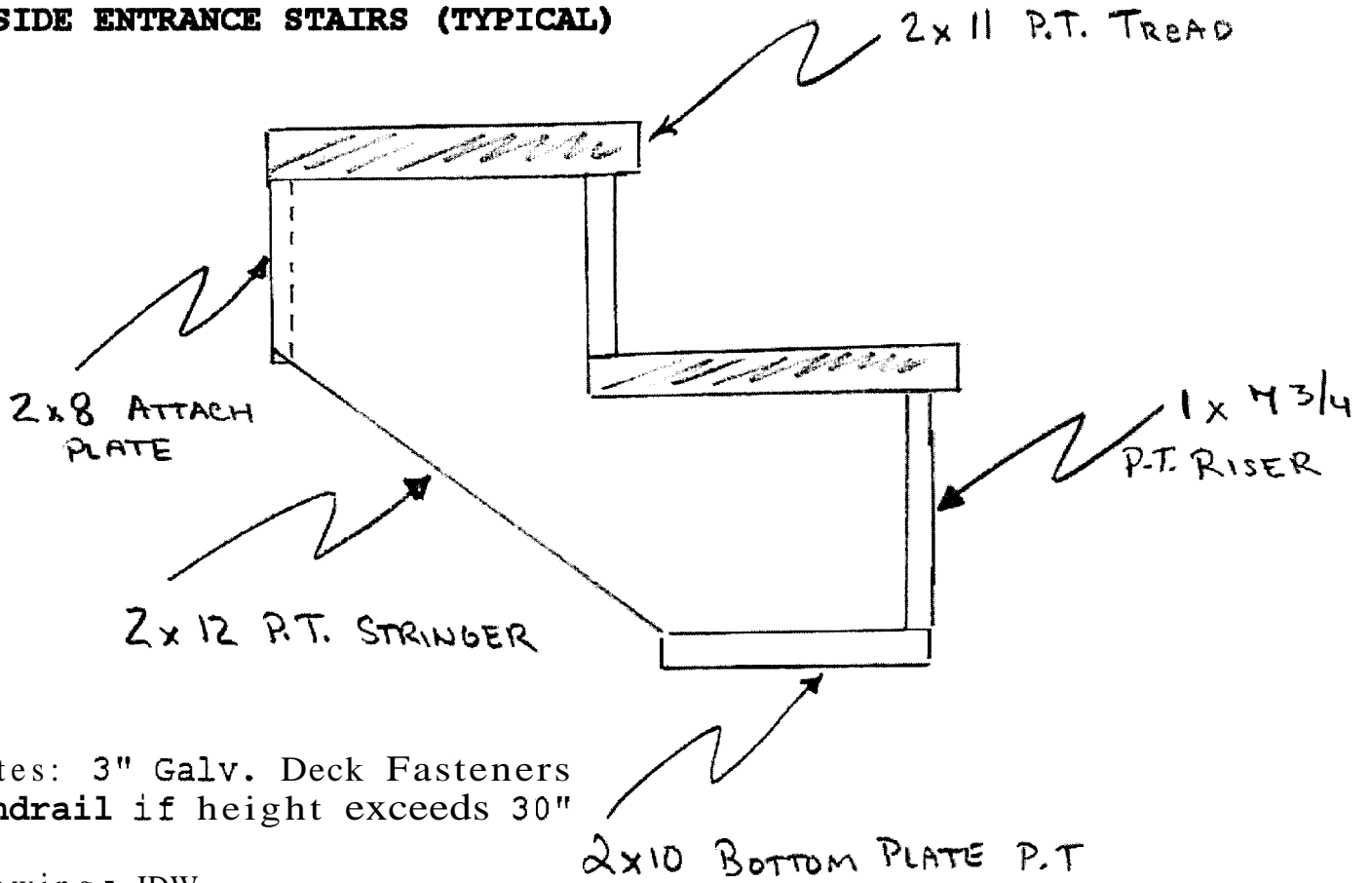
cc: <quagi@midcoast.com>

Foundation Wall Detail (Revised)



Scale: N.T.S.
Revision: J.D.W.
Date: 4/07/2005

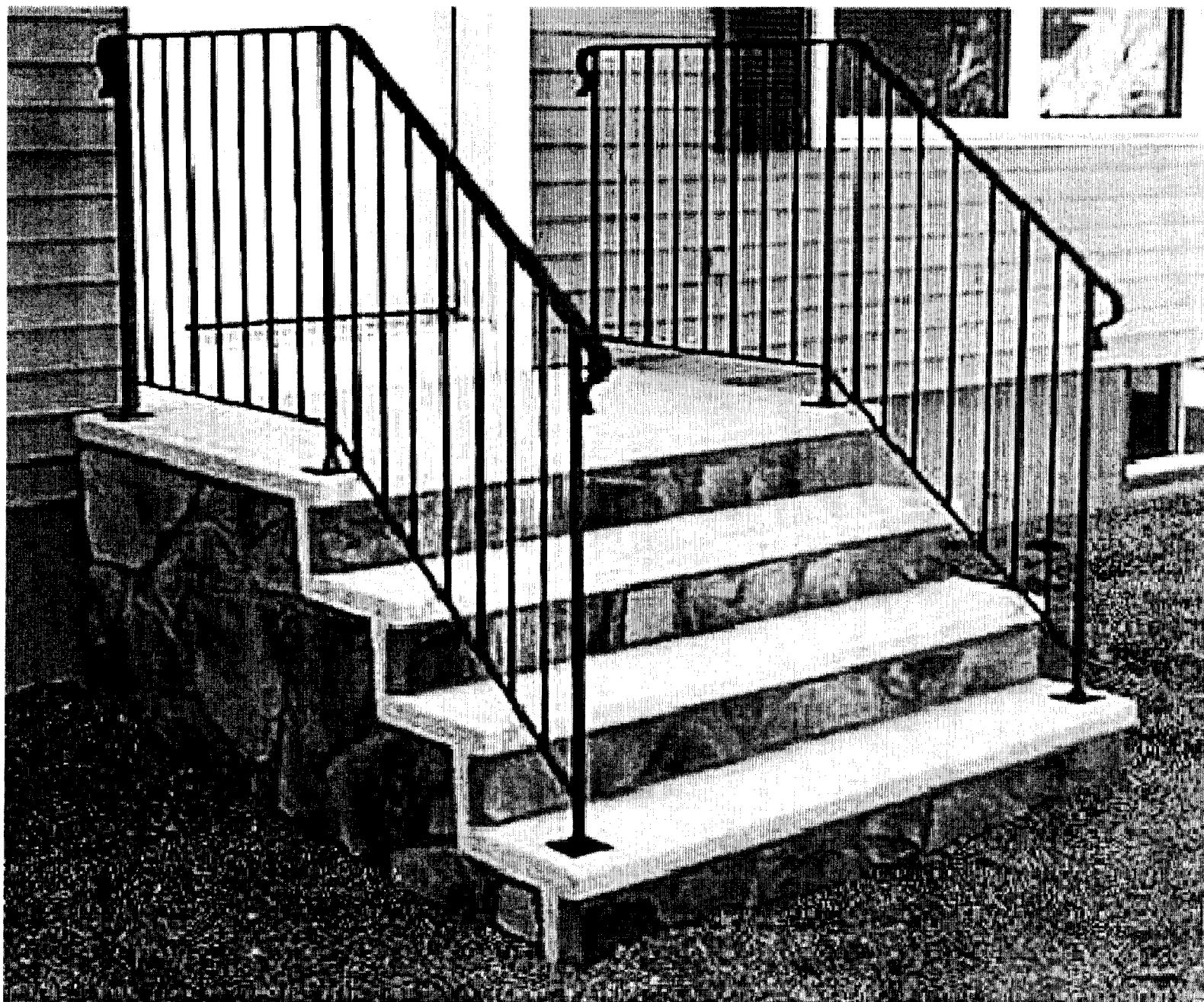
SIDE ENTRANCE STAIRS (TYPICAL)



Notes: 3" Galv. Deck Fasteners
Handrail if height exceeds 30"

Drawing: JDW
Scale: N.T.S
Date: 4/07/2005

FRONT ENTRANCE STAIRS (TYPICAL PREFAB UNIT)

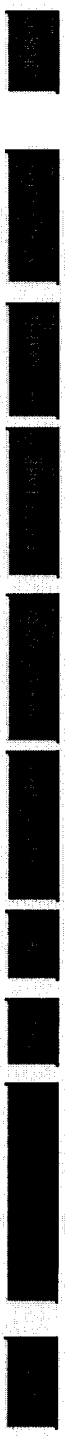


From: Jay Reynolds
To: Single Family Signoff
Date: Mon, May 9, 2005 3:37 PM
Subject: #114 Cobb Avenue

ID#2005-0066, CBL 210B011001,

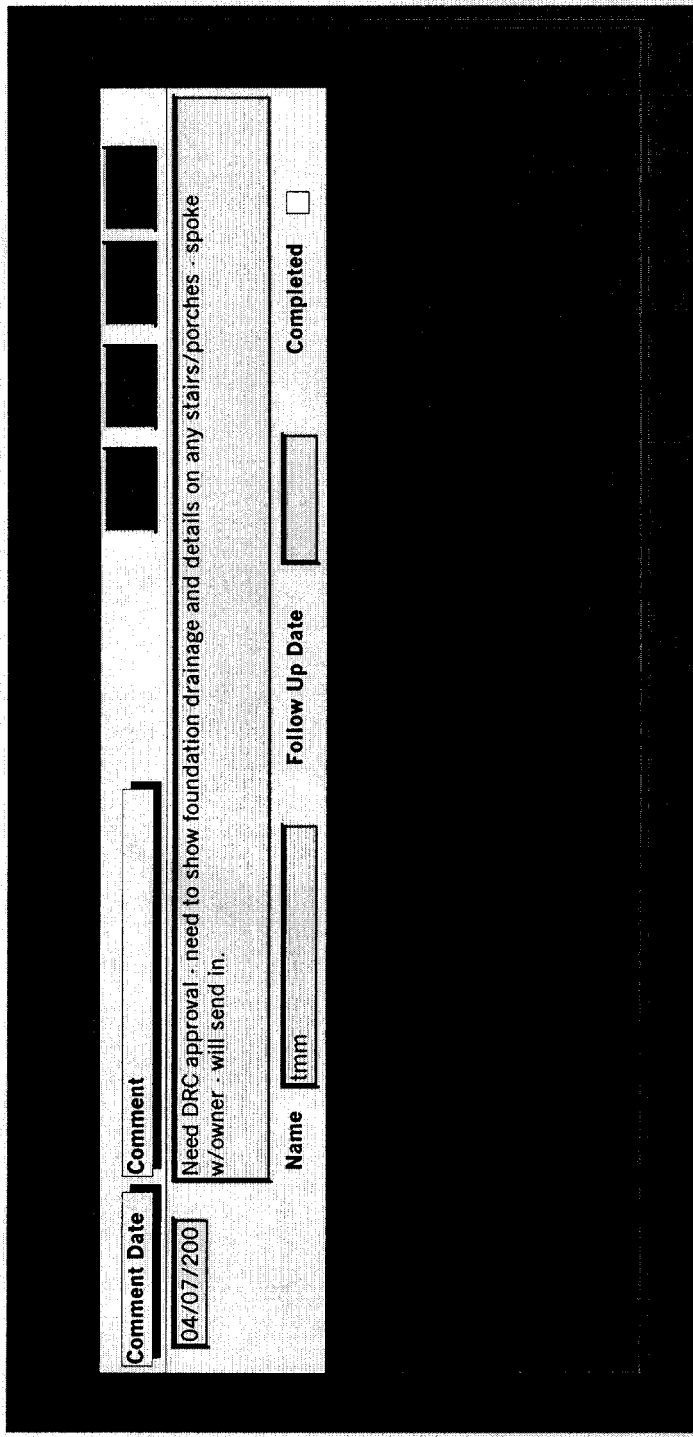
Approvals with conditions have been entered in urban insight for this application

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632
jayjr@portlandmaine.gov



Prmt 28834 Text93 New Num1 50331

Permit Nbr 05-0331 Location of Construction CWBB PVZ Appl. Date 03/29/2005
Status Hold Permit Type Single Family Issue Date
CBL 210 B011001 District Nbr 3 Estimated Cost \$92,000.00 Date Closed



Comment
 04/07/2005 Need DRC approval - need to show foundation drainage and details on any stairs/porches - spoke w/owner - will send in.
Name tmm Follow Up Date Completed

CreatedBy Idobson CreateDate 03/29/2005 ModBy tmm ModDate 04/07/2005

210-B-11

Jonathan Ward

372-0677

110 Cobb Ave.

Permit # 05-0331

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	OK	
Foundation Drainage Damp proofing (Section R405 & R406)	Not shown	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section R403.1.6)	1/2" dia OK	
Lally Column Type (Section R407)	OK	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	N/A	
Sill/Band Joist Type & Dimensions	OK	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	

0

N/A

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))		
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Opening (Section R310)		
Roof Covering (Chapter 9)		
Safety Glazing (Section R308)		
Attic Access (Section R807)		
Chimney Clearances/Fire blocking (Chapter 10)		✓

N/A

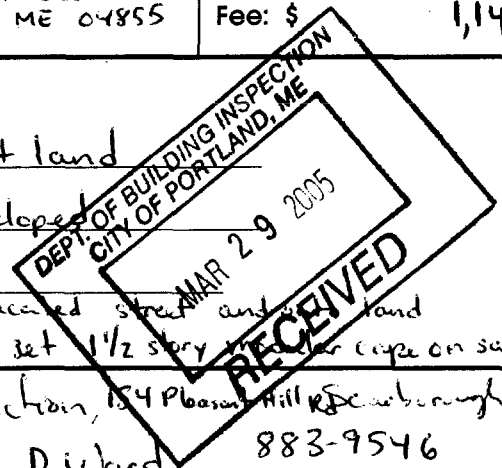
Header Schedule (Section R502.5(1) & (2))		
Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)		
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)		▽
Deck Construction (Section R502.2.1) See Chimney Summary Checklist		Need framing details on <u>all</u> exterior decks/porches

2

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>110 Cobb Ave</u>		
Total Square Footage of Proposed Structure \$ <u>918 + 80 = 998</u>		Square Footage of Lot <u>12,500</u> <u>(100 x 100) + (100 x 25 from vacated street)</u>
Tax Assessor's Chart, Block & Lot Chart# <u>210</u> Block# <u>B</u> Lot# <u>11312</u>	Owner: <u>Harry R. Olsson, Jr.</u> <u>Diane T. Olsson</u>	Telephone: <u>(802) 362-8132</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Jonathan D. Ward</u> <u>Michelle M. Ward</u> <u>PO Box 304 Port Clyde ME 04855</u> <u>207 372-0077</u>	cost Of Work: \$ <u>92,000</u> Fee: \$ <u>1,149</u>
Current use: <u>Vacant land</u>		
If the location is currently vacant, what was prior use: <u>Vacant land</u>		
Approximately how long has it been vacant: <u>Was never developed</u>		
Proposed use: <u>Single-Family residential (R-2)</u>		
Project description: <u>Extend public water/sewer to end of vacated street and clear lot of brush/trees; construct 27 x 34 full foundation, set 1 1/2 story cape on same</u>		
Contractor's name, address & telephone: <u>Maretha Construction, 154 Pleasant Hill Scarborough ME</u> <u>883-9546</u>		
Who should we contact when the permit is ready: <u>Jonathan D Ward</u>		
Mailing address: <u>PO Box 304</u> <u>Port Clyde, ME 04855-0304</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>(207) 372-0077</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: <u>[Signature]</u>	Date: <u>3/28/2005</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

Applicant: Jonathan Ward

Date: 4/5/05

Address: 110 Cobb Ave

C-B-I: 210-B-011

CHECK-LIST AGAINST ZONING ORDINANCE

05-0331

Date - New Dev.

Zone Location - R-2

Interior or corner lot - end of Road

27' x 34'

Proposed Use/Work - to construct New Single Family Dwelling
No Decks - NO GARAGE

Sewage Disposal - City

Lot Street Frontage - ZBA VARIANCE APPROVED ^{3/3/05} for 25' instead of 50'

Front Yard - 25' min req - 35' scaled
ZBA also excused regulating of 14-403(b)

Rear Yard - 25' min req - 38' scaled

Side Yard - 14' min - 14' & 52' scaled

Projections - ~~none~~ ~~shown~~ 4/6/05 plans show 4' x 6' front & 2' x 3' on left side
2 entry & now 8' x 12' rear shed included

Width of Lot - 80' min - 100' shown

Height - 35' MAX - 21' scaled

Lot Area - 10,000 sq ft min - 10,100 sq ft given

Lot Coverage/Impervious Surface - 20% MAX of 2,000 sq ft MAX

Area per Family - 10,000 sq ft

2 x 3 OK 16
+ 4 x 6 = 24
ok 27' x 34' = 918
948

OK Off-street Parking - 2 parking spaces req need to extend parking area
front yard 4/6/05 plans show entries

Loading Bays - N/A

Site Plan - # 2005-0066

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel R - Zone X

14-403(b) condition THAT A snow plow turn around ASSESSMENT shall be given to
The City of Portland if so required by the Planning Dept. during
their single family site plan review.

- No Daylight Basement shown # 4/6/05 submit that includes
- the 8' x 12' shed is not part of this permit 8' x 12' shed in rear

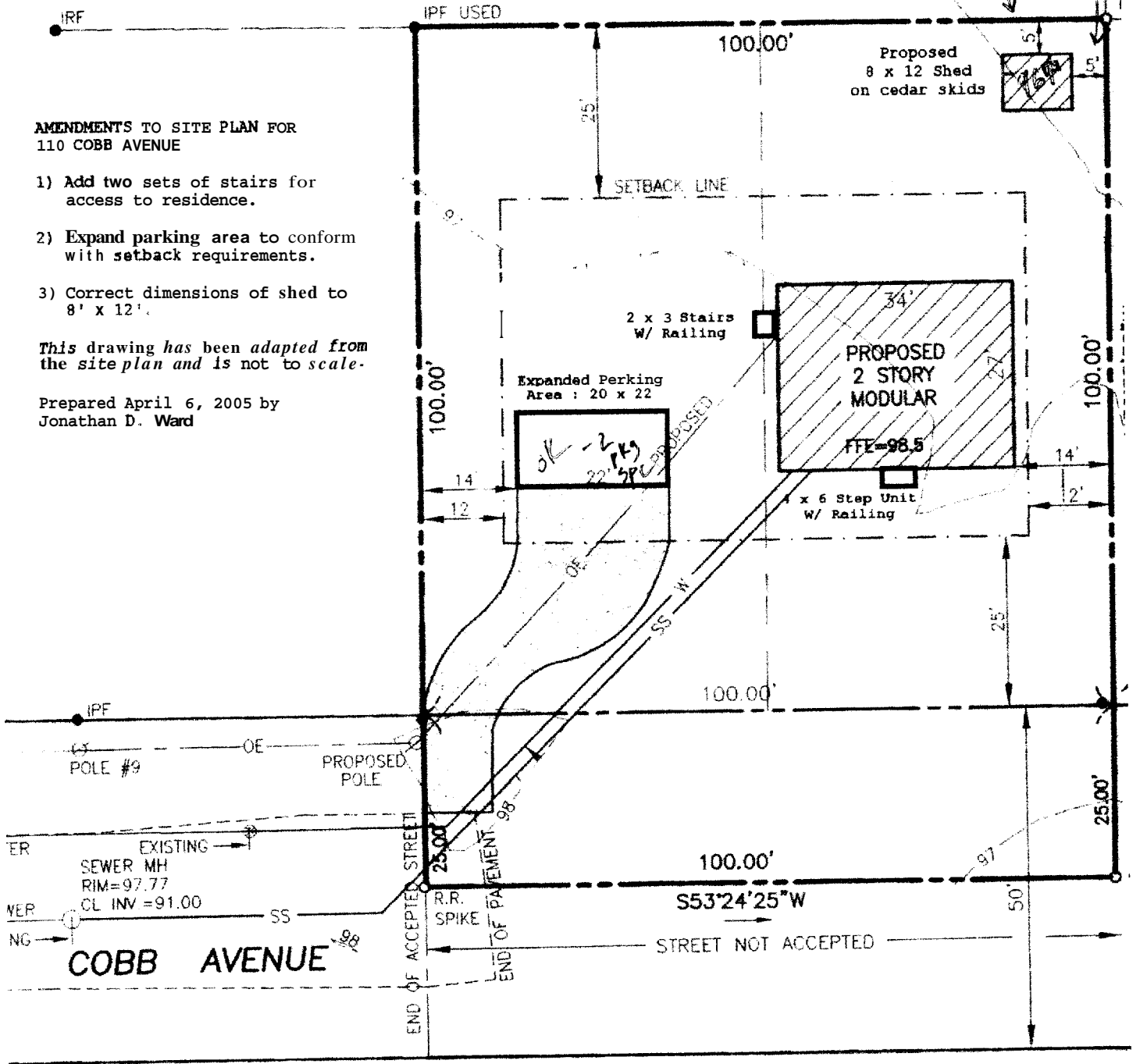
5' min. Allowed for shed

**AMENDMENTS TO SITE PLAN FOR
110 COBB AVENUE**

- 1) Add two sets of stairs for access to residence.
- 2) Expand parking area to conform with setback requirements.
- 3) Correct dimensions of shed to 8' x 12'.

This drawing has been adapted from the site plan and is not to scale.

Prepared April 6, 2005 by
Jonathan D. Ward



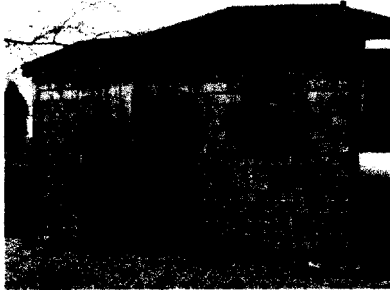
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

APR - 6 2005

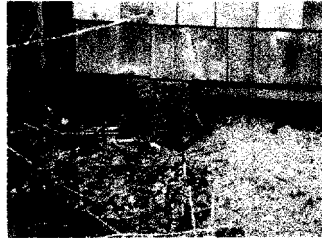
RECEIVED

CITY OF PORTLAND

SUPPLEMENT TO BUILDING PERMIT APPLICATION
110 COBB AVENUE, PORTLAND
8' X 12' SHED SPECIFICATIONS



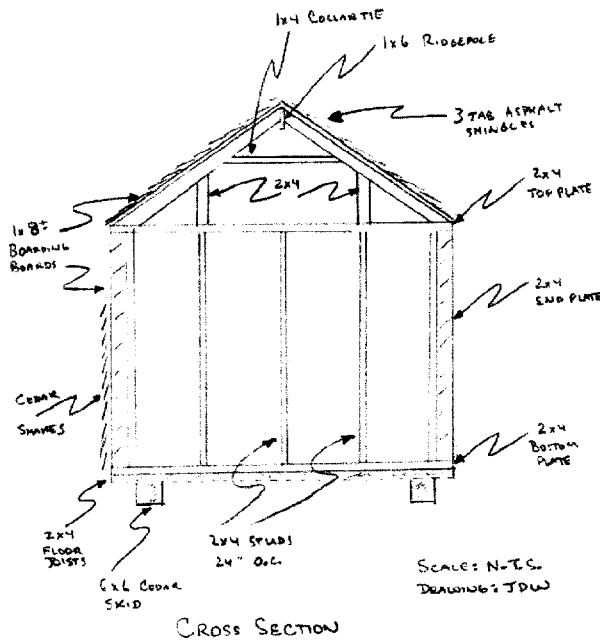
Front View



Skid Detail

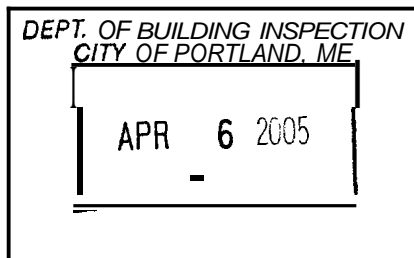


Side View



Construction Notes: Walls and roof and floor are 2x4 (full dimension) framing 24" O.C. with 7/8" random width boarding boards. Exterior siding is cedar shake. Roofing is 3 tab asphalt. 6x6 Cedar skids are integral to floor system and provide base for structure. Built in 1999 by Shed City, Warren, Maine. Building shown above is the actual structure that will be moved to 110 Cobb Avenue.

Prepared by Jonathan Ward 4/06/2005

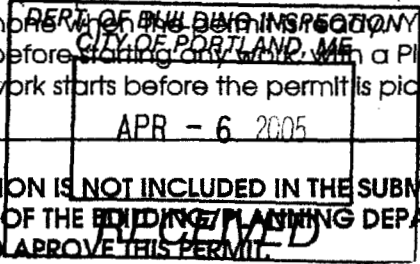


NOTE: REVISED TO SPECIFY STORAGE SHED

All Purpose Building Permit Application

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Location/Address of Construction: <u>110 Cobb Ave</u>		
Total Square Footage of Proposed Structure s <u>418 + 96 = 514</u>		Square Footage of Lot <u>12,500</u> <u>(Residence + Shed) (100 x 100) + (100 x 25 from vacated street)</u>
Tax Assessor's Chart, Block & Lot Chart# <u>210</u> Block# <u>B</u> Lot# <u>11312</u>	Owner: <u>Harry R. Olsson, Jr.</u> <u>Diane T. Olsson</u>	Telephone: <u>(802) 362-8132</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Jonathan D. Ward</u> <u>Michelle M. Ward</u> <u>PO Box 304 Port Clyde ME 04855</u> <u>207 372-0077</u>	cost Of Work: \$ <u>92,000</u> Fee: \$ <u>1,149</u>
Current use: <u>vacant land</u>		
If the location is currently vacant, what was prior use: <u>Vacant land</u>		Previous Appl. said 8x10 in error.
Approximately how long has it been vacant: <u>Was never developed</u>		
Proposed use: <u>Single-family residential (R-2) + 8' x 12' Storage shed</u>		
Project description: <u>Extend public water/sewer to end of vacated street and onto land</u> <u>Clear lot of brush/trees; construct 27x34 full foundation; set 1 1/2 story modular cage on same.</u>		
Contractor's name, address & telephone: <u>Mowatt Construction, 154 Pleasant Hill Rd, Scarborough, ME</u>		
Who should we contact when the permit is ready: <u>Jonathan D Ward</u>		<u>883-9546</u>
Mailing address: <u>PO Box 304</u> <u>Port Clyde ME 04855-0304</u>		
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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: <u>Jonathan D Ward</u>	Date: <u>3/28/2005</u> Revised <u>4/06/2005</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

From: Jonathan Ward <quagi@midcoast.com>
To: Marge Schmuckal <mes@portlandmaine.gov>
Date: Tue, Apr 5, 2005 11:44 PM
Subject: Building Permit Application Revision

Hello Marge-

I got your message yesterday regarding the parking area setback, stairs and shed. I've revised the permit application to reflect the shed and its corrected dimensions. I've also revised the site plan to reflect the expanded parking area and steps for the house. In addition I've prepared some structural specifications including photos and a cross section of the shed.

I'm sorry I can't be more specific on stairs at this point; we're planning on ~~one~~ of those prefabricated units for the front, probably a ~~concrete~~ one with pre-installed railing. But honestly we haven't even ~~looked~~ at them yet. The side stairs will be wood frame, with closed-in risers and railing per ~~code~~. (I do have the handout on the requirements for residential stairs.)

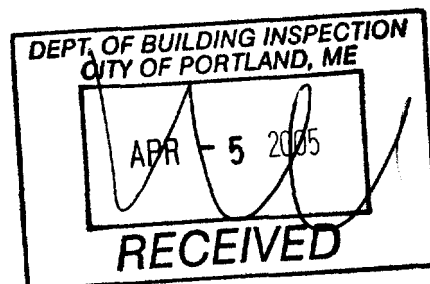
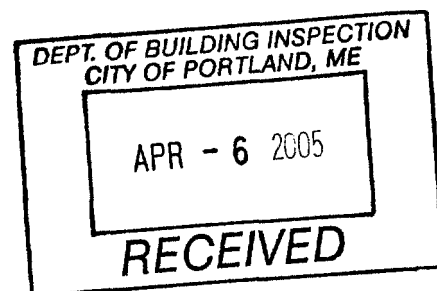
All of the documents are included in the attached .pdf file. If you could confirm by phone [372-0677] or email that you've received this, I'd appreciate it. ~~Once~~ I know everything is all set, I can mail the hard copy if you need it.

Thanks!

Jonathan

This message was sent using Endymion MailMan.
<http://WMMN.endymion.com/products/mailman/>

CC: <quagi@midcoast.com>





Rem 315

**CITY OF PORTLAND
CERTIFICATE OF VARIANCE APPROVAL**

I, William Hall, the duly appointed ~~Chair~~ of the Board of Appeals for the City of ~~Portland~~, Cumberland County and State of Maine, hereby certify that on the 3^h day of March 2005, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of ~~Portland's~~ Code of Ordinances.

1. **Current Property Owner: Harry R & Diane T. Olsson**
2. Property: Cumberland County Registry of Deeds, Book 14670, Page 313
(Last recorded April 1999 **Deed** in Chain of Title)
110 Cobb Avenue, Portland, ME **CBL: 210-B-011 & 012**
3. **Variance and Conditions of Variance:**

To grant relief **from** section 14-90(4) to allow approximately twenty-five (25) feet of lot frontage **instead** of the required Fifty (50) feet, with the condition that unless and **until** the private rights on the vacated way are terminated, any residence **constructed** on the lot shall be set back (front set back) from the northern edge of the vacated way and not the centerline of the vacated way.

To grant relief **from** Section 14-403(b) **minimum** requirements for street improvements with the condition that a snow plow turn around ~~essment~~ shall be given to the City of Portland if so required by the Planning Department **during** their **single** family site **plan** review.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 7th day of March, 2005.

William Hall
Chair for The
City of Portland Zoning Board
William Hall
(Printed or Typed Name.)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the abovenamed **William Hall** and acknowledged the above certificate to be his free act and deed in his capacity as **Chairman** of the Portland Board of Appeals, with his signature

witnessed on March, 3rd 2005

Maryanne [Signature]
(Printed or Typed Name)
Notary Public
my term expires June 28, 2005

PURSUANT TO 30-A.M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

*Jonathan D. Ward
Michelle M. Ward
14 Raspberry Lane • PO Box 304 • Port Clyde, ME 04855-0304
Telephone (207) 372-0677 • Pager (207) 580-0677
Email: quagi@midcoast.com*

TO: Portland Planning Dept.
RE: 110 Cobb Ave. Site Plan Review
DATE: March 28, 2005

On March 4, 2005, we were granted a variance to permit construction of a single family residence at 110 Cobb Avenue. This memo accompanies our building permit application.

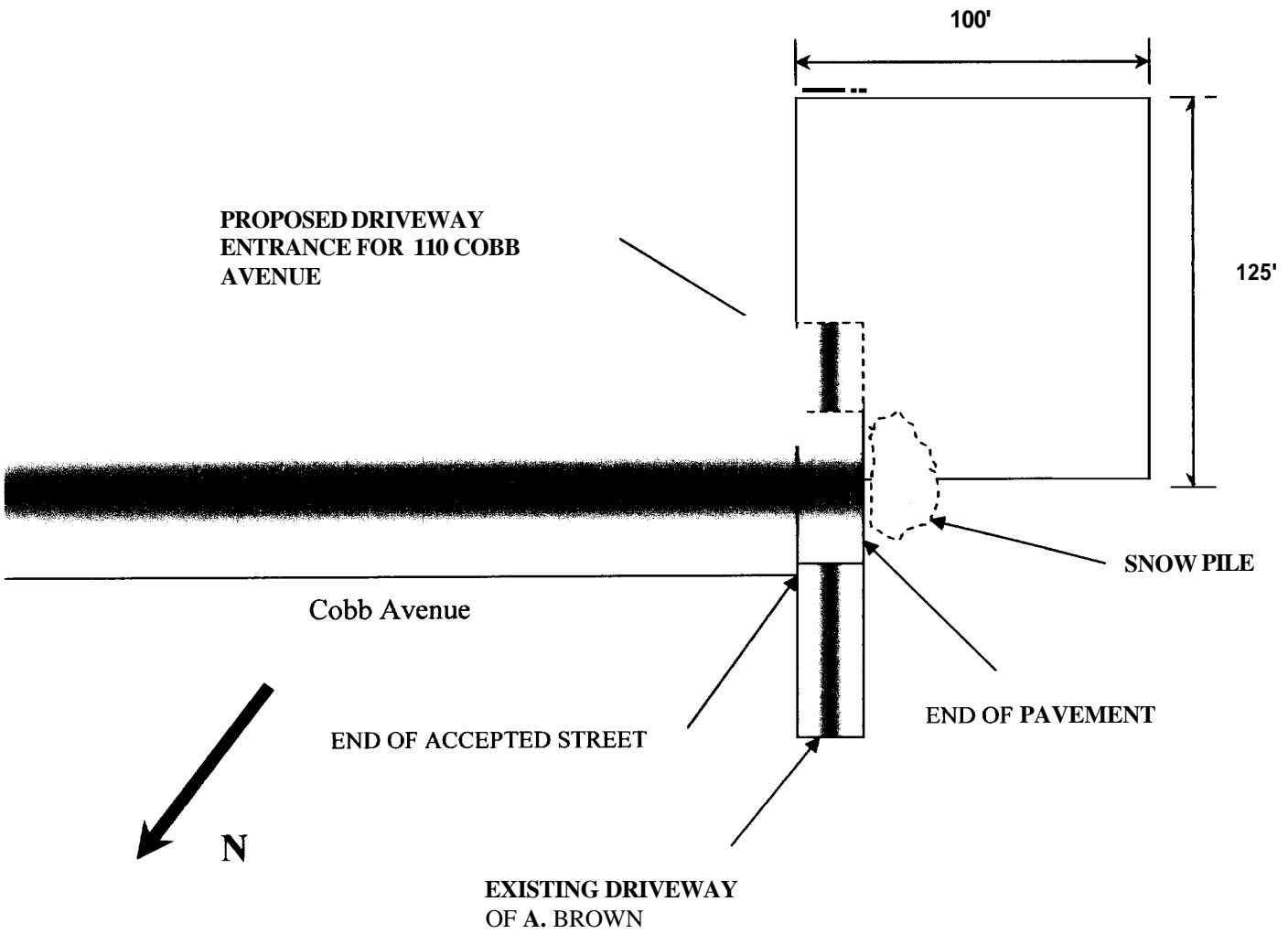
Cobb Avenue has been vacated past the line marked "End of Accepted Street." Though the pavement continues for about 10 feet, the City has no rights past that line. The abutting owners on either side of the vacated street own out to the centerline.

As part of the variance process, we have agreed to grant the City a snow plow turnaround easement "if so required by the planning department during their single family site plan review." Obviously, we would like any turnaround, if required, to blend with the surrounding landscape, and not give drivers the impression that there's a public turnaround at the end of the street.

Currently, plows have been pushing the snow off the end of the pavement and piling it at the indicated point. This is apparently working well and not obstructing the existing driveway. If we place the driveway for 110 directly opposite the one on the other side of the street (as proposed), plows can continue pushing the snow where they have been. Obviously, the plows have been able to turn around at the end of the street up to this point, probably using the existing driveway. We would also like to explore the possibility of using our driveway as part of turnaround. Initially, we do not plan to pave it, so we can expand the width if necessary.

If the Planning Department is agreeable, we'd like to try out this arrangement for the winter of 2005-2006, with the understanding that if it is not acceptable to the City, we will take further steps to accommodate plow operations.

In any case, we would like to meet with Planning Department staff during the site plan review process to look at this issue. We are available most weekdays, but will require advance notice because we live two hours away.



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2005-0066

Application I. D. Number

3/29/2005

Application Date

Olsson Harry R & Diane T Jts

Applicant

2313 Barnumville Rd , Manchester Ctr , VT 05255

Applicant's Mailing Address

Jonathan Ward

Consultant/Agent

Agent Ph: (207)372-0677

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Cobb Ave

Project Name/Description

110 - 110 Cobb Ave, Portland, Maine

Address of Proposed Site

210 B011001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

998

Proposed Building square Feet or # of Units

12500

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **3/29/2005**

Zoning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |