

SCANNED

Close 9-9-2010  
SMW  
Closed

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION  
PERMIT**

**PERMIT ISSUED**  
Permit Number: 100948

This is to certify that PROFENNO BERNICE METAL ITS AUG 20 2010  
has permission to change use of garage to accessory dwelling unit  
AT 90 COBB AVE CBL 210 B015001 City of Portland

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 lathed or otherwise 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

*[Handwritten Signature]*  
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: 10-0948	Issue Date:	CBL: 210 B015001
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Location of Construction: 90 COBB AVE	Owner Name: PROFENNO BERNICE M ETAL J	Owner Address: 96 COBB AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home w/ accessory dwelling unit in garage - change use of garage to accessory dwelling unit	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 3
Proposed Project Description: change use of garage to accessory dwelling unit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
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: ldobson	Date Applied For: 08/04/2010	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..  <b>PERMIT ISSUED</b>  AUG 20 2010  City of Portland	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/16/10</i>	Zoning Appeal <input checked="" type="checkbox"/> Variance <i>Parking front yard</i> <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>Necessary D.U.</i> <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>[Arrow]</i> <input type="checkbox"/> Denied Date: <i>7/15/10</i>	Historic Preservation <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: <i>[Signature]</i>
	Date: <i>9/16/10</i>		

**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: 10-0948	Date Applied For: 08/04/2010	CBL: 210 B015001
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Location of Construction: 90 COBB AVE	Owner Name: PROFENNO BERNICE M ETAL J	Owner Address: 96 COBB AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single Family Home w/ accessory dwelling unit in garage - change use of garage to accessory dwelling unit	Proposed Project Description: change use of garage to accessory dwelling unit
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 08/16/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) The conditions on the conditional use appeal shall be maintained during the life of the approved use. The accessory dwelling unit is not considered make the use of the property a full two unit with no conditions. It is a single family with an accessory dwelling unit.</p> <p>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>3) This property shall remain a single family dwelling with an accessory dwelling unit. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 08/20/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) This permit is to legalize the use only. It does not authorize any construction activity.</p>			

**Comments:**  
8/16/2010-mes: two appeals heard on July 15, 2010 - one variance for parking in the front yard (granted) and one conditional use for the accessory dwelling unit on July 15, 2010 - I am waiting to received a copy of the recorded certificate of variance.

PERMIT ISSUED

AUG 20 2010

City of Portland



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

90 COBB AVE

CBL 210 B015001

Issued to Profenno Bernice M Etal Jts

Date of Issue 09/20/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-0948 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire  
Left Side: Single Family Home  
Right Side: One Accessory Unit

APPROVED OCCUPANCY

Single Family with One Accessory Dwelling  
Use Group R3, Type 5B  
IRC 2003

Limiting Conditions: None

This certificate supersedes  
certificate issued

Approved:

9-21-2010  
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

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

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

  X   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.

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

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

PERMIT ISSUED

AUG 20 2010

City of Portland



# General 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>90 Cobb Avenue Portland, Maine</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>10,000 sqft</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>210</u> Block# <u>B</u> Lot# <u>15-16</u>	Applicant * <u>must</u> be owner, Lessee or Buyer Name <u>Bernice Profenno</u> Address <u>90 Cobb Ave</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>775-5686</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30. permit fee</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>Single family w/ accessory unit</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Permit needs to be issued as part of a variance requirement for the zoning board of appeals - already approved - Existing accessory unit Garage was converted prior to 1997.</u>		
Contractor's name: _____		
Address: <u>Previous owner</u>		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Roy Veroneau</u>		Telephone: <u>749-6063</u>
Mailing address: <u>7 Greenwood Drive Scarborough ME</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Bernice Profenno Date: 8-4-10

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



# Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Accessory Unit (already existing)

PROJECT ADDRESS: 90 Cobb Ave. Portland, Maine 04102

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)  
Previous owner converted garage to accessory unit

CHART/BLOCK/LOT: 210 / B / 15+16

### CONTACT INFORMATION:

#### OWNER/APPLICANT

Name: Bernice M. Profenno  
Address: 90 Cobb Ave.  
Portland  
Zip Code: 04102  
Work #: \_\_\_\_\_  
Home #: 775-5686  
Fax #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

#### CONSULTANT/AGENT

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

#### Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

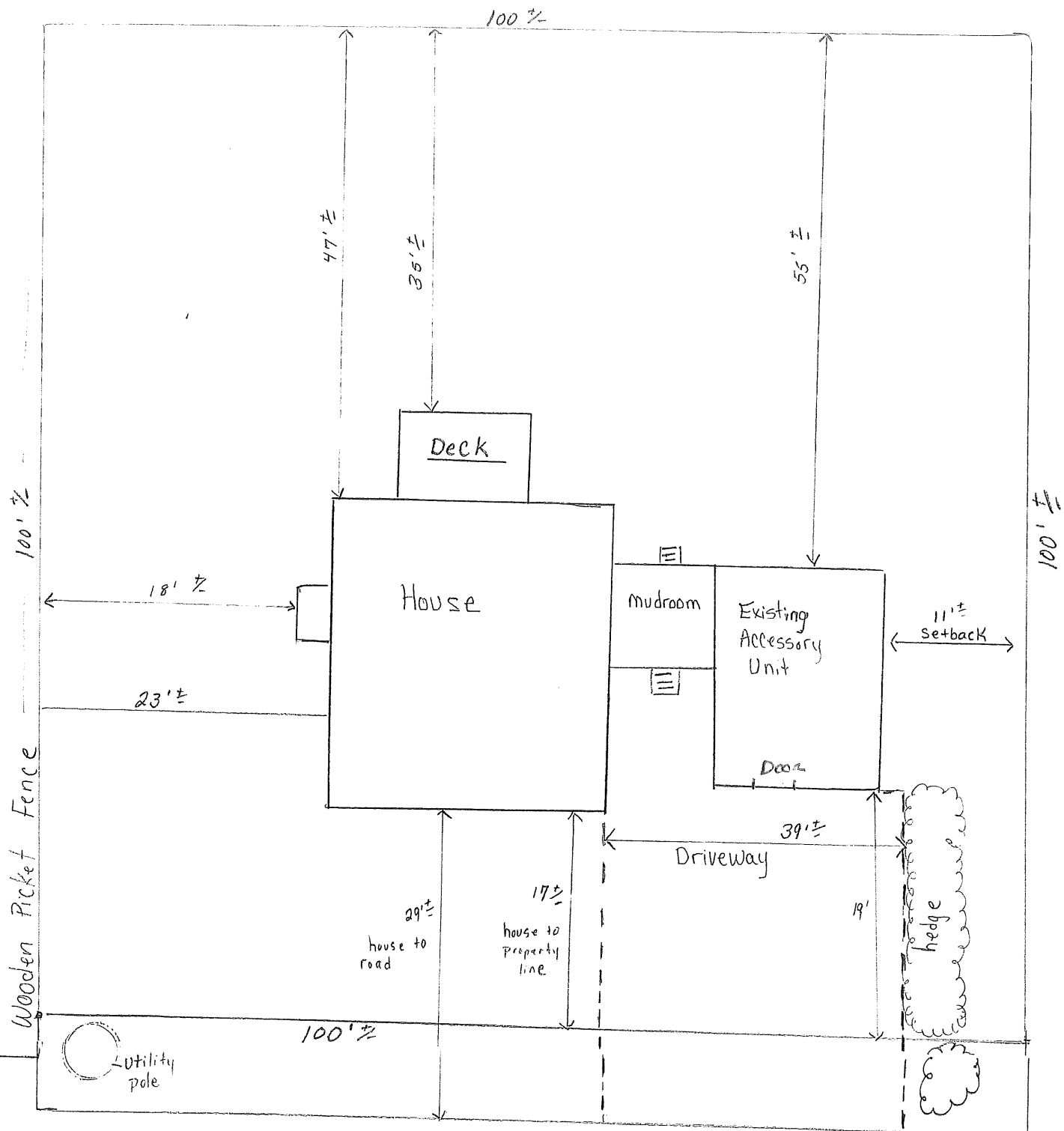
	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>Y</u>	_____
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	_____
c) Is the footprint increase less than 500 sq. ft.?	<u>N</u>	_____
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	_____
e) Are the curbs and sidewalks in sound condition?	<u>N</u>	_____
f) Do the curbs and sidewalks comply with ADA?	<u>N/A</u>	_____
g) Is there any additional parking?	<u>N</u>	_____
h) Is there an increase in traffic?	<u>N</u>	_____
i) Are there any known stormwater problems?	<u>N</u>	_____
j) Does sufficient property screening exist?	<u>Y</u>	_____
k) Are there adequate utilities?	<u>Y</u>	_____

**Planning Division Use Only** Exemption Granted  Partial Exemption  Exemption Denied

Planner's Signature \_\_\_\_\_ Date \_\_\_\_\_

~ Original - Planning Division ~

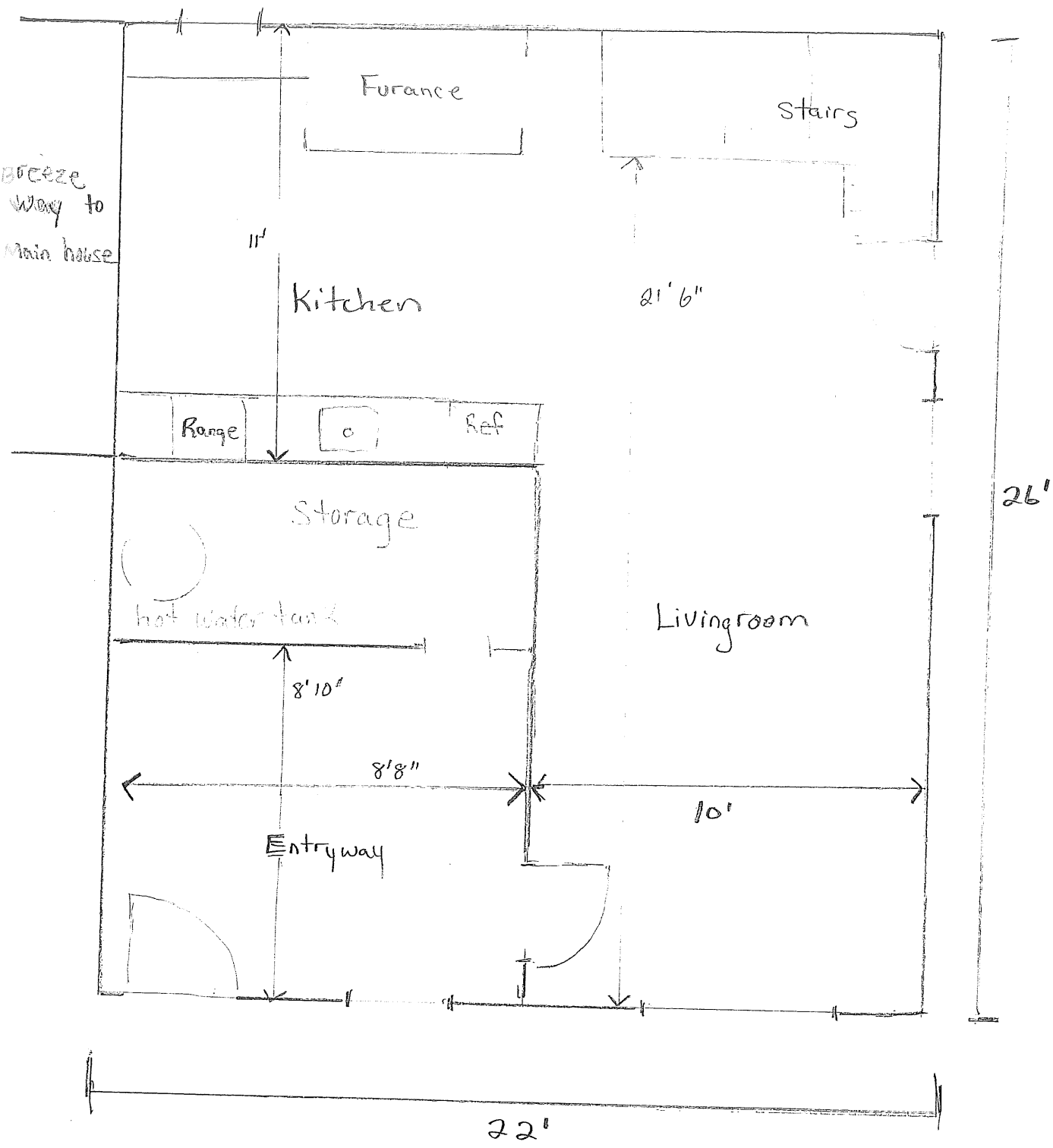
~ Copy - Inspections Division and Applicant ~



90 Cobb Avenue Plot Plan



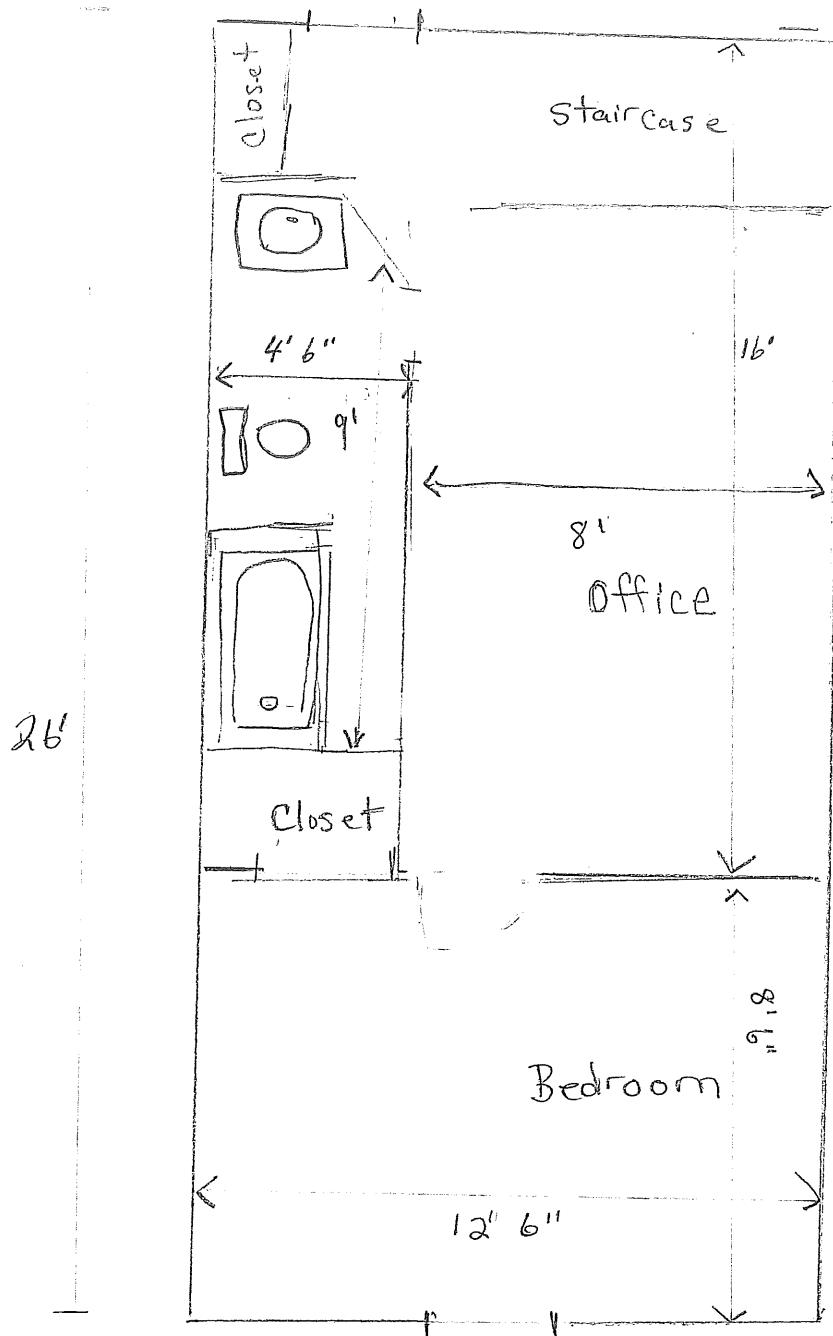




90 Cobb Ave. Accessory Unit

1<sup>st</sup> Floor

Scale 1/4" = 1'



90 Cobb Ave  
2<sup>nd</sup> floor

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Philip Saucier-chair  
Sara Moppin  
Jill E. Hunter  
Gordan Smith-secretary  
William Getz

July 20, 2010

Raymond Veroneau, Jr.  
7 Oceanwood Drive  
Scarborough, ME 04074

COPY

RE: 90 Cobb Avenue  
CBL: 210 B015  
ZONE: R-2

Dear Mr. Veroneau:

At the July 15, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the practical difficulty appeal to allow the parking space for the accessory dwelling to be located in the front yard setback and the Zoning Board of Appeals also voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of July 15, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

You will also find two receipts for the checks received for the invoices that had been outstanding. Your appeals have now been paid for in full.

Now that the practical difficulty appeal and conditional use appeal were approved, you need to apply for a change of use permit to change the use of the property from a single family to a single family with an accessory dwelling unit. I have enclosed a change of use application. The permit will not be issued until we receive a copy of the recorded Certificate of Variance. The change of use permit must be issued within six months of the date of the hearing, July 15, 2010, referenced under section 14-473(e) and section 14-474(f), or the Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,



Ann B. Machado  
Zoning Specialist  
(207) 874-8709

Cc. file

CONFIDENTIAL



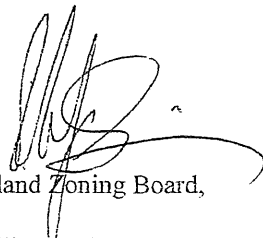
CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, 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 15th day of July, 2010, 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: Bernice M. Profenno**
- 2. **Property: 90 Cobb Avenue, Portland, ME CBL: 210-B-15 & 16**  
Cumberland County Registry of Deeds, Book: 16192 Page 308  
Last recorded deed in chain of Title: April 6, 2010
- 3. **Variance and Conditions of Variance:**  
To grant relief from sections 14-336(a) and 14-80(d)(1) of the Land Use Zoning Ordinance to allow the required parking space for a proposed accessory dwelling unit to be located within zero feet of the front yard property line instead of providing the twenty-five foot required front yard setback in the R-2 Residential Zone.

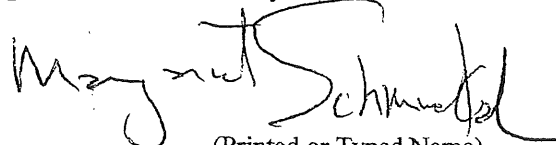
IN WITNESS WHEREOF, I have hereto set my hand and seal this 15th day of July, 2010

  
 Chair of  
 City of Portland Zoning Board,  
 Philip Saucier (Printed or Typed Name)

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named Philip Saucier 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 July 15, 2010.

Received  
 Recorded Register of Deeds  
 Aug 04, 2010 12:01:55P  
 Cumberland County  
 Pamela E. Lovley

  
 (Printed or Typed Name)  
 Notary Public  
 Margaret Schmuckal  
 My term expires June 28, 2012

SEAL

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.



Book - 27967  
Page 00233  
Recorded 8-4-2010

**CITY OF PORTLAND**

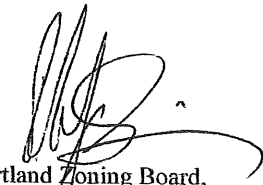
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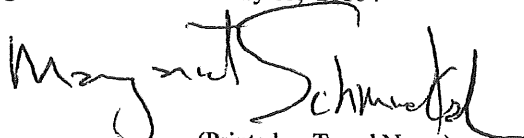
COPY

IN WITNESS WHEREOF, I have hereto set my hand and seal this 15th day of July, 2010

  
Chair of  
City of Portland Zoning Board,  
Philip Saucier (Printed or Typed Name)

STATE OF MAINE  
Cumberland, ss.

Then personally appeared the above-named Philip Saucier 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 July 15, 2010.

  
(Printed or Typed Name)  
Notary Public  
Margaret Schmuckal  
My term expires June 28, 2012

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Veroneau Insurance

Raymond E. Veroneau, Jr., CLTC

Long Term Care, Life & Disability

210- B 0 15 -

Date: September 8, 2010

To: Suzanne Hunt

From: Ray Veroneau *Ray*

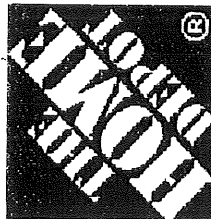
Re: Bernice Profennon, 90 Cobb Avenue

Hi Suzanne,

Thanks for your time today to inspect the accessory unit recently approved for a zoning variance by the City. Per your request, a copy of my receipt for two Kidde FireX Smoke & CO Detectors (Model# KN-COPE-1) is shown below. I installed them as replacements to the hard-wired smoke detectors in both the primary residence and accessory unit.

If you plan to mail an occupancy permit, please use my home address, which is 7 Oceanwood Drive, Scarborough, ME 04074. I understand this concludes everything. But, if there are additional steps or should you have other questions or concerns, please call me at 749-6063. Thank you very much.

cc: Cathy Regios



More saving.  
More doing.

300 CLARKS POND PARKWAY  
SOUTH PORTLAND, ME 04106 (207)879-2500  
2406 00020 60705 09/08/10 01:32 PM  
CASHIER PAUL - PXS0032  
047871076246 COMBO PE <A>  
2049.97

SUBTOTAL 99.94  
SALES TAX 5.00  
TOTAL \$104.94  
CASH 105.00  
CHANGE DUE 0.06



2406 20 60705 09/08/2010 8189

RETURN POLICY DEFINITIONS  
POLICY ID 1 POLICY EXPIRES ON 12/07/2010  
A 90

THE HOME DEPOT RESERVES THE RIGHT TO  
LIMIT / DENY RETURNS. PLEASE SEE THE  
RETURN POLICY SIGN IN STORES FOR  
DETAILS.

\*\*\*\*\*  
GUARANTEED LOW PRICES  
LOOK FOR HUNDREDS OF  
LOWER PRICES STOREWIDE  
\*\*\*\*\*