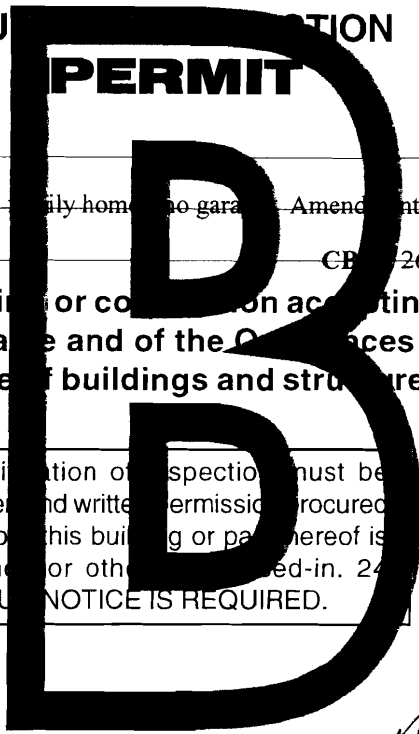


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU ILDING ION

PERMIT



Please Read Application And Notes, If Any, Attached

Permit Number: 090614

PERMIT ISSUED

This is to certify that W & C LLC/James Wolf

has permission to New cape style 24' x 32' single family home no garage Amendment to permit # 090389 to relocate building.

AT 33 Rowe Ave CB# 260 A039001

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 red-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

Thomas H. Mackley 6/18/09
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

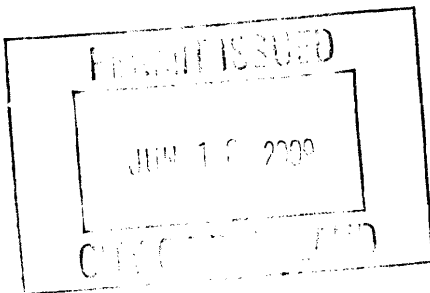
Permit No: 09-0614	Issue Date:	CBL: 260 A039001
-----------------------	-------------	---------------------

Location of Construction: 33 Rowe Ave	Owner Name: W & C LLC	Owner Address: PO Box 1456	Phone: 207-773-6250
Business Name:	Contractor Name: James Wolf	Contractor Address: P.O. Box 10127 Portland	Phone: 2077734988
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: New cape style 24' x 32' single family home. (no garage) Amendment to permit # 090389 to relocate building.	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
Proposed Project Description: New cape style 24' x 32' single family home. (no garage) Amendment to permit # 090389 to relocate building.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: Jm 6/18/09	
		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: gg	Date Applied For: 06/16/2009	Zoning Approval		
------------------------	---------------------------------	------------------------	--	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



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: _____	Zoning Appeal <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: _____	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 ABM 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

TO amend Building Permit 09-0389
 TO relocate building
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>33 Rowe Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>24132</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>260 A039001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>W&C LLC</u> Address <u>POB 1456</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>207-7736250</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>96,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>vacant</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family house</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>- to build a 24132 cape single family home with no garage</u> <u>See Above!</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: <u>xxxxxx</u> Who should we contact when the permit is ready: <u>Gary Woy</u> Telephone: <u>207 773 4988</u> Mailing address: <u>POB 10127, Portland, 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.

JUN 16 2009

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, 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: [Signature] Date: 6-15-09

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

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 6/17/2009 11:54:51 AM
Subject: 33 Rowe Ave., Amendment to Single Family Plan

Hi all, I have reviewed the revised/amended site plan for the single family at 33 Rowe Ave. and it appears to meet the minimum site plan requirements for the issuance of a building permit. OK to issue permit. See note in comments section of amendment application, for sign off.

Thanks.

phil

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0614	Date Applied For: 06/16/2009	CBL: 260 A039001
------------------------------	--	----------------------------

Location of Construction: 33 Rowe Ave	Owner Name: W & C LLC	Owner Address: PO Box 1456	Phone: 207-773-6250
Business Name:	Contractor Name: James Wolf	Contractor Address: P.O. Box 10127 Portland	Phone: (207) 773-4988
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: New cape style 24' x 32' single family home. (no garage) Amendment to permit # 090389 to relocate building.	Proposed Project Description: New cape style 24' x 32' single family home. (no garage) Amendment to permit # 090389 to relocate building.
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/16/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) This permit is being issued with the understanding that there will not be either a 10' x 10' deck or 10' x 10' patio at the rear of the house.</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. 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>			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 06/18/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

Comments:
6/16/2009-amachado: Spoke to Jim Wolfe. Original permit (09-0389) had a 10' x 10' deck. This permit has a 10' x 10' patio. I asked him about steps to grade. He said that they aren't going to do the patio. He said that he would send me an email confirming it.
6/16/2009-amachado: Gave revised siteplan to Phil for review. Don't issue without Phil's OK.
6/17/2009-pd: The revised site plan appears to be acceptable. No changes in the overall drainage and grading theme are apparent. All the conditions that applied to the original plan still apply to the revised/amended plan. OK to issue permit. (Phil's OK)

Applicant: W & C LLC (Jim Wolfe)

Date: 6/16/09

Address: 33 Rowe Ave.

C-B-L: 260-A-39 (13-15, 40)
permit # 09-0614 - amend permit
09-0389

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - new ~~single~~ single family open w/ full dormer 33' x 24'

Sevage Disposal - city

Lot Street Frontage - 50' min - 60' given - if split lot - 50' OK

Front Yard - 25' min - 88' scaled, 83' scaled to front steps

* Rear Yard - 25' min - ~~15' scaled to deck~~ - 28' scaled to house - 22' scaled to bulkhead - 5x6 OK section 14-426

Side Yard - 25' by 14' min - 18' scaled on left - 8' if ~~left~~ ^{sell} 10' strip - OK if add 6' to right
12' - 36' scaled on right to steps - right would have to be 20' if 10' lot strip sold - (OK)

Projections -

Width of Lot - 65' min - 90' scaled, 80' scaled if sell 10' strip OK

Height - 35' - scales @ 21'

Lot Area - 6,500 sq ft min - 10,500 now - 9,100 if sell 10' strip $70' \times 50' = 3,500$

Lot Coverage Impervious Surface - 35% = 3,225 sq ft

$80' \times 70' = 5,600$
 $\frac{5,600}{9,100}$ sq ft if 10' x 140' strip sold
- 9,34 sq ft (OK)

Area per Family - 1,500 sq ft

35% of 9,100 = 3,185

Off-street Parking - 2 spaces required - 2 spaces shown

Loading Bays - N/A

Site Plan - minor/minor 229-0041

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - zone X

* relocating building footprint because might sell 10' strip on left side to abutts.
all zoning requirements met if 10' x 140' strip is sold based on site plan received 6/16/09

Ann Machado - RE: Rowe Avenue

From: "Jim Wolf" <jmwl@maine.rr.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 6/16/2009 1:37 PM
Subject: RE: Rowe Avenue

Anne

This is to confirm there will not be a 10 by 10 deck built as part of our permit at Rowe Avenue. In addition, we will not be constructing the patio.

Jim

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
1-207-773-6875 fax

JUN 16 2009

This electronic transmission may be privileged and contain confidential information. It is not intended nor may it be received by any unauthorized persons. If you have received this transmission in error, please destroy without copying it and notify the sender by calling sender at 207-773-4988 or reply to sender of this email. Thank you.

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Tuesday, June 16, 2009 1:29 PM
To: jmwl@maine.rr.com
Subject: Re: Rowe Avenue

Jim -

Since the original building plans had a deck, I also need you to put in writing that there won't be a 10' x 10' deck either.

Thanks,

Ann Machado
Zoning Specialist
(207) 874-8709

>>> "Jim Wolf" <jmwl@maine.rr.com> 06/16 12:28 PM >>>
Anne

Thank you for calling.

As discussed, our amended permit shows a patio being built. We do not intend on building the patio as part of the permit. If requested we will block our exit door in a manner requested by inspections.

Again, thank you.

Jim

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
1-207-773-6875 fax

This electronic transmission may be privileged and contain confidential information. It is not intended nor may it be received by any unauthorized persons. If you have received this transmission in error, please destroy without copying it and notify the sender by calling sender at 207-773-4988 or reply to sender of this email. Thank you.

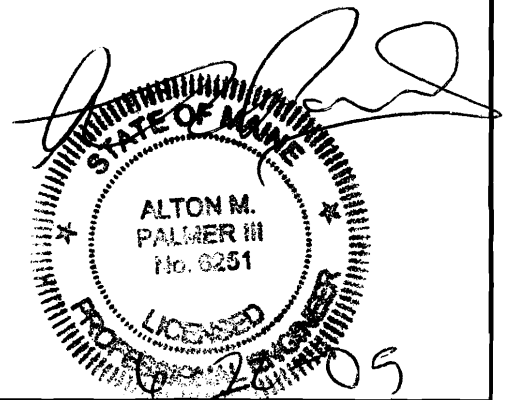
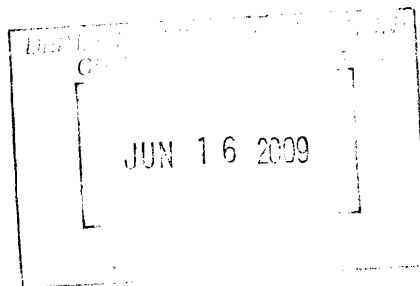
SPACE AND BULK REQUIREMENTS – R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	
OTHER USES:	65 FT.


* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

NOTES:

1. EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
2. ELECTRICAL SERVICE SHALL BE COORDINATED WITH CENTRAL MAINE POWER.
3. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
4. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.

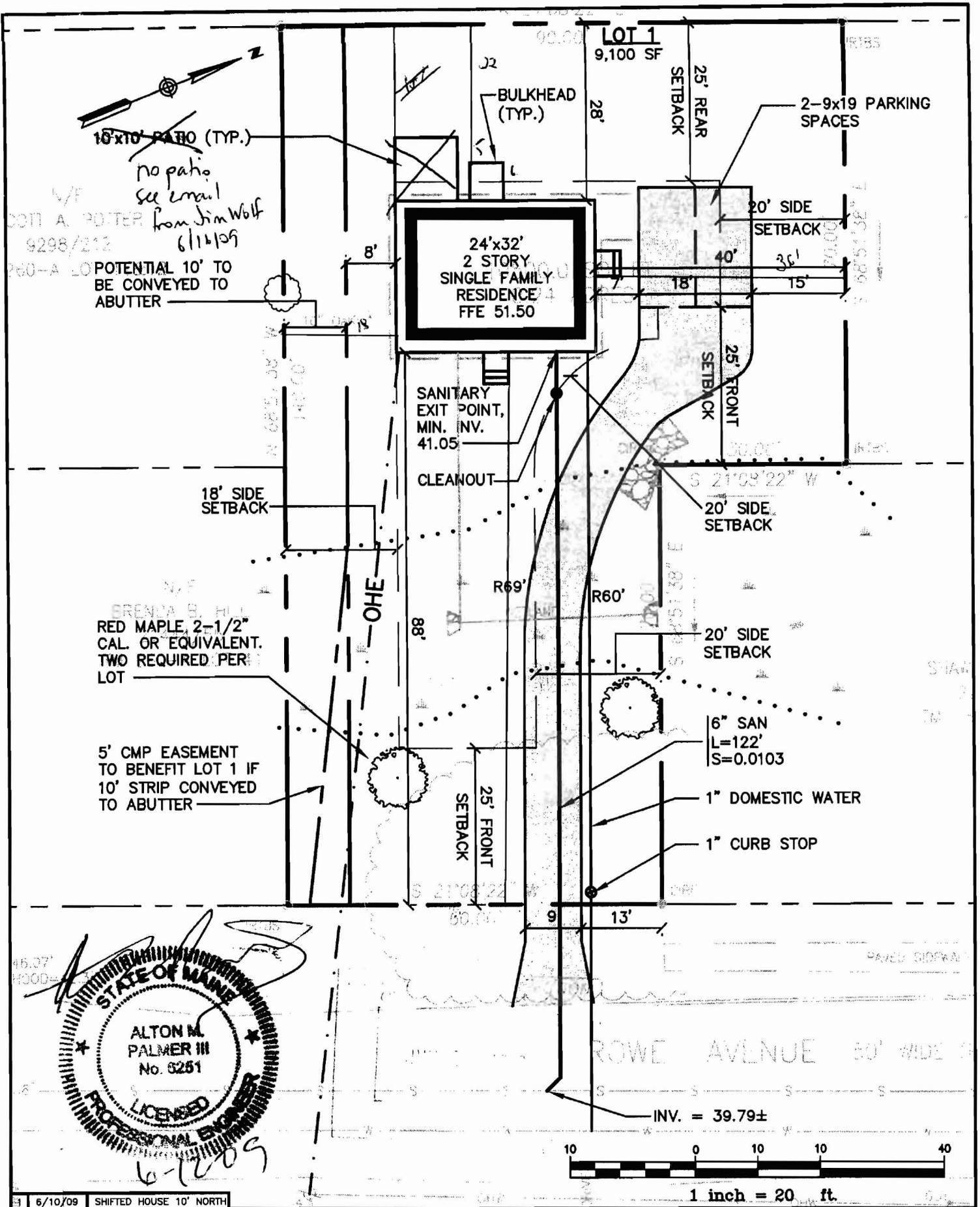


Design: -	Date: 4/09
Draft: CAG	Job No.: 2238
Checked: -	Scale: 1"=20'
File Name: 2238-pbase.dwg	

	Gorrill-Palmer Consulting Engineers, Inc. <i>Engineering Excellence Since 1998</i>
	PO Box 1237 15 Shaker Road Gray, ME 04039
	Phone: 207-857-6910 Fax: 207-857-6912 Email: mailbox@gorrillpalmer.com

Drawing Name:	Space & Bulk Requirements
Project:	ROWE AVENUE

Figure No.	1
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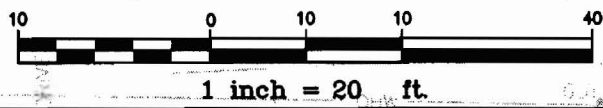
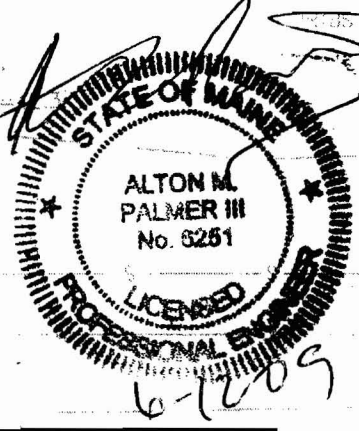


10'x10' PATIO (TYP.)
 no patio
 see email
 from Jim Wolf
 6/11/09

POTENTIAL 10' TO
 BE CONVEYED TO
 ABUTTER

RED MAPLE, 2-1/2"
 CAL. OR EQUIVALENT.
 TWO REQUIRED PER
 LOT

5' CMP EASEMENT
 TO BENEFIT LOT 1 IF
 10' STRIP CONVEYED
 TO ABUTTER



6/10/09 SHIFTED HOUSE 10' NORTH

Design: JWA	Date: 4/09
Draft: CAG	Job No.: 2148
Checked: DER	Scale: 1"=20'
File Name: 2238-pbase.dwg	

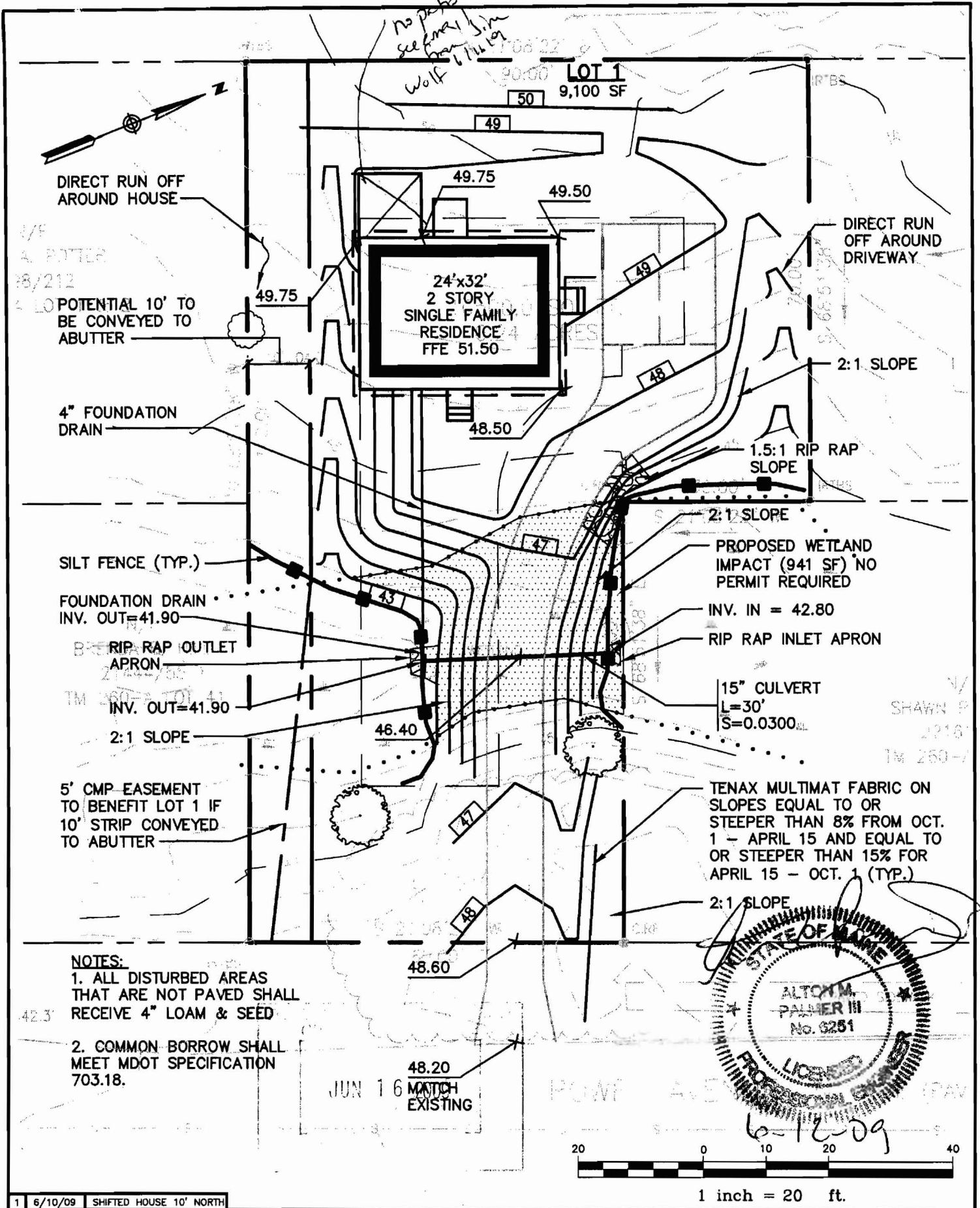
GP Gorrill-Palmer Consulting Engineers, Inc.
Engineering Excellence Since 1998

PO Box 1237 Phone: 207-657-8910
 15 Shaker Road Fax: 207-657-8912
 Gray, ME 04039 Email: mailbox@gorrillpalmer.com

Drawing Name:
Site & Utility Plan

Project:
ROWE AVENUE

Figure No.
2



1 6/10/09 SHIFTED HOUSE 10' NORTH

Design: -	Date: 4/09
Draft: CAG	Job No.: 2238
Checked: -	Scale: 1"=20'
File Name: 2238-pbase.dwg	

GP Gorrill-Palmer Consulting Engineers, Inc.
Engineering Excellence Since 1998

PO Box 1237 Phone: 207-657-8910
15 Shaker Road Fax: 207-657-8912
Gray, ME 04039 Email: mailbox@gorrillpalmer.com

Drawing Name: **Grading & Drainage Plan**

Project: **ROWE AVENUE**

Figure No. **3**