

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED		Permit No: 02-0497	Issue Date: MAY 15 2002	CBL: 261 D001001
Location of Construction: 162 Rowe Ave	Owner Name: Nevers Leon B & Patricia Jts	Owner Address: 162 Rowe Ave	Phone: 207-772-8579	
Business Name:	Contractor Name: Nicks Pools	Contractor Address: East Waterboro	Phone: 2072475915	
Lessee/Buyer's Name	Phone:	Permit Type: Swimming Pools	Zone:	

Past Use: Single Family	Proposed Use: Single Family / Install Round 21' above the ground pool.	Permit Fee: \$51.00	Cost of Work: \$3,555.00	CEO District: 3
Proposed Project Description: Install Above the Ground Pool		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: U Type: POOL BOYH 1999	
		Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>N/A</i> Date:		

Permit Taken By: gg	Date Applied For: 05/10/2002	Zoning Approval		
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..	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: 5/14/02	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 Date: 5/14/02	

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

020497

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.

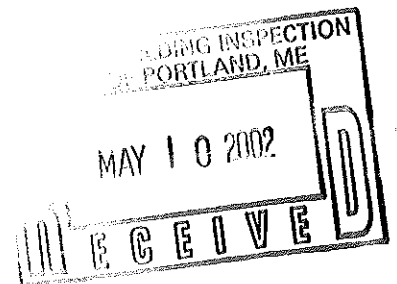
Location/Address of Construction: <u>162 Rowe Ave., Portland</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>2 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>261</u> Block# <u>D</u> Lot# <u>001</u>	Owner: <u>Leon B/Patricia A. Nevers</u>	Telephone: <u>207-772-8579</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Robert + Robin Patchell</u> <u>162 Rowe Ave</u> <u>207</u> <u>Portland, ME 04102 772-1183</u>	Cost Of Pool- <u>\$2455.00</u> Work: \$ Inst. <u>1100.00</u> Total- <u>\$3555.00</u> Fee: \$ <u>207-450-9540</u>
What size is the pool: <u>27 FT.</u> Above or below ground: <u>Above</u>		
Dimensions of decking and/or platforms: None to be built		
Contractor's name, address & telephone: <u>Dick's Pools, East Waterboro, Me</u> <u>04030 - (207) 242-5915</u>		
Who should we contact when the permit is ready: <u>Robin Patchell</u>		
Mailing address: <u>162 Rowe Ave, Portland, Me 04102</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>207-772-1183</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>Patricia A. Nevers</u>	Date: <u>3/22/02</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



Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Leon B. & Patricia A. Nevers
162 Rowe Avenue
Portland, ME 04102

February 15, 1999

RE: New lot created at 164 Rowe Ave and part of vacated Schammel Ave
R-3 zone - 2.61-D-1 1/2 part of Schammel Ave

Dear Mr. Nevers,

The plan that you have recently submitted to me would be considered a buildable lot in the R-3 Zone as drawn. This lot is 90' x 87' with 7830 sq. feet shown. The building on the adjoining lot is showing the correct setbacks required for the R-3 Zone and would be considered a conforming lot.

This interpretation is based on the information submitted to me by Mr. Nevers on 2/10/99. If there is any inaccuracies, or omissions such as other structures or different setbacks, that could affect whether either lot is conforming to the Zoning Ordinance at this time.

If and when a building is proposed on this new lot, an application and permit would need to be applied for with all the required information. All Planning, Zoning and Building Codes would need to be met at the time of submittal. Any other State and Local Codes would also need to be met.

Please note that it is highly recommended that a real survey with a stamped seal be completed with a written description and be filed in the Registry of Deeds in order to eliminate any inaccuracies or misunderstandings. It will be needed at the time of building permit application under the Site Plan Review process.

Very Truly Yours,


Marge Schmuckal
Zoning Administrator

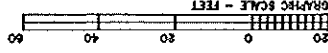
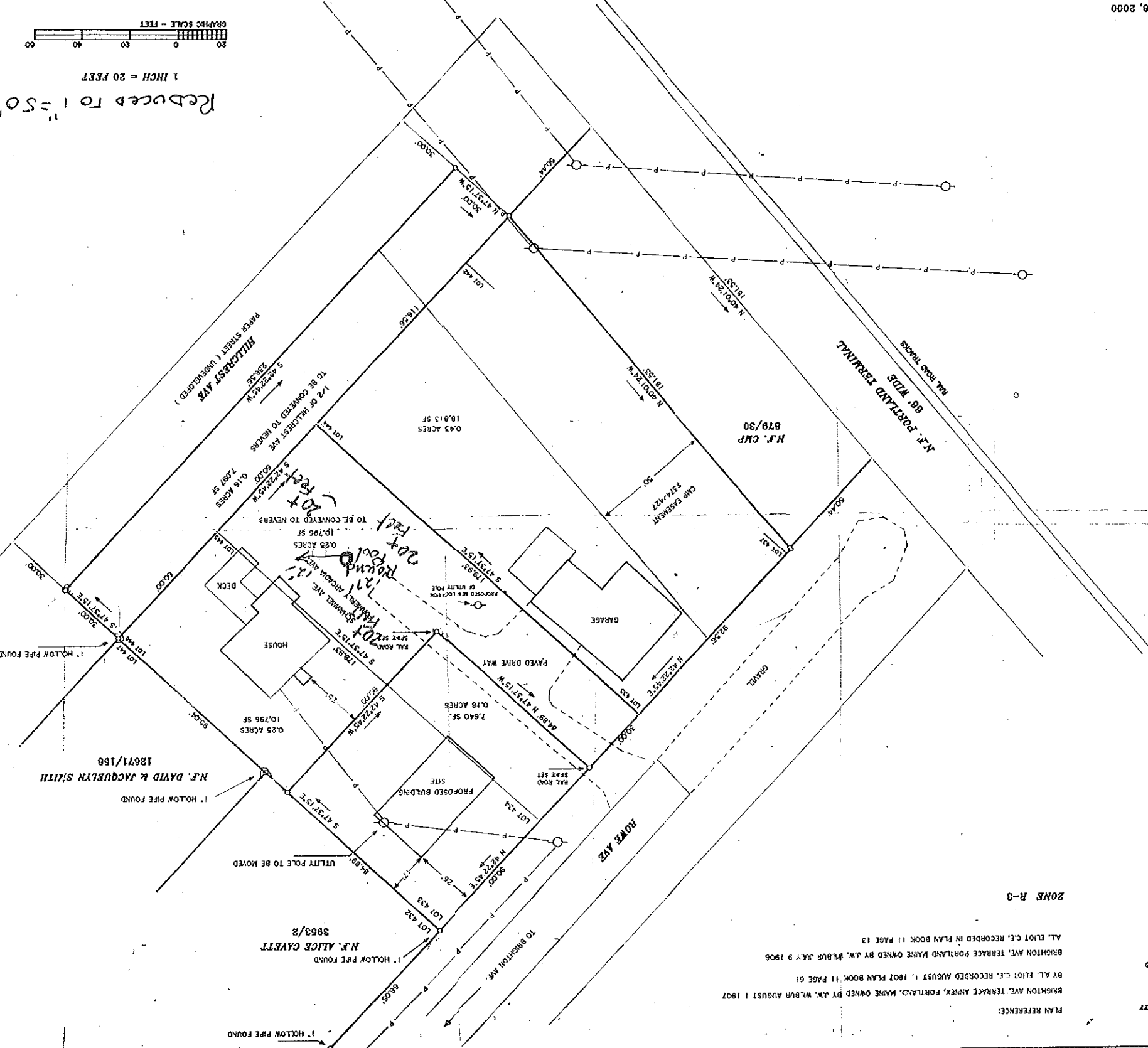
SURVEY BY
R.M. EATON ASSOCIATES
 68 PLEASANT STREET
 WESTBROOK, MAINE 04092
 MAY 7, 1999, REVISED MARCH 19, 2000

- ~ LEGEND ~
- 5/8 INCH REBAR SET
 - IRON PIPE FOUND
 - UTILITY POLE
 - N.F. NOW OR FOREVERLY
 - P — OVERHEAD POWER
 - 4321/295 BOOK AND PAGE

THIS PLAN DEPICTS THE RESULTS OF A FIELD SURVEY CONDUCTED ON THE PREMISES, AND IS INTENDED TO CONFORM TO THE REQUIREMENTS OF A STANDARD BOUNDARY SURVEY CATEGORY 1 CONDITION III, BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS
 R.M. Eaton
 RICHARD W. KATON P.L.S. # 2078

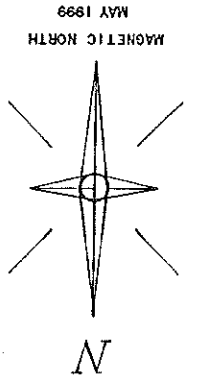
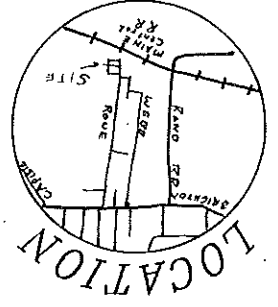
PLAN REFERENCE:
 BRIGHTON AVE. TERRACE ANNEX, PORTLAND, MAINE OWNED BY J.M. WELBURN AUGUST 1 1907 BY A.L. ELIOT C.E. RECORDED AUGUST 1, 1907 PLAN BOOK 11 PAGE 61
 BRIGHTON AVE. TERRACE PORTLAND MAINE OWNED BY J.M. WELBURN JULY 9 1906 BY A.L. ELIOT C.E. RECORDED IN PLAN BOOK 11 PAGE 13

ZONE R-3



Reduced to 1"=50'
 1 INCH = 20 FEET

REVISED PLAN MARCH 19, 2000
 PROPOSED LOT LAYOUT
 STANDARD BOUNDARY SURVEY
 LAND OF
LEON B. & PATRICIA NEVERS
 162 ROWE AVE.
 PORTLAND, MAINE 04102
 DEED REF. BOOK 4321 PAGE 295



LEON B + PATRICIA A NEVERS
162 ROWE AVE
PORTLAND ME

