



2012-582

Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: 2 car garage

PROJECT ADDRESS: 1289 Forest Ave CHART/BLOCK/LOT: 292-A-6-

APPLICATION FEE: 50 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

construct free standing wood frame 20'x25' garage on a slab

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Gabor Karthy

Address: 1289 Forest Ave
Portland, ME 04103

Work #: _____

Cell #: 207-318-5406

Fax #: _____

Home #: _____

E-mail: henderson1916@aol.com

CONSULTANT/AGENT

Name: Matthew Higgins

Address: 248 Old Airport Rd
Arundel, ME 04046

Work #: 207-332-5992

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

Criteria for an Administrative Authorization:
(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment
Y(yes), N(no), N/A

- a) Is the proposal within existing structures? N
- b) Are there any new buildings, additions, or demolitions? Y
- c) Is the footprint increase less than 500 sq. ft.? Y
- d) Are there any new curb cuts, driveways or parking areas? N
- e) Are the curbs and sidewalks in sound condition? NA
- f) Do the curbs and sidewalks comply with ADA? NA
- g) Is there any additional parking? NA
- h) Is there an increase in traffic? NA
- i) Are there any known stormwater problems? N
- j) Does sufficient property screening exist? Y
- k) Are there adequate utilities? Y
- l) Are there any zoning violations? N
- m) Is an emergency generator located to minimize noise? NA
- n) Are there any noise, vibration, glare, fumes or other impacts? N

RECEIVED AUG 27 2012

Signature of Applicant: [Signature]

Date: 8/27/12

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.



Scale $\frac{1}{4}'' = 5'$



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: NOS-PRO, Check Number: 1729

Tender Amount: 50.00

Receipt Header:

Cashier Id: ldobson

Receipt Date: 8/28/2012

Receipt Number: 47652

Receipt Details:

Referance ID:	1752	Fee Type:	PEZ-ADAUTH
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-582 - 1289 Forest Ave.; 20' x 25' Garage			
Additional Comments: 1729			

Thank You for your Payment!



292 A039
44
6027

292 A005
15720

292 A000
21332

1295

1286

1303
30893

292 A004

1315
7077

292 A003

1300 5

292 A023
3700

7077

1302 - 1326
1301 - 1325

1314

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1300 10
1300 8
1300 7

292 D004
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292 D003

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292 D005

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1300 15

1300 17
1300 15

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 292 A006001
Land Use Type THREE FAMILY
Property Location 1289 FOREST AVE
Owner Information KORTHY GABOR
 1289 FOREST AVE
 PORTLAND ME 04103
Book and Page 29459/020
Legal Description 292-A-6
 FOREST AVE 1285-1291

Current Assessed Valuation:

TAX ACCT NO.	32474	OWNER OF RECORD AS OF APRIL 2012	KORTHY GABOR
LAND VALUE	\$75,100.00		
BUILDING VALUE	\$160,700.00		1289 FOREST AVE PORTLAND ME 04103
NET TAXABLE - REAL ESTATE	\$235,800.00		
TAX AMOUNT	\$4,437.76		

browse city services a-z

browse facts and links a-z

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1885
Style/Structure Type OLD STYLE
Stories 1.5
Units 3
Bedrooms 6
Full Baths 3
Total Rooms 10
Attic NONE
Basement FULL
Square Feet 1774

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



Sales Information:

Sale Date	Type	Price	Book/Page
3/28/2012	LAND + BUILDING	\$0.00	29459/020
6/5/2006	LAND + BUILDING	\$183,000.00	24033/17
6/1/2003	LAND + BUILDING	\$253,000.00	19647/310
3/5/1992	LAND + BUILDING	\$0.00	9940/127
5/28/1991	LAND + BUILDING	\$0.00	9580/286

[New Search](#)



Maine Memory Network

Maine's Online Museum

Search 1924 Portland Tax Records



The Portland, Maine, 1924 Tax Records were created as part of a city-wide tax reevaluation. The 2 3/4" x 4" original black and white photographs provide extraordinary documentation of the appearance and condition of every taxable property in the city at that time. The accompanying tax forms provide equally valuable information, including the use of the property, the original building materials and finishes and the property's assessed value as of 1924. On the back of each form, a pencil sketch illustrates the size and shape of the building footprint on the property.

The collection consists of 131 books containing approximately 30,000 pages, each page recording a single property (properties with more than one building will generally have a page for each building). The records were kept in a cabinet in the Portland tax assessor's office in City Hall until 2009. They are now being scanned by a team of volunteers to provide greater public access while allowing the original documents to go into proper archival storage.

The project is ongoing. It will take several months before all the records are digitized and added to the database. Check the list to see which streets have been included to date: [Digitized Street progress list](#)

[Read more](#) about the records, the project, and get efficient ways to search this collection.

Keywords

Enter key words or phrases. You can refine the search using the controls below.

Search query:

Search for similar words Search for these exact words only

Filter by property information (Portland Tax Records)

Address:

Administrative Authorization Decision

Name: Kathy Gabor
Address: 1289 Forest Avenue
Project Description: 2 car garage – Construct free standing wood frame 20' X 25' garage on a slab

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

Criteria for an Administrative Authorizations:	Applicant's Assessment	Planning Division
a) Is the proposal within existing structures?	N	N
b) Are there any new buildings, additions, or demolitions?	Y	Y
c) Is the footprint increase less than 500 sq. ft.?	Y	Y
d) Are there any new curb cuts, driveways or parking areas?	N	N
e) Are the curbs and sidewalks in sound condition?	N/A	N/A
f) Do the curbs and sidewalks comply with ADA?	N/A	N/A
g) Is there any additional parking?	N/A	N/A
h) Is there an increase in traffic?	N/A	N/A
i) Are there any known stormwater problems?	N	N
j) Does sufficient property screening exist?	Y	Y
k) Are there adequate utilities?	Y	Y
l) Are there any zoning violations?	N	N
m) Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	N	N

I called Matthew Higgins on 9/6/2012 regarding whether any other site improvements were being proposed. He stated that the garage would be located just off the existing pavement in the rear of the lot and only a ramp to the entrance will be installed.

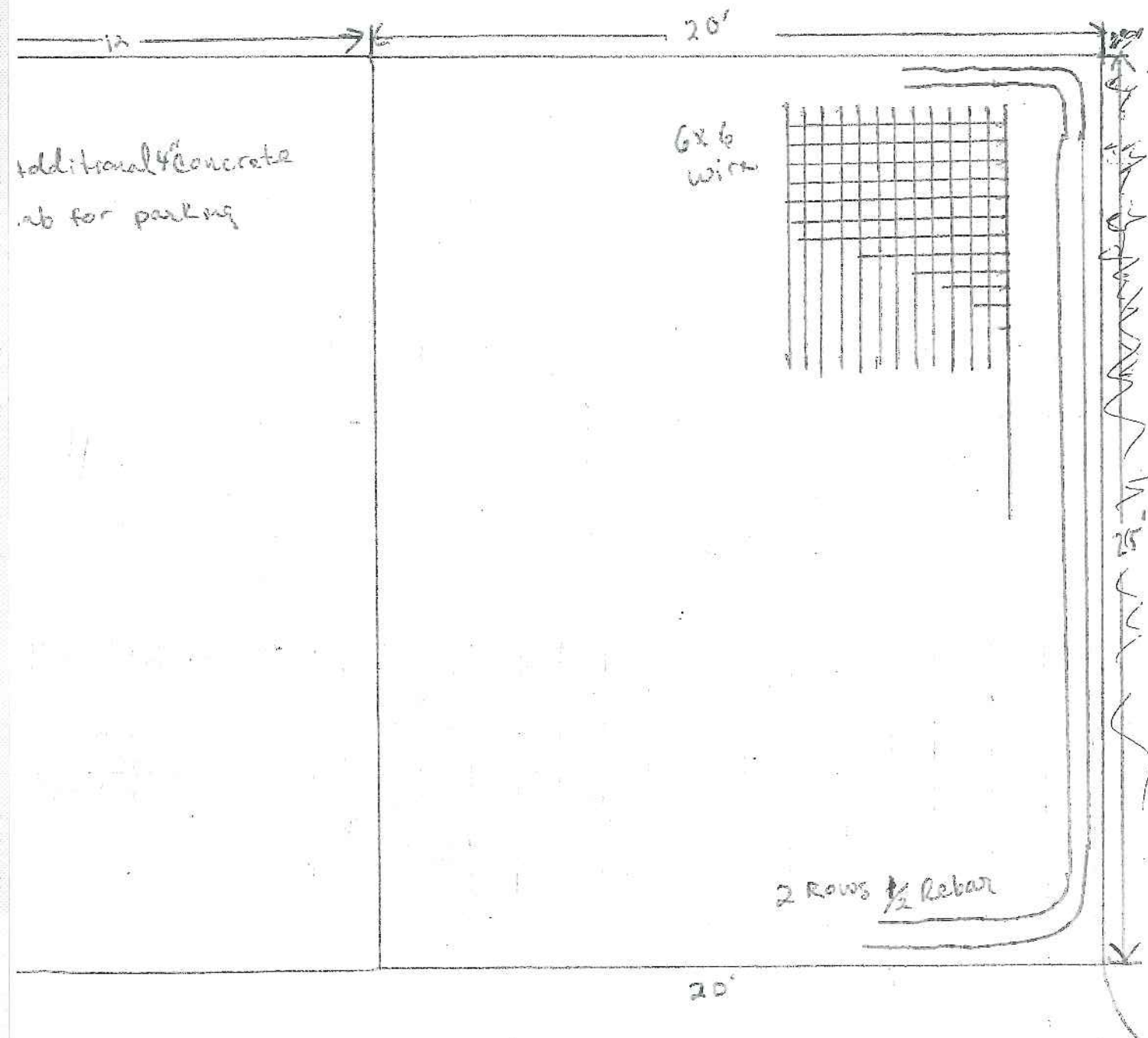
The Administrative Authorization for the two car garage at 1289 Forest Avenue was approved by Barbara Barhydt, Development Review Services Manager on September 6, 2012 with the following condition of approval listed below:

1. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

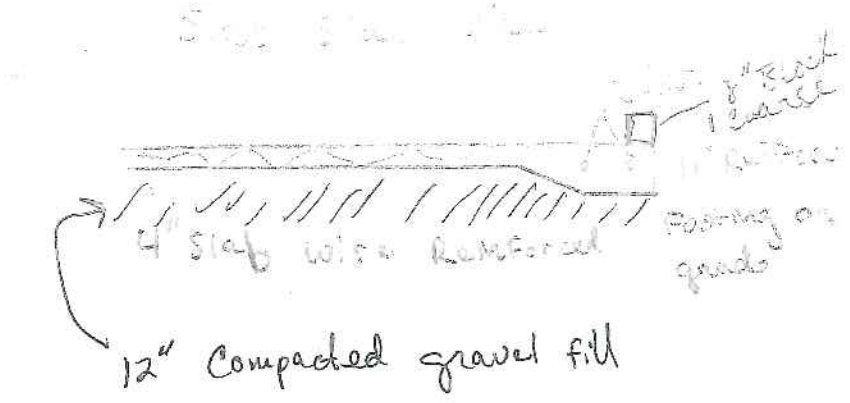


Barbara Barhydt
Development Review Services Manager
Date of Approval: September 6, 2012

Foundation/Slab plan



3/4 Crushed stone
Drip line
Grade sloping from
Building



Property
line

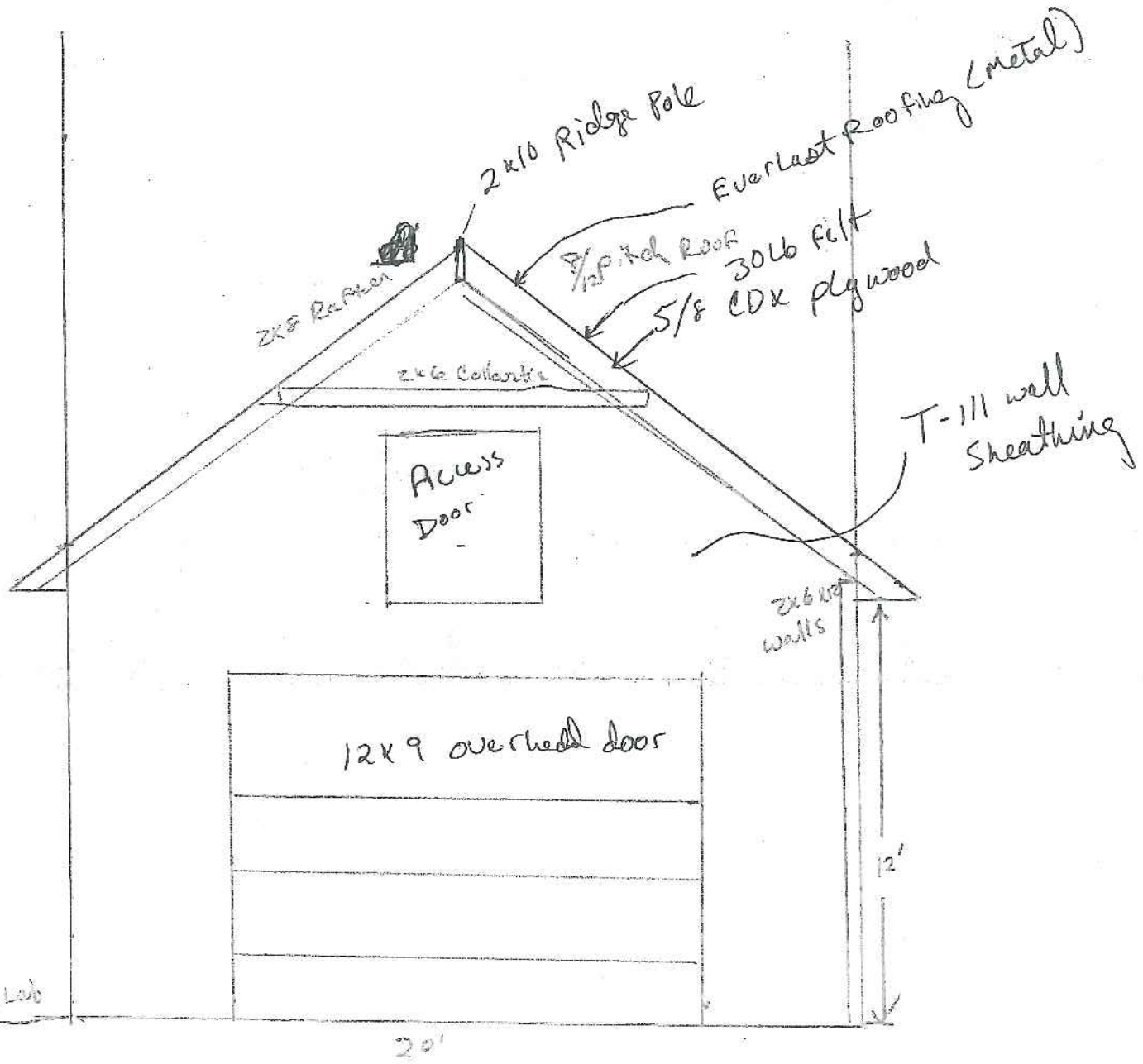
Existing parking Area
Paved/Dirt

Scale 1/4" = 1'-0"

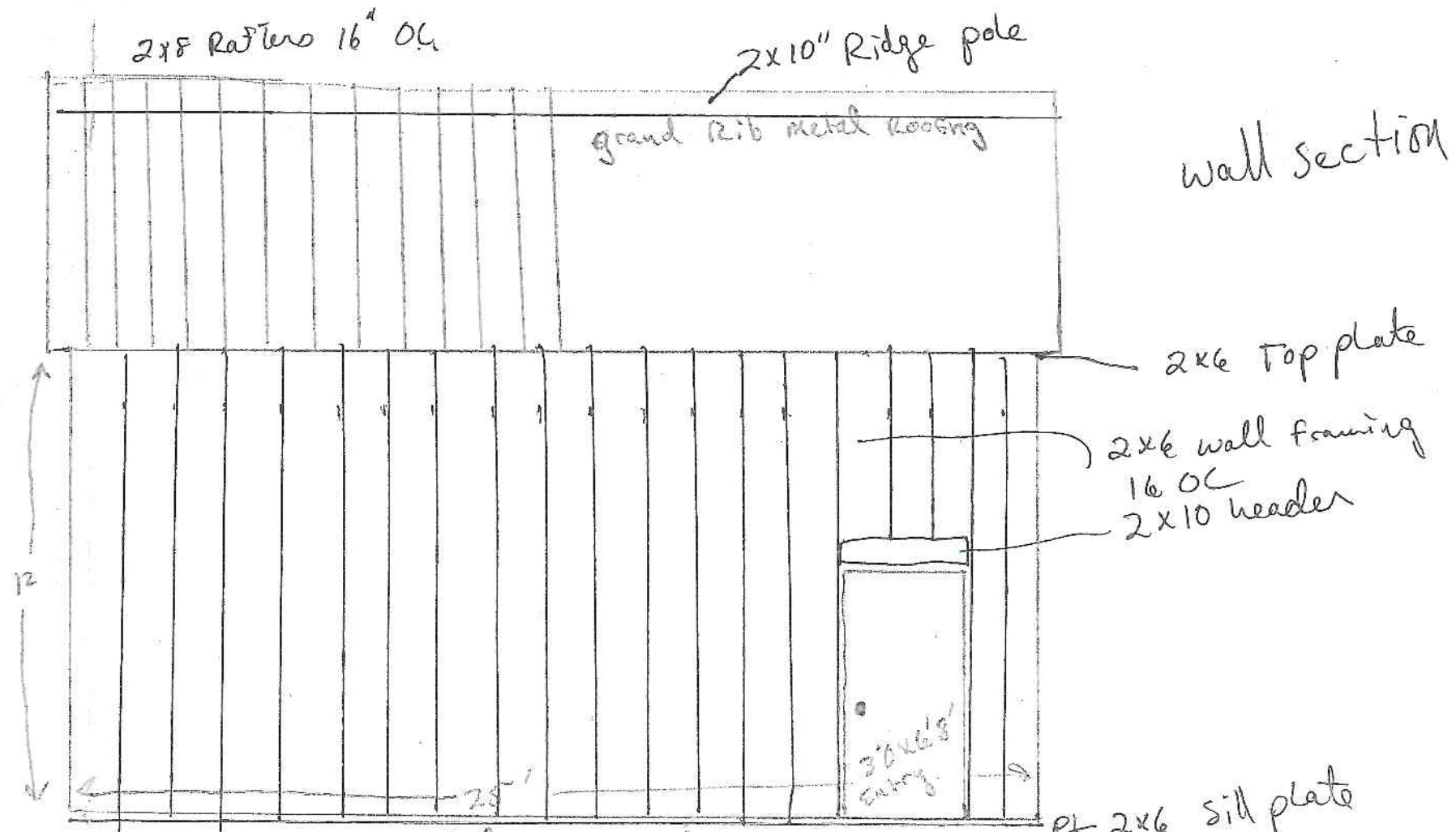
Matthew Higgins
207-332-5942

245 Old Road Rd.
Arundel, ME
04006

Framing Plan



FRONT



Side