

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030123

This is to certify that Veilleux Timothy L/Mathew Stenberg

has permission to Build 24' x 24' detached gara

AT 1263 Forest Ave

Call 292 F009001

PERMIT  
DENIED

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 when permission is procured before this building or part thereof is occupied or 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 \_\_\_\_\_

PERMIT  
DENIED

PERMIT  
DENIED

Department Name

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: 03-0123	Issue Date:	BL: 22 292 F009001
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**PERMIT DENIED**

<b>Location of Construction:</b> 1263 Forest Ave	<b>Owner Name:</b> Veilleux Timothy L	<b>Owner Address:</b> Po Box 1686	<b>Phone:</b> 207-671-8276
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Mathew Ruttenberg	<b>Contractor Address:</b> 22 West Dartmouth St. Auburn	<b>Phone:</b> 2077823094
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Additions - Duplex	<b>Zone:</b> R-5

<b>Past Use:</b> Duplex	<b>Proposed Use:</b> Duplex / Build 24' x 24' detached garage	<b>Permit Fee:</b> \$156.00	<b>Cost of Work:</b> \$19,000.00	<b>CEO District:</b> 1	14,287*
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*legal Z.D.U. per microfiche - No change of use permitted*

<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:
Signature:	Signature:

**Proposed Project Description:**  
Build 24' x 24' detached garage.

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: Date:

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 02/19/2003	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>NA</i> <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:	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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>
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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 \_\_\_\_\_



**THIS IS NOT A BOUNDARY SURVEY**

MORTGAGE INSPECTION OF: DEED BOOK 14808 PAGE 309 COUNTY Cumberland  
PLAN BOOK 184 PAGE 24 PARCEL 1 & 2

ADDRESS: 1263-1267 Forest Avenue, Portland, Maine

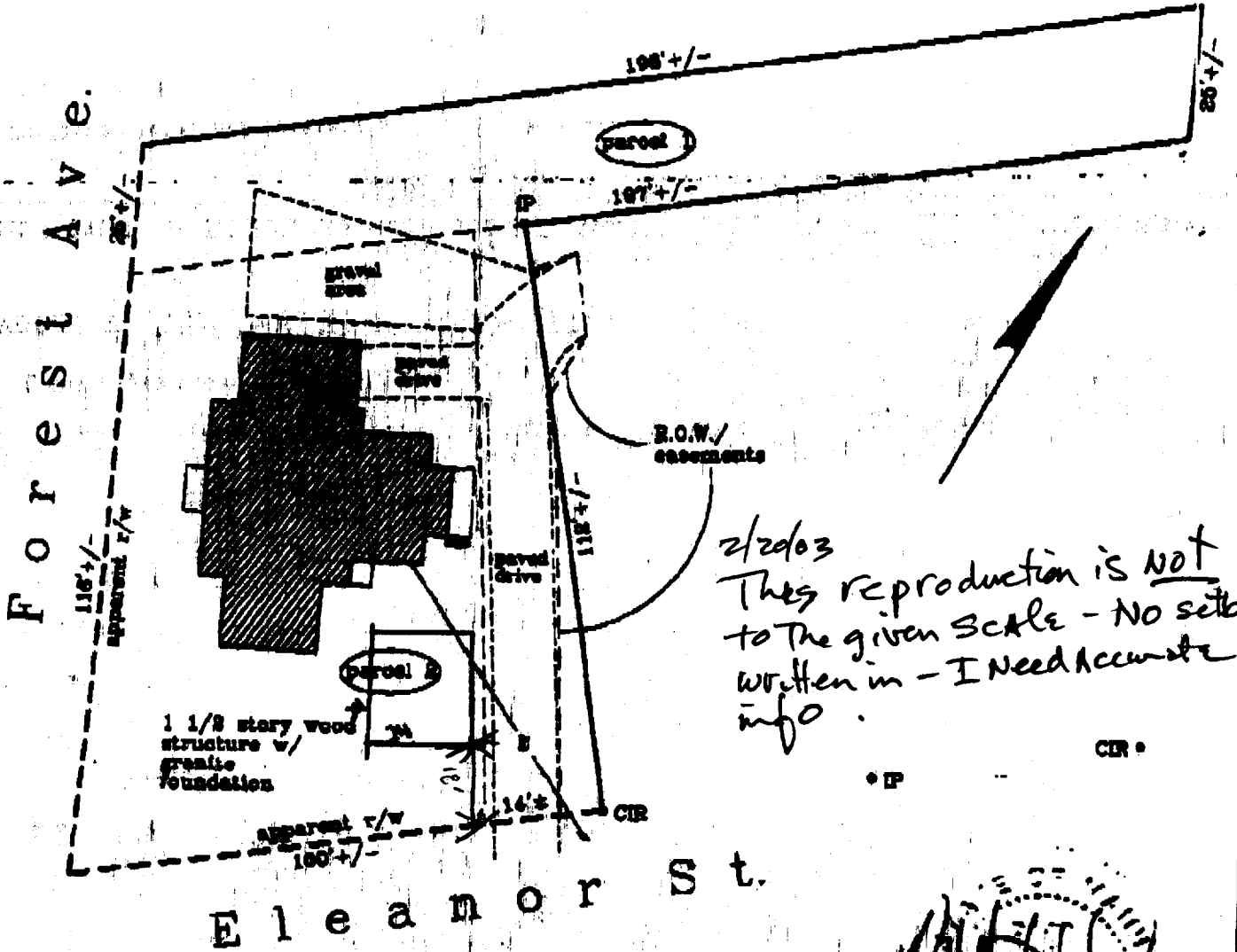
Job Number: 245-15-R

Inspection Date: 01-09-03

Owner: Timothy L. Veilleux

Scale: 1" = 30'

Client File#: 08070173



2/20/03  
This reproduction is not  
to the given scale - No setbacks  
written in - I need accurate  
info.

\* IP CER \*

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ADJUTING DEED CONFLICTS, IF ANY.

I HEREBY CERTIFY TO: Stewart Title, Inc.; Northeast Bank  
and its title insurer.  
Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements.  
As delineated on the Federal Emergency Management Agency Community Panel: 80061-0007 C  
The structure does not fall within the special flood hazard zone.  
The land does not fall within the special flood hazard zone.

**Livingston - Hughes**  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-867-8781 phone/fax

**THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY**

Need another copy of Drawing  
Size - 11"X17"

## 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>1268 1267 Forest Ave</u>		
Total Square Footage of Proposed Structure <u>576 Square Feet 24x24</u>	Square Footage of Lot <u>7,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>292</u> Block# <u>F 009</u> Lot#	Owner: <u>Tim Veilleux</u>	Telephone: <u>207-671-8276</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Tim Veilleux 1267 Forest Ave P.O. Box 1666 Portland Me 04103 LEWISTON ME 04240</u>	Cost Of Work: \$ <u>19,000</u> Fee: \$ <u>156.00</u>
Current use: <u>2 unit apt</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>24x24 attached garage addition</u>		
Contractor's name, address & telephone: <u>Matthew Ruffenberg call 2nd Call First 22 West Dartmouth St. Auburn, me.</u>		
Who should we contact when the permit is ready: <u>Call Tim Veilleux 782-3094 - Pager # 580-6815 671-8276-783-2811 call</u>		
Mailing address: _____		
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: _____		

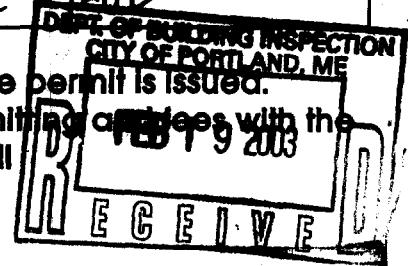
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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: [Signature] Date: 12-1-2003

**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 applies with the Planning Department on the 4th floor of City Hall

TKMMP 874-8706



Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



**CITY OF PORTLAND**

March 27, 2003

Tim Veilleux  
C/o Ben Alprine Machine Co.  
P.O. Box 1686  
Lewiston, ME 04240

*VOID APPL.  
owner never  
followed up*

RE: 1263 Forest Ave., cor. Eleanor St. - 292-F-009 & 22 - R-5 zone (existing 2 family d.u.)

Dear Tim,

Per our most recent conversation I am enclosing a copy of a site plan application with a copy of the site plan definitions that delineate what activities trigger a site plan review. The creation of paving and creating new parking spaces requires a site plan review. There is also a question of car sales on this new area. It has been noted that you have been selling cars in this newly paved area. As I stated to you, car sales as a business use, are not allowable under the R-5 residential zone. Your application should explain and outline the exact use of this newly paved area.

This site plan review must be resolved prior to the issuance of your request for a building permit to construct a new, detached two car garage. We have been having continued discussions concerning the requirements for an accurate plot plan for this proposed garage. I need an accurate site plan showing the setbacks. I will also need a cover letter from you explaining all the uses of the area above the garage. Your detached garage is also subject to the R-5 regulations (section 14-120) that limit the height of your garage to not more than 18 feet. Your original submittal shows that garage to be over 18 feet in height. I will need revised plans showing that you comply with the R-5 requirements. I have also included a copy of the dimensional requirements under the R-5 zone.

Your current permit application is on hold until all the above issues are brought into compliance.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Marge Schmuckal**  
**Zoning Administrator**

**Cc to: Sarah Hopkins, Planning**  
**Jay Reynolds, Planning**  
**Penny Littell, Legal**  
**file**

nursery school or kindergarten located in a residential or existing accessory structure shall be twenty-four (24); and

- viii. Any additions or exterior alterations such as facade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the residential appearance of the building.

(Ord. No. 536-84, 6-7-84; Ord. No. 265-84, § 2, 12-17-84; Ord. No. 76-85, § 6, 7-1-85; Ord. No. 83-88, § 4, 7-19-88; Ord. No. 235-91, § 10, 2-4-91; Ord. No. 118-93, § 9, 10-18-93; Ord. No. 133-96, § 5, 11-18-96; Ord. No. 154-96, § 9, 12-16-96; Ord. No. 222-99, §5, 3-01-99)

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\*Editor's note--Ord. No. 83-88, § 4, adopted July 19, 1988, amended § 14-118 by deleting subsection (b)5. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 83-88.  
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#### Sec. 14-119. Prohibited uses.

Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.  
(Ord. No. 536-84, 5-7-84)

#### Sec. 14-120. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-5 zone shall meet the following minimum requirements:

(a) *Minimum lot size:*

1. Residential: Six thousand (6,000) square feet except as provided for lots of record in section 14-433 (lots of record and accessory structure setbacks for existing buildings) of this article. A lot in an unsewered residential district shall meet the provisions of the state Minimum Lot Size Law, 12 M.R.S.A. section 4807, or the applicable zoning lot size, whichever is larger.
2. Reserved.



3. Long-term, extended, or intermediate care facility: Two (2) acres.
4. School: Thirty thousand (30,000) square feet.
5. Church or place of worship: One (1) acre.
6. Private club or fraternal organizations One (1) acre.
7. Municipal use: Six thousand (6,000) square feet.
8. Hospital: Five (5) acres.
9. College, university, trade school: Two (2) acres.
10. Multiplex: Nine thousand (9,000) square feet.
11. Planned residential unit development (PRUD): Two (2) acres gross area, as defined in section 14-47 (definitions) of this article, of contiguous land.
12. All other uses: Six thousand (6,000) square feet.
13. Lodging houses: Nine thousand (9,000) square feet.

Provided that for uses specified in section 14-120(a)3 through 9 above, no minimum lot area shall be required in the following cases:

- a. Uses existing as of June 1, 1983;
- b. Expansion of uses onto land abutting the lot on which the principal use is located;
- c. Expansion onto land other than the lot on which the principal use is located to the extent that such expansion consists of the reuse of surface parking area or nonresidential structures existing and in nonresidential use as of June 1, 1983, provided that such reuse is contained within the lot of record of such structure or parking

area as of June 1, 1983;

- d. Expansion onto land other than the lot on which the principal use is located of no more than fifteen (15) percent of the total contiguous land area of the existing use, or one (1) acre, whichever is less, within any five-year period.

(b) *Minimum lot area per dwelling unit:*

PRUD: Three thousand (3,000) square feet of net land area as defined in section 14-47 (definitions) of this article. As part of a site plan and subdivision application, the applicant shall provide a calculation of those factors deducted to determine net land area. In addition, such net area factors shall be delineated on a site plan.

*Special needs independent living units:* Four thousand eight hundred (4,800) square feet; except that special needs independent living units with two hundred fifty (250) feet or more of frontage shall require three thousand six hundred (3,600) square feet.

*Other uses:* Three thousand (3,000) square feet, except as provided for a multiplex.

(c) *Minimum street frontage:* Fifty (50) feet.

(d) *Minimum yard dimension:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

1. *Front yard:*

Principal or accessory structures: Twenty (20) feet.

A front yard need not exceed the average depth of front yards on either side of the lot. A lot of

record existing as of June 5, 1957, and less than one hundred (100) feet deep need not be deeper than twenty (20) percent of the depth of the lot.

2. *Rear yard:*

- a. Principal or attached accessory structures with ground coverage greater than one hundred (100) square feet: Twenty (20) feet.
- b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

Setbacks from swimming pools shall be as provided in section 14-432 (swimming pools) of this article.

3. *Side yard:*

- a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet:

<i>Height of Structure</i>	<i>Required Side Yard</i>
1 story . . . . .	8 feet
1 1/2 stories . . . . .	8 feet
2 stories . . . . .	12 feet
2 1/2 stories . . . . .	14 feet

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. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.

b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

4. *Side yard on side street:*

Principal or accessory structures: Fifteen (15) feet.

(e) *Maximum lot coverage:* Forty (40) percent of lot area.

(f) *Minimum lot width:*

*Multiplex:* Ninety (90) feet.

*Other uses:* Sixty (60) feet.

(g) *Maximum structure height:*

*Principal or attached accessory structure:* Thirty-five (35) feet.

*Accessory detached structure:* Eighteen (18) feet.

*Principal and accessory attached structure (PRUD):* Thirty-five (35) feet.

(h) 1. *Maximum number of units in a building (PRUD):* Twelve (12) units

2. *Maximum number of units in a multiplex building:* Six (6) units.

(i) *Maximum length of building (PRUD):* One hundred forty (140) feet.

(j) *Maximum length of accessory garage structure (PRUD):* Sixty (60) feet.

(k) *Minimum building setback from external subdivision property lines (PRUD):*

1. *Building length of one hundred (100) feet or less:* Twenty-five (25) feet.

2. *Building length greater than one hundred (100) feet: Thirty-five (35) feet.*

(l) *Minimum recreation open space area (PRUD): Three hundred (300) square feet per dwelling unit of common area designated for recreation purposes. Such recreation areas shall be level graded, dry, accessible and properly drained. At a minimum, a contiguous area of six thousand (6,000) square feet, with a minimum dimension of fifty (50) feet, shall be provided and shall include one (1) or more of the uses set forth in section 14-526(a)(14)c.4., but shall at least be usable as a multipurpose game field. Such recreation areas shall be located at least twenty-five (25) feet from dwelling units.*

(m) *No habitable space in a PRUD shall be below grade, except basements that are part of and below aboveground units.*

(n) 1. *Minimum rooming unit area for lodging houses: Two hundred (200) square feet of combined rooming unit and common area per rooming unit. Each individual rooming unit shall be a minimum of eighty (80) square feet.*

2. *Minimum land area per lodging house rooming unit: One thousand (1,000) square feet.*

(Ord. No. 536-84, 5-7-84; Ord. No. 98-86, § 2, 10-6-86; Ord. No. 83-88, § 5, 7-19-88; Ord. No. 386-89, §§ 1, 2, 4-3-89; Ord. No. 235-91, § 11, 2-4-91; Ord. No. 33A-91, § 5, 4-17-91; Ord. No. 118-93, § 10, 10-18-93; Ord. No. 154-96, § 10, 12-16-96; Ord. No. 165-97, § 4, 12-1-97)

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\*Editor's note--Ord. No. 83-88, § 5, adopted July 19, 1988, amended § 14-120 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 83-88.  
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#### Sec. 14-121. Other requirements.

[Other requirements are as follows:]

(a) *Off-street parking: Off-street parking is required as provided in division 20 (off-street parking) of this article.*

(b) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.

(c) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises for a period not exceeding thirty (30) days.

(Ord. No. 536-84, 5-7-84; Ord. No. 15-92, § 9, 6-15-92)

Sec. 14-122. Reserved.  
Sec. 14-123. Reserved.  
Sec. 14-124. Reserved.  
Sec. 14-125. Reserved.

#### DIVISION 6.5. R-5A RESIDENTIAL ZONE\*

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\*Editor's note--Ord. No. 537-84, adopted May 7, 1984, repealed a nonexistent Div. 6.5 and enacted a new Div. 8. However, in order to avoid duplication of division numbers and in consultation with the city, the provisions have been included as a new Div. 6.5, §§ 14-126--14-131.  
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#### Sec. 14-126. Purpose.

The purpose of the R-5A residential zone is:

(a) To provide for moderate-density residential development in off-peninsula sections that can provide a unique residential living experience with a high degree of natural site amenities; and to provide areas of the city in the general proximity of the peninsula that have the capability for adequate municipal services, including traffic corridors with adequate traffic capacity, that can appropriately accommodate a more intensive use of land than other lower-density zoned land and be compatible with surrounding neighborhoods; and to increase affordable housing opportunities in off-peninsula locations by providing a moderate-density zone.

(Ord. No. 537-84, 5-7-84; Ord. No. 84-88, § 1, 7-19-88)