

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Paul Zieba
52 Aldworth Street
Portland, ME 04103

309-D-053

RE: 52 Aldworth Street - R-3 Zone


December 3, 1997

Dear Mr Zieba,

I am in receipt of your building permit amendment to allow you to keep your original garage which was to be removed. Please note that I am denying this amendment because there is a provision in the R-3 zone which only allows a maximum lot coverage of 25%. Leaving the old garage in place would put you over the maximum allowance. Your lot is 5980 square feet which allows a maximum coverage of 1495 square feet. If this structure were to remain, the lot coverage would be at 2078 square feet which is not allowable.

It is necessary that the old garage structure be removed. If you have any more questions, regarding this matter, please do not hesitate to contact this office.

Very Truly Yours,


Marge Schmuckal
Zoning Administrator

cc: Mark Adelson, Dir. of Planning & Urban Dev.
Kevin Carroll, Code Enforcement Officer



APPLICATION FOR AMENDMENT TO PERMIT

Denied

Amendment _____

Portland, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

01 December 1997

The undersigned hereby applies for amendment to P 950813 pertaining to the building or structure comprised in the original application in accordance with the Law of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted and the following specifications:

Location 52 Aldworth St Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Zieba, Paul Ptld, ME 04103 Telephone 878-3321
 Lessee's name and address _____ Telephone _____
 Contractor's name and address SAA Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building 1-fam No. families _____
 Last use Same No. families _____
 Increased cost of work 2,900.00 Additional fee ~~XXXXXX~~ 40.00

Describe Proposed Work

Keep existing garage - Not relocated New garage constructed.

OK
DA

Paul Zieba

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber - Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

PERMIT DENIED

Approved: _____

R-3 Zone

Signature of Owner _____

Approved: _____

Inspector of Buildings

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

Applicant: Paul Zieba
Address: 52 Aldworth St

Date: 12/3/97
C-B-L: 309-D-53:54

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - old garage still existing - never removed as originally intended - wants to keep it on site now

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area - 5980[#]

PERMIT DENIED

Lot Coverage/ Impervious Surface - 25% lot coverage = 1495[#] MAX

Area per Family -

Off-street Parking - Main Structure 18 X 42 = 756

Loading Bays - front porch 7 X 18 = 126

Site Plan - front porch 4 X 4 = 16

Shoreland Zoning/ Stream Protection - rear porch 10 X 22 = 220

Flood Plains - New garage 20 X 24 = 480

2078[#] is keep the old

New garage given to me
This was allowed because the old was new 1598 - if old remains it's double