

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 090259

This is to certify that VALENTE DOROTHY A V /Key ET
has permission to Build 22'x24' Attached Two C Garage
AT 113 LANE AVE 310 D014001

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 lath or other 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 _____
Department Name

Director - Building & Inspection Services

EXPIRED

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: 09-0259	Issue Date:	CBL: 310 D014001
-----------------------	-------------	---------------------

Location of Construction: 113 LANE AVE	Owner Name: VALENTE DOROTHY A VN VET	Owner Address: 115 LANE AVE	Phone: 207-878-2044
Business Name:	Contractor Name: Kevin Kierstead	Contractor Address: 166 Christy Road Portland	Phone: 2077734421
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Build 22'x24' Attached Two Car Garage	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Build 22'x24' Attached Two Car Garage	Signature: Signature: Signature: Signature:
EXPIRED	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	

Permit Taken By: lmd	Date Applied For: 04/01/2009	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:	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:
--	---	---	--

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



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.

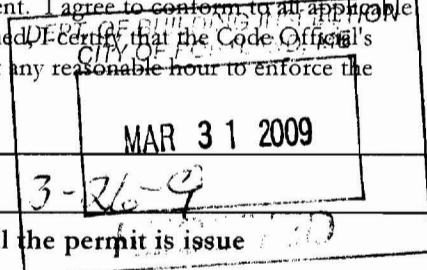
Location/Address of Construction: <u>113 Lane Ave. Portland, Me. 04103</u>		
Total Square Footage of Proposed Structure/Area <u>616 sq. ft.</u>	Square Footage of Lot <u>8,500 sq. ft.</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>110</u> Block# <u>D</u> Lot# <u>1</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Dorothy A. Valente</u> Address <u>113 Lane Ave.</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: H: <u>878-2044</u> C: <u>650-8784-11</u>
Lessee/DBA (If Applicable) <u>APP</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>125,000</u> 28,000 City Office: \$ Total Fee: \$
EXPIRED		
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? <u>YES</u> If yes, please name <u>PINE TREE?</u> Project description: <u>ATTACHED 2-CAR GARAGE 22 X 28 1/4</u>		
Contractor's name: <u>Kevin R. Kierstead</u> Address: <u>166 Christy Rd.</u> City, State & Zip <u>Portland, Me. 04103</u> Telephone: <u>773-4421</u> Who should we contact when the permit is ready: <u>Kevin R. Kierstead</u> Telephone: <u>" "</u> Mailing address: <u>" "</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.

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: <u>Dorothy A. Valente</u>	Date: <u>11-17-8</u> <u>3-26-9</u>
This is not a permit; you may not commence ANY work until the permit is issued	



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

Permit No: 09-0259	Date Applied For: 04/01/2009	CBL: 310 D014001
------------------------------	--	----------------------------

Location of Construction: 113 LANE AVE	Owner Name: VALENTE DOROTHY A VN VET	Owner Address: 115 LANE AVE	Phone: 207-878-2044
Business Name:	Contractor Name: Kevin Kierstead	Contractor Address: 166 Christy Road Portland	Phone: (207) 773-4421
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Build 22'x24' Attached Two Car Garage	Proposed Project Description: Build 22'x24' Attached Two Car Garage
--	---

Dept: Zoning	Status:	Reviewer: Ann Machado	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Building	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

EXPIRED

Comments:

4/2/2009-amachado: Left vcm for Kevin Kierstead, contractor. Garage not meet side setback of 8'. If the garage is 22'6" then the side setback would be 5'6". It needs to be 8' so the garage must be reduced to 20' wide.

4/21/2009-amachado: Received voicemail from owner, Dorothy Valente. Her contractor had called her. She wanted to know what the concern was. I left her a voicemail saying that the proposed garage addition did not meet the required 8' side setback. She left me another voicemail saying she had talked to Marge either before she submitted the application or when she submitted it. She said that the driveway was 6' from the property line and that the garage should be "grandfathered". I left her another voicemail saying that I would talk to Marge when Marge returned on 4/27/09.

4/27/2009-amachado: Spoke to Dorothy Valente. I told her that I had talked to Marge and that she could reduce the garage to 20' feet and meet the 8' side setback. She said that she needed a two car garage and so it needed to be 22'. I told her that she would have to go to the Zoning Board of Appeals for a variance.

4/29/2009-amachado: Sent letter.

6/16/2009-amachado: Thirty day period to appeal to ZBA was up 5/29/09. No appeal was received.

12/18/2009-amachado: It has been more than six months since there was any contact with home owner regarding the permit. Permit has expired.



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

April 29, 2009

COPY

Dorothy Valente
113 Lane Avenue
Portland, ME 04103

RE: 113 Lane Avenue – 310 D014 – R-3 – garage addition – permit #09-0259

Dear Ms. Valente,

This letter is a follow up to the telephone conversation that we had on April 27, 2009. You applied for a building permit to build an attached twenty-two foot by twenty-four foot garage. At this point I must deny your application because it does not meet the requirements of the R-3 residential zone.

Section 14-90(d)(3)(a) of the ordinance gives eight feet as the minimum side setback for a one story structure. The plot plan that was submitted with the application gives the side setback to the property line from the proposed garage as six feet. This does not meet the minimum eight foot setback requirement.

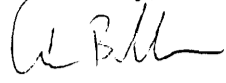
As I told you on the telephone, if you reduced the proposed garage width to twenty feet then according to the plot plan (the distance would have to be verified), the setback would be eight feet, and this would meet the dimensional requirement. You said that you needed a two car garage. The Technical and Design Standards and Guidelines for the City of Portland give the width of a parking space as nine feet, so a twenty foot wide garage should be able to hold two cars.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have enclosed the necessary paper work that is required to file an appeal.

If you choose not to file an appeal or modify your application, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,



Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file

R-3

lot size - 8500 sq ft

setbacks

front 25' min - 29' given

rear 25' min - 47' given

side - 1 story - 8' min - 6'

lot coverage - 35% = 2975 / 10000

max. structure width - 35' ok

Plot Plan

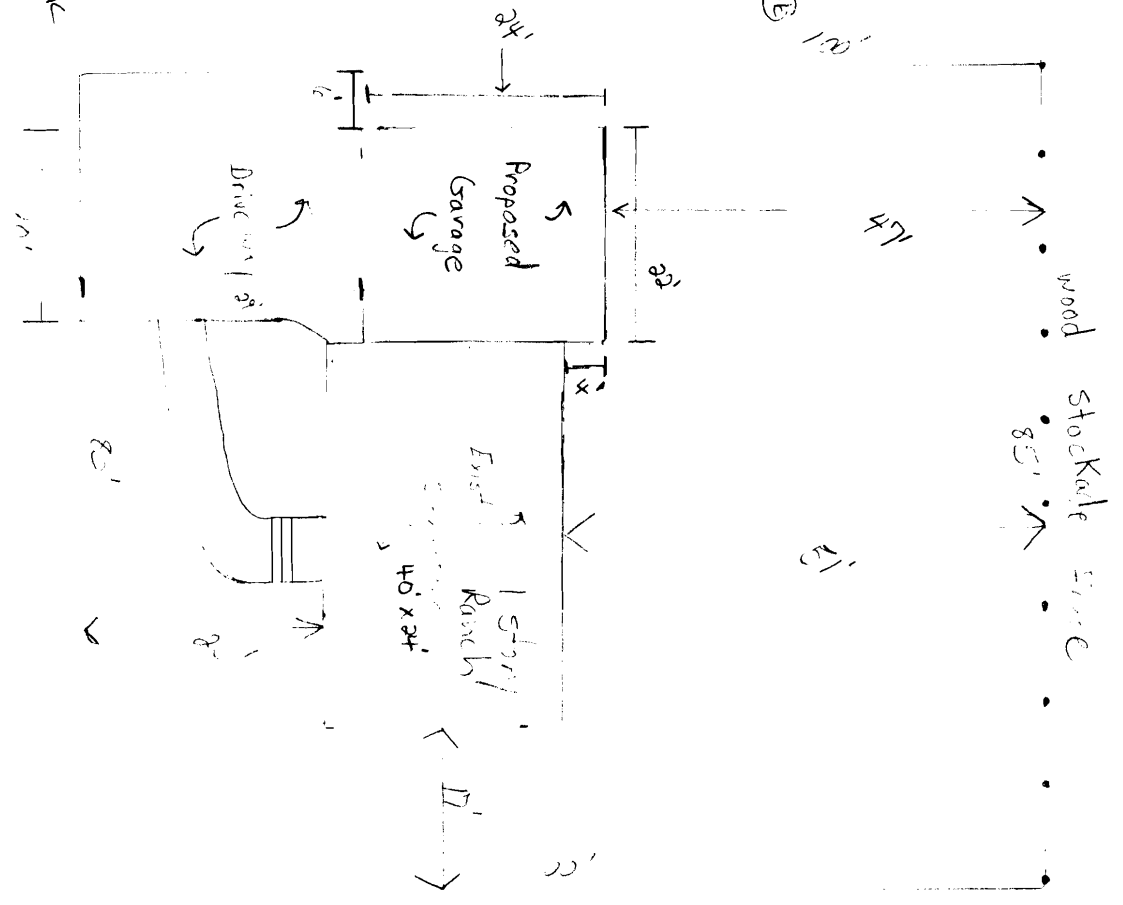
Dorothy Valente

113 Lane Ave.

Portland Me.

Scale: 1" = 20'

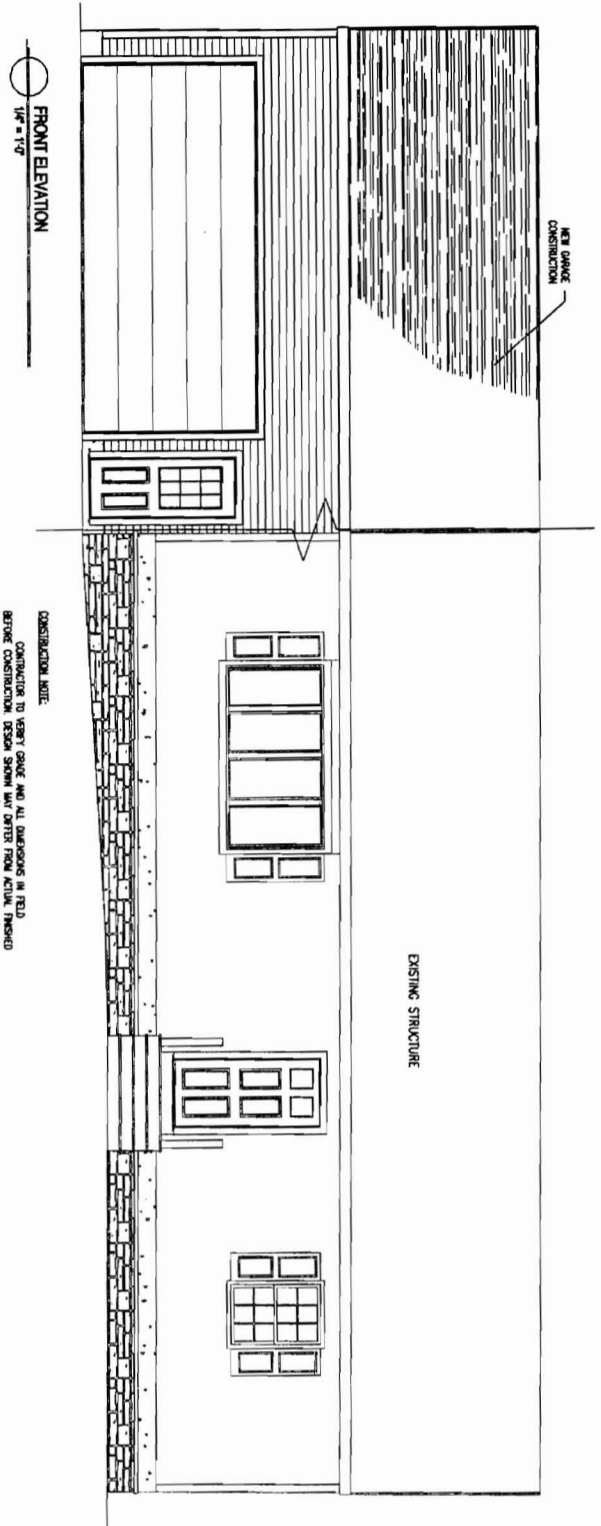
Existing 40x24 = 960
 ? Shed 8x12 = 48
 Garage - 22.5x22.5 = $\frac{540}{1548}$ ok



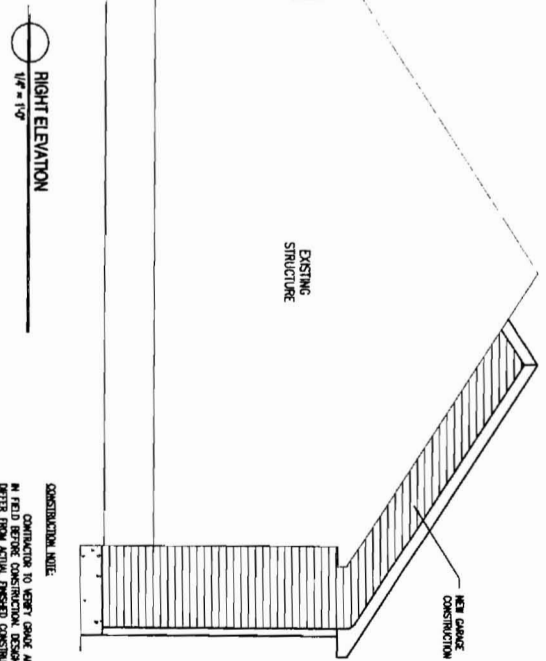
EXPIRED

3

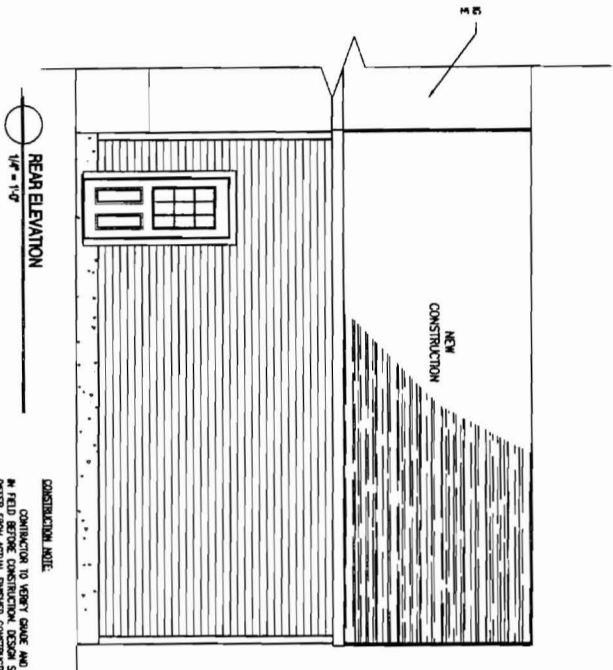
EXPIRED



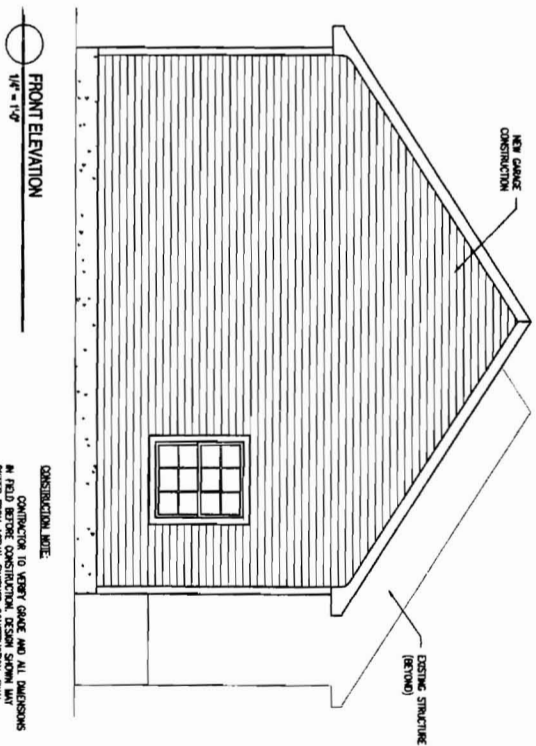
CONSTRUCTION NOTE:
CONSTRUCTION TO VERIFY GARAGE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SYSTEM MAY VARY FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/OWNER OR LOCAL CODES.



CONSTRUCTION NOTE:
CONSTRUCTION TO VERIFY GARAGE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SYSTEM MAY VARY FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/OWNER OR LOCAL CODES.

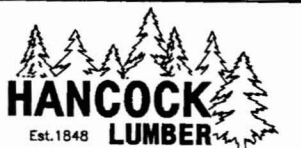


CONSTRUCTION NOTE:
CONSTRUCTION TO VERIFY GARAGE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SYSTEM MAY VARY FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/OWNER OR LOCAL CODES.



CONSTRUCTION NOTE:
CONSTRUCTION TO VERIFY GARAGE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SYSTEM MAY VARY FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES TO BE DETERMINED PER OWNER/OWNER OR LOCAL CODES.

PROPOSED ELEVATIONS
VALENTE, GARAGE
PORTLAND, ME



THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

REVISIONS:

DATE: 03/13/09
SCALE: 1/4"=1'-0"
DRAWN BY: JTM
PROJECT: 06091208
SHEET NUMBER:
1 of 4

EXPIRED

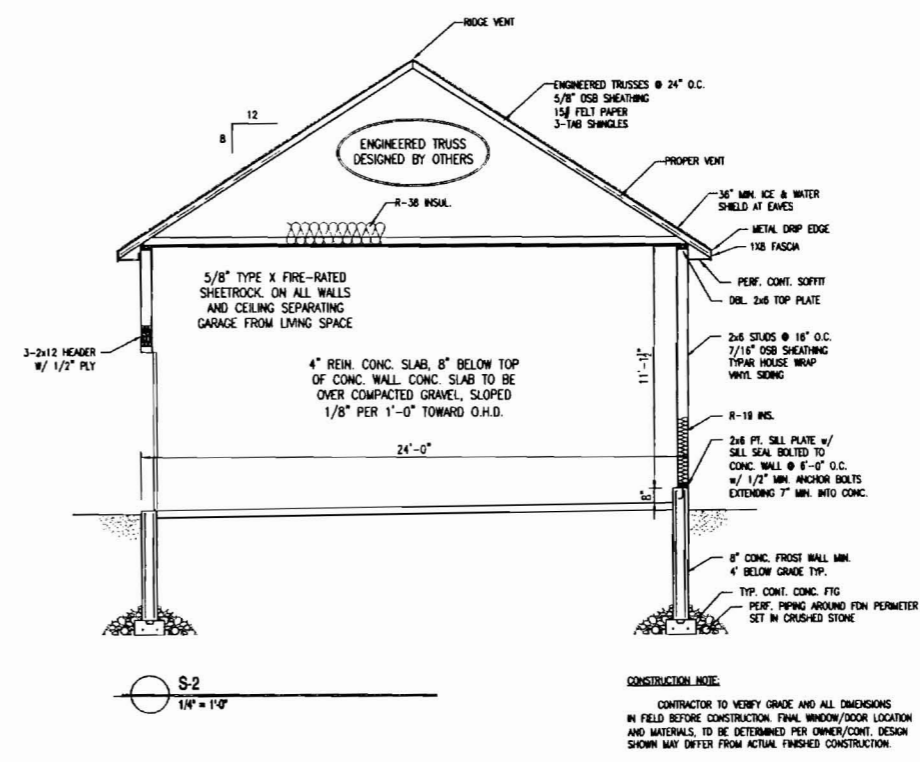
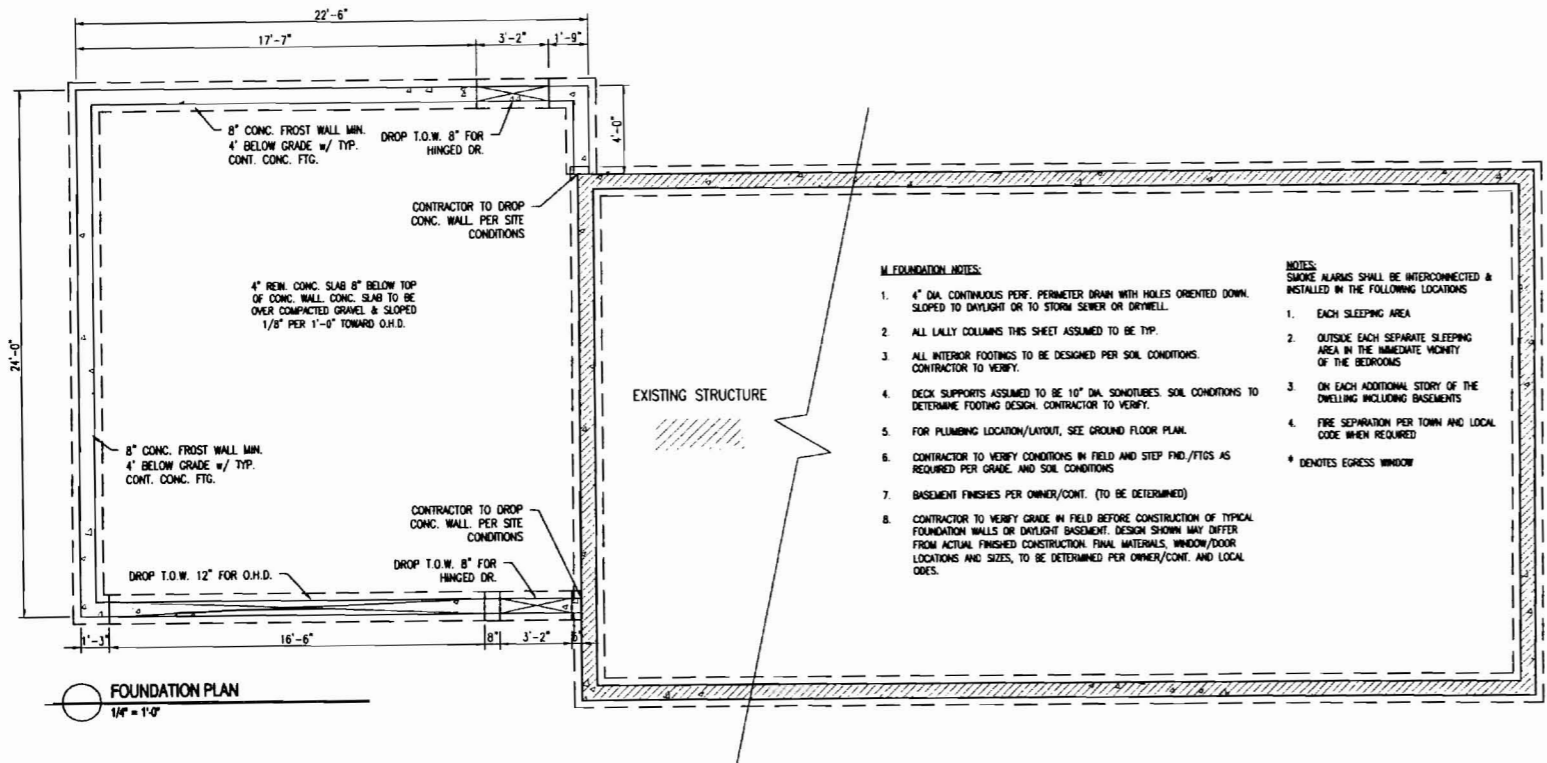
PROPOSED FDN & SECTION PLAN
VALENTE, GARAGE
PORTLAND, ME

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT, ENGINEER, LUMBER MILL OR ANY OTHER PROFESSIONAL CONSULTANT. HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

Revisions:

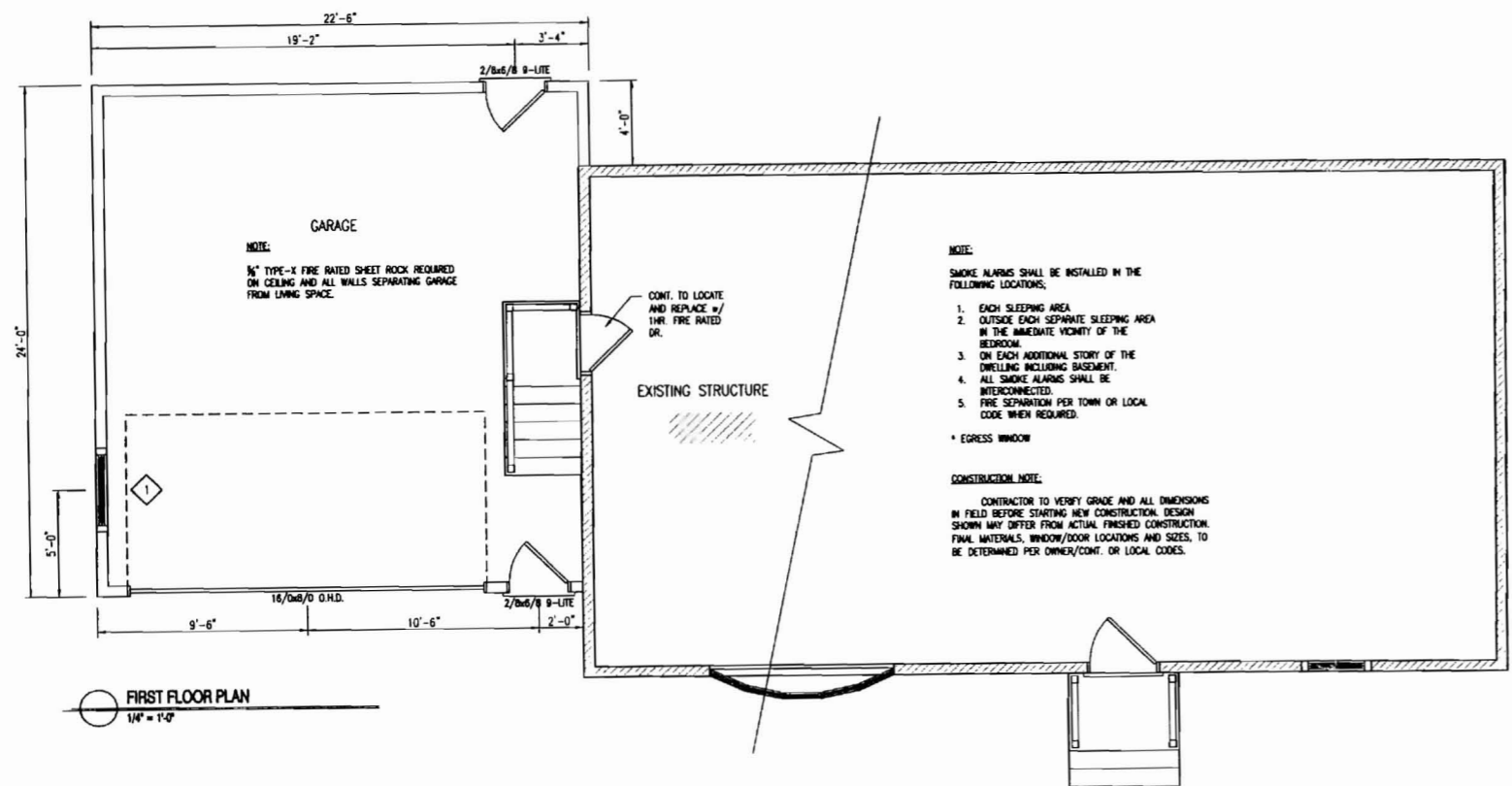
DATE	REVISION
03/12/08	REVISED PLAN

Date : 03/13/09
Scale : 1/4" = 1'-0"
Drawn By: JTM
Project: CW091208
Sheet Number:



EXPIRED

PROPOSED GARAGE LAYOUT
VALENTE, GARAGE
PORTLAND, ME



WINDOW SCHEDULE

Mark	Manufacturer	Model	Material	Size		Egress	Header Size	HP Low-E
				Width	Height			U-Factor / R-Value
1	HANCOCK CLASSIC	DH4048	WNYL	3'-4"	4'-0"	N/A	(3)-2x8 w/2" PLY	SEE BELOW

HANCOCK WINDOWS NFRC CERTIFIED UNIT PERFORMANCE

HANCOCK WINDOWS PRODUCT TYPE:	WITHOUT GRILLES HP LOW-E:	
	U-FACTOR	R-VALUE
CASEMENT	0.31	0.31
STANDARD DOUBLE-HUNG	0.35	0.35
PREMIUM DOUBLE-HUNG	0.46	0.46
TRANSOM	0.34	0.34
AWNING	0.31	0.31
GLIDER	0.33	0.33

*PARADIGM NFRC CERTIFIED CENTER UNIT PERFORMANCE

FIRST FLOOR PLAN
1/4" = 1'-0"

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE THAT THIS INFORMATION IS NOT A CONTRACT. HANCOCK LUMBER IS NOT A REGISTERED ARCHITECT WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURAL DECISIONS. CUSTOMERS SHOULD CONSULT WITH AN ARCHITECT FOR THE PROPER INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

Revisions:

NO.	DATE	REVISION

Date: 03/13/09
Scale: 1/4"=1'-0"
Drawn By: JTM
Project: CW091208
Sheet Number:

