

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that LILLIAN CAIAZZO

Located At 54 FARNHAM ST

Job ID: 2011-05-1195-POOL

CBL: 310 - - F - 010 - 001 - - - -

has permission to Approve above ground pool and deck after the fact
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 9/1/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-05-1195-POOL	Date Applied: 5/24/2011	CBL: 310 - - F - 010 - 001 - - - - -	
Location of Construction: 54 FARNHAM ST	Owner Name: LILLIAN CAIAZZO	Owner Address: 54 FARNHAM ST PORTLAND, ME - MAINE 04103	Phone: 878-3843
Business Name:	Contractor Name: Dwight Plizga @Viking Restoration	Contractor Address: PO Box 15233, Portland. ME 04112	Phone: 828-2900
Lessee/Buyer's Name:	Phone:	Permit Type:	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to install 25' Diameter above ground pool with attached deck	Cost of Work: \$5000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: AG Pool/deck
		Signature:	Signature: <i>[Signature]</i> 9/1/11
Proposed Project Description: 32' x 18' deck & pool		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ cond. to go</i> 8/5/11 <i>ARM</i></p>	<p>Zoning Appeal</p> <p><input checked="" type="checkbox"/> Variance <i>Practical Diff.</i></p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved 4-1</p> <p><input type="checkbox"/> Denied</p> <p>Date: 8/4/11</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	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 appication 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	PHON



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1195-POOL

Located At: 54 FARNHAM

CBL: 310 - - F - 010 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit is approved after the fact; installation occurred in 1995-96, this does not certify building or electrical code compliance.



Pool Installation/Construction Permit Application

2/27/11

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:			54 Farnham St		Farnham	
Total Square Footage of Proposed Structure			Square Footage of Lot			
Deck - 600			25 ft Diameter Round Pool		8000	
Tax Assessor's Chart, Block & Lot		Owner:			Telephone:	
Chart#	Block#	Lot#	Lillian Caiuzzo			878-3843
J10	F	10				
Lessee/Buyer's Name (If Applicable)			Applicant name, address & telephone:		Cost Of Work: \$	
			Viking Restoration		5000.00	
			David Plizga		Fee: \$ 70	
Dimensions of pool:			above or below ground:			
25 ft Diameter			Above			
Dimensions of decking and/or any platforms, sheds, or other structures:						
yes, 32 x 18 Attached Deck See updated Plot Plan R-3						
Contractor's name, address & telephone:						
Viking Restoration PO Box 15233 Portland ME 04112						
Who should we contact when the permit is ready: Anthony Christensen 207-828-2900						
Mailing address: Viking Restoration PO. Box 15233 Portland ME 04112 Phone: 207-749-3350						

Please submit all of the information outlined in the pool application checklist. Failure to do so could 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 code applicable to this permit.

Signature of applicant:

[Handwritten Signature]

Date:

2/27/11

This is not a permit; you may not commence ANY work until the permit is issued.

RECEIVED
City of Building Inspections
Portland, Maine

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: August 5, 2011
RE: Action taken by the Zoning Board of Appeals on August 4, 2011.

Members Present: Phil Saucier (chair), Mark Bower, Matthew Morgan, William Getz (acting secretary) and Sara Moppin

Members Absent: Gordon Smith and Elyse Wilkinson

1. New Business:

A. Practical Difficulty Variance Appeal:

52-56 Farnham Street, Lillian Caiazzo, owner, Tax Map 310, Block F, Lot 010, R-3 Residential Zone:

An above ground pool and deck were installed at the property in 1995 without a building permit. The applicant applied for an after the fact permit (#2011-05-1195) for the pool and deck to bring her property into compliance. The existing pool does not meet the requirements of section 14-432(b). The appellant is requesting a variance to reduce the required ten foot setback to seven feet from the rear property line and eight feet from the principal structure. Representing the appeal is the owner. **The Board voted 4-1 to grant the variance to reduce the required setbacks for the pool with the condition that when the pool is removed, all set back limits will be restored.**

Enclosure:

Decision for Agenda from August 4, 2011

Original Zoning Board Decisions

One dvd

CC: Mark Rees, City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

RECEIVED

AUG 26 2011

Doc#: 40246 Bk:28885 Pg: 330



Dept. of Building Inspections
City of Portland Maine

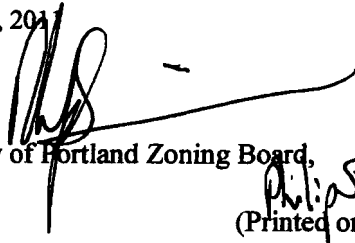
CITY OF PORTLAND

CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 4th day of August, 2011, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

- 1. **Current Property Owner: Lillian Caiazzo**
- 2. **Property: 54 Farnham Street, Portland, ME CBL: 310-F-010**
Cumberland County Registry of Deeds, Book: 9330 Page: 292
Last recorded deed in chain of Title: September 25, 1990
- 3. **Variance and Conditions of Variance:**
To grant relief from section 14-432(b) of the Land Use Zoning Ordinance to allow an existing pool an approximate seven foot rear setback to the property line instead of the required ten foot rear setback and to allow an approximate eight foot setback from the principal structure instead of the required ten foot.
With the condition that when the pool is removed, all setback limits will be restored.

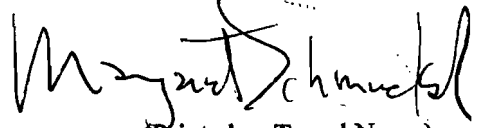
IN WITNESS WHEREOF, I have hereto set my hand and seal this 4th day of August, 2011


 _____, Chair of
 City of Portland Zoning Board,
 Philip Saucier
 (Printed or Typed Name)

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on August 4, 2011.

Received
 Recorded Register of Deeds
 Aug 11, 2011 01:32:40P
 Cumberland County
 Pamela E. Lovley



 (Printed or Typed Name)
 Notary Public
 Margaret Schmuckal

SEAL

My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.



PORTLAND MAINE

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

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

June 3, 2011

Lillian Caiazza
54 Farnham Street
Portland, ME 04103

6/7/11
received my
letter - sent
APPEAL info

RE: 54 Farnham Street - 310-F-010 - R-3 Zone

Dear Ms. Caiazza,

I am in a receipt of a permit application to install a 25' diameter above ground pool with an attached deck. Your permit is being denied because the pool is not meeting the requirements of 14-432(b) which states: "No part of any swimming pool shall be located closer than ten (10) feet from the principal structure, nor closer than ten (10) feet from the side or rear lot lines."

The submitted plot plan for this application indicates that the pool is 6 feet from the rear property line and 8 feet from the principal structure instead of the required 10 feet.


It is my understanding that the deck and pool have already been installed without a permit. The application that was submitted was for an after-the-fact approval. As stated above, this permit has been denied based on the requirement that 10 foot setbacks are required to your rear property line and from your pool to your house.

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal you have 30 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. Please contact this office for the necessary paperwork that is required to file an appeal.

If you choose not to appeal, you will need to remove the pool and/or reorientation the pool so that it meets the Ordinances. This office will need revised plans showing what changes you intend to make to bring the pool into compliance. Your property will be inspected within 30 days for compliance.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

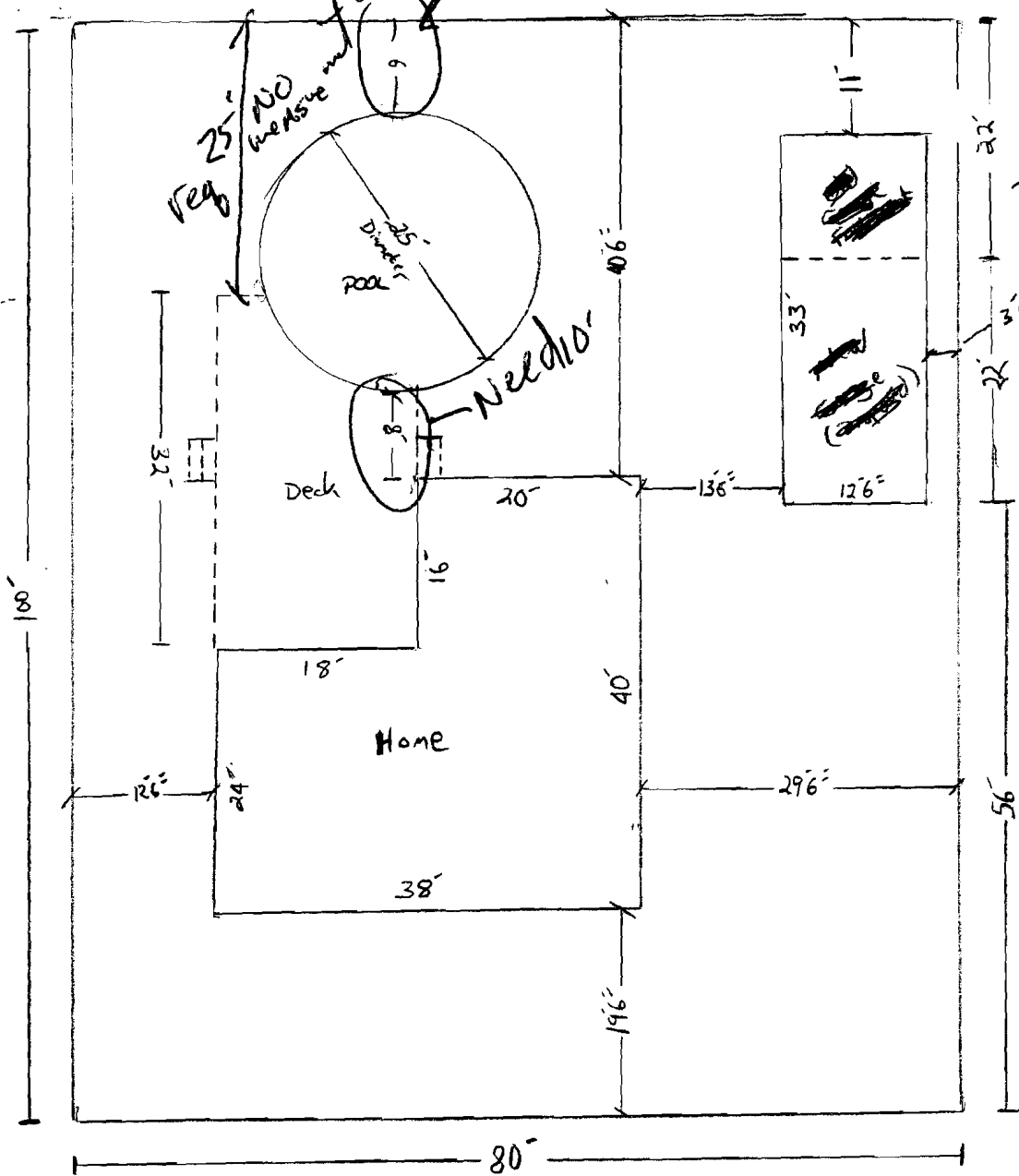
Very truly yours,


Marge Schmuckal
Zoning Administrator

54 Farnham Plot PLAN

R-3 Zone

24.5' given - ok per 19.433
 Needs 10'



1 square = 4 feet

1995 ol'm

54 Farnham Deck

Foundation

1. 8 in filled Soni-tubes
2. 4 ft below grade
3. Simpson anchoring hardware
4. 10 ft spacing (see diagram)

Framing

1. 6x6 and 4x4 posts
2. 2x8 ledger to house
3. 4 ½ in lag bolts 16 in spacing
4. 2x8 joists 16 in on center 10 foot spans
5. Simpson joist hangers

Guardrails

1. 34in – 36 in high guard and hand rails
2. Less than 4 in spacing of the balusters

Stairs

1. 12 in depth
2. Less than 8 ½ in riser height
3. ½ in nosing
4. 3 ft width of the stairs

