

Also SEE ORIGINAL PERMIT # 001280

119 TARBELL AV

COMMENTS

1/17/08 - Called for Set back Verification for Drive - 330-5-004

Arrived on Site & Foundation Was already poured - could

not verify Setbacks - I spoke w/ Doug - they must have Survey

Verify location of foundation before proceeding - CR

1/18/08 Tackled by Johnson Basement, Sewerage - they are going to check

Verify foundation Placement & pay us a stamped copy - CR

1/26/01 - Rec'd foundation Verification from Northwest Civil Solutions ok to

Booked - CR

04/02/01 - Inspection for Final - NO STAIRS - waited 25 minutes - Reschedule 11

04/04/01 - Final for Co - Everything on perm list has been corrected - (see other permit)

OK for Building & Electrical & OK for auto review for Temp Coy 0

FRM

Inspection Record
Type _____ Date _____

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

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

Location of Construction: 119 TARBELL AVE ***		Owner: *** MARK A. AXELSEN II		Phone: 878-0014		Permit No: 010033
Owner Address: 5 BRAMBLEWOOD DRIVE, PORTLAND, ME 04103		Lessee/Buyer's Name: 04103		Phone: 878-0014		
Contractor Name: SCHIAVI HOMES, OXFORD, ME 04103		Address:		Phone:		Zone: R-2 CBL: 330-G-004
Past Use: SINGLE FAMILY		Proposed Use: SINGLE FAMILY		COST OF WORK: \$0.		
Proposed Project Description: 14 FOOT SET BACK ON REAR INSTEAD OF 25 FT. AMENDMENT TO PERMIT # 001280		Signature:		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A-3 Type: 5B BOC A 99
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>
Permit Taken By: GAYLE		Date Applied For: JANUARY 11, 2001 GG		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 1/11/01 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm A #20000197
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..		Signature: _____ 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		

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

JANUARY 11, 2001

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf 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: 119 TARBELL AVE. Portland, Me. 04103

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>330</u> Block# <u>6</u> Lot# <u>004</u>	Owner: <u>MARK A. AXELSEN II</u> <u>5 BRAMBLEWOOD DR.</u> <u>Portland, Me. 04103</u>	Telephone#: <u>878-0014</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee: \$ 30.00 <u>\$ 30.00</u>
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Current use: _____ Proposed use: living

Project description: 1 family Ranch 14foot set back on rear instead of 25 feet

Contractor's Name, Address & Telephone: Schiavi Homes Oxford, Me. 539-9600 Rec'd By: 1/9/01 Gay

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code. ^{JAN}
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

Amendment to permit
001280

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

Building Plans are required for all construction, including interior rehab (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>Mark Anthony Axelsson</i>	Date: 01-09-01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS

BUILDING PERMIT REPORT

DATE: 12 January 2001 ADDRESS: 119 Tarbell Ave. CBL: 330-6-004

REASON FOR PERMIT: To Amend permit No. 001280. 14' setback (corner lot)

BUILDING OWNER: MARK A. Axelsen II

PERMIT APPLICANT: CONTRACTOR Schiavi Homes

USE GROUP: R-3 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: _____ PERMIT FEES: \$30.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)

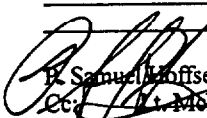
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *2 *37

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
37. *All conditions of original permit # 1280 are still to be adhered too.*


 R. Samuel, Building Inspector
 C. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	25.5' feet	Front yard	25 feet
Rear yard	15 feet	Rear yard	25 feet
Side yard -rt	26' feet	Side yard -rt	20 feet
Side yard -lft	57' feet	Side yard -lft	8 feet

TOTALS 123.5 feet is greater than 78 feet

yes ok

Allowed to reduce the rear yard setback to a side yard setback

ok

1/11/01

BUILDING PERMIT REPORT

DATE: 12 January 2001 ADDRESS: 119 Tarbell Ave. CBL: 330-6-004

REASON FOR PERMIT: To Amend permit No. 001280. 14' setback (corner lot)

BUILDING OWNER: MARK A. Axelsen II

PERMIT APPLICANT: _____ CONTRACTOR Schiavi Homes

USE GROUP: R-3 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: _____ PERMIT FEES: \$30.00

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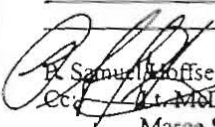
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33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All flashing shall comply with Section 1406.3.10.
36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

37. All conditions of original permit # 001280 are still to be adhere too.


 Samuel Hoffes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

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*****CERTIFICATE OF OCCUPANCY FEE \$50.00

Bell Atlantic - Maine
77 Exchange St.
Bangor, ME 04401

Fax #
207 262-
2460

N5U41606



Dear Bell Atlantic Customer:

Enclosed is a Municipal Certification form for the installation of new telephone service. This form is to be completed by either the Planning Board or Code Enforcement office of your city or town. Once this form has been completed, please return it along with this cover letter, in the enclosed self-addressed envelope to:

Bell Atlantic ASC
F-3, Rear
350 Granite Street
Braintree, MA 02184

Attention: 499 unit

Upon receipt of the Municipal Certification form, Bell Atlantic will process your order and, if necessary, arrange for a technician to install your inside wires and jacks. Bell Atlantic will need a telephone number where you can be reached in order to notify you of the date and time for installation of your service. If you have questions concerning this matter, please call 1-800-801-4516. Please provide a telephone number for days and/or evenings in the space provided below and sign your authorization to release this order.

Daytime number: 774-7429 Evening number: 878-0014

Customer signature Mark A. Axelsen

Thank you for using Bell Atlantic.

Sincerely,

Service Representative

March 15, 2001

City of Portland
Building Inspector's Office
ATTN: Mike Nuegen
389 Congress Street
Portland, Maine 04101

Dear Mr. Nuegen:

This is to follow up on the telephone conversation we had yesterday concerning my property located at 119 Tarbell Avenue in Portland, Maine. As you know, the building of my home was completed in accordance with all the requirements given to me by the City of Portland and I made every effort to comply with all of those requirements. My building permit was obtained from the City of Portland on November 9, 2000 and I was therefore under the impression at that time that everything was fine. Prior to obtaining the building permit I, along with my Realtor and my Father, met with Marjorie Smuckle of the City of Portland to make sure that we complied with all necessary conditions and regulations concerning the building of my home and everything seemed to be in order as far as the City was concerned. It was never brought to my attention that it might be a condition of my project that sidewalks and/or streets would have to be installed and it seems unreasonable and unfair to me such conditions be imposed upon me now that my construction is completed.

I look forward to hearing from you in connection with this matter.

Thank you.

Sincerely,



Mark A. Axelsen II
5 Bramblewood Drive
Portland, Maine 04103
Tel. (207)878-0014

W/R# _____

CBL: 330-6-004

PORTLAND

Service Address 119 Tamble Ave

Account # 4411669125001

Meter make and Number maple leaf 28x50

House # _____ Lot # _____ Apartment # _____

Development Name _____

Owner/Contractor Name Saundon & Sons electrical

Electrician _____

Circle one on each line

NEW

UPGRADE

TEMP

PERM

OVERHEAD

UNDERGROUND

Inspector: m.c.

Comments: _____

City of Portland Electrical Permit: _____

Called in by: MC Date: 2/23 Time: 2:30

Faxed to CMP: 2/23/01 by: gjo

Portland Service Operations
Central Maine Power Company

207-791-8000



Northeast Civil Solutions
INCORPORATED

January 22, 2001

153 U.S. Route 1
Scarborough
Maine 04074

Kevin Carroll, CEO
City of Portland
389 Congress Street
Portland, ME 04101-3503



tel
207.883.1000
800.882.2227

RE: Axelson Property, Tarbell Avenue

fax
207.883.1001

e-mail
ncs@ctel.net

Dear Mr. Carroll:

Attached please find a Sketch Plan of Mark Axelson's property on Tarbell Avenue (Map 330, Block G, Lot 4). Following our survey of the property, the foundation footings were apparently mislocated and a portion of the footings extended into the required setback area. At our client's request, one of our survey crews located the newly poured foundation, the result of which appears on the attached plan.

The foundation as shown is now in compliance with municipal zoning codes (with respect to setback requirements). This location is the result of a survey instrument verification completed on January 18, 2001.

Please contact me if you have any questions.

Sincerely,

Jim Fisher
President

JF: cd
Enclosure



**NORTHEAST
CIVIL
SOLUTIONS, INC.**
January 22, 2001

153 U.S. Route 1
Scarborough, Maine 04074
(800) 882-2227 / (207) 883-1000
FAX: (207) 883-1001

Kevin Carroll, CEO
City of Portland
389 Congress Street
Portland, ME 04101-3503

RE: Axelson Property, Tarbell Avenue

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Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Existing facing long side- aggregate of yards	Required setbacks if facing on short side
Front yard 25.5' feet	Front yard 25 feet
Rear yard 15 feet	Rear yard 25 feet
Side yard -rt 24' ^{width point} feet	Side yard -rt 20 feet
Side yard -lft 57' feet	Side yard -lft 8 feet

TOTALS 123.5 feet is greater than 78 feet

yes ok

Allowed to reduce the rear yard setback to a side yard setback

ok

1/11/01

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 119 TARBELL AVE. Portland, Me. 04103

Total Square Footage of Proposed Structure	Square Footage of Lot
--	-----------------------

Tax Assessor's Chart, Block & Lot Number Chart# <u>330</u> Block# <u>6</u> Lot# <u>004</u>	Owner: <u>MARK A. AXELSEN II</u> <u>5 BRAMBLEWOOD DR.</u> <u>Portland, Me. 04103</u>	Telephone#: <u>878-0014</u>
---	--	-----------------------------

Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee: \$ \$ <u>30.00</u>
-------------------------------------	-----------------------------------	---

Current use: _____ Proposed use: living

Project description: 1 Family Ranch 14 foot set back on rear instead of 25 feet

Contractor's Name, Address & Telephone <u>Schiavi Homes Oxford, Me. 539-9600</u>	Rec'd By: <u>1/9/01</u> <u>Gay 6</u>
---	---

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES

Amendment To permit 001280

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

Building Plans are required for all construction, including interior rehab (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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:

Mark Anthony Arslan

Date: 01-09-01

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERCIAL PROJECTS

NONENFORCEMENT AGREEMENT

WHEREAS, Mark A. Axelson, II is the owner of property at 119 Tarbell Street, Portland, Maine (Tax Map # 330, block G, lot 004); and

WHEREAS, the City of Portland's Code of Ordinances, section 14-403, does not permit building of new structures on unaccepted streets that have not been brought up to City standards regarding drainage, width, pavement, sidewalks etc.; and

WHEREAS, on November 9, 2000 Mark A. Axelson, II was erroneously issued a building permit (#00128) by the City of Portland allowing him to construct a single family residence on the above noted lot despite the fact that the lot is located on a paper street and the street has not been brought up to City standards as required; and

WHEREAS, in reliance on his building permit Mark A. Axelson II constructed a single family residence upon said lot and now seeks a certificate of occupancy from the City of Portland; and

NOW THEN, it is hereby agreed as follows:

1. The City of Portland will not take enforcement action against the property or its owner under §14-403 of the City Code of Ordinances; and
2. Unless and until Tarbell Street is accepted as a City Street by act of the Portland City Council, the City will not be providing City services (including not limited to plowing, sanding, street maintenance, trash removal, lighting, or sewer maintenance) to the property.
3. Unless and until Tarbell Street is accepted as a City Street by act of the Portland City Council, the property shall remain as a single-family residence.
4. This Agreement shall be filed in the Cumberland County Registry of Deeds upon its execution.

Dated this 2 April, 2001.

SEEN AND AGREED

Judith R. Adams
Witness

Mark A. Axelson II
Mark A. Axelson II

Sandra L. Bean
Witness

Joseph E. Gray
City of Portland
Joseph E. Gray
Its Acting City Manager

State of Maine
County of Cumberland
Sworn and subscribed to before me by
Mark A. Axelson II on 4/2/01.

[Signature]

TIMOTHY J. JARVIS
Notary Public, Maine
My Commission Expires May 13, 2004

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Witness

Mark A. Axelson II
Mark A. Axelson II

Simon B. Bean
Witness

Joseph E. Gray
City of Portland
Joseph E. Gray
Its Acting City Manager

State of Maine
County of Cumberland
Subscribed and submitted to before me by
Mark A. Axelson II on 4/2/01.

Joseph E. Gray

THORNTON J. JARVIS
Notary Public, Maine
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SEEN AND AGREED


Witness


Mark A. Axelson II


Witness


City of Portland
Joseph E. Gray
Its Acting City Manager

N44°11'51"E **TARBELL AVENUE**

193.76'
(193.76')

N/F
BARBARA AXELSON
P/O 3660/168

0.77' INSIDE OF
FRONT SETBACK

BUILDING
ENVELOPE

N45°48'09"W

80.00'
(80')

PARCEL A

12,226 S.F.
0.28 ACRES

2.94' INSIDE OF
REAR SETBACK

N44°11'51"E

111.88'
(111.88')

(114.48')
114.47'

S00°08'14"E
STREET

THE LOCATI
HERE IN C
WHEN LOCAT

SKETCH F

POR
M

SCALE: 1"=20'

PREPARED FOR: MARK
5 BR
PORT

JOB NUMBER: 20841

SURVEYING ENGINEER

Northeast Ci

IN CORP

153 US ROUTE 1, SCAR

tel
207.883.1000
800.882.2227

fax
207.E



[Handwritten signature]
01/24/2001



CITY OF PORTLAND, MAINE

Department of Building Inspection

4/6 20 01

Received from Mark Axleson II a fee

of Fifty /100 Dollars \$ 50-

for permit to install
erect
alter Fifty for copy

at 119 Fairbell move
demolish Est. Cost \$

COPY CASH

330-G-004

Inspector of buildings

Per [Signature]

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy

LEGEND

- SET #5 NAIL WITH PLASTIC CAP STAMPED
- SET #10 NAIL WITH PLASTIC CAP
- FOUND #5 NAIL WITH PLASTIC CAP
- FOUND IRON NAIL
- FOUND 4" x 4" GRANITE MONUMENT W/IRON NAIL
- FOUND #5 NAIL
- FOUND IRON PIPE
- FOUND IRON PIPE WITH CAP
- UTILITY POLE
- PARENTHESES DENOTE RECORD DATA
- BRACKET OF RIGHT-OF-WAY LINE
- BOUNDARY LINE
- NEW OR FORMERLY OWNED BY
- EASE COURSE
- TRAVELLED WAY
- WATER SHUT-OFF VALVE
- WATER METER
- (14" x 4")
- (12" x 4")
- (10" x 4")
- (8" x 4")
- (6" x 4")
- (4" x 4")
- WOODEN STAKE FOUND
- SPOT GRAB (EASTING)

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS 1988 MAGNETIC NORTH MICHIGAN.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS. (CGRD).
3. RECORD OWNERSHIP OF THE PARCELS SURVEYED CAN BE FOUND IN A DEED FROM THE CITY OF PORTLAND TO BARBARA AELSON DATED MARCH 24, 1975 AND RECORDED IN DEED BOOK 5866, PAGE 108 (CGRD).
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY BARBARA AELSON, DATED MARCH 24, 1975 AND RECORDED IN PLAN BOOK 12, PAGE 8, 8 (CGRD).
 - b. STANDARD BOUNDARY SURVEY, HILLOREST WEST, PORTLAND, MAINE, AMENDED RECORDING PLAN, BY LAND USE CONSULTANTS, DATED MAY 19, 1988 AND RECORDED IN PLAN BOOK 118, PAGE 52. (CGRD)
5. THE LOTS PARCELS ARE DENOTED BY THE CITY OF PORTLAND AS FOLLOWS: MAP 130, PARCELS 4.3, 6.9, 9.0, 11.2 AND 12.
6. THE LOTS PARCELS ARE LOCATED IN THE RESIDENTIAL 2 DISTRICT (R2).
7. EXCEPTING TO THE STATE OF MAINE BOARD OF SURVEYORS AND MAPS, PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 - a. NO SURVEY REPORT WAS WRITTEN
 - b. PARCELS LAYOUT OF TARBELL AVENUE AND TARBELL AVENUE SET BACK REFERENCED IN NOTE #3 ABOVE. THE RIGHT-OF-WAY WIDTH FOR BOTH ROADS IS 50'
8. DIMENSIONAL REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
 - a. FRONT LOT SET BACK: 10.000 3:1
 - b. FRONT: 25'
 - c. 20' (SIDE STREET)
 - d. REAR: 25'
 - e. 15' AND 1-1/2 STORY DWELLING
 - f. 10' 1-1/2 STORY DWELLING
9. SETBACKS FOR THESE TWO LOTS WERE REFERENCED ON SITE AND DIMENSIONAL OF BUILDING TO THE STREET, THE SETBACKS SHOWING ON THIS PLAN ARE TWO FROM SETBACKS OF 25' AND TWO FROM SETBACKS OF 14'.
10. WE BELIEVE WHEN THIS SUBDIVISION (NOTE #3, ABOVE) WAS CREATED NO ADMINISTRATION WAS SET FOR EITHER THE SUBDIVISION LOTS OR THE BLOCK CORNERS. WE LOCATED A VARIETY OF INFORMATION IN THE AREA BUT ULTIMATELY LACKED SUFFICIENT INFORMATION TO CONFIDENTLY LOCATE THE CORNER OR LOCATE BACK TO BACKLINE CONTROL. SEE OVERLAP MAP FOR MONUMENT LOCATION.
11. NO SEARCH WAS CONDUCTED TO DETERMINE EARLY AVENUE'S STATUS AS A PAPER STREET.

**STANDARD BOUNDARY SURVEY/ LOT SPLIT
AND TOPOGRAPHIC SURVEY**
AT
165-127 TARBELL AVENUE
IN
PORTLAND
CUMBERLAND COUNTY
MAINE

SCALE 1"=20' OCTOBER 10, 2000

PREPARED FOR:
BARBARA AELSON
271 S 4TH AVENUE
ST CHARLES, E. 04074
PORTLAND, ME 04103

JOB NUMBER: 20001 ACRES: 0.204 SHEETS: PROJECT: 20001



733 US AVENUE, 1
CUMBERLAND, ME 04103-8034
(207) 883-1000 PHONE
(207) 883-1000 FAX
PROFESSIONAL LAND SURVEYOR / GIS CONSULTANT



CERTIFICATE

PRELIMINARY
DES LAURIERS & ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS
THIS SURVEY IS PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER SURVEY.
DATE: 10/10/00

