

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED
SEP 18 2007
Permit Number: 070886

CITY OF PORTLAND

This is to certify that BRINDLE STACY M/Mike G. Gleswort
has permission to add a 23' x 28' garage with an accessory dwelling unit above garage
AT 31 BARCLAY AVE

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 work in progress must be reported before this building or part thereof is closed or enclosed-in. **48 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

Thomas A. Kelly 9/18/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

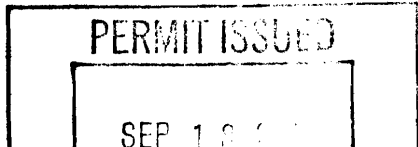
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0886	Issue Date:	CBL: 339 D007001
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Location of Construction: 31 BARCLAY AVE	Owner Name: BRINDLE STACY M	Owner Address: 31 BARCLAY AVE	Phone:
Business Name:	Contractor Name: Mike Charlesworth	Contractor Address: 79 Whitney Ave Portland	Phone: 2078313031
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family add a 23' x 28' garage with an accessory dwelling unit above garage	Permit Fee: \$720.00	Cost of Work: \$70,000.00	CEO District: 5
Proposed Project Description: add a 23' x 28' garage with an accessory dwelling unit above garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jim 9/12/07</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 07/20/2007	Zoning Approval
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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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption given to plan review</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>ok with conditions</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>9/6/07</i> 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
---	------	-------

10/22/07

Close-in from my,

Cl. 12

Need elect + phubs.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/~~Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

~~MD~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~DA~~ CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

~~MD~~
Signature of Applicant/Designee

9/19/07
Date

Donna Martin Admin
Signature of Inspections Official

9-19-07
Date

CBL: 339 D 007 Building Permit #: 07-0886

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0886	Date Applied For: 07/20/2007	CBL: 339 D007001
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Location of Construction: 31 BARCLAY AVE	Owner Name: BRINDLE STACY M	Owner Address: 31 BARCLAY AVE	Phone:
Business Name:	Contractor Name: Mike Charlesworth	Contractor Address: 79 Whitney Ave Portland	Phone (207) 831-3031
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family add a 23' x 28' garage with an accessory dwelling unit above garage	Proposed Project Description: add a 23' x 28' garage with an accessory dwelling unit above garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/10/2007

Note: **Ok to Issue:**

- 1) A site plan review for the addition containing this new accessory unit is required and being passed on to the planning division for review,
- 2) The Zoning Board of Appeals approved the conditional use for the accessory dwelling above the garage. This is not considered a full two unit building. ALL the conditional use standards shall remain in force during the existence of this accessory dwelling unit. Any violation of the standards shall result in the removal of the accessory dwelling unit.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This property shall remain a single family dwelling with an accessory dwelling unit above the garage with the issuance of this permit and subsequent issuance of the certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 09/12/2007

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) No certificate of occupancy for the accessory unit may be issued until the Planning Board has approved such unit.

Comments:

7/24/2007-mes: this change of use requires a conditional use appeal - I am writing a letter and sending the owner the necessary paperwork to appeal.

9/10/2007-mes: the garage is has actually been built 23' x 28' instead of the original 24'x28'. On 8/6/07 the ZBA approved a conditional use appeal for an accessory dwelling unit above the garage. Site plan exemption is being given to planning for the required site plan review.

9/18/2007-tm: the appeal was approved and then axed by Barbara in Planning because Jim Wolfe has not recorded the subdivision Plat as required. Will inform contractor that the garage can still be built with earlier permit for a great room.

From: Barbara Barhydt
To: Markley, Tom; Munson, Tammy
Date: 9/18/2007 3:01:08 PM
Subject: Accessory Unit- Barclay Avenue

Hello:

I just got off the phone with Penny. Jim Wolf is going to bring in the plans for an amended plat. We hope to have this for October 9th. Penny has agreed that the Building Permit can be issued for the accessory unit subject to the following condition:

"No certificate of occupancy for the accessory unit may be issued until the Planning Board has approved such unit."

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

CC: Bourke, Jeanie; Jaegerman, Alex; Littell, Penny



General Building Permit Application

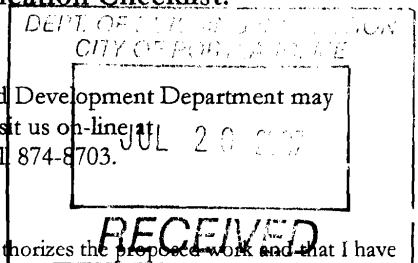
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>31 BARCLAY ST.</u>		
Total Square Footage of Proposed Structure <u>23' x 28' 644</u>		Square Footage of Lot <u>170' x 200' 24,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>339 D 7</u>	Owner: <u>STACY AYLES</u>	Telephone: <u>CELL # 832-5109</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>70,000.00</u> Fee: \$ <u>720</u> + <u>75</u> C of O Fee: \$ <u>795.</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>GARAGE / LIVING SPACE FOR IN-LAW</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADD 24' x 28' 2 CAR GARAGE W/ IN-LAW APARTMENT OVER GARAGE AREA. ADD EGRESS TO ALLOW ACCESS WITHOUT GOING THROUGH MAIN STRUCTURE.</u>		
Contractor's name, address & telephone: <u>MIKE CHARLESWORTH 79 WHITNEY AVE. PORT. ME. 04102</u> Who should we contact when the permit is ready: <u>MIKE CHARLESWORTH 831-3031</u> Mailing address: _____ Phone: <u>LUKE BOYLE 332-9609</u>		

Please submit all of the information outlined in the Commercial Application 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 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 codes applicable to this permit.

Signature of applicant: M. Charlesworth Date: 7/19/07

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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, September 6, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: September 7, 2007
RE: Action taken by the Zoning Board of Appeals on September 6, 2007

The meeting was called to order at 6:30pm.

Roll call as follows:

Members Present: David Dore, Philip Saucier, Peter Thorton, Kate Knox and Jill Hunter.

Members Absent: Peter Coyne and Gordon Smith.

1. Old Business:

A. Practical Difficulty Variance Appeal:

101 Central Avenue, Peaks Island, Christopher and Michele Alves, owners, Tax Map # 087 Block P Lot #010 and 011, in the IR2 Island Residential Zone. The appellant is seeking a Practical Difficulty Variance Appeal under section 14- 145.11(d) of the City of Portland Zoning Ordinance. Appellant is requesting a six foot (6') by eighteen foot (18') expansion. The appellant is already over the maximum lot coverage by 30.5 square feet. Representing the Appeal are the owners. Continued from the meeting of August 16, 2007. **Board voted 4-1 and granted the Practical Difficulty Variance Appeal.**

B. Interpretation Appeal:

69 George Street, Janet Kantz, owner, Tax Map #157 Block A Lot 004 in the R3 Residential Zone. The Appellants are seeking an Interpretation Appeal concerning the construction of a new house located at 69 George Street in regards to sections 14-47, the definitions of front and side setbacks; 14-86, the purpose statement of the R-3 zone; 14-87 (a) 5 - single family, single component manufactured housing placement on the lot; and 14-90 (f) the minimum lot width requirement of 65 feet. Representing the appeal is the applicant / abutter, Dale and Pricilla Doucette located at 79 George Street. Continued from the meeting of August 16, 2007, to discuss retaining wall setbacks. **Board voted 5-0 to continue the Interpretation Appeal to the next meeting of September 20, 2007, due to a lack of quorum.**

2. New Business:

A. Conditional Use Appeal:

31 Barclay Avenue, Stacy Ayres, owner Tax Map #339 Block D Lots #007, 013, 014, 015, and 016 in the R3 Residential Zone. The Appellant is seeking a Conditional Use Appeal under section 14-88. (a) 2 of the City of Portland Zoning Ordinance. Appellant is requesting a change of use from a single family home to a single family home with a secondary dwelling unit; the unit will be on the second floor of the proposed 23' x 28' garage addition. Representing the Appeal is the owner. **Board voted 5-0 and granted the Conditional Use Appeal.**

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

R-3 Residential Zone Additional Dwelling Unit:

Conditional Use Appeal

DECISION

Date of public hearing:

9/6/07

Name and address of applicant:

Stacy M. ~~Stacy~~ Ayres, 31 Barclay Avenue, Portland, ME 04103

Location of property under appeal:

31 Barclay Avenue, Portland, ME 04103

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Stacy Ayres, 31 Barclay Ave, Portland ME 04103
Mike Charleworth, 79 Whitney Ave, Portland ME 04102

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied X ⁵⁰ Not Satisfied

Reason: Accessory unit will be 532 ft² and under 30%.

2. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied X ⁵⁰ Not Satisfied

Reason: No, per testimony

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied X ⁵⁰ Not Satisfied

Reason: will be compatible with existing houses, same style, etc.

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied X ⁵⁰ Not Satisfied

Reason: Currently have at least 16,000 ft² according to testimony and tax map.

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied 5-0 Not Satisfied

Reason: No changes to principle dwelling unit.

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied 5-0 Not Satisfied

Reason: There are currently 4 spaces for 4 spaces.

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied 5-0 Not Satisfied

Reason: Owner will occupy principle unit.

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No 5-0

Reason: No, will blend with house and otherwise be a standard in-law apartment.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes No 5-0

Reason: No impact.

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes ___

No

SO

Reason:

No, it is a residential neighborhood, this is for an 1-law apartment.

Conclusion: (check one)

^{SO} Option 1: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

___ Option 2: The Board finds that all of the standards (1 through 7) described in section A above have been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood, and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

___ Option 3: The Board finds that not all of the standards (1 through 7) described in section A above have been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

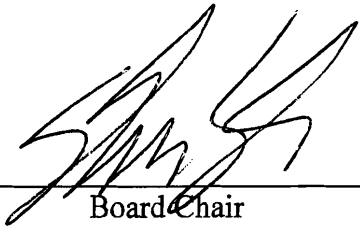
Please note that, pursuant to Portland City Code 14-88(a)(2)(i), if approved the project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:

1. Any additions or exterior alterations such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building; and

2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Dated:

9/6/07



Board Chair



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

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

July 24, 2007

Stacy M. Brindle / Mike Charleworth - 7/27/07
31 Barclay Avenue
Portland, ME 04103

RE: 31 Barclay Avenue- 339-D-7, 13, 14, 15, 16 – R-3 Zone – permit #07-0886

Dear Ms. Brindle,

Now
23
I am in receipt of your application to build an addition to your single family dwelling for a ~~24~~ 23'x28' first floor garage with a secondary dwelling unit on the second floor. Your permit can not be issued at this time. Section 14-88.(a)2 requires an approved conditional use appeal from the Zoning Board of Appeals for an accessory dwelling unit. Your permit will be on hold until such time the Zoning Board of Appeals approves your use.

I have enclosed the necessary paperwork that you will need to apply for this conditional use appeal. Please note that the submitted plot plan is not correct for this lot. We will require an updated, corrected site plan with your conditional use appeal and permit application.

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

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Mike Charleworth, 79 Whitney Ave., Portland, ME 04102



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

Lee Urban- Director of Planning and Development

Marge Schmuckal, Zoning Administrator

July 24, 2007

Stacy M. Brindle
31 Barclay Avenue
Portland, ME 04103

RE: 31 Barclay Avenue- 339-D-7, 13, 14, 15, 16 – R-3 Zone – permit #07-0886

Dear Ms. Brindle,

now 23' I am in receipt of your application to build an addition to your single family dwelling for a ~~24'~~ ^{23'} x28' first floor garage with a secondary dwelling unit on the second floor. Your permit can not be issued at this time. Section 14-88.(a)2 requires an approved conditional use appeal from the Zoning Board of Appeals for an accessory dwelling unit. Your permit will be on hold until such time the Zoning Board of Appeals approves your use.

I have enclosed the necessary paperwork that you will need to apply for this conditional use appeal. Please note that the submitted plot plan is not correct for this lot. We will require an updated, corrected site plan with your conditional use appeal and permit application.

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

Very truly yours,

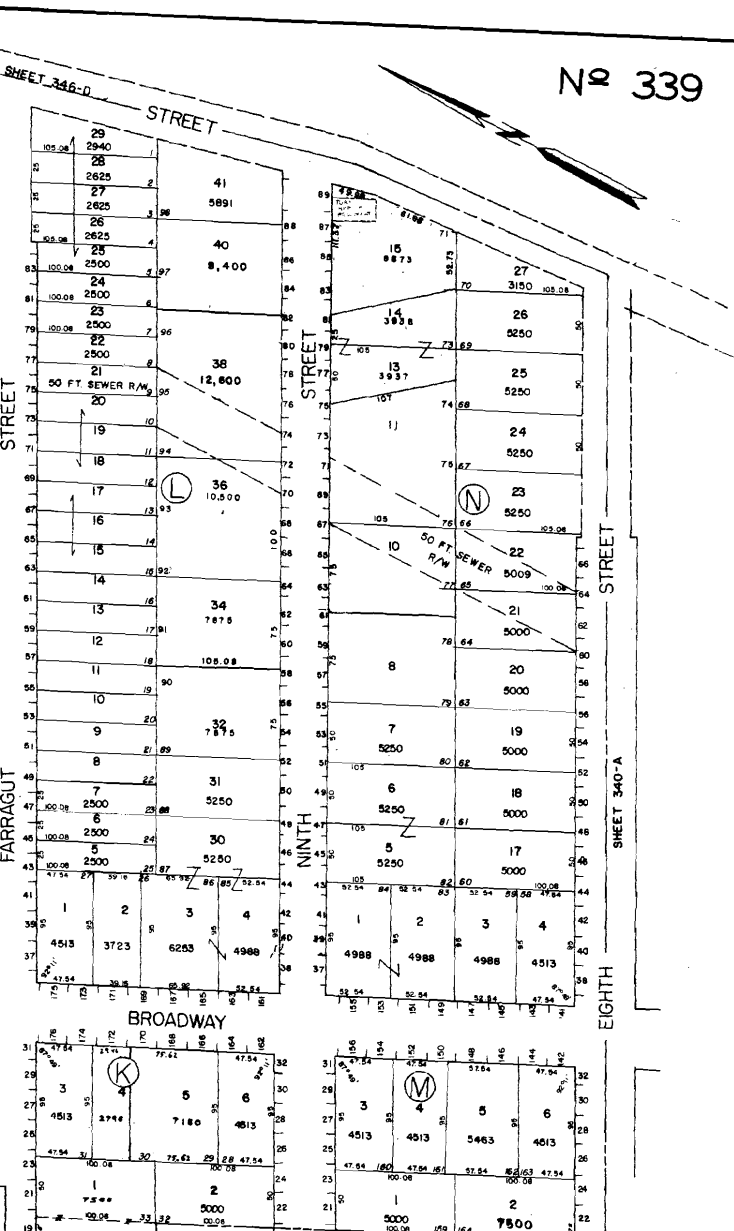
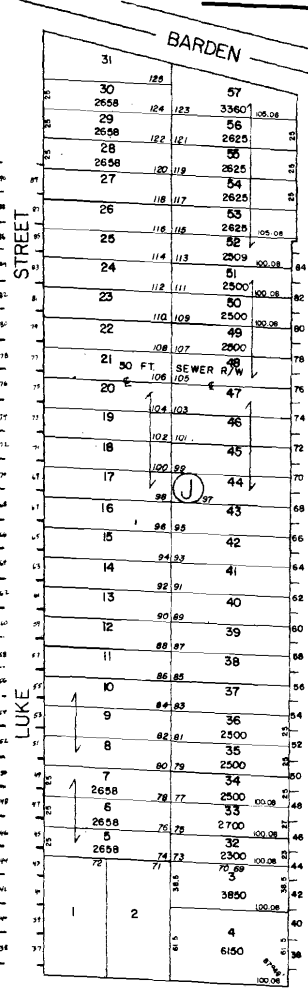
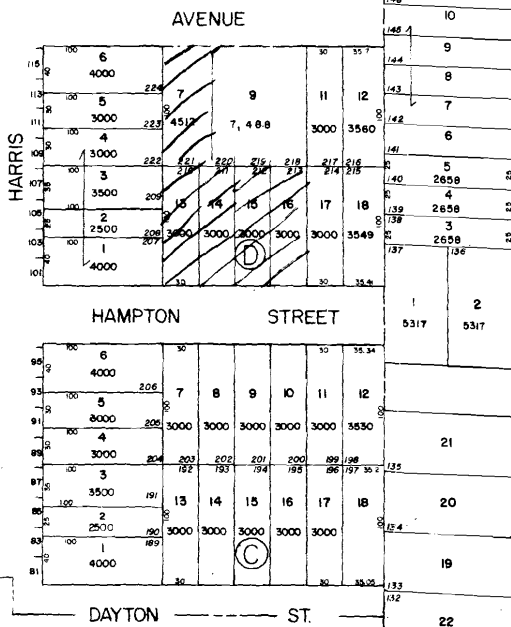
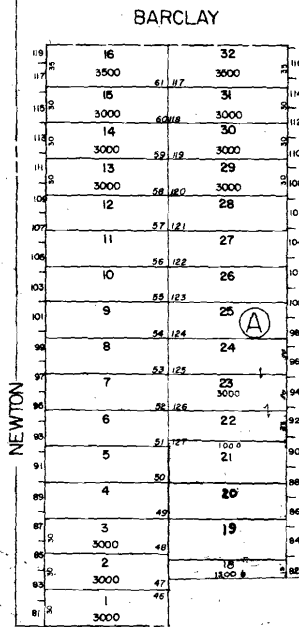
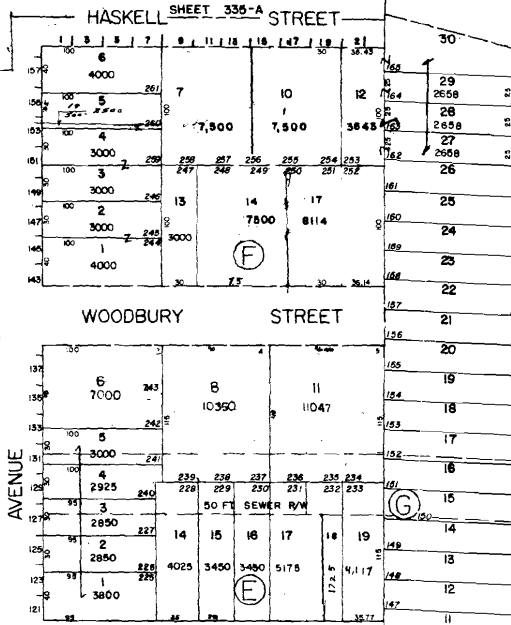
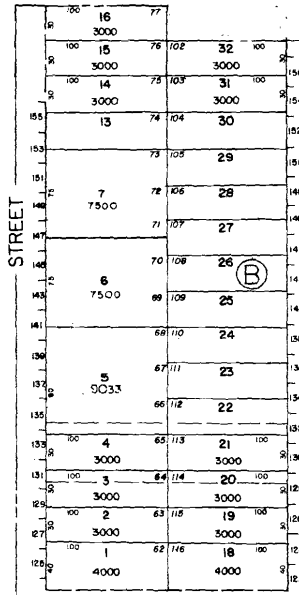
Marge Schmuckal
Zoning Administrator

Cc: Mike Charleworth, 79 Whitney Ave., Portland, ME 04102



No 339

SHEET 335-A



CITY OF PORTLAND
ASSESSORS' PLAN
SCALE 1" = 50'
REDRAWN 10 75

appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; compatibility of new structures with the architectural character of the surrounding area; and limitation on the duration of a sheltered care group home permit.

2. Alteration or construction of a detached single-family dwelling to accommodate one (1) additional dwelling unit for the benefit of homeowners or tenants, provided that:
- a. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area of four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to-ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit;
 - b. There shall be no open outside stairways or fire escapes above the ground floor.
 - c. Any building additions or exterior alterations such as façade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.
 - d. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.
 - e. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.
 - f. Parking shall be provided as required by division 20 of this article.

- g. The project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:
 - i. Any additions or exterior alterations such as façade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building;
 - ii. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets; and
 - iii. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

(b) *Commercial:*

- 1. Reserved.

(c) *Institutional:* Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the planning board shall be substituted for the board of appeals as the reviewing authority:

- 1. Elementary, middle, and secondary school;
- 2.
 - a. Long-term and extended care facilities;
 - b. Intermediate care facility for thirteen (13) or more persons;
- 3. Church or other place of worship;
- 4. Private club or fraternal organization;

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	339 D007001
Location	31 BARCLAY AVE
Land Use	SINGLE FAMILY
Owner Address	BRINDLE STACY M 31 BARCLAY AVE PORTLAND ME 04103
Book/Page	23916/001
Legal	339-D-7-13-14-15-16 BARCLAY AVE 31 HAMPTON ST 16512 SF

Current Assessed Valuation

Land	Building	Total
\$71,000	\$171,100	\$242,100

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
2003	Colonial	2	1768	0.379	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2	1	7	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	2005	10X10	C	A

Sales Information

Date	Type	Price	Book/Page
05/03/2006	LAND + BLDING	\$260,000	23916-001
11/06/2003	LAND + BLDING	\$204,000	20518-205
11/06/2003	LAND + BLDING	\$60,000	20518-203
11/01/2001	LAND	\$4,500	17008-32

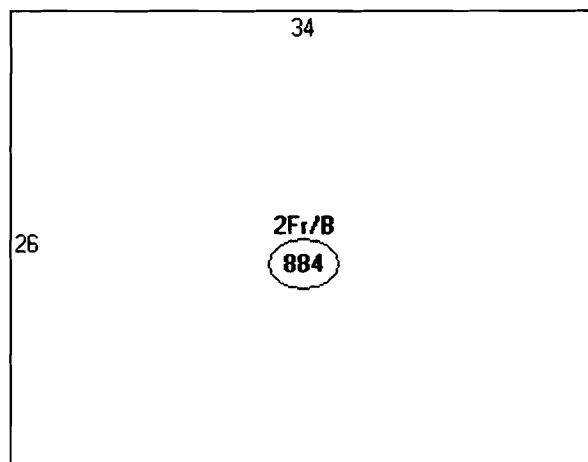
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area

A: 2F1/B
884 sqft

August 20, 2007

City of Portland Planning & Development
389 Congress St. Rm 315
Portland, ME 04101

To Whom It May Concern:

This letter is to request a review of my recent submission to construct an attached 2 car garage with living area above. My request for a building permit was denied and referred for an appeal due to the fact that I wish to include an "in-law" apartment in the living space. My intention for this is to provide a residence for my relative to live independently. The standards will be as follows:

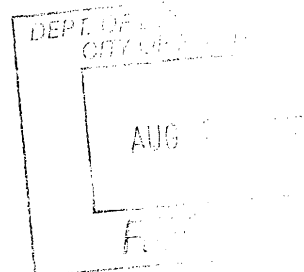
- There will be no unique or distinctive characteristics associated with this use.
- There will be no adverse impact on health, safety, or welfare of the surrounding residents.
- There will be no difference of impact from which would normally occur in the zone (strictly residential use),

My builder is aware and has met all necessary requirements and measurements for this structure as indicated in Section 14-88 items A-G in the Code of Ordinance:

- A. The unit will not be more than 30% of the gross floor area and will have a minimum of 400sq ft. Primary residence is 1768sq ft and living space above the garage will be ~~500~~ ^{MI 533} sq ft. Which totals ~~20%~~ ^{23%} OF FLOOR AREA MDC
- B. There will be no open stairways or fire escapes
- C. The addition is designed to be compatible with the architectural style and will maintain a single-family appearance.
- D. The requirement of 6,500 square feet of land area is met
- E. No dwelling unit is reduced in size to less than 1000 square feet of floor area.
- F. Parking will be provided, 4 slots available and meets setback and other zone requirements.
- G. (i. Addressed in item C)
(ii. Addressed in item F)
iii. The principal unit is occupied by myself, Stacy Ayres, owner of the residence. No rental/tenant occupancy will occur. The additional living space is intended for a relative only.

Thank you for your consideration,

Stacy M. Ayres



August 8, 2007

**City of Portland Planning & Development
389 Congress St. Rm 315
Portland, ME 04101**

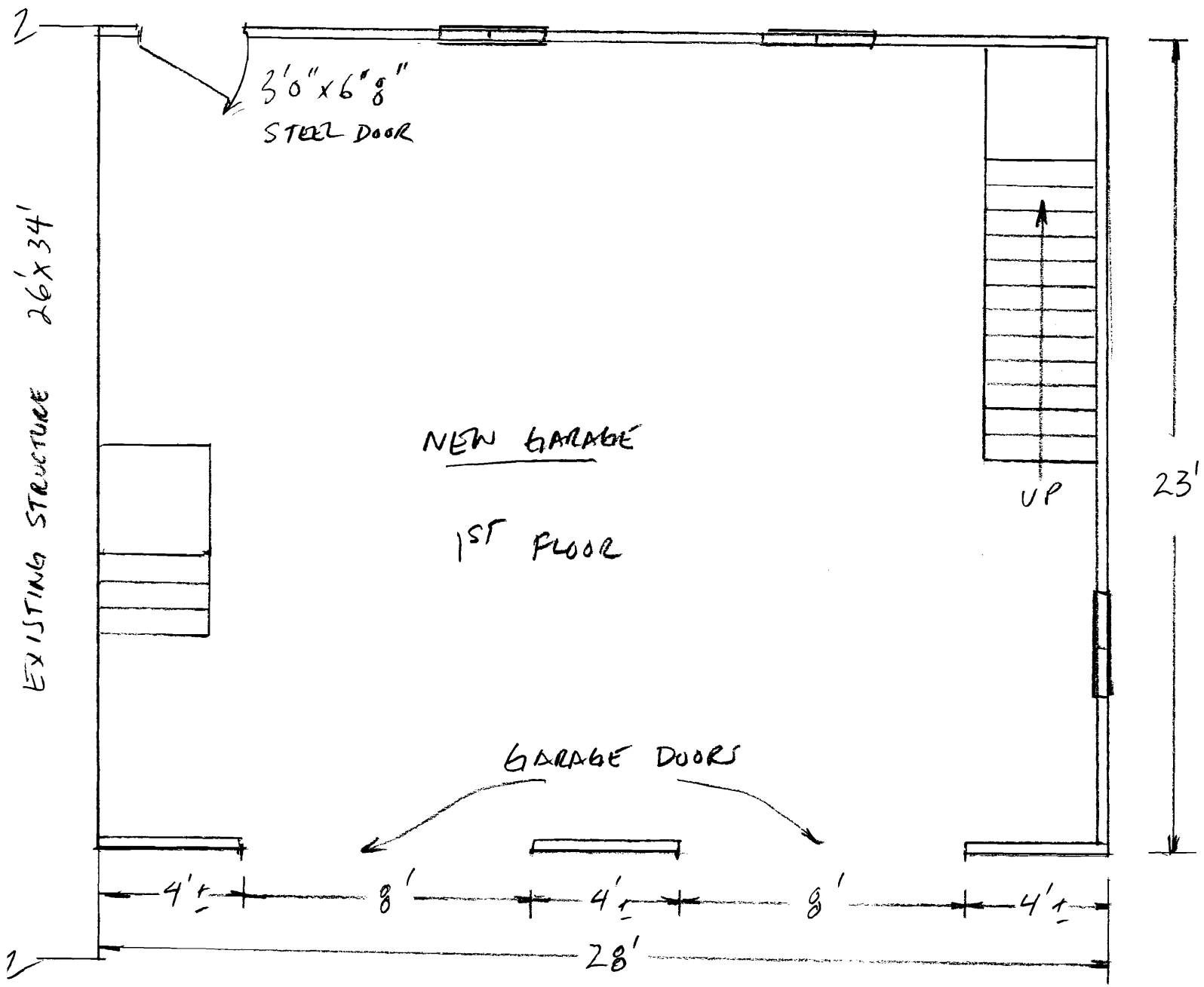
To Whom It May Concern,

This letter is to request a review of my recent submission to construct an attached 2 car garage with living area above. My request for a building permit was denied and referred for an appeal due to the fact that I am building an "In-Law" apartment for my mother to reside in. I will not be renting/leasing this space to anyone. My request is just to build a space for my relative to reside independently. I do wish to include a bathroom and small efficiency kitchenette in the living area (as floor plan will show). My builder is aware and has met all the necessary requirements and measurements for this structure as indicated in Section 14-88 items A-G in the Code of Ordinance. I have attached all necessary paperwork for your review.

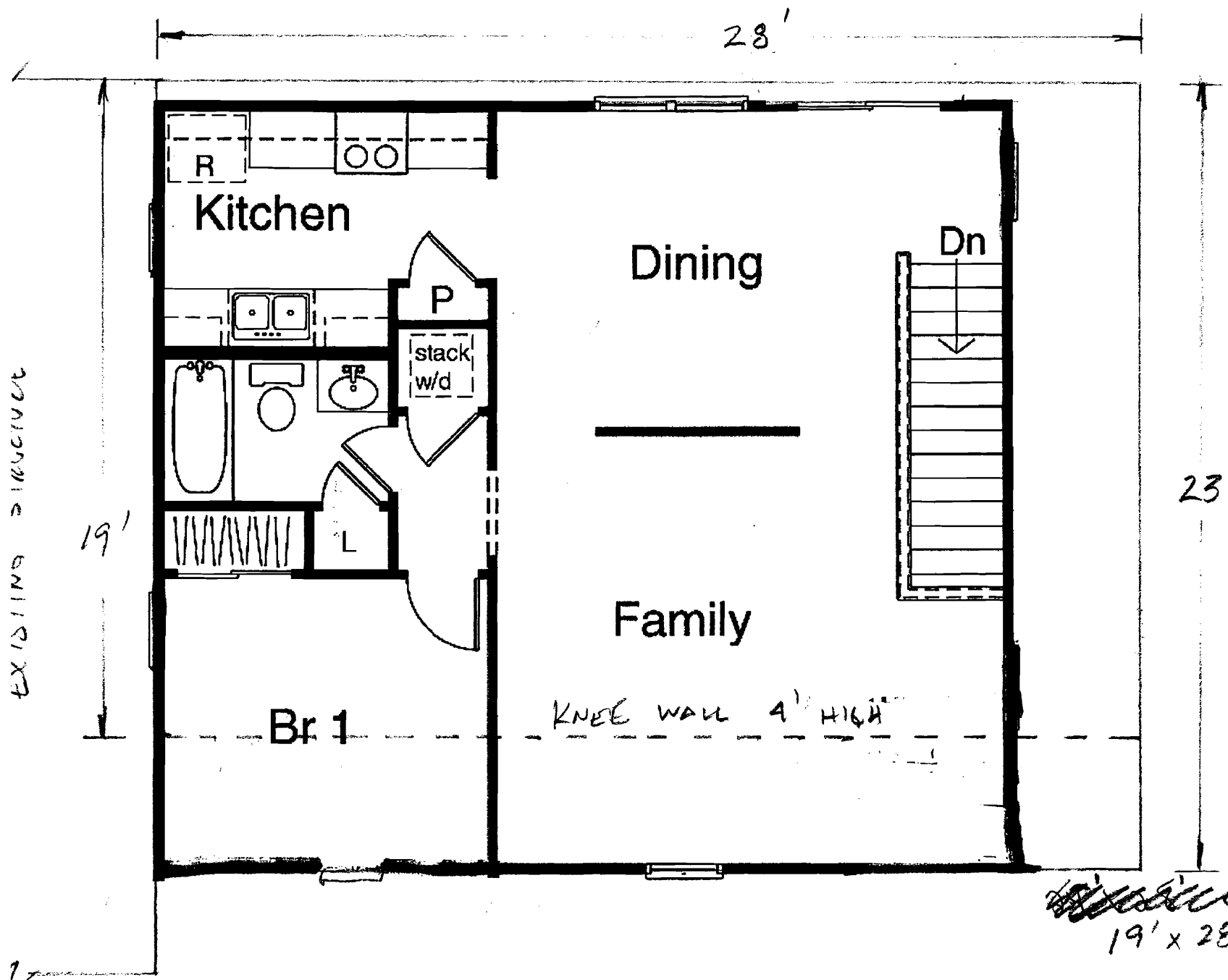
Thank you for your consideration,



Stacy M. Ayres



1/4" = 1'



EXISTING STRUCTURE

19'

28'

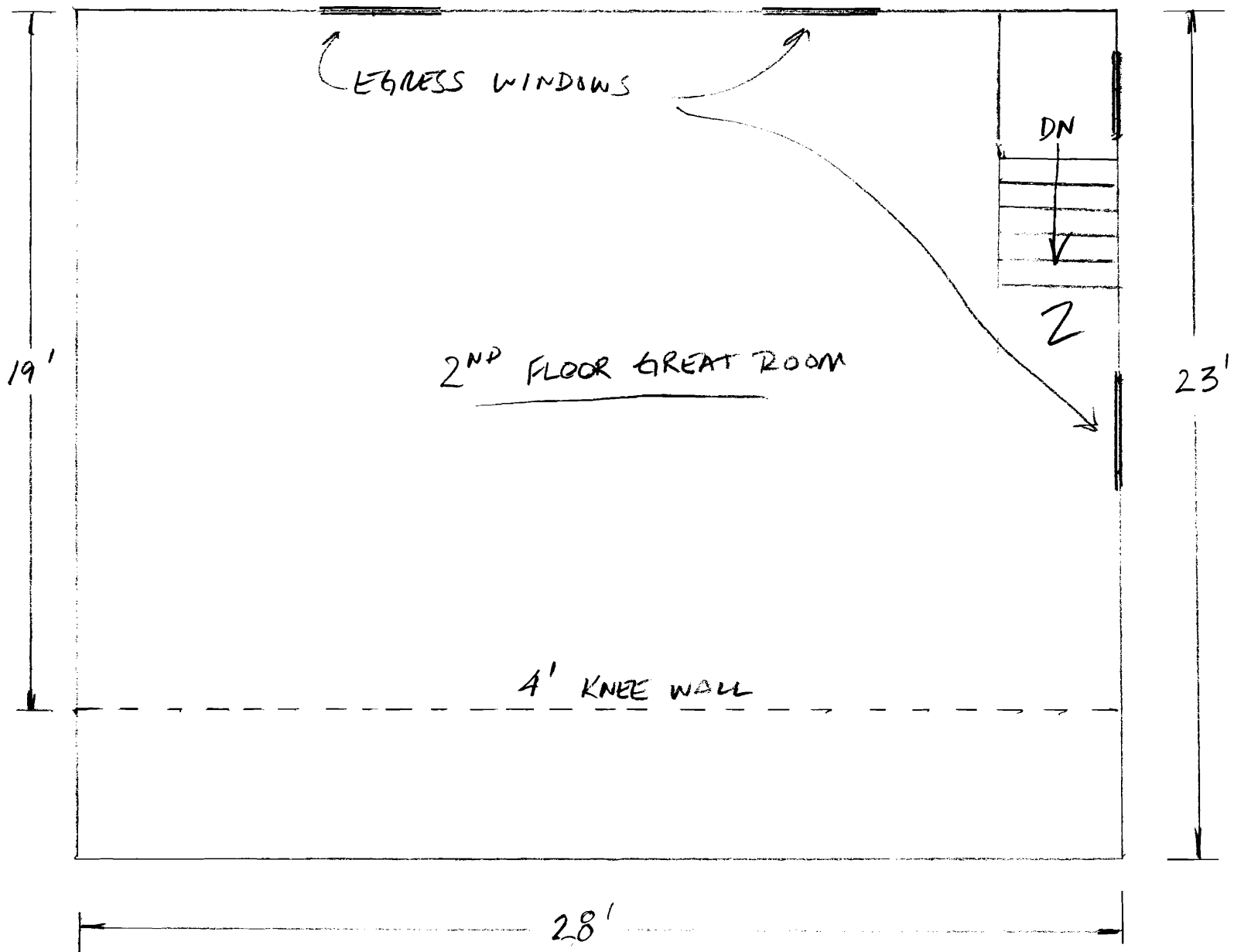
23'

~~19' x 28' = 532~~
19' x 28' = 532

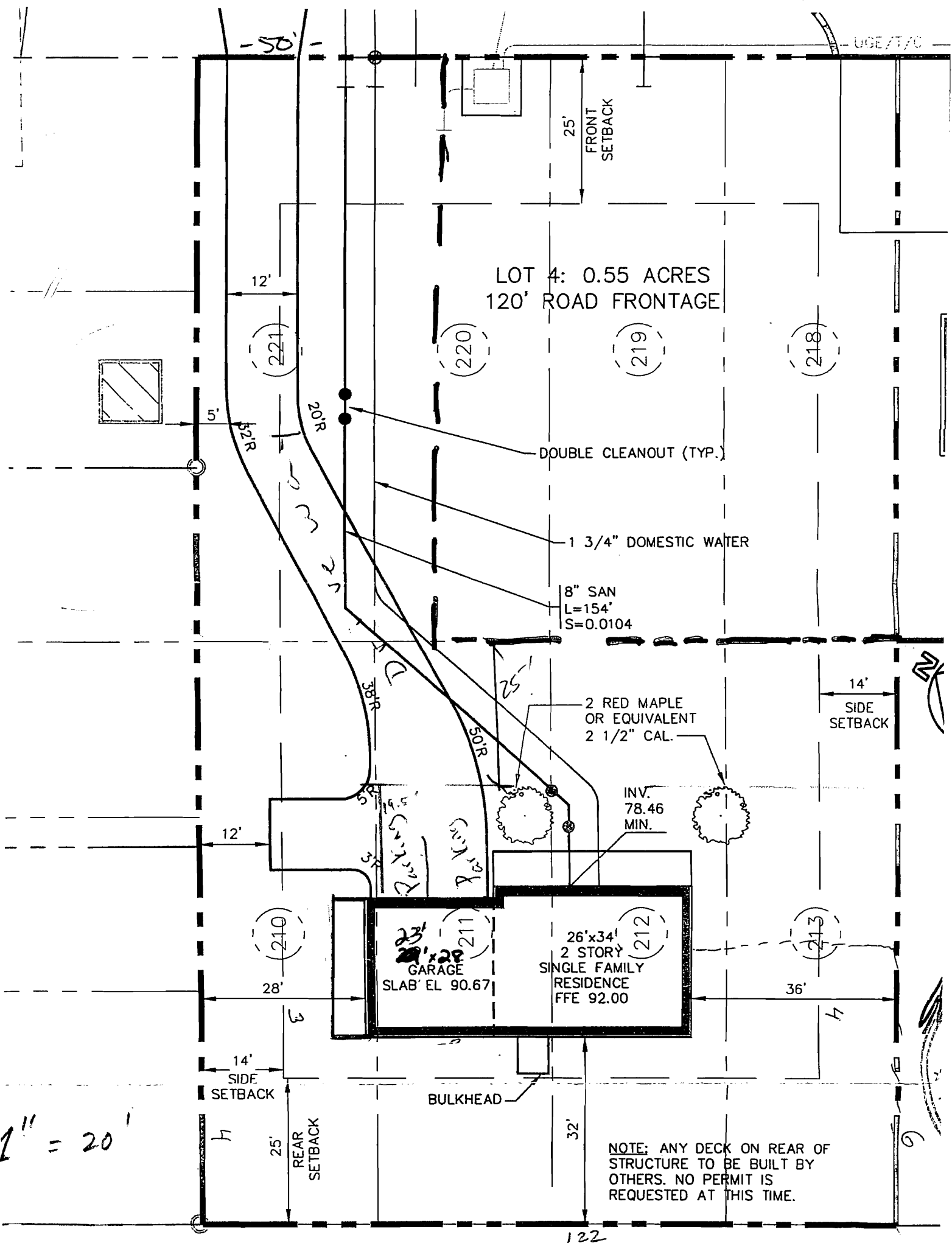
1/4" = 1'

Second Floor Plan

672 Square Feet

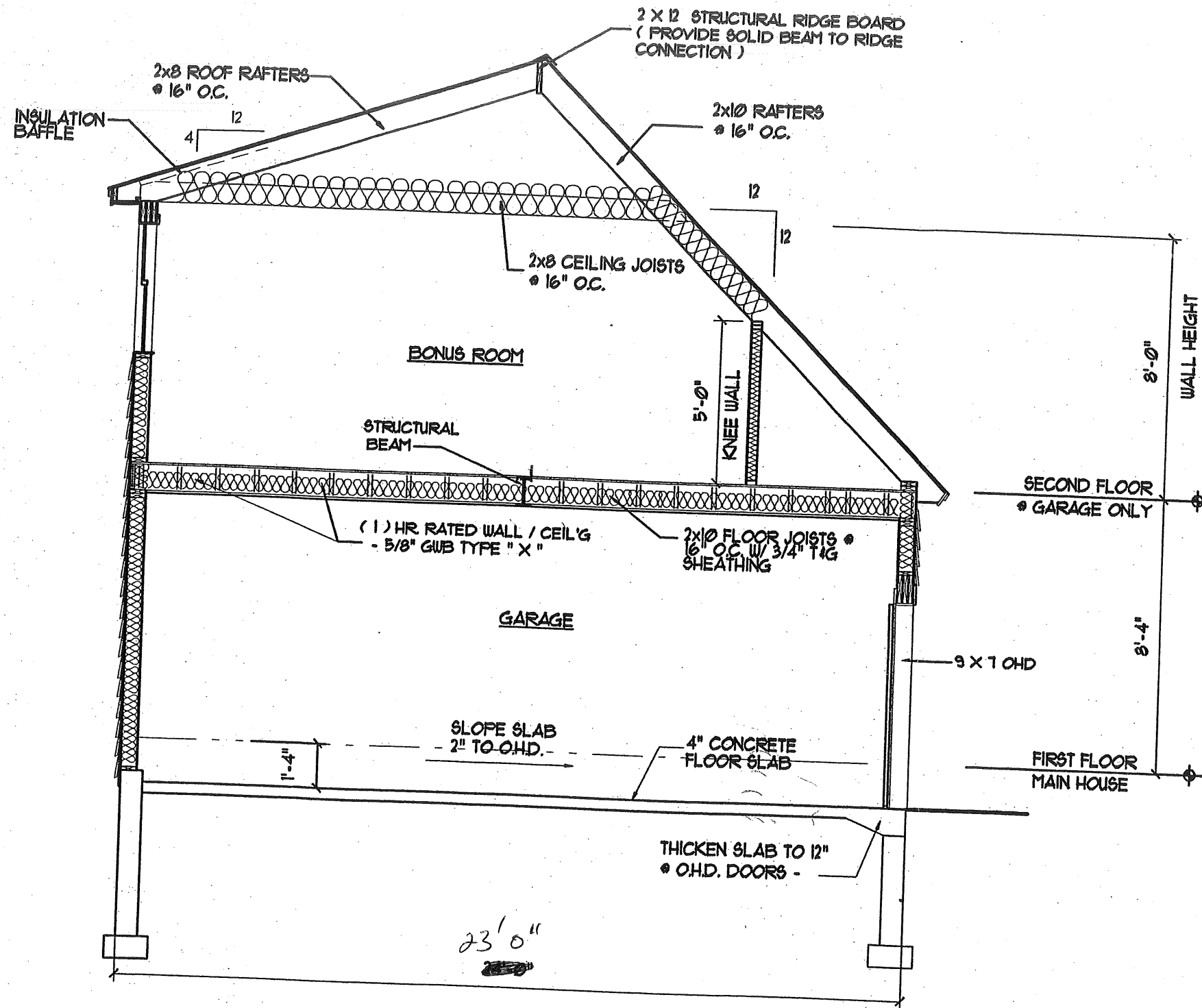


$\frac{1}{4}'' = 1'$

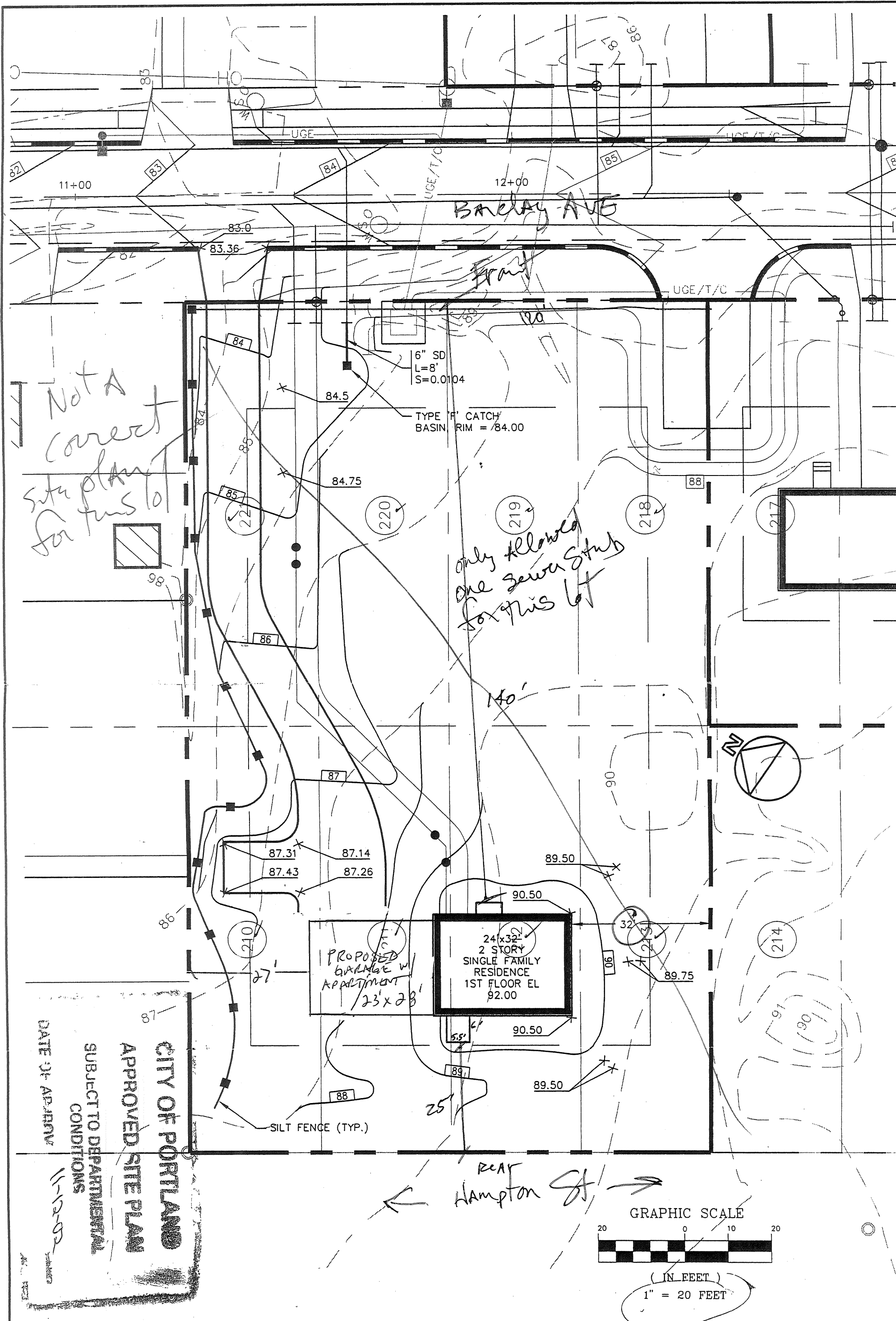


1" = 20'

5
126



2 BUILDING SECTION THRU GARAGE
SCALE: 1/4" = 1' - 0"



DATE OF APPROVAL
11-12-02

SUBJECT TO DEPARTMENTAL CONDITIONS

APPROVED SITE PLAN

CITY OF PORTLAND

Design: DER	Date: JULY 2002
Draft: SGB	Job No.: 374
Checked: AMP	Scale: 1" = 20'
File Name: 374-SP.dwg	
TAB: LOT4, LMAN: 374-LOT4 GRADING	

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Grey, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:
Lot 4 Grading & Drainage Plan

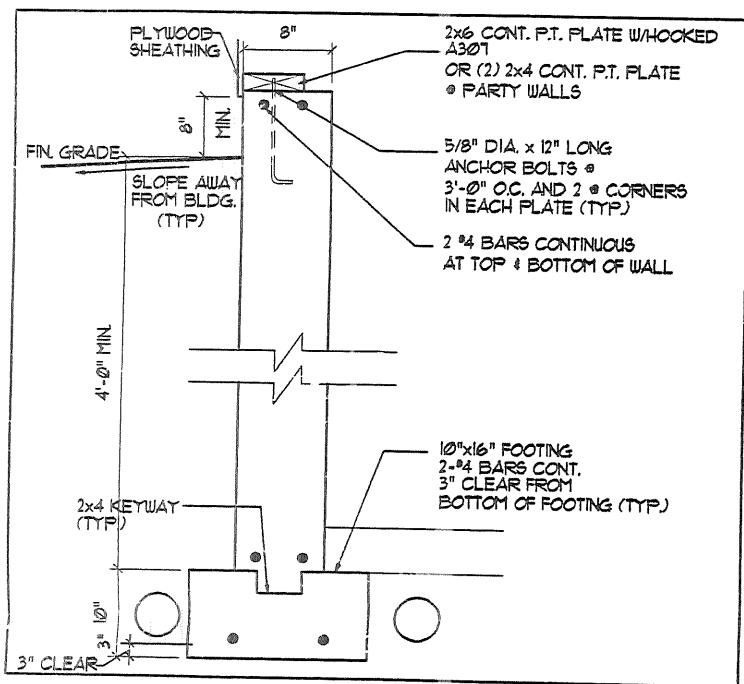
Project:
BARCLAY AVENUE, PORTLAND

GENERAL NOTES:

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.
- Building shall be sprinklered in accordance with NFPA-13. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.
- Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.
- Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.
- Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
- HVAC installation to be in accordance with ASHRAE, NFPA-90A, OR NFPA-90B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-211, NFPA-91, NFPA-54 and NFPA-70 as applicable.

FOUNDATION NOTES:

- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED W/CCA TO 0.4%CF RETENTION PER ALUFA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- RADIANT HEAT IN SLAB.
- FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 15'x15' SPACING (225GF).
- ALL CONCRETE SHALL BE 3000 PSI (f'c) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR
- PROVIDE FILTER FABRIC OVER STONE.



1 TYPICAL FOUNDATION WALL

SCALE: 1"=1'-0"

FRAMING NOTES:

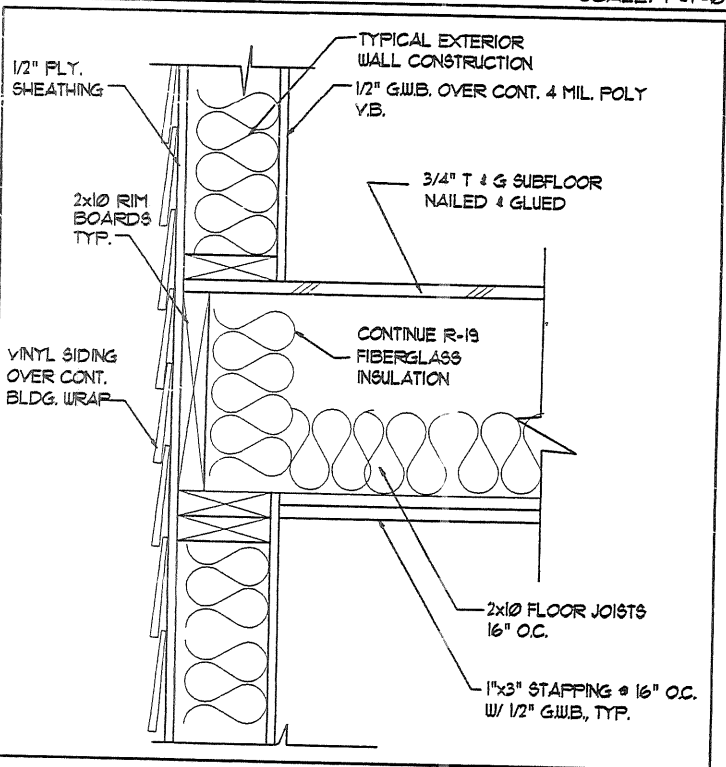
- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 1/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

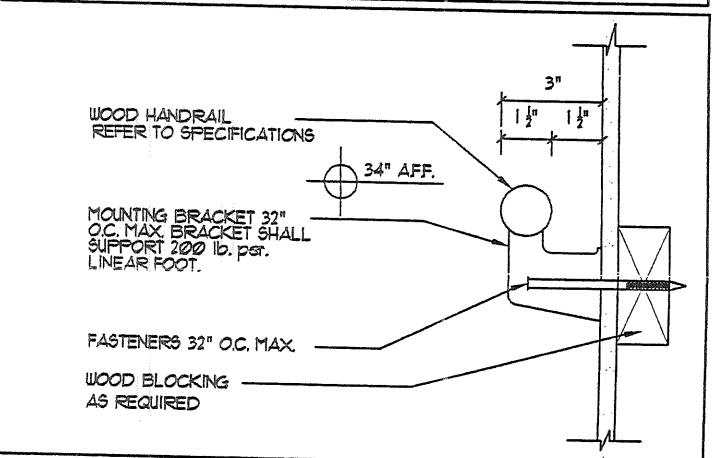
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

MEASUREMENT W/ LOW DAMP?
KITCHEN?
BATH?



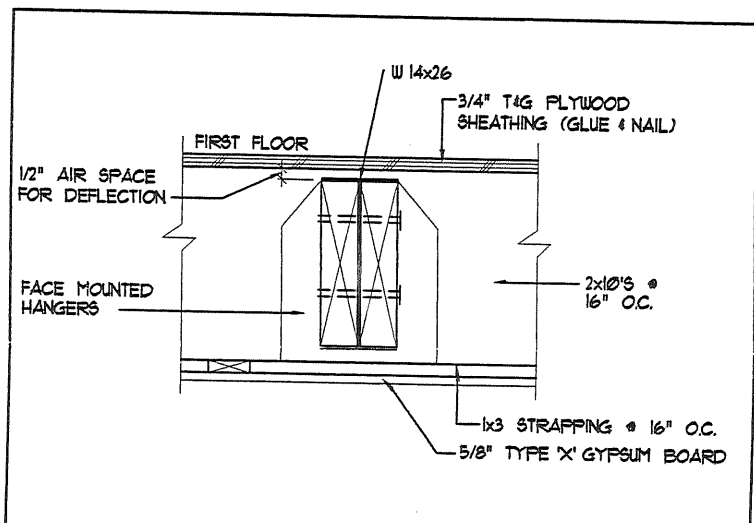
2 FLOOR FRAMING DETAIL

1 1/2" = 1'-0"



HANDRAIL DETAIL

NTS



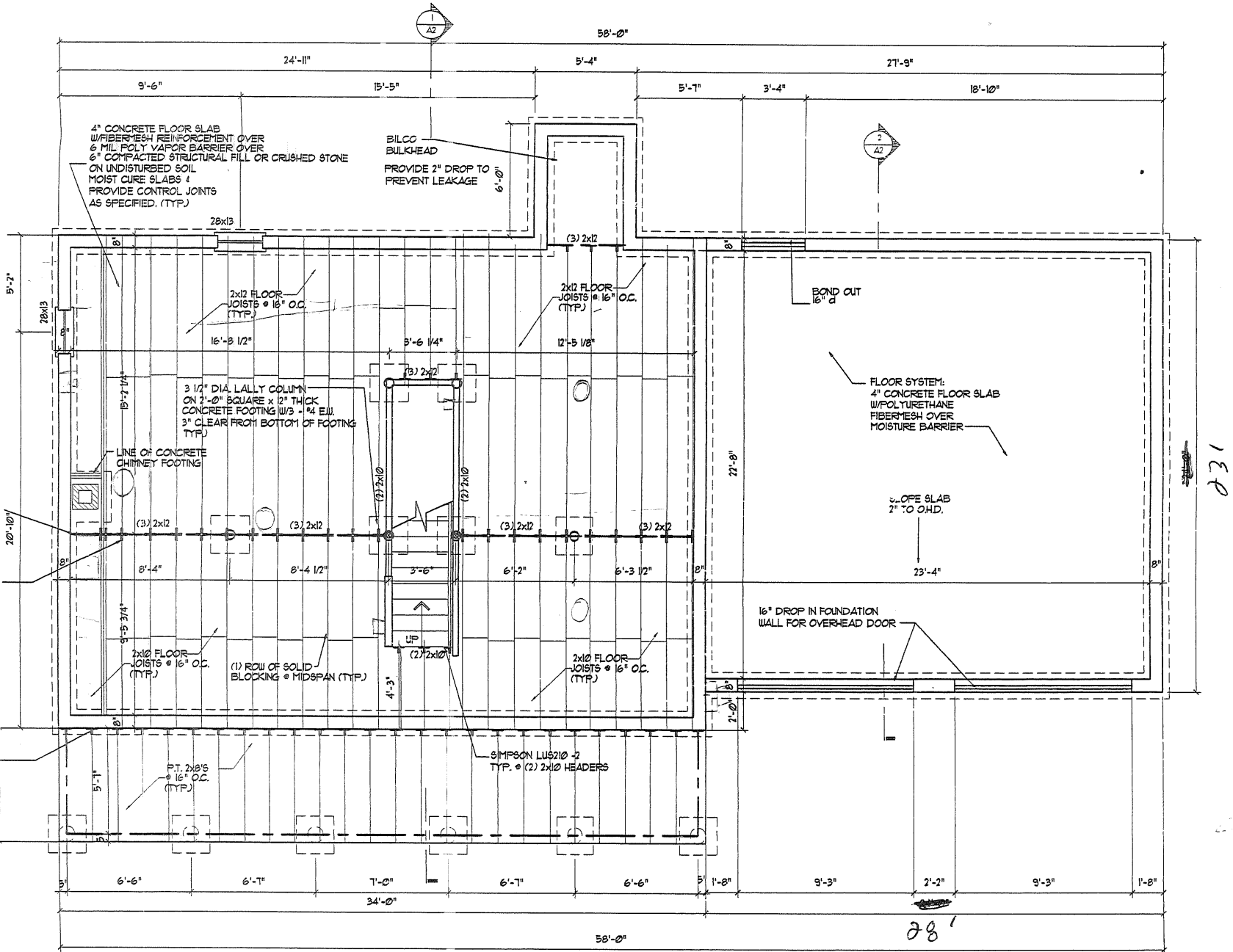
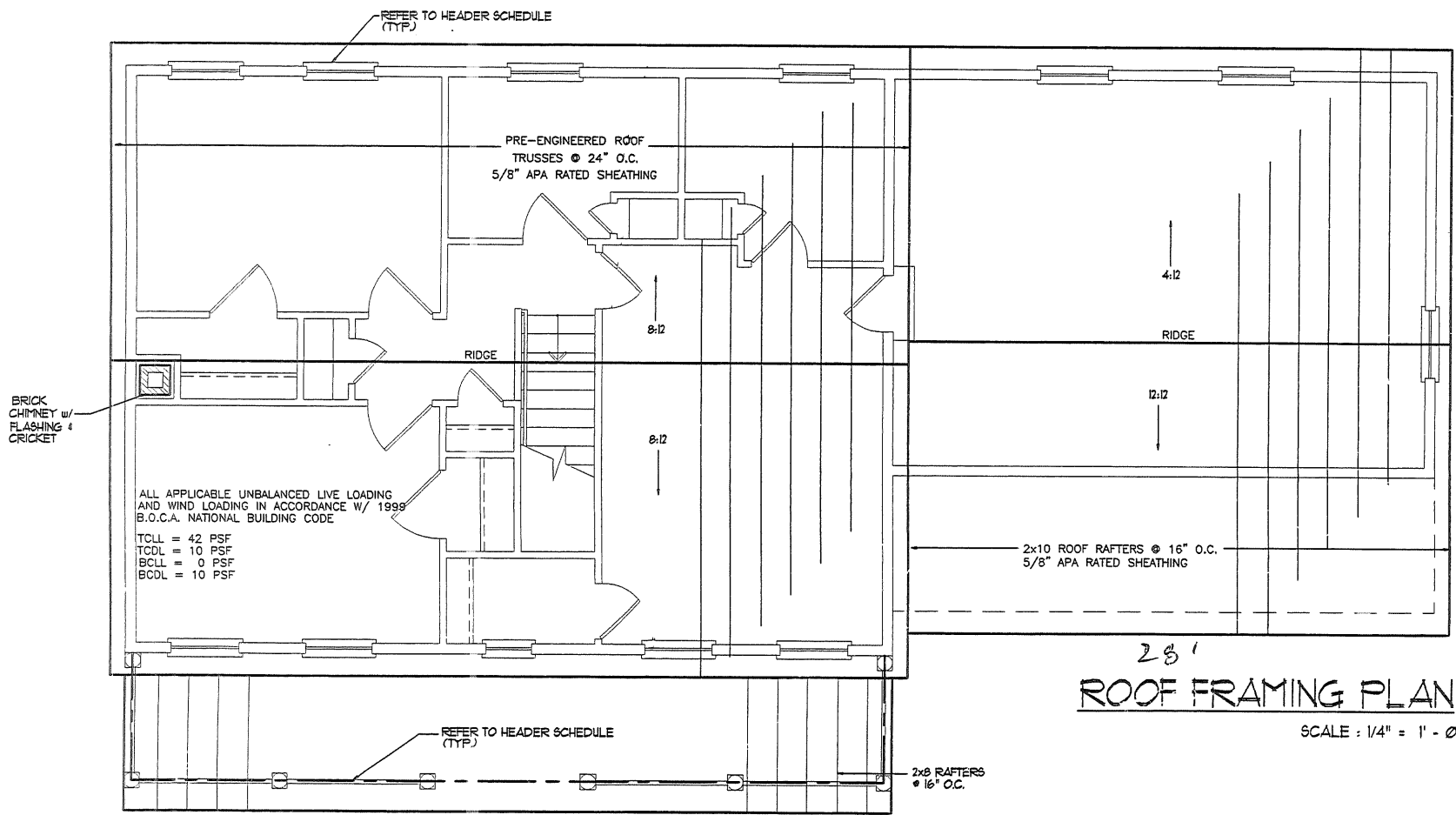
3 BEAM / JOIST CONNECTION

1 1/2" = 1'-0"

BEAR BEAM ON SILL PL (TYP.)

SIMPSON LUS210 HANGERS TYP. @ EACH JOIST

SIMPSON LUK JOIST HANGERS TYP. @ EACH JOIST



FOUNDATION / FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1' - 0"

DRAWINGS THIS SHEET

FOUNDATION / FRAMING PLAN

NOTES / DETAILS

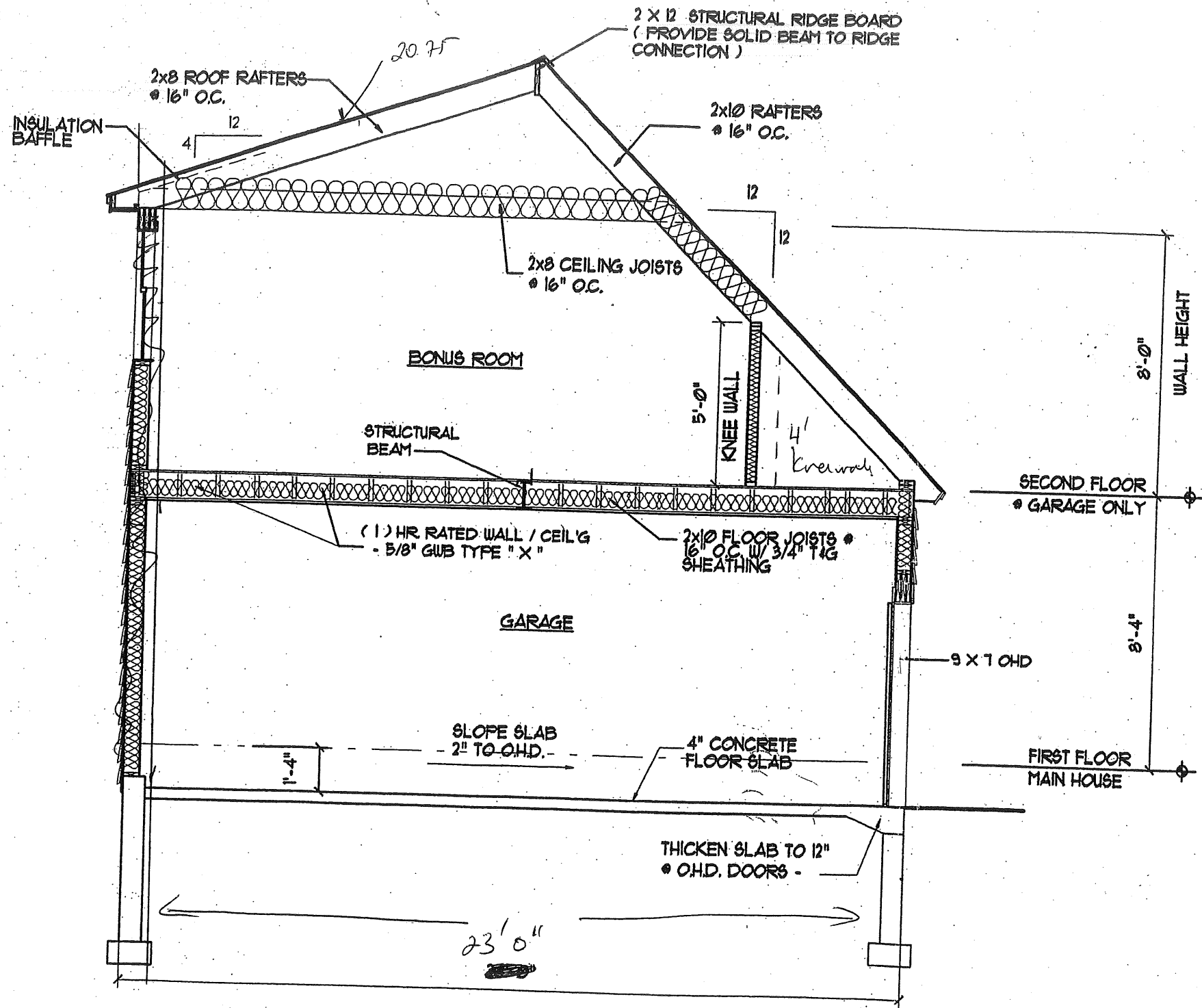
ROOF PLAN

DATE
05/21/03

A1

Handwritten notes:
20' x 10' - 10' x 10' - 10' x 10' - 10' x 10'

5
12
6



$19 \times 28 = 532 \text{ } \Phi$ living space.

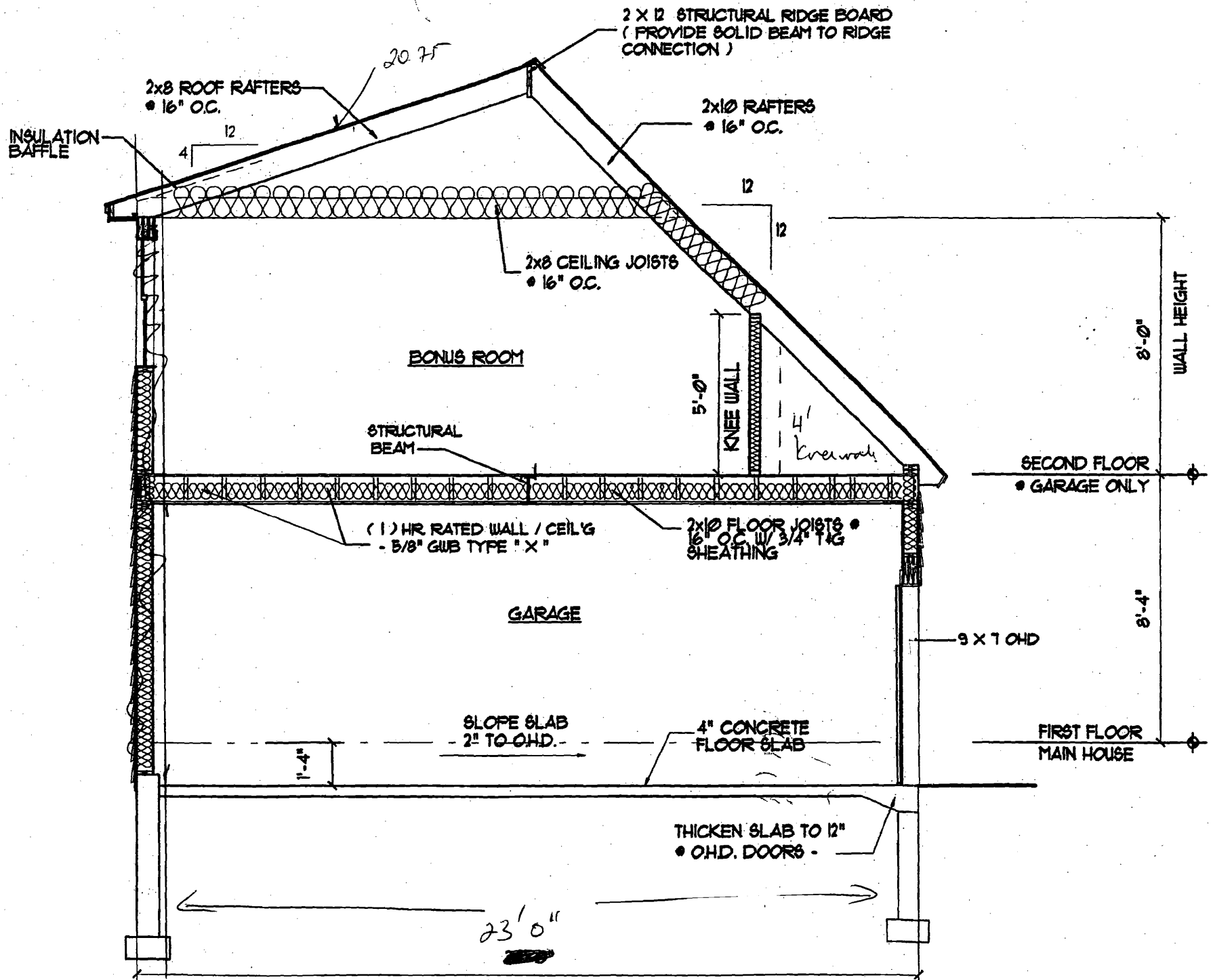
total living ~~4000~~ 2300 20%
610 Φ

9/6/07

Total living area 2,300 Φ
23% of floor area

new living space
532 Φ
65

2 BUILDING SECTION THRU GARAGE
SCALE: 1/4" = 1' - 0"



2
BUILDING SECTION THRU GARAGE
 SCALE : 1/4" = 1' - 0"