

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090314

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that WOODWARD LORALYN M. Mike Skuhas permission to install a 16' x 16' deckAT 124 ALLEN AVE

City of Portland 342-B016001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other used-in. 2 HOUSING 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 M. Markley 5/11/09
Director - Building & Inspection Services

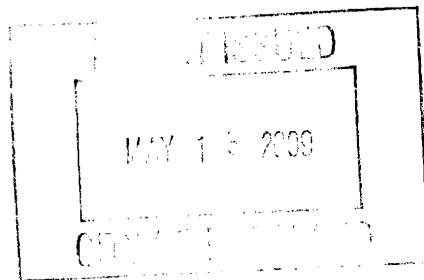
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0314		Issue Date:		CBL: 342 B016001 003	
Location of Construction: 124 ALLEN AVE		Owner Name: WOODWARD LORALYN M		Owner Address: 124 ALLEN AVE	
Business Name:		Contractor Name: Mike Skurka		Contractor Address: 13 Marston Street Falmouth	
Lessee/Buyer's Name		Phone:		Phone: 2076506938	
Past Use: 2 Unit Home		Proposed Use: 2 Unit Home - install a 16' x 16' deck <i>15'3" x 12'6"</i>		Permit Type: Additions - Duplex	
Proposed Project Description: <i>15'3" x 12'6"</i> install a 16' x 16' deck		Permit Fee: \$40.00		Cost of Work: \$1,500.00	
<i>legal use - 2 family</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		CEO District: 5	
		INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i>		Signature: <i>[Signature]</i> Date: <i>5/4/09</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

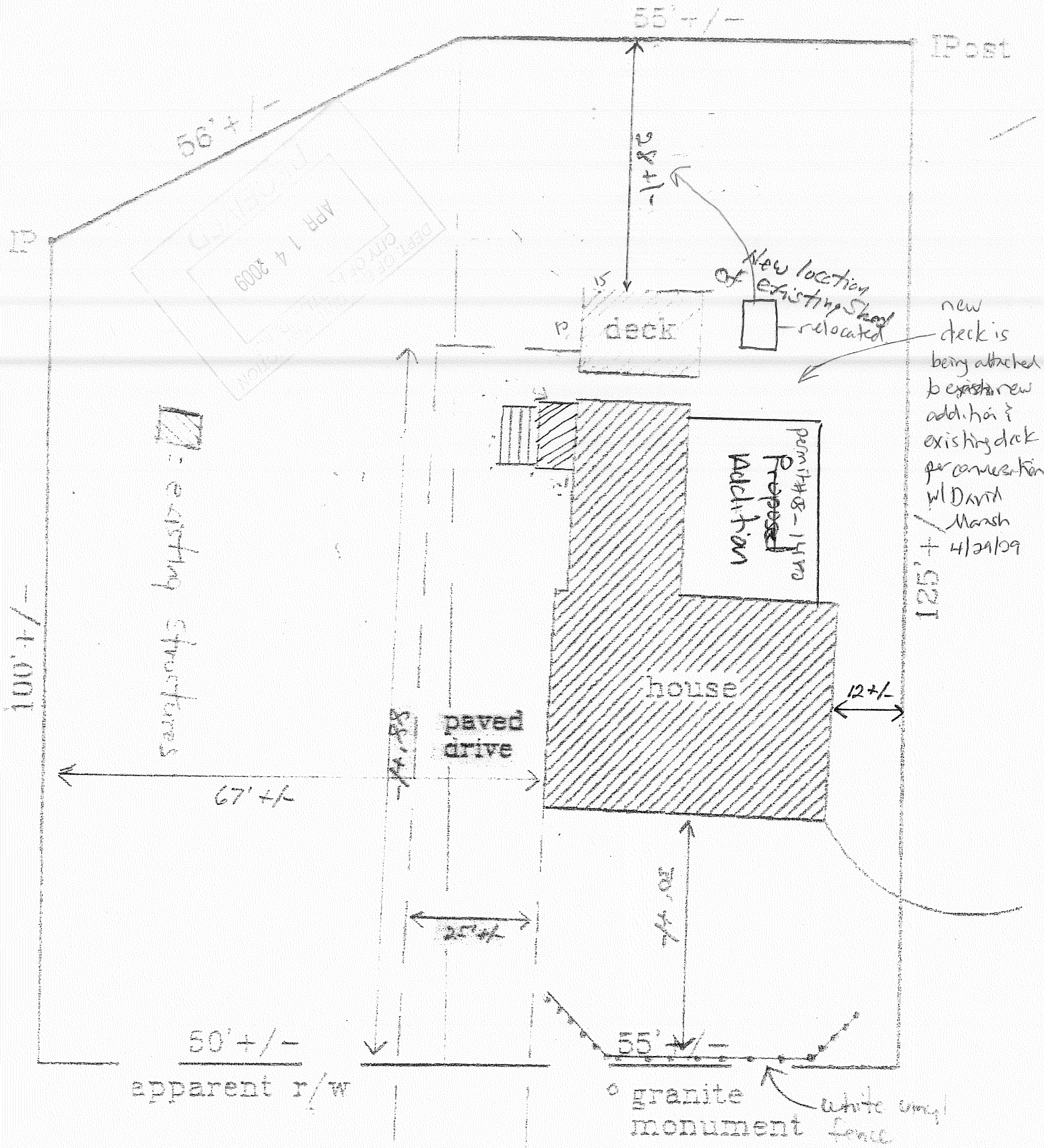
Permit Taken By: Ldobson	Date Applied For: 04/14/2009	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ cond. hwy</i> Date: <i>4/29/09</i> <i>[Signature]</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input 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



Plot Plan - Existing

124

Allen Avenue

Note:
Lines
are at
A bou
may



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>124 Allen Ave</u>		
Total Square Footage of Proposed Structure/Area <u>192 s/f</u>	Square Footage of Lot <u>6,500 s/f</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>342</u> Block# <u>B</u> Lot# <u>14</u>	Applicant * must be owner, Lessee or Buyer * Name <u>David Yorash</u> Address <u>124 Allen Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>402-345-7436</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Lorilyn Weckwind</u> Address <u>124 Allen Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>1,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>90</u>
Current legal use (i.e. single family) <u>Multi Family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>6x16 Deck 15'3" x 12'6"</u>		
Contractor's name: <u>Mike Skerka</u> Address: _____ City, State & Zip <u>Falmouth, ME</u> Telephone: <u>402-345-7436</u> Who should we contact when the permit is ready: <u>David Yorash</u> Telephone: _____ Mailing address: <u>124 Allen Ave Portland, ME 04103</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 4/13/09

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0314	Date Applied For: 04/14/2009	CBL: 342 B016001
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Location of Construction: 124 ALLEN AVE	Owner Name: WOODWARD LORALYN M	Owner Address: 124 ALLEN AVE	Phone:
Business Name:	Contractor Name: Mike Skurka	Contractor Address: 13 Marston Street Falmouth	Phone (207) 650-6938
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 family- install a 15'8" x 12'6" deck on the rear of the building attached to the new addition.	Proposed Project Description: install a 15'8" x 12'6" deck on the rear of the building attached to the new addition.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/29/2009

Note: **Ok to Issue:**

- 1) This permit is being issued with the condition that the existing (5.5' x 6') shed will be relocated to beyond the existing 15' x 10' deck and will be a minimum of 5' from the rear and side property lines.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 05/11/2009

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.

Comments:

4/29/2009-amachado: Gave siteplan exemption form to Planning.

5/4/2009-tm: Waiting for Site Plan Exemption. Is in Tom's Hold Basket awaiting site plan approval.

5/7/2009-tm: called David Morash for more building info on deck.

5/11/2009-gg: received granted site plan exemption. Filed with permit (Tom) /gg

Applicant: David Abrash
Loraly n Woodward (owner)

Date: 4/29/09

Address: 174 Allen Ave

C-B-L: 342-B-0161023

permit # 09-0314

CHECK-LIST AGAINST ZONING ORDINANCE

Date - how built 1900

Zone Location - R-5/R-3

Interior or corner lot -

Proposed Use/Work - build a new deck.

Savage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 20' min - 28' 5" min ok.

Side Yard - 8' min - 17' + ok.

Projections -

Width of Lot -

Height -

Lot Area - 6550 sq ft min - 12,563 sq ft

Lot Coverage/Impervious Surface - 40% = 5025.2

existing 1801

Area per Family - 3,222 sq ft

ok

add. here 195.58

1996.58

Off-street Parking -

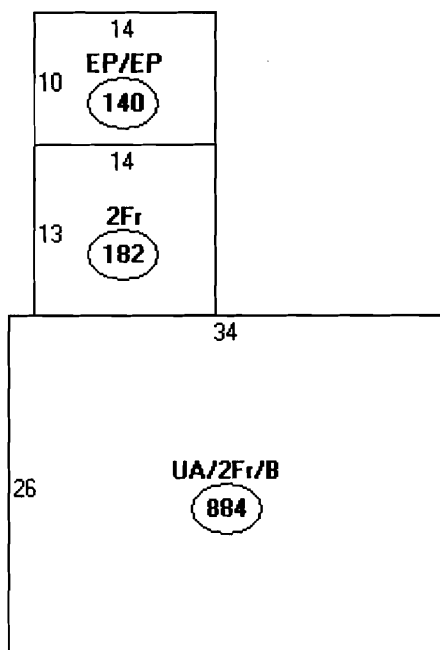
Loading Bays -

Site Plan -

N/A

Shoreland Zoning/Stream Protection -

Flood Plains -



15'8" x 12'6" ✓

Descriptor/Area

A: UA/2Fr/B
884 sqft

B: 2Fr = 182
182 sqft

C: EP/EP
140 sqft

10x15 deck = 150
(existing)

6x10 mudroom = 60

5.5x6 shed = 33

16x22 addition = 352

1801

adding: $15.67 \times 12.5 = 195.88$

1996.88



Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

1. Applicant Information

David Marsh
Applicant/Owner

124 Allen Ave, Portland ME 04103
Mailing Address

Consultant/Agent

800-345-7434 / _____
Phone Fax Cell

2. Project Information

4/29/09
Application Date

Project Name/Description

124 Allen Ave
Address of Proposed Site

342-B-016
Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

add 15'3" x 12'6" deck to rear of building - attached to new 16' x 22' addition and attached to existing 5' x 15' deck @ rear of house. - this is a two family

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	_____	deck 180 ✓
b) Footprint Increase Less Than 500 sq. ft.	_____	190 ^A
c) No New Curb Cuts, Driveways, Parking Areas	_____	✓ ok
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	_____	ok
e) No Additional Parking/No Traffic Increase	_____	ok
f) No Known Stormwater Problems	_____	ok
g) Sufficient Property Screening Exists	_____	ok
h) Adequate Utilities	_____	ok

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

MAY 11 2009

Planner's Signature Barbara Bachydt Date May 10, 2009

PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
 - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
 - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
 - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
 - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
 - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
 - g. There are no evident deficiencies in existing screening from adjoining properties; and
 - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

IMPORTANT NOTICE TO APPLICANT

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.



General Building Permit Application

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Tax Assessor's Chart, Block & Lot Chart# <u>342</u> Block# <u>B</u> Lot# <u>14</u>	Applicant *must be owner, Lessee or Buyer* Name <u>David Yorash</u> Address <u>124 Allen Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>602-345-7436</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Louisa Wehner</u> Address <u>124 Allen Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>1,500</u> C of O Fee: \$ _____ Total Fee: \$ <u>90</u>
Current legal use (i.e. single family) <u>Multi Family</u> Number of Residential Units <u>2</u>		
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Proposed Specific use: _____		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>6x16 Deck 15'3" x 12'6"</u>		
Contractor's name: <u>Mike Skurley</u>		
Address: _____		
City, State & Zip <u>Falmouth, ME</u>		Telephone: <u>602-345-7436</u>
Who should we contact when the permit is ready: <u>David Yorash</u>		Telephone: _____
Mailing address: <u>124 Allen Ave Portland, ME 04103</u>		

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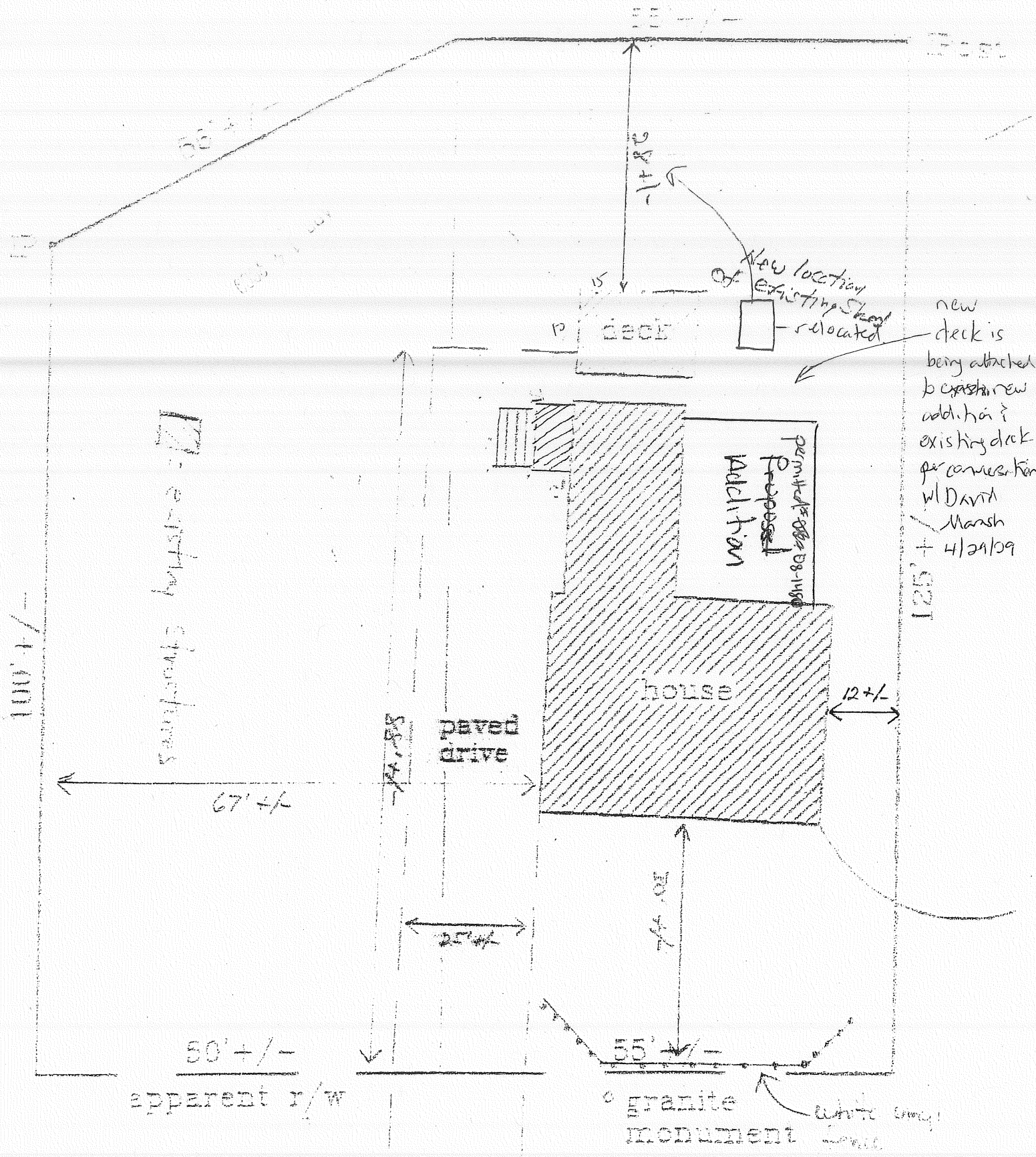
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Signature: [Signature]

Date: 4/13/09

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new deck is being attached to existing new addition & existing deck for conversion w/ David Marsh + 4/21/09

New location of existing deck relocated

proposed addition
permitted 08-08-11-10

paved drive

house

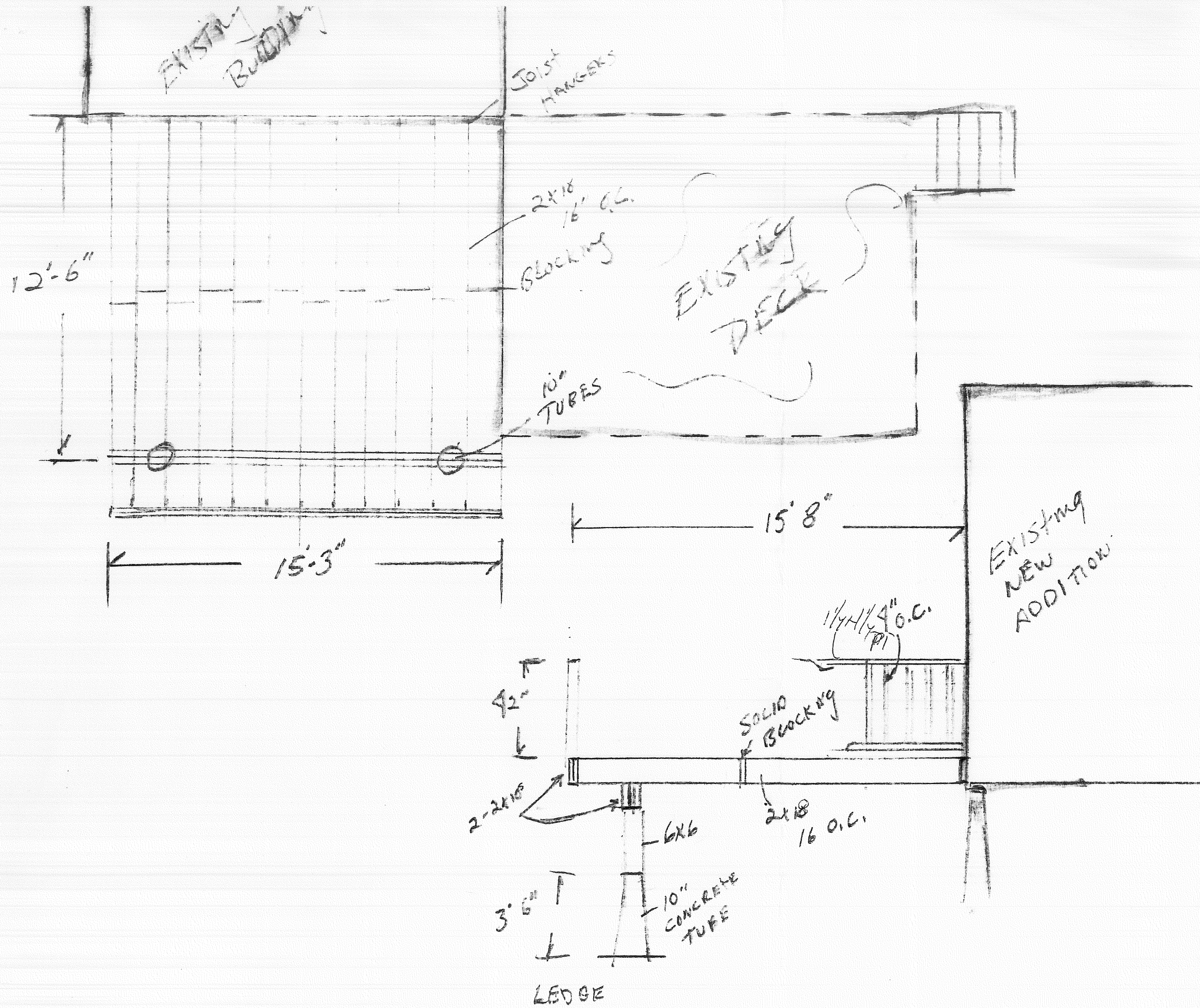
existing structure

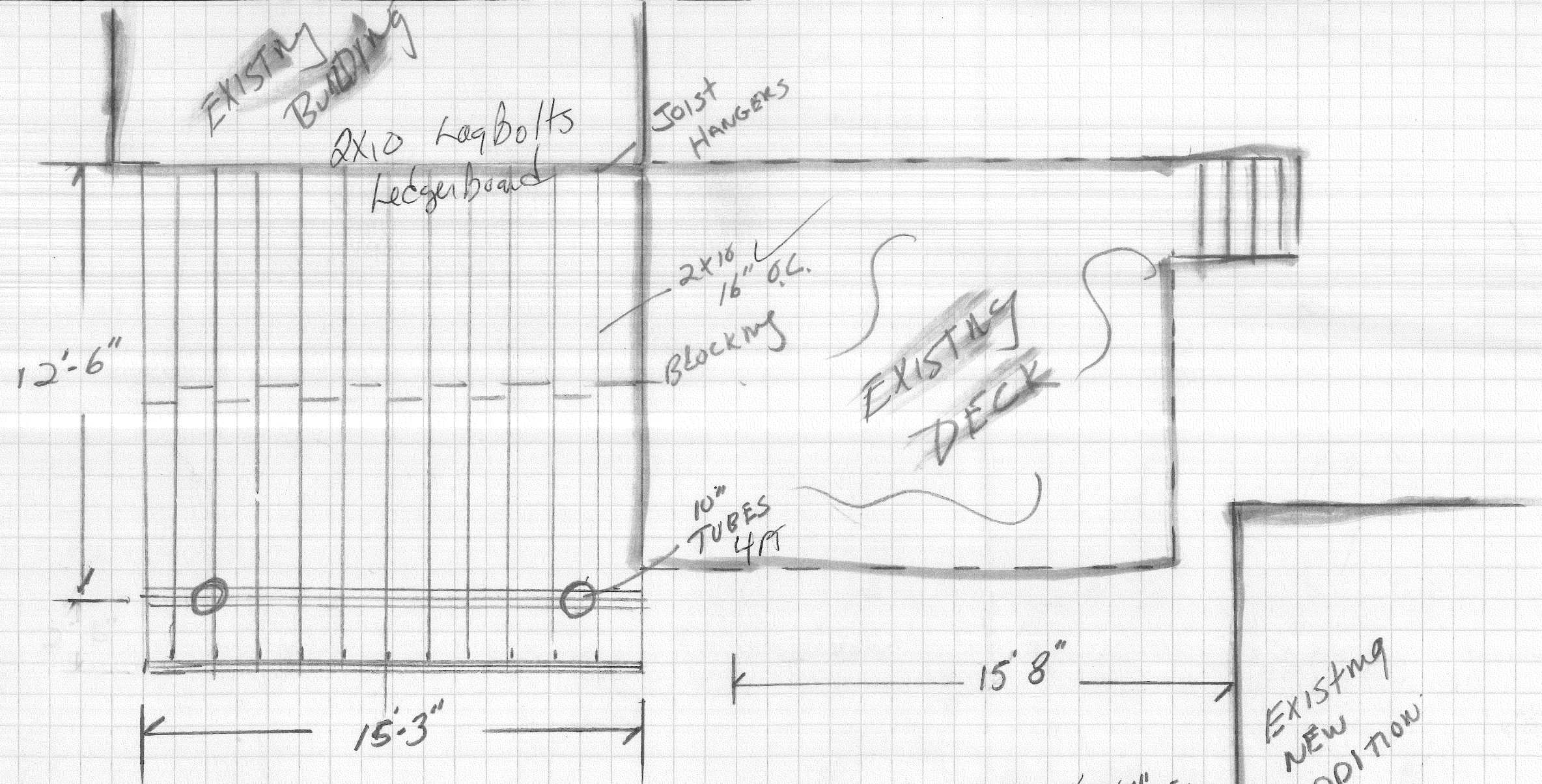
granite monument

Plot Plan - Existing

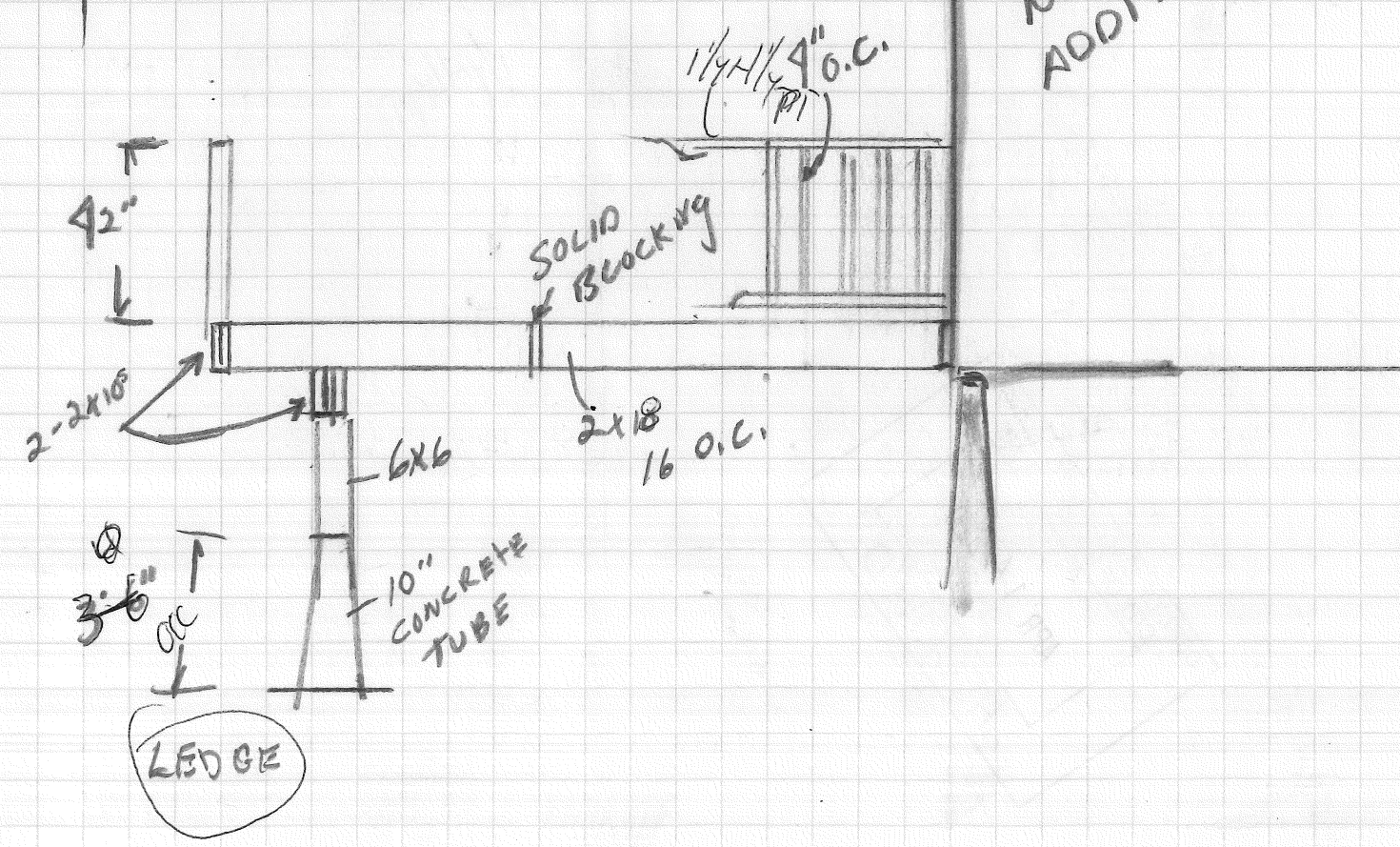
124 Allen Avenue

Note:
Lines
are of
A box
may
not
be
correct





Attached to house?
 Any new stairs?



EXISTING
 NEW
 ADDITION