

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

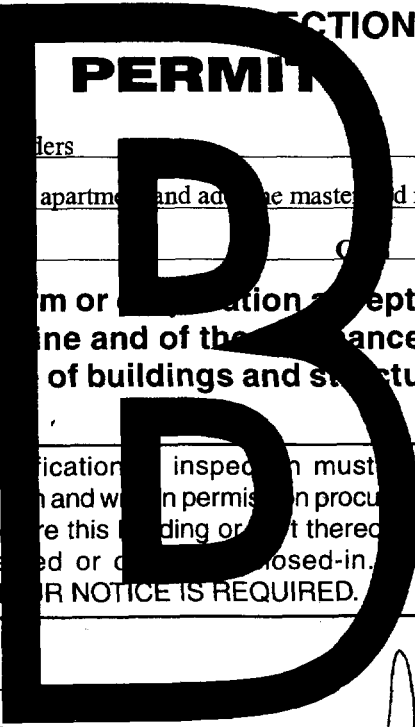
Permit Number: 041342

This is to certify that Carland Timothy C/D & W Builders

has permission to Add one living room to first floor apartment and add one master bedroom to rear of house.

AT 205 Allen Ave 343 D006001

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 altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 4/11/05
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: 04-1342	Issue Date: PERMIT ISSUED APR 12 2005	CEC# 343 D006001
Owner Address: 205 Allen Ave	Phone: 207-233-4926	
Contractor Address: 6 Hardy Road Falmouth	Phone: 207-875-1884	
Permit Type: Additions - Duplex <i>multifamily</i>	Zone: <i>R-5</i>	

Location of Construction: 205 Allen Ave	Owner Name: Carland Timothy C
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Business Name: n/a	Contractor Name: D & W Builders
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Lessee/Buyer's Name n/a	Phone: n/a
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Past Use: Multi / 3 family	Proposed Use: 3 Units / Add one living room to first floor apartment, and add one master bed room to rear of house. <i>all construction on first floor.</i>
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lead use: Three (3) dwelling units

Add one living room to fist floor apartment and add one master bed room to rear of house.

Permit Fee: \$516.00	Cost of Work: \$55,000.00	CEO District: 4
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>5B</i> <i>TRV - 7/17/03</i> Signature: <i>AMB 4/11/05</i>
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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: gg	Date Applied For: 09/03/2004
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Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2004-0218</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok per revised plans</i> Date: <i>with conditions</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	Histric 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
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12/23/04

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

City of Portland, Maine - Building or Use Permit

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

Permit no: 04-1342	Date Applied For: 09/03/2004	CBL: 343 D006001
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Location of Construction: 205 Allen Ave	Owner Name: Carland Timothy C	Owner Address: 205 Allen Ave	Phone: 207-233-4926
Business Name: n/a	Contractor Name: D & W Builders	Contractor Address: 6 Hardy Road Falmouth	Phone: (207) 828-1884
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Multi Famly	
Proposed Use: 3 Units / Add one living room to first floor apartment, and add one master bed room to rear of house, all construction on first floor.		Proposed Project Description: Add one living room to fist floor apartment and add one master bed room to rear of house.	

Note: 9/23/04 spoke with Tim Carland -- This project requires a site plan review - I sent application to T.C. - His submitted plot plan does not show all of his proposed addition, such as the porch and decks. - on hold until planning approves. **Ok to Issue:**

11124104 I finally received an approved site plan from planning, but the approved site plan does not match the construction plans - set backs are affected also - see denial letter - in my hold bin
 12/1/04 a new set of construction plans were dropped off - but no new site plan - the problems set out in my original letter have not been solved. I left a voice mail with Tim C.
 12/14/04 met with Tim C. because he was not understanding the problem - he will get me revised site plan
 12/15 Tim C. Brought in a revised site plan
 12/23/04 Sarah H. Approved the revised site plan

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a three (3) 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 on 12/15/04. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/11/2005

Note: 3/7/05 given to residential plan reviewers from MJN. **Ok to Issue:**

3/10 left vm w/Tim C. To call about issues including the exterior stairway.
 3/21 Tim C. Called left msg., I returned a vm to him.
 3/22 Tim C. Left vm, I called back and explained about the exterior stairway being an issue. He said he had an exterior stair coming off the old deck in the rear, 2nd to 1st floor decks, which have been demolished. He will try to find some documentation on this and call back.
 4/5 Received new plans, 4/17 called William W. For more detail on winders, glazing near door, smokes...he will submit and also provide reduced plans or pdf.
 4/11 Received revised plans, ok to issue

- 1) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 12/27/2004

Note: **Ok to Issue:**

- 1) the boiler shall be seperated with a one hour enclosure or enclosed with a domestic sprinkler with smoke protection
- 2) the smoke detectors shall be installed in accordance with NFPA 101 life safety code

Comments:

Location of Construction: 205 Allen Ave	Owner Name: Carland Timothy C	Owner Address: 205 Allen Ave	Phone: 207-233-4926
Business Name: n/a	Contractor Name: D & W Builders	Contractor Address: 6 Hardy Road Falmouth	Phone (207) 828-1884
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Multi Family	

All Purpose 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>205 Allen Ave</u>		
Total Square Footage of Proposed Structure <u>900 sq ft</u>	Square Footage of Lot <u>25,650 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>343</u> Block# Lot#	<u>Timothy Oakland</u>	Telephone: <u>7-2788 home</u> <u>233-4926 cell</u>
Applicant name, address & telephone: <u>Timothy C. Oakland</u> <u>205 Allen Ave</u> <u>Dist Me. 04103</u>		
Current use: <u>rent</u>		
If the location is currently vacant, what was prior use:		<u>SEP - 3</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>same as before 2 rents and my home</u>		
Project description: <u>add 1 living room to 1st fl apt. and to add 1 master bed room to rear house and construction of floor - join 2 family + garage base to make 1 bedroom</u>		
Contractor's name, address & telephone: <u>D+W Builders 6 Hardy Rd Palmer 828-1984</u>		
Who should we contact when the permit is ready: <u>Tim Oakland 233-4926</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>233-4926</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Timothy C. Oakland</u>	Date: <u>9/2/0</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development
Aaron Shapiro- Director of Housing and Neighborhood Services
Michael J. Nugent- Manager of Inspection Services*

December 30, 2004

Tim Carland
205 Allen Ave.
Portland , ME 04103

Re: Permit # 041342, 205 Allen Ave. (343 D006)

Dear Mr. Carland,

I have commenced the review of the plans for the above referenced building addition. The following additional information is required:

- 1) Due to the scope of the project the plans must be prepared and stamped by a Licensed Design Professional.
- 2) There are no dimensions for the footings or foundation walls, no perimeter drainage is shown.
- 3) There is no provision to access the new basement, accompanied by resulting structural alterations to the existing structure.
- 4) How will the new foundation tie into the existing one?
- 5) Foundation anchors are not shown.
- 6) Headers are not specified.
- 7) Fire separation assemblies w/ sound transmission ratings are not shown for common walls or floor ceiling assemblies between units.
- 8) Floor sheathing is not specified.
- 9) Need guard rail detail w/ loading info.
- 10) There are no details for the exterior grade level porches.
- 11) Need tread and riser info for all stairs.
- 12) An egress window is required for the potential sleeping room currently labeled as "storage".
- 13) The plans do not reflect soffit vents; will there be a ridge vent on the new second floor roof?
- 14) No collar ties are shown on the One story addition
- 15) Need gusset plate and fastener detail,

Please forward new plans that reflect this information? and the review will continue. Please feel free to contact me at 874-8700, if you have questions.

Yours truly,

Mike Nugent
Manager of Inspection Services

Zoning Division
Marge Schmuckal .
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

November 24, 2004

Tim Carland
205 Allen Avenue
Portland, ME 04103

RE: 205 Allen Avenue – 343-D-006, 007, 008 – R-5 Zone - application #04-1342

Dear Mr. Carland,

I am in receipt of your permit application and site plan approval. However, in reviewing your submittal, it is noticed that your approved site plan does not match your submitted building plans. Your permit application cannot be approved and is denied based on this conflicting information.

Your approved site plan shows an addition that is 16' x 42' and connects two existing buildings. Your construction plans show an addition that is 19.5' x 42' with an additional 4.5' x 14' deck extending toward the property line. With this deck extension, the structure will be approximately 4.5' from the side property line instead of 8' as required under section 14-120 of the zoning ordinance. There is also another extension 8' x 21.5' on the opposite side of the new addition. That second extension is also absent from your site plan approval.

Until this office receives consistent plans where the complete site plan matches the complete construction plans, and where all R-5 dimensional requirements are being met, your permit is denied. If there are revisions to your approved site plan, you will need to consult with the planning division for site plan revision approvals. This office will require a copy of a revised, approved site plan before issuing a building permit.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

November 24, 2004

Tim Carland
205 Allen Avenue
Portland, ME 04103

RE: 205 Allen Avenue – 343-D-006, 007, 008 – R-5 Zone - application #04-1342

Dear Mr. Carland,

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Until this office receives consistent plans where the complete site plan matches the complete construction plans, and where all **R-5** dimensional requirements are being met, your permit is denied. If there are revisions to your approved site plan, you will need to consult with the planning division for site plan revision approvals. This office will require a copy of a revised, approved site plan before issuing a building permit.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File



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www.portlandmaine.gov

Planning & Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

October 30, 2004

Tim Carland
205 Allen Ave
Portland, ME 04103

RE: 205 Allen Ave Addition
CBL: 343 D006001

Dear Mr. Carland:

On October 29, 2004, the Portland Planning Authority approved the proposed building addition at 205 Allen Avenue, as shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

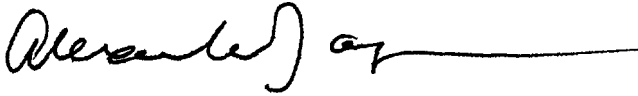
Please note the following provisions and requirements ~~for~~ all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. Since no site work is proposed, neither a performance guarantee nor an inspection fee will be required for this project.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

NOV 1 2004

If there are any questions, please contact **Sarah** Hopkins at 874-8720.

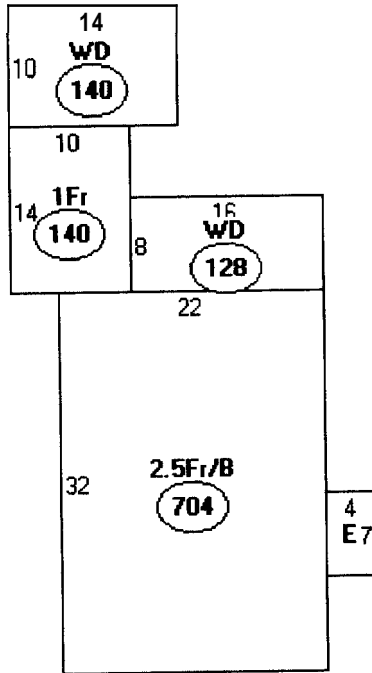
Sincerely,



Alexander Jaegerman
Planning Division Director

- cc: Lee D. Urban, Planning and Development Department Director
— **Sarah** Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's **Office**
Approval Letter File





Descriptor/Area

A: 2.5Fr/B
704 sqft

B: 1Fr
140 sqft

C: WD
140 sqft

D: WD
128 sqft

E: OFP
28 sqft

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 2
Parcel ID	343 D006001
Location	205 ALLEN AVE
Land Use	THREE FAMILY
 Owner Address	 CARLAND TIMOTHY C 205 ALLEN AVE PORTLAND ME 04103
 Book/Page	 15309/168
Legal	343-D-6 ALLEN AVE 201-207 27700 SF

Valuation Information

Land	Building	Total
\$41,580	\$193,200	\$234,780

Property Information

Year Built 1910	Style old style	Story Height 2.5	Sq. Ft. 2076	Total Acres 0.636	
Bedrooms 5	Full Baths 2	Half Baths	Total Rooms 10	Attic None	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1996	Size 24X26	Grade C	Condition A
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Sales Information

Date 02/04/2000	Type LAND + BLDING	Price \$14,000	Book/Page 15309-168
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Picture and Sketch

Picture	Sketch
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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!

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	2 of 2
Parcel ID	343 D006001
Location	205 ALLEN AVE
Land Use	THREE FAMILY
Owner Address	CARLAND TIMOTHY C 205 ALLEN AVE PORTLAND ME 04103
Book/Page	15309/168
Legal	343-D-6 ALLEN AVE 201-207 27700 SF

Valuation Information

Land	Building	Total
\$41,580	\$193,200	\$234,780

Property Information

Year Built 1990	Style old style	Story Height 2	Sq. Ft. 1862	Total Acres 0.636	
Bedrooms 1	Full Baths 2	Half Baths	Total Rooms 3	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	condition
GARAGE-WD/CB	1	1996	24x26	C	A
POOL-PREFAB	1	2002	16x32	C	A
PLASTIC LINER					

Sales Information

Date

ADODB.Field
error
'800a0bcd'

Either BOF
or EOF is
True, or the
current
record has
been
deleted; the
operation
requested by
the
application
requires a
current
record.

William E. Whited, Inc.

Architecture/Engineering/Interiors

1321 Washington Avenue

Portland, ME 04103

(207)8784530 FAX (207)8784533

Transmittal

TO: Tim Carland
205 Allen Avenue
Portland, ME 04103

DATE: 04-11-05
RE: House Addition for
3-Family Apts.

We are sending you Attached Under separate cover via _____ the following items:

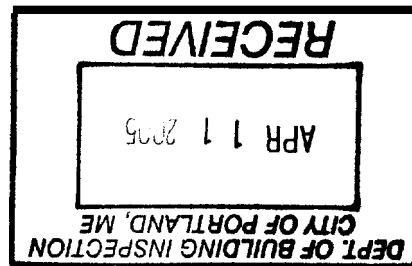
- Shop Drawings Prints Plans Samples
 Copy of Letter Change Order Specifications Other

COPIES	DATE	NO.	DESCRIPTION
2			Sets of Dwgs - 24x36
2			Sets of Dwgs - 11x17

These are transmitted as checked below:

- For Approval Approved as Submitted Resubmit
 For Your Use Approved as Noted Returned for Corrections
 As Requested For Review and Comment _____

REMARKS:



COPY TO:

SIGNED: William E. Whited