

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that OMID & GHAYEBI

Located At 83 ALLISON AVE.

Job ID: 2011-05-1189-ALTR

CBL: 370 - - A - 026 - 001 - - - -

has permission to Change-of-Use, Single Family Residence with Accessory Dwelling Unit provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

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

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

06/08/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
 1. Close-In: (Electrical, Plumbing, Framing)
 2. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1189-ALTR

Located At: 83 ALLISON

CBL: 370 - - A - 026 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling with an accessory dwelling unit. Any change of use shall require a separate permit application for review and approval. The accessory dwelling unit is not the same as a full dwelling. The conditional use standards approved for your accessory unit shall be maintained during the existence of that unit. Any changes to those standards and conditions SHALL require a separate permit.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Building

1. The dwelling units (and supporting construction) shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the *exterior wall*, and wall assemblies shall extend from the foundation to the underside of the roof sheathing. Note: Through penetration require equal separation from each dwelling unit.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. Mechanical or natural ventilation required in the bathroom.
4. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
6. **A code compliant emergency escape shall be provided in the bedroom.** Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1189-ALTR	Date Applied: 5/23/2011	CBL: 370 - - A - 026 - 001 - - - - -	
Location of Construction: 83 ALLISON AVE	Owner Name: OMID GHAYEBI	Owner Address: 83 ALLISON AVE PORTLAND, ME - MAINE 04103	Phone: 523-9229
Business Name:	Contractor Name: OWNER	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-DW - Change of Use - Dwelling	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: To Change the Use from a Single Family to a Single Family with an Accessory Dwelling unit.	Cost of Work: \$4000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A per Capt. Gauthier 06/09/11	Inspection: Use Group: R3 Type: 5B IRC, 2009 Signature:
Proposed Project Description: 83 Allison Ave - change of use		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok with conditions 5/31/11</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input checked="" type="checkbox"/> Conditional Use <i>for accessory</i></p> <p><input type="checkbox"/> Interpretation <i>D.4</i></p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>5/15/11</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	CERTIFICATION		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

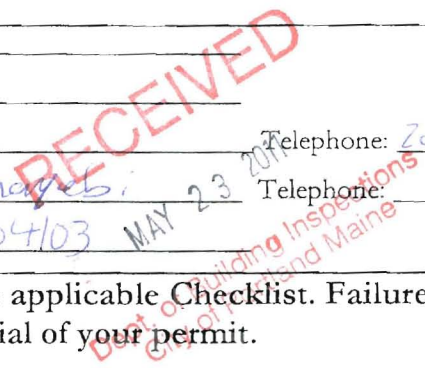
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON



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>83 Allison Ave, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>500 SF</u>	Square Footage of Lot <u>15082</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>CBL 370 A026</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Omid Ghayebi</u> Address <u>Same as above</u> City, State & Zip	Telephone: <u>207-523-9229</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4000.-</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>135</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>one</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Accessory unit</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Accessory unit</u>		
Contractor's name: <u>Self</u> Address: <u>Same as above</u> City, State & Zip _____ Telephone: <u>207-523-9229</u> Who should we contact when the permit is ready: <u>Omid Ghayebi</u> Telephone: _____ Mailing address: <u>83 Allison 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: 5-13-2011

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

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: May 6, 2011

RE: Action taken by the Zoning Board of Appeals on May 5, 2011.

Members Present: Phil Saucier (chair), William Getz, Elyse Wilkinson, Mark Bower and Matthew Morgan (acting secretary).

Members Absent: Gordon Smith and Sara Moppin

1. Old Business

A. Miscellaneous Appeal:

410-412 Fore Street/25-29 Wharf Street (Called 416 Fore Street), lessee is Allied Resources, Inc., D/B/A Cactus Club, Tax Map 032, Block N, Lot 010, B-3 Downtown Business Zone: Pursuant to Chapter 4, Article III of the City Code, the appellant is seeking to appeal the denial of an entertainment license by the City Council on February 23, 2011. Representing the appeal is Tom Manning of Allied Resources, Inc. The Zoning Board of Appeals heard the appeal on April 21, 2011. The Board will vote on the final findings of fact and take the final vote at the May 5, 2011 meeting. **The Zoning Board of Appeals voted to approve the findings of fact and voted 5-0 to deny the appeal.**

2. New Business:

A. Conditional Use Appeal:

81-85 Allison Avenue, Omid Ghayeb, owner, Tax Map 370, Block A, Lot 026, R-2 Zone: The appellant is seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to his single family dwelling. Representing the appeal is the owner. **The Board voted 5-0 to grant the conditional use appeal to allow the applicant to add an accessory dwelling unit.**

Enclosure:

Decision for Agenda from May 5, 2011

Original Zoning Board Decisions

One dvd

CC: Patricia Finnigan, Acting City Manager

Penny St. Louis, Director, Planning & Urban Development

Alex Jaegerman, Planning Division

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-2 Residential Zone Accessory Unit

Conditional Use Appeal

DECISION

Date of public hearing: May 5, 2011

Name and address of applicant: Omid Ghayebi
83 Allison Ave.
Portland, ME 04103

Location of property under appeal: 83 Allison Ave.

For the Record:

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

Omid Ghayebi

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

Item 2-A packet.
Testimony from owner.

Elyse W.
William G.
Phillip S.
Matthew M.
Mark B.

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

Satisfied Not Satisfied

Reason: Pictures currently indicate, and owner testifies that no further changes are planned.

5. 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 Not Satisfied

Reason: Pictures indicate that exterior is already the same, and no changes planned.

6. 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.

Satisfied Not Satisfied

Reason: Same as 5,

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

Yes No

Reason and supporting facts: No testimony to show there would be adverse impact.

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

Yes No

Reason and supporting facts: This is a residentially zoned area, so no different impact.

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Matthew Morgan
Gordan Smith-secretary
Mark Bower
William Getz
Elyse Wilkinson

May 9, 2011

Omid Ghayeb
83 Allison Avenue
Portland, ME 04103

RE: 81-85 Allison Avenue
CBL: 370 A026
ZONE: R-2

Dear Mr. Ghayeb:

At the May 5, 2010 meeting, the Zoning Board of Appeals voted 5-0 to grant your conditional use appeal to allow you to add an accessory dwelling unit to your house. I am enclosing a copy of the Board's decision.

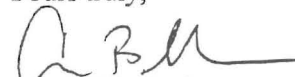
You will also find an invoice for \$169.69 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that the conditional use appeal has been approved, you need to submit an application to change the use of the property to a single family home with an accessory dwelling unit. I have enclosed an application for the change of use. You have six months from the date of the hearing, May 5, 2011, referenced under section 14-474(f), to obtain the building permit, or your Zoning Board approval will expire. I have also enclosed an administrative authorization application that you need to submit to the planning authority since you are adding an accessory dwelling unit.

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions, please feel free to contact me at 207-874-8709.

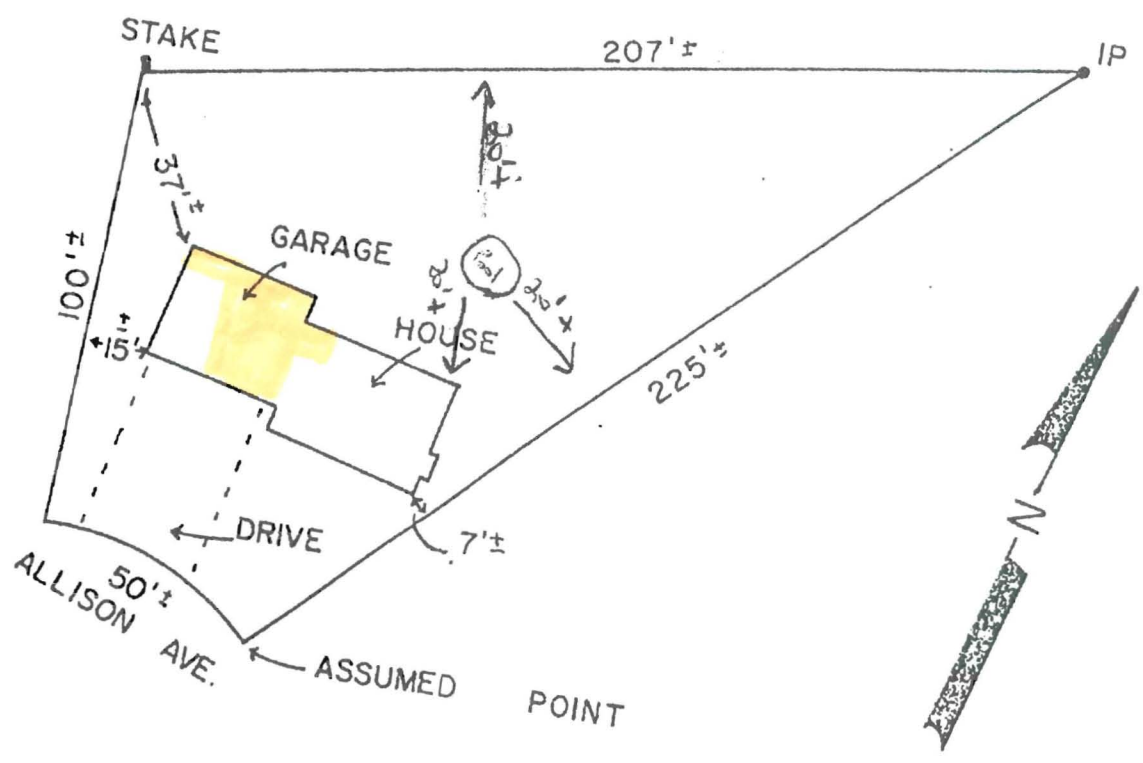
Yours truly,



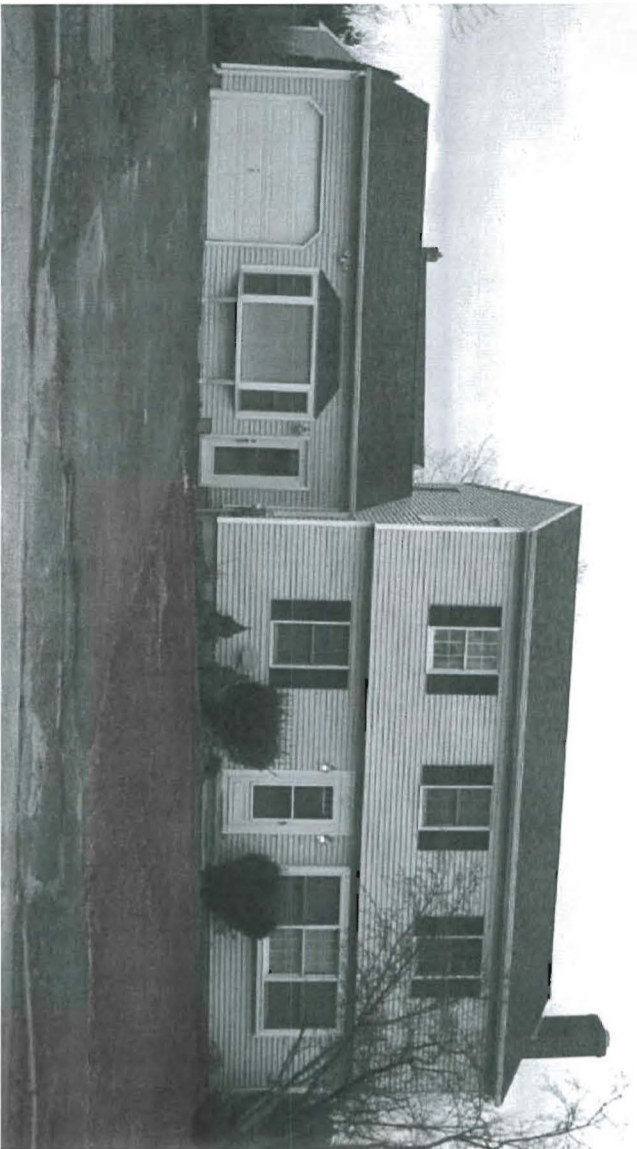
Ann B. Machado
Zoning Specialist

Cc. file

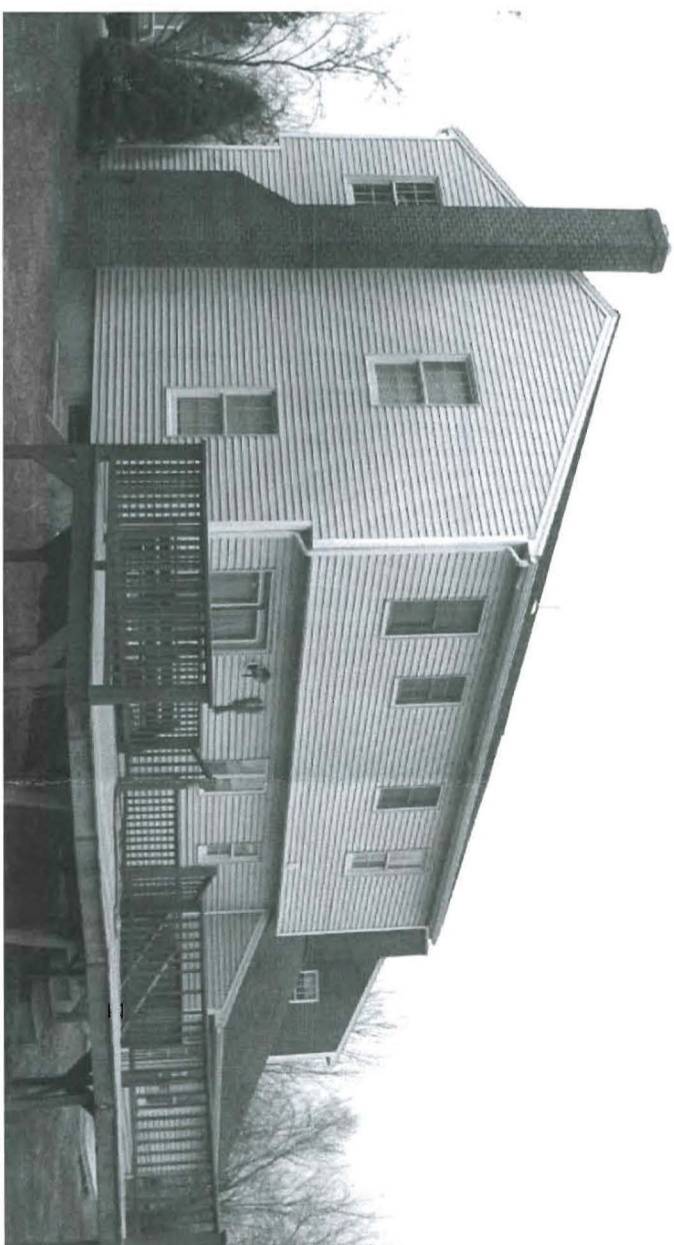
Pools require 10'
 from Rear & sides - 20'
 10' Reg. to the principal structure
 20' + 8' +
 [Signature]



SCALE: 1" = 40'



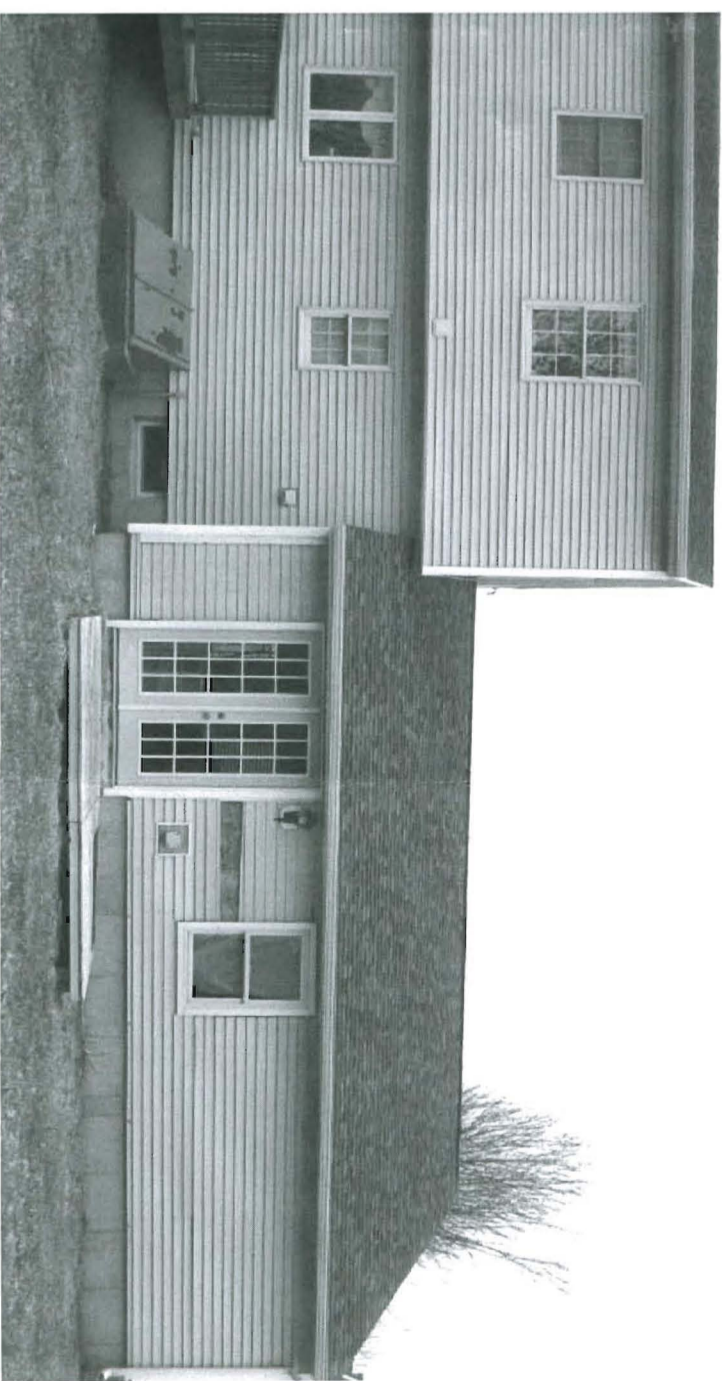
Front View



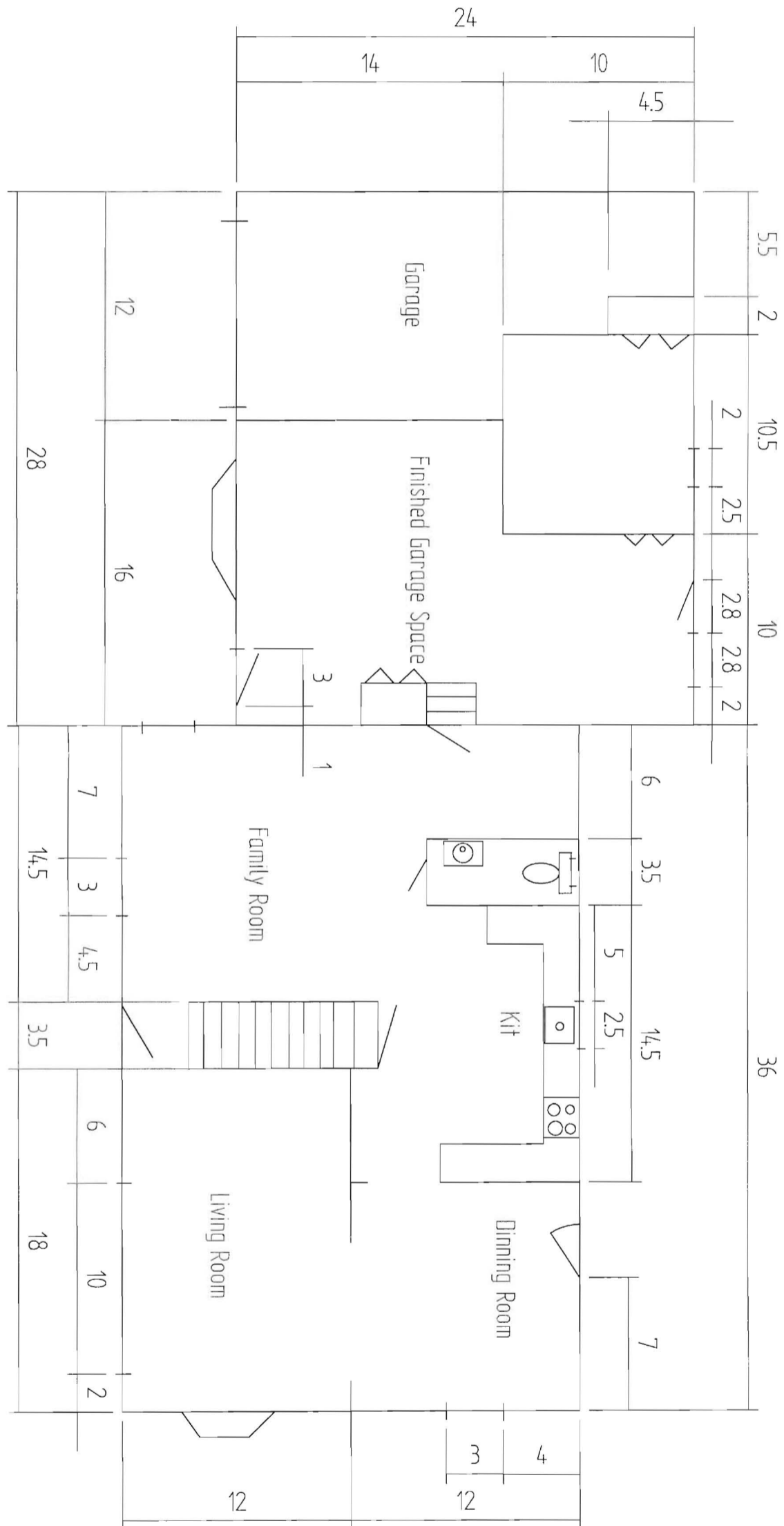
Right View



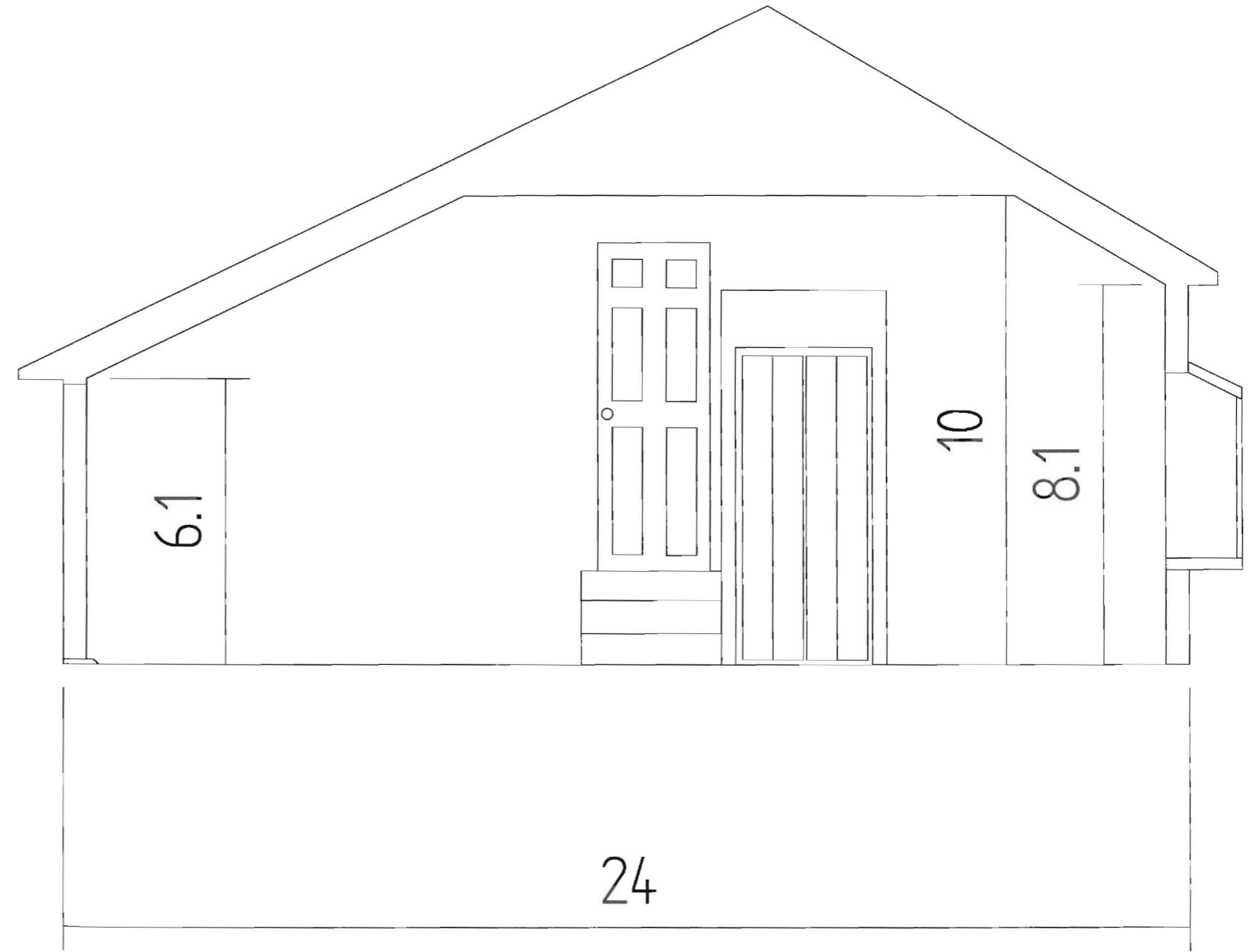
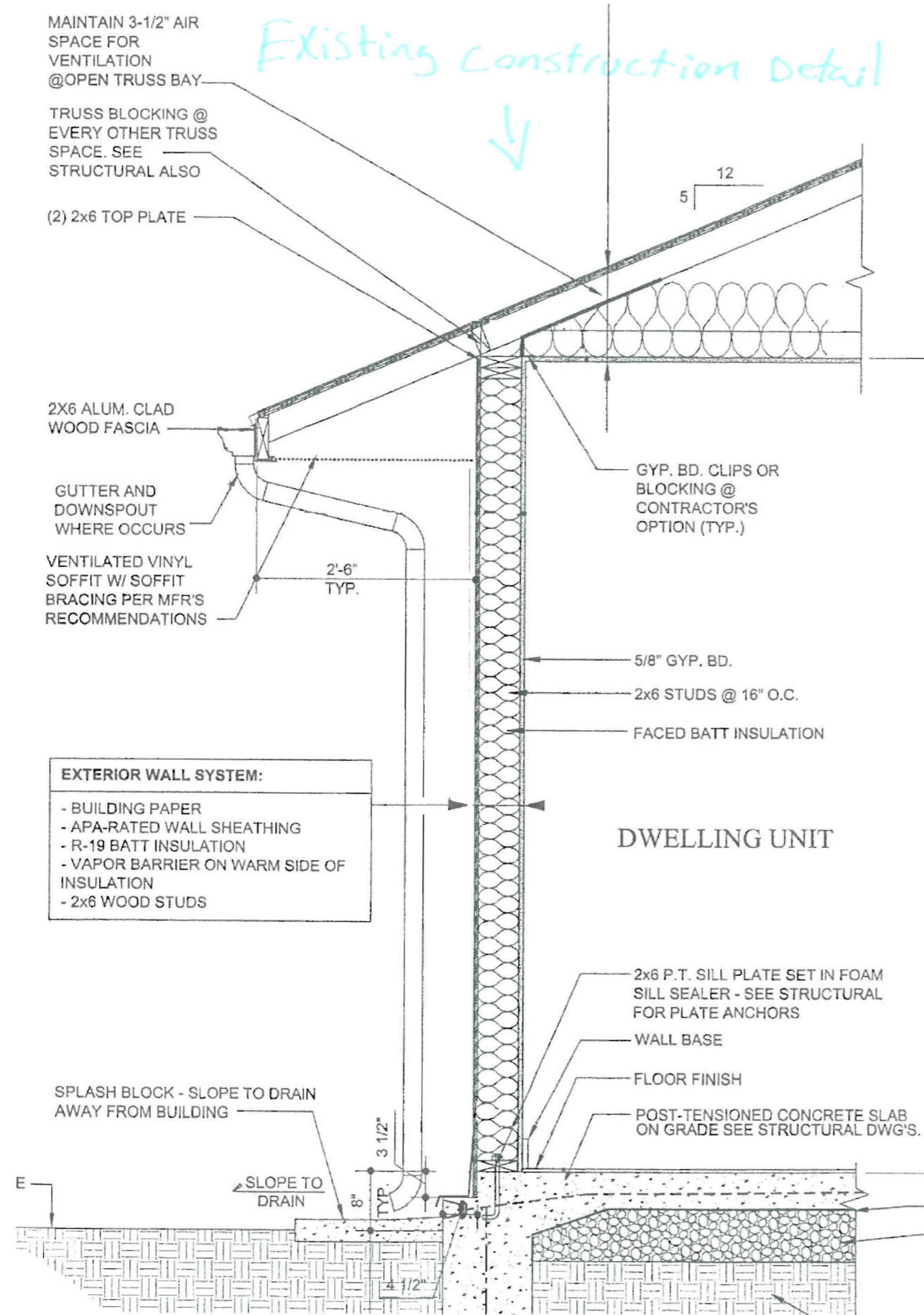
Left View

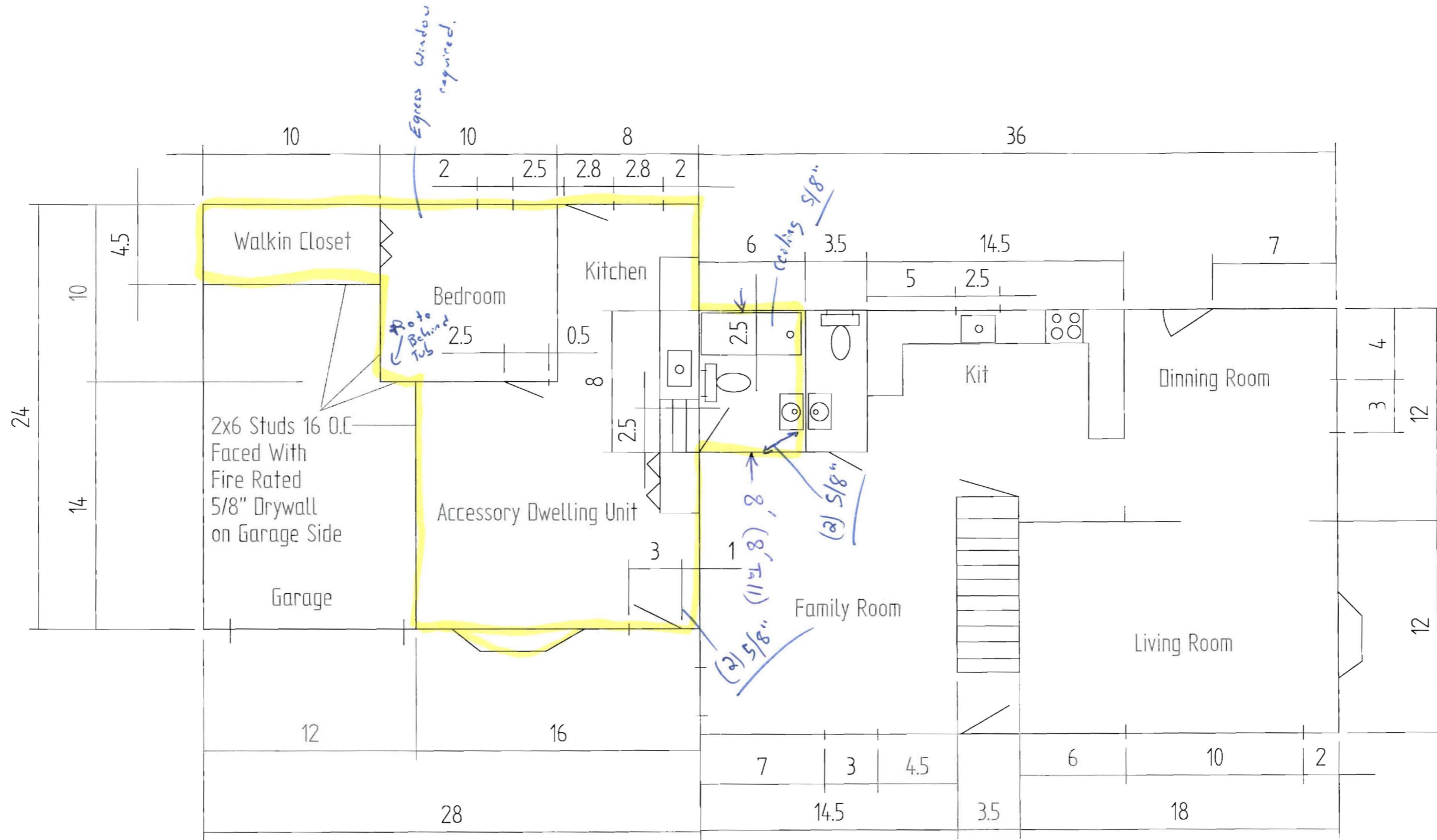


Back View



Present 1st Level Floor Plan





1st Level Floor Plan and
 Accessory Unit Floor Plan

- 06/09/11
- * Interior wall separation units (2) 5/8" Gypsum
 - Garage to unit - 5/8" Gypsum
 - Egress window required/or Escape
 - SA/CO Det. required JCA