

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED
Permit Number: 060117
FEB 21 2006
CITY OF PORTLAND

This is to certify that Godwin Robert C Wwii Vet /n/a
has permission to Legalize existing in-law apartment above garage
AT 26 Fall Ln 379 A016001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission is procured before this building or part thereof is occupied 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 2/17/06
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

PERMIT ISSUED

Permit No: _____ Issue Date: _____ CBL: _____
 7 _____ _____ 5001

26 Fall Ln Business Name:	Godwin Robert C Wwii Vet & Contractor Name:	26 Fall Ln Contractor Address:	207-797-9605 Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	Zone:
	n/a	Change of Use - Dwellings	R2

Past Use: Single Family	Proposed Use: Change of Use; to legalize existing in-law apartment above garage. Conditional Use Appeal granted on 1/19/06	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description:
Legalize existing in-law apartment above garage.

FEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: GG	Date Applied For: 01/25/2006	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 <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/condition</i> Date: <i>2/6/06</i> <i>ABM</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 <i>S-O</i> <input type="checkbox"/> Denied Date: <i>1/19/06</i>	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: _____
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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: 06-01 17	Date Applied For: 01/25/2006	CBL: 379 A016001
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Location of Construction: 26 Fall Ln	Owner Name: Godwin Robert C Wwii Vet &	Owner Address: 26 Fall Ln	Phone: 207-797-9605
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	

Change of Use; to legalize existing in-law apartment above garage. Conditional Use Appeal granted on 1/19/06.	Legalize existing in-law apartment above garage.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/06/2006
Note: **Ok to Issue:**

accessory dwelling unit within a single family home. Since this is a conditional use approval the conditions listed in the ordinance must be maintained during the operation of the approved use.

Comments:
1/25/06-GG: received granted site plan exemption. /gg

06 0 11'



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. R2

Location/Address of Construction: <u>26 FALL LN, PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Robert Godwin</u> <u>26 FRENCH</u> <u>PORTLAND, ME 04102</u>	Telephone: <u>797 9605</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>30.00</u> Fee: \$ <u>7500</u> C of O Fee: \$ <u>4105.01</u>
Current Specific use: <u>SINGLE FAMILY</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>IN-LAW APARTMENT (PRE-EXISTING)</u>		
Project description: <u>in law apartment above garage</u> <u>Conditional Use Appeal was approved on 1/19/06</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <input checked="" type="checkbox"/>		
Mailing address:		Phone: <u>Robert Godwin 9605</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: Robert Godwin | Date: 1/25/06

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

P.5 a.

Item c. Plot plan below shows building and lot prior to 18' x 23' addition completed in 1995. Page 5 b shows diagram of house with addition.

08-25-05 00:50

207 761 3340

STIMSON F 18013

2000

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

TO THE LENDING INSTITUTION AND ITS TITLE INSURER I hereby certify that the location of the dwelling shown on this plan did not conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

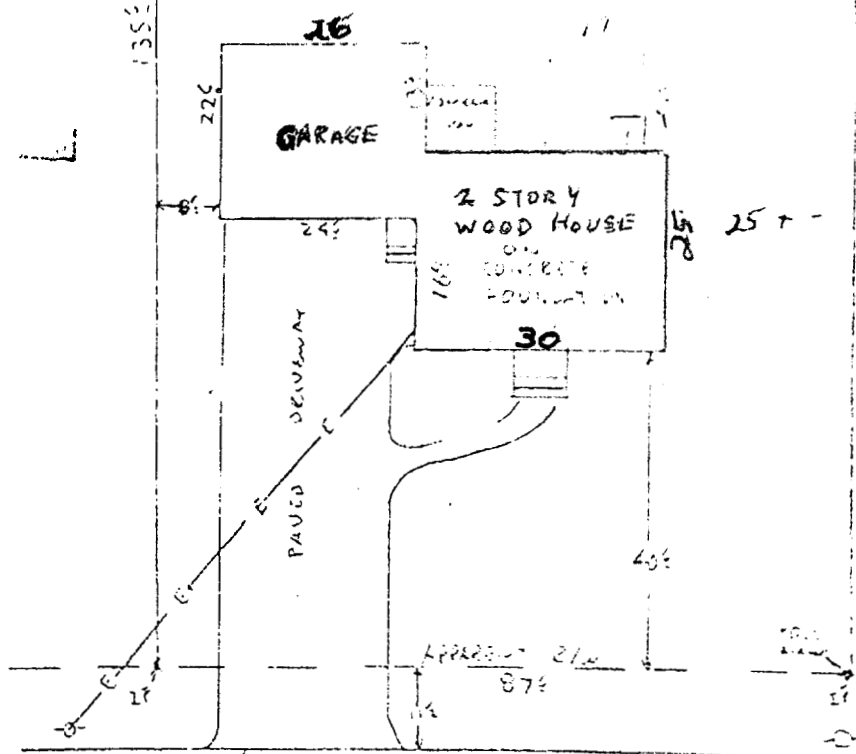
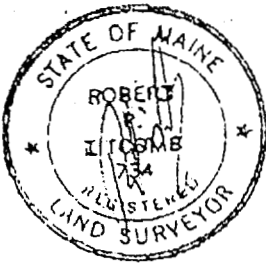
PORTLAND, MAINE

BOOK PAGE COUNTY

PLAN BOOK 44 PAGE 38 LOT 8

BUYER: TIMOTHY MACANANY

SELLER: PAUL & CHRISTINE COURBIET



← BARKLEY STREET

FALL LAKE (BITUMINOUS)

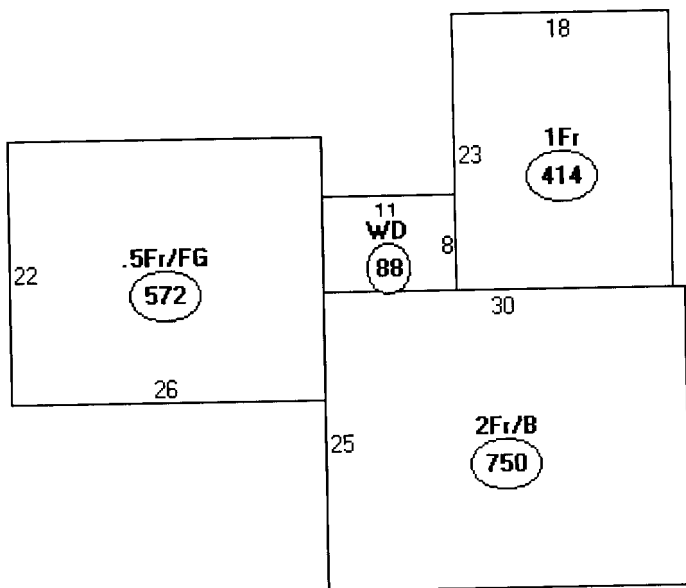
ROUTE 1

THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 7-25-05 Scale 1"=20'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By: [Signature]



Descriptor/Area

- A: 2Fr/B
750 sqft
- E: .5Fr/FG
572 sqft
- C: WD
88 sqft
- D: 1Fr
414 sqft

414
750
750
88
572
417.2

2091.20 gross floor
area
of
principal
building

897.36

Before & After
is the same

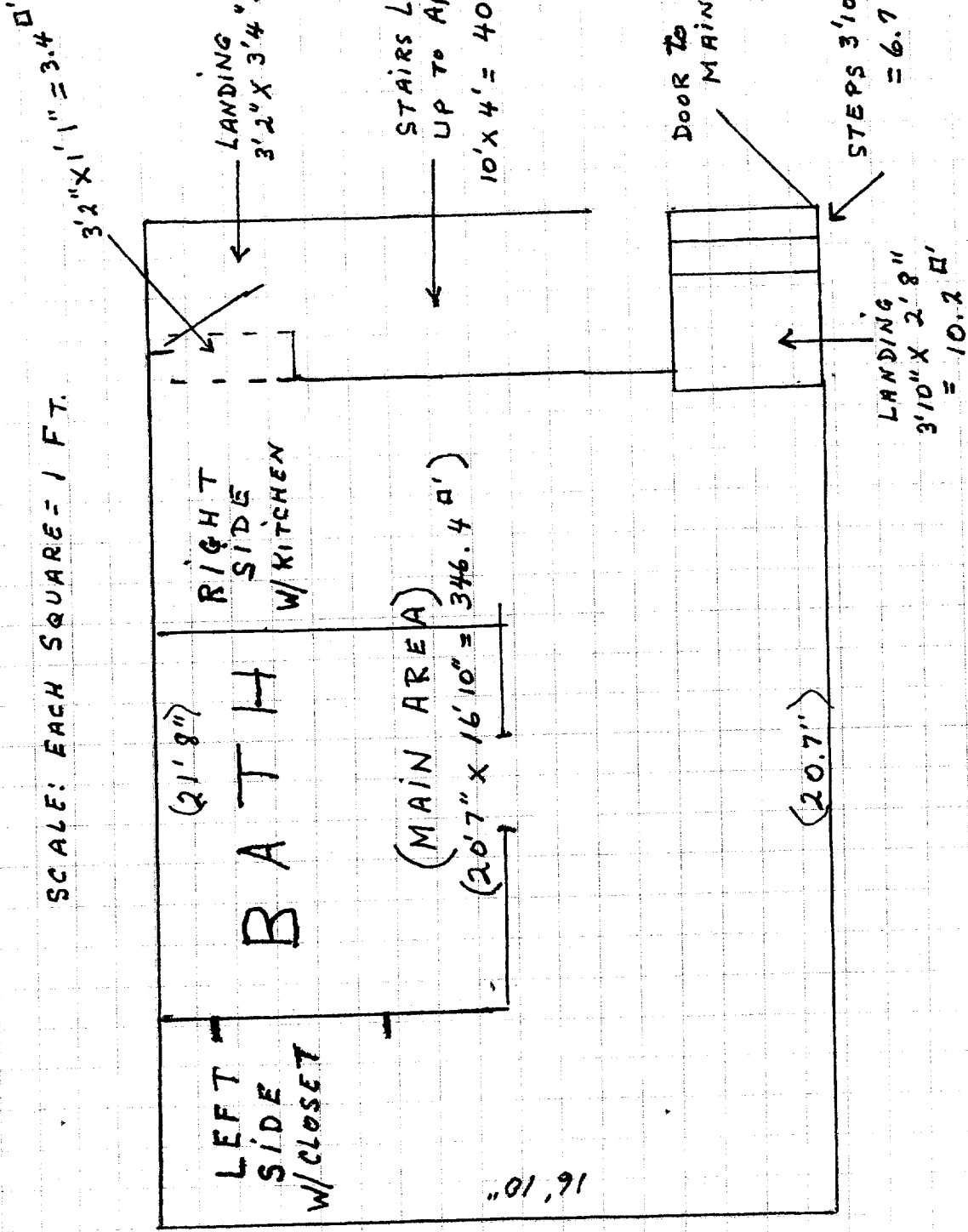
SQUARE FOOTAGE OF APT.

TOTAL SQUARE FEET = 417.2

SCALE: EACH SQUARE = 1 FT.

Stm d.

Stm d.
P. 5



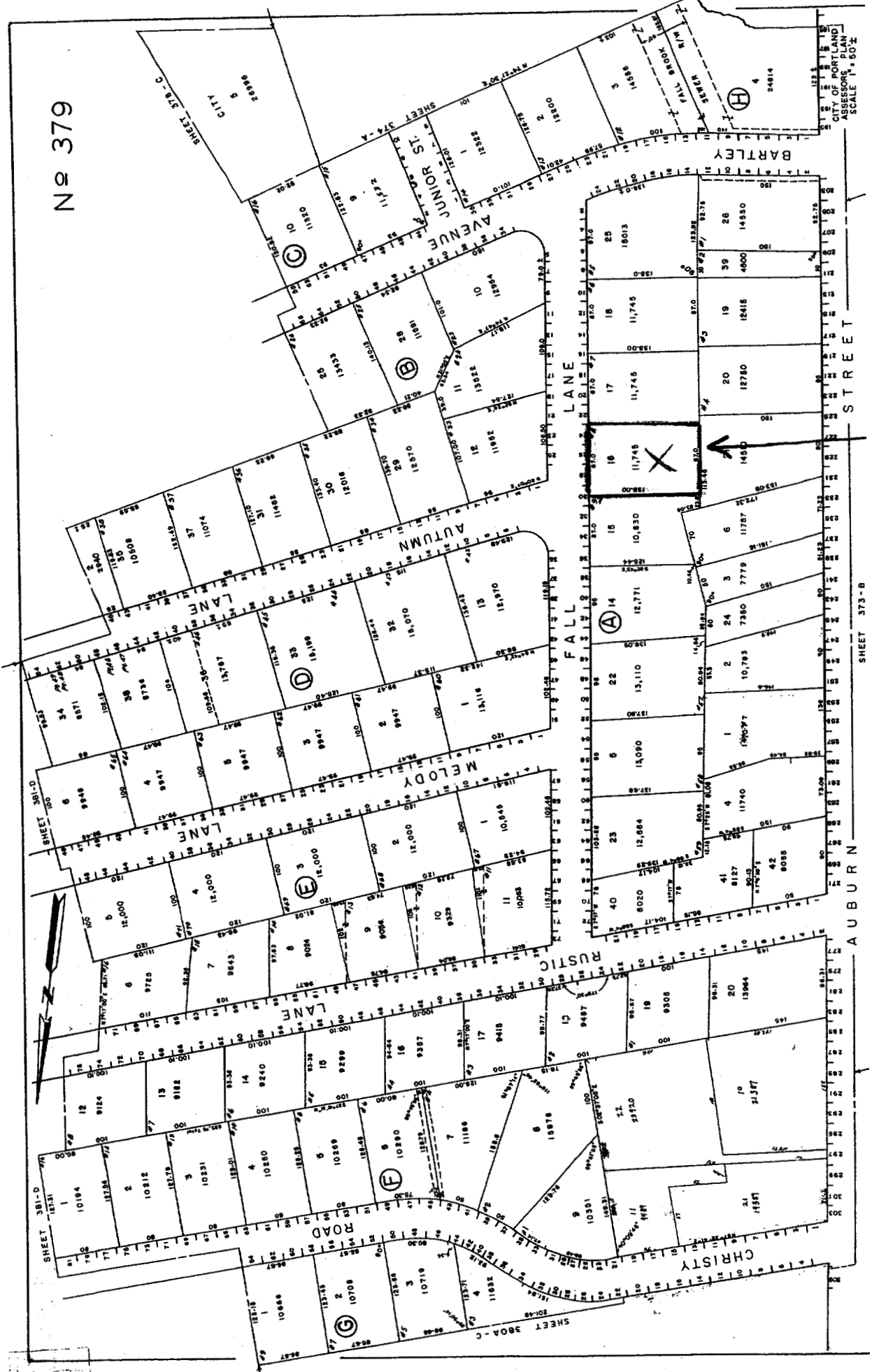
TOTAL SQ. FT.

346.4
3.4
10.5
40.0
10.2
<u>6.7</u>
417.2

16'10"

(20'7")

No 379



HERE

PS

Tom E.

SHEET 373-B

CITY OF PORTLAND
ASSESSOR'S OFFICE
SCALE 1" = 50'

*Stem g.
P.5*

47631

WARRANTY DEED
(Statutory Short Form)

MAINE REALES A ET AK PAID

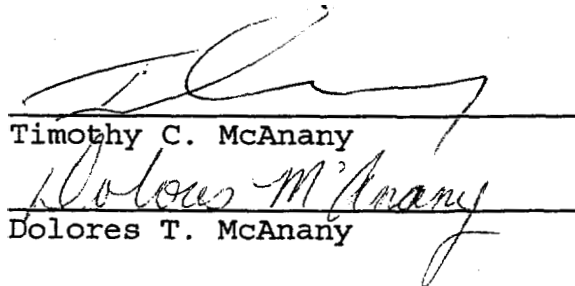
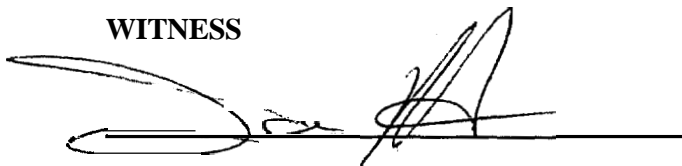
We, **TIMOTHY C. MCANANY and DOLORES T. MCANANY**, of Portland, County of Cumberland, and State of Maine, for consideration paid, grant to **ROBERT C. GODWIN and NORMA E. GODWIN**, both of Gorham, County of Cumberland, and State of Maine, **as joint tenants and not as tenants in common, their heirs and assigns forever, WITH WARRANTY** COVENANTS, the following described real estate in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof.

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS our hands and seals this 14th day of September, 1995.

WITNESS


Timothy C. McAnany
Dolores T. McAnany

STATE OF MAINE
Cumberland, ss.

September 14, 1995

Then personally appeared the above-named Timothy C. McAnany and Dolores T. McAnany and acknowledged the foregoing instrument to be their free act and deed.

Before me,

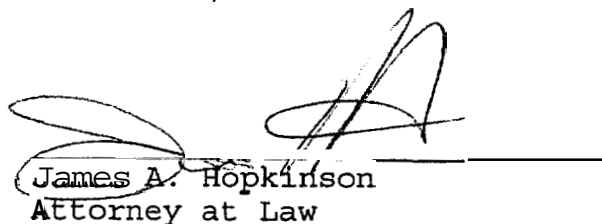
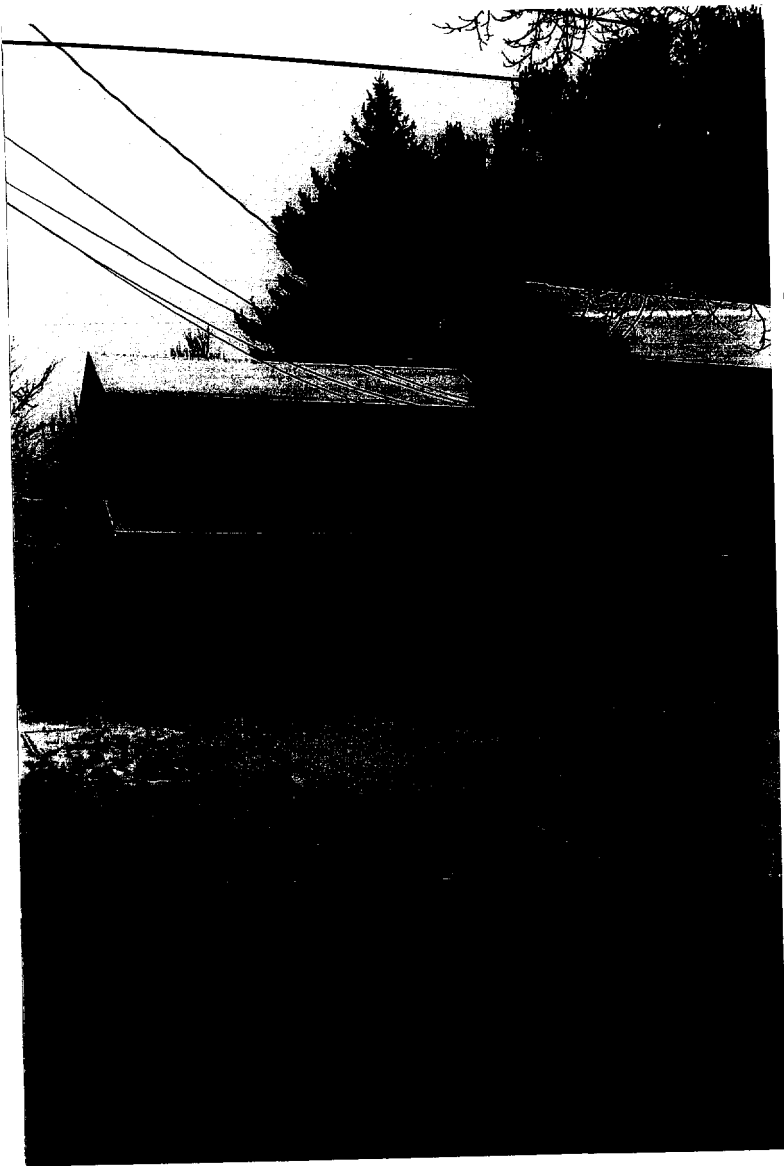

James A. Hopkinson
Attorney at Law

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Fall Lane, in the City of Portland, County of Cumberland and State of Maine; being Lot No. 8 as shown on Plan of Bartley Gardens, Section "B", made by H.I. & E.C. Jordan - Civil Engineers, June 1955, and recorded in the Cumberland County Registry of Deeds in Plan Book 44, Page 38, to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to the Grantors herein by Warranty Deed of Paul L. Ouellette and Christine A. Ouellette dated August 20, 1985 and recorded in the said Registry of Deeds in Book 6871, Page 267.

RECEIVED
RECORDED REGISTRY OF DEEDS
95 SEP 15 AM 11:37
CUMBERLAND COUNTY
John B O'Brien



← FRONT OF APT. OVER GARAGE SHOWING DRIVEWAY

REAR OF APT. →



CITY OF PORTLAND. MAINE
ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Peter Thornton
Kate Knox
Catherine Alexander
David Dore Secretary
William Hall, Chair

January 23, 2006

Robert C. Godwin
26 Fall Lane
Portland, ME 04103

RE: 26 Fall Lane
CBL: 379 A016
ZONE: R2

Dear Mr. Godwin:

As you know, at its January 19, 2006, meeting, **the Board of Appeals voted 5-0 and granted to approve your Conditional Use Appeal.**

Enclosed please find the Board's decision, an application for your change of use permit.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, January 19, 2006 at 6:30 p.m. on the second floor in Room 209 at the Portland City Hall 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: January 20, 2005
RE: Action taken by the Zoning Board of Appeals on January 19, 2006

The meeting was called to order at 6:40p.m.

Roll call as follows:

Members Present: William Hall, Peter Thornton, Philip Saucier, David Dore and Peter Coyne.
Members Absent: Catherine Alexander and Kate Knox.

APPEAL AGENDA

1. Old Business:

A. Interpretation Appeal:

245 High Street / Gordan Simonds, owner Tax Map # 036 Block G Lot #005 in the R-6 Residential Zone. Appellant is appealing an Interpretation of the Building Official, relating to section 14-463 of the City of Portland Zoning Ordinance and section 105.1 and 110.1 of the 2003 International Building Code. Change of Use permit was never granted and no Certificate of Occupancy has been issued for the currently 16 unit rooming house. Representing the appeal is the owner. Request to continue for two weeks, to be on January 19, 2006 agenda. Board voted 7-0 and accepted the request. **Postponement to February 16, 2006 meeting; granted postponement 5-0.**

2. New Business:

A. Conditional Use Appeal:

26 Fall Lane, Robert C. Godwin owner, Tax Map #0379 Block A Lot #016 in the R2 Zone is seeking a Conditional Use Appeal under section 14-78(2) of the City of Portland Zoning Ordinance. Appellant requests permission to legalize the existing in-law apartment, located above the garage that the previous owners constructed in 1987. Representing the Appeal is the owner. **Board voted 5-0 and granted the Conditional Use Appeal.**

B. Use Variance Appeal:

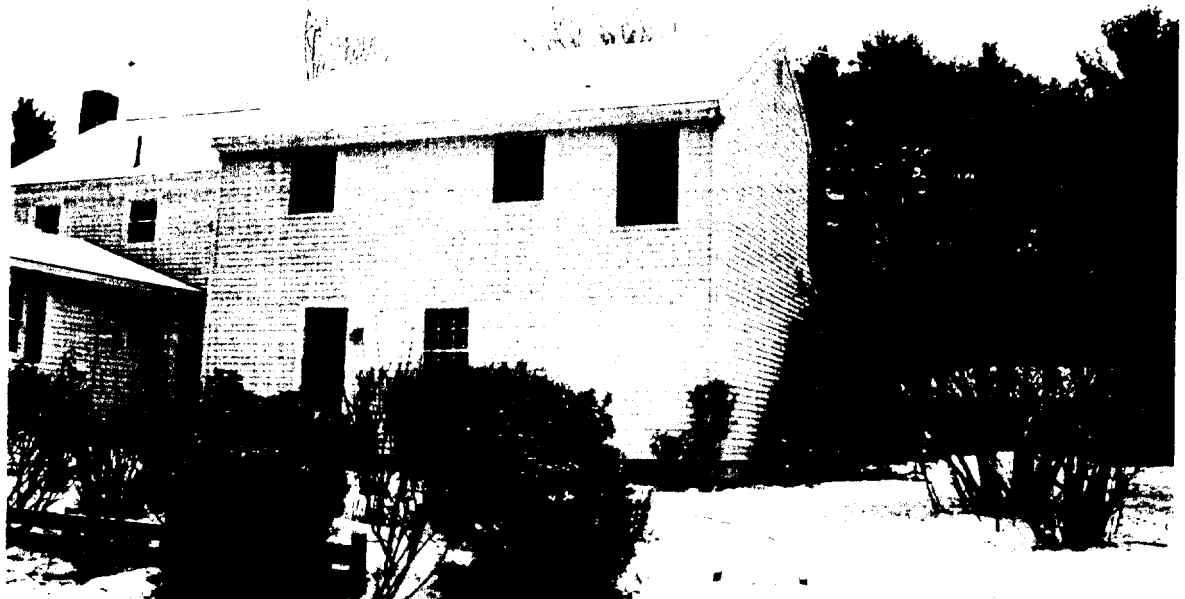
1711 Congress Street, John B. Perry owner, Tax Map #219 Block A Lot #003 in the RP Residence Professional Zone is seeking a Variance Appeal under section 14-147(b) (1) of the City of Portland Zoning Ordinance. Appellant is requesting a Use Variance from the permitted uses for third floor business. Representing the Appeal is the owner. **Withdrawal requested without prejudice, board granted 5-0.**

P.S. Stone

← FRONT OF APT. OVER
GARAGE SHOWING DRIVEWAY



REAR →
OF
APT.



P.5a.

Item C. Plot plan below shows building and lot prior to 18' x 23' addition completed in 1995. Page 5 b shows diagram of house with addition

08-23-05 09:59

08-23-05

207 751 5340

STIMSON FALMOUTH

0000

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

25 FALL LANE

N. 528-17

TO THE LENDING INSTITUTION AND ITS TITLE INSURER I hereby certify that the location of the dwelling shown on this plan did not conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

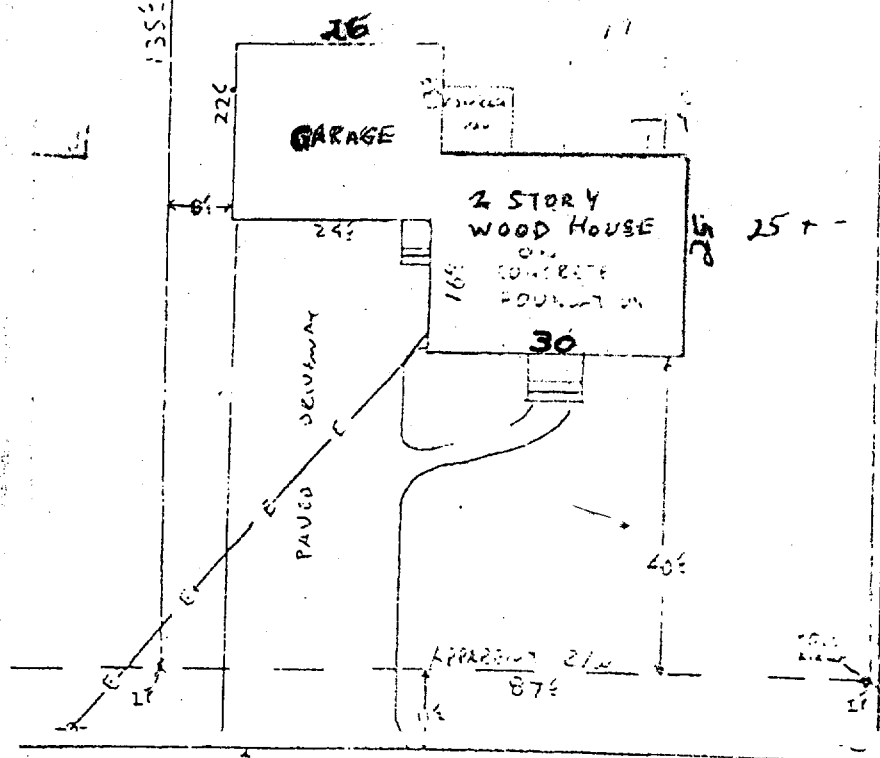
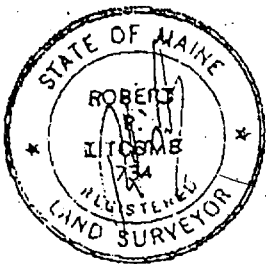
PORTLAND, MAINE

BOOK PAGE COUNTY (unincorporated)

PLAN BOOK 44 PAGE 38 LOT 8

BUYER: TIMOTHY MACANANE

SELLER: PAUL & CHRISTINE COURBIETTE



← BARKLEY STREET

FALL LANE (SITUATION 055)

ROUTE 11

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Date 7-25-05 Scale 1/2" = 10'

RP TITCOMB ASSOCIATES, INC. Falmouth, Maine

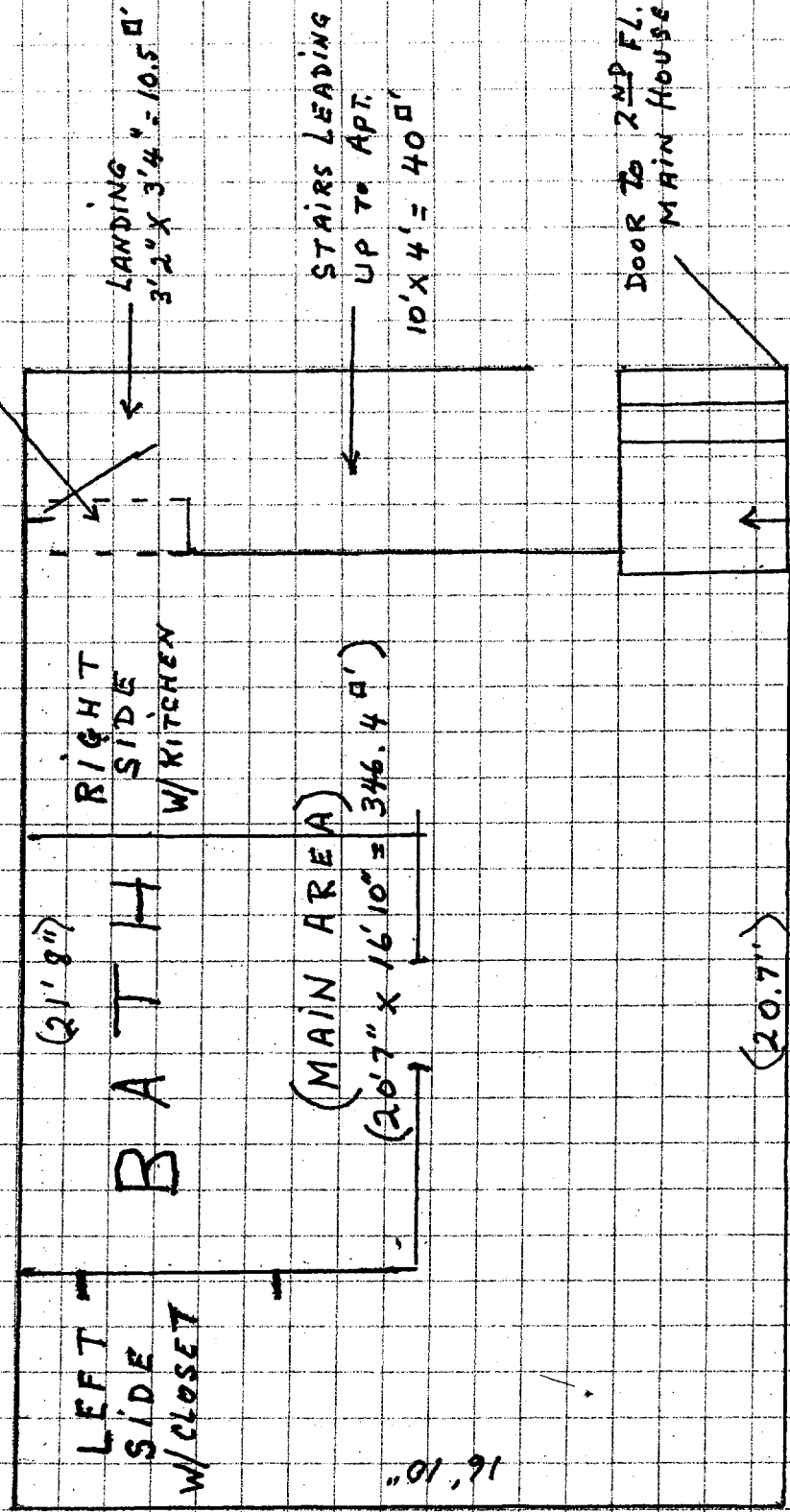
Drawn By [Signature]

Plan d.
p. 5

SQUARE FOOTAGE OF APT

TOTAL SQUARE FEET = 417.2

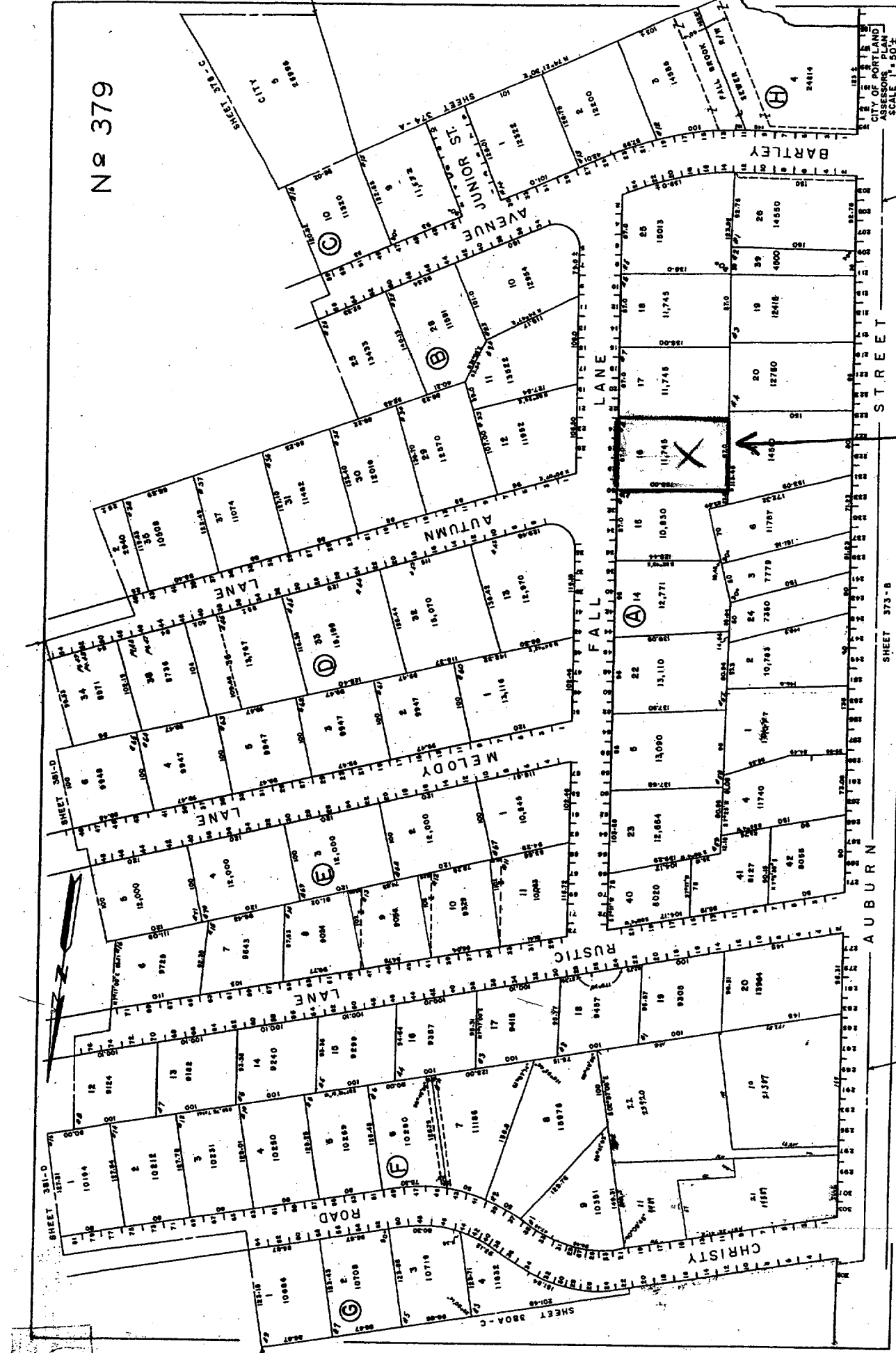
SCALE: EACH SQUARE = 1 FT.



TOTAL SQ. FT.
346.4
3.4
10.5
40.0
10.2
6.7
<u>417.2</u>

Plan d.

No 379



REVISED 11-79

CITY OF PORTLAND
ASSESSORS' PLAN
SCALE 1" = 50'

HERE

PS

Tom E.