

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

PAULDING CAROL R /Wintergreen Solariums

Located at

21 QUIET LN

PERMIT ID: 2012-46525

ISSUE DATE: 04/09/2013

CBL: 388A A053001

has permission to **Enclosing existing deck - 12' x 14'**

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 cloed-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 procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

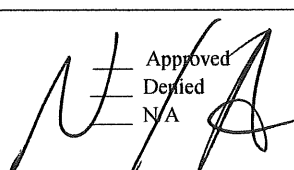
**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**



closed

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4580-ALTR	Date Applied: 7/31/2012	CBL: 388A- A-053-001	
Location of Construction: 21 QUIET LN	Owner Name: CAROL & STEVE PAULDING	Owner Address: 21 QUIET LANE PORTLAND, MAINE 04103	Phone:
Business Name:	Contractor Name: Wintergreen Solariums- Don Druden	Contractor Address: 470 RIVERSIDE ST PORTLAND MAINE 04101	Phone: (207) 797-3778
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling to enclose an existing deck to create a three season addition 14'x12'	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB TRCO9
Proposed Project Description: Enclosing existing deck		Signature:  Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	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 information may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 4/9/13 OK w/ conditions 	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 checked="" type="checkbox"/> Not in Dist 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

5-23-13 DWM

Close-in OK

6-14-13 DWM

Final OK

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

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.



General Building Permit Application

Extend 7/31/12

(R-2) (B5)

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.

2012-07-4580-ALTR

Location/Address of Construction: <u>21 QUIET LN, PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area <u>168 SQ/FT</u>	Square Footage of Lot <u>11,989</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>388A A053 001</u>	Applicant: (must be owner, lessee or buyer) Name <u>STEVE DETSY PAULDING</u> Address <u>21 QUIET LN</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>3288</u> <u>878-3288</u>
Lessee/DBA RECEIVED JUL 31 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____	Cost of Work: <u>\$30,000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>320</u>
Current legal use (i.e. single family) <u>Single</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ENCLOSING EXISTING DECK</u>		
Contractor's name: <u>WINTERGREEN SOLARIUMS</u> Email: _____		Address: <u>470 RIVERSIDE ST.</u>
City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>207-797-3778</u>		Who should we contact when the permit is ready: <u>DON GRUDEN</u> Telephone: _____
Mailing address: <u>SAME</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.

and 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: Stephen B. Paulding Date: 7/30/12

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: 2012-46525	Date Applied For: 07/31/2012	CBL: 388A A053001
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Location of Construction: 21 QUIET LN	Owner Name: PAULDING CAROL R	Owner Address: 21 QUIET LN	Phone:
Business Name:	Contractor Name: Wintergreen Solariums	Contractor Address: 470 Riverside St. Portland	Phone (207) 797-3778
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single family home	Proposed Project Description: Enclosing existing deck - 12' x 14'
--------------------------------------------	-----------------------------------------------------------------------------

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 04/09/2013

Note: **Ok to Issue:**

1) Deck was built in "no cut" zone. Consent Agreement was signed between the property owner and the City on March 5, 2013 allowing the deck to remain and be maintained.or replaced within the existing footprint.

Dept: Building **Status:** In Review **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

CBL: 388A A0530 Permit ID: 2012-46525

Additional Comments:

3/25/2013-AMACHADO/Zoning:

Marge had sent a letter on August 7, 2012 saying the deck was not permitted. The Pauldings applied for a practical difficulty variance on September 7, 2012. They then put the variance appeal on hold and pursued buying land from the Portland Water District so the deck would meet the setback. A 10' strip of land was purchased so the setback is being met. There was also an issue with the fact that the deck was built in the no-cut buffer area of the subdivision. On March 5, 2013, the City and Carol Paulding signed a consent agreement and an easement deed which allows the existing deck and shed to remain in the no-cut zone. I spoke to Steve Paulding today and Wintergreen Solariums will be coming in with revised plans to enclose the deck.

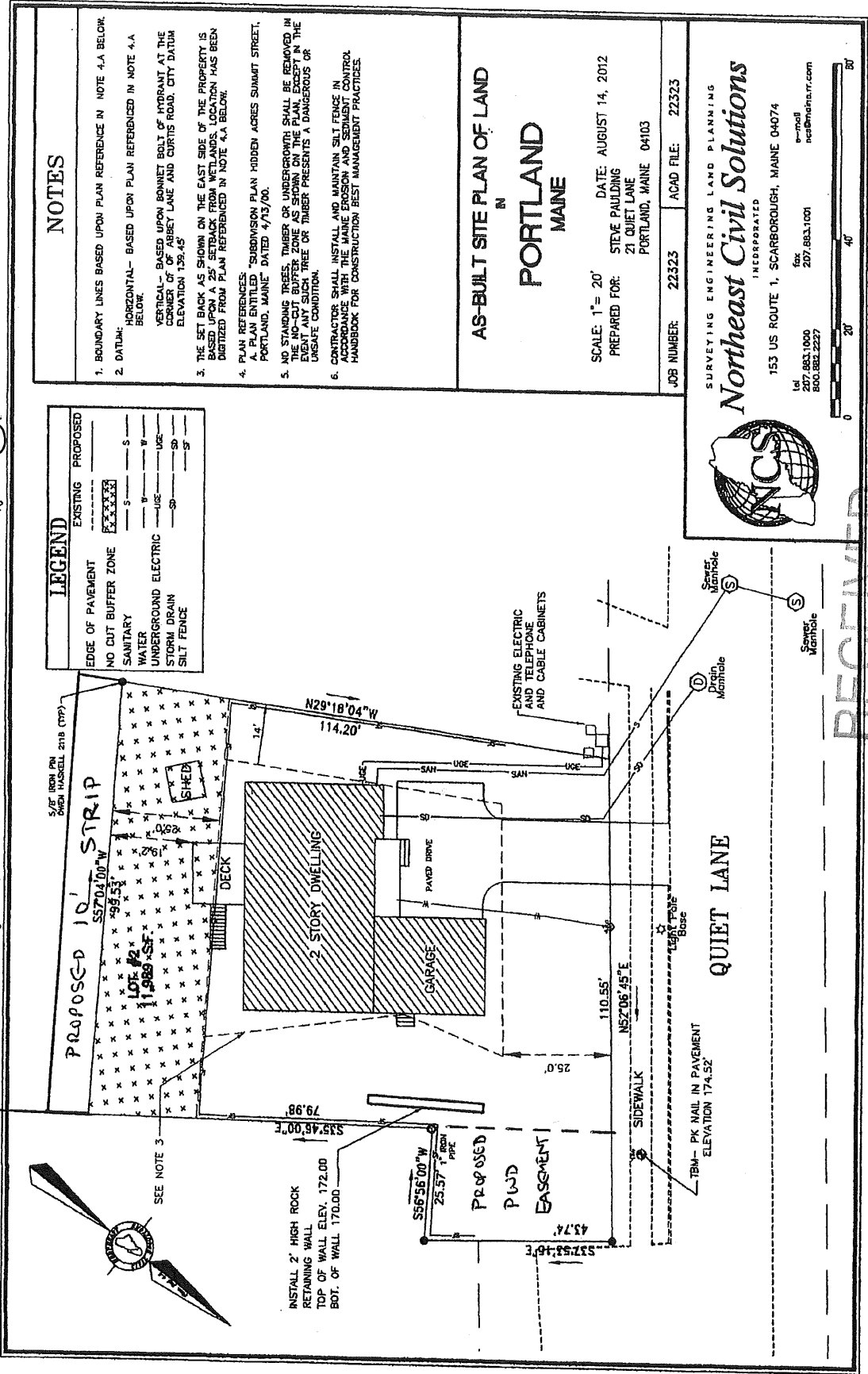
4/9/2013-AMACHADO/Zoning:

Don Gruden came in on 4/5/13 to state that there are no changes to the original plans submitted and asked that the permit be moved forward.

lot average 20'6" = 2597.6
 = 2448.
 shed - 48' 2456 OK

Rd 1249
 lot size 11,789
 front N/A
 rear 25' - 24' given
 side - 12' - 10'

PWD LAND



LEGEND

EXISTING	PROPOSED
NO CUT BUFFER ZONE	EDGE OF PAVEMENT
SANITARY WATER	UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC	STORM DRAIN
SILT FENCE	

NOTES

- BOUNDARY LINES BASED UPON PLAN REFERENCE IN NOTE 4.A BELOW.
- DATUM: HORIZONTAL - BASED UPON PLAN REFERENCED IN NOTE 4.A BELOW.
 VERTICAL - BASED UPON BONNET BOLT OF HYDRANT AT THE CORNER OF ABBEY LANE AND CURTIS ROAD. CITY DATUM ELEVATION 128.45
- THE SET BACK AS SHOWN ON THE EAST SIDE OF THE PROPERTY IS BASED UPON A 25' SETBACK FROM WETLANDS. LOCATION HAS BEEN DIGITIZED FROM PLAN REFERENCED IN NOTE 4.A BELOW.
- PLAN REFERENCES:
 A. PLAN ENTITLED "SUBDIVISION PLAN HIDDEN ACRES SUMMIT STREET, PORTLAND, MAINE" DATED 4/13/00.
- NO STANDING TREES, TIMBER OR UNDERGROWTH SHALL BE REMOVED IN EXCESS OF THAT WHICH IS NECESSARY TO ACCEPT THE EASEMENT OR TO PREVENT SUCH TREES OR TIMBER PRESENTS A DANGEROUS OR UNSAFE CONDITION.
- CONTRACTORS SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.

AS-BUILT SITE PLAN OF LAND IN PORTLAND MAINE

SCALE: 1" = 20'
 PREPARED FOR: STEVE PAULDING
 21 QUIET LANE
 PORTLAND, MAINE 04103

DATE: AUGUST 14, 2012

JOB NUMBER: 22323 ACAD FILE: 22323

Northeast Civil Solutions
 INCORPORATED
 SURVEYING ENGINEERING LAND PLANNING
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 Tel: 207.883.1000 fax: 207.883.1001
 800.882.2227 ncs@northeastcivil.com

RECEIVED

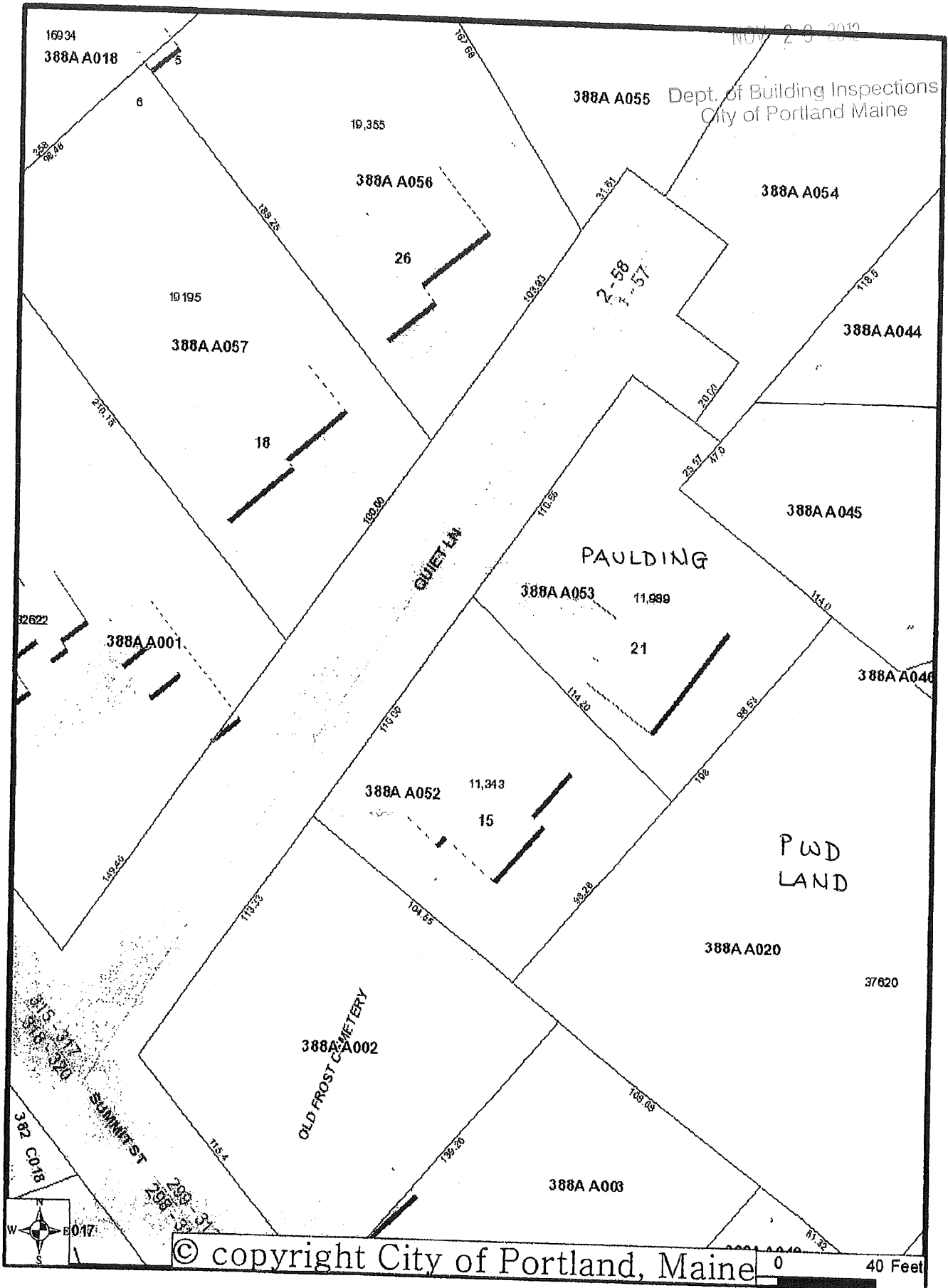
NOV 29 2012

Dept. of Building Inspections
 City of Portland Maine

RECEIVED

NOV 20 2012

Dept. of Building Inspections
City of Portland Maine



© copyright City of Portland, Maine

0 40 Feet

CONSENT AGREEMENT

This document (hereinafter the "Agreement") made as of this 5th day of March 2013, constitutes an agreement by and between the City of Portland, a political division of the State of Maine (hereinafter the "City"), and Carol R. Paulding (hereinafter "Paulding"), whose mailing address is 21 Quiet Lane, Portland, Maine, concerning her property located at 21 Quiet Lane (hereinafter the "Property").

Both Paulding and the City agree as follows:

- (i) Paulding is a resident of the City of Portland, and currently resides on the Property.
- (ii) Land Use Violations. The City has notified Paulding that the Property is in violation of its Land Use Code (hereinafter the "Code") as a result of the cutting trees and brush in a designated "no cut" area at the rear of the Property within the Hidden Acres Subdivision approved by the Planning Board on November 23, 1999, and recorded at the Registry of Deeds on May 10, 2000 at Book 15566, Page 270, which shows a no-cut buffer area and areas delineated as wetlands. (See notice attached hereto as exhibit A). The City has also notified Paulding that the location of the deck and stairs at the rear of the house located on the Property is less than the required setback (contained in the Code) from the adjacent land of the Portland Water District (hereinafter "PWD"). (See exhibit A).
- (iii) Admission of Violations. Paulding admits that the claimed violations exist on the Property.
- (iv) Agreed Administrative Settlement and Remedy. Whereas, in consideration for the release by the City of the causes of action which the City has against Paulding resulting from the violations enumerated in this Agreement, and due to the fact that the violations are not due to any act or omission of Paulding, Paulding hereby agrees to correct the aforementioned violations as follows:
 - (a) Paulding shall acquire a ten-foot (10') wide strip at the rear of the Property from PWD on or before April 1, 2013, which the parties have agreed is sufficient to cure the setback violation; and
 - (b) Paulding has agreed to place the same "no-cut" restriction on the property acquired from PWD as the area where her shed is currently located (as shown in attached exhibit B). The City hereby agrees to allow Paulding's aforementioned shed to remain in its present location (as shown in attached exhibit B).

[Signatures to Follow on Next Page]

CAROL R. PAULDING

Dated: 2/27/13

Carol R Paulding

CITY OF PORTLAND

Dated: 3/5/2013

David P. [Signature]
Its Corporation Counsel

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Feb
March 27, 2013

Personally appeared the above-named Carol R. Paulding and made oath that she fully understand the terms of the foregoing Agreement and that said Agreement was signed by her of her own volition.

Before me,

Kathy L. Larsen
Notary Public/Attorney-at-Law

KATHY L. LARSEN
Notary Public, Maine
My Commission Expires June 13, 2017



PORTLAND MAINE

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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

MEMORANDUM

TO: Marge Schmuckal, Zoning Administrator

FROM: Barbara Barhydt, Development Review Services Manager

DATE: September 25, 2012

SUBJECT: 21 Quiet Lane

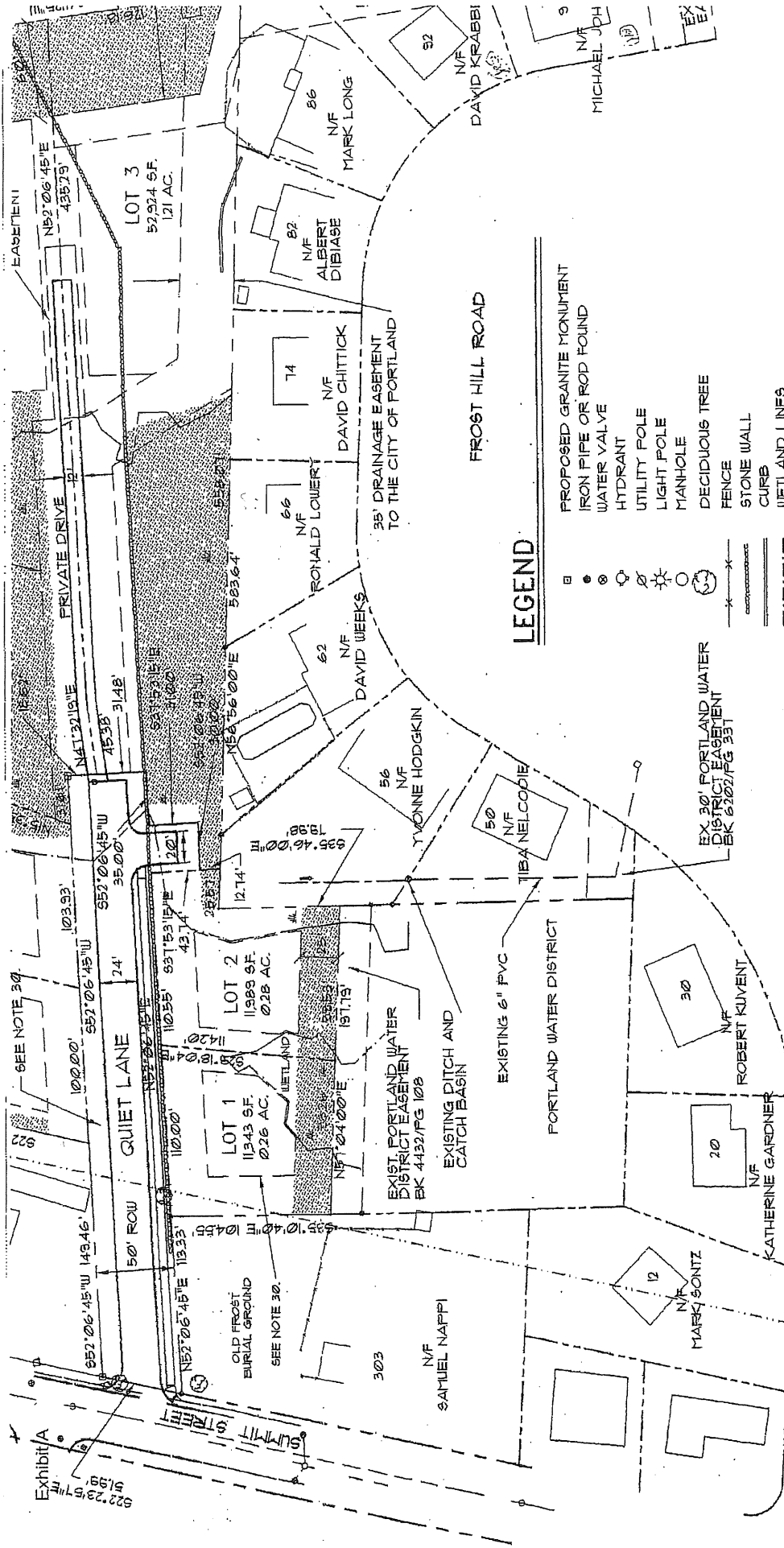
The Hidden Acres Subdivision, which includes Quiet Lane, was approved by the Planning Board on November 23, 1999. The subdivision plat was recorded at the Registry of Deeds on May 10, 2000. The subdivision plat shows a no-cut buffer area and there are areas delineated with the no-cut buffer that are also identified as wetlands. Note #31 on the subdivision plat states the following:

No standing trees, timber or undergrowth shall be removed in the no-cut buffers as shown on the plans, except in the event any such tree or timber presents a dangerous or unsafe condition.

Under the subdivision standard for scenic and natural beauty, the Planning Board report states that the no cut buffers are shown "...to indicate the limit of disturbance during construction. Some of these no cut areas have been revised since the Planning Board's workshop on this item to reflect areas which will be re-graded [sic] as needed for management of stormwater. "

Excerpts of the subdivision plan and the site plan are attached, which include Lot #2 (21 Quiet Lane). The wetland extends along the two side property boundaries, but is not shown within the no-cut area along the rear line. The grading of the site was to occur outside of the no-cut buffer and drainage easements are shown in other areas of the subdivision, but are not shown on this lot.

Based upon a review of the file, it appears that the property owner will need to seek an amendment to the subdivision plat from the Planning Board for the deck that extends into the no cut area; however it appears that the deck does not impact a wetland. The existing survey for 21 Quiet Lane shows a shed located in the no-cut area, which should be relocated out of the no-cut buffer.

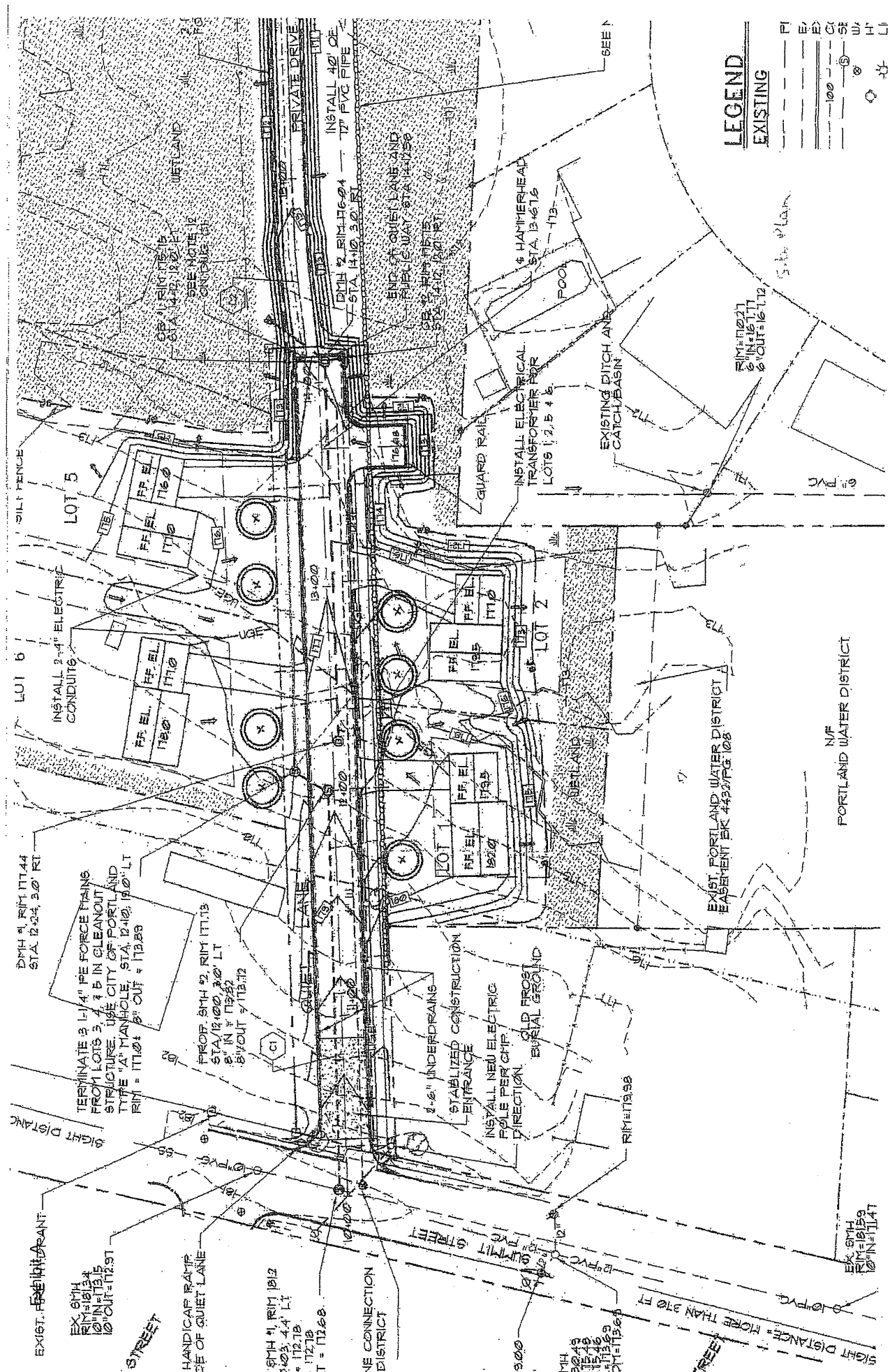


LEGEND

- PROPOSED GRANITE MONUMENT
- IRON PIPE OR ROD FOUND
- WATER VALVE
- ⊙ HYDRANT
- ⊕ UTILITY POLE
- ⊗ LIGHT POLE
- ⊘ MANHOLE
- ⊙ DECIDUOUS TREE
- - - FENCE
- - - STONE WALL
- - - CURB
- - - WETLAND LINES
- - - EXISTING 1' CONTOUR
- ▨ NO CUT BUFFER

SUBDIVISION PLAN, APPROV
CITY OF PORTLAND PLANNING

MINING REQUIREMENTS



LEGEND

EXISTING

—	FI
—	EX
—	CI
—	SE
—	W
—	H
—	LI

EXIST. FENCE ALTERNANT

EX 6"MH
RIM=11534
10" IN=11515
10" OUT=11297

STREET

TERMINATE 3 1/4" IPE FORCE MAINS FROM LOTS 3, 4 & 5 IN CLEANOUT STRUCTURE. USE CITY OF PORTLAND TYPE 'A' MANHOLE, STA. 12+10, 12+11
RIM = 11104 ± 8" OUT = 11389

LUI 6
INSTALL 2-4" ELECTRIC CONDUITS

LOT 5

FF EL 1740
FF EL 1745
FF EL 1750

OP N/RIM=11515
STA 14+11.82
SEE NOTE 12
CONTINUE TO

INSTALL 4" OF 12" PVC PIPE

6"MH 41, RIM 11812
2403, 4.4' LT
• 11278
IT = 11288

PROP 6"MH 52, RIM 11113
STA 12+00, 3.0' LT
8" IN = 11362
8" OUT = 11312

LOT 2

FF EL 1745
FF EL 1750

END OF QUIET LANE AND PHELIC WAY STA 14+15.0
SE 3.5' HAMMERHEAD
STA 14+12.00 (R)

GUARD RAIL

INSTALL ELECTRICAL TRANSFORMER FOR LOTS 1, 2, 3 & 6

3.6" UNDERDRAIN
STABILIZED CONSTRUCTION
ENTRANCE

INSTALL NEW ELECTRIC POLE PER GHP DIRECTION

OLD FROS BUREAU GROUND

EXIST. PORTLAND WATER DISTRICT EASTMENT BK 4432/RG 108

EXISTING DITCH AND CATCH BASIN

66EEN

SIGHT DISTANCE MORE THAN 370 FT

RIM=11938

LOT 1

FF EL 1745
FF EL 1750

POOL

66EEN

6"MH 41, RIM 11519
11546
2.4M=11369
CM=11369

RIM=11588

LOT 3

66EEN

66EEN

SIGHT DISTANCE MORE THAN 370 FT

EXIST. PORTLAND WATER DISTRICT EASTMENT BK 4432/RG 108

N/F
FORTLAND WATER DISTRICT

5.5' PLAN

66EEN

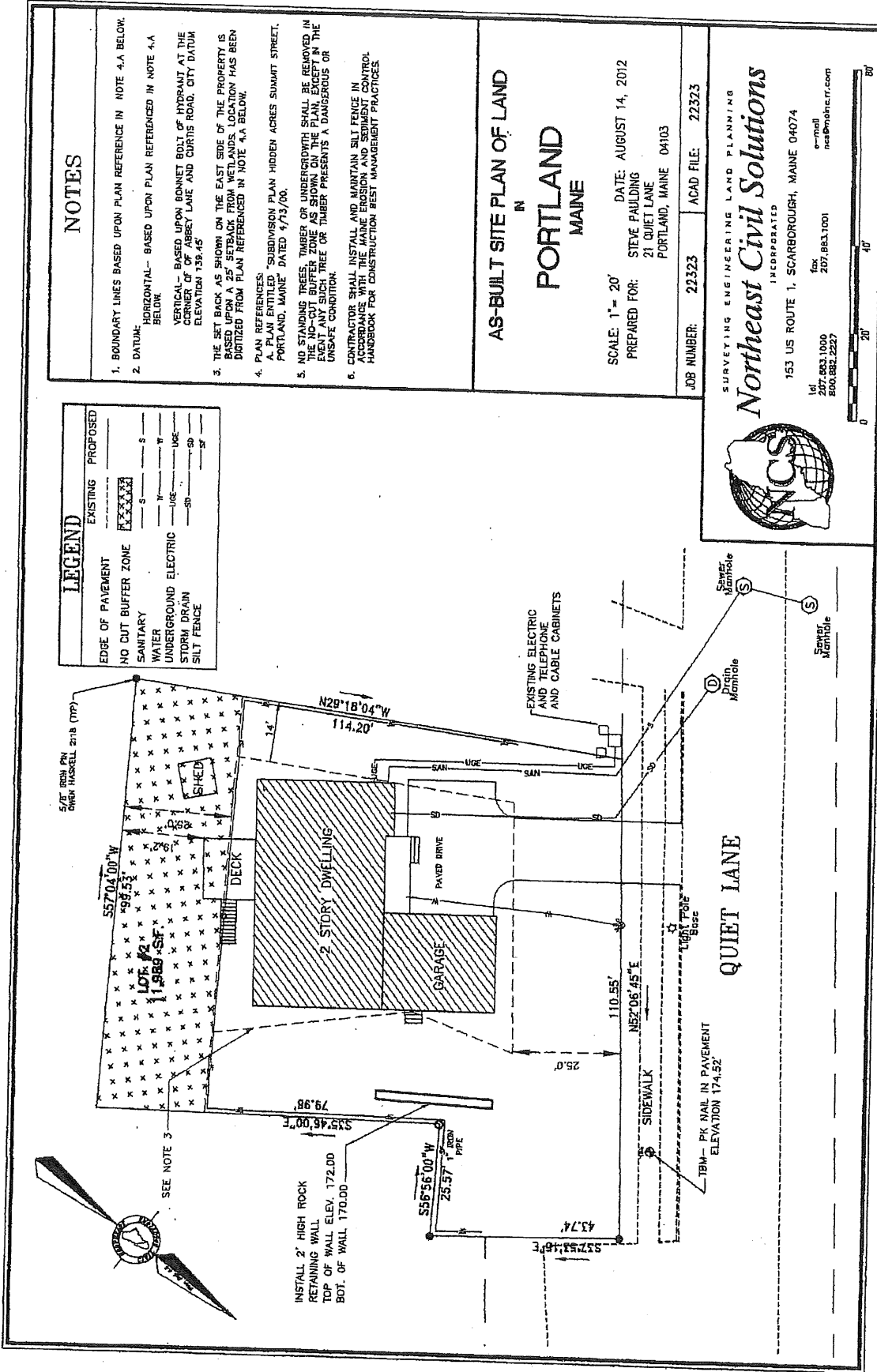


Exhibit C

EASEMENT DEED

Carol R. Paulding, whose mailing address is 21 Quiet Lane, Portland Maine 04103 for One Dollar and valuable consideration, including the covenants set forth herein, grants to the City of Portland whose mailing address is 389 Congress Street, Portland the perpetual right to enforce the restrictions on the cutting of vegetation, trees and brush (previously applicable to her property at 21 Quiet Lane by the Hidden Acres Subdivision (approved by the Portland Planning Board on November 23, 1999, and recorded at the Registry of Deeds on May 10, 2000 at Book 15566, Page 270) within the entire property acquired by Carol R. Paulding from the Portland Water District and recorded in the Cumberland County Registry of Deeds in Book 30441, Page 185.

By Acceptance of this deed, the Grantee, its successors and assigns waives all right to enforce the said "no-cut" restriction with respect to any cutting done prior to January 1, 2013, or to require the removal or relocation of the shed and any portion of the deck encroaching upon the "no-cut" area as of that date. It is further understood and agreed that the Grantor, her heirs and assigns shall have the perpetual right to maintain, repair, or replace (with no further intrusion into said "no cut" area) said deck and shed at said locations.

The covenants and conditions herein contained shall be deemed to be real covenants running with the land and benefiting and burdening the land of the Grantor.

In witness whereof Carol R. Paulding has set her hand and seal this 1 day of March 2013.

Carol R. Paulding
Carol R. Paulding

, 2013

Personally appeared the above named Carol R. Paulding and acknowledged that the foregoing was her free act and deed.

Kathryn L. L. L. L.

Exhibit C

Notary Public/Attorney at Law

Printed Name: *KATHY L. LARSEN*

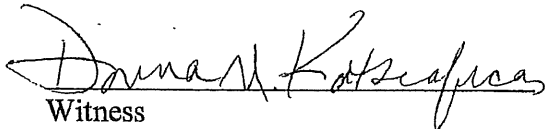
KATHY L. LARSEN
Notary Public, Maine
My Commission Expires June 13, 2017

QUIT-CLAIM DEED WITH COVENANTS

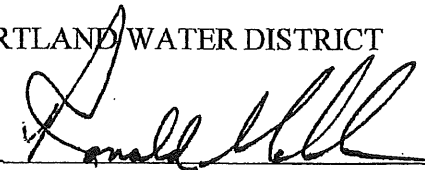
KNOW ALL PERSONS BY THESE PRESENTS, that the **PORTLAND WATER DISTRICT**, a quasi- municipal corporation organized and existing under the laws of the State of Maine, with a mailing address of 225 Douglass Street, Portland, Maine 04104-3553 ("Grantor") in consideration of one dollar (\$1.00) and other valuable consideration paid by **CAROL R. PAULDING**, with a mailing address of 21 Quiet Lane, Portland, Maine 04103 ("Grantee"), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim with quitclaim covenants, to the said Carol R. Paulding, her heirs and assigns, a certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine and described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Portland Water District has hereunto caused this instrument to be signed by Ronald Miller, it's duly authorized General Manager, this 5th day of March, 2013.

MAINE REAL ESTATE TAX PAID


Witness

PORTLAND WATER DISTRICT

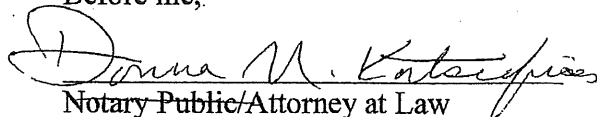
By: 
Ronald Miller
General Manager

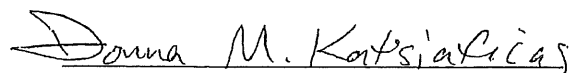
STATE OF MAINE
CUMBERLAND, ss.

March 5, 2013

Personally appeared the above-named Ronald Miller in his capacity as the General Manager of the Portland Water District, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Portland Water District.

Before me,


Notary Public/Attorney at Law


Printed Name

SCHEDULE A

A certain lot or parcel of land situated on the southerly of Quiet Lane in said Portland and bounded and described as follows,

Beginning at an iron pin on the dividing line between land of the Grantor and the Grantee, said pin marking the southwest corner of land conveyed to the Grantee by deed of Chase Custom Homes and Financing, Inc. dated February 28, 2002 and recorded at the Cumberland County Registry of Deeds in Book 17378, Page 222;

Thence N 57-04'-00" E along said dividing line 99.53 feet to the northerly corner of land of the Grantor;

Thence S 35-46'-00" E along the dividing line between land of the grantor and land now or formerly of 10.01 feet to a point;

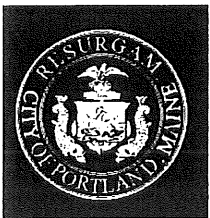
Thence S 57-04'-00" W parallel to and 10.00 feet distant from the first described course 100.66 feet to a point;

Thence N 29-18'-04" W 10.02 feet to the point of beginning.

Being a portion of the premises conveyed to the Grantor by deed of the Robert S. Gass and Harriet C. Gass dated June 1, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4432, Page 108.

It is a condition of this conveyance that no permanent structures, other than fencing, may be erected on said parcel as restricted in the above described deed.

Received
Recorded Register of Deeds
Mar 05, 2013 11:17:38A
Cumberland County
Pamela E. Lovley



PORTLAND MAINE

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

August 7, 2012

Steve & Betsy Paulding
21 Quiet Lane
Portland, ME 04103

RE: 21 Quiet Lane – 388A-A-053 – R-2 Zone - permit application #2012-07-4580

Dear Mr. and Mrs. Paulding,

I am in receipt of a permit application to enclose an existing deck as applied for by Wintergreen Solariums. I have the original approved site plan from 2001 which is on file, showing the original house and setbacks including a no cut buffer zone.

First of all, I find no permit on file for the original deck. Such an addition does require a building permit. Apparently the deck was erected without the required review and permit. Based upon the original approved survey site plan, I believe the added deck is located in the required rear setback and within the no cut buffer zone as depicted on the approved site plan (enclosed). The R-2 zone in which this property is located requires a minimum 25 foot rear setback under section 14-80(d)(2).

Your application request is not issuable at this time. If you have any further information to submit verifying a deck permit and meeting the required setbacks, please submit such information as soon as possible.

If I do not receive any further information within the next 30 days from the date of this letter, your permit will be denied. Your unpermitted deck may need to be removed at that time as a follow up letter directs. If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Wintergreen Solariums, 470 Riverside Street, Portland, ME 04103



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

September 26, 2012

Carol & Stephen Paulding
21 Quiet Lane
Portland, ME 04103

RE: 21 Quiet Lane – 388A-A-053 – R3 residential zone – illegal shed

Dear Mr. & Ms. Paulding,

This letter is a follow up to the telephone conversation that I had with Carol on September 24, 2012. In reviewing the Practical Difficulty Appeal application to allow a reduction in the rear setback for the existing deck, I discovered that there is also an existing shed within the “No-Cut Buffer Zone” of the property that was built without a permit. Since no permit was applied for, the existing shed is illegal. Also the approved Subdivision Plan for Hidden Acres which your property is part of, does not allow anything to be built in the “No-Cut Buffer Zone”.

You have thirty days from the date of this letter to apply for a building permit for the shed, relocating it outside of the “No-Cut Buffer Zone”. Please feel free to call me if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file



Product Summary

(Lewis Whitaker)

Job No:	BL-13	Create Date: 07/18/2012
CB P.O. No:	Paulding-117040-1	Approval Date:
Homeowner:	Steve Paulding	Requested Date:
	21 Quite In.	
	Portland, ME 04103	

Job Line #1

----- **GENERAL PRODUCT CRITERIA** -----

Entered by: Lewis Whitaker
Room Type: White Patio Room (Aluminum)
Room Style: Studio
Compliance Type: 2003 IRC Standards
Rated for Snow Load: 50 psf
Rated for Wind Load: 90 mph
Wind Load Exposure Rating: Exposure B

----- **ENCLOSURE CRITERIA** -----

Glass Type: 5/8" Insulated Clear Low-E Argon Tempered
Corner Height: Standard (81" +/-)
Wing H Only
Height to Grade: "

----- **A Wall** -----

Length of A Wall: 144 in.
A Wall Floor Channel size: 1"
Deck/pad is FAIR from Housewall to AB Cornerpost
Wing Fill Type: 3 in Foam panel
H-Channel DOES NOT extend to roof panel in Wing
A Wall Fill type at house wall: Std Panel Fill
There are 2 units on A Wall:
Unit A: 78 3/8 in No Transom Window, Betterview Kneewall - 69" Wide
Unit B: 78 3/8 in No Transom Window, Betterview Kneewall - 63" Wide

----- **B Wall** -----

Length of B Wall: 168 in.
B Wall Floor Channel size: 1"
Deck/Pad is FAIR from AB Cornerpost to BC Cornerpost
B Wall Fill type at AB Corner Post: Std Fill
B Wall Fill type at BC Corner Post: Std Fill
There are 3 units on B Wall:
Unit C: 78 3/8 in No Transom Window, Betterview Kneewall - 51" Wide
Unit D: 78 3/8 in No Transom Window, Betterview Kneewall - 51" Wide
Unit E: 78 3/8 in No Transom Window, Betterview Kneewall - 51" Wide

----- **C Wall** -----

Length of C Wall: 144 in.
C Wall Floor Channel size: 1"
Deck/Pad is FAIR from BC Cornerpost to Housewall
Wing Fill Type: 3 in Foam panel
H-Channel DOES NOT extend to roof panel in Wing
C Wall Fill type at house wall: Std Panel Fill
There are 2 units on C Wall:
Unit F: 78 3/8 in No Transom Window, Betterview Kneewall - 63" Wide
Unit G: 78 3/8 in No Transom Door - 69" Wide

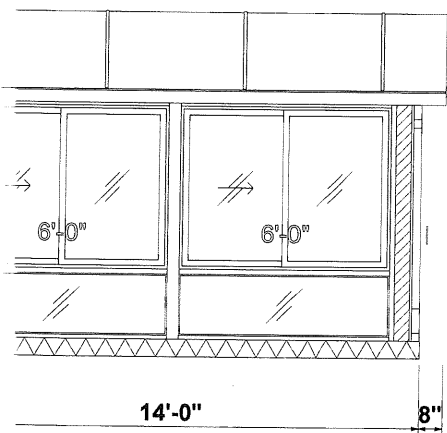
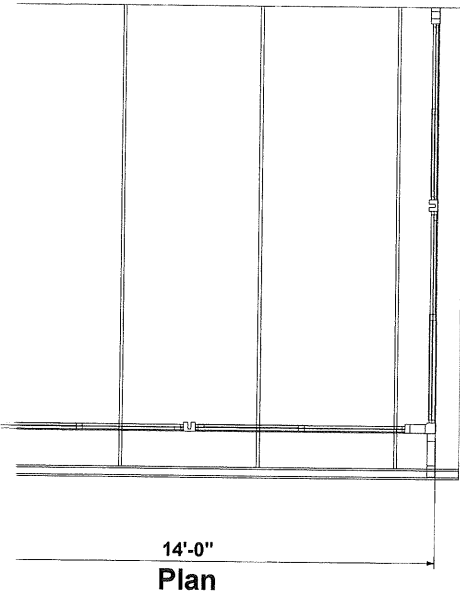
----- **ROOF** -----

Mount Height: 105 in.
Roof Pitch: 2:12
Panel Type: Foam Panels, 4 1/2 in. Thick, White on White
Panel Connectors: Roof H's
NOTE: This roof will require 90 mph fasteners
Room is not to be shingled
Gutters installed on Studio
6" Overhang on A & C Wall
6" Overhang on Studio

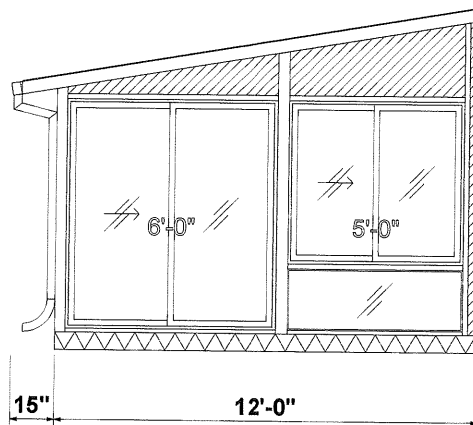


View directly behind deck.





Front Elevation



Right Elevation



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Receipts Details:

Tender Information: Check , Check Number: 15642

Tender Amount: 320.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/31/2012

Receipt Number: 46526

Receipt Details:

Referance ID:	7458	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	320.00	Charge Amount:	320.00
Job ID: Job ID: 2012-07-4580-ALTR - Enclosing existing deck			
Additional Comments: 21 Quiet Lane			

Thank You for your Payment!

UF wire

ELECTRICAL PERMIT

City of Portland, Maine

To the Electrical Inspector, Portland Maine :

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland's Electrical Ordinances, National Electrical Code and the following specifications:



Date: 5/20/13
 Permit #: 2013 01007
 CBL#: 388A A053

ADDRESS: 21 Quiet Ln METER MAKE/MODEL #: _____
 CMP Work Order #: _____ OWNER: Steve / Betsy Parkling
 TENANT: _____ PHONE #: _____

PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION! TOTAL EACH FEE

OUTLETS:	<input checked="" type="checkbox"/> Receptacles	<input checked="" type="checkbox"/> Switches	<input type="checkbox"/> Smoke Detector	0.20
FIXTURES:	<input type="checkbox"/> Incandescent	<input type="checkbox"/> Fluorescent	<input type="checkbox"/> Strips	0.20
SERVICES:	<input type="checkbox"/> Overhead	<input type="checkbox"/> Underground	<input type="checkbox"/> TTL Amps <800	15.00
			<input type="checkbox"/> TTL Amps >800	25.00
TEMPORARY SERVICE:	<input type="checkbox"/> Overhead	<input type="checkbox"/> Underground	<input type="checkbox"/> TTL Amps	25.00
METERS:	(Number of)			1.00
MOTORS:	(Number of)			2.00
RESID/COMMER:	Electric Units			1.00
HEATING:	Oil/Gas Units	<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior	5.00
APPLIANCES:	Ranges	Cook Tops	Wall Ovens	2.00
	Insta-hot	Water Heaters	Fans	2.00
	Dryers	Disposals	Dishwasher	2.00
	Compactors	Spa	Washing Machine	2.00
	Others (denote)			2.00
MISC. (# of):	Air Cond (Window)			3.00
	Air Cond (Central)		Pools	10.00
	HVAC	EMS	Thermostat	5.00
	Signs			10.00
	Alarms/Resident			5.00
	Alarms/Commer			15.00
	Heavy Duty (CRKT)			2.00
	Alterations			5.00
Fire Repairs			15.00	
Emergency Lights			1.00	
Emer Generators			20.00	
Circus/Carnival			25.00	
PANELS:	<input type="checkbox"/> Service	<input type="checkbox"/> Remote	<input type="checkbox"/> Main	4.00
TRANSFORMER:	<input type="checkbox"/> 0-25 Kva			5.00
	<input type="checkbox"/> 25-200 Kva			8.00
	<input type="checkbox"/> Over 200 Kva			10.00

RECEIVED
 MAY 20 2013
 Dept. of Building Inspections
 City of Portland Maine

CBL:

MINIMUM COMMERCIAL FEE: \$55.00 MINIMUM RESIDENTIAL FEE: \$45.00
 Brief Description of work: wire sun room TOTAL DUE: 45

PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!

CONTRACTOR INFORMATION: Fred Rheaume
 Contractor Name: Superior Electric INC Master License #: MS20027913
 Address: 10 Boz 357 Linnington ME Limited License #: _____
 Telephone & E Mail: 207 415-4644 637-3440

Contractor Signature: [Signature]

PLEASE HAVE YOUR PERMIT # (OR JOB ID) READY & CALL 874-8703 TO SCHEDULE AN INSPECTION!