

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 101127

OCT - 6 2010

This is to certify that LIBBY RICHARD /Advanced Building Insulation Services

has permission to Re-Roof back end of house, remove roof & associated framing from back end of main house & install a 9' x 12' s

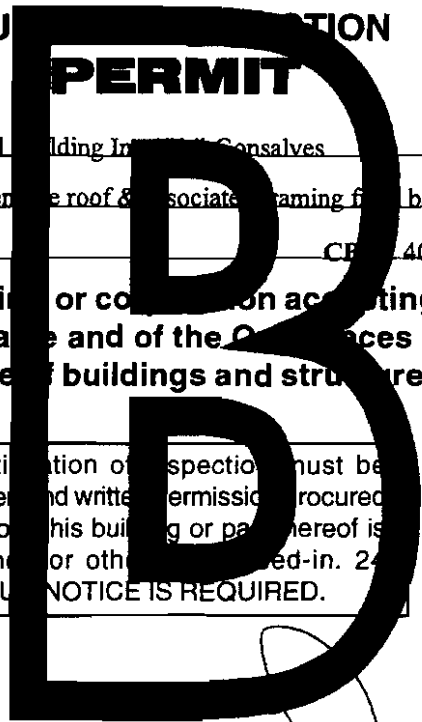
AT 495 ALLEN AVE CB# 400 D012001

provided that the person or persons, firm or corporation accounting 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 lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

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



City of Portland

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Burke 10/6/10
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: 10-1127	Issue Date:	CBL: 400 D012001
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Location of Construction: 495 ALLEN AVE	Owner Name: LIBBY RICHARD	Owner Address: 495 ALLEN AVE	Phone:
Business Name:	Contractor Name: Advanced Building Inc / Phil Gonsal	Contractor Address: 92 Scottow Hill Road Scarborough	Phone: 2078386353
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Re-Roof back end of house, remove roof & associated framing from back end of main house & install a 9' x 12' shed dormer	Permit Fee: \$50.00	Cost of Work: \$2,600.00	CEO District: 4
Proposed Project Description: Re-Roof back end of house, remove roof & associated framing from back end of main house & install a 9' x 12' shed dormer		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB Signature: JMB 10/6/10	
		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: Idobson	Date Applied For: 09/09/2010	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> 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 <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"/> Date: 9/22/10 JSA	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 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: ABM
	<p>PERMIT ISSUED</p> <p>OCT - 6 2010</p> <p>City of Portland</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 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 _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1127	Date Applied For: 09/09/2010	CBL: 400 D012001
------------------------------	--	----------------------------

Location of Construction: 495 ALLEN AVE	Owner Name: LIBBY RICHARD	Owner Address: 495 ALLEN AVE	Phone:
Business Name:	Contractor Name: Advanced Building Inc / Phil Gonsal	Contractor Address: 92 Scottow Hill Road Scarborough	Phone: (207) 838-6353
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Re-Roof back end of house, remove roof & associated framing from back end of main house & install a 9' x 12' shed dormer	Proposed Project Description: Re-Roof back end of house, remove roof & associated framing from back end of main house & install a 9' x 12' shed dormer
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/22/2010

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/06/2010

Note: **Ok to Issue:**

- 1) Handrails required per code on the newly rebuilt stairs.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Comments:

10/6/2010-jmb: Spoke to Richard L. For details on the new roof framing on the shed, it is going over the existing, LVL is supported on bearing walls. Discussed cost of work, he will revise.

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 Inspection 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 with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

Oct 6 2010

Received from: Richard Libby

Location of Work: 495 Allen

Cost of Construction: \$111,500 Building Fee: 50.00

Permit Fee: \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 50.00

Building (I2) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other: _____

CSL: 400-D-012

Check #: 242

Total Collected \$ 50.00

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: JMB

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

9.9.2010

Received from

B. Skeel Libby
995- Hillside

Location of Work

Cost of Construction \$ _____ Building Fee _____

Permit Fee \$ _____ Site Fee _____

Certificate of Occupancy Fee _____

Tenant SO

Plumbing (15) Plumbing (15) _____ Electrical (22) _____ Gas Plan (47) _____

Other 900 D. 12

Check # 3245

Total Collected \$ 50

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: SP

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



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>495 ALLEN AVE, PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure/Area 1084 <u>6844</u>	Square Footage of Lot <u>22,490</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>400</u> Block# <u>D</u> Lot# <u>12</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Richard Libby</u> Address <u>495 ALLEN AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>207-653-4185</u>
Lessee/DBA (If Applicable) <u>/</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>/</u>	Cost Of Work: \$ <u>2,600</u> C of O Fee: \$ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>SINGLE FAMILY</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name		
Project description: <u>R&R Roof on back end of house (the "shed"); Remove roof & assoc. framing from back end of main house & install an 9x12 shed dormer.</u>		
Contractor's name: <u>ADVANCED Bldg Inc - Phil Gonsalves</u>		
Address: <u>92 SCOTTOW HILL Rd</u>		
City, State & Zip <u>SCARBOROUGH, ME 04074</u>		Telephone: <u>838-6353</u>
Who should we contact when the permit is ready: <u>Phil Gonsalves</u>		Telephone: <u>838-1984</u>
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.

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: Richard Libby Date: 9-8-10

RECEIVED
SEP 9 2010
Dept. of Building Inspections
City of Portland Maine

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
 - Floor plans and elevations existing & proposed
 - Detail removal of all partitions & any new structural beams
 - Detail any new walls or permanent partitions
 - Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
 - Window and door schedules
 - Foundation plans w/required drainage and damp proofing (if applicable)
 - Detail egress requirements and fire separation/sound transmission ratings (if applicable)
 - Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
 - Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
 - Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
 - Proof of ownership is required if it is inconsistent with the assessors records
- pitch 4/12 +/-*

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

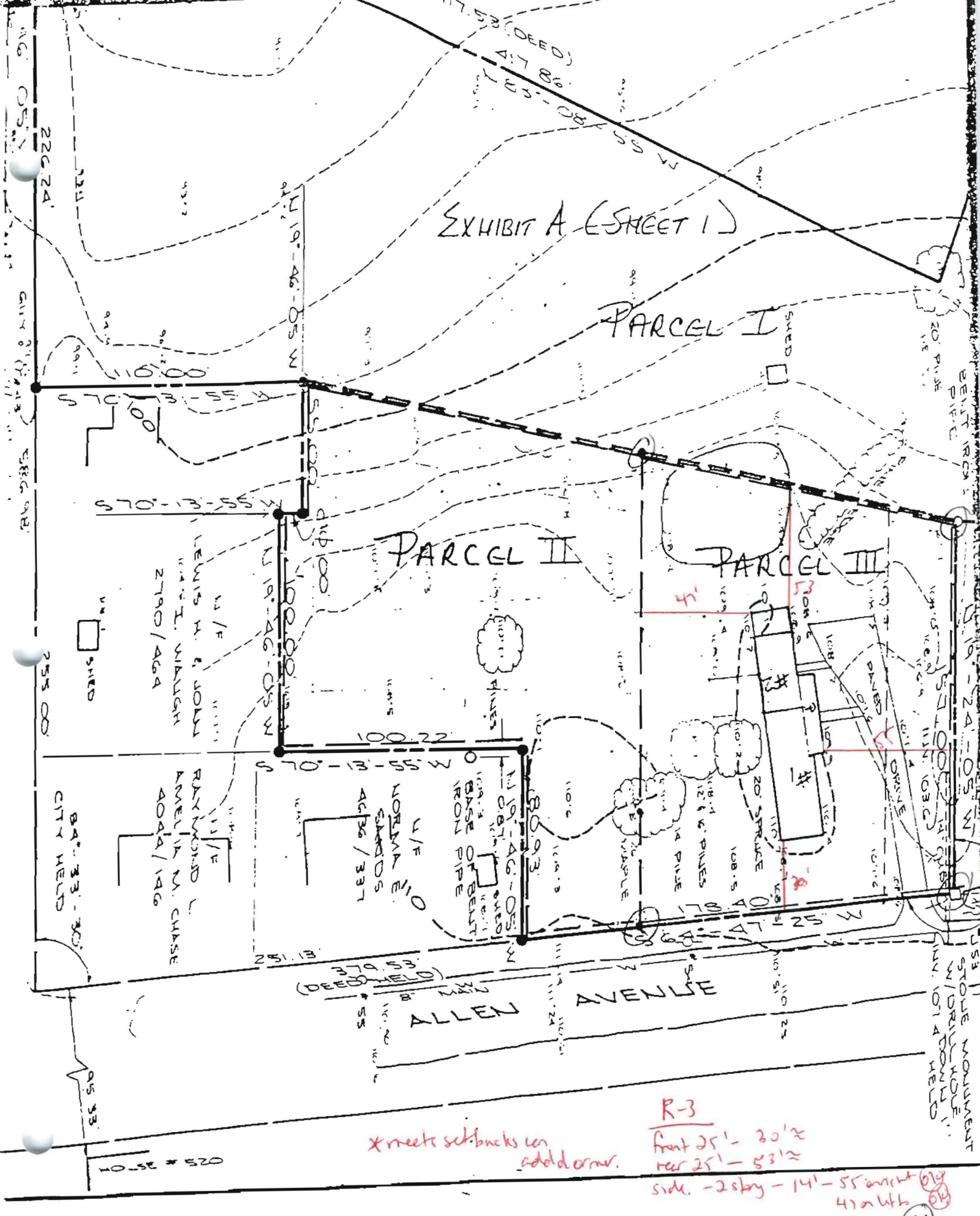
EXHIBIT A (SHEET 1)

PARCEL I

PARCEL II

PARCEL III

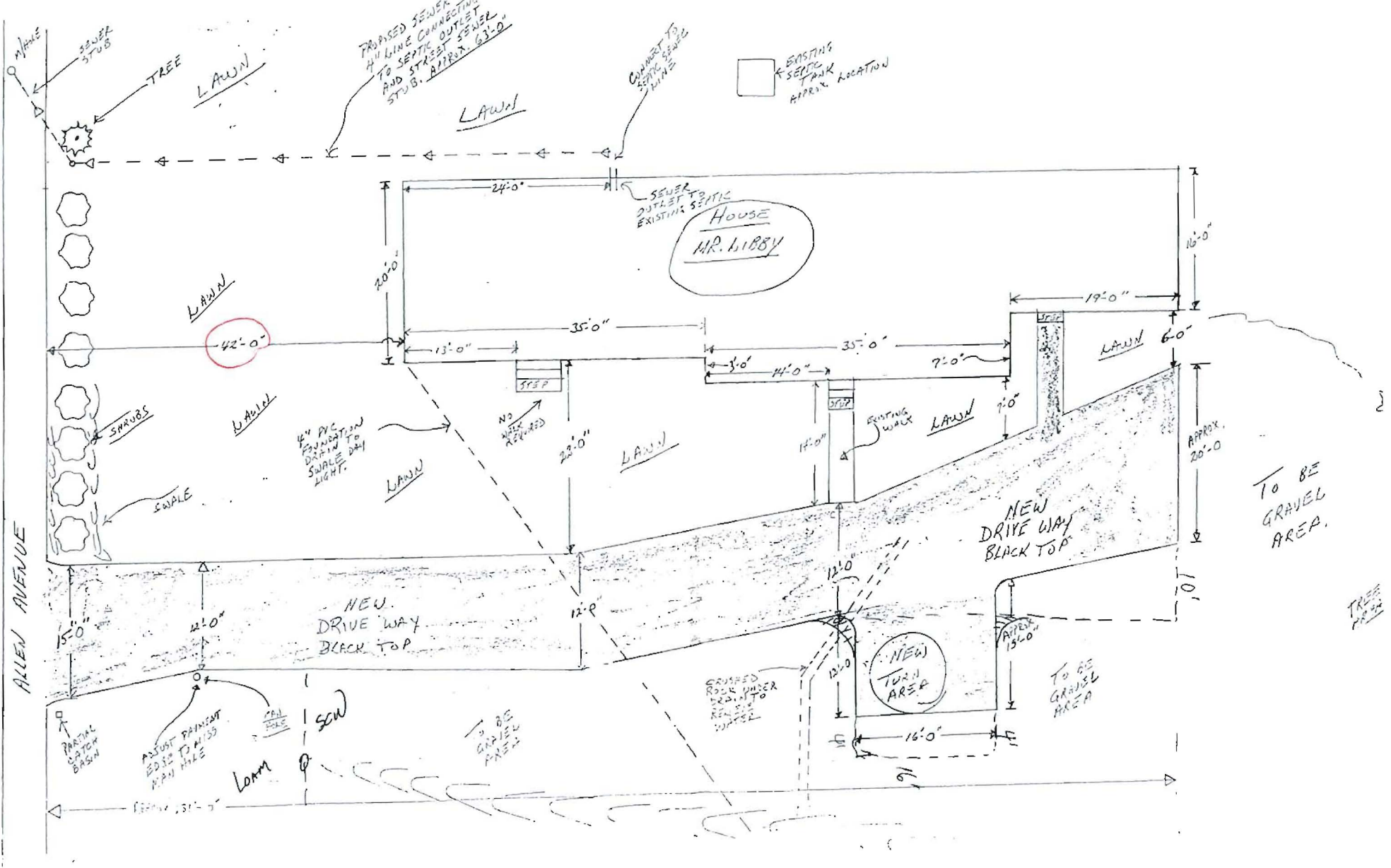
ALLEN AVENUE



*meets setbacks on address corner.

R-3
front 25' - 30' x
rear 25' - 53' x
side - 2 story - 14' - 55' max ht
41' x 44' x 61' x 64'

HOUSE # 520



U

SHEET 376-B

ALLEN

SHEET 401-B

2
94991

6
23056

13
9052
76.67

18
13530
24.09

12
22490
30' UTILITY EASEMENT

15
22813

10
7317
8393

9
8393

8
10000

5
2750

458 ALLEN AVENUE
THE RESIDENCES

NOTE: For further reference
see Cumberland County Registry
of Deeds. Deed(s) recorded
in 88-2001 Pg 211, Deed 7-10-88

3
7.36 AC
FALLBROOK CONDOMINIUM
NOTE: For further reference
see Cumberland County Registry
of Deeds. Deed(s) recorded
in 88-8730 Pg 208 on 4-20-88

16
22500

17
21500

SHEET 401-A

SHEET 401-B

207°01'

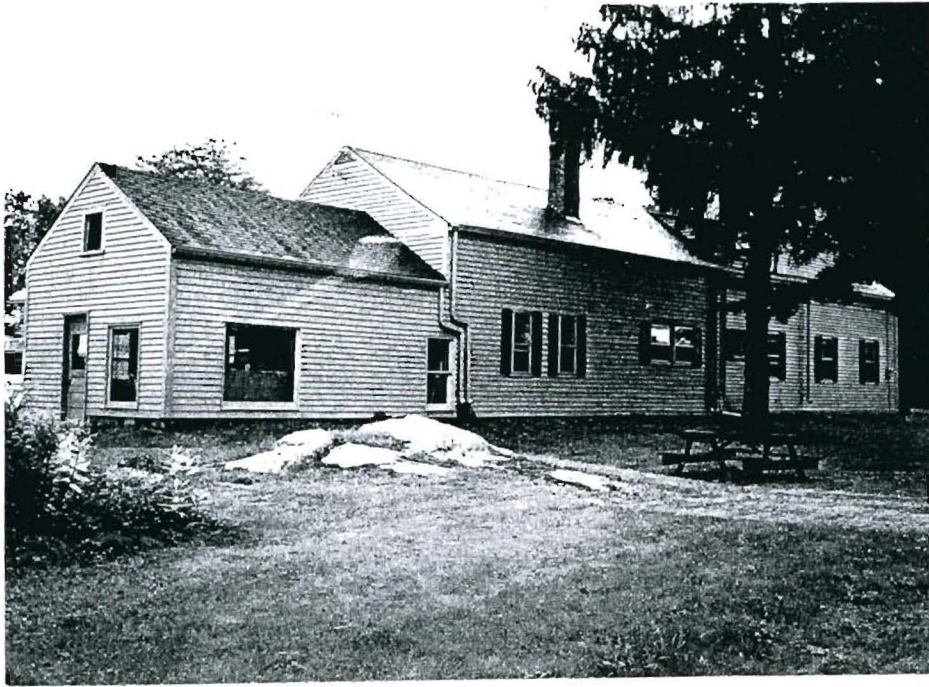
N 83°28'00" W

180.24

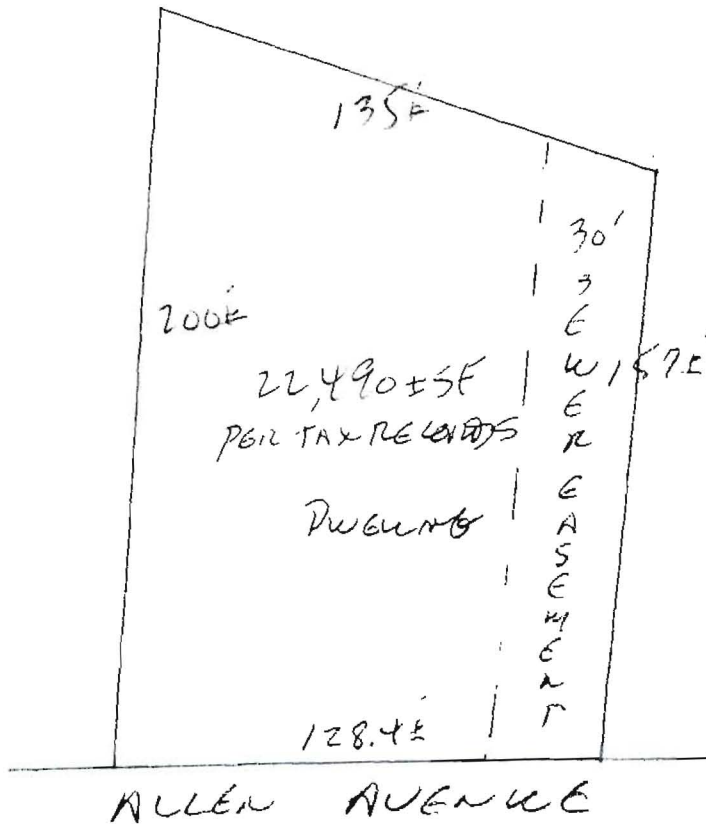
S 76°59' 40" W 166.98

28

1



SITE SKETCH



SCALE: 1" = 50'

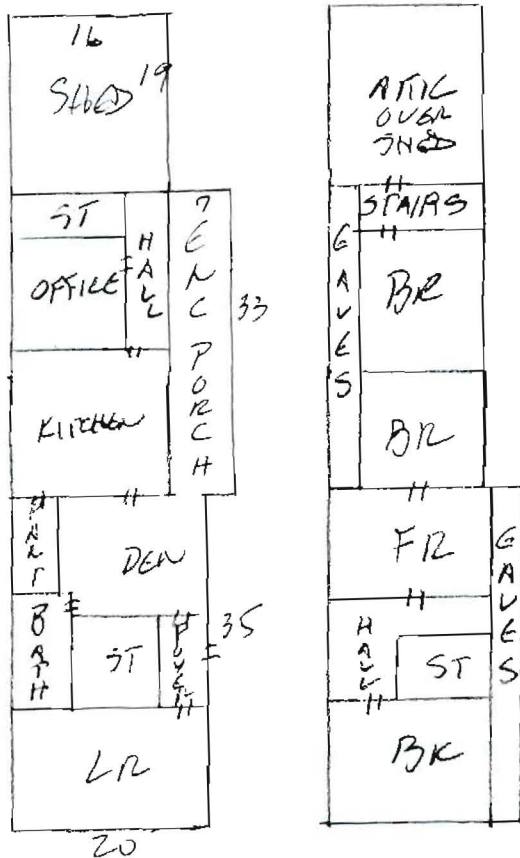
DWELLING SKETCH

1ST FLOOR

$$20 \times 35 = 700$$

$$16 \times 33 = 528$$

$$1228 \pm SF$$



2nd FLOOR

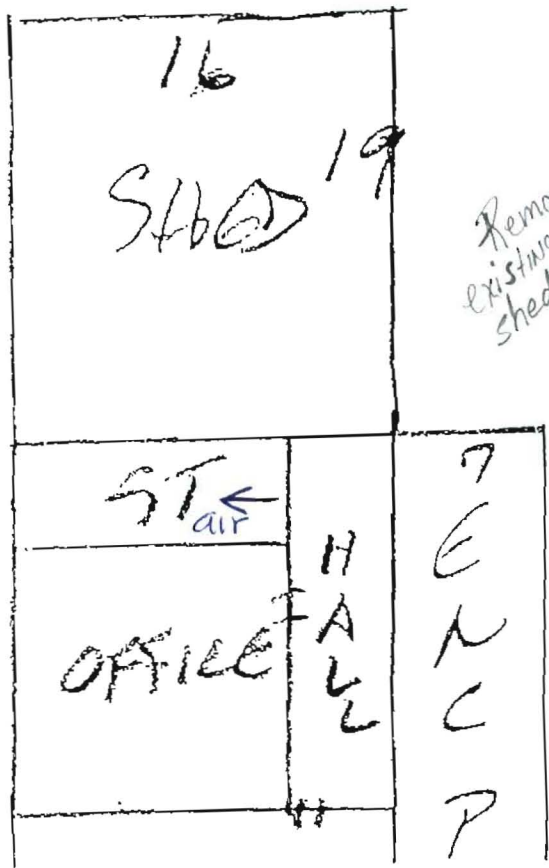
$$17 \times 35 = 595$$

$$13 \times 33 = 429$$

$$1024 \pm SF$$

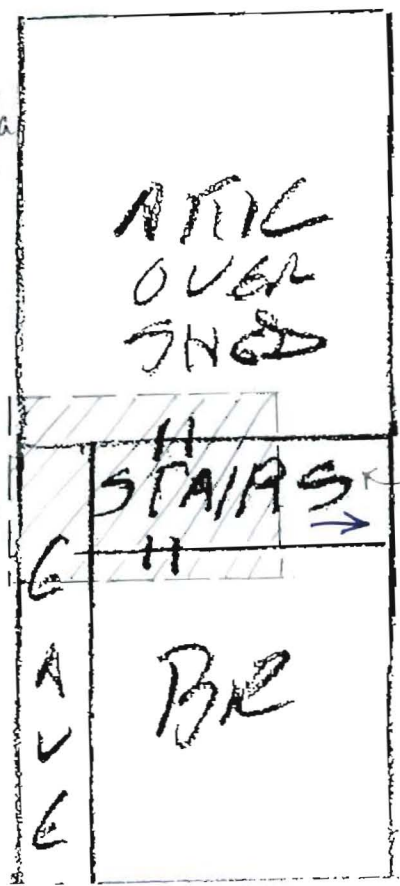
SCALE: 1" = 20'

4951 ALLEN AVENUE



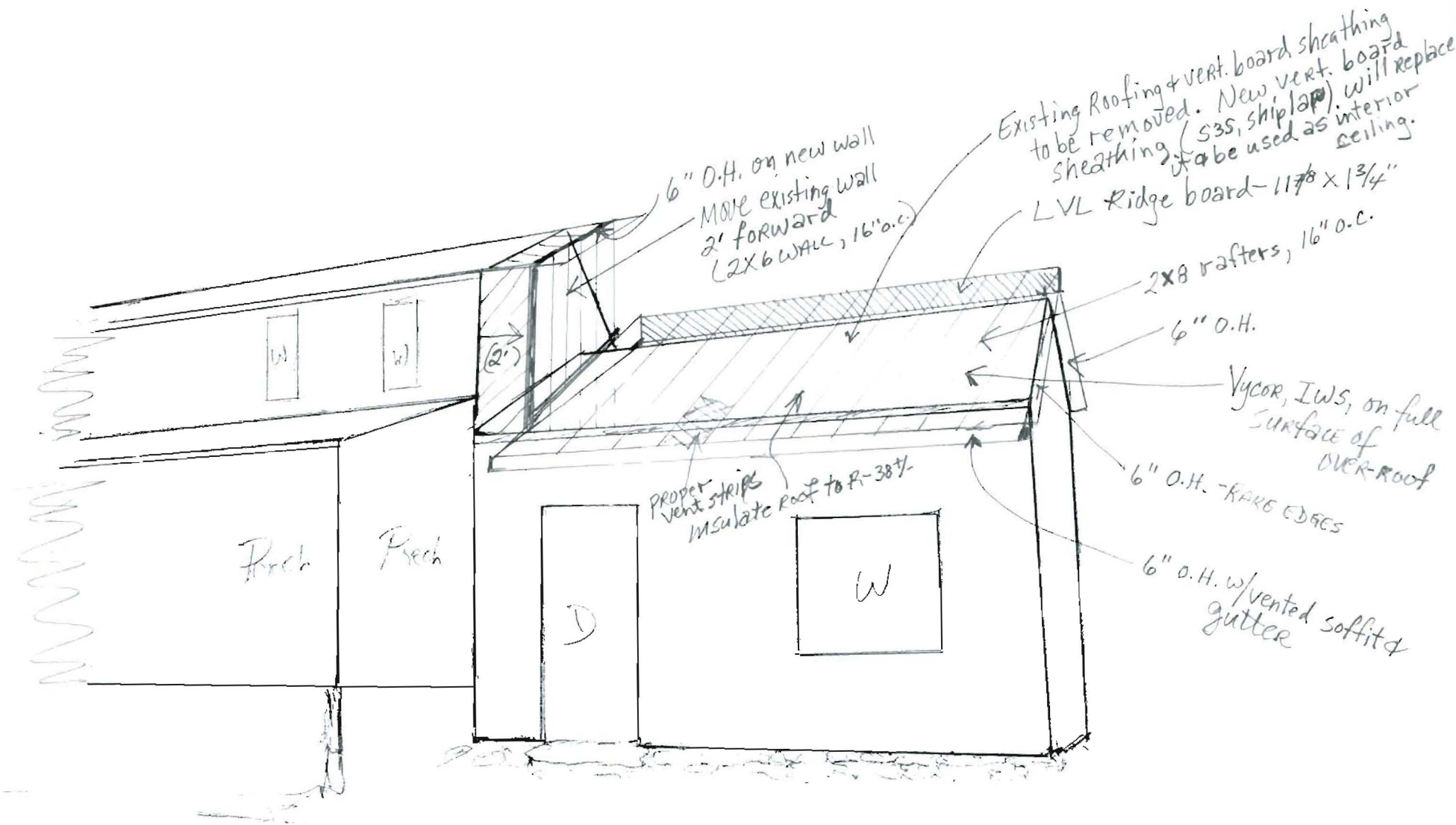
1st Floor

Remove this sect. of existing roof & replace w/a shed dormer.



R&R stairs see schedule #2

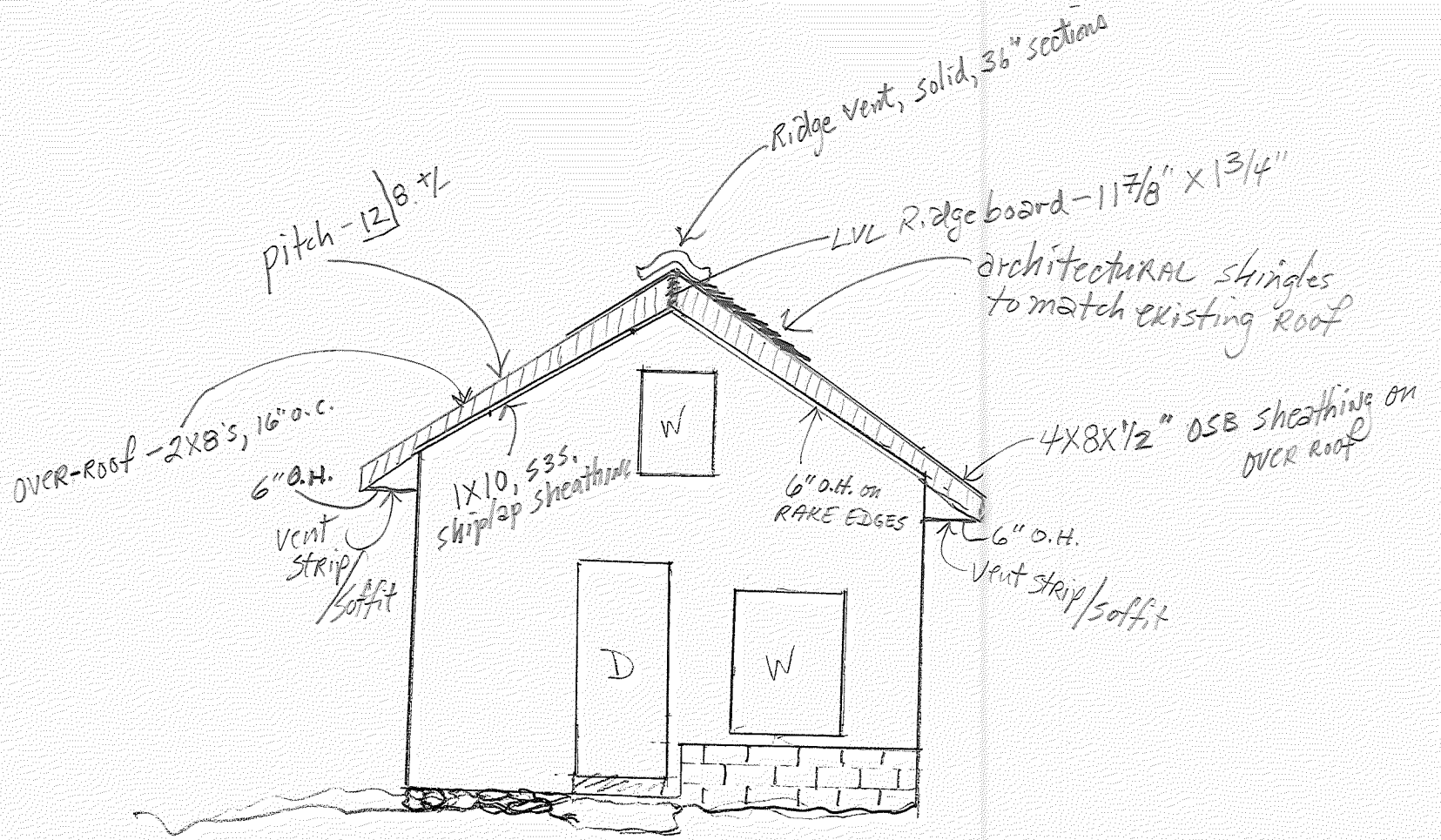
2nd Floor



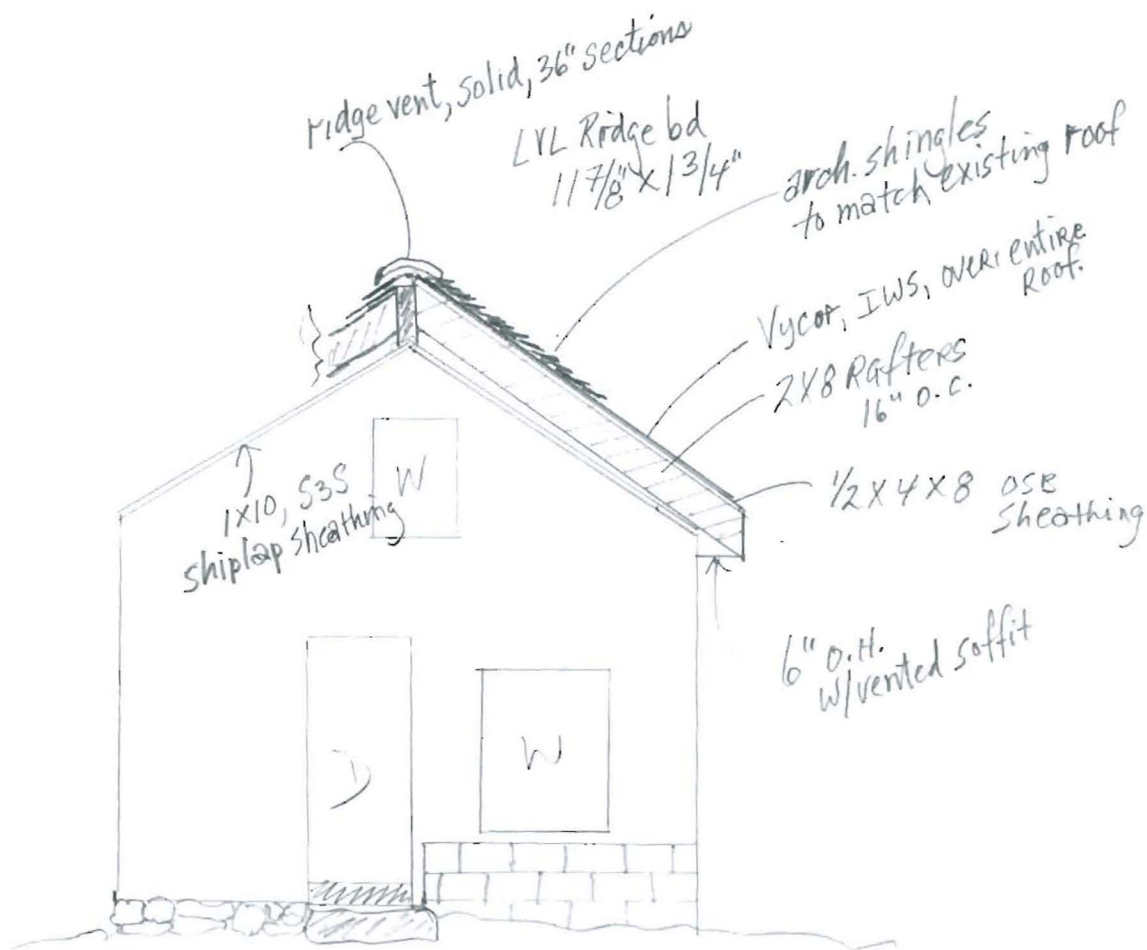
EX-A 10/2 Side Elevation W. Side



Ex. A - 2 of 2



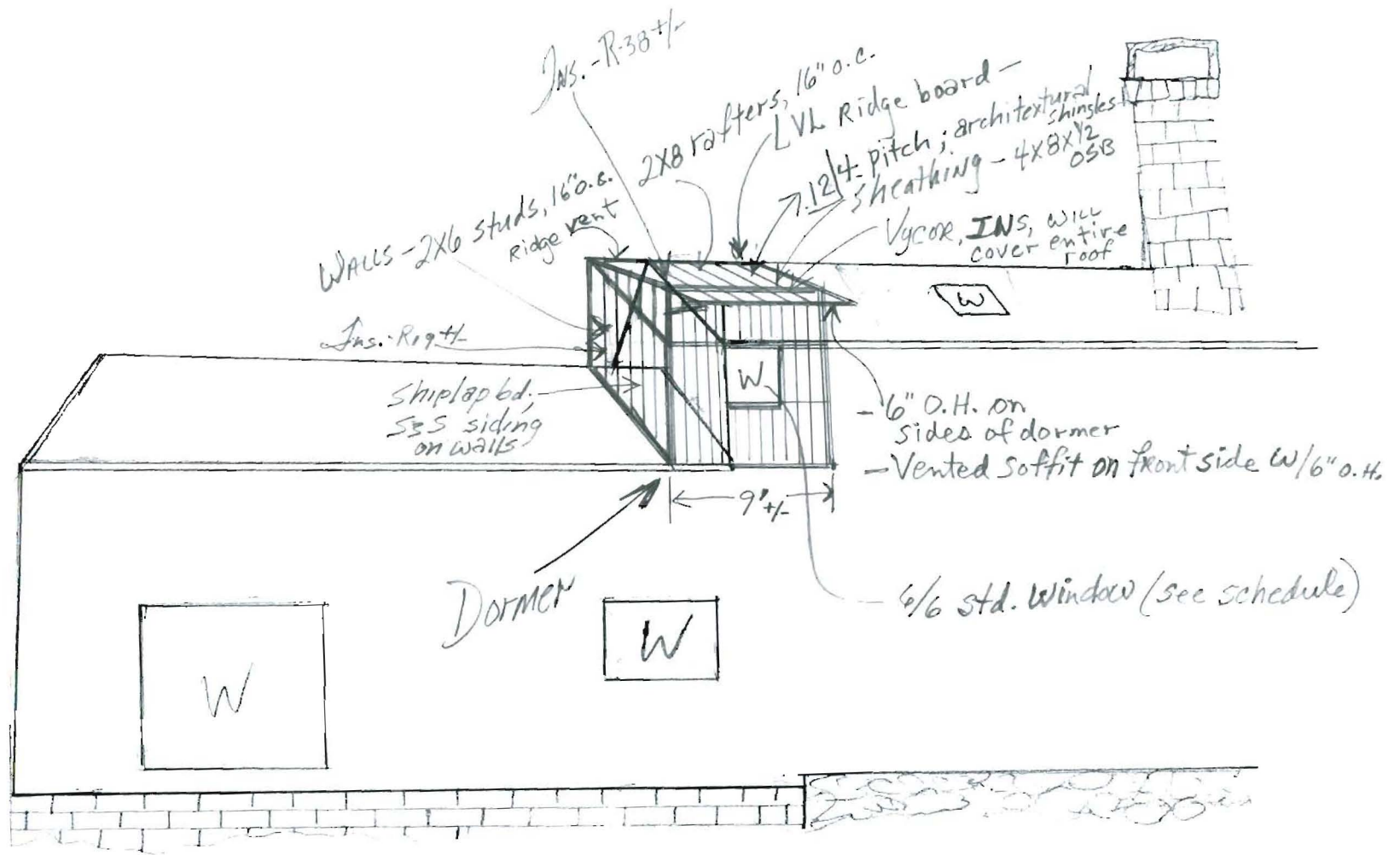
Ex. B-1 of 3 END Elevation - S. End



End Elevation - S. End
 Ex. B - 2 of 3

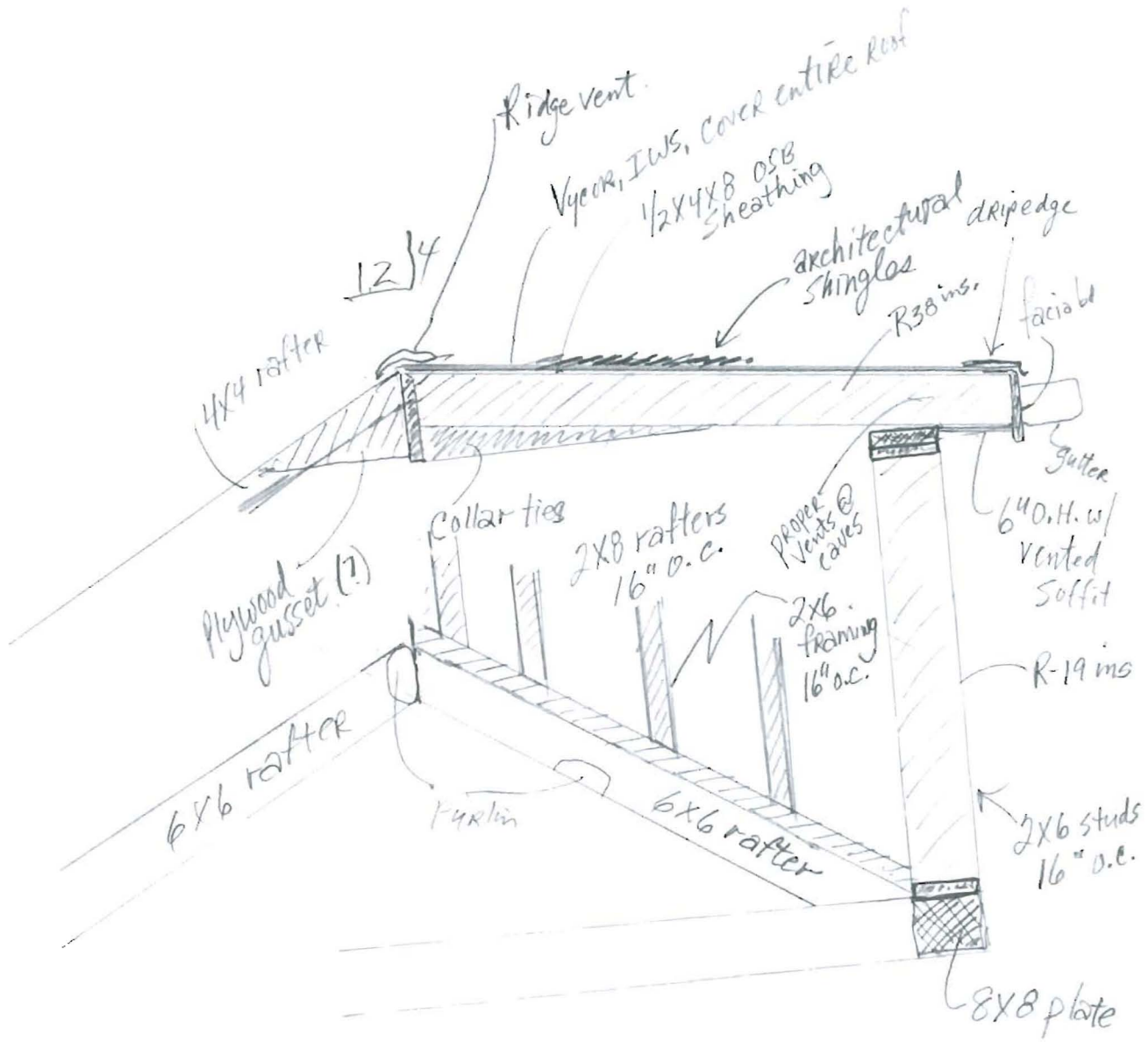


Ex. B. - 3 of 3

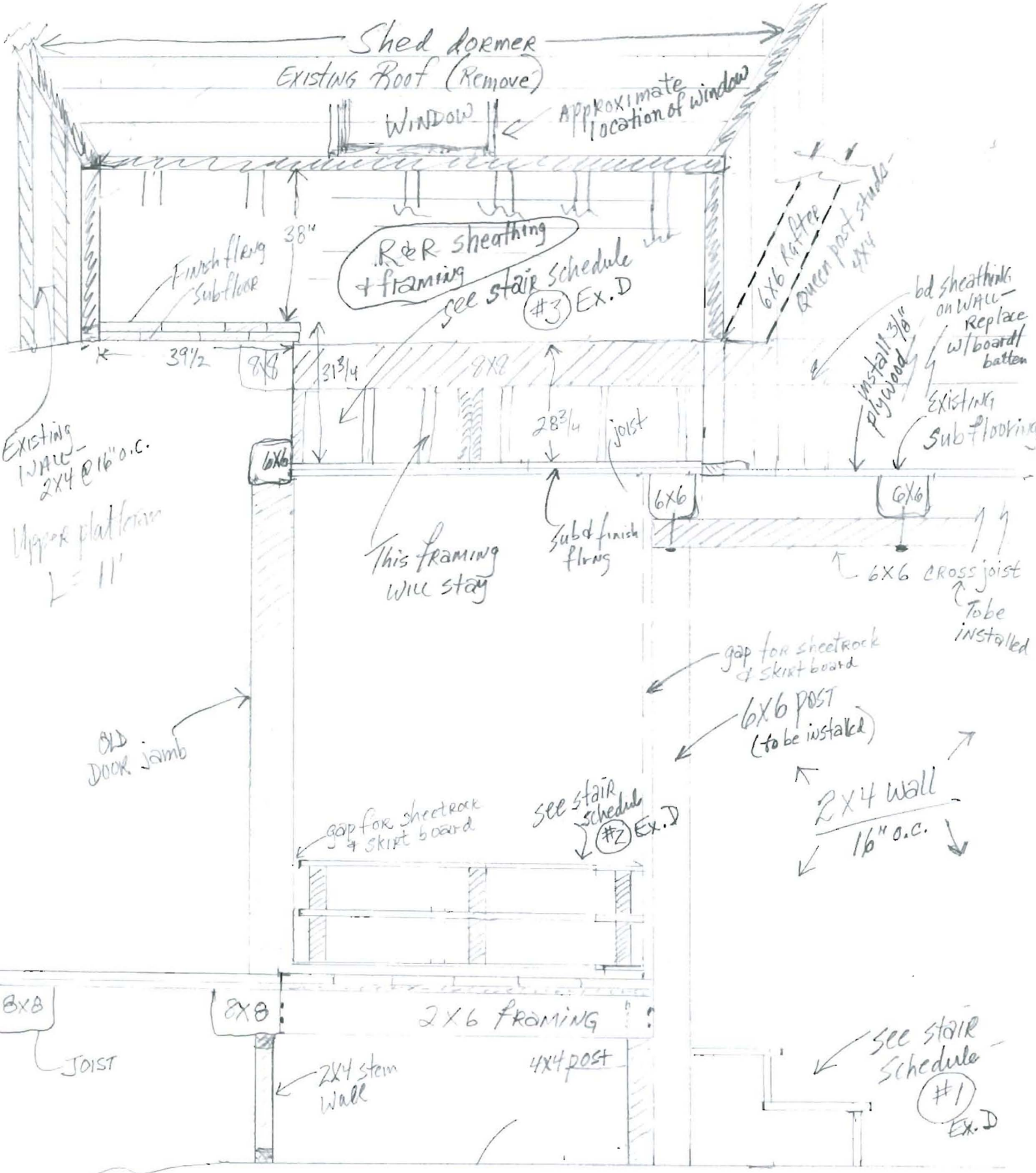


Side Elevation - East Side

EX. C - 1 of 4

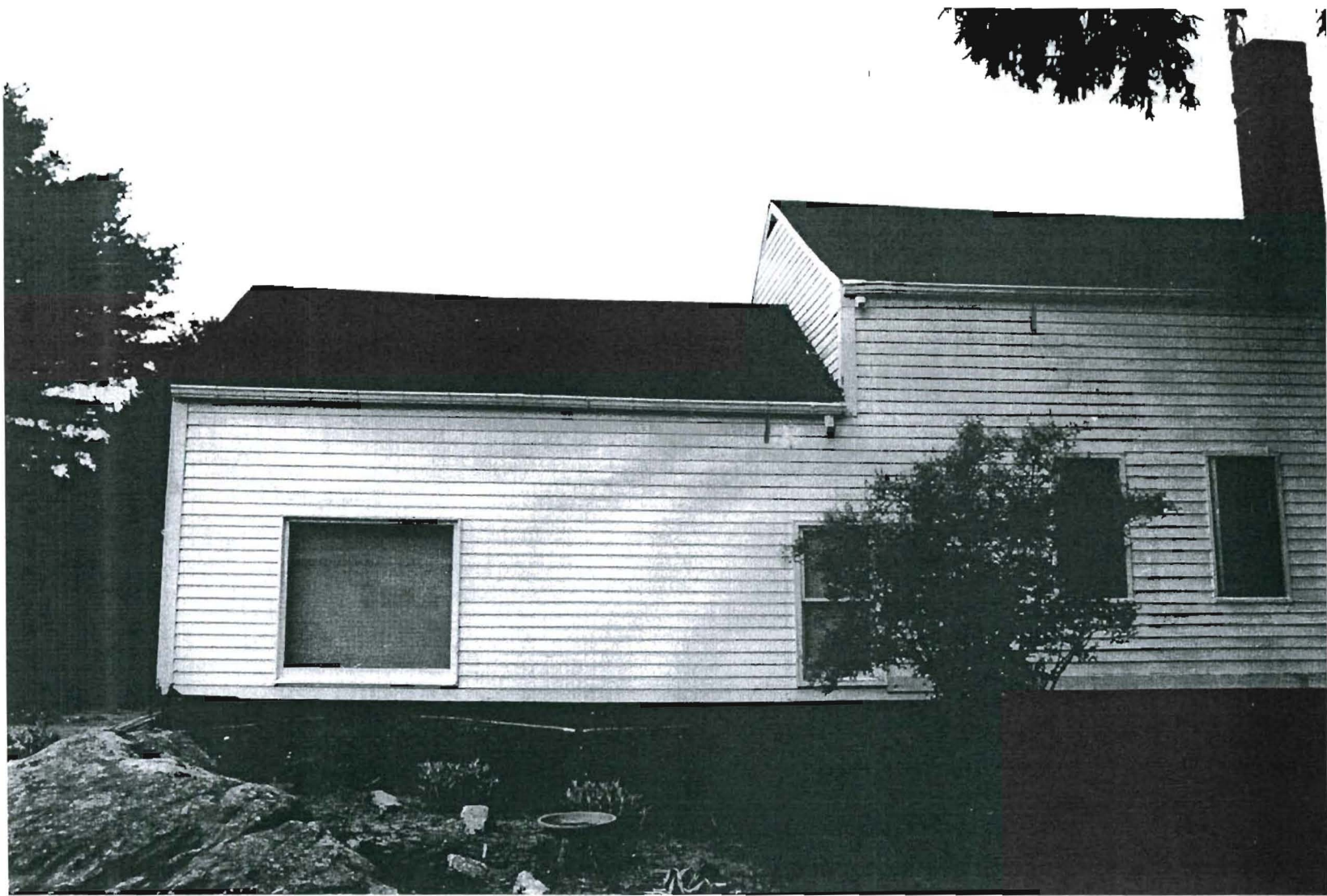


Ex. C-2 of 4



No existing floor elevations will be changed.

EX. C - 3 of 4



EX. C - 4 of 4

Stair Schedule

SHED -

(#1) 2 treads
Rise - $6\frac{7}{8}"$
Run - $11"$
Width - $36"$
Headroom - $6' - 10\frac{1}{2}"$

(#2) 8 treads
Rise - $7\frac{7}{8}"$
Run - $10"$
Width - $36"$
Headroom - $5' - 10"$

OLD -
Rise - $8\frac{1}{2}"$
Run - $7\frac{3}{4}"$
Width -
Headroom - $5' +/-$

(#3) 3 treads
Rise - $7.75"$
Run - $10"$
Width - $36" +/-$
Headroom - $6' - 10" +/-$

OLD -
Rise - $8\frac{1}{2}"$ (irregular @ top)
Run - $9"$
Width -
Headroom - $6' +/-$

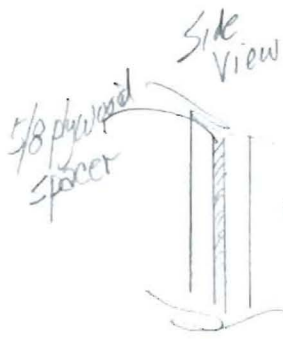
(#4) Cellar 8 treads
Rise - $8\frac{3}{16}"$
Run - $10"$
Width - $29\frac{3}{4}"$
Headroom - $35" +/-$

OLD - 6 treads
Rise - $9\frac{1}{4}"$
Run - $6\frac{3}{4}"$
Width -
Headroom - $45\frac{1}{4}"$

(#5) PORCH 5 treads
Rise - $6\frac{7}{8}"$
Run - $11\frac{1}{4}"$
Width - $39"$

OLD - 5 treads
Same, $+/- \frac{1}{2}"$

WINDOW SCHEDULE



R.O.
26 5/16 X 43 13/16

Frame
26 X 43 5/8

2x10 hdr

double 2x6 Jack Stud

6/6
7/9 glass

single w/ storm

2x6 framing

shelf height -

Only window in the subject area

Ex. E - 1 of 1

Existing Windows & Doors - Installed 2004

Window/Door Schedule -

Windows -

- 1, 9x12, ~~32-lt~~^{24-lt} stationary
- 1, 9x12, 8/8 dbl hung
- 1, 8x8, 8/8 dbl hung

Doors -

- 1, 2-8 x 6-8
- 1, 3-0 x 6-8

No 400

No 400

SHEET 376-B

AVENUE SHEET 377-C

RACINE AVE.

ALLEN

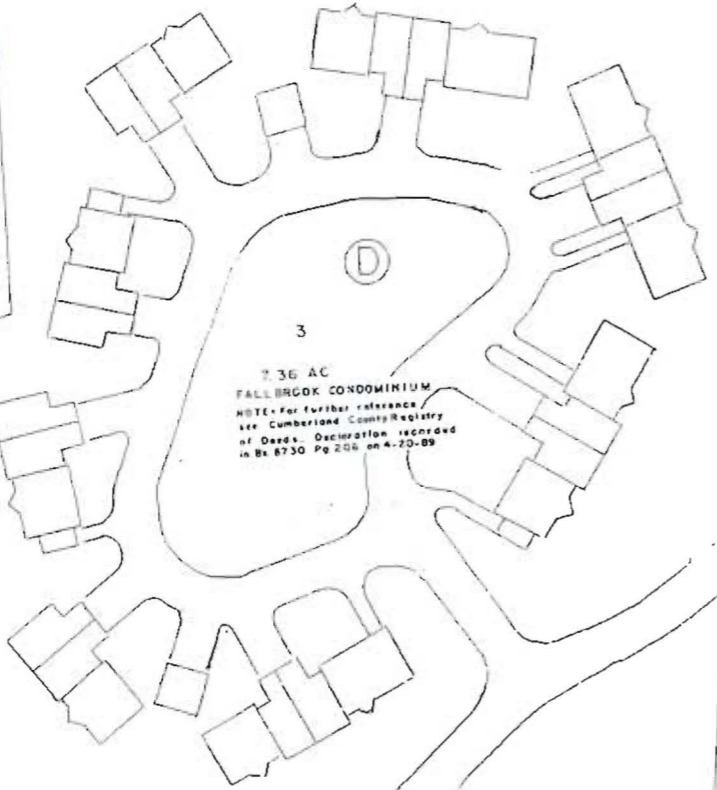
WYOMING

AVENUE

KANSAS

AVENUE

PINE GROVE PARK



7.36 AC
FALL BROOK CONDOMINIUM
NOTE: For further reference
see Cumberland County Registry
of Deeds, Declaration recorded
in Bk 8730 Pg 206 on 4-20-89

459 ALLEN AVENUE
THE RESIDENCES

NOTE: For further reference
see Cumberland County Registry
of Deeds, Declaration recorded
in Bk 8730 Pg 206 on 4-20-89

SHEET 401-B

SHEET 401-A

SHEET 401-B

SHEET 403-A

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

REVISED 4-1-78
1/27/80

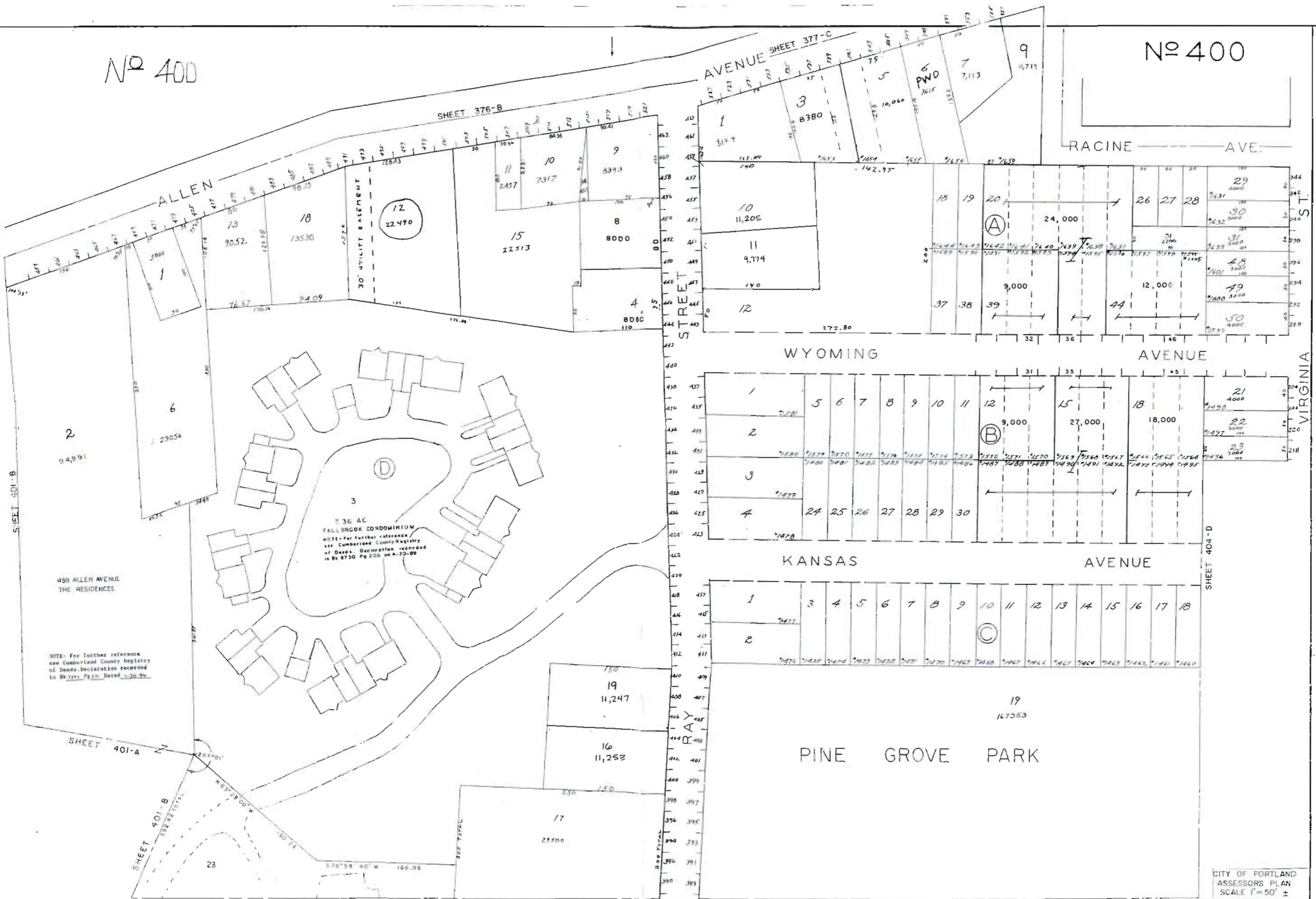
VIRGINIA ST.

SHEET 404-D

S

W
L
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W
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Application for Administrative Authorization

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Richard Libby
 PROJECT ADDRESS: 495 ALLEN AVE CHART/BLOCK/LOT: 400 D012
 APPLICATION FEE IS \$50: _____ PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

CONTACT INFORMATION:

OWNER/APPLICANT
 Name: Richard Libby
 Address: 495 Allen Ave
PORTLAND,
 Zip Code: 04103
 Work #: N/A
 Cell #: 653-4185
 Fax #: N/A
 Home #: 653-4185
 E-mail: rlliby10@maine.rr.com

CONSULTANT/AGENT
 Name: NONE
 Address: _____
 Zip Code: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: _____

RECEIVED

NOV 2 2010

City of Portland
Planning Division

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

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>Y</u>	<u>Y</u>
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	<u>N</u>
c) Is the footprint increase less than 500 sq. ft.?	<u>Y</u>	<u>No increase</u>
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	<u>N</u>
e) Are the curbs and sidewalks in sound condition?	<u>Y</u>	<u>Y</u>
f) Do the curbs and sidewalks comply with ADA?	<u>Y</u>	<u>Y</u>
g) Is there any additional parking?	<u>N</u>	<u>N</u>
h) Is there an increase in traffic?	<u>N</u>	<u>N</u>
i) Are there any known stormwater problems?	<u>N</u>	<u>N</u>
j) Does sufficient property screening exist?	<u>Y</u>	<u>Y</u>
k) Are there adequate utilities?	<u>Y</u>	<u>Y</u>
l) Are there any zoning violations?	<u>N</u>	<u>N</u>
m) Is an emergency generator located to minimize noise?	<u>N/A</u>	<u>NA</u>
n) Are there any noise, vibration, glare, fumes or other impacts?	<u>N</u>	<u>N</u>

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207) 874-8703, to determine what other City permits, such as a building permit, will be required.

Signature of Applicant: Richard Libby Date: 10-19-10

Approved with condition to obtain all required building permits
 Barbara Burkhardt, Dev. Review Services MCO - 01/23/2010

Copy

495~~th~~ Allen Avenue
Portland, ME 04103
September 17, 2010

To the Zoning Board:

I thank you for the opportunity to present my request to the zoning board. I have enclosed in my application packet all information requested. I believe that the details should be more than adequate to make a decision. I reviewed the three Standards on the application form. I believe the documentation I've provided will show that the answer to each is a no.

What do I want to do? Quite simply, I want to convert a portion of the total living space of my home into a small, separate living space, at the back of my home, for me. I can then rent out the remaining portion of my home. My home is a large, 200-year-old farm house that has grown too large and too expensive for me to maintain. I am 70-years-old, live alone and have lived in my home for 60 years. I would like to have the option to stay in my home. A conditional use permit would allow me to do so.

I retired in 2004. Since then my financial situation has deteriorated, as has the situation of many of my fellow retirees. While my income has dropped, I can't say the same for my expenses. Thus, it's important that I obtain this conditional use permit as without it I'll be forced to move and suffer a substantial loss from the sale of my home.

I thank you for your consideration and look forward to the October 7th meeting, at which time I can answer any remaining questions.

Yours truly,

Richard Libby

BK 13446PG299
WARRANTY DEED
Maine Statutory Short Form 069367

KNOW ALL PERSONS BY THESE PRESENTS, That

Richard Libby and Virginia Crabtree

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to Richard D. Libby

of Portland, County of Cumberland, State of Maine,

whose mailing address is 135 Chadwick Street #5, Portland, Maine 04102

with warranty covenants, the land in Portland, County of Cumberland, and State of Maine, described on the attached EXHIBIT A.

WITNESS our/my hand(s) and seal(s) this Tenth day of November, 1997.

*Signed, Sealed and Delivered in
presence of:*

Diane L. Arsevalat

Richard Libby
Richard Libby

to both

Virginia Crabtree
Virginia Crabtree

STATE OF MAINE

November 10, 1997

COUNTY OF Cumberland

Then personally appeared the above named Richard Libby and Virginia Crabtree and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Diane L. Arsevalat
Notary Public

Printed Name:

DIANE L. ARSEVALAT
NOTARY PUBLIC, MAINE

My Commission Expires: March 17, 2002

MAINE REAL ESTATE TAX PAID

BK 1344 PG 300

Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Allen Avenue in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a stone monument with a drill hole at an angle point on the Southerly sideline of Allen Avenue at the Northeast corner of the land of Andrew H. and Frances J. Grant as set forth in a deed recorded in the Cumberland County Registry of Deeds in Book 3649, Page 68, which monument is shown on "Plan of Land Ray Street Development, Ray Street, Portland, Maine for Liberty Group by Owen Haskell, Inc. September 9, 1985";

Thence S 19° 24' 05" E by the land of Grant 157.00 feet to the above-described premises;

Thence N 83° 13' 15" E by the above-described premises 135 feet more or less to a point;

Thence N 19° 24' 05" W parallel to the Easterly Line of Grant 200 feet more or less to an iron pipe on the Southerly sideline of Allen Avenue;

Thence S 64° 47' 25" W by the sideline of Allen Avenue 128.40 feet to the point of beginning.

RECEIVED

REGISTERED REGISTRY OF DEEDS

1997 NOV 18 PM 1:54

CUMBERLAND COUNTY

John B O'Brien

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Jill E. Hunter
Gordan Smith-secretary
William Getz
Mark Bower

October 13, 2010

Richard Libby
495 Allen Avenue
Portland, ME 04103

RE: 495 Allen Avenue
CBL: 400 D012
ZONE: R-6

Dear Mr. Libby,

At the October 7, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the conditional use appeal to add an accessory dwelling unit to your single family home. I have enclosed a copy of the Board's decision.

Now that the conditional use appeal has been approved, you need to submit a Change of Use application to the Building Inspections Division to change the use of the property from a single family dwelling to a single family dwelling with an accessory dwelling unit. Enclosed is an application for your change of use. You have six months from the date of the hearing, October 7, 2010, referenced under section 14-474 (f), to apply for the change of use, or your Zoning Board approval will expire.

I have also enclosed an Application for Administrative Authorization. Section 14-88(a)(2)(i) states that the project is subject to article V which is siteplan review. The Application for Administrative Authorization is a request to exempt your project from complete or partial siteplan review. If you have any questions about this application, please feel free to contact Barbara Barhydt, Development Review Services Manager, at 874-8699.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

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



Planning and Development Department
 Zoning Board of Appeals
 Conditional Use Appeal Application

Applicant Information:

Name Richard Libby

Business Name NA

Address 4951 ALLEN AVE

PORTLAND, ME 04103

Telephone 207-653-4185 Fax NA

Applicant's Right, Title or Interest in Subject Property:

OWNER
 (e.g. owner, purchaser, etc.):

Current Zoning Designation: R-3

Existing Use of Property:

SINGLE FAMILY

Subject Property Information:

Property Address 4951 ALLEN AVE, PORTLAND, ME 04103

Assessor's Reference (Chart-Block-Lot) 400-D-12

Property Owner (if different):

Name NA

Address _____

Telephone _____ Fax _____

Conditional Use Authorized by Section 14 - 88(a)(2)

Type of Conditional Use Proposed:

Single-family unit w/
 accessory dwelling unit

Standards:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

I, the undersigned hereby makes application for a conditional use permit as above described, and certified that information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Richard Libby
 Signature of Applicant

Sept 17, 2010
 Date