

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that RICHARD LIBBY

Located At 495 ALLEN AVE

Job ID: 2011-10-2378-CH OF USE

CBL: 400-D-012-001

has permission to Change of Use add Accessory Dwelling Unit No Const

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

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



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: 2011-10-2378-CH OF USE

Located At: 495 ALLEN AVE

CBL: 400- D-012-001

Conditions of Approval:

Zoning

1. With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling with an accessory dwelling unit. All of the Conditional Use requirements must be maintained including the condition that the owner must live in one of the units. Any change of use shall require a separate permit application for review and approval.

Fire

All construction shall comply with City Code Chapter 10.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed _30% of the total completed structure.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2378-CH OF USE	Date Applied: 10/5/2011	CBL: 400- D-012-001	
Location of Construction: 495 ALLEN AVE	Owner Name: RICHARD LIBBY	Owner Address: 495 ALLEN AVE PORTLAND, ME 04103	Phone: 207-653-4185
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-DW - Change of Use - Dwelling	Zone: R-3
Past Use: Single family	Proposed Use: Single family with accessory dwelling unit – work done under permit #10-1127	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: 50
		Signature: <i>Capt. [unclear] 11/3/11</i>	Signature: <i>[unclear]</i>
Proposed Project Description: Change of Use add Accessory Dwelling Unit No Const		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Admin Action</i> <i>#10-694 00037</i> <i>extended 1 year</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ condition</i> <i>10/25/11 JPM</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>6-0</i> <input type="checkbox"/> Denied Date: <i>10/20/11</i>	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: <i>ASU</i>
	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	PHONE

2011-10-2378



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, 04103</u>		
Total Square Footage of Proposed Structure/Area <u>684 #</u>	Square Footage of Lot <u>22,940</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: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
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 w/ accessory dwelling unit</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change of use - no construction</u>		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>RICHARD LIBBY</u> Telephone: <u>653-4185</u> Mailing address: <u>same</u>		

11-5-11

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: 10-5-11

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

Ann Machado - 495 Allen Avenue

From: Barbara Barhydt
To: Machado, Ann
Date: 11/2/2011 4:08 PM
Subject: 495 Allen Avenue

Permit # 2011-10-2378

H00-D-12

Hi Ann:

I approved the administrative authorization for this project on November 3, 2010. Mr. Libby requested a one year extension on October 26, 2011. I am granting the extension.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov



Application for Administrative Authorization 10-6710037
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: r.libby@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?	Y	Y
b) Are there any new buildings, additions, or demolitions?	N	N
c) Is the footprint increase less than 500 sq. ft.?	Y	No increase
d) Are there any new curb cuts, driveways or parking areas?	N	N
e) Are the curbs and sidewalks in sound condition?	Y	Y
f) Do the curbs and sidewalks comply with ADA?	Y	Y
g) Is there any additional parking?	N	N
h) Is there an increase in traffic?	N	N
i) Are there any known stormwater problems?	N	N
j) Does sufficient property screening exist?	Y	Y
k) Are there adequate utilities?	Y	Y
l) Are there any zoning violations?	N	N
m) Is an emergency generator located to minimize noise?	N/A	NA
n) Are there any noise, vibration, glare, fumes or other impacts?	N	N

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 Barbydt, Dev. Review Services Mgr - NOV 3, 2010

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: October 21, 2011
RE: Action taken by the Zoning Board of Appeals on October 20, 2011.

Members Present: William Getz, Elyse Wilkinson, Gordon Smith (secretary), Phil Saucier (chair), Mark Bower and Sara Moppin

Members Absent: Matthew Morgan

1. Old Business

A. Interpretation Appeal:

512 Island Avenue, Peaks Island, Keith Ivers, prospective buyer, Tax Map 090, Block AA, Lots 001, 002 & 005, I-B Island Business Zone: The applicants are challenging the Zoning Administrator's determination that the proposed parking of fuel trucks and other trucks is permitted in the I-B Zone as "off-street parking" [sections 14-233(f) & 14-331]. Representing the appeal is David A. Lourie, esquire. The Zoning Board of Appeals heard the appeal on October 13, 2011. The Board will vote on the final findings of fact and take the final vote at the October 20, 2011 meeting. **The Zoning Board of Appeals voted 5-0 to approve the findings of fact and voted 5-0 to deny the appeal (Phil Saucier recused himself).**

2. New Business

A. Practical Difficulty Variance Appeal:

96-100 Dorset Street, Sally B. Trice, owner, Tax Map 275, Block I, Lot 031, R-3 Residential Zone: The applicant is proposing to replace an existing side entry porch with a larger entry porch. The appellant is requesting a variance for the front setback from the required twenty-five feet to twenty-four feet, four inches [section 14-90(d)(1)]. Representing the appeal is the owner. **The Board voted 6-0 to deny the variance to reduce the required front setback in order to expand the side porch.**

B. Conditional Use Appeal:

491-501 Allen Avenue, Richard Libby, owner, Tax Map 400, Block D, Lot 012, R-3 Residential Zone: The applicant was granted a Conditional Use Appeal on October 7, 2010 to add an accessory dwelling unit to his single family dwelling [section 14-88(a)(2)]. The Conditional Use approval expired. The appellant is again seeking a

EXHIBIT A (SHEET 1)

PARCEL I

PARCEL II

PARCEL III

ALLEN AVENUE

STONE MONUMENT
W/ DRILL HOLE
IN LOT 4 HOLD

U/F
LEWIS H. & JOY
I. WALSH
2790/AG4

U/F
RAYMOND L.
AMELIA M. CHASE
4044/14G

U/F
NORMAN E.
SARKIS
4136/337

U/F
BASE OF BEAM
FROM PIPE

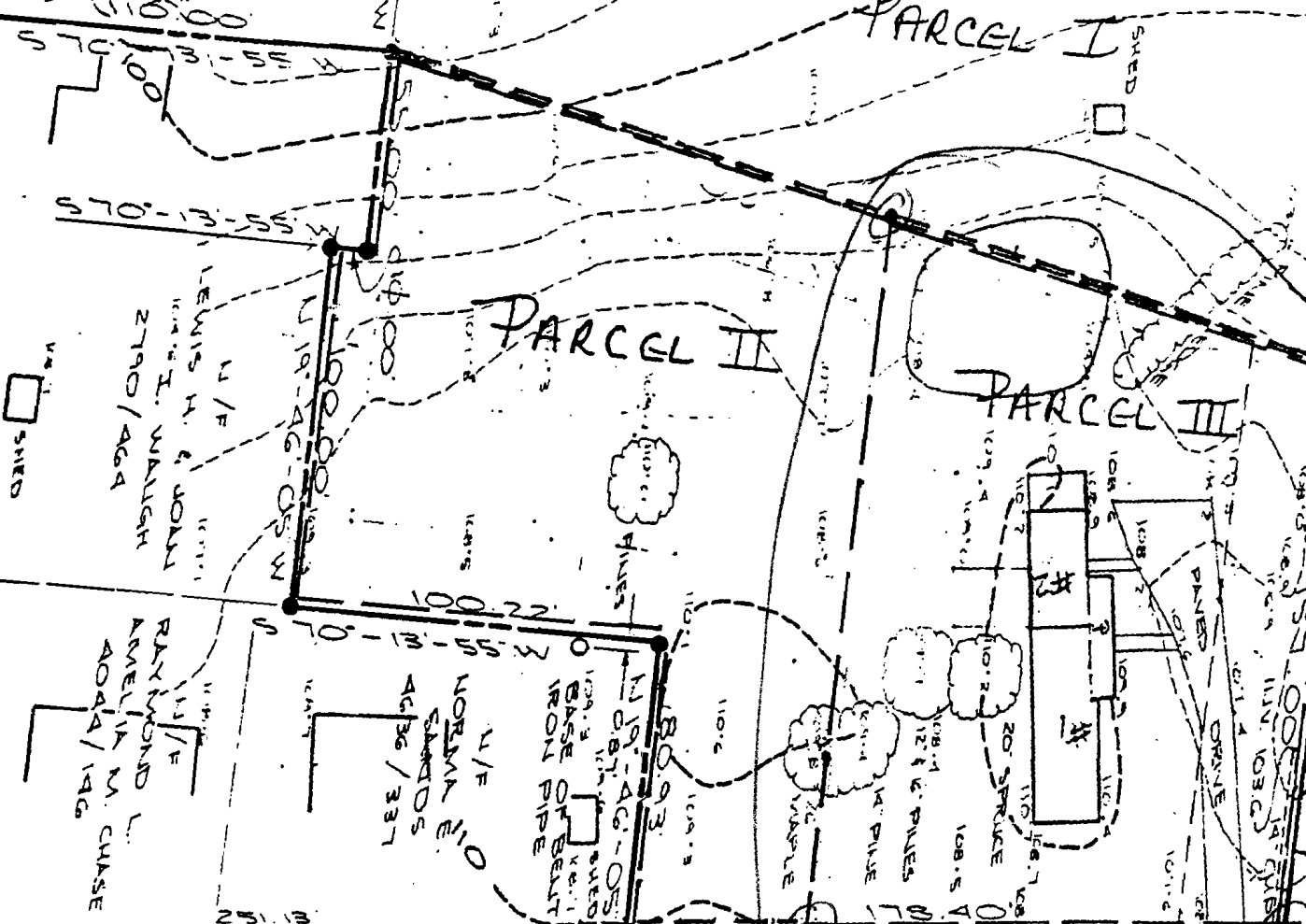
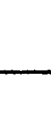
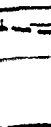
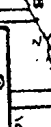
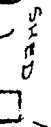
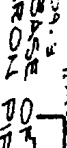
22624'

35.00'

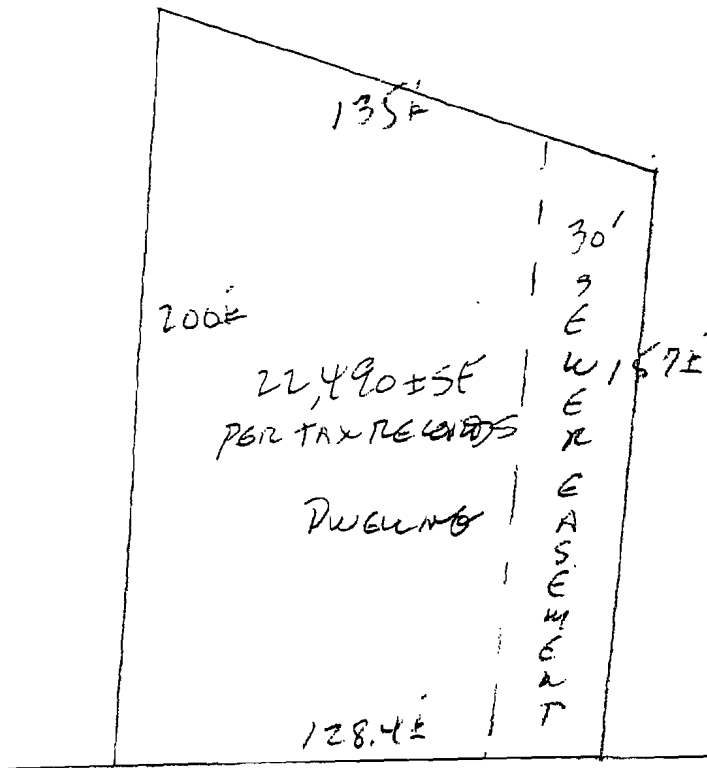
84° 33' 30"

95.33'

10 USE # 520



SITE SKETCH



ALLEN AVENUE

SCALE: 1" = 50'

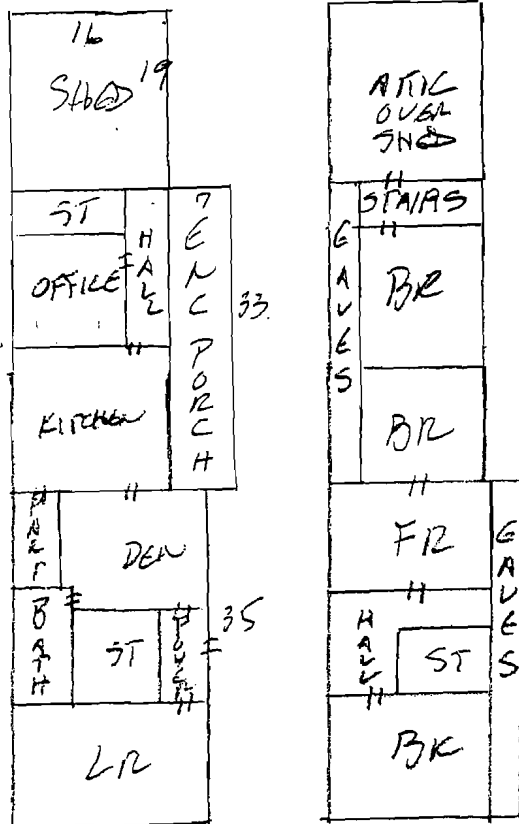
DWELLING SKETCH - FLOOR PLAN

1ST FLOOR

$$20 \times 35 = 700$$

$$16 \times 33 = 528$$

$$1,228 \pm SF$$



2nd FLOOR

$$17 \times 35 = 595$$

$$13 \times 33 = 429$$

$$1,024 \pm SF$$

total square footage = 485 (1st floor)
 269.75 (2nd floor)

 754.75

(OK)

30% = total floor area (2556 sq ft) = 766.8 sq ft

16 x 19 = 304

12 x 3 = 36

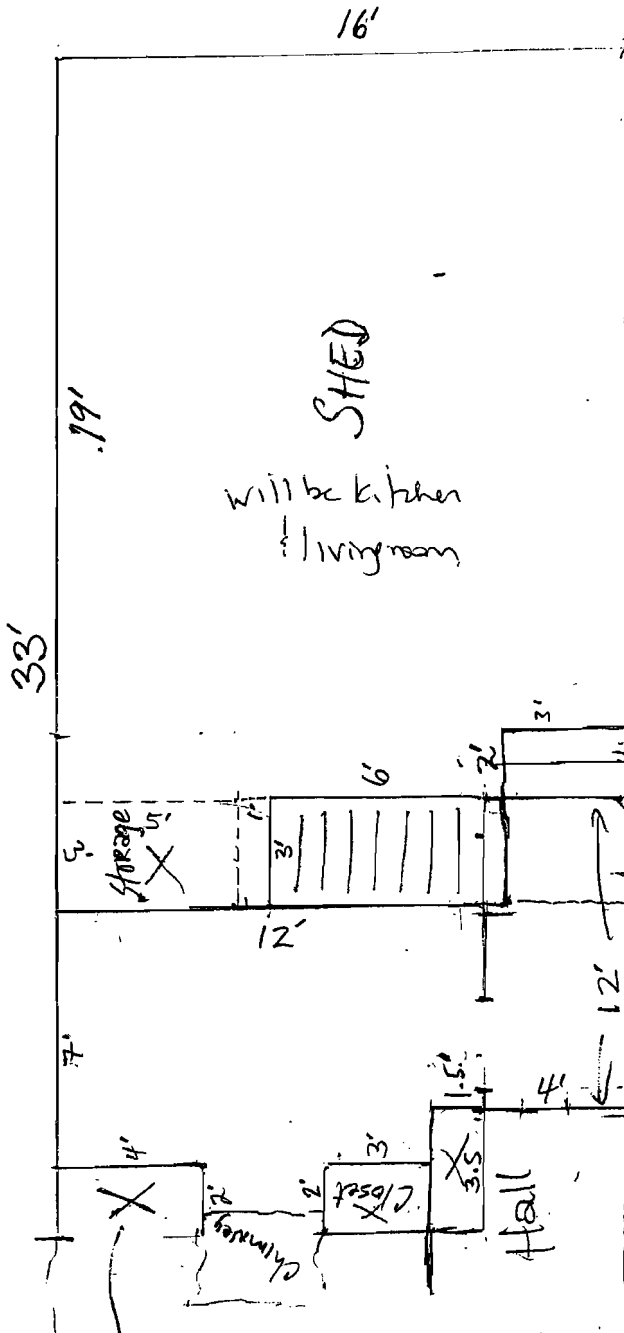
12 x 4 = 48

7 x 12 = 84

2 x 3.5 = 7

2 x 3 = 6

485



Closet for main unit

1st FLR
 accessory unit.

Common

Scale - 3/16" = 1'

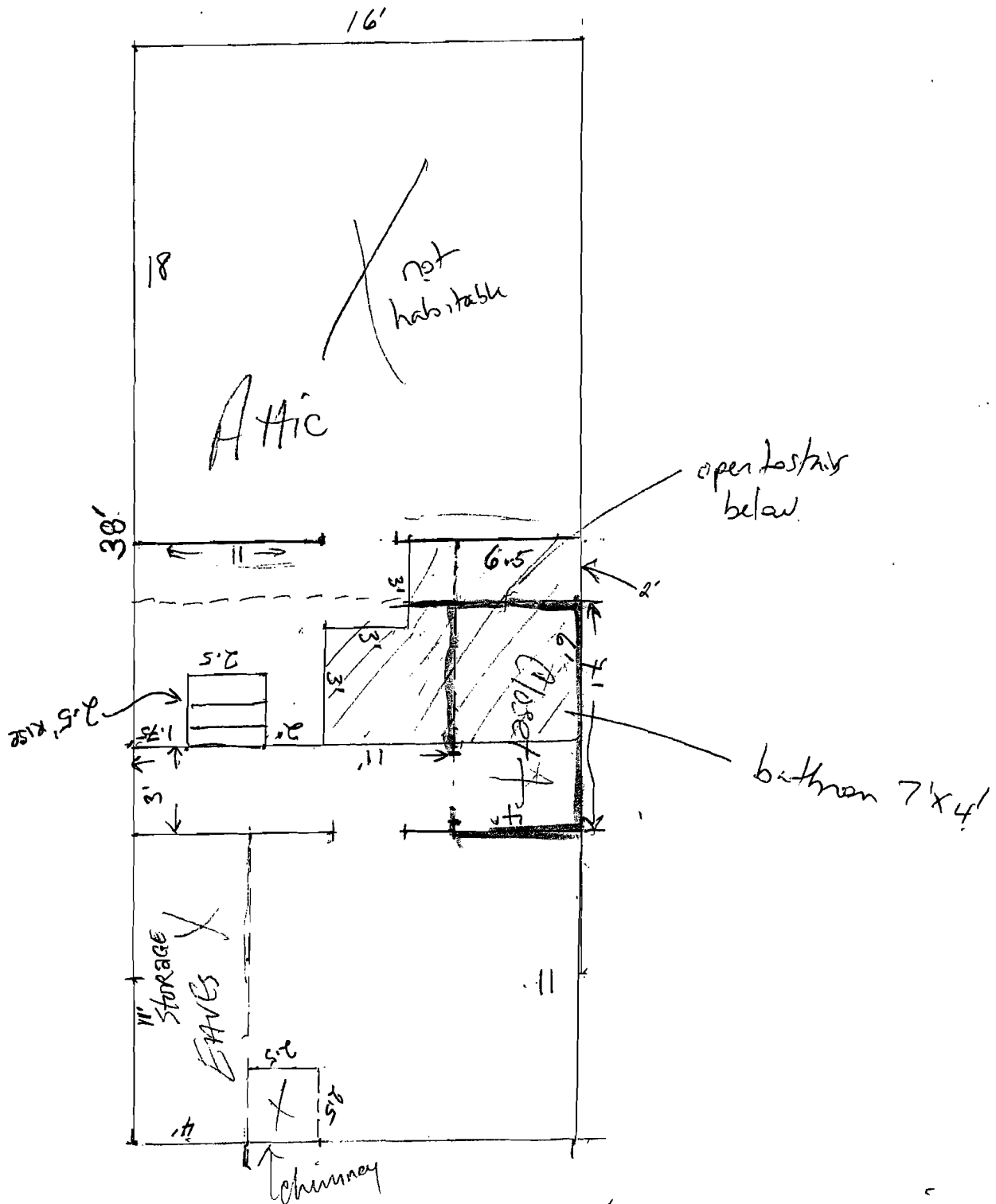
$$9 \times 16 = 144$$

$$11 \times 12 = 132$$

$$\underline{276}$$

$$- 6.25 \text{ (chimney)}$$

$$\underline{269.75}$$



2nd Flr - accessory unit.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

October 5 2011

Received from Richard Libby

Location of Work 495 Allen Ave.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: \$ 105.00

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

Other _____

CBL: 400-D-12

Check #: 413 Total Collected \$ 105.00

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

Taken by: JRM

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