

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ICTION

Permit Number: 090050

This is to certify that RATHS BARBARA M & JOSEPH A BOUCHER CORP has permission to

Addition of 2nd floor over existing space

AT 65 CHESLEY AVE

City of Portland 439 B013001

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 lath or other work is set-in. 24 HOURS 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

1/23/09 *[Signature]*
 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

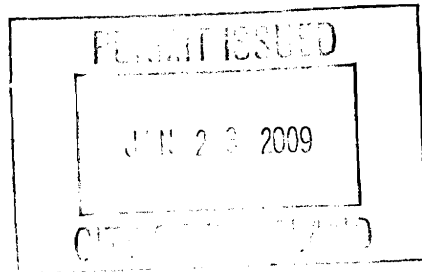
Permit No: 09-0050	Issue Date: 1/23/09	CBL: 439 B013001
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Location of Construction: 65 CHESLEY AVE	Owner Name: RATHS BARBARA M & JOSEPH	Owner Address: 65 CHESLEY AVE	Phone:
Business Name:	Contractor Name: Boucher Construction Inc/ Joe	Contractor Address: 12 Kennedy Drive Biddeford	Phone: 2075905935
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Addition of 2nd floor over existing space	Permit Fee: \$360.00	Cost of Work: \$34,000.00	CEO District: 4
Proposed Project Description: Addition of 2nd floor over existing space		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	
		Signature: _____		Signature: <i>[Signature]</i> 1/23/09
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: ldobson	Date Applied For: 01/21/2009	Zoning Approval
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<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 checked="" type="checkbox"/> Shoreland <i>HA property in stream protection but building is not</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>US in Section 14-4 2(b) vs in 3.9 of allowable for income</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ cond. has</i> Date: 1/22/09 <i>ABH</i>	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: _____
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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

3-12-09 OK - rough-in from elec/plum (air test) 

City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0050	Date Applied For: 01/21/2009	CBL: 439 B013001
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Location of Construction: 65 CHESLEY AVE	Owner Name: RATHS BARBARA M & JOSEPH	Owner Address: 65 CHESLEY AVE	Phone:
Business Name:	Contractor Name: Boucher Construction Inc/ Joe	Contractor Address: 12 Kennedy Drive Biddeford	Phone (207) 590-5935
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Addition of 2nd floor over existing one story section in rear.	Proposed Project Description: Addition of 2nd floor over existing one story section in rear.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/22/2009
Note: Using section 14-436(b) since front setback is not met. 80% of the first floor footprint is 806.4 sf. New second floor is adding 252 sf which is 31% of allowable 80% increase. **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:** Chris Hanson **Approval Date:** 01/23/2009
Note: **Ok to Issue:**
 1) As per table R502.3.3(1) the cantilever must not exceed 20"
 2) Fastener schedule per the IRC 2003
 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
 5) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:
 1/21/2009-Idobson: Held for better plot plan



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>65 Chesley Avenue, Portland, Me 04103</u>		
Total Square Footage of Proposed Structure/Area <u>200 sq ft</u>	Square Footage of Lot <u>9600</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>139 B 13</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Joseph Boucher</u> Address <u>65 Chesley Ave</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>207 653-8648</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>37,000.00</u> 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</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Addition to 2nd Floor above existing Room.</u>		
Contractor's name: <u>Boucher Construction Inc.</u> Address: <u>12 Kennedy Dr.</u> City, State & Zip <u>Biddeford, Me. 04005</u> Telephone: <u>590-5935</u> Who should we contact when the permit is ready: <u>Joe Boucher</u> Telephone: <u>623-8648</u> Mailing address: <u>65 Chesley Ave, Portland, Me. 04103</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

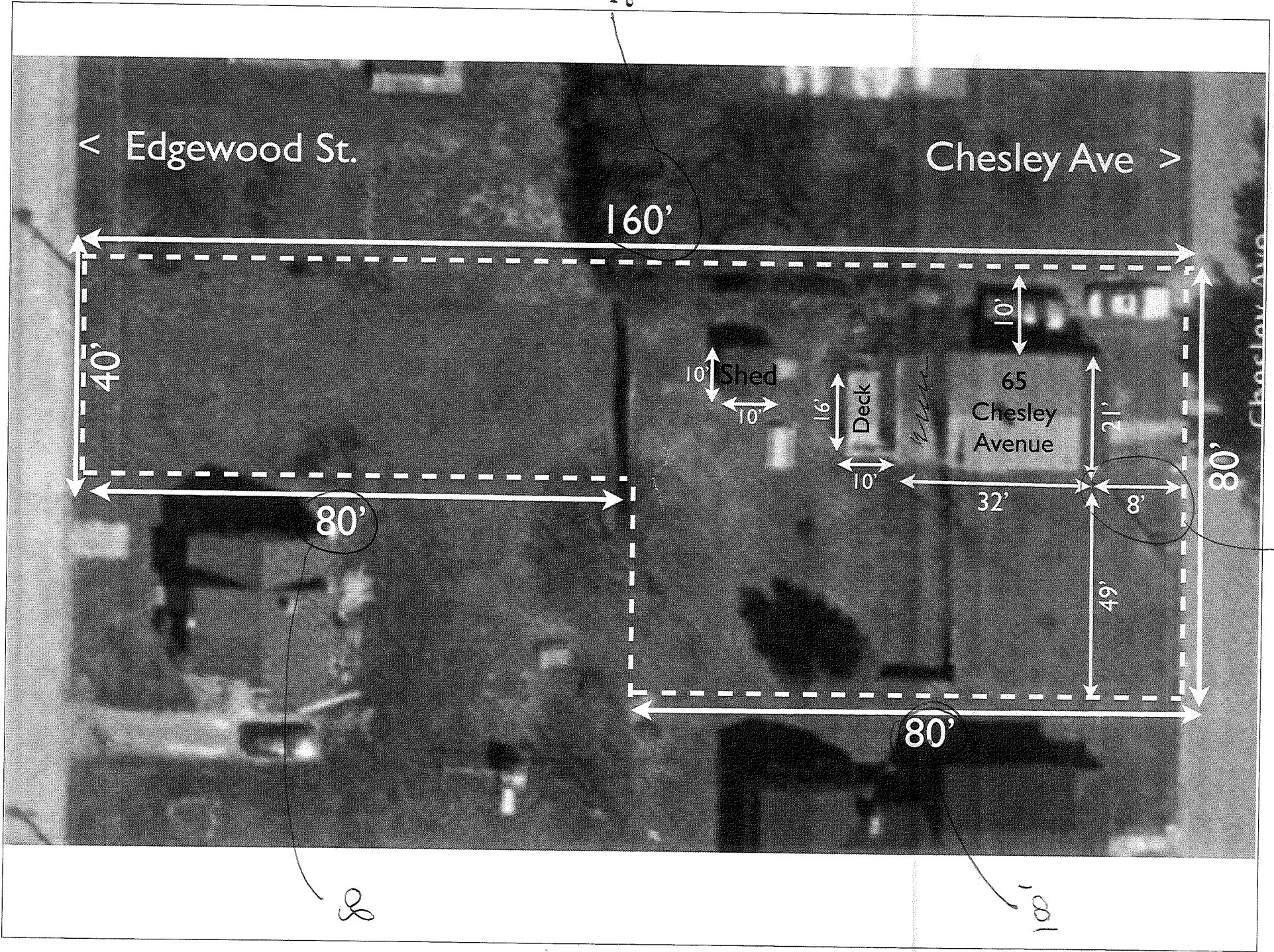
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's 2009 authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: January 20, 2009

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



< Edgewood St.

Chesley Ave >

160'

40'

80'

10' Shed
10'

16' Deck
10'

65
Chesley
Avenue

10'

32'

49'

21'

8'

80'

80'

100'

8' is to street - not property line

80'

100'

Applicant: Joseph Boucher

Date: 1/22/09

Address: 65 Chesley Ave.

C-B-L: 439-B-013 (014) 006
permit # - 09-0050

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1900

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - adding second story over rear of house - 12' x 21' - last 2' are cantilevered over existing rear deck.

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' min. - existing house - less than 8' - (8' to street)*

Rear Yard - 25' min. - N/A

Side Yard - 2 story 14' min. - right side is 10' given ~~existing structure~~
left 49' given - need total of 28' ~~min~~ minimum of 8'
has 59' total so ok

Projections -

Width of Lot -

Height - 35' max. - same height as existing house

Lot Area - 6,500 ϕ min - 12,000 ϕ (OK)

Lot Coverage Impervious Surface - 35% = 4200 ϕ - 1114 ϕ OK

Area per Family - 6,500 ϕ (OK)

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - rear lot is in stream protection (abutt. Edgewater) but building is not in stream protection

Flood Plains -

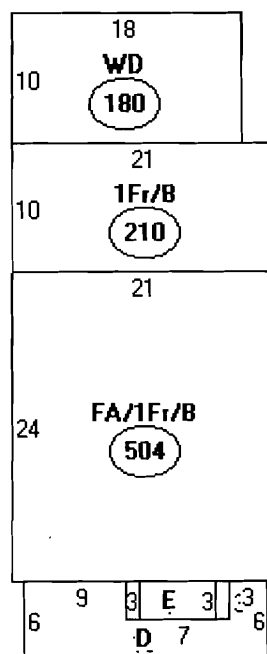
* existing structure does not meet setbacks - using Section 17-436(b)

80% of 1st floor ϕ (1008) is 806.4'

- adding 12' x 21' = 252 ϕ using 31% of 80% allowed,

- preserving roof line of main part of existing house





Descriptor/Area
 A: FA/1Fr/B
 504 sqft
 B: 1Fr/B
 210 sqft
 C: WD
 180 sqft
 D: OFF
 93 sqft
 E: FBAY
 21 sqft

= 1008 existing
 + addit. (2x3)

 1004
 100 10x10 shed

 1114

2400

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	439 B013001
Location	65 CHESLEY AVE
Land Use	SINGLE FAMILY
Owner Address	RATHS BARBARA M & JOSEPH A BOUCHER 65 CHESLEY AVE PORTLAND ME 04103
Book/Page	23451/140
Legal	439-B-13-14 CHESLEY AVE 63-69 8000 SF

Current Assessed Valuation

Land	Building	Total
\$68,000	\$86,500	\$154,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1900	Old Style	1	1012	0.184	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		6	Full Fin./wh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
12/01/2005	LAND + BLDING	\$214,900	23451-140
07/27/2000	LAND		15620-147

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	439 B006001
Location	EDGEWOOD AVE
Land Use	VACANT LAND
Owner Address	RATHS BARBARA M & JOSEPH A BOUCHER 65 CHESLEY AVE PORTLAND ME 04103
Book/Page	23451/140
Legal	439-B-6 EDGEWOOD AVE 64-66 4000 SF

Current Assessed Valuation

Land	Building	Total
\$3,400	\$ 0.00	\$3,400

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.092	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition

Sales Information

Date	Type	Price	Book/Page
12/01/2005	LAND	\$214,900	23451-140
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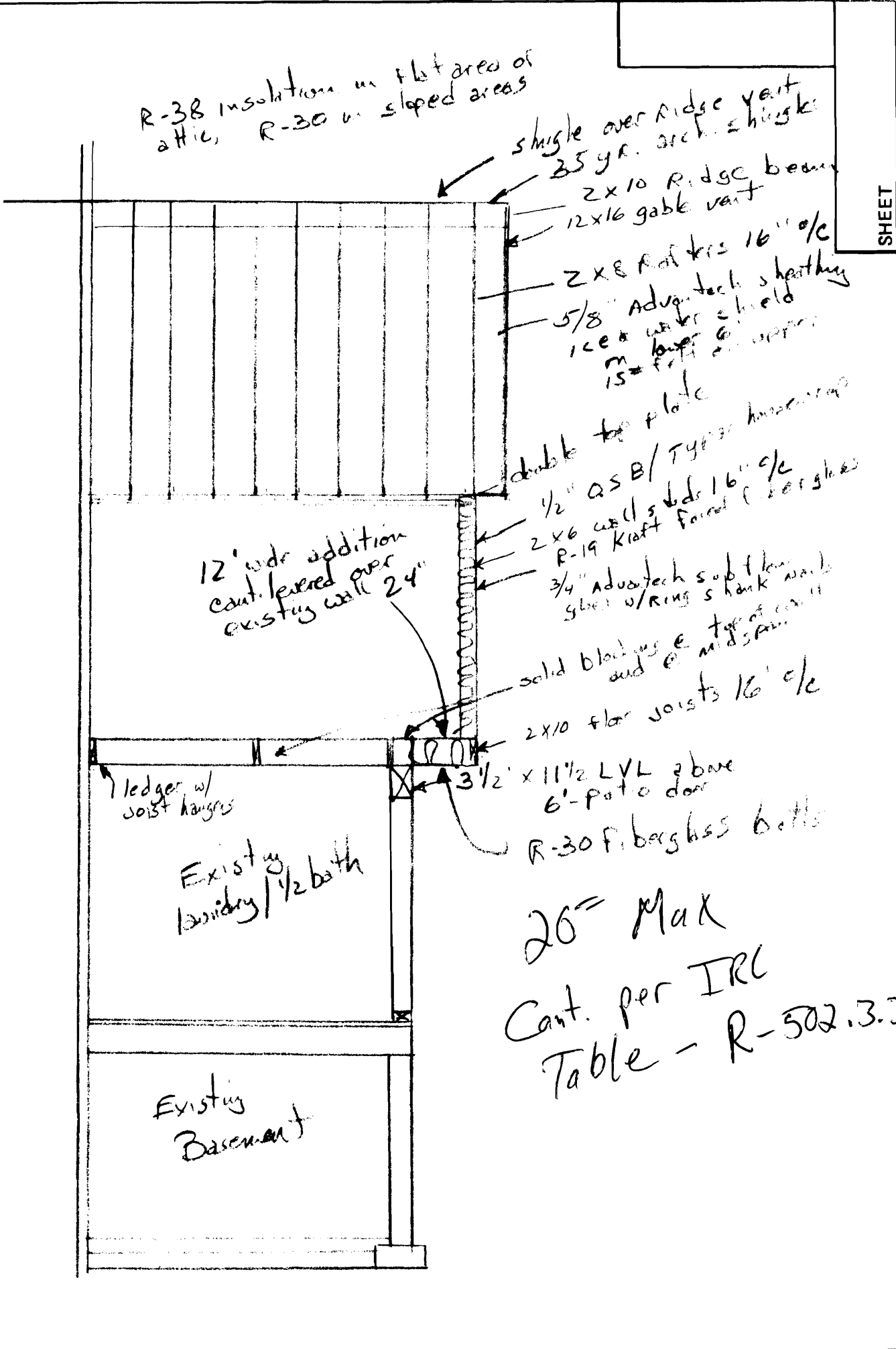
Picture and Sketch

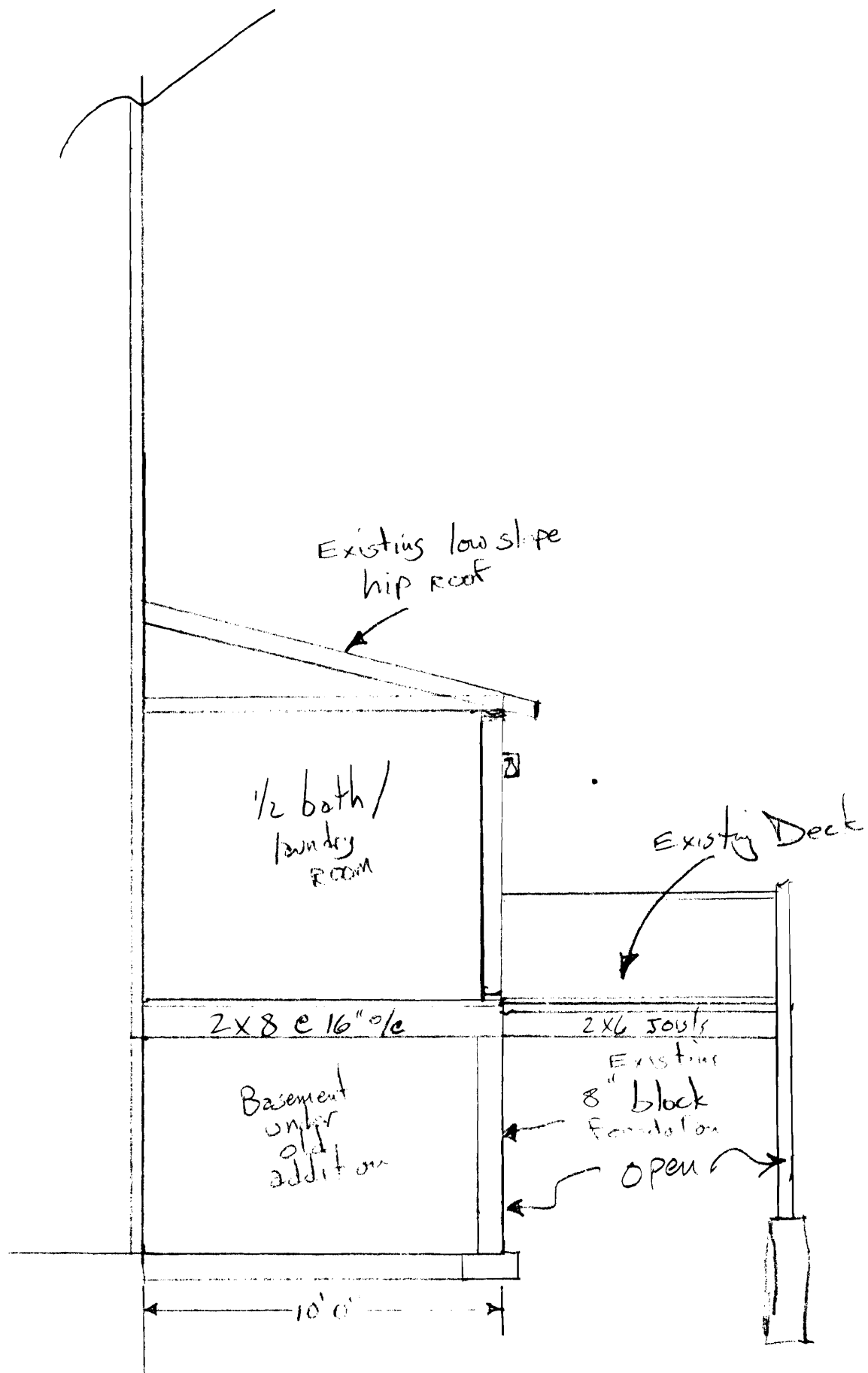
Picture	Sketch	Tax Map
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New Search!





Proposed Rear Elevation

Build new
shed dormer 10' long

Extend shed
dormer

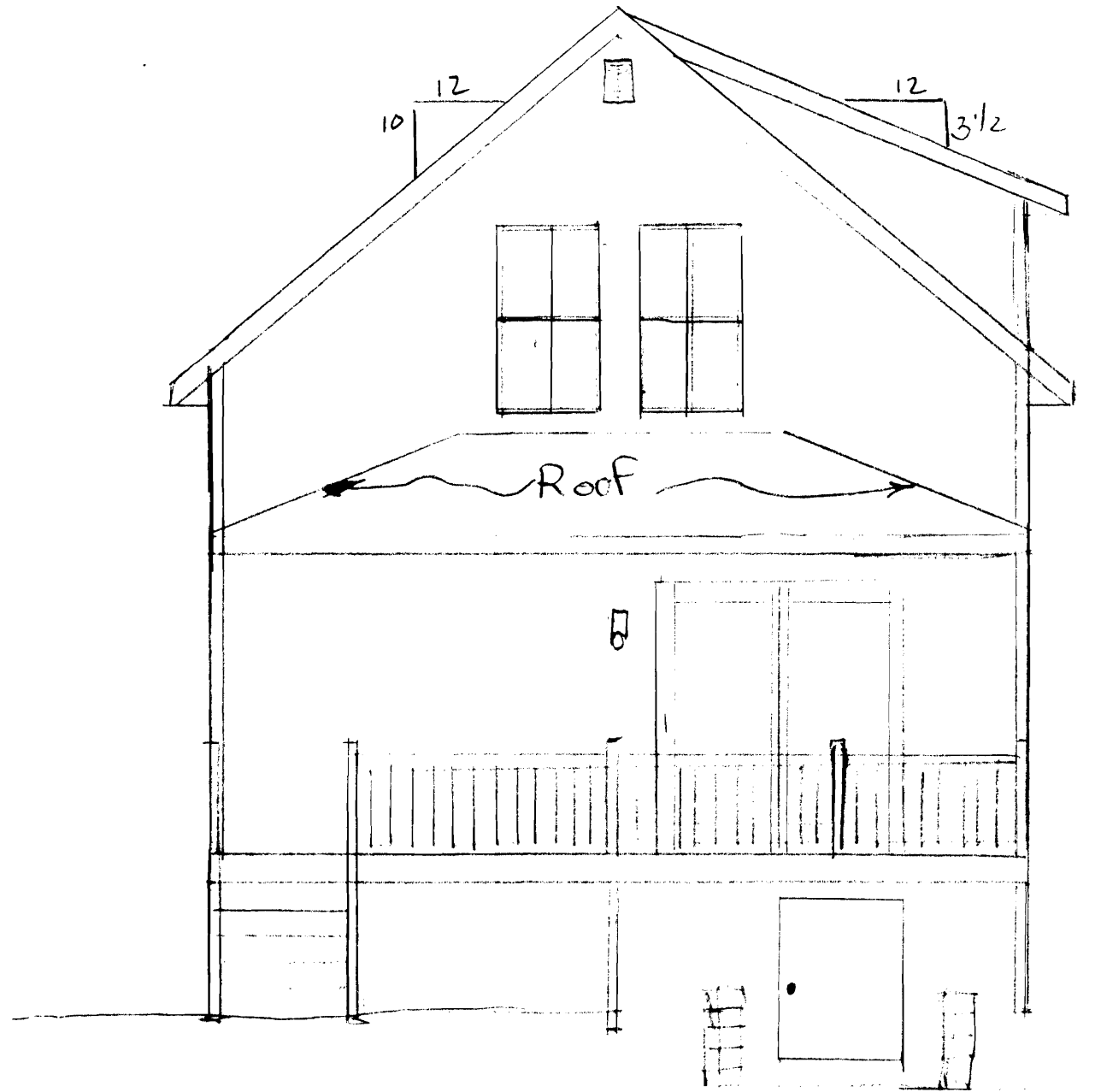
Egress
windows

decorative
brackets
each
end

basement
Access

drawing #
5
Rear view
proposed

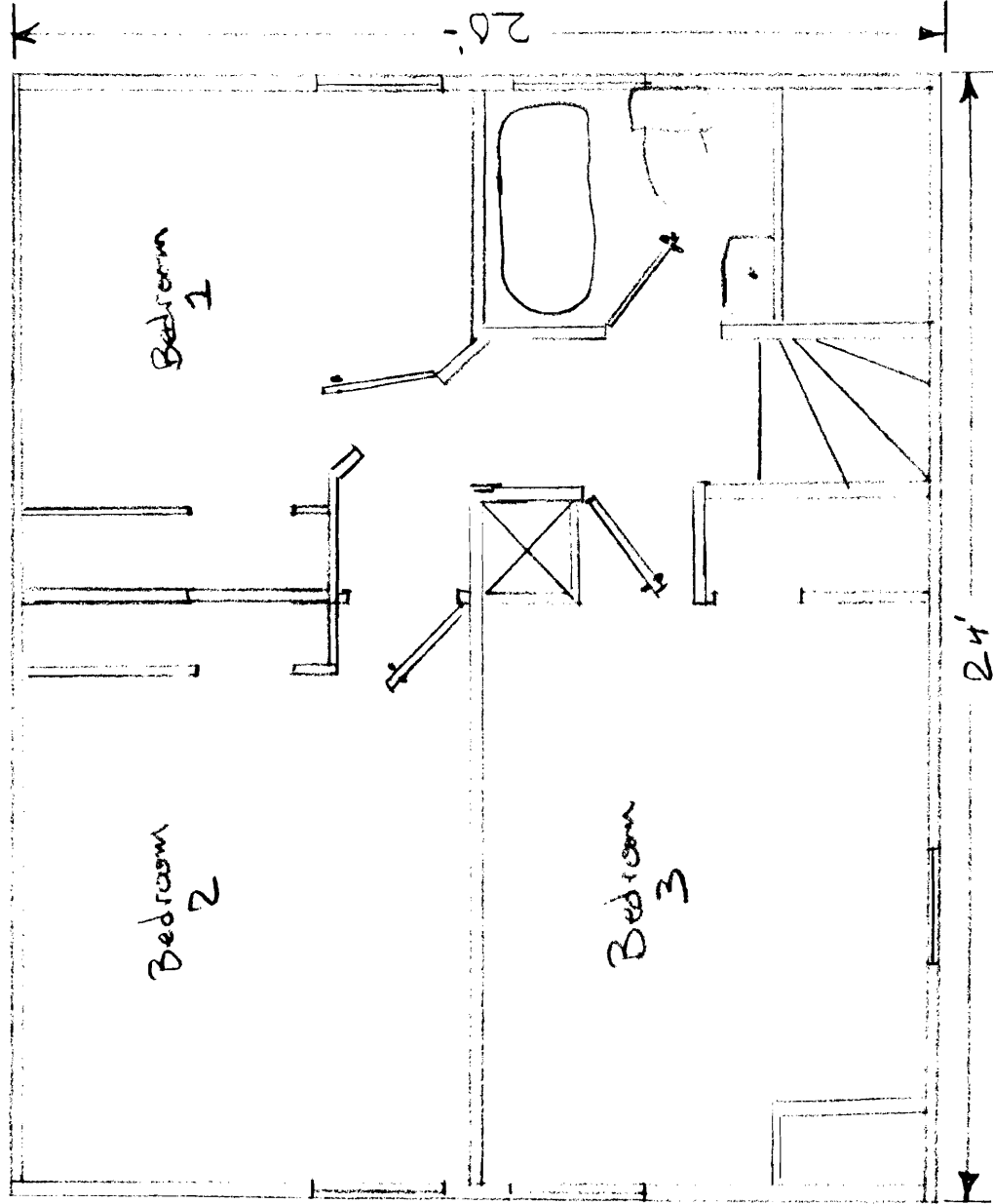
Existing
Rear Elevation



30' 0" ±
Roof view
existing

SECRET

Existing 2ND Floor
65 Chesley Ave,
Portland, ME



Scale - 1/4" = 1'-0"

Drawing #
4

Federal Systems Group



PROCUREMENT
SPECIFICATION

SECRET

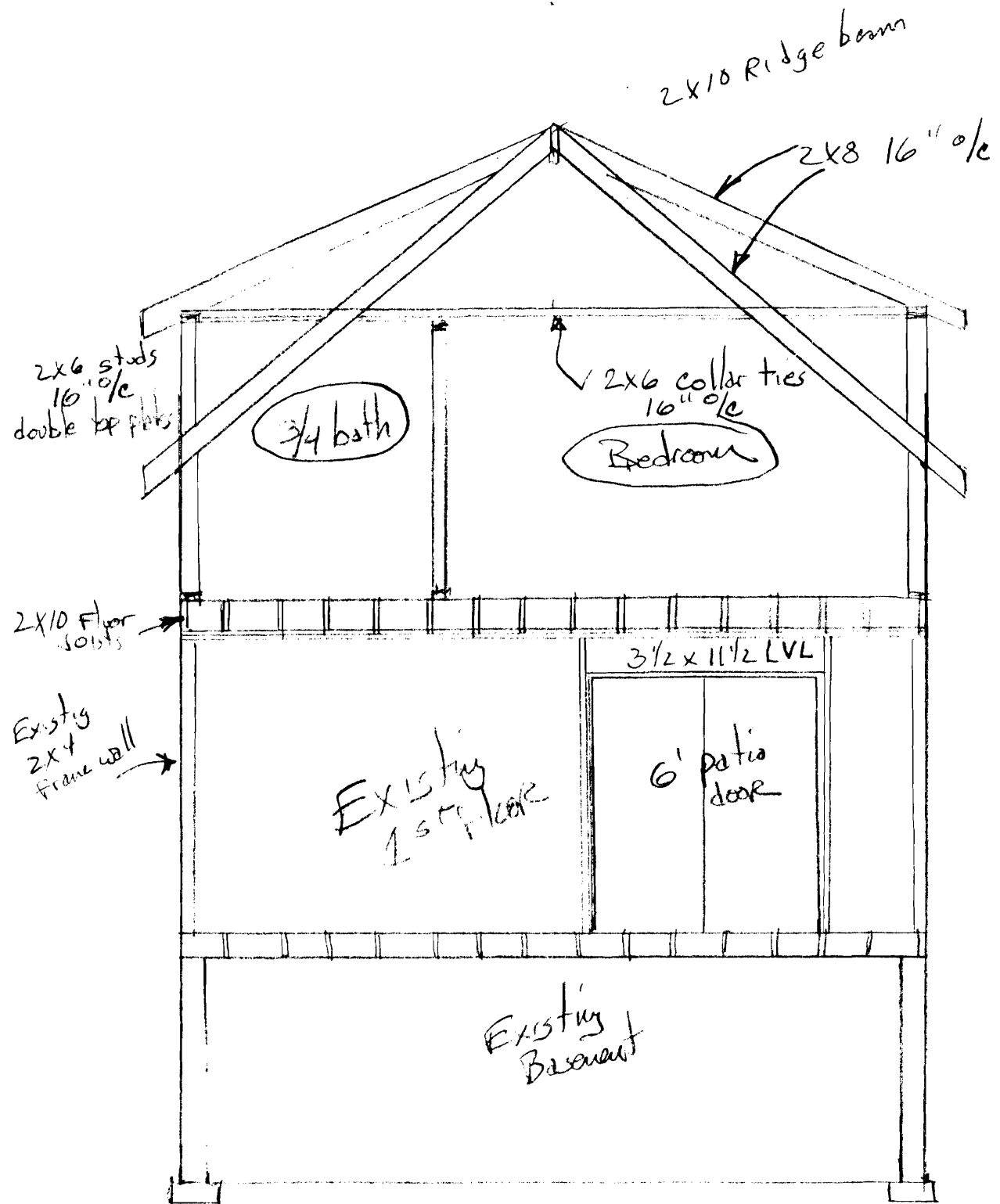
SPECIFICATION NO

FSCM NO

94117

SHEET

REV



Boucher / Raths
65 Chesley Ave.
Portland, Me. 04103

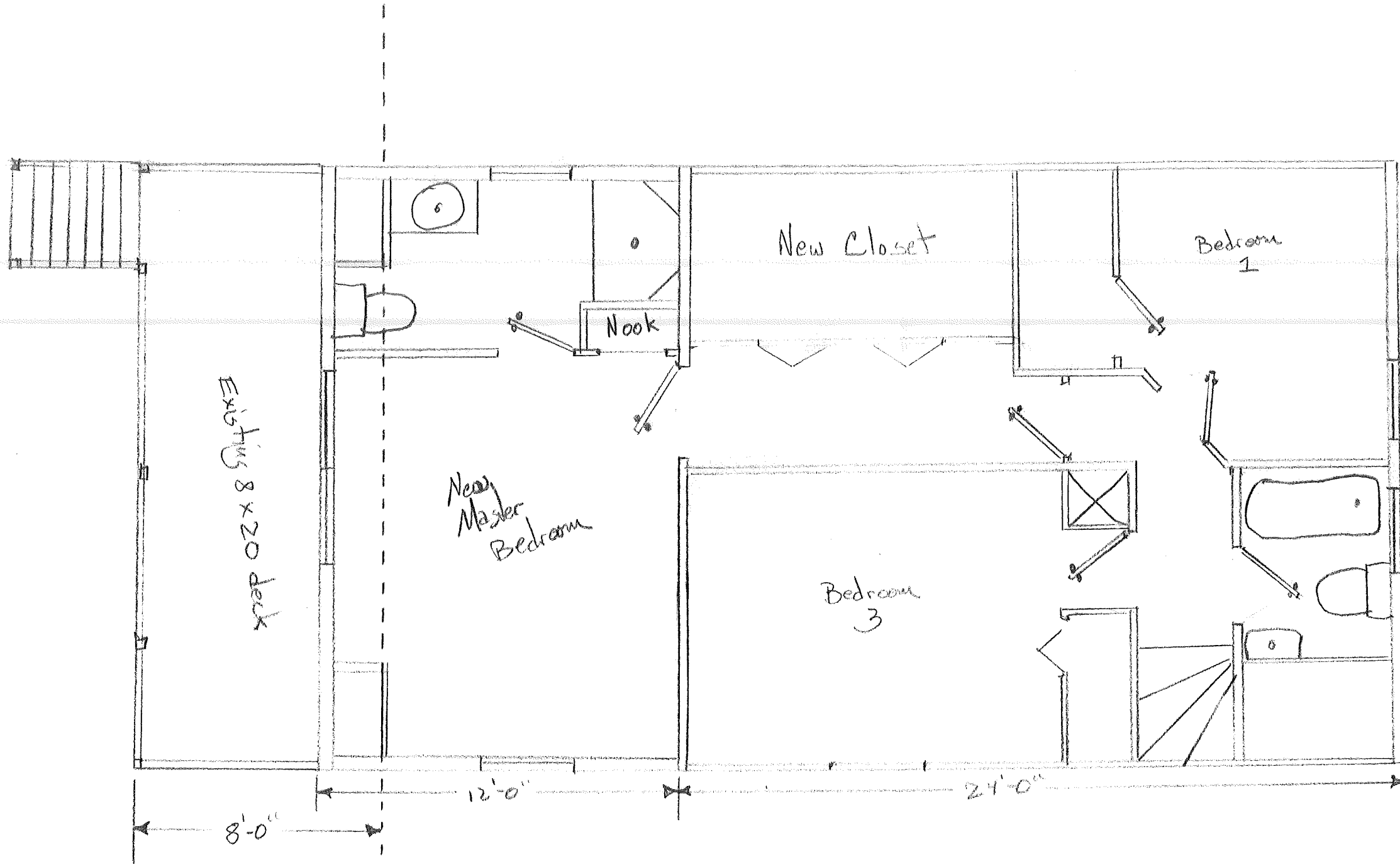
Window & Door Schedule

Bedroom

Back wall - Andersen 3046 Mollion D.H.

Side wall - Andersen 3046 Single unit D.H.

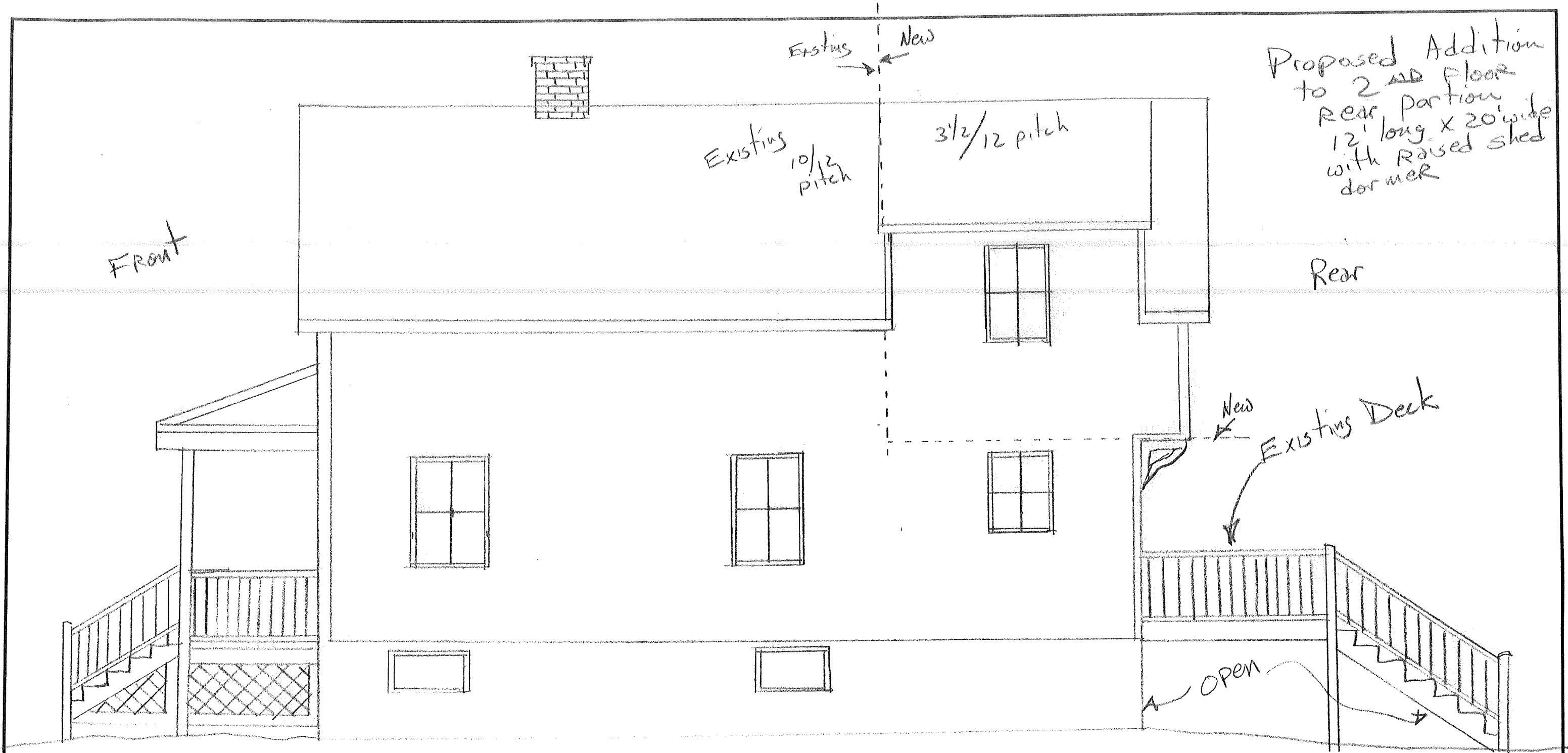
Bathroom - Andersen 2442 single unit D.H.



- Proposed Changes
- 1) Expand closet in Bedroom 1
 - 2) Eliminate window on back wall in Bedroom 3
 - 3) Build closet along outside wall in Bedroom 2
 - 4) Use bedroom 2 as access to new bedroom/bath addition, eliminate window on back wall and install a door.
 - 5) Extend shed dormer on (D) side to within 2' of back wall of addition
 - 6) Build shed dormer along (B) side of house above new bathroom

Edge of 1st Floor wall

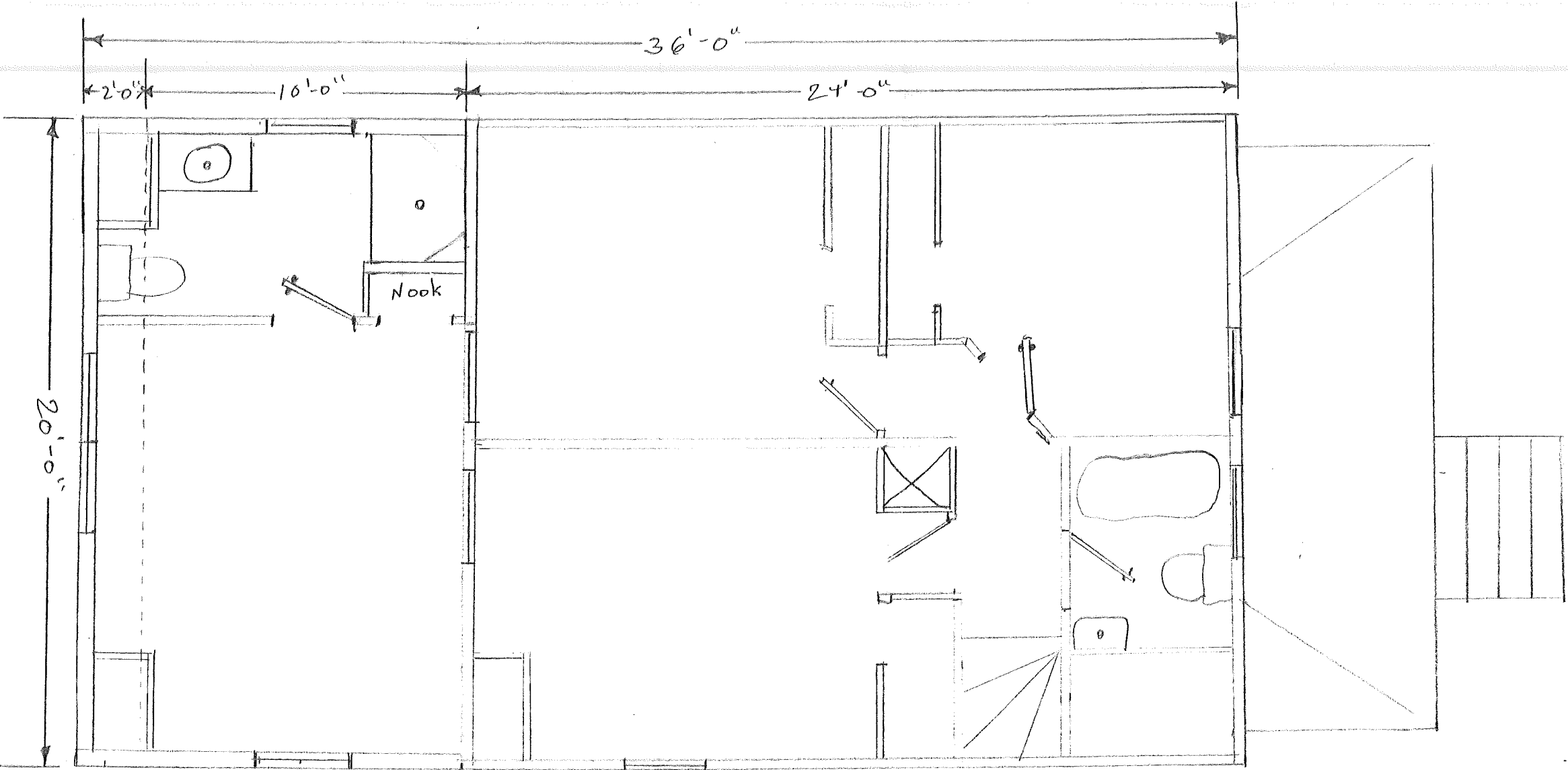
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
Top View / Floor Plan / Proposed		
		DRAWING NUMBER: /



SCALE: 1/4" = 1'0"	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
R. side view / Proposed		DRAWING NUMBER
		2

Addition cantilever over existing
1st Floor Room 2'-0"

Proposed Addition to 2nd Floor



Proposed
Left Side View
with 12' Addition
to 2nd Floor Rear
Cantilevered 2' over
existing 1st Floor

Rear

Front

Existing Deck

OPEN

SCALE: 1/4" = 1'-0"

APPROVED BY:

DRAWN BY

DATE:

REVISED

L. side view / Proposed

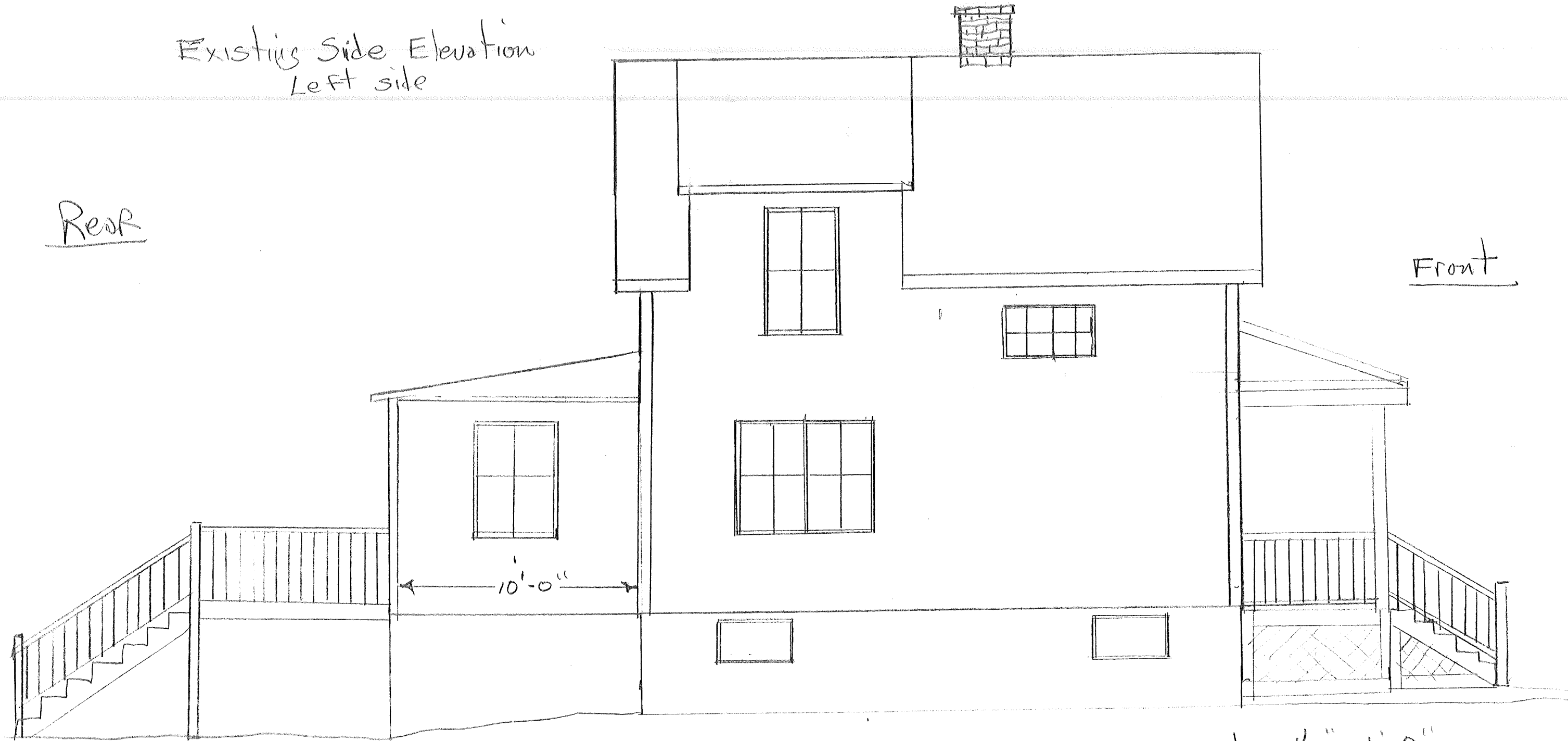
DRAWING NUMBER

3

Existing Side Elevation
Left side

Rear

Front



scale - $\frac{1}{4}'' = 1'-0''$