

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0217	Issue Date:	CBL: 439 C014001
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Location of Construction: 90 CHESLEY AVE	Owner Name: DONGO GERALDINE S	Owner Address: 90 CHESLEY AVE	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY 12 2006 </div>
Business Name:	Contractor Name: Home owner	Contractor Address: Portland	
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family Change of use Single Family to 2 unit, & 24x32 addition	Permit Fee: \$546.00	Cost of Work: \$50,000.00	CDD District: 4
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Proposed Project Description: Change of use Single Family to 2 unit, & 24x32 addition	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: JMB 5/10/06
	Signature: _____	

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: dmartin	Date Applied For: 02/06/2006	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<input type="checkbox"/> Flood Zone <i>Panel 7 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0054</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions ABM</i> Date: <i>3/20/06 ABM</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>5-0</i> <i>12/1/05</i> 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	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0217	Date Applied For: 02/06/2006	CBL: 439 C014001
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Business Name:	Contractor Name: Home owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single Family Change of use Single Family to 2 unit, & 24x32 addition	Proposed Project Description: Change of use Single Family to 2 unit, & 24x32 addition
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/24/2006

Note: **Ok to Issue:**

- 1) This permit is being approved under the conditions of the conditional use appeal (12/1/05). Number 6 under section A, pertains to the parking. The Zoning Board of Appeals approved the conditional use for parking based on plans. The driveway area submitted to the ZBA was much bigger than the one on the site plan submitted with the building permit. The new driveway must match the driveway shown on the plan for the conditional use appeal.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 05/11/2005

Note: had to go to zoning for review - asked to prioritize **Ok to Issue:**

- 1) Permit approved based on the plans submitted, with revisions as dated, and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 03/22/2006

Note: **Ok to Issue:**

- 1) Building permit will require you to provide egress details from both units.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 05/08/2006

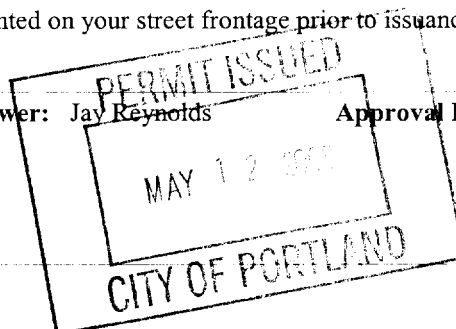
Note: **Ok to Issue:**

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 3) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 05/08/2006

Note: Sent Letter on 4-19-06 **Ok to Issue:**

- 1) 300.00 inspection fee required prior to issuance of building permit



Location of Construction: 90 CHESLEY AVE	Owner Name: DONGO GERALDINE S	Owner Address: 90 CHESLEY AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

2) Cad drawings of approved site plan required prior to issuance of BP.

Comments:

03/14/2006-tmm: permit was placed in our pile - needs to go to zoning for review first - sent to zoning

03/14/2006-amachado: Spoke with Jim. He needs to file application for minor site plan review, we need full size building plans, and he needs to add the rear deck to the site plan.

03/29/2006-jmb: Spoke w/Jim D. For details as noted on review checklist, he will come in to make revisions on 3/30

04/03/2006-jmb: Received plans for cantilevered balcony framing. Called Jim Dongo due to framing spans not meeting code. He will provide revisions and I will check w/Tammy on a plan she recently inspected.

04/12/2006-jmb: Spoke w/Jim D. For detail on cantilever balcony, he will use 2x10 pt sistered to existing 2x10 joists 16" oc, ok to issue when site plan is approved.

05/10/2006-jmb: Received site plan approval, ok to issue

§11V OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

R-3 Residential Zone Additional Dwelling Unit:

Conditional Use Appeal

DECISION

Date of public hearing: 12/1/05

Name and address of applicant: Jim Dongo
90 Chesley Ave.
PORTLAND, ME

Location of property under appeal:
90 Chesley Ave.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Jim Dongo (son of owner)

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied Not Satisfied

5-0

Reason: *per calculations in evidence*

2. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied Not Satisfied

5-0

Reason: *per testimony + submitted elevations & architectural drawings*

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied Not Satisfied

5-0

Reason: *Same as A(2) above*

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied Not Satisfied

5-0

Reason: *9,598 per testimony, tax map*

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied Not Satisfied

S-U Reason: This is an addition not reduction of property

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied Not Satisfied

S-U Reason: Existing driveway holds 3 vehicles
Driveway will be widened for testimony + plans + photos

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied Not Satisfied

S-U Reason: Principal unit will be occupied by owner for testimony

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No

S-U Reason: Blends in with structure same architectural style

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes No

S-U Re: No change in headcount or cars

2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Dated:

12/1/05


Board Chair

90 Chesley

439-C-14
06-0217

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 20" 4 ¹⁶ " min. 36" x 36" x 12" pad 10" wall ICF wall system CMU Blocks	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	stone, drain, filter ? damp	OK 3/30
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	? 2" slab foam spec.	OK 3/30
Anchor Bolts/Straps, spacing (Section R403.1.6)	?	OK 3/30
Lally Column Type (Section R407)	column.	OK
Girder & Header Spans (Table R 502.5(2))	?	3/30 truss joist see spec OK
Built-Up Wood Center Girder Dimension/Type	?	OK
Sill/Band Joist Type & Dimensions	4x6 PT sill	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" O.C. ? Exposed Beams at Floor level	3/30 Truss joist see spec
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x6 16" O.C. collars 2x6 16" O.C.	OK

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.2.2.1)	12:12 & 5:12 2x10 16" O.C. ^{? Ridge} Beam	Truss joist spec ^{OK}
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2 CDX, 5/8 CDX	OK
Fastener Schedule (Table R602.3(1) & (2))	# BOCA or Latest Edition	OK
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A	OK
Emergency Escape and Rescue Openings (Section R310)	# Door to Deck 2nd Fl.	OK
Roof Covering (Chapter 9)	30 yr Shingles	OK
Safety Glazing (Section R308)	Tempered in stairwell	OK
Attic Access (Section R807)	N/A 2' HT clearance	OK
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	OK
	3-2x10 Bearing walls	OK
	6" R-19, 1" R-19 Frostwall w/2" Styro in Floor	.31 u factor
	15" R-38+, 9" w/1" Rigid slope ?	u Factor High performance

~~? Sewer Separation~~ OK Combined per Todd M. 3/29/06

~~? METERS~~ OK 1

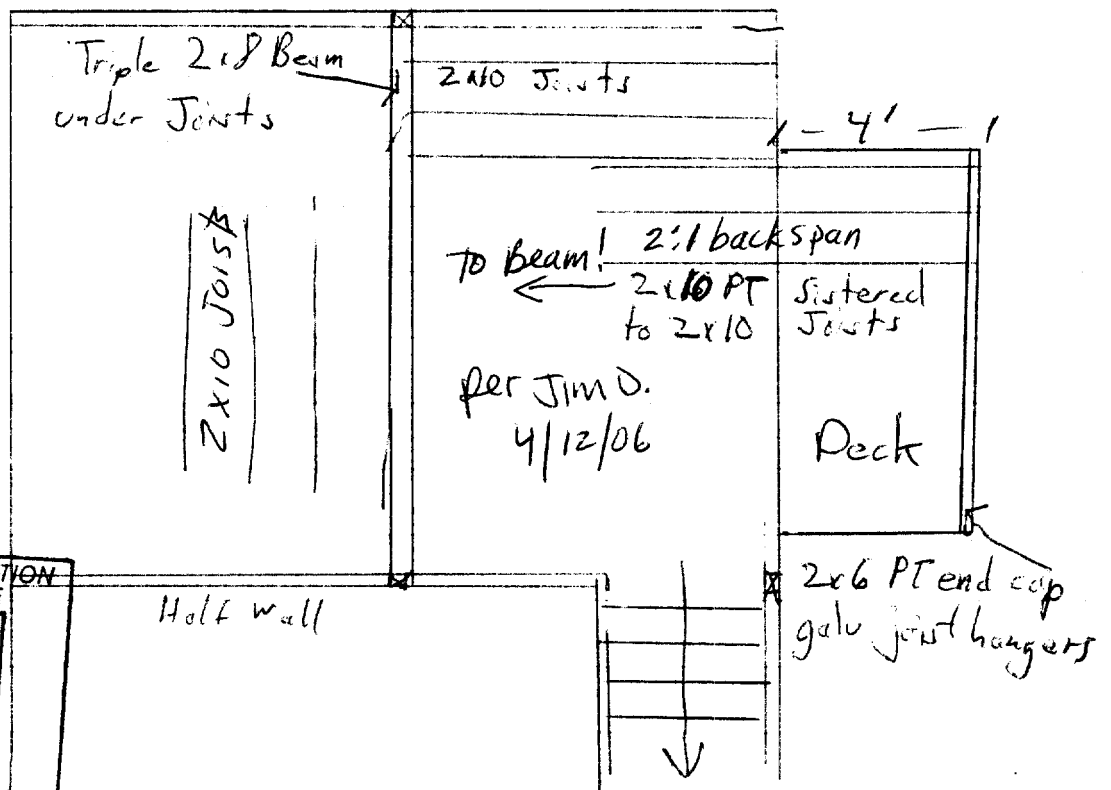
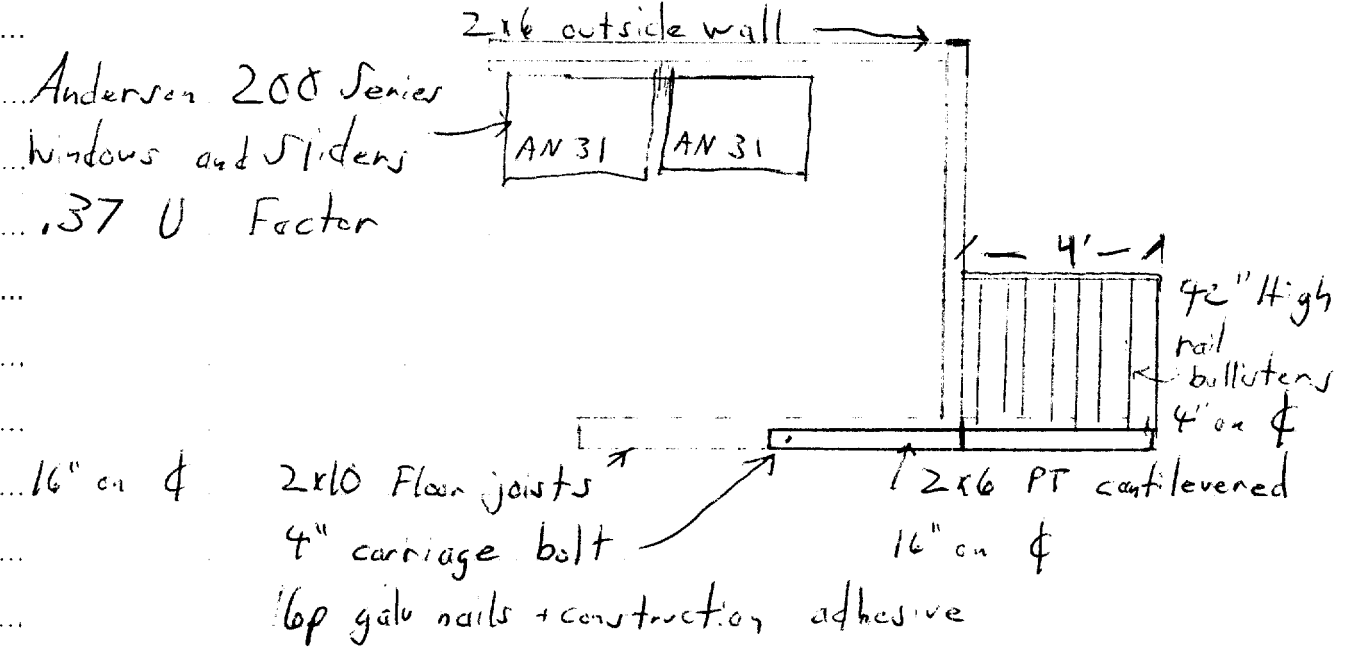
OK

? Dry vent in slabs - grade elevation 20" OK

Type of Heating System	Radiant Floor FHW	OK
Means of Egress (Sec R311 & R312) Basement	NA	
Number of Stairways	1	
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4" max Rise ? winter 10" min tread detail	
Width (Section R311.5.1)	36" min	
Headroom (Section R311.5.2)	6'8" min	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	? Half 6" HM	36 min OK 3/30
Smoke Detectors (Section R313) Location and type/Interconnected	?	per code OK 3/30
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	?	OK
Dwelling Unit Separation (Section R317) IBC IRC 2003 (Section 1207)	?	OK Per code
Deck Construction (Section R502.2.1)	?	details submitted 1/2/06 w/ REVISIONS 4/12/06 OK

Ⓟ

Jim Dongo In-Law Apartment Addition
 ATTN: Jeanne 48 Chesley Ave
 Balcony Deck Framing detail



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 APR 3 2006
 RECEIVED

All Purpose 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>90 Chesley Ave.</u>		
Total Square Footage of Proposed Structure <u>768 sq. ft.</u>	Square Footage of Lot <u>9,198.3 sq. ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>439</u> Block# <u>C</u> Lot# <u>14</u> <u>C-20</u>	Owner: <u>Geraldine Dongo</u>	Telephone: <u>797-5587</u> <u>831-5114</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Jim Dongo</u> <u>90 Chesley Ave</u> <u>831-5114</u>	Cost Of Work: \$ <u>50,000</u> ^{\$54.00} Fee: \$ <u>471.00</u> ^{75.00}
Current use: <u>back yard/ Single Family</u>		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; width: 100px; margin: 5px auto;"> FEB - 6 - 2006 RECEIVED </div> </div>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>in-law apartment</u> Project description: <u>attached addition to main house</u>		
Contractor's name, address & telephone: <u>Jim Dongo 90 Chesley Ave.</u>		
Who should we contact when the permit is ready: <u>Jim Dongo</u>		
Mailing address: <u>90 Chesley Ave Portland Me. 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>831-5114</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: <u>James Dongo</u>	Date: <u>2/6/06</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

113

____ (10) ____ Electrical (12) ____ Site Plan (U2) ____

Other _____

CBL: _____

Check #: _____ Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

(Jim Dango)

Applicant: Geraldine Dango

Date: 3/17/06

Address: 90 Chesley Ave.

C-B-L: 439-C-014

CHECK-LIST AGAINST ZONING ORDINANCE

Date - addition to single family built in 1950

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - 24'x32' addition to existing single family to make 2nd unit.

Sevage Disposal -

Lot Street Frontage -

Front Yard -

→ Rear Yard - 25' min - 43.5' scaled 41' from deck

→ Side Yard - 2 story - 14' min. 14.5 on right 21.5 on left.

Projections -

Width of Lot -

→ Height - 35' max. 205'

Lot Area - 6500 sq ft - 9598 given (assessing)

→ Lot Coverage Impervious Surface - 35% 3359.3

Area per Family -

Off-street Parking - see ZBA driveway plan

Loading Bays - not site plan

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - zone X

$34.5 \times 24.5 = 845.25$
 $7 \times 5 = 35$
 $25 \times 4.5 = 112.5$
 $7 \times 7 = 49$
 $3 \times 6 = 18$
 $7 \times 6 = 42$
 $32 \times 24 = 768$
 $4 \times 8 = 32$

1800.25

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

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

December 6, 2005

Jim Dongo Construction
90 Chesley Ave.
Portland, ME 04103

RE: 90 Chesley Ave.
CBL: 439 C 014
ZONE: R3

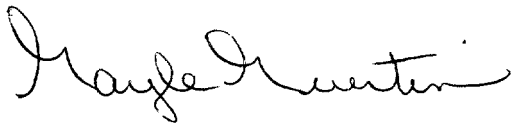
Dear Mr. Dongo:

As you know, at its December 1, 2005, meeting, **the Board of Appeals voted 5-0 and granted to approve your Conditional Use Appeal.**

Enclosed please find the billing for the Zoning Board of Appeals legal ad and abutters' notification and a copy of the Board's decision; also a building permit application for your change of use.

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

Sincerely,



Gayle Guertin
Office Assistant

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2006-0054

Application I. D. Number

3/17/2006

Application Date

Apartment Addition

Project Name/Description

Dongo Geraldine S

Applicant

90 Chesley Ave, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 831-5114 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

90 - 90 Chesley Ave, Portland, Maine

Address of Proposed Site

439 C014001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

768 s.f.

Proposed Building square Feet or # of Units

Acreeage of Site

R3

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____
 Flood Hazard Shoreland
 Zoning Conditional Use (ZBA/PB) Zoning Variance

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **3/17/2006**

Zoning Approval Status:

Reviewer Marge S. - Qnap

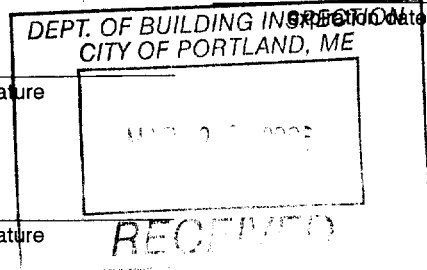
- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Final Inspection	_____	_____	_____
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	



Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Jim Dongo Construction
 90 Chevley Ave
 Portland, Me. 04103
 (207) 831-5114

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

Signature of applicant: <i>James Dongo</i>	Date: <i>3/15/06</i>
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

Jim Dongo
90 Chesley Ave
Portland, Me. 04103
(207) 797-5597

Nov. 11, 2005

Dear Zoning Board of Appeals:

I would like to build a 24' x 24' in-law apartment addition attached to the rear of the main house 34' x 24'. The gross floor area of the main house is 2133 sq. ft.

816 sq. ft. on first floor of 34' x 24'

816 sq. ft. on finished basement of 34' x 24'

501 sq. ft. on upstairs bedrooms of 34' x 14' 9"



W 14' 9" x L 34'

loft of apartment is less than $\frac{2}{3}$ of floor area below (50%)

- a) The accessory unit is 576 sq. ft. on 24' x 24'.
 30% of 2133 sq. ft. = 639 sq. ft.
- b) There will be no open outside stairways or fire escape
- c) The roofing, siding, trim and paint will match existing house exactly
- d) The lot size is 9,598 sq. ft.
- g) No unit will be reduced in size
- h) I will widen the existing driveway by 10' to provide more parking
- i) see attached site plan
- j) The principle unit shall be occupied by the owner Geraldine Dongo and the accessory by me James Dongo.
Thank you all.

Addition to cover letter of Nov. 11,

Jim Dongo

90 Chesley Ave

Portland, Me. 04103

(207) 747-5587

Nov. 21, 2005

Dear Zoning Board of Appeals,

a) This new addition is part of the 'principal building' because the foundation is attached to the existing doghouse entrance to the finished basement which is covered and shared by both. Furthermore, the additions heat, electricity, water, and sewage, are attached below grade. The roofing, siding, paint and roof pitch match exactly.

b) I will highlight on the site plan the existing and proposed paved parking (66' x 21'+)

c) Regarding the three standards on the application form;

(a) There are no unique or distinctive characteristics or effects associated with the proposed conditional use.

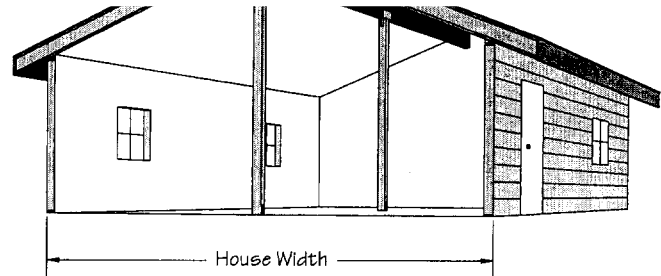
(b) There will be no adverse impact upon the health, safety, or welfare of the public or surrounding area.

(c) Such impact does not differ substantially from the impact which would normally occur from such a use in that zone, R-3. I'll still be living there, as I have been

Sincerely yours,
James Dongo

How to Use This Table

1. Determine appropriate ROOF LOAD and HOUSE WIDTH.
2. Locate COLUMN SPACING.
3. Select Microllam® LVL beam size.



Ridge Beams

Roof Load (PSF)	House Width	Column Spacing											
		10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"				
Non-Snow Area 125%	20LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 18"
	20LL + 20DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 18"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"
Snow Area 115%	25LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 18"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"
	30LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"
	40LL + 15DL	24'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"
		30'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"
		36'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"

General Notes

Table is based on:

- Uniform loads.
- More restrictive of simple or continuous span. Ratio of short span to long span should be greater than 0.4 to prevent uplift.
- Deflection criteria of L/240 live load and L/180 total load.

Also see *General Assumptions* on page 3.

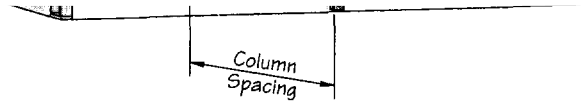
Bearing Requirements

Minimum header support to be 2 trimmers (3") at ends and 7 1/2" at continuous span supports.

Bold, italic beam sizes require 3 trimmers (4 1/2") at ends and 11 1/4" at continuous span supports.

How to Use This Table

1. Determine appropriate FLOOR LOAD.
2. Find the FLOOR FRAMING LENGTH that meets or exceeds the sum of spans 1 and 2 for the supported floor joists. When floor joists are continuous span, spans 1 and 2 cannot be less than 40% of the FLOOR FRAMING LENGTH. If floor joists are simple span (not continuous over the Microllam® LVL beam), then the FLOOR FRAMING LENGTH may be taken as 80% of the sum of spans 1 and 2 of the floor joists.
3. Locate COLUMN SPACING.
4. Select Microllam® LVL beam size.



Floor Girder Beams

Floor Load (PSF)	Floor Framing Length	Column Spacing								
		10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"		
40LL + 12DL	20'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	24'-0"	3 1/2" x 9 1/2"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	28'-0"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	32'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	36'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	40'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	44'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	44'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
40LL + 20DL	20'-0"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	24'-0"	3 1/2" x 9 1/2"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	28'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	32'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	36'-0"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"
	40'-0"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"
	44'-0"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"
	44'-0"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 16"	3 1/2" x 18"	3 1/2" x 18"	3 1/2" x 20"	3 1/2" x 20"	3 1/2" x 20"

General Notes

Table is based on:

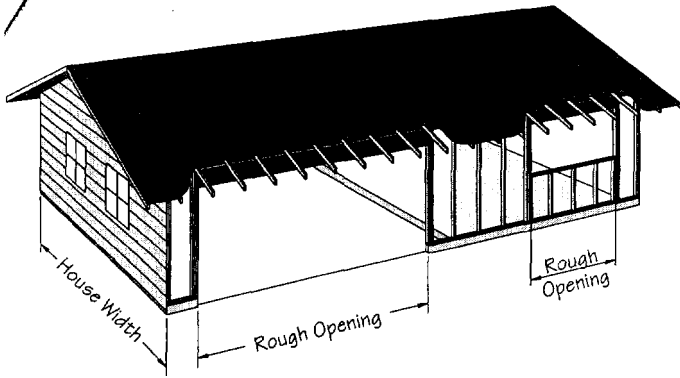
- Uniform loads.
- More restrictive of simple or continuous span. Ratio of short span to long span should be greater than 0.4 to prevent uplift.
- Deflection criteria of L/360 live load and L/240 total load.

Also see General Assumptions on page 3.

Bearing Requirements

Minimum beam support to be 2 trimmers (3") at ends and 7 1/2" at continuous span supports.

Bold, italic beam sizes require 3 trimmers (4 1/2") at ends and 11 1/4" at continuous span supports.



How to Use This Table

1. Determine appropriate ROOF LOAD and HOUSE WIDTH.
2. Locate ROUGH OPENING.
3. Select Microllam® LVL header size.

Headers Supporting Roof

	Roof Load (PSF)	House Width	Rough Opening						
			8'-0"	9'-3"	10'-0"	12'-0"	14'-0"	16'-3"	18'-3"
Non-Snow Area 125%	20LL + 15DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 7/8"	3 1/2" x 14"
		30'-0"	3 1/2" x 7 1/4"	5 1/4" x 7 1/4"		3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 1/4"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"
	20LL + 20DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 7/8"	1 3/4" x 14"	3 1/2" x 11 7/8"	3 1/2" x 14"
		30'-0"	3 1/2" x 7 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"
Snow Area 115%	25LL + 15DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"
		30'-0"	3 1/2" x 7 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	5 1/4" x 11 1/4"	5 1/4" x 14"
	30LL + 15DL	24'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 14"
		30'-0"	5 1/4" x 7 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"
		36'-0"	1 3/4" x 9 1/4"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 18"
40LL + 15DL	24'-0"	1 3/4" x 9 1/2"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 11 7/8"	3 1/2" x 14"	3 1/2" x 16"	
	30'-0"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	3 1/2" x 9 1/4"	5 1/4" x 9 1/4"	5 1/4" x 11 1/4"	5 1/4" x 11 7/8"	5 1/4" x 14"	
	36'-0"	1 3/4" x 11 1/4"	1 3/4" x 11 1/4"	1 3/4" x 14"	3 1/2" x 11 1/4"	3 1/2" x 14"	3 1/2" x 16"	3 1/2" x 18"	

General Notes

Table is based on:

- Uniform loads.
- More restrictive of simple or continuous span. Ratio of short span to long span should be greater than 0.4 to prevent uplift.
- Roof truss framing with 24" soffits.
- Deflection criteria of L/240 live load and L/180 total load.

Also see General Assumptions on page 3.

Bearing Requirements

Minimum header support to be 2 trimmers (3") at ends and 7 1/2" at continuous span supports.

Bold, italic header sizes require 3 trimmers (4 1/2") at ends and 11 1/4" at continuous span supports.

May 3, 2006

Dear Mr Reynolds,

RE: My Application for Apartment Addition
at 90 Chesley Ave.

I have enclosed a modified site plan reflecting your concerns and I will address each one below.

- (1) The surveyors site plan mistakenly shows existing pavement to be removed that will remain which in addition to the 10' widening at the street, leaves 66' x 21' of parking enough for five vehicles.
- (2) Utilities will be connected through the middle rear of the existing house, The foundation drain will connect to the existing house foundation drain.
- (3) The existing driveway is pitched toward the street and after the temporary silt fence is removed it will be replaced by landscaping timbers to keep flow away from my neighbor (Ayer).
- (4) There are existing flood lights and a deck light on the existing house and another exterior light will be on the covered entry of the addition.
- (5) I will have a 50' silt fence for erosion protection.
- (6) I will have permanent landscaping along east side property line and add another street tree to the one that's existing.

Sincerely yours,
James Dougo



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. James Dongo
90 Chesley Avenue
Portland, Maine 04103

May 8, 2006

Dear Mr. Dongo:

RE: Application for Apartment Addition at 90 Chesley Avenue (App.# 2006-0054)

On May 8, 2006, the Portland Planning Authority granted minor site plan approval for the construction of a building addition at #90 Chesley Avenue.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic cad (*.dwg) files.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee will not be required, however, an inspection fee in the amount of \$300.00 will have to be posted before beginning any site construction or issuance of a building permit.
3. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

If there are any questions, please contact Jay Reynolds at 874-8632.

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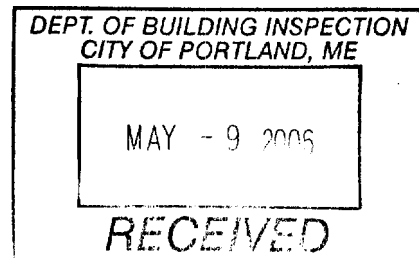
- 1 -

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

R-3 Residential Zone Additional Dwelling Unit:

Conditional Use Appeal

DECISION

Date of public hearing: 12/1/05

Name and address of applicant: Jim Dongo
90 Chesley Ave.
PORTLAND, ME

Location of property under appeal:
90 Chesley Ave.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Jim Dongo (son of owner)

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §14-88(a)(2):

1. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit.

Satisfied Not Satisfied

5-0

Reason: *for calculations in evidence*

2. There shall be no open outside stairways or fire escapes above the ground floor.

Satisfied Not Satisfied

5-0

Reason: *per testimony + submitted elevations & architectural drawings*

3. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling.

Satisfied Not Satisfied

5-0

Reason: *Same as A(2) above*

4. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required.

Satisfied Not Satisfied

5-0

Reason: *9,598 per testimony, tax map*

5. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic.

Satisfied Not Satisfied

S-U Reason: This is an addition not reduction of property

6. Parking shall be provided as required by division 20 of this article: 1 off-street parking space per new unit (14-332(a)(2)).

Satisfied Not Satisfied

S-U Reason: Existing driveway holds 3 vehicles
Driveway will be widened for testimony + plans + photos

7. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

Satisfied Not Satisfied

S-U Reason: Principal unit will be occupied by owner for testimony

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes No

S-U Reason: Blends in with structure same architectural style

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes No

S-U Reason: No change in headcount or cars

2. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

Dated:

12/1/05


Board Chair

From: Barbara Barhydt
To: Bourke, Jeanie
Date: 11/16/2009 10:36:48 AM
Subject: Fwd: Re: 90 Chesley

Hi Jeanie:

I received your other e-mail. Ann and Tammy did ask me about it. As I understand it they are asking him to resubmit. I went to the site and the structure is there and the site work is complete, except for the addition of one tree out front. I am willing to do this as a site plan exemption. I would like the applicant to submit a copy of their approved plan as the attachment for the exemption.

Thanks.

Barbara

>>> Barbara Barhydt Thursday, November 12, 2009 12:54 PM >>>

Hi:

I looked at the file for this one and visited the site. The structure is there and the site work is complete except for adding one tree. I am comfortable processing this as a site plan exemption.

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

>>> Barbara Barhydt Monday, November 02, 2009 5:27 PM >>>

I am asking Carissa and Jenn to pull the file. I want to see how it was reviewed before.

Thanks.

Barbara

>>> Ann Machado Tuesday, October 27, 2009 9:57 AM >>>

Barbara -

The owner at 90 Chesley went to the ZBA in December of 2005 to add an accessory dwelling unit to the single family home. After getting approval from the ZBA, they pulled a building permit to put an addition on the house (24' x32') to create the accessory dwelling unit. Since the addition was over 500 sf footprint, they also had to do minor siteplan review to add the accessory unit. This was siteplan 2006-0054. Jay Reynolds signed off on 5/8/06. The permit (#06-0217) was issued on 5/11/06 and work was started. The son of the owner was building the addition and got as far as putting the shell up when he suffered a heart attack and work stopped. Now he would like to reactivate the permit and finish the work.

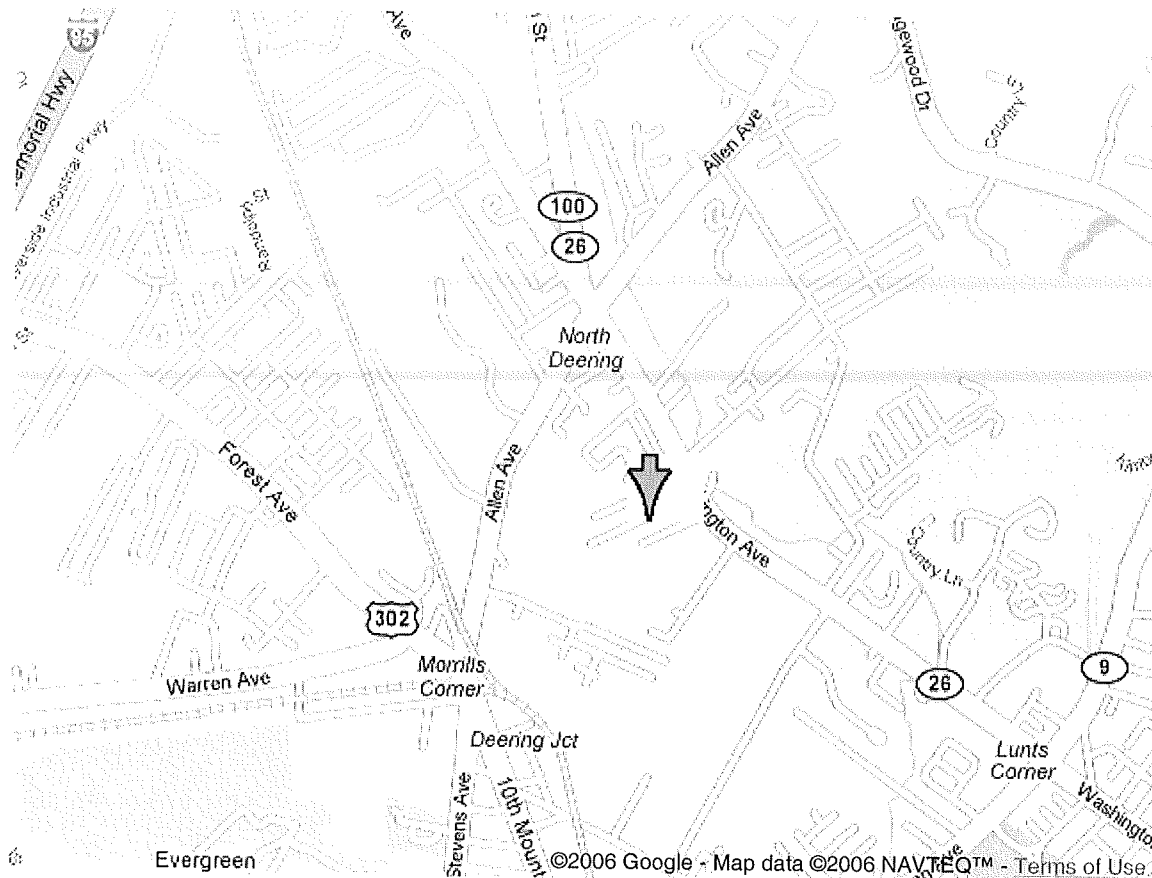
The question is, does he have to apply for a minor siteplan again?

Ann

CC: Machado, Ann; Munson, Tammy



Address **90 Chesley Ave**
Portland, ME 04103



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BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

James Dongo
Signature of Applicant/Designee

5/12/06
Date

Donna Martin Admin
Signature of Inspections Official

5/12/06
Date

CBL: 439 C 014 Building Permit #: 06-0217

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief 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 Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 7/21/06
 Permit # 06 4452
 CBL# 439 C 014

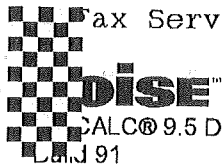
LOCATION: 90 Chesley Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT Geraldine Dongo PHONE # 797-5587

							TOTAL EACH FEE		
OUTLETS	28	Receptacles	12	Switches	2	Smoke Detector	.20	8.40	
FIXTURES	8	Incandescent		Fluorescent		Strips	.20	1.60	
SERVICES	1	Overhead		Underground		TTL AMPS <800	15.00	15.00	
		Overhead		Underground		>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS	1	(number of)					1.00	1.00	
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING		oil/gas units		Interior		Exterior	5.00		
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00	2.00	
		Insta-Hot		Water heaters	2	Fans	2.00	4.00	
	1	Dryers	1	Disposals	1	Dishwasher	2.00	6.00	
		Compactors		Spa	1	Washing Machine	2.00		
		Others (denote)					2.00		
MISC. (number of)		Air Cond/win					3.00		
		Air Cond/cent				Pools	10.00		
		HVAC		EMS		Thermostat	5.00		
		Signs					10.00		
		Alarms/res					5.00		
		Alarms/com					15.00		
		Heavy Duty(CRKT)					2.00		
		Circus/Carnv					25.00		
		Alterations					5.00		
		Fire Repairs					15.00		
		E Lights					1.00		
		E Generators					20.00		
PANELS	1	Service		Remote		Main	4.00	4.00	
TRANSFORMER		0-25 Kva					5.00		
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00	42.00

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUL 21 2006
 RECEIVED

CONTRACTORS NAME Ken Dongo Electric MASTER LIC. # MS60017845
 ADDRESS 44 Waterview Dr Casco ME 04015 LIMITED LIC. # _____
 TELEPHONE 221-2793

SIGNATURE OF CONTRACTOR [Signature] #150



Double 1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Floor Beam\FB01

BCALC® 9.5 Design Report - US

2 spans | No cantilevers | 0/12 slope

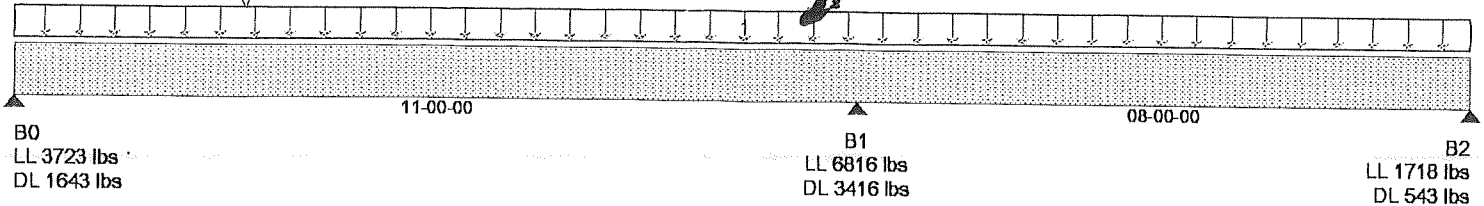
Wednesday, October 03, 2007 10:17

Job Name:
Address:
City, State, Zip: **Jim Dongo**
Customer:
Code reports: ESR-1040

File Name: BC CALC Project
Description: FB01
Specifier:
Designer:
Company:
Misc:

439- C014

90 Cherley Ave



Total of Horizontal Design Spans = 19-00-00

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Live 100%	Dead 90%	Snow 115%	Wind 133%	Roof Live 125%	Trib.
1	Standard Load	Unf. Area (psf)	Left	00-00-00	19-00-00	40	20				12-00-00
2		Conc. Pt. (lbs)	Left	03-00-00	03-00-00	2240	820				n/a

Controls Summary

Value	% Allowable	Duration	Load Case	Span Location
Pos. Moment 12816 ft-lbs	60.2%	100%	14	1 - Internal
Neg. Moment -11331 ft-lbs	53.3%	100%	1	1 - Right
End Shear 4589 lbs	58.1%	100%	14	1 - Left
Cont. Shear 5058 lbs	64.1%	100%	1	1 - Right
Uplift 208 lbs	n/a		14	2 - Right
Total Load Defl. L/570 (0.232")	42.1%		14	1
Live Load Defl. L/799 (0.165")	45.1%		14	1
Total Neg. Defl. -0.048"	9.6%		14	2
Max Defl. 0.232"	23.2%		14	1
Span / Depth 11.1	n/a		0	1

Disclosure

Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (888)234-0056 before installation.

Cautions

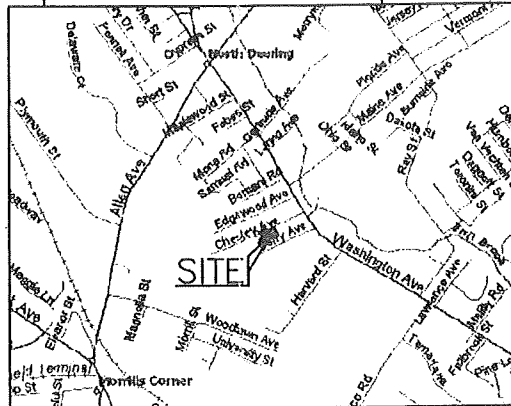
Uplift of 208 lbs found at span 2 - Right.

Notes

- Design meets Code minimum (L/240) Total load deflection criteria.
- Design meets Code minimum (L/360) Live load deflection criteria.
- Design meets arbitrary (1") Maximum load deflection criteria.
- Minimum bearing length for B0 is 2".
- Minimum bearing length for B1 is 3-7/8".
- Minimum bearing length for B2 is 1-1/2".
- Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 Intermediate bearing

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BC®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Wood Products, L.L.C.

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: GERALDINE S. DONGO BOOK XX PAGE XX AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 9,198.3 SQ. FT. 0.21 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND TAX ASSESSORS MAPS NO. 153A, BLOCK A, AND NO. 439, BLOCK C, PORTLAND, MAINE, REVISED 3/1/84.
5. BENCHMARK: ELEVATIONS ARE BASED UPON AN ASSUMED VALUE OF 100.00 FT AT A MAG NAIL SET ON THE SOUTHEASTLY EDGE OF CHESLEY ROAD, MARKED "TBM: ELEV. 100.00"
6. SEE CONDITIONAL USE APPEAL GRANTED FROM THE CITY OF PORTLAND, MAINE, ZONING BOARD OF APPEALS, PUBLIC HEARING 12/1/2005.
7. NOTE: THIS IS NOT A STANDARD BOUNDARY SURVEY.

ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT; REAR - 25 FT;
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
ON SIDE STREET: 20 FT
MINIMUM LOT SIZE: 6,500 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT

LEGEND

- RF ⊙ Rebar Found
- IPF ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z - Indicates Ownership in Common
- ⊕ Utility Pole
- E - Overhead Utility
- - - Abutter Line
- - - Property Line
- - - Street Line
- ⊙ Sewer Manhole
- △ TBM: Temporary Benchmark
- 12345/99 Deed Book/Page of Local Registry
- TBR To Be Removed
- - - Edge of Traveled Way
- - - Setback Line
- - - Old Lot Line

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS SET

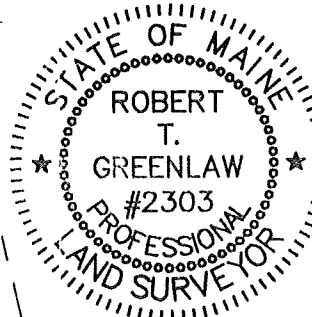
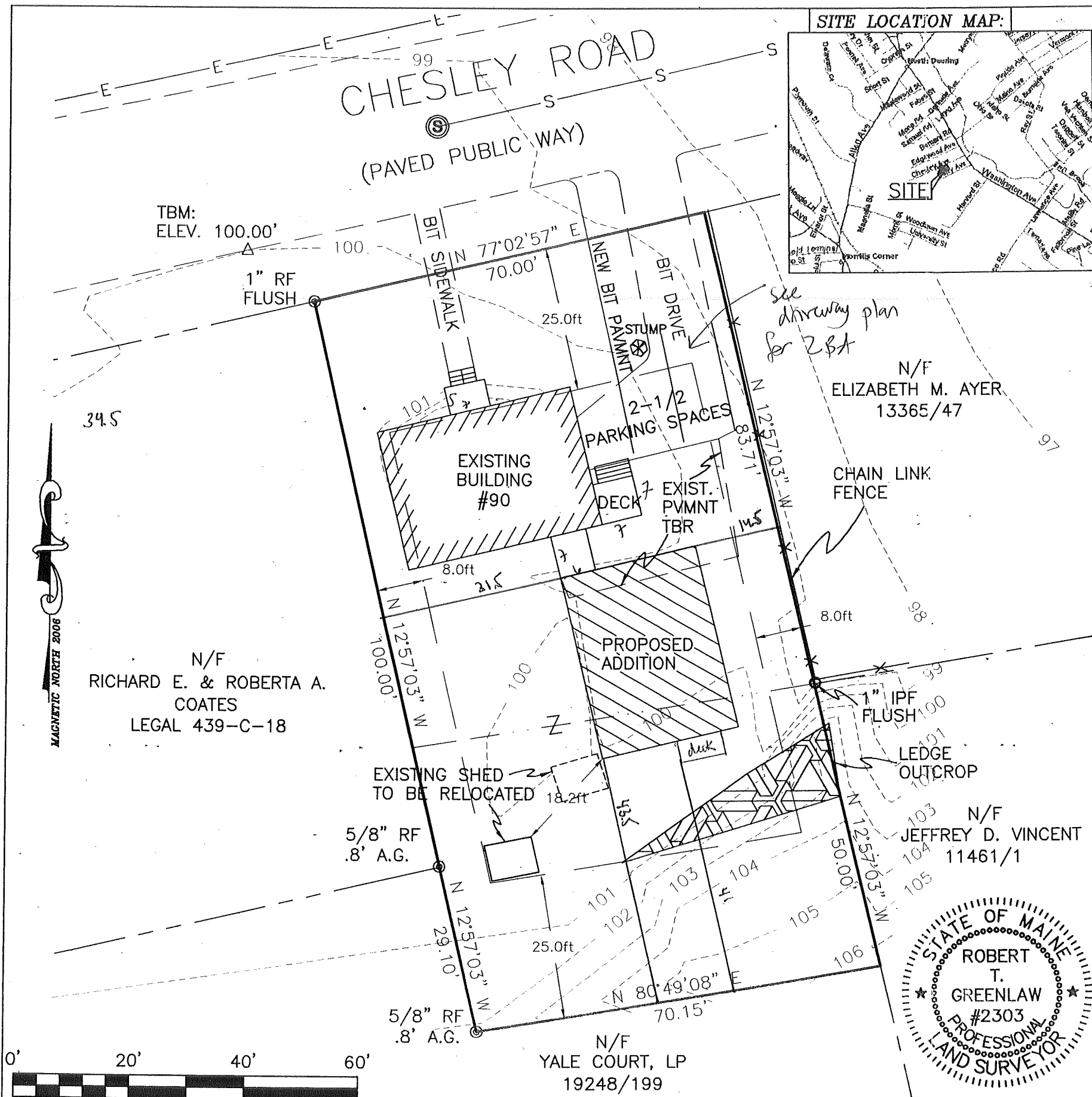
Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.

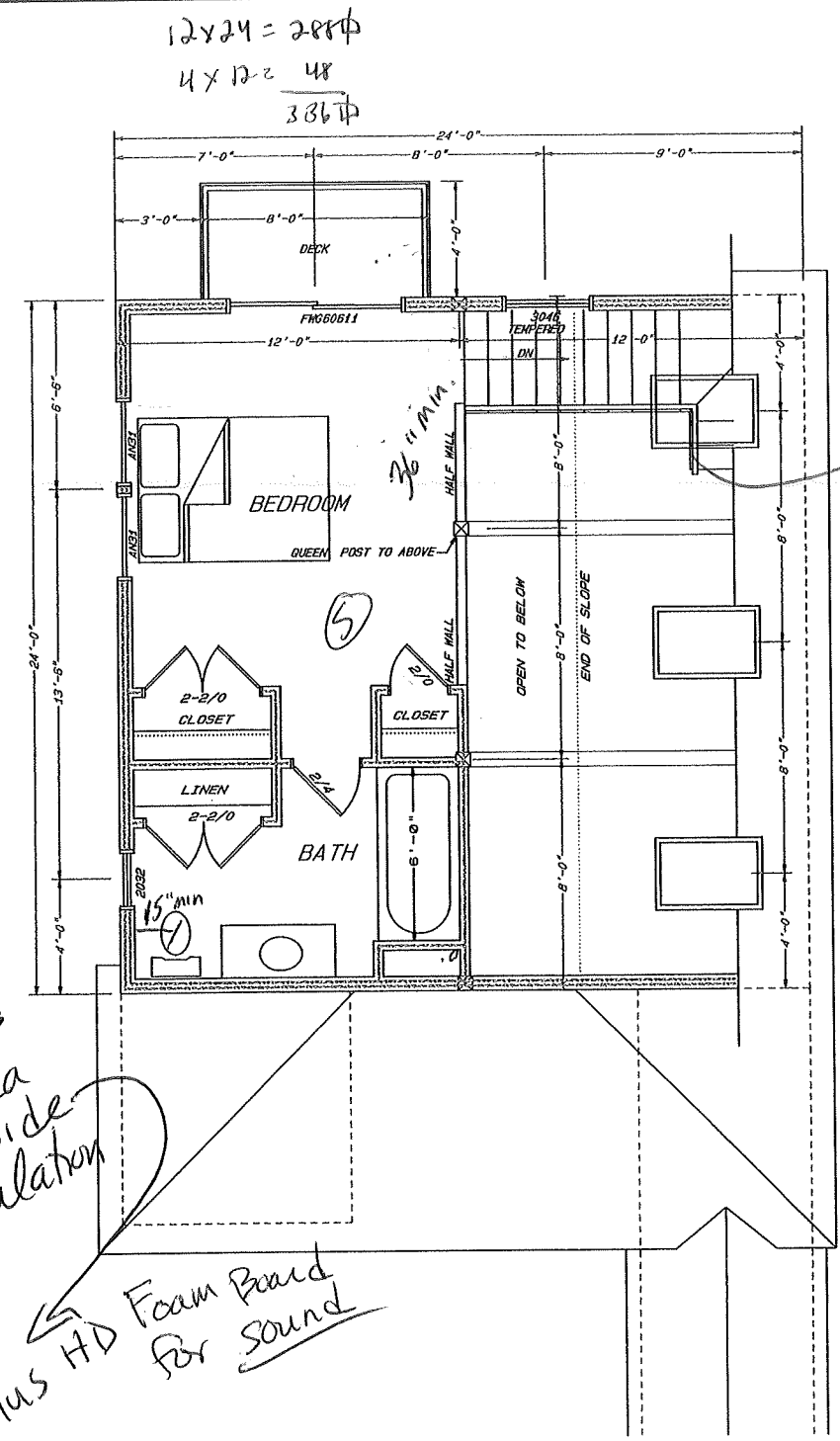
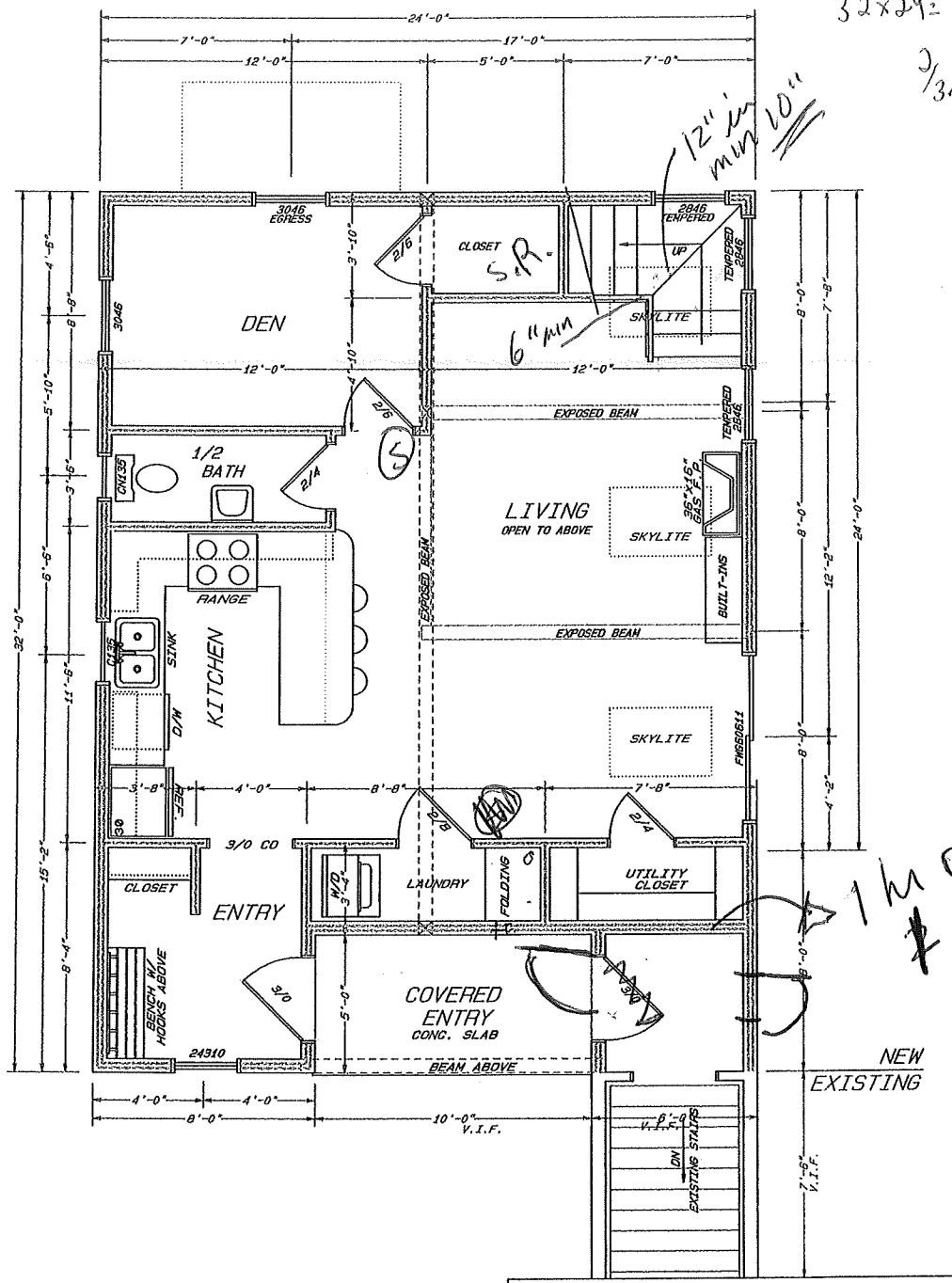
DATE: JANUARY 30, 2006

PROPOSED APARTMENT ADDITION PLAN
 90 CHESLEY AVENUE PORTLAND, MAINE
 FOR: **GERALDINE DONGO**

DRAWN BY: DMD
 CHECKED BY: CAS / PJM
 SCALE: 1"=20'
 DATE OF SURVEY: 01/19/2006
 JOB NUMBER: 2006004
 SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346
 DRAWER: 2006 NO: 004





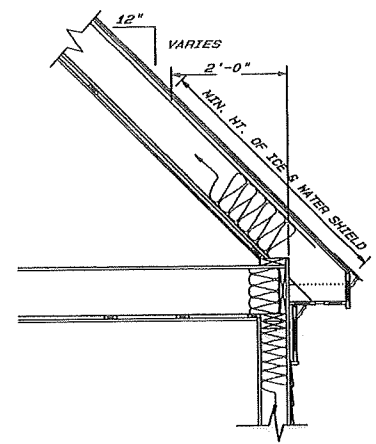
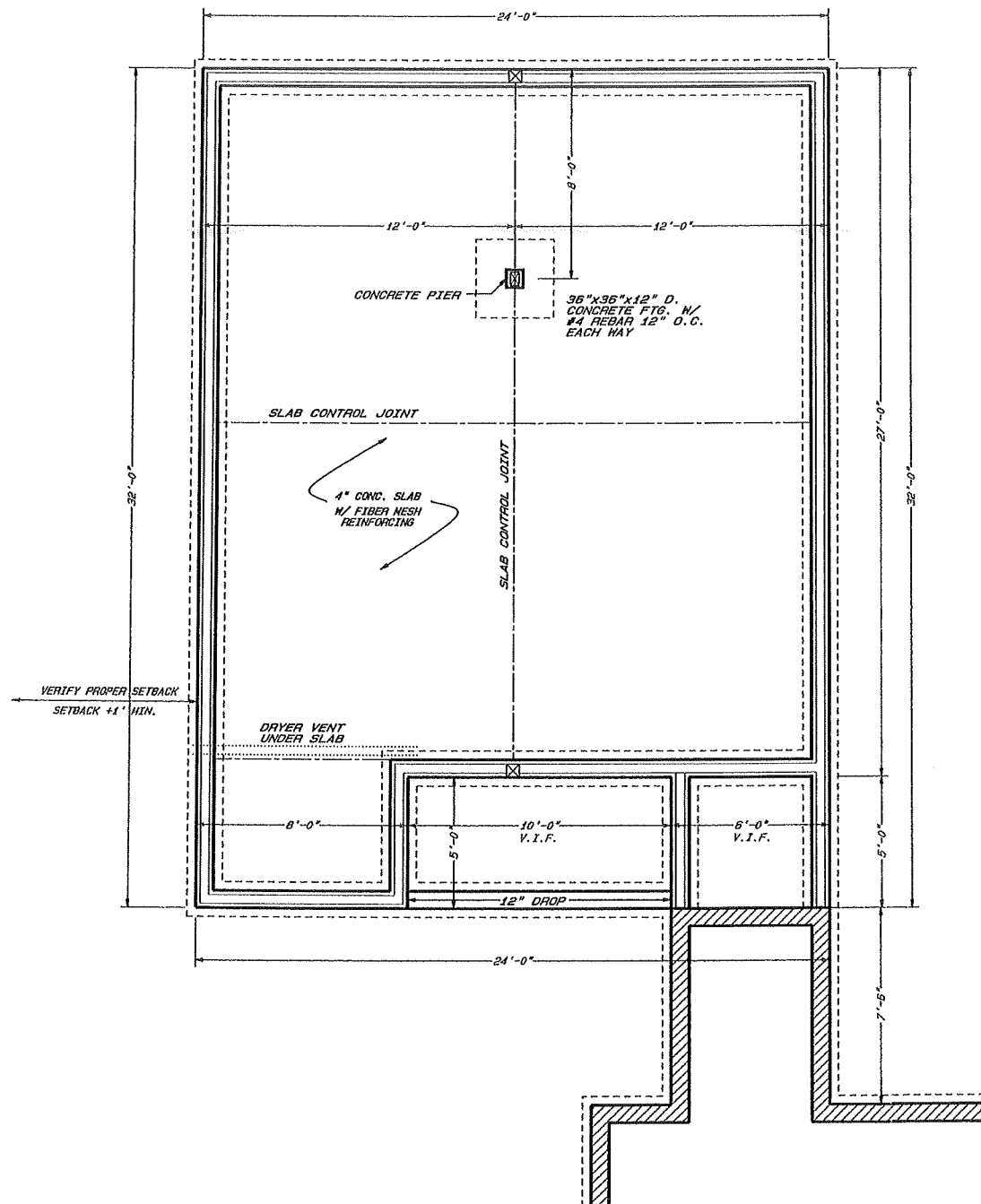
1 in rating
 # layers
 5/8 ea side
 insulation

Plus HD Foam Board for sound

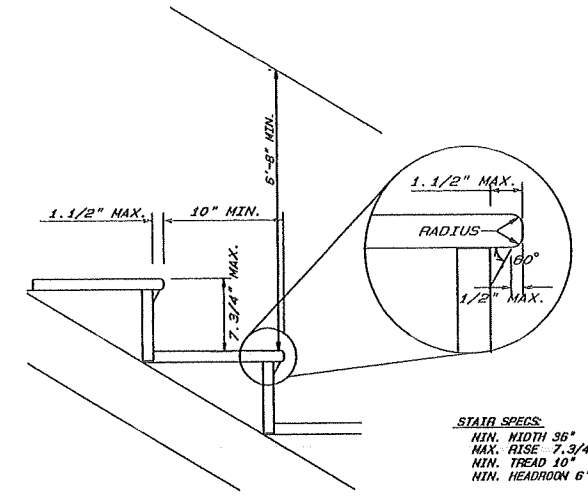
 CUSTOM HOME DESIGNER	DONGO RESIDENCE	
	90 CHELSEY AVE. PORTLAND, MAINE	
	APARTMENT ADDITION	
	BY: M. Meier	PROJECT # 05008
SCALE: 1/4" = 1'-0"	SHEET #	2 of 4
DATE: OCT. 13, 2005		

P.O. Box 359
 Yarmouth, Maine 04096
 207-846-3749

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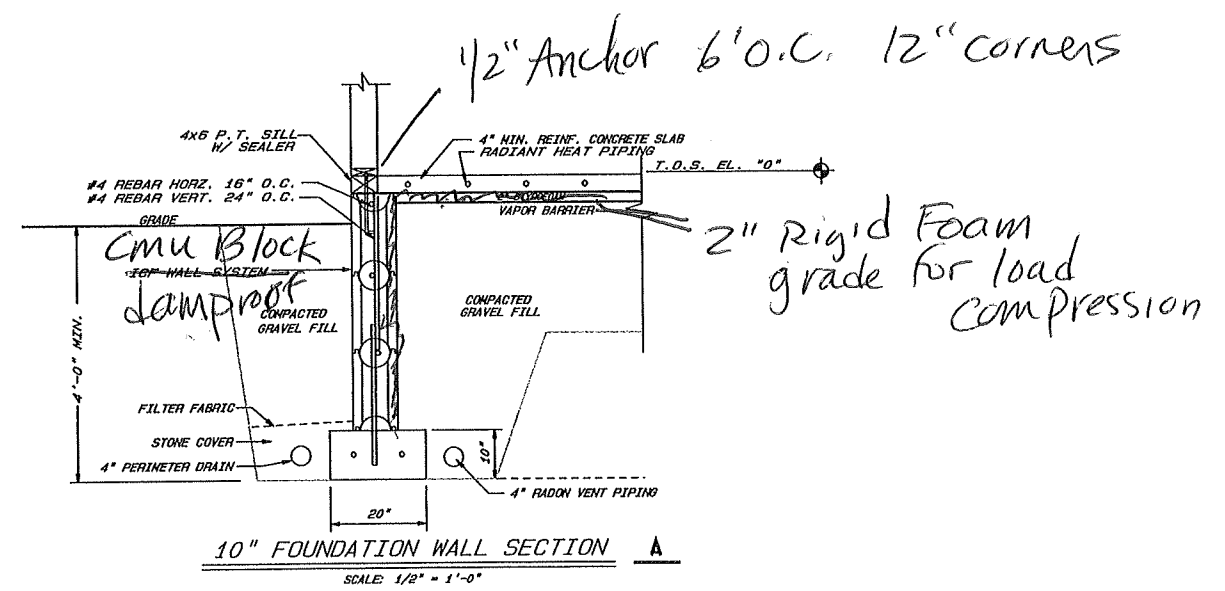
ICE & WATER SHIELD DETAIL



STAIR DETAIL

I.C.F. NOTES:

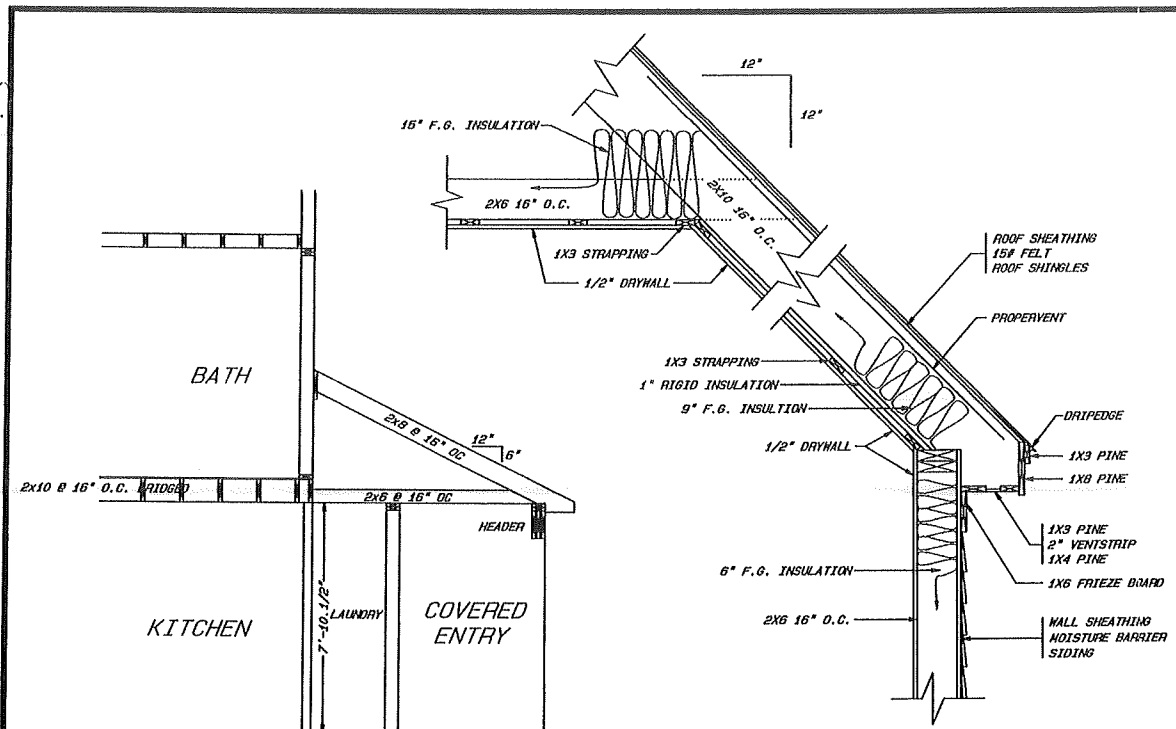
1. INSULATED FORM WALL SYSTEM TO BE 11" FORM WALL SYSTEM
2. DESIGN: DESIGN OF CONCRETE AND REINFORCING FOR FORM WALL SYSTEM PER "I.C.F." STRUCTURAL PROCEDURES MANUAL AND ACI 318. STRUCTURAL HEADER & POST REINFORCING DESIGN BY CERTIFIED STRUCTURAL ENGINEER
3. ERECTION: CONTRACTOR TO ERECT "I.C.F." WALL SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, INCLUDING INSTRUCTIONS FOR TEMPORARY WALL BRACING, ALLOWABLE CONCRETE PLACEMENT HEIGHTS, AND CURING.
4. CONCRETE: 3000 PSI AT 28 DAYS.



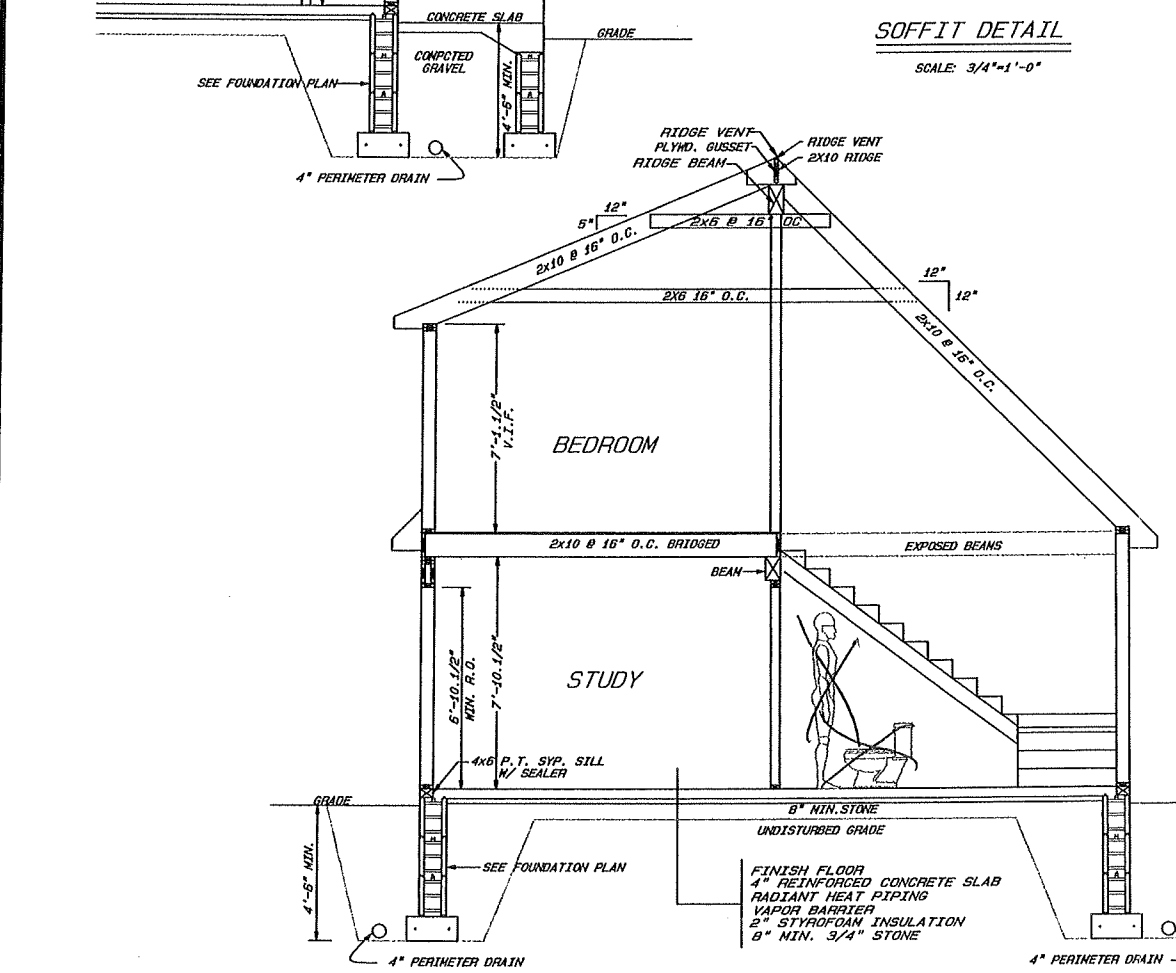
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	DONGO RESIDENCE	
	* 90 CHELSEY AVE. PORTLAND, MAINE	
APARTMENT ADDITION		
BY:	M. Meier	PROJECT #
SCALE:	1/4" = 1'-0"	05008
DATE:	OCT. 13, 2005	SHEET #
		3 of 4

P.O. Box 359
Yarmouth, Maine 04096
207-846-3749



SOFFIT DETAIL
SCALE: 3/4"=1'-0"



FRAMING MATERIAL SPECIFICATIONS	
FLOOR SHEATHING:	3/4" T&G EXT. PLYWOOD
WALL SHEATHING:	1/2" CDX EXT. PLYWOOD
ROOF SHEATHING:	5/8" CDX EXT. PLYWOOD
UNDERLAYMENT:	5/8" AC PLYWOOD
MOISTURE BARRIER:	TYVEK HOUSEWRAP
VAPOR RETARDER:	TU-TUFF
EXTERIOR SIDING:	VINYL
EXTERIOR TRIM:	#4 PINE WRAPPED IN ALUM.
SILLS:	2x6 PRESSURE TREATED
FLOOR JOIST:	K.D. SPRUCE
WALL STUDS:	K.D. SPRUCE
CEILING JOIST:	K.D. SPRUCE
RAFTERS:	K.D. SPRUCE
EAVE VENT:	2" WHT. ALUMINUM
DRIPEDGE:	8" GALV.
ROOFING SHINGLES:	30 YR.
RIDGE VENT:	ROLL VENT
1" AIR SPACE MAT.:	PROPERVENT
FOUNDATION INSULATION:	NONE
SILL SEALER:	PER AVAILABILITY
FLOOR BLOCKS & RUNNERS:	18" FIBERGLASS
1ST FLOOR INSULATION:	2" STYROFOAM
EXTERIOR WALL INSULATION:	6" FIBERGLASS
2ND FLOOR INSULATION:	3.1/5" FIBERGLASS
CEILING INSULATION:	15" FIBERGLASS
SLOPED ROOF INSULATION:	9" F.G. W/ 1" RIGID INSUL.

- WOOD FRAMING NOTES:**
- STRUCTURAL LUMBER: NO. 2 SPRUCE, PINE, FIR OR BETTER.
 - DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 - FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA BASIC BUILDING CODE LATEST EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 - NAILING REQUIREMENTS FOR PLYWOOD FLOOR DECKS, ROOF DECK AND SHEATHING: PROVIDE 8D NAILS AS FOLLOWS, UNLESS SHOWN OTHERWISE.
6" O.C.: ALONG ALL PANEL EDGES
8" O.C.: ALONG INTERMEDIATE MEMBERS
ALL PLYWOOD SUB-FLOORS TO BE GLUED AND NAILED WITH 8D SCREW NAILS.
 - SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP WITH 16D NAILS @ 16" O.C., TOP AND BOTTOM
 - PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SIMPSON U210 OR LU210.
 - PROVIDE 3- 2X10 HEADERS OVER ALL OPENINGS IN BEARING WALLS, UNLESS SHOWN OTHERWISE.
 - PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8- 10D NAILS PER SPLICE.
 - PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
 - PROVIDE MINIMUM OF TWO 2X STUDS AT THE ENDS OF ALL BUILT-UP 2X BEAMS, UNLESS SHOWN OTHERWISE.
 - ROOF AND WALL SHEATHING: APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, EXTERIOR.
ROOF: 5/8" THICK
WALLS: 1/2" THICK
INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
 - POSTS AT CORNERS OF EXTERIOR WALLS: PROVIDE 6X6 POST OR 3- 2X6 MINIMUM.
 - PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
 - PROVIDE STAINLESS STEEL NAILS TO ATTACH SIDING AND EXT. TRIM.
 - MICRO-LAM BEAMS (LVLs): GLUE LAMINATED VENEER LUMBER OF DOUGLAS FIR AS MANUFACTURED BY TRUS-JOIST OF BOISE, IDAHO OR APPROVED EQUAL. F_v = 285 PSI, F_b = 2800 PSI, E = 2,000,000 PSI. ALL LVL HEADERS TO HAVE A MINIMUM OF DOUBLE 2X JACKS UNLESS NOTED OTHERWISE ON THE PLANS.
 - BOLTS, NUTS & WASHERS: ASTM - A307, HOT DIPPED GALVANIZED CONFORMING TO ASTM - A153.
 - NAILS: COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING. PROVIDE GALVANIZED NAILS AT EXPOSED FRAMING.
 - METAL CONNECTORS: APPROVED ITEMS OF PROPER TYPE & GAUGE AS REQUIRED ON DRAWINGS. HOT DIPPED GALVANIZED.
 - ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH BOCA CODE APPENDIX.
 - PROVIDE SOLID BRIDGING, SIZED TO MATCH FLOOR JOIST, AT MID-SPAN IN ALL FLOOR SYSTEMS.
 - LIVE LOADS FOR FLOOR JOIST SHALL BE PER THE BOCA BASIC BUILDING CODE LATEST EDITION.

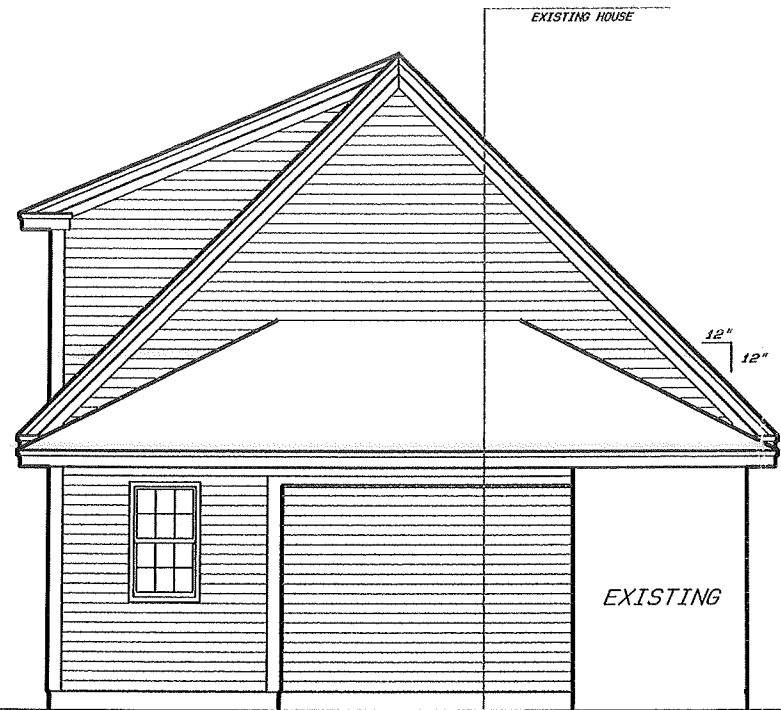
NOTE 1
ALL ELEVATION DROPS ARE TO BE DETERMINED AND FIELD VERIFIED ACCORDING TO GRADE AND SITE CONDITIONS. ADJUST DROPS AS REQUIRED.

NOTE 2
ALL STRUCTURAL BEAMS AND ROOF SYSTEM ARE TO BE REVIEWED BY A MAINE LICENSED STRUCTURAL ENGINEER, ALL CHANGES TO BE MADE AS REQUIRED.

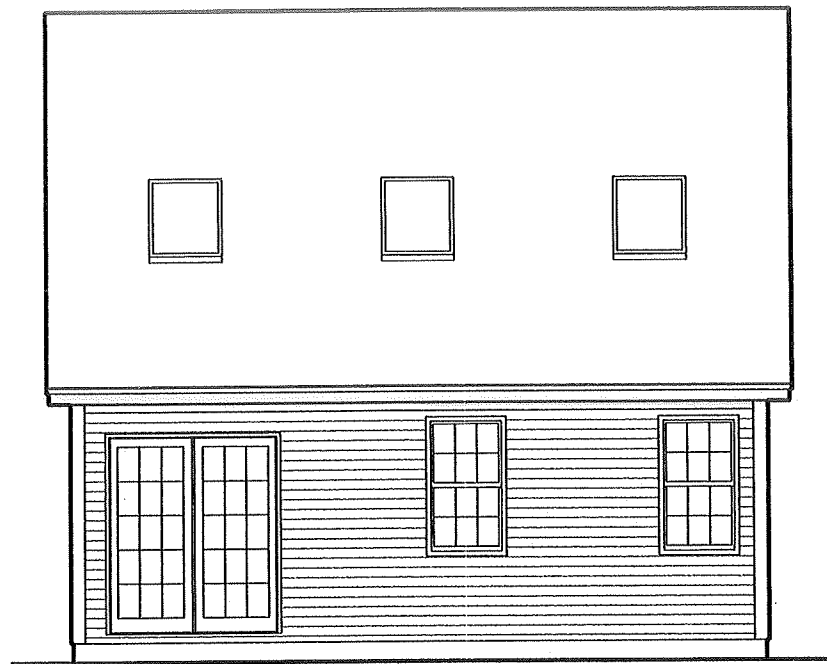
NOTE 3
* CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE CONNECTIONS BETWEEN ALL STRUCTURAL ELEMENTS. PROVIDE SUITABLE JOIST HANGERS, CLIP ANGLES, LAG BOLTS, ETC., AS REQUIRED TO ADEQUATELY CONNECT MEMBERS.

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	DONGO RESIDENCE	
	90 CHELSEY AVE. PORTLAND, MAINE	
	APARTMENT ADDITION	
	BY: M. Meier	PROJECT # 05008
SCALE: 1/4" = 1'-0"	SHEET #	4 of 4
DATE: OCT. 13, 2005		
P.O. Box 359 Yarmouth, Maine 04096 207-646-3749		



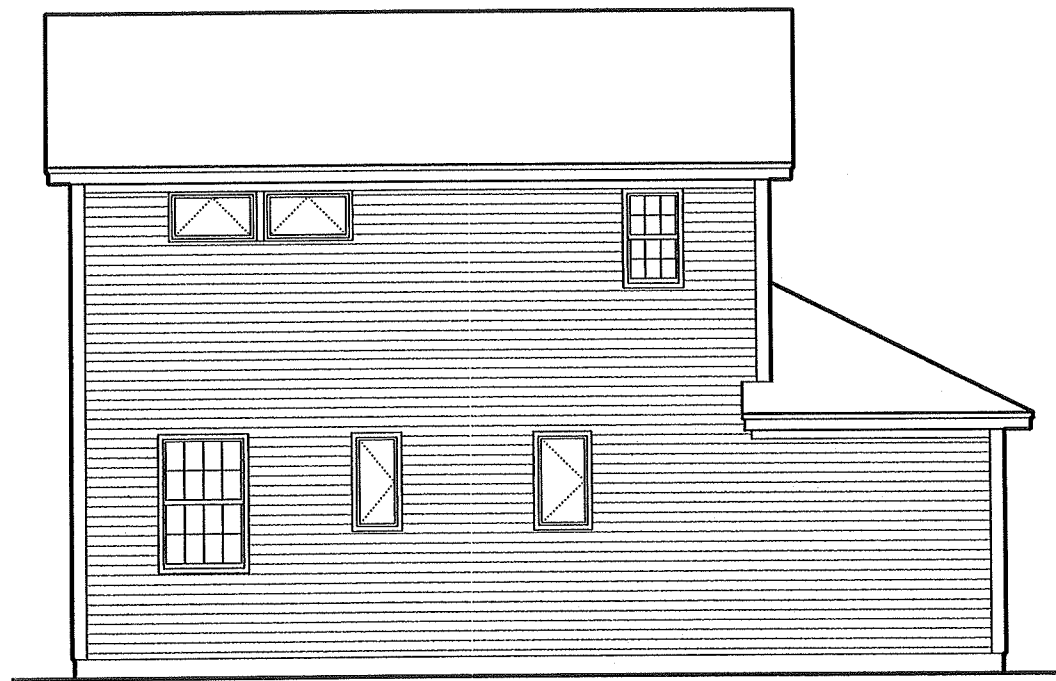
FRONT ELEVATION
ROAD SIDE



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

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Yarmouth, Maine 04096
207-846-3749

DONGO RESIDENCE

—*—

90 CHELSEY AVE.

PORTLAND, MAINE

APARTMENT ADDITION

BY: M. Meier

PROJECT # 05008

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

SHEET # 1 of 4

DATE: OCT. 13, 2005

Zoning Board of Appeal
Plan of driveway

