

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

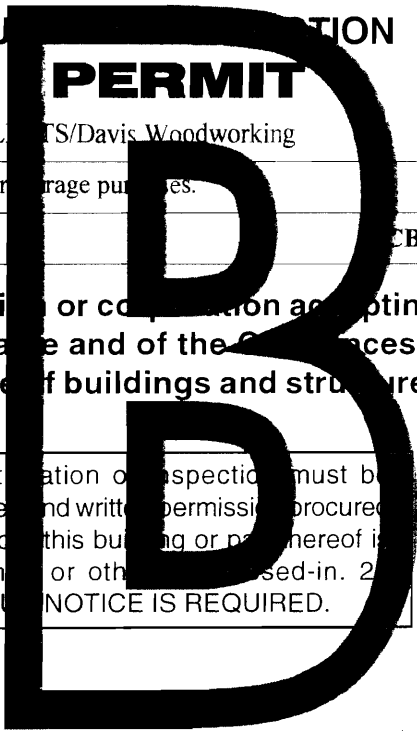
BU **PERMIT** ION

Permit Number: 090421

Please Read Application And Notes, If Any, Attached

This is to certify that LE THANH & THUY LAM TS/Davis Woodworking  
has permission to Installing 6'x12' Shed for storage purposes.  
AT 102 CHESLEY AVE CBL 439 C019001

provided that the person or persons, firm or corporation accepting 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. 2 HOURLY 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

*Thomas M. MacLellan* 5/18/09  
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


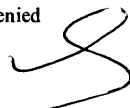
|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>09-0421 | Issue Date: | CBL:<br>439 C019001 |
|-----------------------|-------------|---------------------|

|  |                                       |   |                        |
|--|---------------------------------------|---|------------------------|
| Location of Construction:<br>102 CHESLEY AVE | Owner Name:<br>LE THANH & THUY LE JTS | Owner Address:<br>21 DEMERST ST                     | Phone:<br>207-744-2045 |
| Business Name:                               | Contractor Name:<br>Davis Woodworking | Contractor Address:<br>971 Brighton Avenue Portland | Phone:<br>2077742045   |
| Lessee/Buyer's Name                          | Phone:                                | Permit Type:<br>Additions - Duplex                  | Zone:<br>R-3           |

|                     |  |  |   |                    |                         |
|---------------------|--|--|---|--------------------|-------------------------|
| Past Use:<br>Duplex | Proposed Use:<br>Duplex - Installing 6'x12' Shed for storage purposes. | Permit Fee:  | Cost of Work:<br>\$1,200.00                       | CEO District:<br>4 | 10,000 <sup>sq ft</sup> |
|                     |  | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | INSPECTION:<br>Use Group: R3 Type: SB<br>IRC 2003 |                    |                         |

|  |            |                              |
|--|------------|------------------------------|
| Proposed Project Description:<br>Installing 6'x12' Shed for storage purposes.  | Signature: | Signature: <i>Jm 5/18/09</i> |
| 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:<br>lmd | Date Applied For:<br>05/06/2009 | <b>Zoning Approval</b> |
|-------------------------|---------------------------------|------------------------|

|   |   |   |  |
|---|---|---|--|
| <ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland <i>N/A</i><br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone <i>out side of flood area</i><br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan <i>exempt for submission</i><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: <i>5/11/09</i> | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: |
|   |    |    |  |

## CERTIFICATION

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

|   |         |      |       |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT                      | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE |         | DATE | PHONE |

**City of Portland, Maine - Building or Use Permit**

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>09-0421 | <b>Date Applied For:</b><br>05/06/2009 | <b>CBL:</b><br>439 C019001 |
|------------------------------|--|----------------------------|

|   |  |  |                                 |
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| <b>Business Name:</b>                               | <b>Contractor Name:</b><br>Davis Woodworking | <b>Contractor Address:</b><br>971 Brighton Avenue Portland | <b>Phone:</b><br>(207) 774-2045 |
| <b>Lessee/Buyer's Name</b>                          | <b>Phone:</b>                                | <b>Permit Type:</b><br>Additions - Duplex                  |                                 |

|   |  |
|---|--|
| <b>Proposed Use:</b><br>Duplex - Installing 6'x12' Shed for storage purposes. | <b>Proposed Project Description:</b><br>Installing 6'x12' Shed for storage purposes. |
|---|--|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/11/2009

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Tom Markley      **Approval Date:** 05/18/2009

**Note:** **Ok to Issue:**

- 1) This structure is exempt from meeting the City of Portland Building Code based on size.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

5/11/2009-mes: I had to do a lot of research trying to find the building permit for the use - or an occupancy permit. I couldn't find either. But I did find the 1984 zoning maps that showed this area of Chesley Street to be in an R-5 Zone that would allow a duplex. I believe it to be a legal two family.

5/13/2009-gg: received granted site exemption as of 5/13/09. /gg filed with permit (plan review basket).





# Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

**1. Applicant Information**

THANH Le  
Applicant/Owner

104-106 Chesley Ave  
Mailing Address

Glen DAVIS / DAVIS Woodbury  
Consultant/Agent

774-2045 / \_\_\_\_\_ / \_\_\_\_\_  
Phone Fax Cell

**2. Project Information**

5/11/09  
Application Date

Project Name/Description  
102-106 Chesley  
Address of Proposed Site

439-C-019  
Assessor's Reference (Chart-Block-Lot)

**Description of Proposed Development:**

to erect a 6' x 12' shed on a Duplex Lot -

(Please Attach Sketch/Plan of Proposal/Development)

**Criteria for Exemptions:** (See Section 14-523 (4) on page 2 of this application)

|   | Applicant's Assessment<br>(Yes, No, N/A) | Planning Division<br>Use Only |
|---|--|-------------------------------|
| a) Within Existing Structures: No New Buildings, Demolitions or Additions | _____                                    | <u>no - adding a shed</u>     |
| b) Footprint Increase Less Than 500 sq. ft.                               | _____                                    | <u>yes</u>                    |
| c) No New Curb Cuts, Driveways, Parking Areas                             | _____                                    | <u>✓</u>                      |
| d) Curbs and Sidewalks in Sound Condition/Comply with ADA                 | _____                                    | <u>no sidewalk</u>            |
| e) No Additional Parking/No Traffic Increase                              | _____                                    | <u>✓</u>                      |
| f) No Known Stormwater Problems   | _____                                    | <u>✓</u>                      |
| g) Sufficient Property Screening Exists                                   | _____                                    | <u>✓</u>                      |
| h) Adequate Utilities   | _____                                    | <u>✓</u>                      |

MAY 13 2009

**Planning Division Use Only**

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

Planner's Signature Barbara Backlund Date May 12, 2009

PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
  - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
  - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
  - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
  - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
  - g. There are no evident deficiencies in existing screening from adjoining properties; and
  - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

**IMPORTANT NOTICE TO APPLICANT**

An Exemption 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 (874-8703), to determine what other City permits, such as a building permit, will be required.



# General Building Permit Application

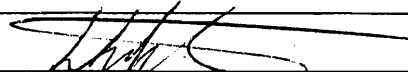
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

|   |   |  |
|---|---|--|
| Location/Address of Construction: <u>104 - 106 Cresley Ave. Portland, Me 04103</u>  |   |  |
| Total Square Footage of Proposed Structure/Area<br><u>6 x 12 Sked</u>   | Square Footage of Lot<br><u>72 Square foot</u>  | Number of Stories<br><u>2</u>  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>439</u> Block# <u>C</u> Lot# <u>019</u>  | Applicant <b>"must be owner, Lessee or Buyer"</b><br>Name <u>THANH LE</u><br>Address <u>104 - 106 Cresley Ave.</u><br>City, State & Zip <u>Portland, Me 04103</u> | Telephone:<br><u>878 - 2661</u>  |
| Lessee/DBA (If Applicable)<br><br><u>MAY - 6 2009</u>   | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip   | Cost Of Work: \$ <u>1200.00</u><br>C of O Fee: \$ _____<br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Duplex</u> Number of Residential Units <u>2</u><br>If vacant, what was the previous use?<br>Proposed Specific use: <u>applying for a sked permit for storage</u><br>Is property part of a subdivision? <u>No</u> If yes, please name _____<br>Project description:        |   |  |
| Contractor's name: <u>Davis Woodworking Inc.</u><br>Address: <u>971 Brighton Ave.</u><br>City, State & Zip <u>Portland ME 04102</u> Telephone: <u>774 2045</u><br>Who should we contact when the permit is ready: <u>Glen Davis</u> Telephone: <u>774 2045</u><br>Mailing address: <u>PO Box 82 Gorham ME 04038</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](http://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:  Date: 5/5/09

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

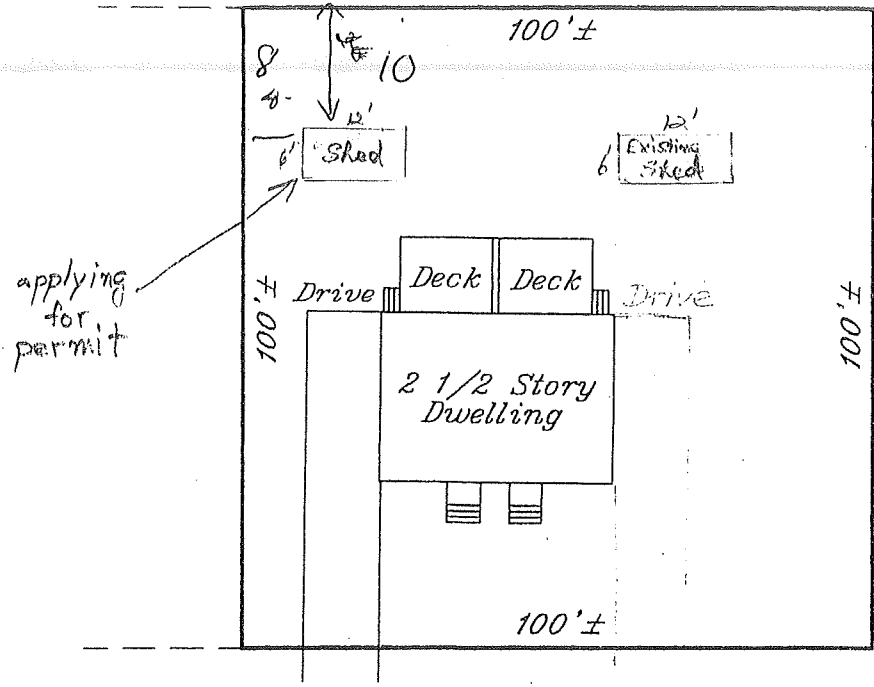
# FOR MORTGAGE LENDER USE ONLY

**GENERAL NOTES:** (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 104-106 CHESLEY AVENUE  
PORTLAND, MAINE

INSPECTION DATE: AUGUST 20, 2008  
SCALE: 1" = 30'

*Presently  
in  
R-3 zone*



*77# -  
Can be no  
closer than  
5' to property  
lines*

← To Washington Ave. **CHESLEY AVENUE**

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: LE REQUESTING PARTY: NEW ENGLAND TITLE  
OWNER: DESIGNATED PROPERTIES ATTORNEY: \_\_\_\_\_  
LENDER: FIRST FINANCIAL MORTGAGE CORP. FILE No. 20314325 FIELD BOOK: \_\_\_\_\_

TITLE REFERENCES:  
DEED BOOK: 14937 PAGE: 207  
PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_  
COUNTY: CUMBERLAND

YOUR FILE #: A03-1644

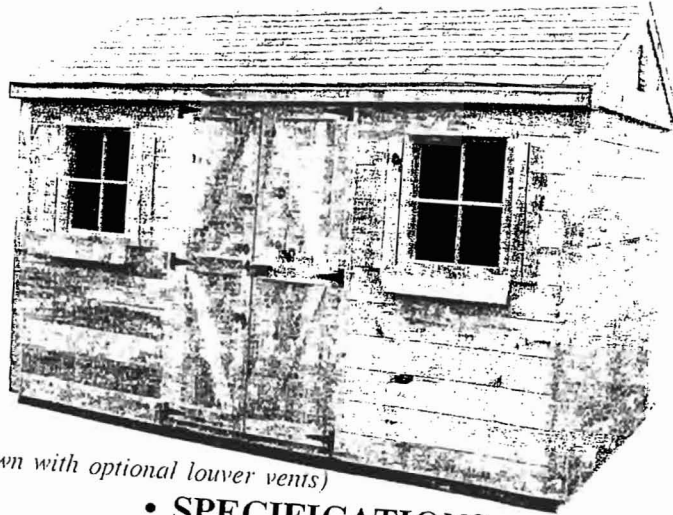
**NADEAU & LODGE, INC.**  
PROFESSIONAL LAND SURVEYORS

918 BRIGHTON AVENUE  
PORTLAND, ME 04102  
(207) 878-7870

232 CLARKS WOODS ROAD  
LYMAN, ME 04002  
(207) 499-2358

# CHATEAU

*Available in Pine, Cedar and Vinyl*



*(Shown with optional louver vents)*

## • SPECIFICATIONS •

*Chateau Cabin 10' x 10' x 6'*







# General Building Permit Application

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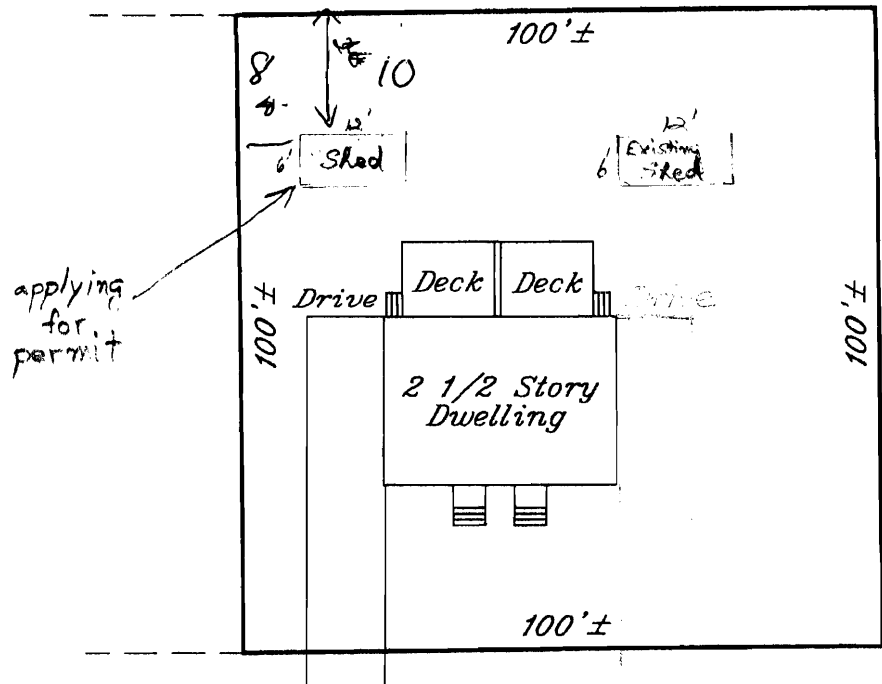
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*72ft -  
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DEED BOOK: 14937 PAGE: 207  
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 (207) 878-7870      (207) 499-2358

MUNICIPAL REFERENCE:

# CHATEAU

*Available in Pine, Cedar and Vinyl*



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## • SPECIFICATIONS •

*Chateau Cedar 11' x 11' x 6' 1/2'*