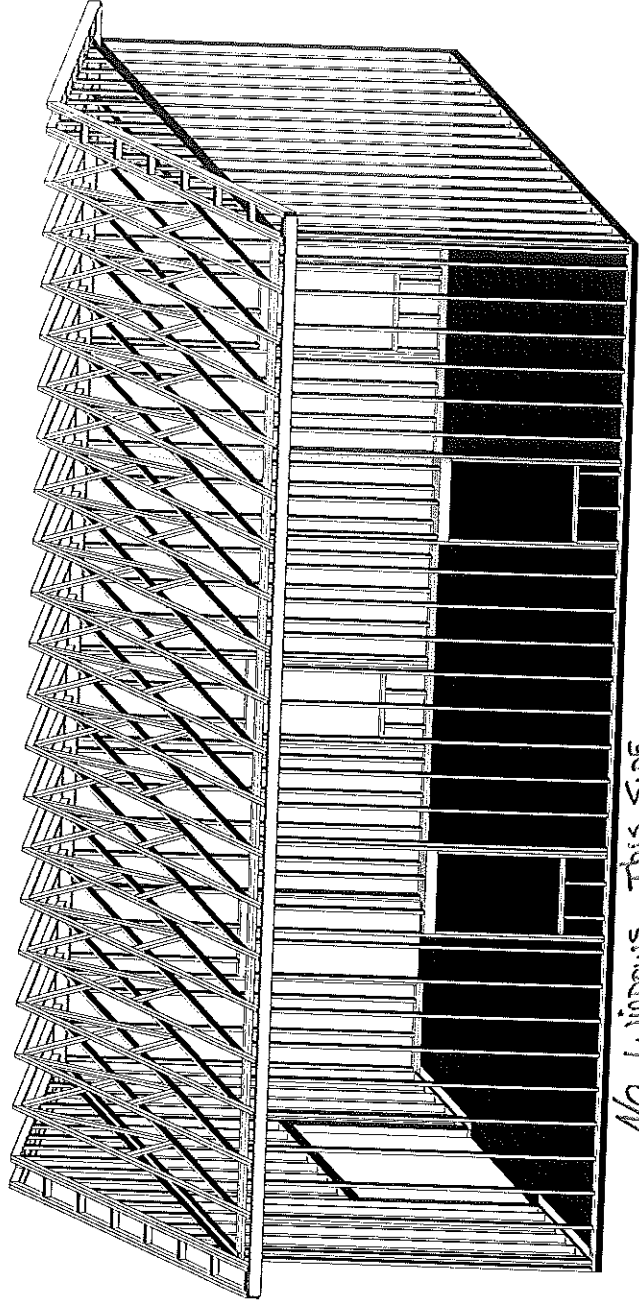


PERMIT
DENIED



No Windows This Side.
NO FOUNDATION, JUST SLAB 6" THICK.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1309 Issue Date: CEL: 311 A007001

Location of Construction: 613 Riverside St	Owner Name: Ingraham Brian S &	Owner Address: 109 Elmwood Ave	Phone: Phone:
Business Name:	Contractor Name: Brian Ingraham	Contractor Address: 109 Elmwood Ave Westbrook	Phone: 2077974392
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: F-M

Past Use:
single family

Proposed Use:
single family storage garage

Per microfiche

Proposed Project Description:
add a 24x40 storage garage

Permit Fee: \$156.00 Cost of Work: \$15,000.00 CEO District: 5

FIRE DEPT: Approved Denied

INSPECTION:
Use Group: *R3* Type: *5b*
BOUR 1999

Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin Date Applied For: 09/02/2004

Zoning Approval

<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <input 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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- 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.

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 _____

Inspection Services
Michael J. Nugent
Manager



Dept. of Planning & Development
Lee Urban
Director

September 30, 2004

CITY OF PORTLAND

Brian & Sandra Ingraham
109 Elmwood Avenue
Westbrook, ME 04092

RE: 613 Riverside St CBL: 311-A-007 Zone IM

Dear Mr. & Mrs. Ingraham:

I am in receipt of your building permit application for a garage at the above location. Your permit is being denied because of the use in the IM zone. Residential structures are non-conforming in the IM zone and any increase of that use or an accessory to that use is not allowed.

Section 14-382 of the Municipal Zoning Ordinance states that a building whose use is wholly nonconforming shall not be altered so as to increase the cubical content or the degree of nonconformity. Because the existing residential use is nonconforming, this permit is denied, and the 20' x 40' accessory garage cannot be built.

You have the right to appeal my decision. Please note that variance appeals are very difficult to have granted by the Board of Appeals. If you wish to exercise your right to appeal you have 30 days from the date of this letter in which to do so. Please contact this office for the necessary paperwork in which to file an appeal.

Sincerely,

Jeanie Bourke

Code Enforcement/Plan Reviewer

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936

(SF)

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>613 RIVERSIDE ST. PORTLAND, ME.</u>	
Total Square Footage of Proposed Structure <u>Σ 24440' 3" = 960</u>	Square Footage of Lot <u>472442</u>
Tax Assessor's Chart, Block & Lot Chart# <u>311-A-007</u> Block# <u>6608</u> Lot# <u>3477</u>	Owner: <u>BRIAN S. JENGRHAM</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>BRIAN S. JENGRHAM</u> <u>109 ELWOOD AVE.</u> <u>WESTBROOK, ME, 04092</u>
Current use: <u>REAR VACANT LOT - HOUSE + GARAGE 3/4" - FRONT OF PROPERTY</u>	Cost Of Work: \$ <u>15,000.00</u> Fee: \$ <u>156.00</u>
If the location is currently vacant, what was prior use: <u>REAR VACANT LOT - HOUSE + SMALL GARAGE FRONT OF PROPERTY</u>	
Approximately how long has it been vacant: <u>Always</u>	
Proposed use: <u>STORAGE GARAGE - 2 BERT-CARS</u>	
Project description: <u>24 x 40</u>	
Contractor's name, address & telephone:	
Who should we contact when the permit is ready: <u>BRIAN S. JENGRHAM</u>	
Mailing address: <u>109 ELWOOD AVE.</u> <u>WESTBROOK, ME. 04092</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>297-4392</u> <u>297-9200</u>	

PERMIT DENIED

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: Brian S. Jengrham Date: 9/2/04

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

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 311 A007001
 Location 613 RIVERSIDE ST
 Land Use SINGLE FAMILY - *per MKP*
 Owner Address INGRAHAM BRIAN S & SANDRA J JTS
 109 ELMWOOD AVE
 WESTBROOK ME 04092

IM Zone

Book/Page 13360/150
 Legal 311-A-7
 RIVERSIDE ST 613-615
 47442 SF

Valuation Information

Land \$48,620
 Building \$48,090
 Total \$96,710

Property Information

Year Built	1952	Style	Cape	Story Height	1	Sq. Ft.	942	Total Acres	1.089
Bedrooms	2	Full Baths	1	Half Baths		Total Rooms	6	Attic	Full Finish
								Basement	Full

Outbuildings

Type	GARAGE-WD/CB SHED-FRAME	Quantity	1 1	Year Built	1952 1952	Size	16X16 8X14	Grade	C C	Condition	A A
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Sales Information

Date	10/03/1997	Type	LAND + BLDING	Price	\$70,000	Book/Page	13360-150
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Picture and Sketch

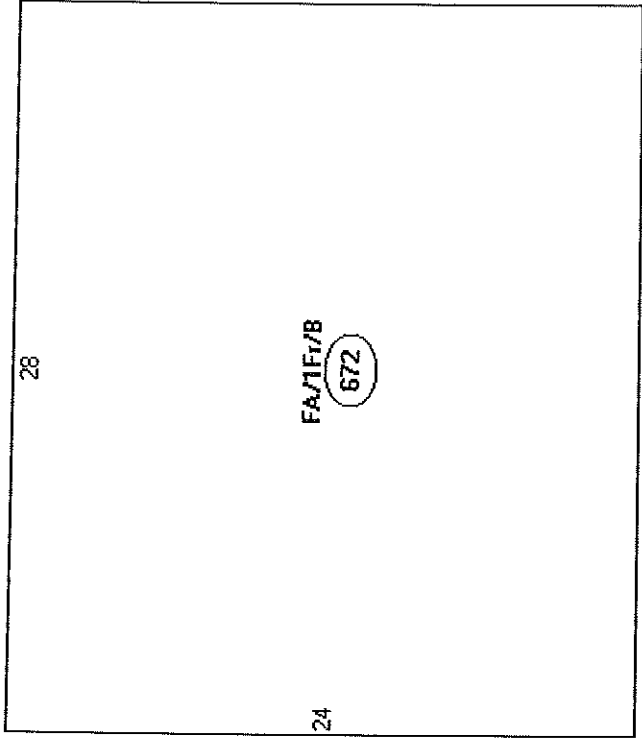
Picture [Sketch](#)

[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!





Descriptor/Area

A: FA/1F1/B
572 sqft

672	
288	Garage
112	Shed
<hr/>	
1,072	#
800	- New garage
<hr/>	
1,872	

? 10x12 deck

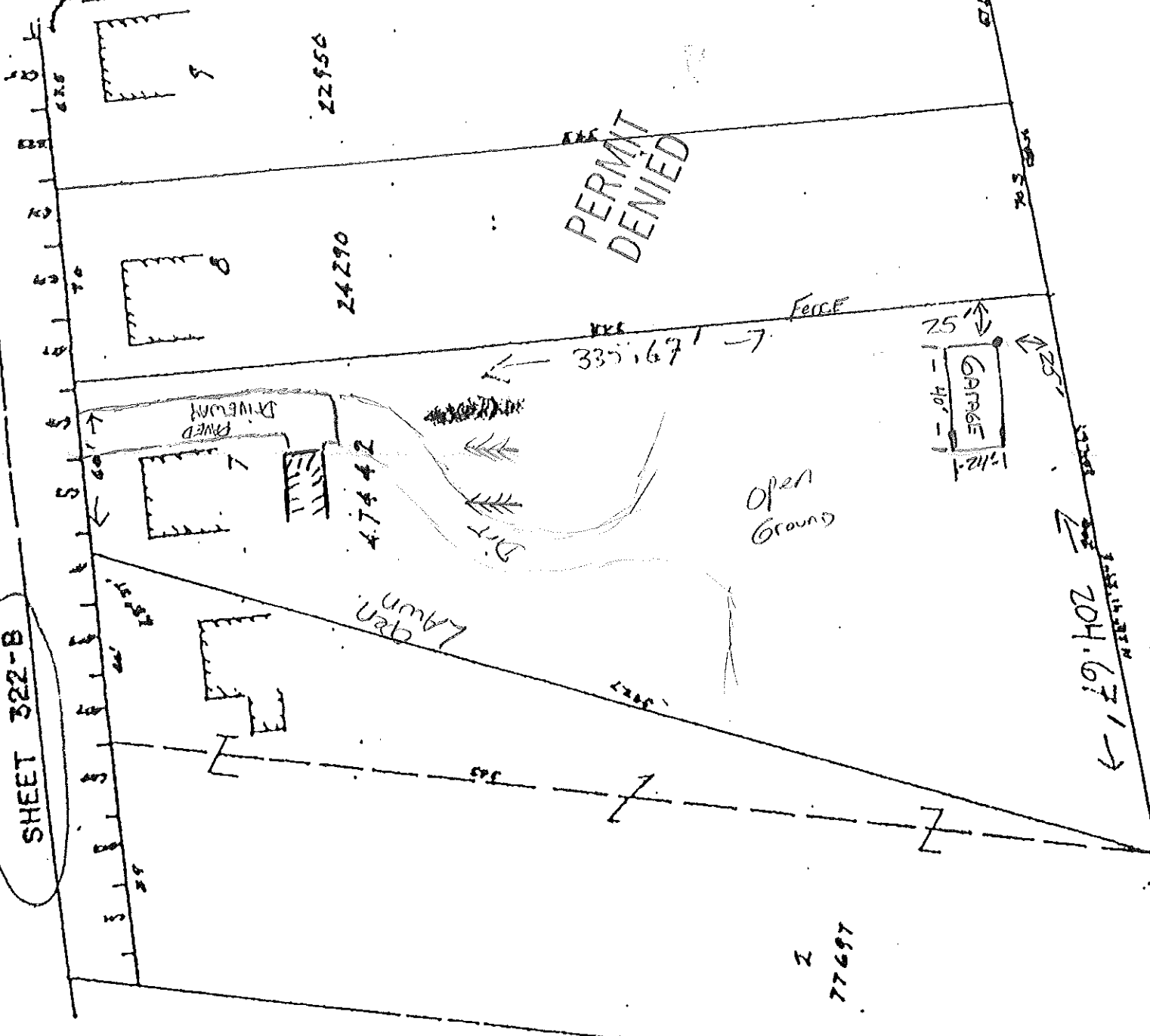
Lot = 47,442

Zone IM

ST.

RIVERSIDE

SHEET 322-B



PERMIT DENIED



Open Ground

Lawn

DRIVEWAY

SHEET 312-B

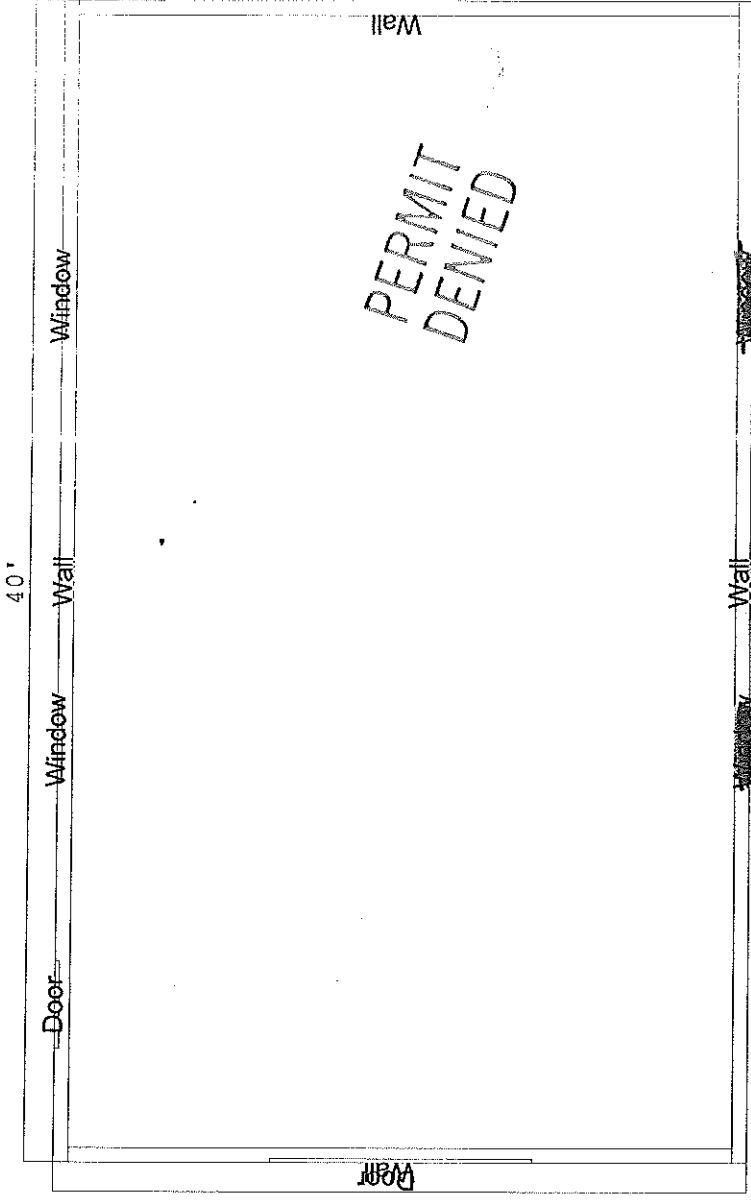
A

The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Wed Apr 14 09:40:02 2004
BRIAN INGRAHAM
24 X 40 GARAGE
184099
Drawing: Plan View

← RIVERSIDE ST.

— FENCE —

BACK OF LOT →



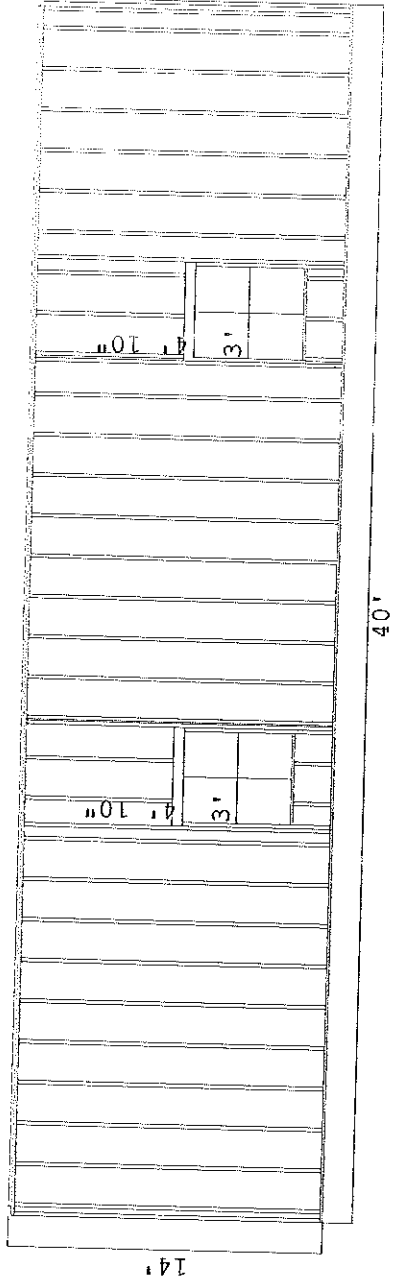
← 25' →

← 25' →

No Windows This Side.
No Foundation, Just Slab 6" Thick.

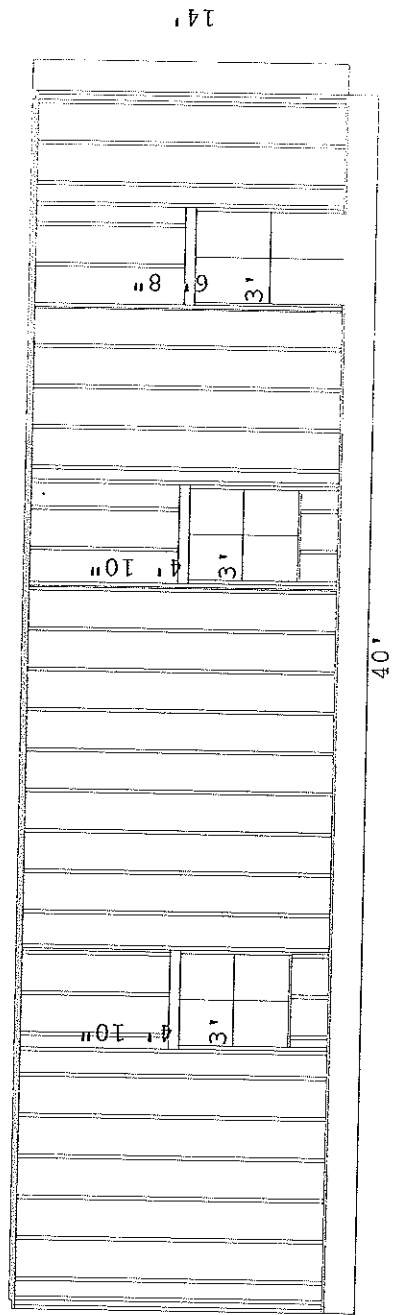
The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Wed Apr 14 09:40:02 2004
BRIAN INGRAHAM
24 X 40 GARAGE
184099
Front Side

PERMIT
DENIED



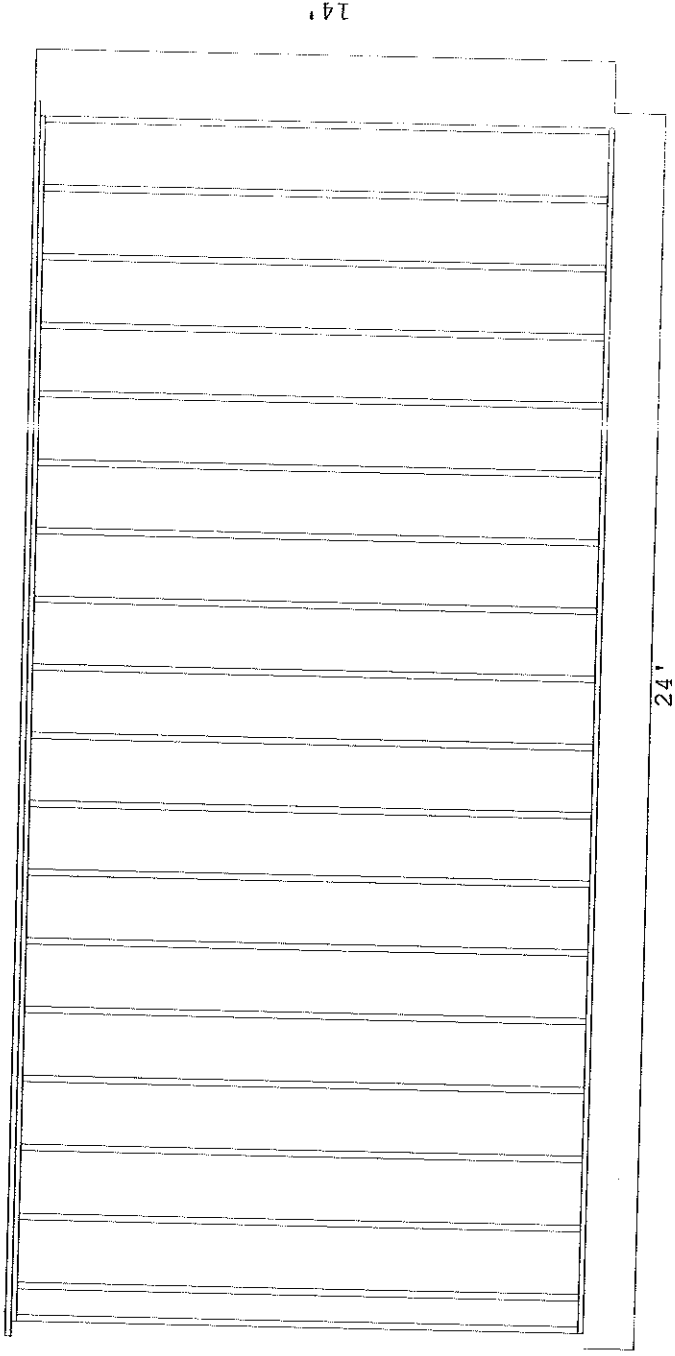
The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Wed Apr 14 09:40:02 2004
BRIAN INGRAHAM
24 X 40 GARAGE
184099
Back Side

PERMIT
DENIED



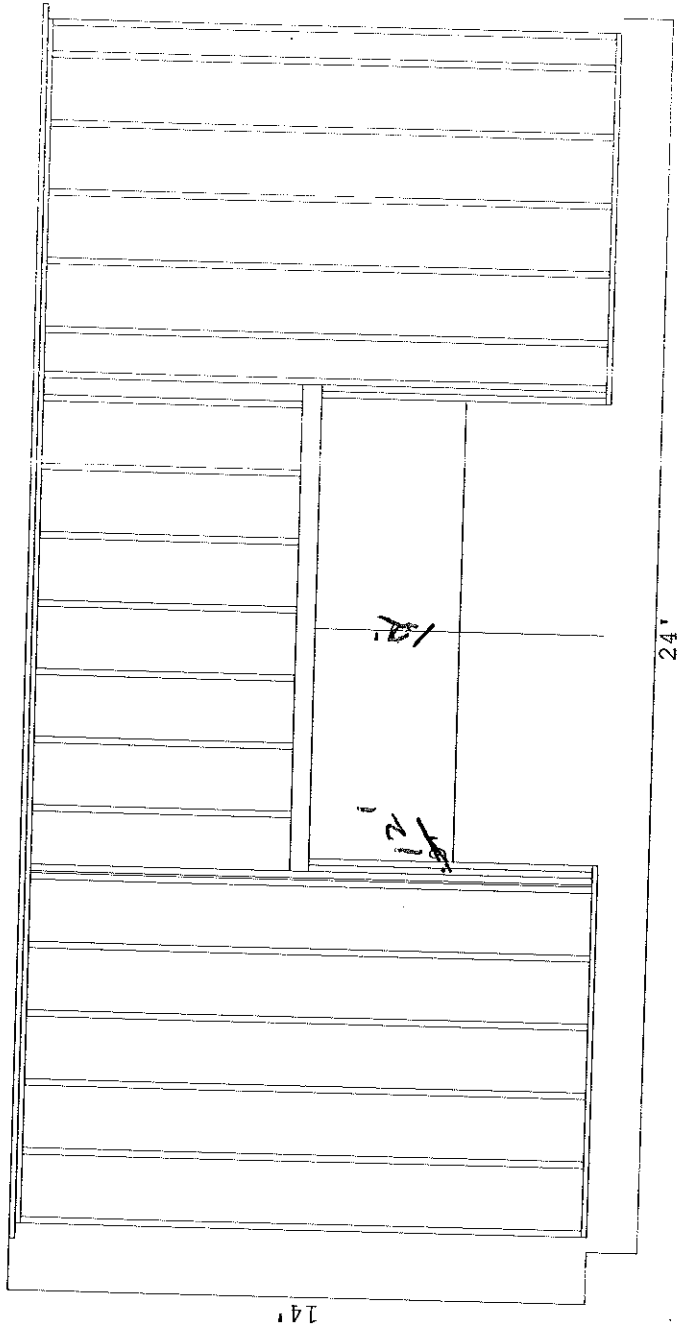
The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Wed Apr 14 09:40:02 2004
BRIAN INGRAHAM
24 X 40 GARAGE
184099
Right Side

PERMIT
DENIED



The Home Depot # 2401
245 RIVERSIDE STREET, PORTLAND, ME 04103
(207) 761-0600
Wed Apr 14 09:40:02 2004
BRIAN INGRAHAM
24 X 40 GARAGE
184099
Left Side

PERMIT
DENIED



The Home Depot # 2401
 245 RIVERSIDE STREET, PORTLAND, ME 04103
 (207) 761-0600
 4/14/2004
 BRIAN INGRAHAM
 24 X 40 GARAGE

PERMIT
 DENIED

Qty	UOM	SKU	Use	Description
2	EA	254907	Base/Bottom Plate	2X4-10 #1 SYP .25 ACQ/CA
4	EA	254985	Base/Bottom Plate	2X4-12 #1 SYP .25 ACQ/CA
3	EA	254258	Base/Bottom Plate	2X4-8 #1 SYP .25 ACQ/CA
2	EA	255201	Base/Bottom Plate	2X4-16 #1 SYP .25 ACQ/CA
19	EA	161659	Cripple Stud	2X4-10FT. STD/BTR KD-HT SPRUCE
6	EA	161659	Door Framing	2X4-10FT. STD/BTR KD-HT SPRUCE
2	EA	161721	Door Header	2X6-10FT. #2/BTR KD-HT SPRUCE
1	EA	161713	Door Header	2X6-8FT. #2/BTR KD-HT SPRUCE
8	EA	161683	Fly/Barge Rafter	2X4-16FT. STD/BTR KD-HT SPRUCE
3	EA	161659	Ladder/Gbl Overhang	2X4-10FT. STD/BTR KD-HT SPRUCE
97	EA	161675	Stud	2X4-14FT. STD/BTR KD-HT SPRUCE
2	EA	161772	Sub Fascia	2X6-14FT. #2/BTR KD-HT SPRUCE
6	EA	161799	Sub Fascia	2X6-16FT. #2/BTR KD-HT SPRUCE
2	EA	161756	Sub Fascia	2X6-12FT. #2/BTR KD-HT SPRUCE
4	EA	161683	Top Plate	2X4-16FT. STD/BTR KD-HT SPRUCE
8	EA	161667	Top Plate	2X4-12FT. STD/BTR KD-HT SPRUCE
4	EA	161675	Top Plate	2X4-14FT. STD/BTR KD-HT SPRUCE
4	EA	161659	Top Plate	2X4-10FT. STD/BTR KD-HT SPRUCE
8	EA	161659	Window Framing	2X4-10FT. STD/BTR KD-HT SPRUCE
4	EA	161713	Window Header	2X6-8FT. #2/BTR KD-HT SPRUCE
7	EA	984590	Caulk	ALEX PLUS WHITE 10.1 OZ.
1	EA	192708	Door Mnting Nails	16D 3-1/2" HOT GALV COMMON 5 LB
5	BX	944327	Framing Nail-5lbs	16D 3-1/4" COATED SINKER 5 LB
1	BX	418447	Window Mnting Nails	4D 1-1/2" ELECTRO GALV. ROOFING 1 LB
1	EA	363598	Doors	36X80 RH BASIC FLUSH PH IS BM
1	EA	460395	Entry Set #1	TYLO KEYED ENTRY - PB
1	EA	door9x7	Doors	12X6 S/O Garage Door
2	EA	161721	Door Track Backing	2X6-10FT. #2/BTR KD-HT SPRUCE
1	EA	161721	Jamb Frame-Head	2X6-10FT. #2/BTR KD-HT SPRUCE
2	EA	161713	Jamb Frame-Sides	2X6-8FT. #2/BTR KD-HT SPRUCE
1	EA	664020	Windows	1000DH 2/8X4/6 WHT F/SCRN FJJMB 2846
1	EA	664020	Windows	1000DH 2/8X4/6 WHT F/SCRN FJJMB 2846
1	EA	664020	Windows	1000DH 2/8X4/6 WHT F/SCRN FJJMB 2846
1	EA	664020	Windows	1000DH 2/8X4/6 WHT F/SCRN FJJMB 2846
40	BD	929291	Roofing	ROYAL SOVEREIGN 25YR. CHARCOAL
3	RL	258830	15# Felt	NO. 15 FELT-432 SQ.FT
2	EA	668963	PlywoodH-Clips5/8"	5/8IN PLYWOOD CLIP 50/BAG
2	EA	944173	Ridge Vent Roll	COBRA RIDGE VENT 20' ROLL
3	BX	418463	Roofing Nails 5lbs	4D 1-1/2" ELECTRO GALV. ROOFING 5 LB
39	EA	339696	RoofSheathingOSB 5/8	5/8 4X8- OSB SQUARE-EDGE plywood
4	BX	944319	RoofSheathNail5#	8D 2-3/8" COATED SINKER 5 LB
10	CA	748148	Siding	D4 CASTLE RDGE TRD LAP-CLAY-2SQ white
9	EA	748330	J Channel-Dr/Wnd	CASE
10	EA	748330	J Channel-Gables	3/4 J-CHANNEL CLAY white
7	EA	748280	J-Channel Eave	3/4 J-CHANNEL-CLAY
6	BX	944319	Siding Nails 5lbs	5/8 J-CHANNEL-CLAY
14	EA	241503	Starter Strip	8D 2-3/8" COATED SINKER 5 LB
61	EA	231355	WallSheathCDX 1/2	STARTER STEP-2IN UNIVERSAL PC
6	BX	944319	WallSheathNail5#	1/2 4X8 CDX-15/32 RATED SHTG-4PLY YP
				8D 2-3/8" COATED SINKER 5 LB

3	EA	166022			
2	EA	193569	Soffits		3/8 4X8-11/32 BC SANDED PINE
13	EA	485990	Fascia Nail		8D 2-1/2" HOT GALV COMMON 5 LB
14	EA	161667	Fascia-1x8/WW		1X8X12 PREMIUM EASTERN PINE
10	EA	161667	Wall Nailer Eave		2X4-12FT. STD/BTR KD-HT SPRUCE
			Wall Nailer Gable		2X4-12FT. STD/BTR KD-HT SPRUCE
19			Trusses	Spec. Order 1	Custom Roof Trusses (See Note Below)
2			Trusses	Spec. Order 2	Gable End Trusses (See Note Below)

The total cost of in stock materials is \$6129.47 plus tax.
This Price does not include any Special Order items.

This estimate was created on 4/14/2004 and is valid for 3 business days.

Your Roof Trusses must be constructed for: 5/12 pitch; 24-foot span
for 24-inch spacing (o. c.); 12-inch eave overhang; 12-inch gable overhang
40 psf live load, 7 psf dead load

Parameters from UBC.cod parameter file.

Parameters used: 40' by 24' by 14' high,

Eave overhang of 12 inches, Gable overhang of 12 inches,
with a foundation size of 8" wide by 0" high.

PERMIT
DENIED

WARNING:

THIS IS NOT A FINAL DESIGN PLAN. VARIATIONS IN BUILDING CODES, SPECIFIC ARCHITECTURAL CONSIDERATIONS, OR SITE CONDITIONS MAY REQUIRE CHANGES TO THIS DESIGN. YOU ARE RESPONSIBLE FOR THE FINAL STRUCTURE, CODE VERIFICATION, MATERIAL USAGE, AND STRUCTURAL SAFETY OF THIS DESIGN. BE SURE TO CHECK AND VERIFY THE DESIGN WITH YOUR LOCAL ARCHITECT AND BUILDING INSPECTOR.

THE COMPANY ASSUMES ABSOLUTELY NO RESPONSIBILITY FOR THE CORRECT USE OF THIS PROGRAM. ALL OUTPUT SHOULD BE EXAMINED BY A QUALIFIED PROFESSIONAL TO DETERMINE IF THEY ARE REASONABLE AND ACCURATE.

Inspection Services
Michael J. Nugent
Manager



Dept. of Planning & Development
Lee Urban
Director

September 12, 2006

CITY OF PORTLAND

Brian & Sandra Ingraham
109 Elmwood Avenue
Westbrook, ME 04092

RE: 613 Riverside St CBL: 311-A-007 Zone IM

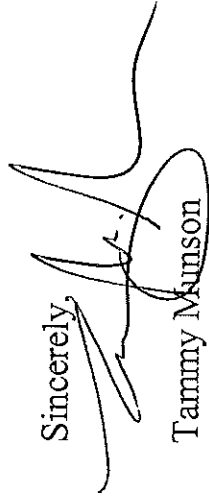
Dear Mr. & Mrs. Ingraham:

I am in receipt of your building permit application for a garage at the above location. Your permit is being denied because of the use in the IM zone. Residential structures are non-conforming in the IM zone and any increase of that use or an accessory to that use is not allowed.

Section 14-382 of the Municipal Zoning Ordinance states that a building whose use is wholly nonconforming shall not be altered so as to increase the cubical content or the degree of nonconformity. Because the existing residential use is nonconforming, this permit is denied, and the 20' x 40' accessory garage cannot be built.

Please note that section 14-473(C)(4) specifically prohibits variance appeals regarding the use of your property. Please find the attached section of the ordinance. Please contact this office @ 874-8701 for the necessary paperwork if you wish to receive a percentage of your permit fee refunded.

Sincerely,



Tammy Munson
Code Enforcement/Plan Reviewer

797-9200