

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

Location of Construction: 205 Allen Ave
 Business Name: n/a
 Lessee/Buyer's Name: n/a

Owner Name: Carland Timothy C
 Contractor Name: D & W Builders
 Phone: n/a

Permit No: 04-1342
 Issued: **PERMIT ISSUED**
 343 D006001

Owner Address: 205 Allen Ave
 Contractor Address: 6 Hardy Road Hallowell
 Permit Type: ~~Deplete~~ Multi-Family
 City of Portland
 Phone: 207-233-4926
 Phone: 207-889-1884
 ZONE: R-5

Past Use: Multi / 3 family
 Proposed Use: 3 Units / Add one living room to first floor apartment, and add one master bed room to rear of house, all construction on first floor.
 Proposed Project Description: *legal use; Tree (3) dwelling units*

Permit Fee: \$516.00
 Cost of Work: \$55,000.00
 GEO District: 4
 FIRE DEPT: Approved
 INSPECTION: Use Group: R2 Type: SB
 Signature: *JWW* Date: *11/1/05*

Permit Taken By: GS
 Date Applied For: 09/03/2004
 Add one living room to first floor apartment and add one master bed room to rear of house.

Signature: *JWW*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: *MMB* Date: *11/1/05*

Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|---|--|---|
| <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2004-0218 <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>12/23/04</i> | <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 | <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: <i>[Signature]</i> |

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the 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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 041342

This is to certify that Carland Timothy C/D & W B Builders

has permission to Add one living room to first fl apartment and add one master bedroom to rear of house.

AT 205 Allen Ave 343 D006001

provided that the person or persons, Carland Timothy C/D & W B Builders of the provisions of the Statutes of Portland 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.

Inspection and work must be done in accordance with the provisions of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Ed Amis

Health Dept. _____

Appeal Board _____

Department Name _____

PENALTY FOR REMOVING THIS CARD

Daniel Braude
Director - Building & Inspection Services
4/11/05

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 initialzing 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.

NO CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designer
[Signature]
Signature of Inspections Official

Date 4/29/08
Date [Signature]

CBI: 343 D006 Building Permit #: 041312

PLUMBING APPLICATION

389 Pleasant St
Portland, Me. 04101

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Planation: Portland Me.
 Street: 205 Scarborough St
 Subdivision Lot #: 205 Scarborough St
PROPERTY OWNERS NAME

Last: Quelch First: Trina
 Applicant Name: Trina Quelch
 Mailing Address of Owner/Applicant (if Different): 205 Scarborough St Portland Me 04103

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: _____ Date: _____

1015 20

PORTLAND PERMIT # 9481 TOWN COPY

Date Permit Issued: 12/25/05 \$ 1,390 If Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 3620

3437 DC

Caution: Inspection Required
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

| | | |
|---|--|---|
| This Application is for: 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING | Type of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____ | Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG/D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>15786</u> |
| | | |

| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | Number | Column 2 | Number | Column 1 |
|--|--------|--|--------|------------------------------|
| | | Type of Fixture | | Type of Fixture |
| HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures. | | Hosebibb / Sillcock | | Bathub (and Shower) |
| | | Floor Drain | | Shower (Separate) |
| | | Urinal | | Sink |
| | | Drinking Fountain | | Wash Basin |
| | | Indirect Waste | | Water Closet (Toilet) |
| | | Water Treatment Softener, Filter, etc. | | Clothes Washer |
| | | Grease / Oil Separator | | Dish Washer |
| | | Dental Cuspidor | | Garbage Disposal |
| | | Bidet | | Laundry Tub |
| | | Other: _____ | | Water Heater |
| TRANSFER FEE [56.00] | | Fixtures (Subtotal) Column 2 | 4 | Fixtures (Subtotal) Column 1 |
| OR | | Fixtures (Subtotal) Column 2 | 4 | Fixtures (Subtotal) Column 2 |
| SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE | | Fixtures (Subtotal) Column 2 | 4 | Total Fixtures |
| | | Fixtures Fee | 6.00 | Fixtures Fee |
| | | Transfer Fee | | Transfer Fee |
| | | Hook-Up & Relocation Fee | | Hook-Up & Relocation Fee |

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 7/21/65
 Permit # _____
 CBL # 343 D606

LOCATION: 205 Allen Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT Tim Calen PHONE # _____

| | 1/5 | 8 | 4 | TOTAL EACH FEE |
|-------------------|------------------------------|---------------|------------------|----------------|
| OUTLETS | Receptacles | Switches | Smoke Detector | 20 |
| FIXTURES | Incandescent | Fluorescent | Strips | 20 |
| SERVICES | Overhead | Underground | TTL AMPS | <800 15.00 |
| | Overhead | Underground | | >800 25.00 |
| Temporary Service | Overhead | Underground | TTL AMPS | 25.00 |
| METERS | (number of) | | | 25.00 |
| MOTORS | (number of) | | | 1.00 |
| RESID/COM | Electric units | | | 2.00 |
| HEATING | oil/gas units | Interior | Exterior | 1.00 |
| APPLIANCES | Ranges | Cook Tops | Wall Ovens | 5.00 |
| | Insta-Hot | Water heaters | Fans | 2.00 |
| | Dryers | Disposals | Dishwasher | 2.00 |
| | Compactors | Spa | Washing Machine | 2.00 |
| MISC. (number of) | Others (denote) | | | 2.00 |
| | Air Cond/win | | | 3.00 |
| | Air Cond/cent | | | 10.00 |
| | HVAC | EMS | Pools | 10.00 |
| | Signs | | Thermostat | 5.00 |
| | Alarms/res | | | 10.00 |
| | Alarms/com | | | 15.00 |
| | Heavy Duty(CRKT) | | | 2.00 |
| | Circus/Carrv | | | 25.00 |
| | Alterations | | | 5.00 |
| | Fire Repairs | | | 15.00 |
| | E Lights | | | 1.00 |
| | E Generators | | | 20.00 |
| PANELS | Service | Remote | Main | 4.00 |
| TRANSFORMER | 0-25 Kva | | | 5.00 |
| | 25-200 Kva | | | 8.00 |
| | Over 200 Kva | | | 10.00 |
| | MINIMUM FEE/COMMERCIAL 45.00 | | TOTAL AMOUNT DUE | 35.00 |
| | | | MINIMUM FEE | 35.00 |

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUL 21 2005
RECEIVED

CONTRACTORS NAME Anthony Cellino MASTER LIC. # 16272
 ADDRESS _____ LIMITED LIC. # _____
 TELEPHONE 415-3520

SIGNATURE OF CONTRACTOR [Signature]
 White Copy - Office • Yellow Copy - Applicant

City of Portland, Maine - Building or Use Permit

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

| | | | | | |
|------------|---------|-------------------|------------|------|-------------|
| Permit No: | 04-1342 | Date Applied For: | 09/03/2004 | CBL: | 343 D006001 |
|------------|---------|-------------------|------------|------|-------------|

| | | | |
|---------------------------|-------------------|-----------------------|----------------|
| Location of Construction: | Owner Name: | Owner Address: | Phone: |
| 205 Allen Ave | Carland Timothy C | 205 Allen Ave | 207-233-4926 |
| Business Name: | Contractor Name: | Contractor Address: | Phone |
| n/a | D & W Builders | 6 Hardy Road Falmouth | (207) 828-1884 |
| Lessee/Buyer's Name | Phone: | Permit Type: | |
| n/a | n/a | Additions - Duplex | |

| | |
|--|--|
| Proposed Use: | Proposed Project Description: |
| 3 Units / Add one living room to first floor apartment, and add one master bed room to rear of house, all construction on first floor. | Add one living room to first floor apartment and add one master bed room to rear of house. |

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schnuckal Approval Date: 12/23/2004

- Note: 9/23/04 spoke with Tim Carland -- This project requires a site plan review - I sent application to T.C. - His submitted plot plan does not show all of his proposed addition, such as the porch and decks. - on hold until planning approves.
- 11/24/04 I finally received an approved site plan from planning, but the approved site plan does not match the construction plans - set backs are affected also - see denial letter - in my hold bin
- 12/1/04 a new set of construction plans were dropped off - but no new site plan - the problems set out in my original letter have not been solved. I left a voice mail with Tim C.
- 12/14/04 met with Tim C. because he was not understanding the problem - he will get me revised site plan
- 12/15 Tim C. Brought in a revised site plan
- 12/23/04 Sarah H. Approved the revised site plan
- 1) 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.
 - 2) This property shall remain a three (3) 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 on 12/15/04. Any deviations shall require a separate approval before starting that work

Dept: Building Status: Pending Reviewer: Jeanine Bourke Approval Date: Ok to Issue:

Note: 3/7/05 given to residential plan reviewers from MJN.

Dept: Fire Status: Approved with Conditions Reviewer: Lt MacDougal Approval Date: 12/27/2004

Note: Ok to Issue:

- 1) the boiler shall be separated with a one hour enclosure or enclosed with a domestic sprinkler with smoke protection
- 2) the smoke detectors shall be installed in accordance with NFPA 101 life safety code

Dept: Zoning Status: Pending Reviewer: Ok to Issue:

Note: Ok to Issue:

Dept: Building Status: Pending Reviewer: Ok to Issue:

Note: Ok to Issue:

Comments:

12/30/2004-mjn: hold...need structural info plans must be stamped....see letter in G drive

11/22/2004-gg: received approvals from planning dept. (sarah). /gg

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

2004-0218

Application I. D. Number

10/26/2004

Application Date

Building Addition

Project Name/Description

Applicant
Carland Timothy C

205 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

205 - 205 Allen Ave, Portland, Maine
Address of Proposed Site
343 D006001
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) _____

Proposed Building square Feet or # of Units _____
 672 s.f. _____
 Acreage of Site _____
 Zoning **RS**

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer Mary S. - Inspector

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

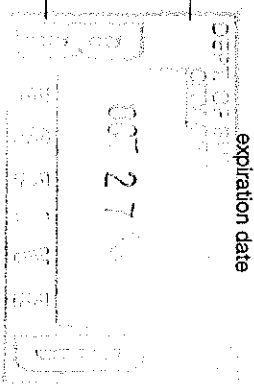
Performance Guarantee

* No building permit may b

submitted as indicated below

- Performance Guarantee Required* Not Required
- Performance Guarantee _____ amount _____ expiration date _____
- Inspection Fee Paid _____ amount _____ expiration date _____
- Building Permit Issur _____ amount _____ expiration date _____
- Performance Guarre _____ amount _____ expiration date _____
- Temporary Certific _____ remaining balance _____ signature _____
- Final Inspection _____ signature _____ expiration date _____
- Certificate Of Oc _____ signature _____ expiration date _____
- Performance Guarantee Released _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ signature _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____ expiration date _____

11/24/04
The Approved sets
plan is different
than the submitted
structural plans



City of Portland, Maine - Building or Use Permit

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

| | | | | | |
|------------|---------|-------------------|------------|------|-------------|
| Permit No: | 04-1342 | Date Applied For: | 09/03/2004 | CBL: | 343 D006001 |
|------------|---------|-------------------|------------|------|-------------|

| | | | | | | | |
|---------------------------|---------------|------------------|-------------------|---------------------|--------------------------|--------|----------------|
| Location of Construction: | 205 Allen Ave | Owner Name: | Carland Timothy C | Owner Address: | 205 Allen Ave | Phone: | 207-233-4926 |
| Business Name: | n/a | Contractor Name: | D & W Builders | Contractor Address: | 6 Hardy Road Falmouth | Phone: | (207) 828-1884 |
| Lessee/Buyer's Name | n/a | Phone: | n/a | Permit Type: | Additions - Multi Family | | |

Proposed Use: 3 Units / Add one living room to first floor apartment, and add one master bed room to rear of house, all construction on first floor.
 Proposed Project Description: Add one living room to fist floor apartment and add one master bed room to rear of house.

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 12/23/2004

Note: 9/23/04 spoke with Tim Carland -- This project requires a site plan review - I sent application to T.C. - His submitted plot plan does not show all of his proposed addition, such as the porch and decks. - on hold until planning approves. Ok to Issue:

11/24/04 I finally received an approved site plan from planning, but the approved site plan does not match the construction plans - set backs are affected also - see denial letter - in my hold bin
 12/1/04 a new set of construction plans were dropped off - but no new site plan - the problems set out in my original letter have not been solved. I left a voice mail with Tim C.
 12/14/04 met with Tim C. because he was not understanding the problem - he will get me revised site plan
 12/15 Tim C. Brought in a revised site plan
 12/23/04 Sarah H. Approved the revised site plan

- 1) 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.
- 2) This property shall remain a three (3) 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 on 12/15/04. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 04/11/2005

Note: 3/7/05 given to residential plan reviewers from MJN. Ok to Issue:

3/10 left vm w/Tim C. To call about issues including the exterior stairway.
 3/21 Tim C. Called left msg, I returned a vm to him.
 3/22 Tim C. Left vm, I called back and explained about the exterior stairway being an issue. He said he had an exterior stair coming off the old deck in the rear. 2nd to 1st floor decks, which have been demolished. He will try to find some documentation on this and call back.
 4/5 Received new plans, 4/7 called William W. For more detail on winders, glazing near door, smokes...he will submit and also provide reduced plans or pdf.
 4/11 Received revised plans, ok to issue

- 1) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 12/27/2004

Note: Ok to Issue:

- 1) the boiler shall be seperated with a one hour enclosure or enclosed with a domestic sprinkler with smoke protection
- 2) the smoke detectors shall be installed in accordance with NFPA 101 life safety code

Comments:

| | | | |
|---------------------------|-------------------|--------------------------|----------------|
| Location of Construction: | Owner Name: | Owner Address: | Phone: |
| 205 Allen Ave | Carland Timothy C | 205 Allen Ave | 207-233-4926 |
| Business Name: | Contractor Name: | Contractor Address: | Phone |
| n/a | D & W Builders | 6 Hardy Road Falmouth | (207) 828-1884 |
| Lessee/Buyer's Name | Phone: | Permit Type: | |
| n/a | n/a | Additions - Multi Family | |

12/30/2004-njn: hold..need structural info plans must be stamped...see letter in G drive

11/22/2004-gg: received approvals from planning dept. (sarah) /gg

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>205 Allen Ave</u> | | Square Footage of Lot: <u>25,650 sq ft</u> |
| Total Square Footage of Proposed Structure: <u>900 sq ft</u> | | |
| Tax Assessor's Chart, Block & Lot Chart# <u>343</u> Block# <u>7</u> Lot# <u>006</u> | Owner: <u>Kenneth Oakland</u> | Telephone: <u>797-2758 hrs</u> <u>333-4926 cell</u> |
| Lessee/Buyer's Name (if Applicable) <u>Same</u> | | Cost Of Work: \$ <u>55,000</u> Fee: \$ <u>516.00</u> |
| Applicant name, address & telephone: <u>Kenneth C. Oakland</u> <u>205 Allen Ave</u> <u>Dist Me. 04103</u> | | |

Current use: rent lease & rents been made my home

If the location is currently vacant, what was prior use: SEP - 3 2004

Approximately how long has it been vacant: 3 YEARS

Proposed use: same as before 2 rents and my home
 Project description: add 1 living room to 1st fl apt. and to add 1 master bed room to rear house self constructed floor - join stairs & garage door
 Contractor's name, address & telephone: D+W Builders & Handy 801 Palmview 828-1584

Who should we contact when the permit is ready: Ken Oakland 333-4926
 Mailing address:

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: 333-4926

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 Officials 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: Kenneth C. Oakland 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



PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development
Aaron Shapiro- Director of Housing and Neighborhood Services
Michael J. Nugent- Manager of Inspection Services*

December 30, 2004

Tim Carland
205 Allen Ave.
Portland , ME 04103

Re: Permit # 041342, 205 Allen Ave. (343 D006)

Dear Mr. Carland,

I have commenced the review of the plans for the above referenced building addition. The following additional information if required:

- 1) Due to the scope of the project the plans must be prepared and stamped by a Licensed Design Professional.
- 2) There are no dimensions for the footings or foundation walls, no perimeter drainage is shown.
- 3) There is no provision to access the new basement, accompanied by resulting structural alterations to the existing structure.
- 4) How will the new foundation tie into the existing one?
- 5) Foundation anchors are not shown.
- 6) Headers are not specified.
- 7) Fire separation assemblies w/ sound transmission ratings are not shown for common walls or floor ceiling assemblies between units.
- 8) Floor sheathing is not specified.
- 9) Need guard rail detail w/ loading info.
- 10) There are no details for the exterior grade level porches.
- 11) Need tread and riser info for all stairs.
- 12) An egress window is required for the potential sleeping room currently labeled as "storage".
- 13) The plans do not reflect soffit vents; will there be a ridge vent on the new second floor roof?
- 14) No collar ties are shown on the One story addition
- 15) Need gusset plate and fastener detail.

Please forward new plans that reflect this information, and the review will continue. Please feel free to contact me at 874-8700, if you have questions.

Yours truly,

Mike Nugent
Manager of Inspection Services

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

November 24, 2004

Tim Carland
205 Allen Avenue
Portland, ME 04103

RE: 205 Allen Avenue – 343-D-006, 007, 008 – R-5 Zone - application #04-1342

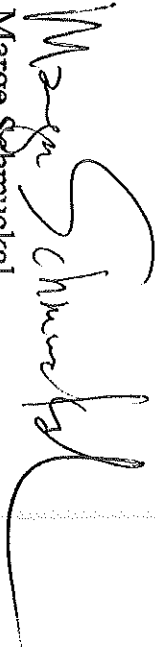
Dear Mr. Carland,

I am in receipt of your permit application and site plan approval. However, in reviewing your submittal, it is noticed that your approved site plan does not match your submitted building plans. Your permit application cannot be approved and is denied based on this conflicting information.

Your approved site plan shows an addition that is 16' x 42' and connects two existing buildings. Your construction plans show an addition that is 19.5' x 42' with an additional 4.5' x 14' deck extending toward the property line. With this deck extension, the structure will be approximately 4.5' from the side property line instead of 8' as required under section 14-120 of the zoning ordinance. There is also another extension 8' x 21.5' on the opposite side of the new addition. That second extension is also absent from your site plan approval.

Until this office receives consistent plans where the complete site plan matches the complete construction plans, and where all R-5 dimensional requirements are being met, your permit is denied. If there are revisions to your approved site plan, you will need to consult with the planning division for site plan revision approvals. This office will require a copy of a revised, approved site plan before issuing a building permit.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: File

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

November 24, 2004

Tim Carland
205 Allen Avenue
Portland, ME 04103

RE: 205 Allen Avenue -- 343-D-006, 007, 008 -- R-5 Zone - application #04-1342


Dear Mr. Carland,

I am in receipt of your permit application and site plan approval. However, in reviewing your submittal, it is noticed that your approved site plan does not match your submitted building plans. Your permit application cannot be approved and is denied based on this conflicting information.

Your approved site plan shows an addition that is 16' x 42' and connects two existing buildings. Your construction plans show an addition that is 19.5' x 42' with an additional 4.5' x 14' deck extending toward the property line. With this deck extension, the structure will be approximately 4.5' from the side property line instead of 8' as required under section 14-120 of the zoning ordinance. There is also another extension 8' x 21.5' on the opposite side of the new addition. That second extension is also absent from your site plan approval.

Until this office receives consistent plans where the complete site plan matches the complete construction plans, and where all R-5 dimensional requirements are being met, your permit is denied. If there are revisions to your approved site plan, you will need to consult with the planning division for site plan revision approvals. This office will require a copy of a revised, approved site plan before issuing a building permit.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: *File*



PORTLAND MAINE

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

Planning & Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

October 30, 2004

Tim Carland
205 Allen Ave
Portland, ME 04103

RE: 205 Allen Ave Addition
CBL: 343 D006001

Dear Mr. Carland:

On October 29, 2004, the Portland Planning Authority approved the proposed building addition at 205 Allen Avenue, as shown on the approved plan.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. Since no site work is proposed, neither a performance guarantee nor an inspection fee will be required for this project.
3. 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. Requests to extend approvals must be received before the expiration date.
4. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

NOV 19 2004

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



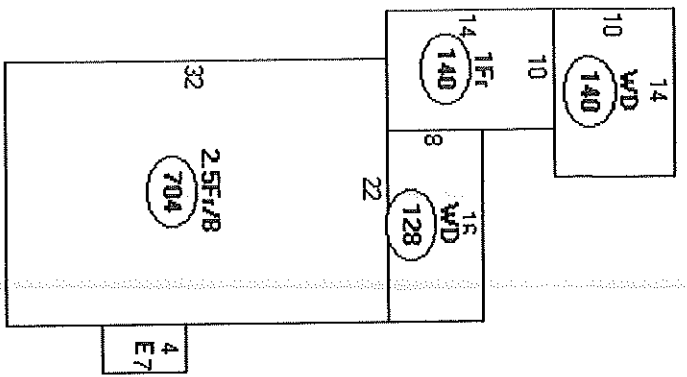
Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department 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



<http://www.portlandassessor.com/images/pictures/02101301.jpg>

9/23/04



- Description/Area
- A: 2.5Ft²/B
704 sqft
 - B: 1Ft²
140 sqft
 - C: W/D
140 sqft
 - D: W/D
128 sqft
 - E: OFF
28 sqft

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 2 |
| Parcel ID | 343 D006001 |
| Location | 205 ALLEN AVE |
| Land Use | THREE FAMILY |
| Owner Address | CARLAND TIMOTHY C 205 ALLEN AVE PORTLAND ME 04103 |
| Book/Page | 15309/168 |
| Legal | 343-D-6 ALLEN AVE 201-207 27700 SF |

Valuation Information

| | | | | | |
|------|----------|----------|-----------|-------|-----------|
| Land | \$41,580 | Building | \$193,200 | Total | \$234,780 |
|------|----------|----------|-----------|-------|-----------|

Property Information

| | | | | |
|--------------------|--------------------|---------------------|-------------------|----------------------|
| Rear Built 1910 | Style Old Style | Story Height 2.5 | Sq. Ft. 2076 | Total Acres 0.636 |
| Bedrooms 5 | Full Baths 2 | Half Baths | Total Rooms 10 | Attic None |
| | | | | Basement Full |

Outbuildings

| | | | | | |
|----------------------|---------------|--------------------|---------------|------------|----------------|
| Type GARAGE-WD/CB | Quantity 1 | Year Built 1996 | Size 24X26 | Grade C | Condition A |
|----------------------|---------------|--------------------|---------------|------------|----------------|

Sales Information

| | | | |
|--------------------|-----------------------|-------------------|------------------------|
| Date 02/04/2000 | Type LAND + BLDING | Price \$14,000 | Book/Page 15309-168 |
|--------------------|-----------------------|-------------------|------------------------|

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!](#)

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 | 2 of 2 |
| Parcel ID | 343 D006001 |
| Location | 205 ALLEN AVE |
| Land Use | THREE FAMILY |
| Owner Address | CARLAND TIMOTHY C 205 ALLEN AVE PORTLAND ME 04103 |
| Book/Page | 15309/168 |
| Legal | 343-D-6 ALLEN AVE 201-207 27700 SF |

Valuation Information

| | | | | | |
|------|----------|----------|-----------|-------|-----------|
| Land | \$41,580 | Building | \$193,200 | Total | \$234,780 |
|------|----------|----------|-----------|-------|-----------|

Property Information

| | | | | | | | | | |
|------------|------|------------|-----------|--------------|---|-------------|------|-------------|-------|
| Year Built | 1990 | Style | Old Style | Story Height | 2 | Sq. Ft. | 1862 | Total Acres | 0.636 |
| Bedrooms | 1 | Full Baths | 2 | Half Baths | | Total Rooms | 3 | Attic | NONE |
| | | | | | | | | Basement | FULL |

Outbuildings

| | | | | | |
|---------------|----------|------------|-------|-------|-----------|
| Type | Quantity | Year Built | Size | Grade | Condition |
| GARAGE-WD/CB | 1 | 1996 | 24X26 | C | A |
| POOL-PREFAB | 1 | 2002 | 16X32 | | A |
| PLASTIC LINER | | | | | |

Sales Information

Date

ADODB.Field
error
'800a0bcd'

Either BOF
or EOF is
True, or the
current
record has
been
deleted; the
operation
requested by
the
application
requires a
current
record.

William E. Whited, Inc.

Architecture/Engineering/Interiors
1321 Washington Avenue
Portland, ME 04103
(207) 878 4530 FAX (207) 878 4533

Transmittal

TO: Tim Carland
205 Allen Avenue
Portland, ME 04103

DATE: 04-11-05

RE: House Addition for
3-Family Apts.

We are sending you Attached Under separate cover via _____ the following items:

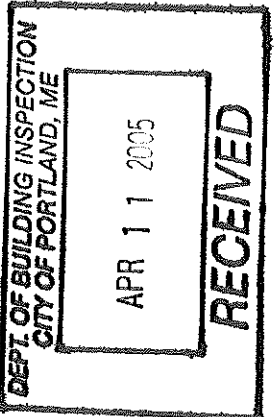
- Shop Drawings Prints Plans Samples
 Copy of Letter Change Order Specifications Other

| COPIES | DATE | NO. | DESCRIPTION |
|--------|------|-----|----------------------|
| 2 | | | Sets of Dwgs - 24x36 |
| 2 | | | Sets of Dwgs - 11x17 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

These are transmitted as checked below:

- For Approval Approved as Submitted Resubmit
 For Your Use Approved as Noted Returned for Corrections
 As Requested For Review and Comment _____

REMARKS:



COPY TO:

SIGNED: William E. Whited