

B

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION **001667**

NOV 20 1986

ZONING LOCATION PORTLAND, MAINE .. Nov. 3, 1986 City Of Portland

To the CHIEF OF BUIL. INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications.

LOCATION ... **48 Codman St.** Fire District #1 #2

1. Owner's name and address **Joseph Guidi - 43 Chanery St.** Telephone **775-2518**

2. Lessee's name and address Telephone

3. Contractor's name and address **Owners** Telephone

..... No. of sheets

Proposed use of building **4 car detached garage** No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ ~~28,000~~ **28,000** Appeal Fees \$

FIELD INSPECTOR—Mr. Base Fee **160.00**

@ 775-5451

Late Fee

TOTAL \$

To construct 4 car detached garage, 52 x 30 as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1 04103

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? **no** Is any electrical work involved in this work? **yes**

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16' O. C Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE: Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed?

Others:

Signature of Applicant Phone # **same**

Type Name of above: **Joseph Guidi** 1 2 3 4 Other

and Address

9

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 5, 1986

RE: 48 Colman Street

Mr. Joseph Guidi
43 Chenery Street
Portland, Maine 04103

Dear Mr. Guidi:

With reference to your four car garage project, we have been requested by the Office of the Corporation Counsel to notify you concerning the zoning restrictions governing the use of the proposed facility.

The term "accessory use" shall be determined to include only the following:

Section 14-404 (2) provides:

"(2) Off-street parking when serving conforming uses located in any zone, but not more than one motor vehicle may be parked or stored per dwelling unit, except that three (3) motor vehicles may be parked on any lot used for a single or two (2) family house."

Section 14-335 (1) provides: "Off street parking shall not include:

"(1) More than one commercial motor vehicle per dwelling unit in any residence zone or in any B-1 zone;..."

Based on the foregoing restrictions on parking and storage of vehicles, I am advised that you should limit the use of your proposed garage to parking of not more than three motor vehicles and not more than one of which may be a commercial vehicle. The fourth bay of the building must then be used for storage of accessory items pertaining to your residence or for some other purpose than use by motor vehicles. Commercial storage is not allowed.

The City's Corporation Counsel wants a statement over your signature that you understand and will agree to comply with the foregoing zoning requirements.

Sincerely,

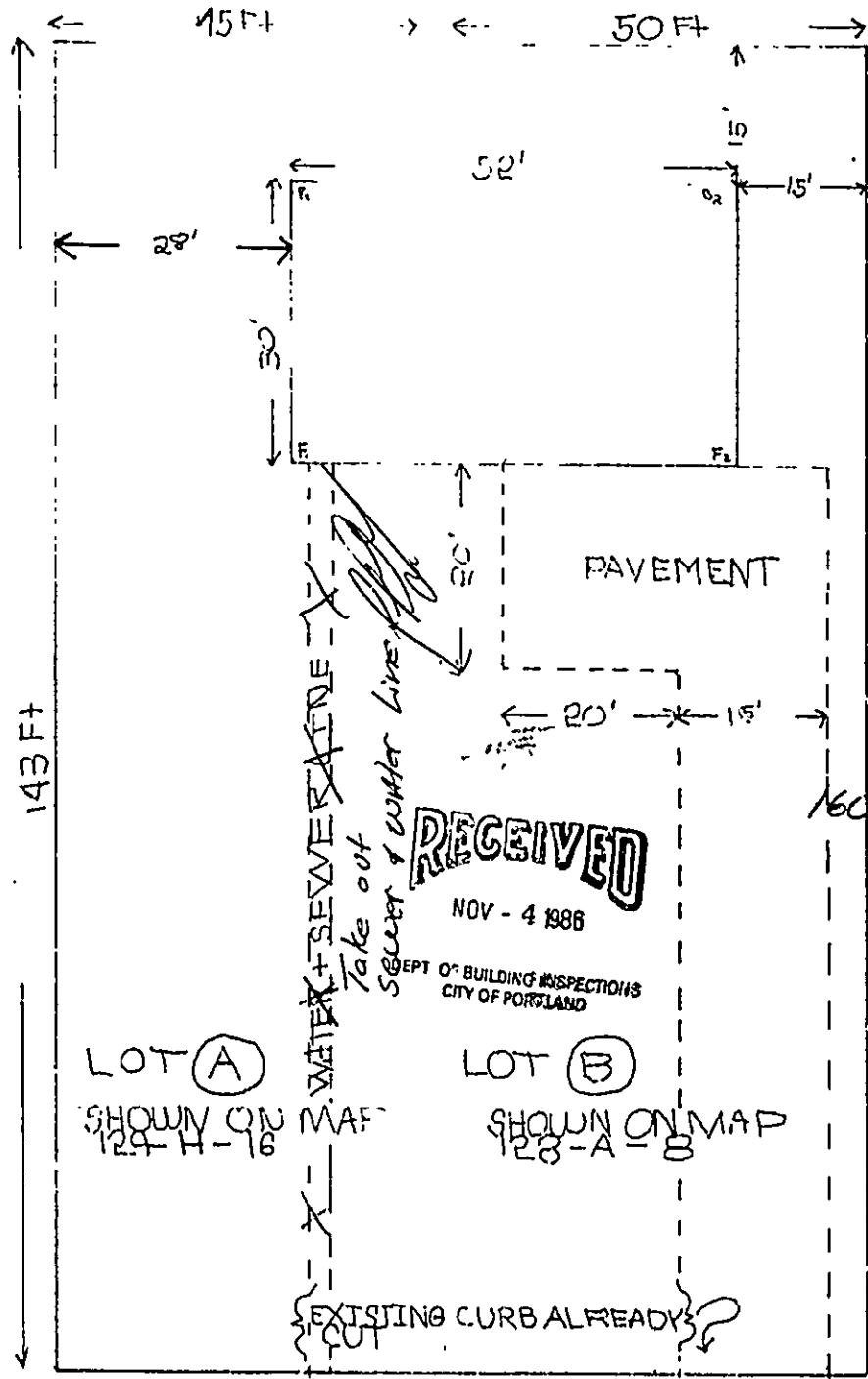
Warren J. Turner
Zoning Enforcement Inspector

/el

cc: David Lourie, Corporation Counsel
P. Samuel Hoffses, Chief of Inspection Services
Fred Williams, Code Enforcement Officer

LOT PLAN

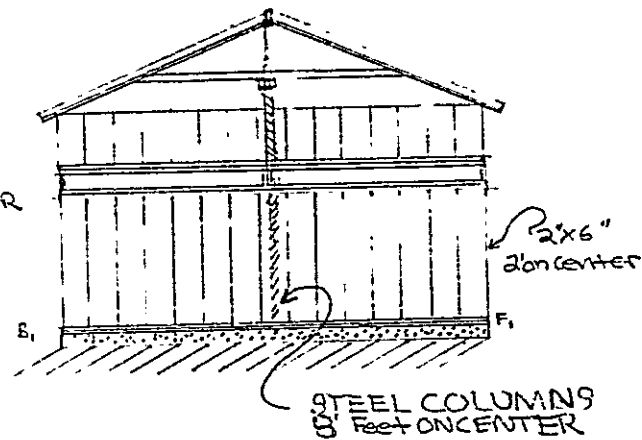
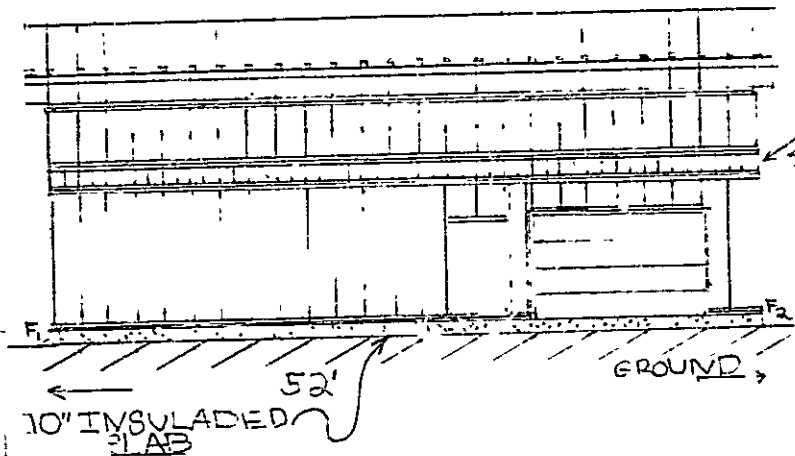
LOT "A" = 6442 FT²
LOT "B" = 7162 FT²
TOTAL AREA = 13,602 FT²



PROPOSED GARAGE

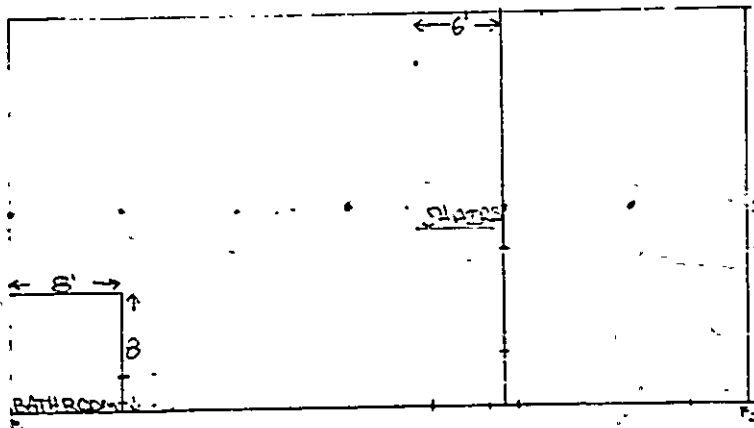
FRONT VIEW

SIDE VIEW



3/32 = 1"

FLOOR PLAN 1ST FLOOR
2ND FLOOR OPEN



RECEIVED

NOV - 4 1986

DEPT OF BUILDING INSPECTORS
CITY OF PORTLAND

①	130	2x6"x8'	For walls	@ 3.12 per	405. ⁰⁰
②	70	2"x6" x 10'	For plates	@ 4.00 per	280. ⁰⁰
③	108 125	2"x6" x 16'	For floors	@ 6.40 per	691.20 672. ⁰⁰
④	100	2"x6" 10'	For 2 nd and Rock Beam	@ 4.00 per	400. ⁰⁰
⑤	150	Sheets of 4'x8'x 7/16"	wafer board	@ 8. ⁵⁰ / ₁₀₀ per	1290. ⁰⁰
⑥	50	Sheets of 4'x8'x 1/4"	for 2 nd sub floor plywood	@ 11. ⁰⁰ per =	550. ⁰⁰
⑦	50	Sheets of 4'x8'x 1/2"	particle board for floor	@ 10. ⁰⁰ per =	500. ⁰⁰
⑧	160	2"x6" x 13'	@ 9.20 per	For Roof	1472. ⁰⁰
⑨	55	Sheets of 4'x8'x 1/4"	plywood for Deck	=	605
⑩	30	Rolls of insulation	@ 27. ⁰⁰ / ₁₀₀ per		800. ⁰⁰

Sub Total 6969.⁰⁰

17000
7200
28000

RECEIVED

NOV - 4 1986

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Swimskin®

HEADQUARTERS

"AFFORDABLE TEAM APPAREL"

571 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 774-2827
(800) 341-0243

418 WHALLEY AVENUE
NEW HAVEN, CONNECTICUT 06511
(203) 777 9122

11/10/86

Mr. Warren Turner
Zoning Enforcement Inspector
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Mr. Turner:

In response to your recent denial to construct a four car garage at 48 Codman I would like to offer the following petition in hopes of obtaining the needed permit as soon as possible.

After reading your letter dated 11/05/86 it was clear that I neglected to include the principal structure that does exist on our property, which this accessory building will serve.

As you may be aware of our home is located on the adjoining lots at 43 Cheney and because of scheduled remodeling we will soon be without a garage. With six cars, a boat and a life times accumulation of personal belongings it is imperative that we have this garage up before the winter arrives.

After speaking with Christine Foster two other points were raised. First was the separate driveway entering from Codman street. Because of an existing curb cut located on Codman street in an effort to reduce our cost it is good reason to locate the driveway in the proposed location. Secondly, The fact that there is currently a fence separating the property. The entire property will be fenced upon completion of the garage.

We hope that your office will move forward to resolve any unanswered questions and expedite this permit. If there is any other situation which you feel needs to be addressed, please contact me.

Sincerely,


Peter Guidi Jr.

City



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

48 Codman Street

November 5, 1986

Mr. Joseph Guidi
43 Chenery Street
Portland, Maine 04103

Dear Mr. Guidi:

Your application to construct a 4 car garage 30 ft. by 52 ft. has been reviewed but we are advised by the Office of the Corporation Counsel that this office can not issue a building permit for the garage as it is an accessory building and there is no principal building on the lot, although you indicated that your intention was to build one there later.

A garage is an accessory use to a principal building, but your plan does not show any principal structure for the proposed garage to be accessory to. It therefore can not be issued as a building permit, because no principal dwelling is indicated on the plan. In other words, a garage can not be a principal use on a residential lot.

If you have any further questions, please contact the Office of the Corporation Counsel, and Christine Foster, Assistant Corporation Counsel. If you wish to obtain a refund of your application fee, please bring your receipt to Room 315, City Hall, and request such a refund.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Fred Williams, Code Enforcement Officer



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 18, 1986

RE: 48 Codman Street

Mr. Joseph Guidi
43 Chenery Street
Portland, Maine 04103

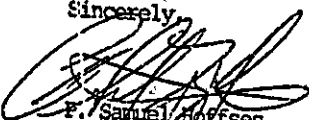
Dear Sir:

Your application to construct a 4- car detached garage, 30' x 52', has been reviewed and a building permit is herewith issued subject to the following requirements:

1. This detached garage is considered accessory to your residence at 43 Chenery Street.
2. All lot lines shall be clearly marked before calling for a foundation inspection.
3. A minimum of 2" X 10", 16" on center shall be used for the floor joist.
4. A minimum of 2" x 10", 16" on center shall be used for the roof rafters.
5. If at a later date you plan on attaching this building to a dwelling unit, this building must be placed on a minimum frost wall of 8".
6. This building is to be used as a private garage and not for storage.
7. Only one commercial vehicle is permitted on a residential lot.

If you have any questions on these requirements, please call this office.

Sincerely,


F. Samuel Hoffses,
Chief of Inspection Services

jac

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

JV 20 1989

B.O.C.A. TYPE OF CONSTRUCTION 001667

ZONING LOCATION ... R-3 ... PORTLAND, MAINE . NOV. 3, 1989

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 48 Codman St.
1 Owner's name and address Joseph Guidi - 43 Chenery St. Telephone 775-2518
2 Lessee's name and address
3 Contractor's name and address Owners Telephone
Proposed use of building 4 car detached garage No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 28,000
FIELD INSPECTOR Mr. Telephone 775-5451
Appraisal Fees \$
Base Fee 160.00
Late Fee
TOTAL \$

To construct 4 car detached garage, 52 x 30 as per plans. 1 sheet of plans.

send permit to # 1 04103

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? no
Is any electrical work involved in this work? yes
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
Size front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girt Columns under girders Size Max. on centers
Stds (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span 1st floor 2nd 3rd roof
If one story building with masonry walls thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY DATE
BUILDING INSPECTION--PLAN EXAMINER
ZONING: O.K. H.P.T. Nov. 18, 1989
BUILDING CODE:
Fire Dept
Health Dept
Others

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Joseph Guidi Phone # same
Type Name of above Joseph Guidi 1 2 3 4
Other and Address

PERMIT INSPECTOR'S COPY WITH LETTER

APPLICANT'S COPY

OFFICE FILE COPY

19 M. Williams

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Joe Gray
FROM: Fred Williams
SUBJECT: 48 Codman Street

DATE: 4-15-88

COMPLAINT- Using a Garage as an accessory building

After numerous unsuccessful attempts to gain entrance into the garage, an inspection was conducted on 4-14-88 at 5:15 pm. A check of both levels of the garage found no evidence to support the complaint.

Mr. Guidi further stated he has an idea who's complaining. According to Mr. Guidi, the neighbor's across the street from the garage wanted to buy the property 3-4 years ago to build a house for a family member and when he refused to sell the neighbor (Dan Rubinoff) has been harassing him every since.

Again, at the time of this inspection the complaint was found to be not valid.

Fred Williams



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Feb. 25, 1987
 Receipt and Permit number D 09107

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 Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 48 Codman St.

OWNER'S NAME: Joe Guidi ADDRESS: 43 Chenery St.

	FEE\$
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of) _____	
Incandescent <u>7</u> Fluorescent <u>X</u> (not strip) TOTAL <u>13</u>	<u>3.20</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>200</u> ..	<u>3.00</u>
METERS: (number of) <u>1</u>	<u>.50</u>
MOTORS: (number of)	
Fractional	
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms)	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops <u>1</u> _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL	<u>1.50</u>
MISCELLANEOUS: (number of)	
Branch Panels	
Transformers	
Air Conditioners Central Unit	
Separate Units (windows)	<u>2.00</u>
Signs 20 sq. ft. and under	
Over 20 sq. ft.	
Swimming Pools Above Ground	
In Ground	
Fire/Burglar Alarms Residential	
Commercial	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under	
over 30 amps	
Circus, Fairs, etc.	
Alterations to wires	
Repairs after fire	
Emergency Lights, battery	
Emergency Generators	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	<u>13.20</u>

INSPECTION:
 Will be ready on 2-26-87, 1987; or Will Call _____
CONTRACTOR'S NAME: Maiorano Elec
ADDRESS: 98 Portland, St.
TEL: 774-3572
MASTER LICENSE NO.: 7840 **SIGNATURE OF CONTRACTOR:**
LIMITED LICENSE NO.: _____ *John Scala*

