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PERMIT # 334 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Kenneth M. Cole III

Address: 80 Chenery Street Portland 04103

LOCATION OF CONSTRUCTION 80 Chenery Street

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: 25,000 Type of Use: Single Family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Space & Bulk Variance & Interpretation Appeal

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE to construct addition

Residential Buildings Only: _____ as per plans

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____

2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footings Size: _____

4. Foundation Size: _____

5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.

2. Girder Size: _____

3. Lally Column Spacing: _____ Spacing 16" O.C.

4. Joists Size: _____

5. Bridging Type: _____ Size: _____

6. Floor Sheathing Type: _____ Size: _____

7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____

2. No. windows _____

3. No. Doors _____

4. Header Sizes _____ Span(s) _____

5. Bracing: Yes _____ No _____

6. Corner Posts Size _____

7. Insulation Type _____ Size _____

8. Sheathing Type _____ Size _____

9. Siding Type _____ Weather Exposure _____

10. Masonry Materials _____

11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____

2. Header Sizes _____ Span(s) _____

3. Wall Covering Type _____

4. Fire Wall if required _____

5. Other Materials _____

For Official Use Only	
Date <u>March 23, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Edge Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost: <u>25,000</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fees: <u>145</u>	

Ceiling:

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceilings: _____

4. Insulation Type _____ Size _____

5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____ Size _____

3. Roof Covering Type _____

4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required _____

2. No. of Tubs or Showers _____ Yes _____ No _____

3. No. of Flushes _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____

2. Pool Size: _____ x _____ Square Footage _____

3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved _____

Permit Received By Lynne Benoit

Signature of Applicant _____ Date 3/23/88

Signature of CEO Kenneth M. Cole #III Date _____

Inspection Dates _____

White-Tax Assesor

Yellow-GPCOG

White Tag -CEO

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CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



80 Chenery Street

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERHILL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

April 11, 1988

Mr. Kenneth P. Cole III
80 Chenery Street
Portland, Maine 04103

Dear Mr. Cole:

At the meeting of the Board of Appeals on Thursday evening, April 7th, the Board voted by a unanimous vote of five members present to grant your interpretation appeal to determine that Section 14-436 Building Extensions is applicable to your proposed addition for a second story room to be added above your garage. It was determined that since your building was constructed prior to June 5, 1957, Section 14-436 of the Zoning Ordinance is applicable.

The Board's favorable action on the interpretation appeal made the variance request unnecessary. A copy of the Board's decision is enclosed for your records.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Decision for Interpretation Appeal

cc: Merrill S. 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
Charles A. Lane, Associate Corporation Counsel

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



March 22, 1988

190 Chenery Street

Mr Kenneth M. Cole III
Jensen Baird Gardner & Henry
477 Congress Street
Portland, Maine 04101

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERMAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

Dear Mr. Cole:

As you have observed, Section 14-432 (2) of the Zoning Ordinance provides for an attached garage only to encroach upon the side and rear yard setbacks up to a minimum of five feet. However, when a second story is added above the garage which is attached to the main building, then it becomes an integral part of the principal structure and no longer enjoys the benefits of the garage only status.

Part of the principal building was granted a variance in 1973 for rear yard setback. The addition of a room above the garage would require the principal building to have a rear yard setback of 25 feet, but it actually has only about 19 feet.

With respect to the side yard, there is no problem because a two story structure in R-3 Residence Zone would require only 14 feet of side yard. It appears that this minimum side yard requirement has been met by the garage side of the building.

The best solution would be through a space and bulk variance for approval by the Board of Appeals based upon undue hardship which is outlined on the enclosed application form.

We understand you are submitting a variance request as recommended by the Corporation Counsel's Office.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

/el

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffsea, Chief of Inspection Services
Alexander Jaegerman, Chief Planner
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