

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



25 Aspen Drive

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DIRAN

February 23, 1988

Mr. David L. Bean
25 Aspen Drive
Portland, Maine 04102

Dear Mr. Bean:

This will acknowledge receipt of your application for a space and bulk variance for a proposed garage addition at your residence at 25 Aspen Drive in Portland. In the R-3 Residence Zone, Section 14-90 (4) d of the City Zoning Ordinance requires a 20 foot side yard setback on a side street, but the tapering shape of the lot makes it impossible to provide such a setback. The proposed garage is attached on that side of the house.

As you may know, a variance may be granted only if the Board of Appeals finds that the criteria for determining undue hardship can be met by the applicant. This criteria is contained on the reverse side of the variance application form, a copy of which is enclosed.

This item will be placed on the agenda for the meeting of the Board of Appeals on Thursday evening, March 10, 1988, at 7 P.M. in Room 209, City Hall, Portland, Maine. A copy of the agenda for that meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance Application Form

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

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25 Aspen Drive

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MICHAEL S. WATSON
CHRISTOPHER DUNAY

March 17, 1988

Mr. David L. Bean
25 Aspen Drive
Portland, Maine 04102

Dear Mr. Bean:

At the meeting of the Board of Appeals on Thursday evening, March 10th, the Board voted by a unanimous vote of the members present to deny your request for a variance to permit your garage to be constructed only ten feet from the rear yard instead of the required twenty feet, as required by Section 14-90(4) of the Zoning Ordinance. This is the requirement for side yard setback when the side yard fronts a side street.

We understand that by shortening your proposed garage structure to 21 feet in length, you will be enabled to observe the 20 foot setback and still enjoy the convenience of a single car garage attached to your residence. A building permit for this building addition has already been issued by this office.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

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

PERMIT # 5012 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany any form.
 Owner David Petera, Heritage - work and Office
 Address 25 Aspen Drive, Portland, ME 04102

LOCATION OF CONSTRUCTION 25 Aspen Drive

CONTRACTOR Logan Dickson, 892-6807

Address Box # - So. Wincham, ME

Est. Construction Cost 10,000.00 Type of Use 1-Car Garage

Permit Type _____

Build or Demolish _____

In Proposed Use _____

Conversion Existing Construction - 1-Car garage as per plan.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only

Of Dwelling Units _____ of New Dwelling Units _____

Foundations

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors

1. Joist _____ Sills must be anchored.
2. Girder Size _____
3. Lally Column Spacing _____ Size _____
4. Joist Size _____ Spacing 16" O.C.
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 Size _____ Spacing _____
5. Bracing Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____

Interior Walls

1. Studding Size _____ Spacing _____
2. Header Size _____ Spacing _____
3. Wall Covering _____
4. Fire Wall if required _____
5. Material _____

For Official Use Only	
Date <u>March 14, 1988</u>	Approved Yes / No _____
Inside Fire Line _____	Name _____
Big Code _____	Lot _____
Time Limit _____	Site _____
Estimated Cost _____	Permit Required _____
Value/Structure _____	Community _____ Public _____ Private _____
Yes <u>\$70.00</u>	

Ceilings

1. Ceiling Joist Size _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof

1. Truss or Rafters Size _____ Spacing _____
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 Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Fixtures _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools

1. Type _____
2. Pool Size _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning

District _____ Street Frontage Req. _____ Provided _____

Review Required

Soil tests: Front _____ Back _____

Zoning Board Approval: Yes _____ No _____ Date _____

Planning Board Approval: Yes _____ No _____ Date _____

Conditional Use _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain _____ Special Exception _____

Other (explain) _____

Date Approved _____

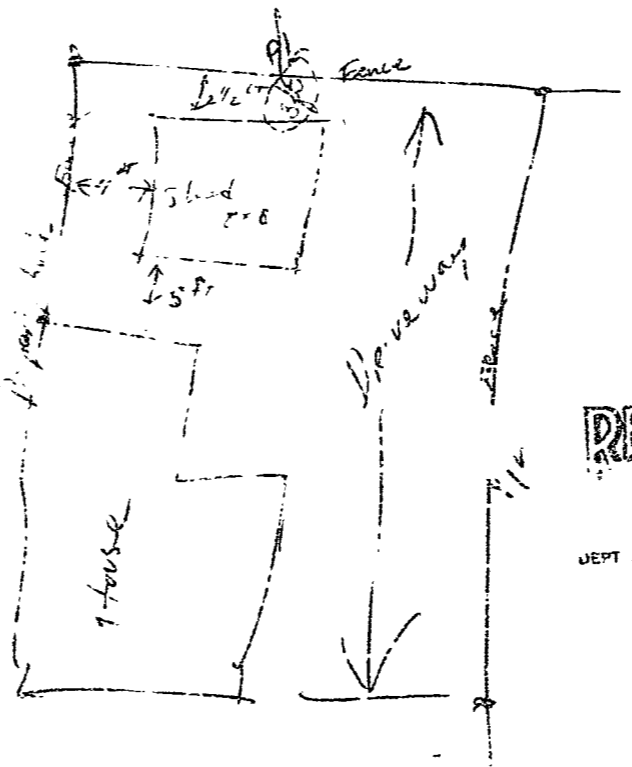
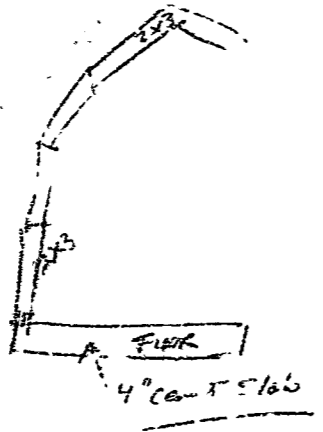
Permit Received By Joyce M. Rinaldi

Signature of Applicant Logan Dickson Date 3-14-88

Signature of CEO _____ Date _____

Inspection Dates _____

Shed will sit on concrete slab



RECEIVED

APR 1 0 1986

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

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

Owner: David Bean (Portland Heritage - work place) Officer

Address: 25 Aspen Drive, Portland, ME 04102

LOCATION OF CONSTRUCTION: 25 Aspen Drive

CONTRACTOR: Logan Drown SUBCONTRACTORS: 802-6807

ADDRESS: Box 2, So. Windham, ME

Est. Construction Cost: 10,000.00 Type of Use: 1-Car Garage

Past Use: _____

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

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Construction of 1-Car garage, as per plan.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: _____

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: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
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: March 14, 1988 Subdivision: Yes / No _____

Inside Fire Limits: _____ Name: _____

Bldg Code: _____ Lot: _____

Time Limit: _____ Block: _____

Estimated Cost: _____ Public / Private _____

Value/Structure: _____

Fee: \$70.00

Ceiling: _____

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____
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 Yes _____ No _____
2. No. of Tubs or Showers 00/01
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: R-2 Street Frontage Req.: _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required: _____

Zoning Board Approval: Yes _____ No _____ Dt: _____

Planning Board Approval: Yes _____ No _____ Dt: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date approved: OK [Signature] March 14, 1988

Permit Received By: Joyce **PERMIT ISSUED**

Signature of Applicant: _____ **WITH LETTER** to 3-14-88

Signature of CEO: _____ Date _____

Inspection Dates: _____

141 Mrs Taylor

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 70.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Signature of Applicant

Suzanne P. ...

Date

3-14-88

BUILDING PERMIT REPORT

DATE: 15/mar/88
ADDRESS: 25 ASPEN DR.
REASON FOR PERMIT: ONE CAR ATTACHED GARAGE.
BUILDING OWNER: DAVID BEAN
CONTRACTOR: LOGAN DYMON
PERMIT APPLICANT _____
APPROVED: *6 DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 4.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

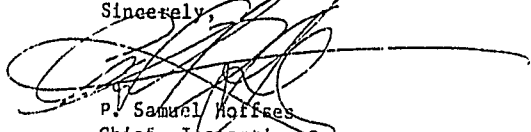
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

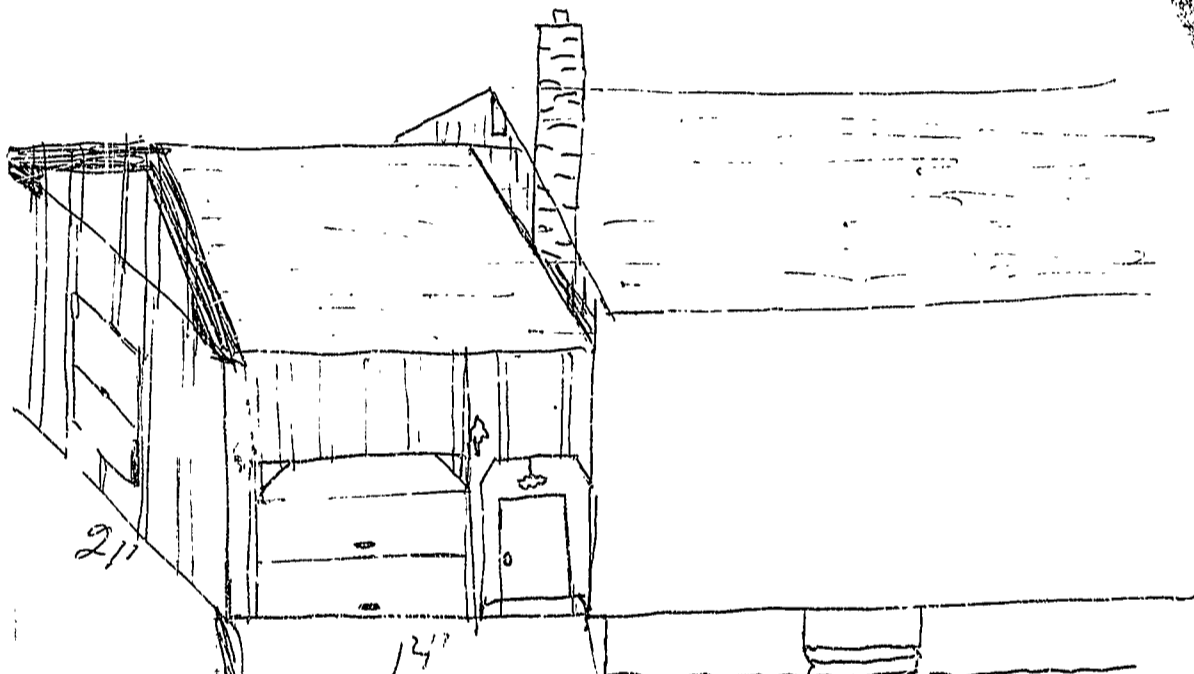
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- *6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.
- 8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,

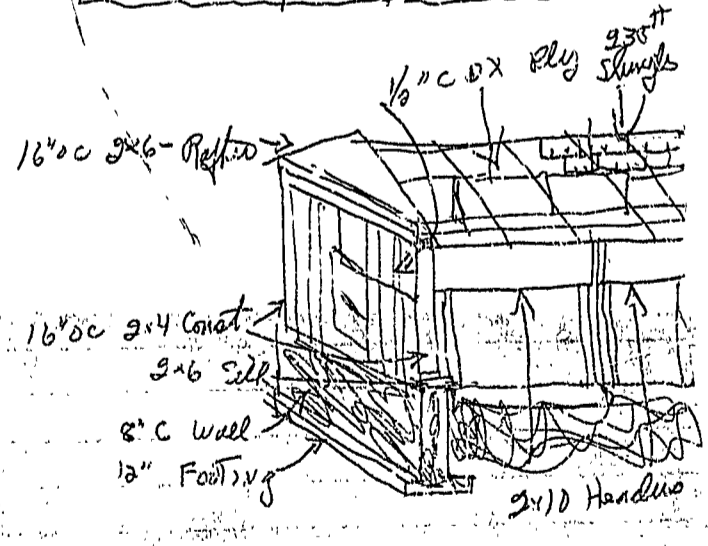

P. Samuel Hoffes
Chief, Inspection Services

/kuc
11/9/87



21'

14'



16" OC 2x6 - Rafters

1/2" CDX Ply Shingles

16" OC 2x4 Corat
2x6 Sill

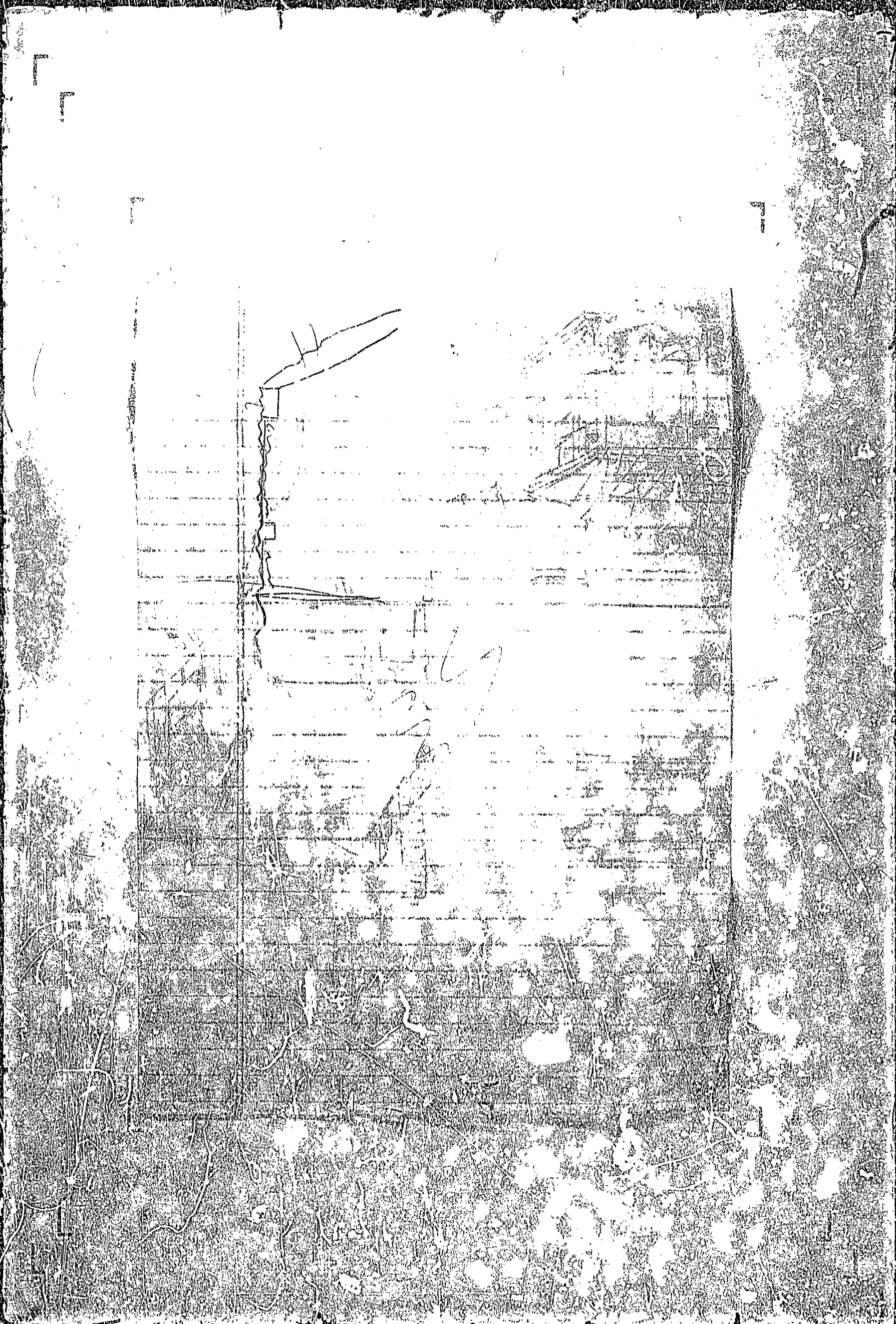
8" C Wall

12" Footing

2x10 Header

MAR 1 1913

DEPT OF BUILDINGS
CITY OF ST. LOUIS



912601

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot# _____

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

Owner: David Bean Phone # 772-1871
 Address: 25 Aspen Drive Portland, Maine 04102
 LOCATION OF CONSTRUCTION 25 Aspen Drive
 Contractor: Self Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: \$1,000.00 Proposed Use: Single family
 Past Use: Single family
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: erect 12 By 18 foot open deck as per plan

For Official Use Only

Date May 13, 1991 Subdivision: _____
 Inside Fire Limits _____ Name: _____
 Bldg Code _____ Lot: MAY 15 1991
 Time Limit _____ Ownership: _____ Public: _____
 Estimated Cost: \$1,000.00

PERMIT ISSUED
CITY OF PORTLAND

Zoning: R-3
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance: _____ Site Plan _____ Subdivision _____
 Shoreland Zoning: Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other _____ (Explain) _____

Foundations:
 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: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding _____ Spacing _____
 2. No. of _____
 3. No. of _____
 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 _____

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: _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 Action: Approved
Approved with Conditions

Chimneys:
 Type: _____ Number of Fire Places _____
 Signature: _____ Date: _____

Heating:
 Type of Heat: _____

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

Plumbing:
 1. Approval of _____
 2. No. of Tubs or Showers _____
 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.

Permit Received By Latini

Signature of Applicant Peter Herring Date 5/13/91

Signature of CEO _____ Date _____

Inspection Dates _____

10/11/92 White-Tax Assessor Yellow-GPCOG White Tag -CEG © Copyright GPCOG 1988

PERMIT ISSUED WITH REQUIREMENTS

PLOT PLAN

5/14/91 *Amotubes / setbacks OK (20' on corner)*
5/21 *Completed OK*



FEES (Breakdown From Front)	Type	Inspection Record	Date
Base Fee \$ 25.00			/ /
Subdivision Fee \$			/ /
Site Plan Review Fee \$			/ /
Other Fees \$			/ /
(Explain)			/ /
Late Fee \$			/ /

COMMENTS submitted plot plan with specs

Signature of Applicant *P. ete Herring*

Date 5/13/91

BUILDING PERMIT REPORT

PERMIT ISSUED
WITH REQUIREMENTS

ADDRESS: 25 Aspen DR. DATE: 14/MAY/91
 REASON FOR PERMIT: TO CONSTRUCT A 12'x18'
open deck.
 BUILDING OWNER: David Bean
 CONTRACTOR: 11
 PERMIT APPLICANT: 11
 APPROVED: *1 *9

CONDITION OF APPROVAL:

- *1.) Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

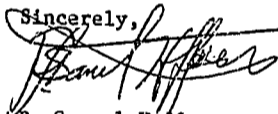
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

*9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening.

10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88
11/27/90

- DAVE BEARD
25 ASPEN DRIVE
Portland
TEL - 772-1871

