

Inspections Services



William D. Giroux
Zoning Administrator

CITY OF PORTLAND

July 5, 1994

RE: 40 Avalon Rd.

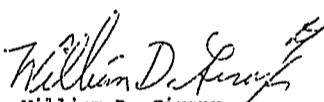
Mr. William R. Presky
40 Avalon Rd.
Portland, ME 04103

Dear Mr. Presky,

This is in reference to your application to construct a 2-car garage at your home. I tried to call you but there was no answer. Your neighborhood was rezoned a few years ago and the setback requirements are different as a result. The garage must be setback 25' from the front property line. I also noticed a discrepancy between the property line dimensions you gave and those we have on file.

Please give me a call so we can clarify the proposed location prior to issuance of the permit.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
David Jordan, Code Enforcement Officer

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

Location of Construction: 40 Avalon St Rd.		Owner: William R. Presky		Phone: 874-8165		Permit No: 940829	
Owner Address: 40 Avalon St Rd.		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: owner		Address:		Phone:		Permit Issued: AUG - 9 1994	
Past Use: 1-fam		Proposed Use: 1-fam w 2-car garage		COST OF WORK: \$ 4500		PERMIT FEE: \$ 45.	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type: 5B	
Proposed Project Description: construct 2-car garage - 24'x24'		Signature:		Signature: <i>[Signature]</i>		Zone: R-3 CBL: 294 D 11	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 8-9-94	
		Signature:		Date:		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- This permit application doesn't 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.

L. Chase

PERMIT ISSUED WITH LETTER

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: _____ DATE: *6/29/94* PHONE: *797-5642*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

GEO DISTRICT **7**
M.A. Jordan



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date 9/26/94, 19__
 Receipt and Permit number 3133

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: 40 Avalon Rd.
 OWNER'S NAME: William Presby ADDRESS: _____

	FEES
OUTLETS:	
Receptacles <u>15</u> Switches <u>4</u> Plugmold _____ ft. TOTAL <u>19</u>	3.80
FIXTURES: (number of)	
Incandescent <u>6</u> Flourescent _____ (not strip) TOTAL <u>6</u>	1.80
Strip Flourescent _____ ft.	
SERVICES:	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>100</u> \$.	15.00
METERS: (number of) <u>1</u>	1.00
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 Heater _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
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: _____	21.60

INSPECTION
 Will be ready on _____, 19__; or Will Call
 CONTRACTOR'S NAME: John R. Aresta
 ADDRESS: PRTC instructor
 TEL: 874-8165
 MASTER LICENSE NO.: 03133 SIGNATURE OF CONTRACTOR: John R. Aresta
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

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

Location of Construction: 41 Avalon St Rd.		Owner: Jillie E. Priscy		Phone: (74-114)		Permit No: 940829 (16)	
Owner Address: 41 Avalon St Rd.		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: ONE		Address:		Phone:		Permit Issued: AUG - 9 1994	
Past Use: 1-fam		Proposed Use: 1-fam w 2-car garage		COST OF WORK: \$		PERMIT FEE: \$	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type 50		CITY OF PORTLAND	
Proposed Project Description: construct 2-car garage - 24'x24'		Signature:		Signature: <i>[Signature]</i>		Zone: CBL: 294 3 11	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: - 1-74	
		Signature:		Date:		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
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SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT **7**

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

8-10-94 (garage has been moved
to meet front setback requirements)

10-13-94 (Framing OK)

10-12-94 (No Doors or Siding)

12-5-94 (siding not on)

1-9-94 (no siding)

Inspection Record

Type	Date
Foundation: <i>by other Inspector or no notification</i>	
Framing: <i>OK</i>	<i>10-3-94</i>
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Inspections Services



William D. Giroux
Zoning Administrator

CITY OF PORTLAND

July 5, 1981

RE: 40 Avalon Rd.


Mr. William R. Presky
40 Avalon Rd.
Portland, ME 04103

Dear Mr. Presky,

This is in reference to your application to construct a 2-car garage at your home. I tried to call you but there was no answer. Your neighborhood was rezoned a few years ago and the setback requirements are different as a result. The garage must be setback 25' from the front property line. I also noticed a discrepancy between the property line dimensions you gave and those we have on file.

Please give me a call so we can clarify the proposed location prior to issuance of the permit.

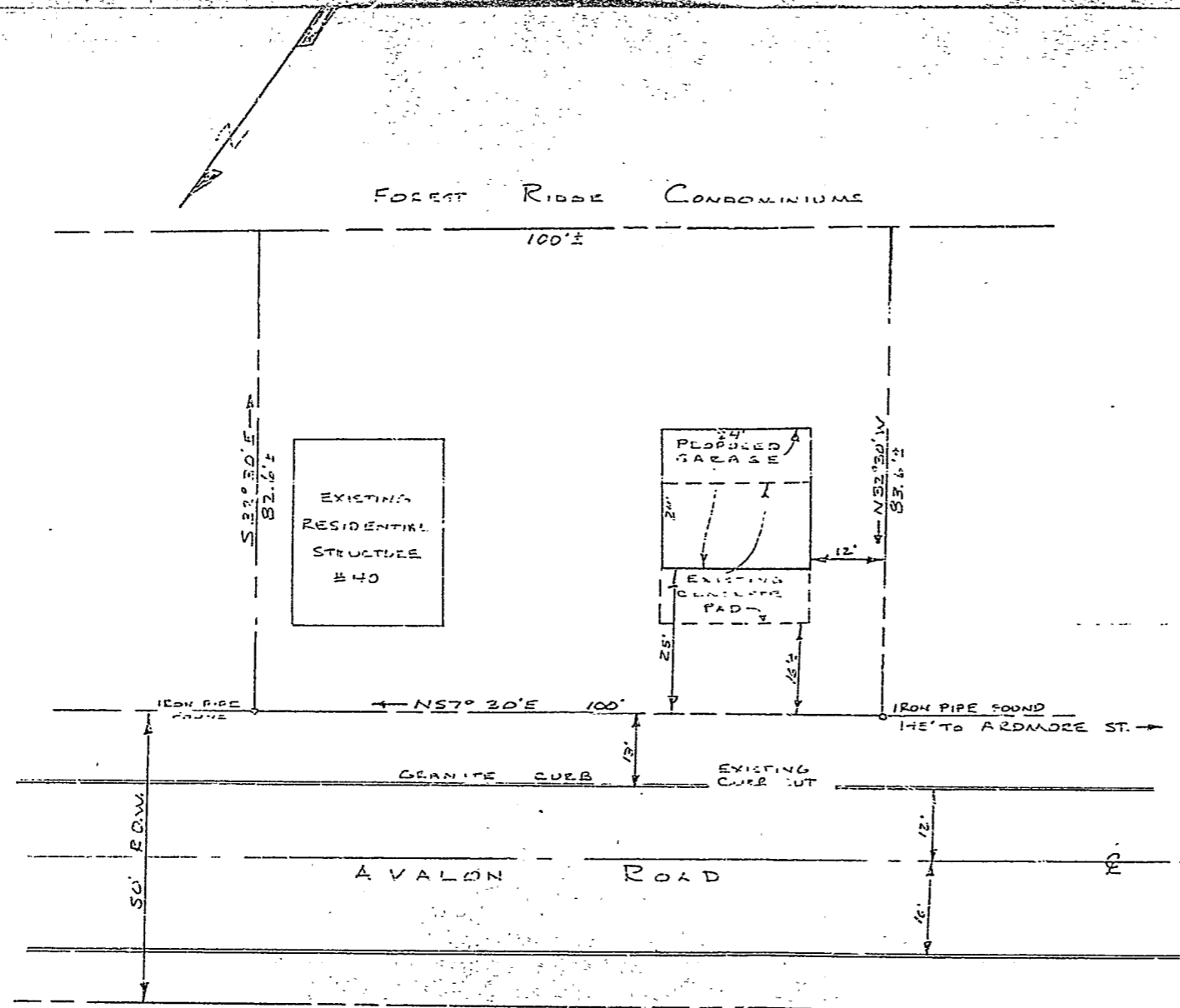
Sincerely,


William D. Giroux
Zoning Administrator

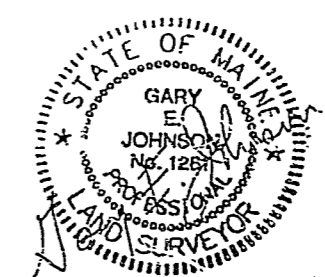
/el

cc: P. Samuel Hoffses, Chief of Inspection Services
David Jordan, Code Enforcement Officer

1. THIS PLOT PLA
2. THE LOT SHOWN
HIGHLANDS, * R
BOOK 12, PAGE
3. THIS IS NOT A
4. THE PROPERTY



*David - this is
for your files*



40 AVALON

PROF

DATE: 8-3-
PROJECT NO:

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr
Director

CITY OF PORTLAND

August 9, 1994

Mr. William R. Presky
40 Avalon Rd.
Portland, Maine 04103

RE: 40 Avalon Rd.
Portland, Maine

Dear Sir,

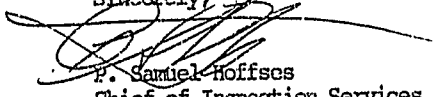
Your application to construct a garage 24'x24' has been reviewed and a permit is herewith issued subject to the following requirements: This permit doesn't preclude the applicant meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. All setbacks must meet the recent survey. Please see the letter to you from William Giroux, Zoning Administrator regarding setbacks.

If you have any questions, please give this office a call.

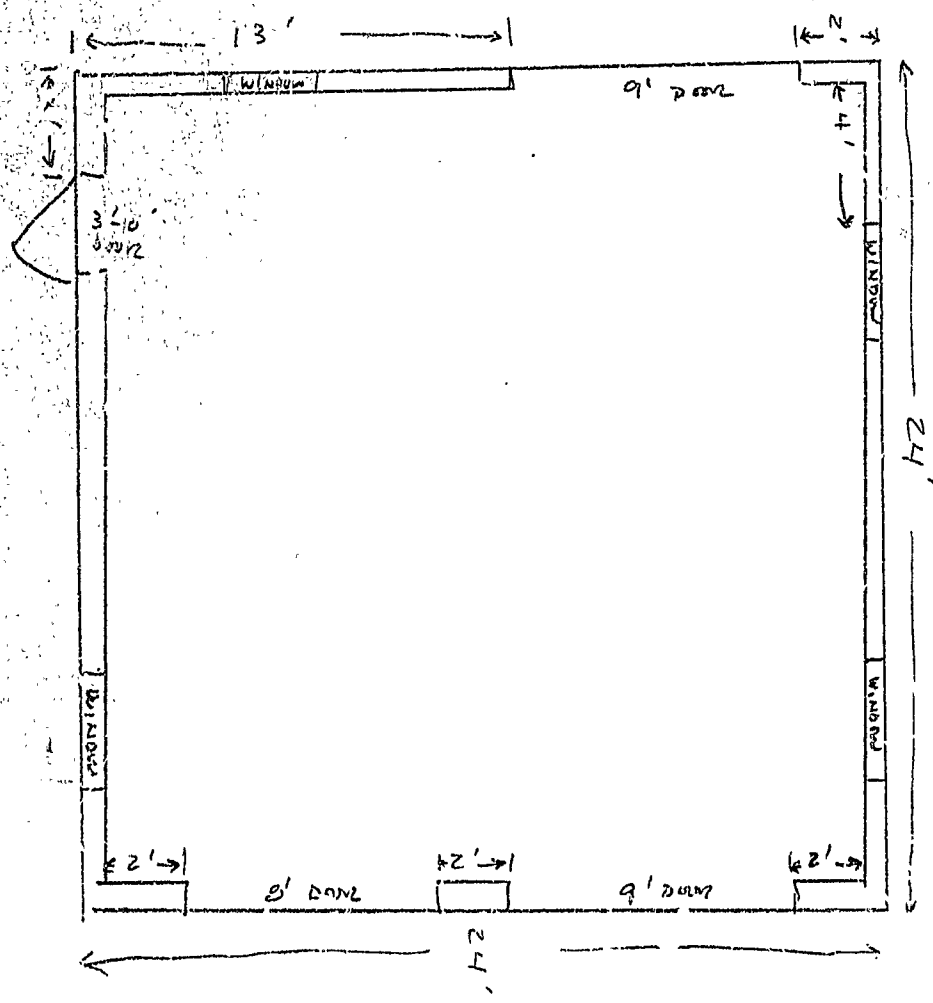
Sincerely,


S. P. Hoffses
Chief of Inspection Services

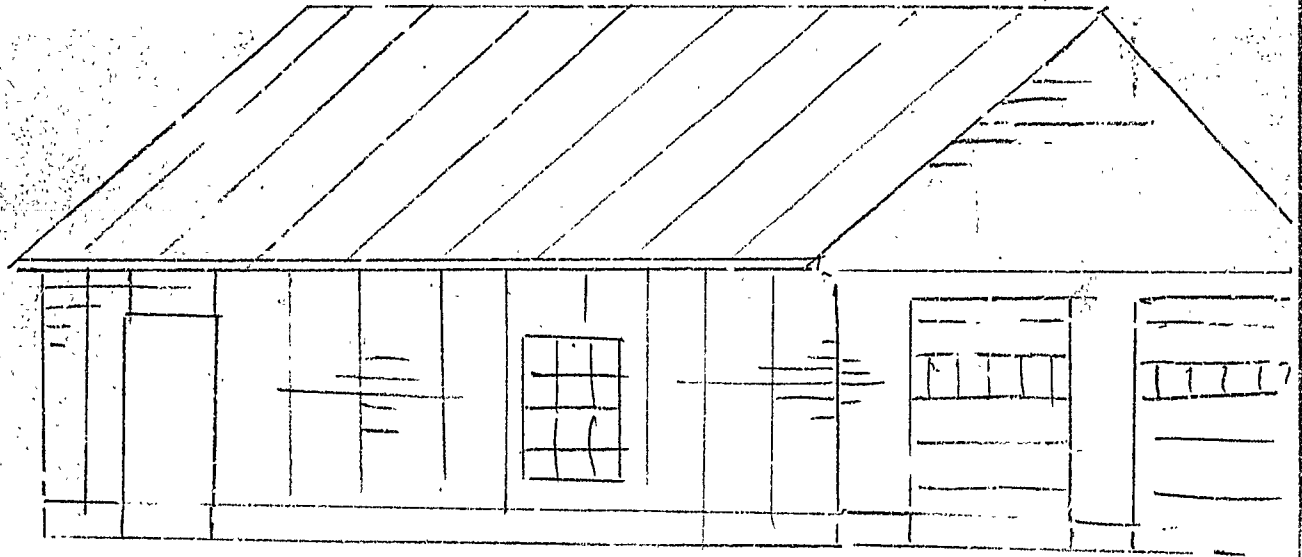
cc: William Giroux, Zoning Administrator
Attachment

2x4 STUDS 2' ON CENTER
 2x4 5/12 TRUSSES 2' ON CENTER
 1/2" CDX plywood sheathing
 pine clap board
 asphalt shingles
 6" concrete reinforced slab

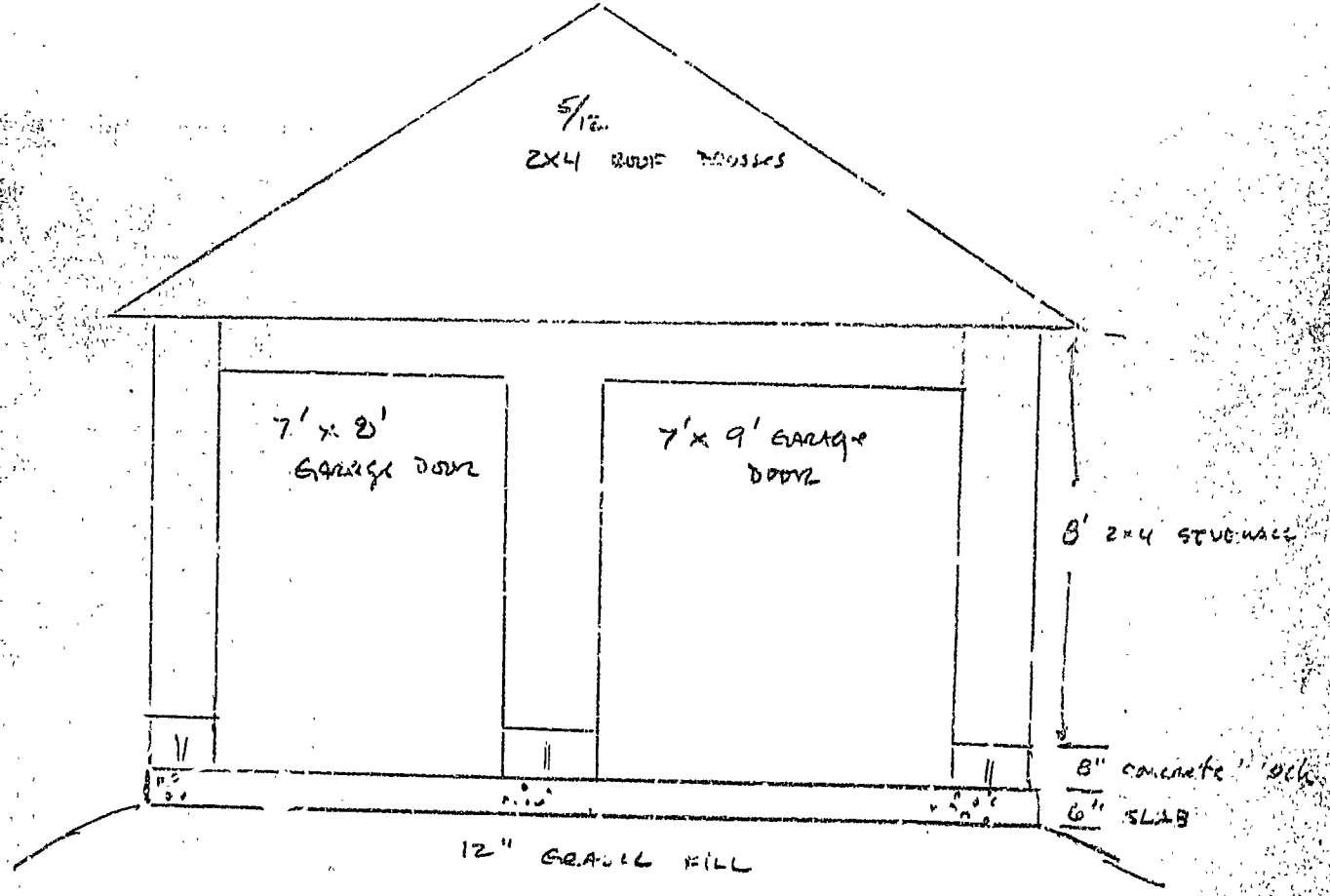
3 overhead garage
 doors
 1 - 3'0" ACCESS DOOR
 4 - 30" windows
 DOUBLE HUNG
 1 course of raised
 concrete block at base
 of perimeter



1: TRUSSES 5/12 pitch
2x4 construction
2' on center w/ SAGG ENDS



2x4 STUDS 2' on center
1/2" COX ply wood sheathing
pine clapboard finish



5/12
2x4 RAFTERS

7' x 8'
GARAGE DOOR

7' x 9' GARAGE
DOOR

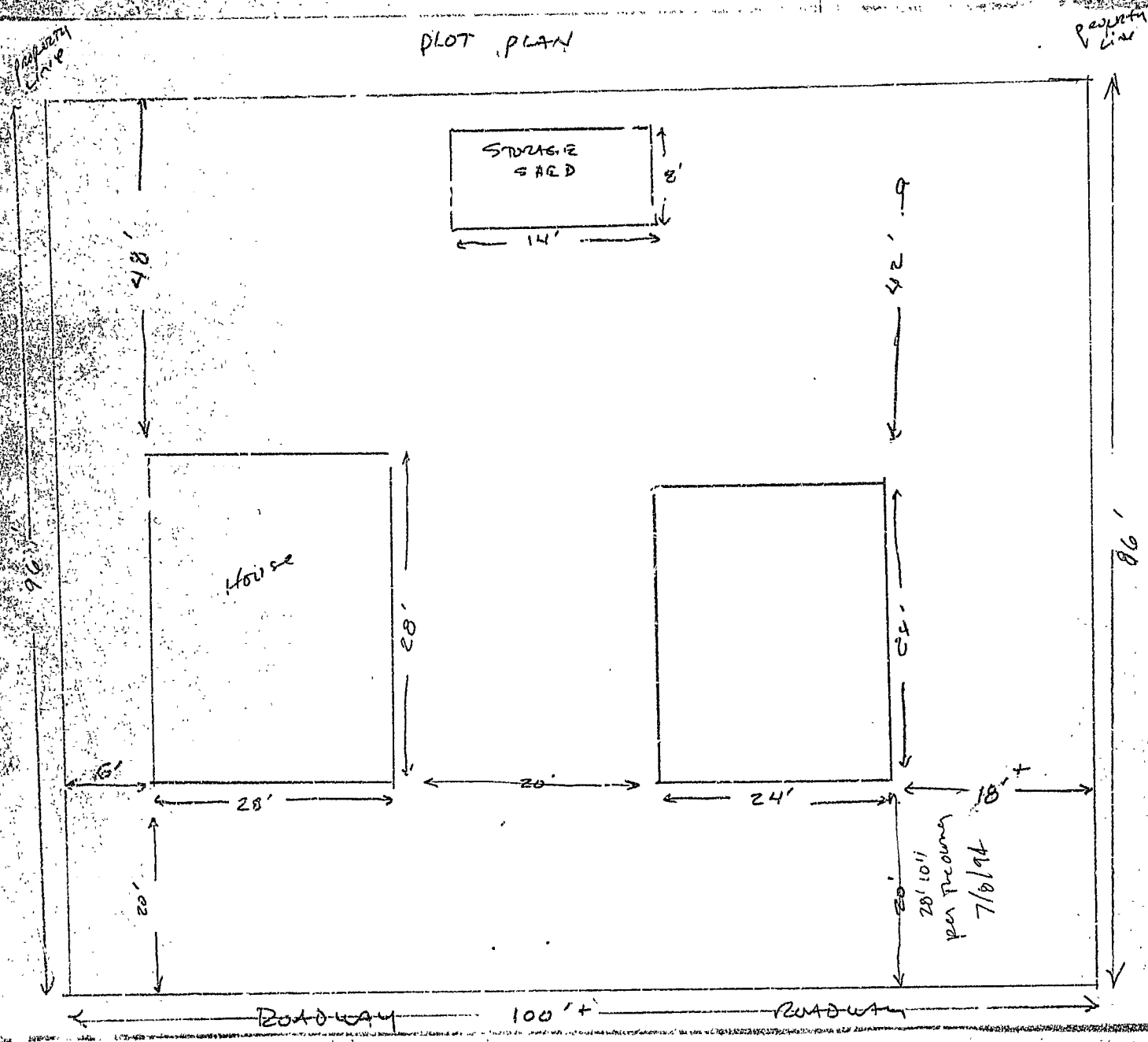
8' 2x4 STUDS

6" CONCRETE SLAB

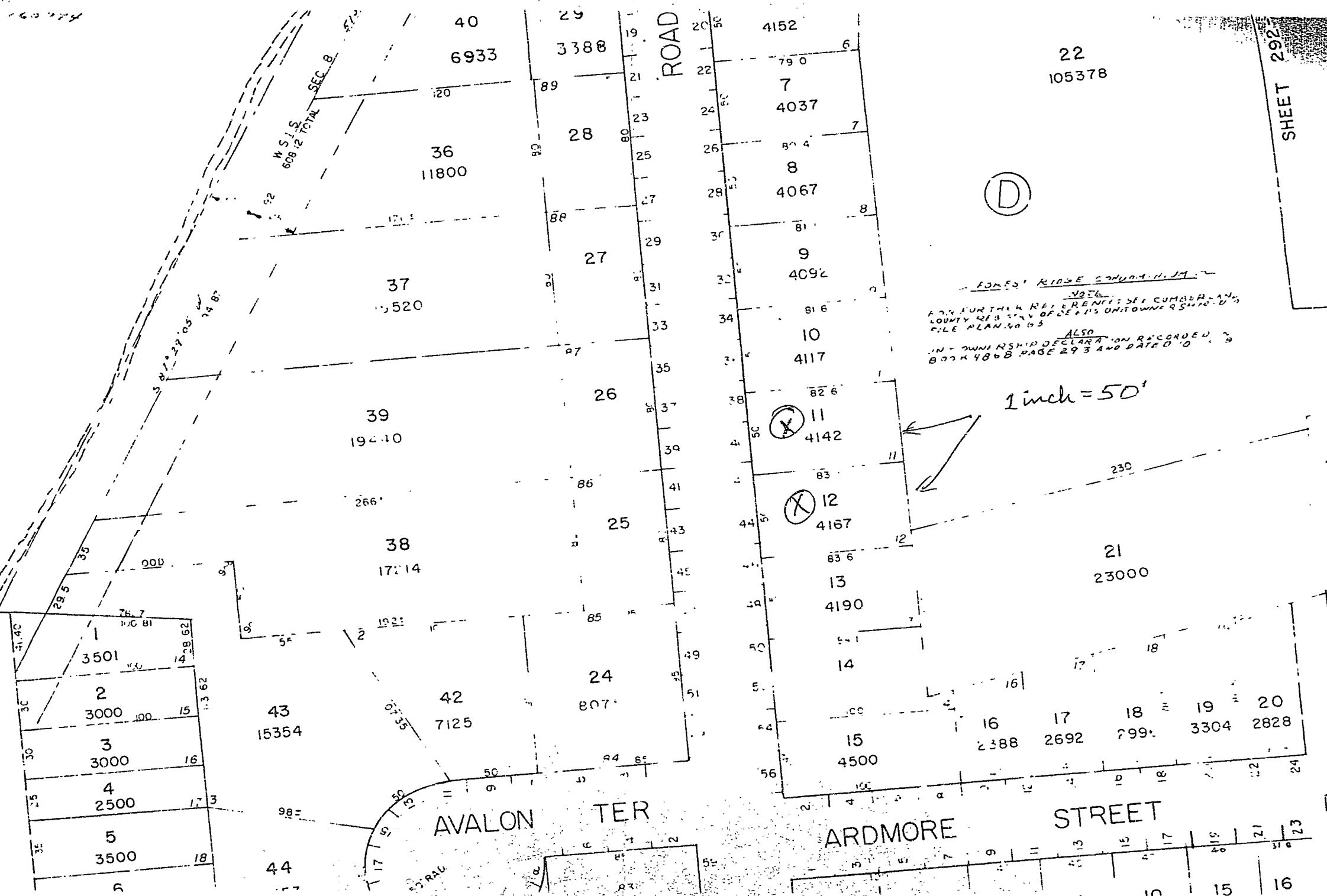
12" GRAVEL FILL

12" GRAVEL FILL

PLOT PLAN



STREET



(D)

FOR THE RIDGE COMPANY, INC.
 NOTE:
 FOR FURTHER REFERENCE SEE CUMBERLAND COUNTY REGISTRY OF DEEDS UNITOWNERSHIP NO. 10 FILE PLAN NO. 65
 ALSO
 AN OWNERSHIP DECLARATION RECORDED IN BOOK 4808 PAGE 293 AND DATED 10/10/53

1 inch = 50'

SHEET 292

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



JOHN C. KNOX


MATTHEW D. MANAHAN
THOMAS F. JEWELL
EARL R. MacDONALD
WILLIAM E. NELESKI, Jr.
REBECCA SARGENT
MICHAEL E. WESTORT

IMPORTANT NOTICE TO PERSONS APPLYING FOR AN APPEAL

whom it may concern:

As of August 1, 1987, at the request of the City Manager, the Appellant will be charged for the advertising and publication costs for his/her portion share. This cost shall be based on the number of items on the agenda and the number of notices mailed to the immediate area. This fee is in ADDITION TO the \$50.00 appeal fee and a \$25.00 fee to go towards a building permit fee if applicable. A bill will be sent to you itemizing these charges.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el
4/19/88

NECESSARY MATERIAL TO APPLY FOR AN APPEAL

1. Initial application fee is \$50.00 plus \$25.00 towards building permit (if necessary).
2. Ten (10) separate packets of the following:
 - (a) A cover letter addressed to the Board of Appeals and submitted to the Zoning Office, Room #315 explaining what you want to do.
 - (b) A plot plan showing necessary parking and the size and location of all structures, existing and proposed, in relation to the lot lines.
 - (c) A floor plan (if applicable) showing existing and proposed rooms with dimensions.
 - (d) Photos of property.
3. Owner or legal representative must sign application.
4. Appeal will not be scheduled until all material is received by this office.

PORTLAND BOARD OF APPEALS

1994 MEETING SCHEDULE

THURSDAYS IN ROOM 209, CITY HALL, PORTLAND, MAINE

DEADLINE FOR SUBMISSION
OF APPEALS AT 12:00 NOON

MEETING DATES

December 16, 1993	January 6, 1994
December 30, 1993	January 20, 1994
January 20, 1994	February 10, 1994
February 3, 1994	February 24, 1994
February 17, 1994	March 10, 1994
March 3, 1994	March 24, 1994
March 17, 1994	April 7, 1994
March 31, 1994	April 21, 1994
April 14, 1994	May 5, 1994
April 28, 1994	May 19, 1994
May ¹² 19 , 1994	June ² 9 , 1994
June 2, 1994	June 23, 1994
June 23, 1994	July 14, 1994
July 14, 1994	August 4, 1994
July 28, 1994	August 18, 1994
August 11, 1994	September 1, 1994
September 1, 1994	September 22, 1994
September 15, 1994	October 6, 1994
October 6, 1994	October 27, 1994
October 27, 1994	November 17, 1994
November 23, 1994	December 15, 1994

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



JOHN C. KNOX

MATTHEW D. MANAHAN
THOMAS F. JEWELL
EARL R. MacDONALD
WILLIAM E. NELESKI, Jr.
Elizabeth Bordowitz
MICHAEL E. WESTORT

VARIANCE APPEAL APPLICATION

Applicant's name and address: _____

Applicant's interest in property (e.g. owner, purchaser, etc.): _____

Owner's name and address (if different): _____

Address of property and Assessor's chart, block, and lot number: _____

Zone: _____ Present Use: _____

Variance from: Section 14- _____

Note: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: _____

Signature of Applicant _____

Except as specifically provided by the ordinance, a variance may be granted by the Board only where strict application of the ordinance, or a provision thereof, to the petitioner and his property would cause undue hardship. In order for the Board to find "undue hardship", the applicant must answer all of the following questions, and provide supporting evidence. The Board will consider this evidence in deciding whether to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

Yes _____ (deny the appeal)
No _____

Reasons _____

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes _____
No _____ (deny the appeal)

Reasons _____

3. Will the granting of the variance alter the essential character of the locality?

Yes _____ (deny the appeal)
No _____

Reasons _____

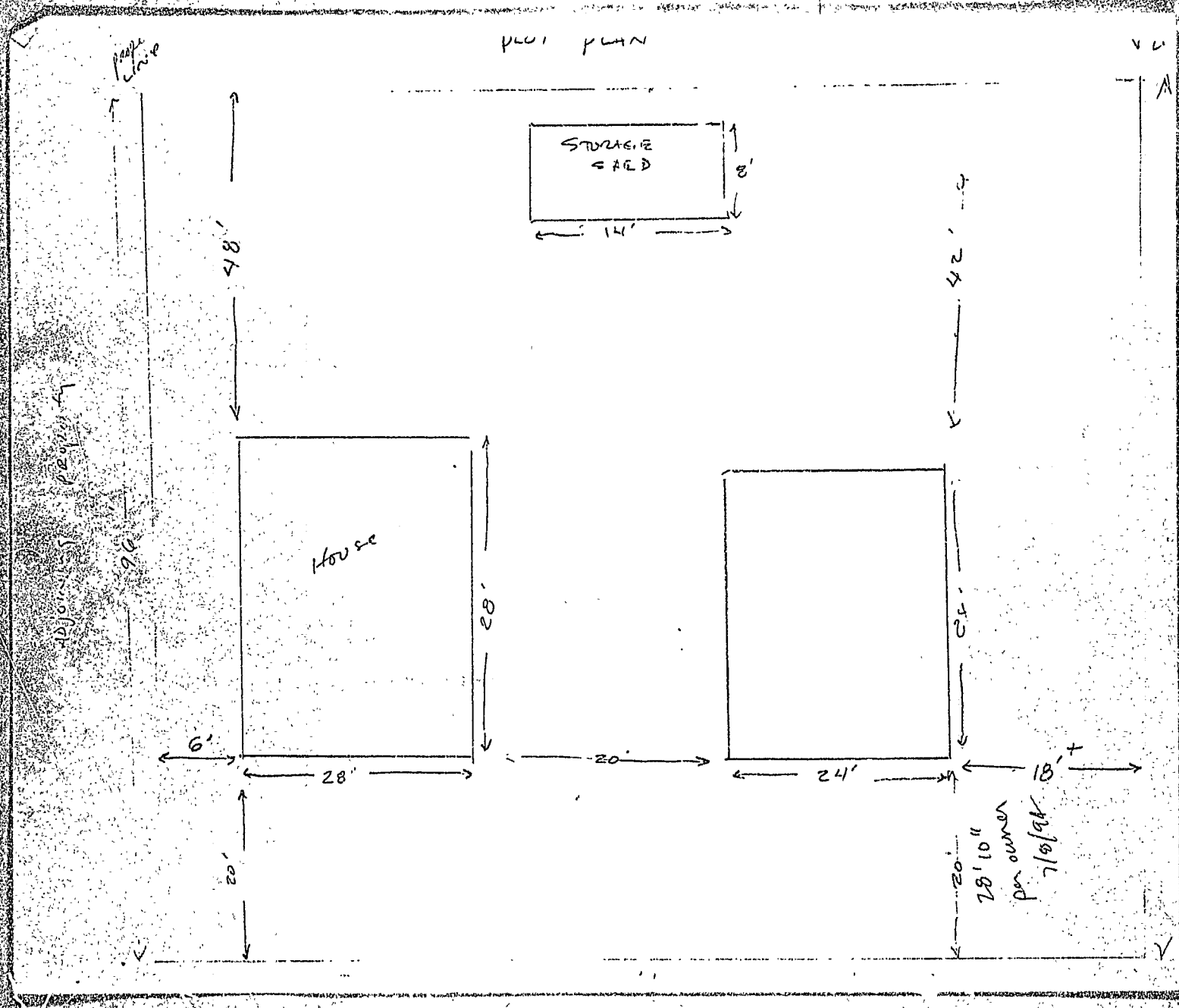
4. Is the hardship a result of action taken by the applicant or a prior owner (self-created hardship)?

Yes _____ (deny the appeal)
No _____

Reasons _____

It is up to the applicant to decide whether to file an appeal after reviewing the above requirements.

plot plan



Inspections Services



William D. Giroux
Zoning Administrator

CITY OF PORTLAND

July 5, 1994

RE: 40 Avalon Rd.

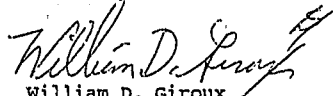
Mr. William R. Presky
40 Avalon Rd.
Portland, ME 04103

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Please give me a call so we can clarify the proposed location prior to issuance of the permit.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: F. Samuel Hoffses, Chief of Inspection Services
David Jordan, Code Enforcement Officer

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 12, 1994

RE: 40 Avalon Rd.

Mr. Presky
40 Avalon Rd.
Portland, ME. 04103

Dear Mr. Presky,

This letter is a follow up to the one I sent you last week regarding your pending application to build a garage on the above mentioned property. I visited the property today with Code Enforcement Officer David Jordan and found the garage to be well under construction. The slab has been placed and wall frames have been erected. This is a violation of section 1070 of the Building Code which states: An application shall be submitted to the code official for the activities, and these activities shall not commence without a permit being issued.

1. Construct or alter a structure
2. Construct an addition
3. Demolish or move a structure
4. Make a change of occupancy
5. Install or alter any equipment which is regulated by the code.
6. Move a lot line which affects an existing structure.

We measured your front setback as well as possible without relying on a survey or clear monumentation at your boundaries. Avalon Street does have no monuments at the corner of Range Road, however. It is not possible to measure your side setback without some level of survey being done. It appears that you have placed the garage about 18' from the front property line. This is in violation of section 14-90(4)a. of the R3 zone which requires a 25' front yard setback.

You have the right to apply for a variance within forty five (45) days from date of this letter. Failure to be granted a variance, or to move the garage in compliance with the ordinance will result in legal action.

Furthermore, you are hereby ordered to stop all work on the structure until further authorized by this department

We strongly recommend you contact a surveyor so that the lot lines are clearly established.

Sincerely,



William D. Giroux
Zoning Administrator

/el
cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Marge Schmuckal, Asst. Chief of Inspection Services
David Jordan, Code Enforcement Officer

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

Location of Construction: 40 Avalon Rd		Owner: William Presby		Phone: X XXX		Permit No: 970073	
Owner Address: 40 Avalon Rd- Ptld ME 04103		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: * Weare Bldrs		Address: 29 Sheridan St- Ptld ME 04101		Phone: 773-4605		Permit Issued: JAN 3 1 1997	
Past Use: 1-fam dwlg		Proposed Use: 1-fam w addition		COST OF WORK: \$ 15,000		PERMIT FEE: \$ 95	
Proposed Project Description: construct addition 16'x16'		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: R-3	
		Signature:		Signature:		Zoning Approval: 1/29/97	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 1/24/97		Signature:		Date:	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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SIGNATURE OF APPLICANT: [Signature] ADDRESS: _____ DATE: 1/24/97 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED
JAN 3 1 1997
CITY OF PORTLAND

Zone: CBL:
R-3
Zoning Approval: 1/29/97
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 1/27/97
[Signature]

CEO DISTRICT 7
K. Carroll