Inspections Services

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William D. Giroux Zoning Administrator

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CITY OF PORTLAND

RE: 40 Avalon Rd.

July 5, 1994

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Mr. William R. Presky 40 Avalon Rd. Portland, ME 64103

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

389 Congress Street · Portland, Maine 04101 · (207) 874-8300 c.a. 8701 · FAX 874-8716 · TTY 874-8936

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	City of Portland, Maine – Bu	ilding or Use Permit Applicati	on 389 Congress		
	40 AValon SX Rd. Owner Address: 40 Avalon St Rd.	Leasee/Buyer's Name:	esky Phone.	Phone: 874-8165 BusinessName:	- 940829
	Contractor Name:	Address:	Phone:		Permit Issued:
	owner Past Use:	Proposed Use:	COST OF WORK		5 Salar (1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
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APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

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	Date <u>9/26/94</u> , 19 Receipt and Permit number <u>3</u> [3]
Maine, the Portland Electrical Ordinance, the Nationa LOCATION OF WORK: 40 Avalon Rd.	ke electrical installations in accordance with the laws of I Electrical Code and the following specifications:
OWNER'S NAME:William Presby	ADDRESS:
	FEES
OUTLETS: Receptacles <u>15</u> Switches <u>4</u> Plugmo	old ft. TOTAL _193.80
FIXTURES: (number of) Incandescent flourescent (no	t strip) TOTAL <u>6</u> 1.80
SERVICES:	·····
OverheadX ')nderground 'Temp	orary TOTAL amperes <u>100 §</u> . <u>15.00</u>
METERS: (number of) 1	<u> </u>
MOTORS: (number of)	-
Fractional	· · · · · · · · · · · · · · · · · · ·
RESIDENTIAL HEATING:	,
Oil or Gas (number of units)	· · · · · · · · · · · · · · · · · · ·
Electric (number of rooms)	• • • • • • • • • • • • • • • • • • •
COMMERCIAL OR INDUSTRIAL HEATING:	• • • • • • • • • • • • • • • • • • •
Oil or Gas (by a main conter)	· · · · · · · · · · · · · · · · · · ·
Electric Under 20 kws Over 20 kw	······································
APPLIANCES: (number of)	
Ranges	Water Heaten
Cook Tops Wall Ovens	Disposals
Wall Ovens	Dishwashers
Fans	Compactors
Wall Ovens Dryers Fans TOTAL	
MISCELLANEOUS: (number of)	
Branch Panels	• • • • • • • • • • • • • • • • • • • •
Transformers	· · · · · · · · · · · · · · · · · · ·
Air Conditioners Central Unit	•••••••••••••••••••••••••••••••••••••••
Signs 20 sq. ft. and under	
Over 20 sq. ft.	• • • • • • • • • • • • • • • • • • • •
Over 20 sq. ft Swimming Pools Above Ground	· · · · · · · · · · · · · · · · · · ·
In Ground Fire/Burglar Alarms Residential	· · · · · · · · · · · · · · · · · · ·
Fire/Burglar Alarms Residential	• • • • • • • • • • • • • • • • • • • •
Heavy Duty Cutlets, 220 Volt (such as welders)	
TEMELET SET ME A LE CONTRACTOR ANTONIO	00
Circus, Fairs, etc.	
Circuis, Fairs, etc	• • • • • • • • • • • • • • • • • • • •
Repairs after fire /	••••••••••••••••
A SACRACIA THEIR CITES AND ALLELA	* * * * * * * * * * * * * * * * * * * *
Einergency Generators	INSTALLATION FEE DUE:
FOR ADDITIONAL WORK NOT ON ORIGINAL PER FOR REMOVAL OF A "STOP ORDER" (304-16,b)	RMIT DOUBLE FEE DUE:
STATISTIC OF A BIOF CADER (304-10,0)	TOTAL AMOUNT DUE:21.60
INSPECTION	
Will be ready on, 19_; or	Will Call X
CONTRACTOR'S NAME: John R. Aresta -	
ADDRESS: PRTC instructor TEC: 874-8165	· · · · · · · · · · · · · · · · · · ·
TEL: 874-8165	
MASTER LICENSE NO.: 03133 LIMITED LICENSE NO.:	SIGNATURE OF CONTRACTOR:
CHMITED DICENSE NO.:	John R. aresta

INSPECTOR'S COPY --- WHITE Έ÷., OFFICE COPY - CANARY CONTRACTOR'S COPY --- GREEN



AVAION IS RI.	Owner:	ς κ /	Phone.	14.	P	940829
Dwner Address: 41 Augusta 22 24.	Leasee/Buyer's Name:	Phone.	Business	Name		9400000
Contractor Nesse:	Address:	Phone.			P	ermit:Issued:
Past Use:	Proposed Use:	COST OF WORK		PERMIT FEE:		AUG - 9 1994
1-fan	1-FRM a 2-car garage	\$ FIRE DEPT. □ A		\$ INSPECTION:		
				Use Group: Type	56	CITY OF FURTLAN
		Signature:		Signature: HH		one: CBL: 294 3 11
roposed Project Description:		PEDESTRIAN AC	TIVITIE		D.) Z	Coning Approval:
		Action: A	pproved	outh Conditions:		Special Zone or Reviews:
construct ?-car ga	rage - 24° 224°	Approved w Denied		with Conditions:		Shoreland Wetland
		Signature		Date.	•	Flood Zone Subdivision
. This permit application doesn't pre	clude the Applicant(s) from meeting applicable S	Signature.		Date.		Site Plan maj minor mm
Building per nits do not include pl	umbing, septic of electrical work s not started within six (6) months of the date of iss					Zoning Appeal Variance Miscellaneous Conditional Use
 Building per nits do not include pl Building permits are void if work i 	umbing, septic of electrical work s not started within six (6) months of the date of iss	mance. False informa-		L		Variance Miscellaneous Conditional Jse Interpretation Approved Denied Historic Preservation
 Building per nits do not include pl Building permits are void if work i tion may invalidate a building per 	umbing, septic or electr' al work s not started within six (6) months of the date of iso mit and stop all work	mance. False informa-	IT IS	SSUED		Variance Miscellaneous Conditional Jse Interpretation Denied Historic Preservation Historic to Landmark Does Not Require Review
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8-10-941 (garage has been moured to met First set work require	4		
10-13-94 (Framing OK)			
12-5-94 (siding notion)			
<u>1-9-94</u> (no siding)			
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Inspections Services



William D. Ciroux Zoning Administrator

107.74

CITY OF PORTLAND

July 5, 19°:

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,

Nam William D. Giroux Zoning Administrator

/el

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

389 Congress Street · Portland, Maine 04101 · (207) 874-8300 ext. 8701 · FAX 874-8716 · TTY 874-8936





TO COSTES -

33

. Inspection Services Samuel P. Hoffser Chief



CITY OF PORTLAND

Planning and Urban Development Joseph E. Gray Jr Director 1

August 9, 1994

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

> FE: 40 Avalon Rd. Portland, Maine

Dear Sir,

Your application to construct \cdot gas permit is herewith issued subject to the permit doesn't preclude the applicant Federal laws. 24'x24' has been reviewd a llowing requirements: This 'eting applicable State and

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

1. All setwacks must meet the recent survey. Please see the letter to you from William Circux, Zoning Admistrator regarding setbacks.

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

Sincerely muel Hoffses

1.11

Chief of Inspection Services

cc: William Giroux, Zoning Administrator Attachemnt

339 Congress Street - Portland, Maine 04101 - (207) 874-8704











A PROPERTY AND JOHN C. KNOX CITY OF PORTLAND, MAINE MATTHEW D. MANAHAN THOMAS F. JEWELL EARL R. MacDONALD WILLIAM E. NELESKI, Jr. REBECCA SARGENT MICHAEL E. WESTORT ZONING BOARD OF APPEALS 2F.C.T 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 portional 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 <u>ADDITION</u> <u>TO</u> 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, wel Hoffses Chief of Inspection Services /el 4/19/88 3 389 CONGRESS STREET · PORTLAND, MAINE 04101 · TELEPHONE (207) 874-6:00

NECESSARY MATERIAL TO APPLY FOR AN APPEAL

 Initial application fee is \$50.00 plus \$25.00 towards building permit (if necessar).

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 1 gal representative must sign application.

4. App.al 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 <u>12:00 NOON</u> December 16, 1993

December 30, 1993 January 20, 1994 February 3, 1994 February 17, 1994 March 3, 1994 March 17, 1994 March 31, 1994 April 14, 1994 April 28, 1994 May 12, 1994 June 2, 1994 June 23, 1994 July 14, 1994 July 28, 1994 August 11, 1994 September 1, 1994 September 15, 1994 October 6, 1994 October 27, 1994

November 23, 1994

MEETING DATES

January 6, 1994 January 20, 1994 February 10, 15 '4 February 24, 1994 March 10, 1994 March 24, 1994 April 7, 1994 April 21, 1994 May 5, 1994 May 19, 1994 Z June TF, 1994 June 23, 1994 July 14, 1994 August 4, 1994 August 18, 1994 September 1, 1994 September 22, 1994 October 6, 1994 October 27, 1994 November 17, 1994 December 15, 1994

APPENDENT HE SHALL (MAN

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CiTY	OF PORTLAND, MAINE
	BOARD OF APPEALS
	EARL R. Ma WILLIAM E. N
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A BAR STATE	
	VARIANCE APPEAL APPLICATION
	Applicant's name and address:
	Applicant's interest in property (e.g. owner, purchaser, etc.):
and a	Owner's name and address (if different):
anna fe Refer Thu	
	Address of property and Assessor's chart, block, and lot number:
	Zone: Present Use:
, ,	Variance from: Section 14
• =1	
	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

389 CONGRESS STREET + PORTLAND, MAINE 04101 + TELEPHONE (207) 874-8300

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 <u>all</u> 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

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2.

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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?

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BITTE AUTOM

Yes_____(deny the appeal) No_____(deny the appeal) Reasons

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

Yes_____(dony 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 whother to file an appeal after reviewing the above requirements.



Inspections Services

July 5, 1994

RE: 40 Avalon Rd.

CITY OF PORTLAND

William D. Giroux Zoning Administrator

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 differenc 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: T. Samuel Hoffses, Chief of Inspection Services David Jordan, Code Enforcement Officer

389 Congress Street · Portland, Maine 04101 · (207) 874-8300 cxt. 8701 · FAX 874-8716 · TTY 874-8936

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exclosed reasonable

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

We meas red your front setback as well as possible without relying on a survey or clear monumentation at your boundaries. Avaion Street does have new 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 ((5) 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 wor? on the structure until further authorized by this department

389 Congress Street · Portland, Maine 04101 · (207) 874-8704



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 The second s

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Contraction It is the states

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

Location of Construction: 40 Avalon Ro	Owner: William Presby	Pho	ne: ØXX	Permit No: 970073	
Owner Aildress:	Lessec/Buyer's Name:		nessName.	PERMIT ISSUED	
40 Avaion RO- Ptld MF 04				Herma Issued:	
Contractor Name:	Address:	Phone:			
Past Use:	<u> </u>	MF_04101 (773- COST OF WORK	4605	JAN 3 1997	
		\$ 15,000	\$ 95		
1-fam dwlg	1-fam w addition	FIRE DEPT. C A prov	ed INSPECTION:	CITY OF PORTLAND	
		De ied	Use Group: Type:		
-				Zone: CBL:	
Proposed Project Description:		Signature:	Signature:	Zoming Approval: 12-9 10 7	
		Action: Approv	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved		
		1	ed with Conditions:	special zone of Replews:	
construct addition	16'x16'	Denied			
		~	_	□ Shoreland Charteen ich □ Wetland □ Flood Zone This Shall ich □ Subdivision & Swall Guily	
Permit Taken By:	Proto Applied Firm	Signature:	Date:		
L Chase	Date Applied For: 1	/24/97		Site Plan maj Iminor Imm I my changer Equires A,	
1 771			****	□ Variance	
	e the Applicant(s) from meeting applicable Sta	ite and Federal rules.			
2. Building permits do not include plumbi	-			Li Conditional Use	
	started within six (6) months of the date of issued at a set of the start of the start of the set of the start of the start of the set of the start of the start of the set of the start of	ance. False informa-	•	Interpretation Approved	
tion may invalidate a building permit a	id stop all work		equed	Denied	
		ERMIT	ALMERICA		
		ance. False informa- PERMIT WITH REON	210	Historic Preservation	
		MILLE.		Deboes Not Require Review	
				Requires Review	
				Action:	
I hereby certify that I am the owner of record	of the named property, or that the proposed we	ri is outhonized by the sume	- of ward and that I have been	Appoved	
authorized by the owner to make this application	ation as his authorized agent and I agree to cor	form to all applicable laws	of this jurisdiction. In addition		
if a permit for work described in the applicat	ion is issued. I certify that the code official's a	uthorized representative shall	I have the authority to enter all	1 1-107-	
areas covered by such permit at any reasona	ble hour to enforce the provisions of the code	(s) applicable to such permit		Date: 1277	
ly 1 / 2		$\frac{1}{2}$			
16 Viene		1/24/47		D- H. du R	
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:	- y name	
RESPONSIBLE PERSON IN CHARGE OF	WORK, TITLE	<u> </u>	PHONE:		
1 <i>8/</i> 51	te-Permit Desk Green-Assessor's Cana	m D.D.W. Dink Dublic Ci	la lump Card Increator		
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