

1. 04/05/18 - Agenda

Documents:

[04-05-18 AGENDA.PDF](#)

1.I. Conditional Use Appeal - 28 Harvey St

Documents:

[28 HARVEY ST - CONDITIONAL USE APPLICATION.PDF](#)  
[28 HARVEY - ZONING MAP.PDF](#)

1.II. Conditional Use Appeal - 168 Milton St

Documents:

[ZBA APPLICATION - 168 MILTON STREET.PDF](#)  
[168 MILTON ST - ZONING MAP.PDF](#)

1.III. Practical Difficulty Variance - 84 Pennell Ave

Documents:

[84 PENNELL - PRACTICAL DIFFICULTY APPLICATION.PDF](#)  
[84 PENNELL - ZONING MAP.PDF](#)

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Eric Larsson, Chair  
Donna Katsiaficas, Secretary  
Kent Avery  
Robert Bartels  
Benjamin McCall  
Joseph Zamboni  
Nicole Gray

### APPEAL AGENDA

The Board of Appeals will hold a Public Hearing on Thursday, April 5, 2018, at 6:30 p.m. in the City Council Chambers at Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following appeals:

#### 1. New Business:

- A. **Conditional Use Appeal:** 28 Harvey Street, Sarah Rubin, owner, Tax Map 224A, Block C, Lot 003, R-3 Residential Zone: The applicant is seeking a Conditional Use Appeal under Section 14-88(a)(2) to create an accessory dwelling unit within an addition that will be constructed onto the existing single-family dwelling. Representing the appeal is the owner.
- B. **Conditional Use Appeal:** 168 Milton Street, Gregory Gould, owner, Tax Map 333, Block E, Lot 041, R-2 Residential Zone: The applicant is seeking a Conditional Use approval under Section 14-410(c) for a home occupation as a confectioner within his existing single-family dwelling. Representing the appeal is the owner.
- C. **Practical Difficulty Variance Appeal:** 84 Pennell Avenue, Jayne Pasquali, owner, Tax Map 344, Block D, Lot 020, R-3 Residential Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum side setback from the required 8 feet to 5 feet [Section 14-90(d)(3)]. Representing the appeal is the owner.

#### 2. Adjournment



Michael A. Russell, MS, Director  
Permitting and Inspections Department

Ann Machado  
Zoning Administrator

**CITY OF PORTLAND ZONING BOARD OF APPEALS**  
**Conditional Use Appeal Application**

## Applicant Information:

Sarah Rubin

NAME

N/A

BUSINESS NAME

N/A

BUSINESS ADDRESS

N/A

BUSINESS TELEPHONE &amp; E-MAIL

Owner

APPLICANT'S RIGHT/TITLE/INTEREST

R3

CURRENT ZONING DESIGNATION

EXISTING USE OF THE PROPERTY:

Single Home Dwelling

TYPE OF CONDITIONAL USE PROPOSED:

One Additional Dwelling Unit per section 14-88 (a)(2)

## Subject Property Information:

28 Harvey St. Portland, Maine 04102

PROPERTY ADDRESS

224A COO 3001

CHART/BLOCK/LOT (CBL)

PROPERTY OWNER (If Different)

ADDRESS (If Different)

207-651-2424 • sarah.rubin@gorhamschools.org

PHONE # AND E-MAIL

CONDITIONAL USE AUTHORIZED BY  
SECTION 14- **88 (a)(2)**

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

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

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

SIGNATURE OF APPLICANT

March 14, 2018

DATE

Zoning Board of Appeals  
City of Portland  
389 Congress St.  
Portland, ME 04101-3509

March 14, 2018

To the Zoning Board of Appeals:

Please consider the attached application for a conditional use permit for the addition of a single dwelling at my property 28 Harvey Street (Zoned R3, CBL 224A C00 3001).

The current dwelling at 28 Harvey Street is my primary residence. I live there with my husband and two small children. The permitting package for an addition to the existing dwelling that would include additional living space and a garage is currently holding at the City permitting office.

We would also like to include in the addition a single dwelling above the garage that would be suitable for my mother to live in. We are applying for a conditional use permit for this dwelling. Our plan is to go before the board before we complete submission of the building permit package for the complete addition in order to be able to address any changes necessary before the permit application is finalized. We would only build the additional unit as part of the total expansion of the dwelling thus, the conditional use permit is contingent upon the addition building permit being approved.

The complete addition would add significant square footage to the existing dwelling and the addition of the new single dwelling would fit all of the requirements pursuant to section 14-88 of the city's building code.

Since we will have to apply for building permits and then start the build, we would also like to request a longer approval period for this Conditional Use Appeal. I know the normal expiration of ZBA appeals is six months, and I believe that in that case it would run out before we finished the proposed project. Christina Stacey at the Zoning Office suggested we request an approval period of 2 years to ensure we are able to get the permits and build without the appeal expiring.

Please contact me at 207-651-2424 or [sarah.rubin@gorhamschools.org](mailto:sarah.rubin@gorhamschools.org) with any questions or concerns. I look forward to hearing from the board.

Sincerely,  
Sarah Rubin



Owner/Occupant  
28 Harvey Street Property

**Conditional Use Criteria**  
***28 Harvey Street Conditional Use Appeal Application***

***From the Conditional Use Appeal Application:***

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and

**Lucas St. where the driveway will be located is a cut through street between two busy streets and no noticeable extra traffic would be added and the volume of traffic would be comparable to other dwellings on the street. The only extra pavement would be the amount for one off-street outdoor parking space (the other space is in the garage for a total of 5 spaces on the property).**

2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and

**The proposed unit will generate regular household waste for a 1 bedroom apartment and there will be an area for waste bins near the entry to the dwelling.**

3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

**If approved, the dwelling would exist above a garage that will be built in the same style of the current residence. The unit will not be noticeable as anything but a garage with an enclosed space above it.**

***From the R-3 Conditional Use Standard Sec 14-88 (a)2.***

Alteration or construction of a detached single-family dwelling to accommodate one (1) additional dwelling unit for the benefit of homeowners or tenants, provided that:

a. The accessory unit shall be no more than thirty (30) percent of the gross floor area of principal building and shall have a minimum floor area four hundred (400) square feet; gross floor area shall exclude any floor area that has less than two-thirds of its floor-to-ceiling height above the average adjoining ground level; gross floor area may include attic space if such space shall be included as habitable space within either dwelling unit;

- **The gross floor area of the existing principal building is: 1,443 SF.**
- **The gross floor area of the proposed principal building (including existing floor area and floor area of addition) is: 3,275 SF.**
- **The floor area of the proposed accessory unit shall be a minimum of 400 SF and a maximum of 983 SF (30% of 3,275).**
- **The floor area of the proposed accessory unit is: 477 SF (14.6% of 3,275).**

b. There shall be no open outside stairways or fire escapes above the ground floor;

**There are no open outside stairways or fire escapes above ground floor in the proposed plans.**

c. Any building additions or exterior alterations such as facade materials, building form, or roof pitch shall be designed to be compatible with the architectural style and to maintain the single-family appearance of the dwelling;

**All building additions and exterior alterations are compatible with the architectural style of the single family dwelling. See Documents: A200-A201 Proposed Elevations for design proposal.**

d. A minimum lot size of six thousand five hundred (6,500) square feet of land area shall be required;  
**The current lot at 28 Harvey Street is 12,050 sq ft.**

g. No dwelling unit shall be reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement or attic;

**The principal/current dwelling will not be reduced in size at all.**

h. Parking shall be provided as required by division 20 of this article;

**Two off-street parking spaces will be created for a total of 5 total parking spots for the two dwellings.**

i. The project shall be subject to article V (site plan) of this chapter for site plan review and approval and the following additional standards:

i. Any additions or exterior alterations City of Portland Land Use Code of Ordinances Chapter 14 Sec. 14-86 Rev. 1-18-2012 14-82 such as facade materials, building form and roof pitch shall be designed to be compatible with the architectural style of the building;

**All building additions and exterior alterations are compatible with the architectural style of the single family dwelling. See Documents: A200-A201 Proposed Elevations for design proposal.**

ii. The scale and surface area of parking, driveways and paved areas shall be arranged and landscaped to properly screen vehicles from adjacent properties and streets.

**The additional portion of the driveway needed to support a parking space for an extra occupant will be created in shortening and widening the current driveway by one parking space. The additional space will be in the garage. The driveway is hidden on the adjacent property side by a natural shrub barrier.**

j. Either the accessory unit or principal unit shall be occupied by the lot owner, except for bona fide temporary absences.

**The property owner, Sarah Rubin, will continue to occupy the principal unit.**



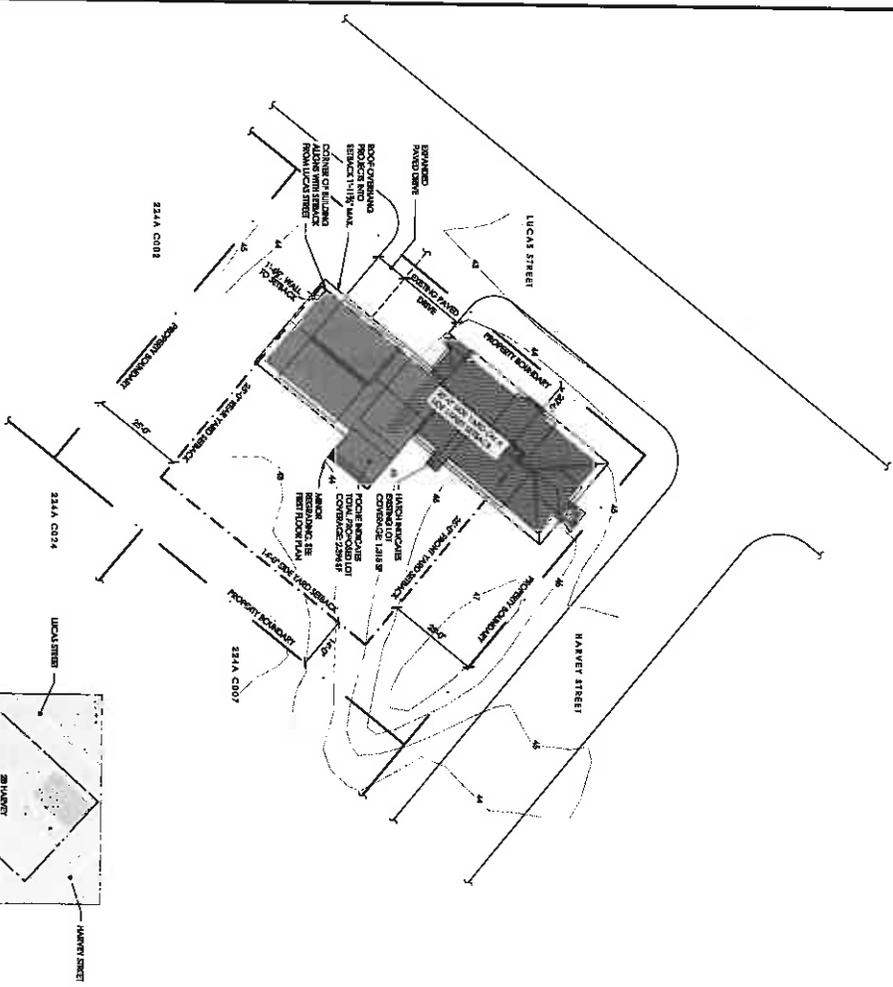
Jay T. Hadden  
Maine Licensed Architect

# Harvey Street Addition 28 Harvey Street - Portland, Maine

Scale: As Noted  
Date: March 10, 2018  
Site Plan and  
Cover Sheet

G100

**1 SIDE PLAN**  
North 1/4" = 1'-0"



## HARVEY STREET ADDITION - PERMIT SET

PROJECT DATA	ADDRESS	28 Harvey Street, Portland, Maine
Address:	28 Harvey Street, Portland, Maine	
Map:	28A, CD24-00A	
Owner Name:	M J Hadden	
Address:	28 Harvey Street, Portland, Maine	
Project:	Harvey Street Addition - Permit Set	
Submitted by:	Jay T. Hadden	
Submitted Date:	March 10, 2018	
Submitted Time:	10:00 AM	
Submitted Location:	28 Harvey Street, Portland, Maine	
Submitted Contact:	477-8742	

### GENERAL NOTES

- The set of drawings is intended for permitting, building, and general construction. General contractor and subcontractor shall be held liable for any errors or omissions in the drawings.
- Existing utility conditions may vary from what is shown on the drawings. General contractor shall verify the location and depth of all utilities before any excavation.
- Excavation shall be done in accordance with the applicable codes and regulations.
- Site conditions have not been verified. Approval of new construction shall be obtained from the City of Portland.

### MECHANICAL, ELECTRICAL, AND PLUMBING

- MECHANICAL: All mechanical equipment shall be installed in accordance with the applicable codes and regulations.
- ELECTRICAL: All electrical work shall be done in accordance with the applicable codes and regulations.
- PLUMBING: All plumbing work shall be done in accordance with the applicable codes and regulations.

### DETAILS

- Foundation: See foundation details on sheet G100.
- Roof: See roof details on sheet G100.
- Walls: See wall details on sheet G100.
- Floors: See floor details on sheet G100.
- Windows: See window details on sheet G100.
- Doors: See door details on sheet G100.
- Stairs: See stair details on sheet G100.
- Elevations: See elevation details on sheet G100.







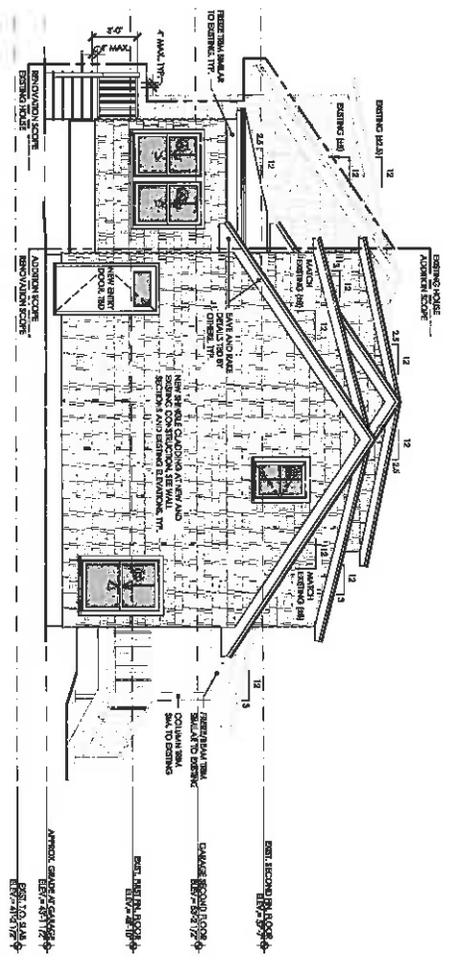
201 Number  
Maine Licensed Architect

# Harvey Street Addition

## 28 Harvey Street - Portland, Maine

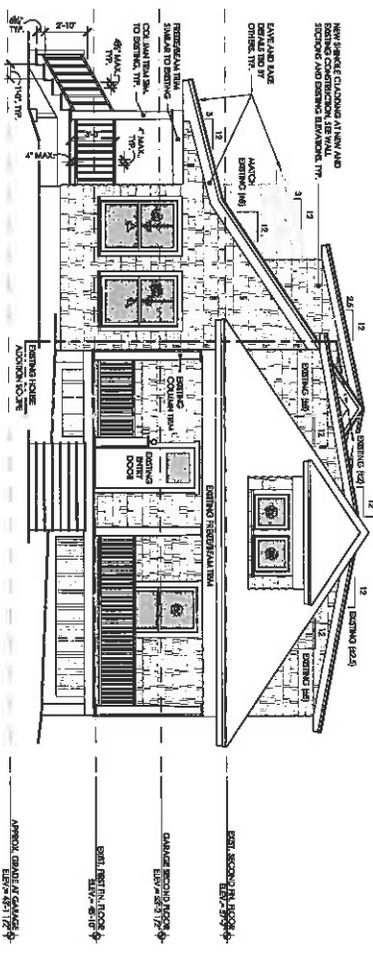
Scale: 1/4" = 1'-0"  
Date: November 09, 2018  
Proposed Elevations

A201

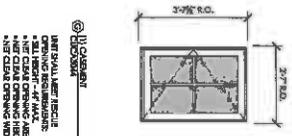


**2** PROPOSED SIDE ELEVATION  
Scale: 1/4" = 1'-0"

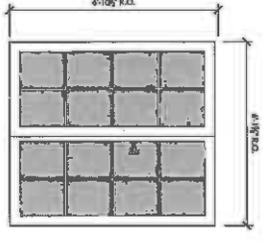
- NOTES:
- 1. EXISTING WINDOWS SHALL BE STRENGTHENED, REPAIRED, AND LOCATIONS CHANGED.
  - 2. GARAGE AND PORCHES TO BE REMOVED.
  - 3. SYMBOLS SHOWN IN NEW WINDOW PERIODIC.
  - 4. INDICATES EXISTING WINDOW TO REMAIN.
  - 5. INDICATES NEW WINDOW PERIODIC.



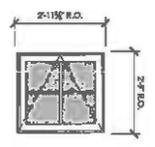
**1** PROPOSED HARVEY STREET ELEVATION  
Scale: 1/4" = 1'-0"



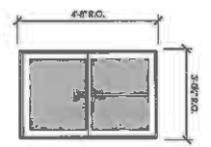
1 DOUBLE HUNG WINDOW



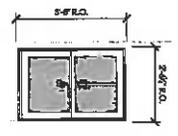
2 DOUBLE HUNG WINDOW



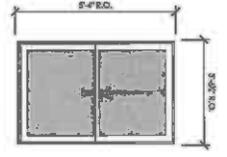
3 DOUBLE HUNG WINDOW



4 DOUBLE HUNG WINDOW



5 DOUBLE HUNG WINDOW



6 DOUBLE HUNG WINDOW

- WINDOW NOTES:
1. WINDOW OPERATIONS SHALL BE STRENGTHENED, REPAIRED, AND LOCATIONS CHANGED.
  2. GARAGE AND PORCHES TO BE REMOVED.
  3. SYMBOLS SHOWN IN NEW WINDOW PERIODIC.
  4. INDICATES EXISTING WINDOW TO REMAIN.
  5. INDICATES NEW WINDOW PERIODIC.
  6. ALL WINDOW OPERATIONS SHALL BE STRENGTHENED, REPAIRED, AND LOCATIONS CHANGED.
  7. TYPICAL WINDOW OPERATIONS SHALL BE STRENGTHENED, REPAIRED, AND LOCATIONS CHANGED.
  8. SEE WINDOW PERIODIC FOR ALL WINDOW OPERATIONS.

**3** PROPOSED WINDOW SCHEDULE  
Scale: 1/4" = 1'-0"

ISSUED FOR PERMIT







ISSUED FOR PERMIT



James R. Smith  
Professional Engineer

**Harvey Street Addition**  
28 Harvey Street - Portland, Maine

Existing  
Elevations

EX100

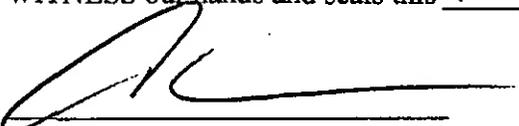
**DEED OF SALE BY PERSONAL REPRESENTATIVE**

**(MAINE STATUTORY SHORT FORM)**

**KNOW ALL PERSONS BY THESE PRESENTS, Glen E. Mayberry, of 93 Carter Street, Portland, ME 04103 duly appointed and acting Personal Representative of the Estate of Gerald E. Mayberry, deceased, whose will was duly admitted to Probate Court for Cumberland County, Maine, under Docket Number 2013- 1635, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid GRANTS to Sarah M. Rubin, of 19 Noyes Street, Portland, ME 04103, the following described real property, together with any improvements thereon, located in Portland, County of Cumberland and State of Maine, and more particularly described in EXHIBIT A attached hereto and made a part hereof.**

MAINE REAL ESTATE TAX PAID

WITNESS our hands and seals this 18 day of June, 2014.

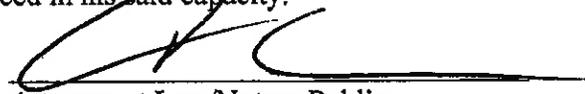
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Glen E. Mayberry Personal Representative of  
The Estate of Gerald E. Mayberry

STATE OF MAINE  
COUNTY OF CUMBERLAND.

June 18, 2014

Then personally appeared the above-named **Glen E. Mayberry**, duly appointed and acting **Personal Representative of the Estate of Gerald E. Mayberry**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

  
\_\_\_\_\_  
Attorney at Law/Notary Public

My commission expires:

**Christopher J. McLain**  
Notary Public, Maine  
My Commission Expires  
November 10, 2019

**EXHIBIT A**

A certain lot or parcel of land, with the buildings thereon, situated at Brighton Avenue Gardens, so-called, in Portland, being lots numbered fifty-eight (58) and fifty-nine (59) on Lucas Street, so-called, containing six thousand (6,000) square feet, more or less, as shown on plan of E. N. Sheffield, Civil Engineer, dated April 1921, and recorded in the Cumberland County Registry of Deeds, Book 14, Page 56.

Also another certain lot or parcel of land situated on said Lucas Street in Portland, being lots numbered sixty (60) and sixty-one (61) according to a plan of lots at Brighton Avenue Gardens, said plan having been made by E. N. Sheffield, Civil Engineer, dated April 1921, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 56.

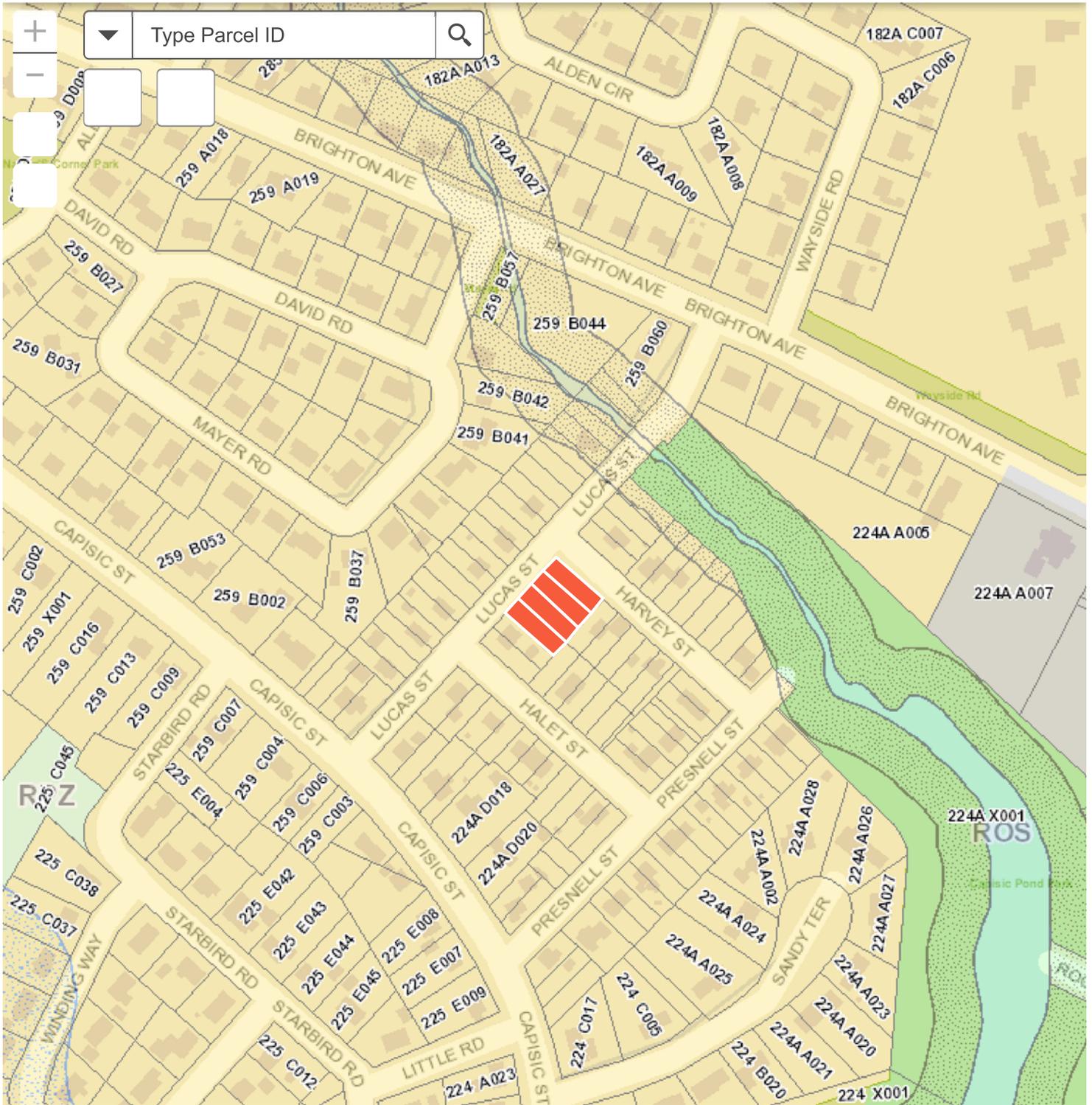
The second lot is subject to the following restrictions: No house nor other building to be built or placed on said lots to cost less than Fifteen Hundred Dollars (\$1,500.00), except that after such house has been built such out buildings as may be suitable and appurtenant may then be erected.

**Meaning and Intending** to describe the same premises as Warranty Deed from Edith E. Jenkins, Arthur H. Jenkins and Mildred G. McGann to Gerald E. Mayberry and Jeanne M. Mayberry dated June 8, 1953 and recorded in Book 2133, Page 242. Further conveyed by Quitclaim Deed from Jeanne M. Mayberry to Gerald E. Mayberry dated August 25, 2010 and recorded in Book 28068, Page 70.

Received  
Recorded Register of Deeds  
Jun 19, 2014 11:10:40A  
Cumberland County  
Pamela E. Lovley

CLERK OF SUPERIOR COURT  
CUMBERLAND COUNTY  
P.O. BOX 18738  
PORTLAND, ME 04113

# 28 Harvey St - Conditional Use



200ft

2,917,318.404 305,608.099 Feet



Michael A. Russell, MS, Director  
Permitting and Inspections Department

Ann Machado  
Zoning Administrator

**CITY OF PORTLAND ZONING BOARD OF APPEALS**

**Conditional Use Appeal Application**

**Applicant Information:**

*Gregory Gould*

NAME

*Nacciola*  
BUSINESS NAME

*168 Milton St*  
BUSINESS ADDRESS

*978 793 1058 - greg.gould1000@g.m.a.l.com*  
BUSINESS TELEPHONE & E-MAIL

APPLICANT'S RIGHT/TITLE/INTEREST

*R2*

CURRENT ZONING DESIGNATION

**Subject Property Information:**

*168 Milton St*

PROPERTY ADDRESS

*333 E041001*  
CHART/BLOCK/LOT (CBL)

PROPERTY OWNER (If Different)

ADDRESS (If Different)

PHONE # AND E-MAIL

CONDITIONAL USE AUTHORIZED BY  
SECTION 14- *410(C)*

EXISTING USE OF THE PROPERTY:

*Single Family*

TYPE OF CONDITIONAL USE PROPOSED:

*Single Family with Light Food Manufacturing  
Home Occupation*

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

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

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

*[Signature]*  
SIGNATURE OF APPLICANT

*3-19-18*  
DATE

Greg Gould  
168 Milton Street  
Portland ME 04103

Zoning Board Of Appeals  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Board,

I am requesting a variance to allow me the use of my residence at 168 Milton Street for a home occupation. My home occupation will occupy the kitchen and dining room (see plans), approximately 276 square feet (18%) of floor area of the residence.

I intend to serve as a confectioner, creating chocolate truffles, caramels and jelly candy made with locally sourced ingredients. Light food manufacturing is not currently an acceptable home occupation listed for my zone, R2, under item (2) of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation otherwise meets the criteria listed under item (1) of the same.

Standards:

1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone;
  - a. I am making confections for wholesale or catering. There is no retail.
  - b. Clients may pick up their orders at the property but there shouldn't be more than one or two extra cars in my driveway at a time. I have a six car driveway.
  - c. No vehicles even nearing a gross vehicle weight of 6,000 pounds are necessary for my home occupation.
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.
  - a. I use magnetic based induction cooktops. I don't use an oven, I don't fry anything and there are no flames.
  - b. No objectionable effects will result from my home occupation.
3. the design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.
  - a. There will be no external signage related to my home occupation.
  - b. No exterior alterations to the residence are necessary. I'm making candy in my kitchen.
  - c. I will still need to pass various health inspections.

- d. Storage of the material necessary to perform my occupation are minimal and included in the 276 square feet of floor space mentioned above.
- e. Other allowable uses in the zone include furniture restoration and the use potentially hazardous materials. Making candy will have less of an impact than that.

As you can see, my home occupation is a secondary and incidental use of my residence. The external activity level and impact is negligible and in keeping with the residential character of the Neighborhood.

Attached you will find a plot plan, floor plans, a copy of the tax map and photos of the property. I will be using the kitchen and dining area. Thank you for your assistance in this matter.

Greg Gould

Zoning Administrator  
Permitting and Inspections Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

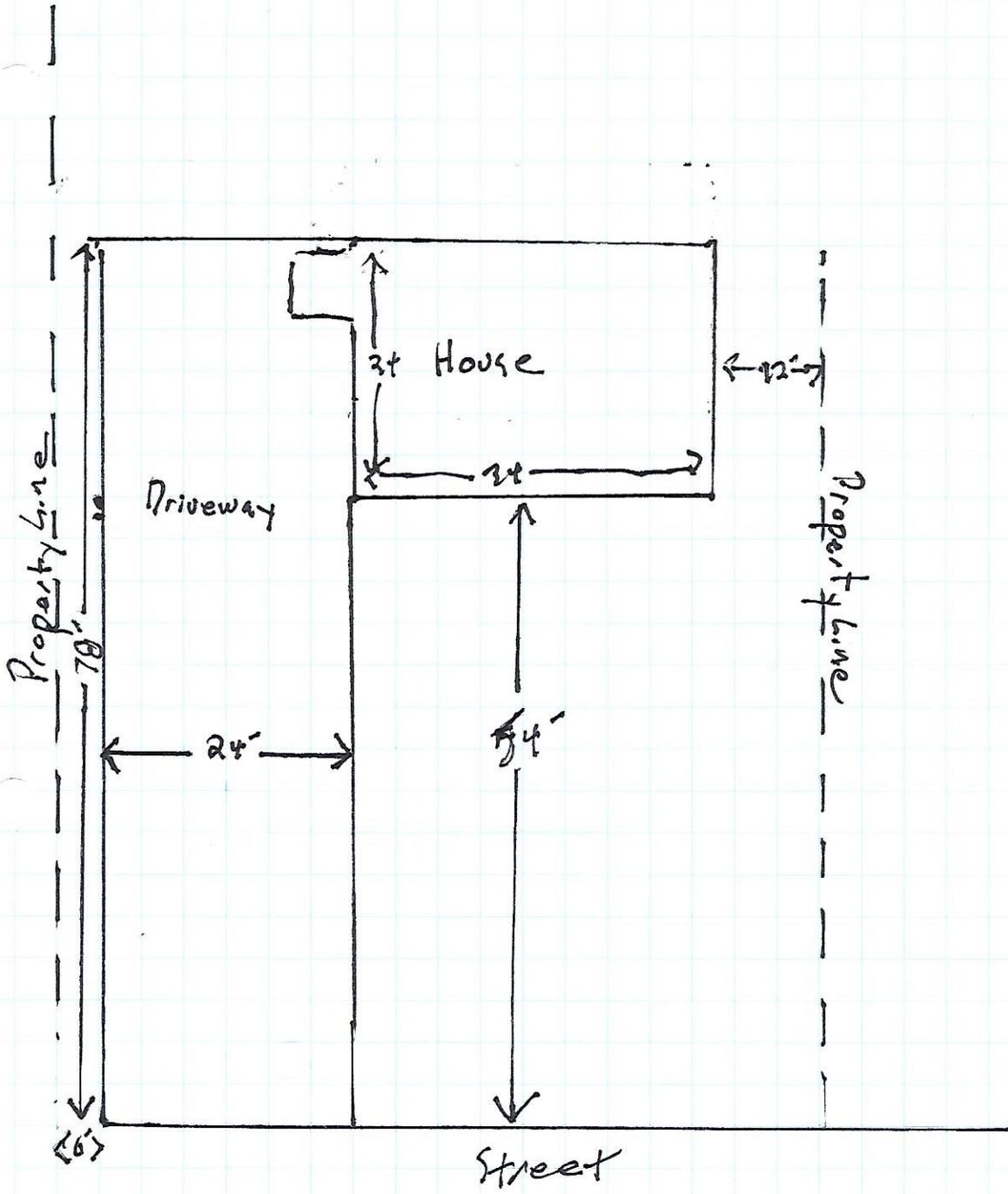
Dear Zoning Administrator:

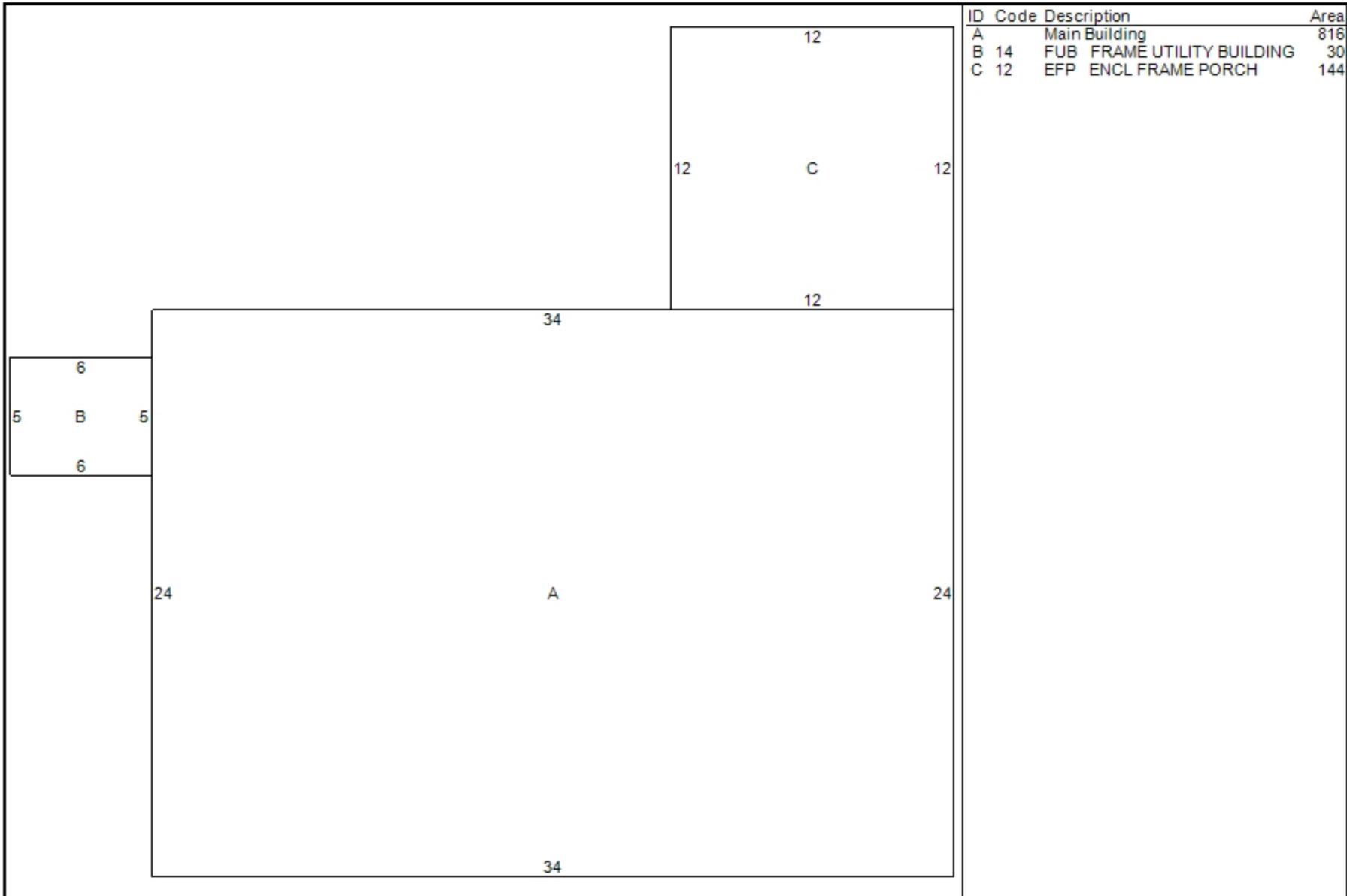
I am requesting a permit to allow me the use of my residence at 168 Milton Street for a home occupation. I intend to serve as a confectioner, creating chocolate truffles, caramels and jelly candy made with locally sourced ingredients. In effect my work will be home crafts, an acceptable home occupation listed under item (2) of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under item (1) of the same.

1. My home occupation will occupy the kitchen and dining room (see plans), approximately 276 square feet (18%) of floor area of the residence.
2. No goods will be stored displayed or be visible from outside the residence.
3. Storage of the material necessary to perform my occupation are minimal and included in the 276 square feet of floor space mentioned above.
4. Any exterior signage will be within the guidelines of non-illuminated, no bigger than square feet, attached to the building, and not protruding more than 1 foot from the building. I am not currently planning any signs.
5. No exterior alterations to the residence are necessary.
6. I have a driveway with enough space for 8 vehicles.
7. I use magnetic based induction cooktops. I don't use an oven, range, any flame, or a griddle. There are no offensive smells, noises, humidity, or any other objectionable effects as a result of this occupation.
8. There will not be more than one non resident employed in the occupation. I would like the opportunity to hire one individual if needed.
9. My business is primarily wholesale and web based. No traffic will be generated by the home occupation in greater volumes than what is currently in the neighborhood.
10. No vehicles nearing 6000 pounds are needed.

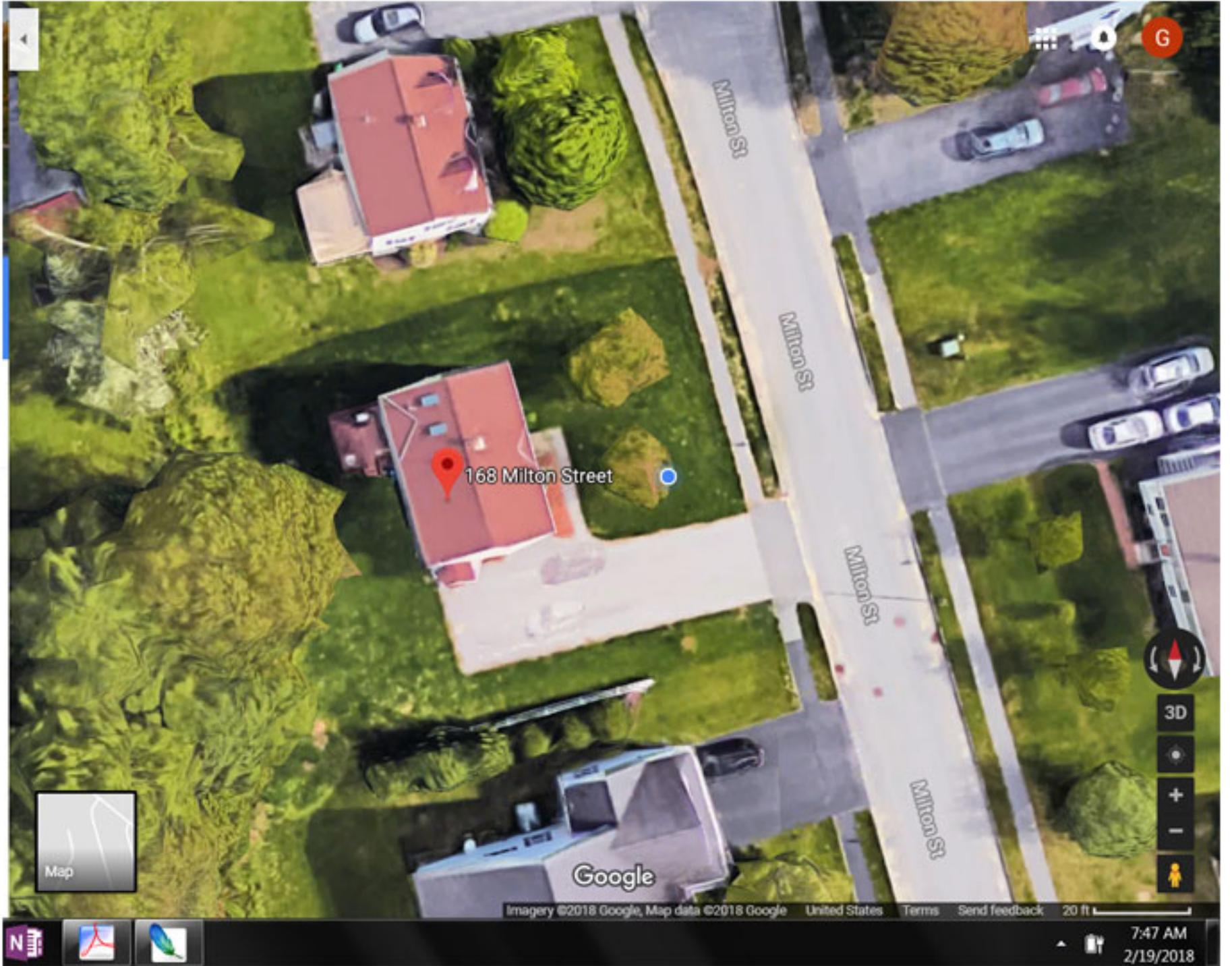
As you can see, my home occupation is a secondary and incidental use of my residence. The external activity level and impact is negligible and in keeping with the residential character of the neighborhood.

Greg Gould  
168 Milton Street  
Portland ME 04103





ID	Code	Description	Area
A		Main Building	816
B	14	FUB FRAME UTILITY BUILDING	30
C	12	EFP ENCL FRAME PORCH	144



168 Milton Street

Milton St

Milton St

Milton St

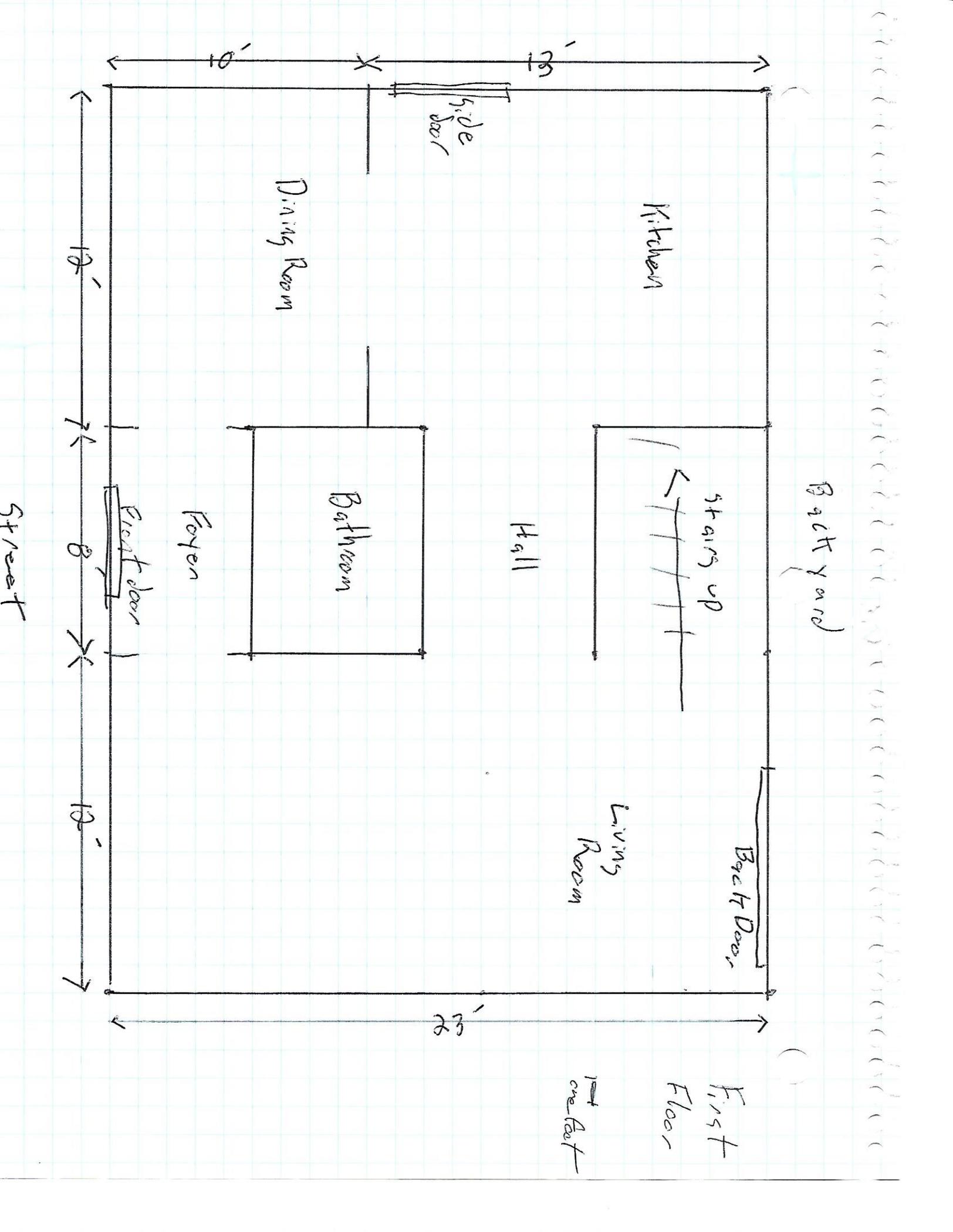
Milton St

Google

Map

Imagery ©2018 Google, Map data ©2018 Google United States Terms Send feedback 20 ft

7:47 AM  
2/19/2018



10' 13'

Side door

Kitchen

Dining Room

12'

7'

Front door

8'

7'

10'

13'

Back yard

stairs up

Hall

Bathroom

Foyer

Living Room

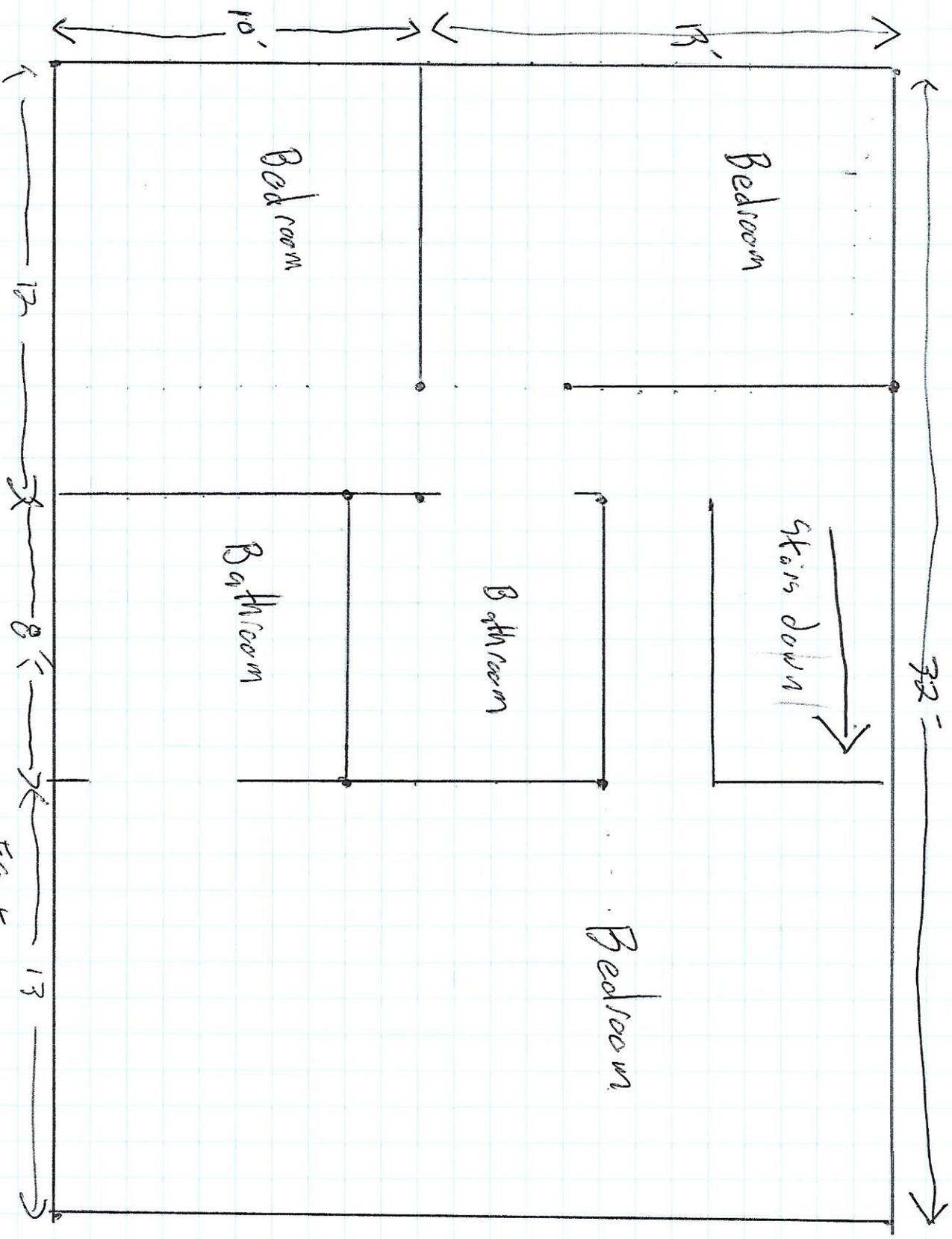
Back Door

13'

one Bath

First Floor

# Second Floor



1  
one  
foot





# WARRANTY DEED

## Joint Tenants

(Maine Statutory Short Form)

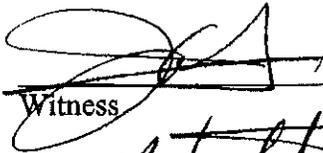
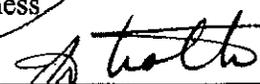
MAINE REAL ESTATE TAX PAID

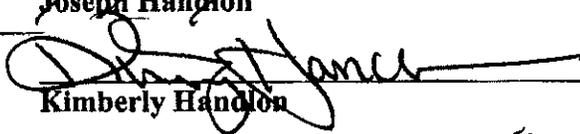
KNOW ALL PERSONS BY THESE PRESENTS, that We, **Joseph Handlon and Kimberly Handlon** of Portland, County of Cumberland and State of Maine, for consideration paid, do hereby GRANT to **Gregory A. Gould and Valerie C. Paquin-Gould**, of Portland, County of Cumberland and State of Maine, whose mailing address is 30 Preble Street, Apt. #463, Portland, ME 04101, with **Warranty Covenants and as joint tenants**, the land together with all buildings thereon situated in Portland, County of Cumberland, and State of Maine, being more particularly described as follows:

See attached Exhibit A – Property Description

WITNESS my hand and seal this 27<sup>th</sup> day of December, 2007

Signed, Sealed, and Delivered  
in the presence of:

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Witness

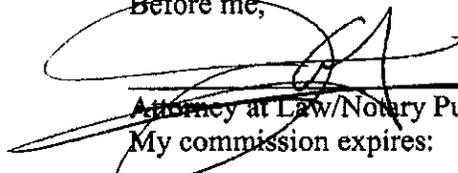
  
\_\_\_\_\_  
Joseph Handlon  
  
\_\_\_\_\_  
Kimberly Handlon

STATE OF MAINE  
COUNTY OF CUMBERLAND

27<sup>th</sup>  
December ~~28~~ 2007 JH

Personally appeared the above-named **Joseph Handlon** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Attorney at Law/Notary Public  
My commission expires:  
Printed Name

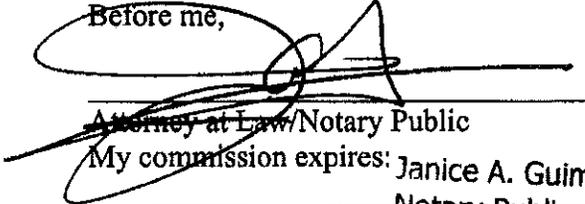
Janice A. Guilmont,  
Notary Public, Maine  
My Commission Exp. 3/2/2013

STATE OF MAINE  
COUNTY OF CUMBERLAND

December 27, 2007

Personally appeared the above-named **Kimberly Handlon**, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Attorney at Law/Notary Public

My commission expires: **Janice A. Guimont,**  
\_\_\_\_\_  
Notary Public, Maine

Printed Name

My Commission Exp. 3/2/2013

Order No: 1394478 (Gould)

EXHIBIT 'A'

A certain lot or parcel of land with any buildings and improvements thereon situated on Milton Street in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 171 on a plan entitled "Milton Street Extension Subdivision" made for Diversified Properties dated October 8, 1999 as revised, prepared by Titcomb Associates and recorded at Cumberland County Registry of Deeds in Plan Book 200, Page 184.

The lot herein conveyed is subject to and together with a 20 foot drainage easement in common with Lot 170 along the southerly sideline of the lot herein conveyed, 10 feet more or less of which is on Lot 170 and 10 feet more or less of which is on Lot 171.

The lot herein conveyed is subject to and together with a 20 foot drainage easement in common with Lot 172 along the northerly sideline of the lot herein conveyed, 10 feet more or less of which is on Lot 172 and 10 feet more or less of which is on Lot 171.

The lot herein conveyed is subject to and together with a drainage easement in common with Lots 167 through 172 along the westerly sideline of the lot herein conveyed as shown on said plan.

Also granting the right to enter upon said drainage easement area as necessary in order to maintain proper drainage from said Lot 171.

Also conveying herewith a 25 foot grading easement as shown on said Plan together with the right to enter upon said drainage and grading easement as necessary in order to maintain proper drainage from said Lots 167 through 172.

The lots herein conveyed are subject to the Notes described on said Plan.

Reference is hereby made to a deed from W & C, LLC to Joseph Handlon and Kimberly Handlon, recorded on August 29, 2006 in said Registry of Deeds as Book 24316, Page 9.

W & C

JH

Received  
Recorded Register of Deeds  
Dec 31, 2007 11:51:12A  
Cumberland County  
Pamela E. Lovley





Michael A. Russell, MS, Director  
Permitting and Inspections Department

Ann Machado  
Zoning Administrator

**CITY OF PORTLAND  
ZONING BOARD OF APPEALS**

**Practical Difficulty Variance Application**

Applicant Information:

Jayne Pasquale  
NAME

84 Pennell Ave  
ADDRESS

Portland, ME 04103

207-956-1197 jpasquale@tectamenca.com  
PHONE # & E-MAIL

owner  
APPLICANT'S RIGHT/TITLE/INTEREST  
(EG; owner, purchaser, etc)

\_\_\_\_\_  
CURRENT ZONING DESIGNATION

Subject Property Information:

84 Pennell Ave  
PROPERTY ADDRESS

344 D020001  
CHART/BLOCK/LOT (CBL)

\_\_\_\_\_  
PROPERTY OWNER (if different)

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
PHONE # & E-MAIL

\_\_\_\_\_  
PRACTICAL DIFFICULTY VARIANCE  
FROM SECTION 14-

EXISTING USE OF PROPERTY:

Single Family home

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

*The undersigned hereby makes application for a Practical Difficulty Variance as described above, and certifies that the information supplied herein is true and correct to the best of his OR her knowledge and belief.*

Jayne Pasquale  
SIGNATURE OF APPLICANT

2.28.17  
DATE

The following words have the meanings set forth below:

1. **Dimensional Standards**: Those provisions of the article which relate to lot area, lot coverage, frontage and setback requirements
2. **Practical Difficulty**: A case where strict application of the dimensional standards of the Ordinance to the property for which a variance is sought, would BOTH preclude a use of the property which is permitted in the zone in which it is located AND also result in significant economic injury to the applicant.
3. **Significant Economic Injury**: The value of the property, if the variance were denied, would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that the denial of the variance would mean the practical loss of all beneficial use of the land.

A Practical Difficulty Variance may not be used to grant relief from the provisions of Section 14-449 (Land Use Standards) to increase either volume or floor area, nor to permit the location of a structure, including, but not limited to, single-component manufactured homes, to be situated on a lot in a way which is contrary to the provisions of this article.

Notwithstanding the provisions of subsections 14-473(c)(1) and (2) of this section, the Zoning Board of Appeals (ZBA) may grant a variance from the dimensional standards of this article when strict application of the provisions of the Ordinance would create a practical difficulty, as defined herein, and when **all** the following conditions are found to exist:

“Practical Difficulty” variance standards pursuant to Portland City Code §14-473(c)(3):

1. The need for the variance is from dimensional standards of the Land Use Zoning Ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied \_\_\_\_\_ NOT Satisfied \_\_\_\_\_ (deny the appeal)  
Reason and supporting facts:

2. Strict application of the provisions of the ordinance would create a **Practical Difficulty**, meaning it would both (1) preclude a use of the property which is permitted in the zone in which it is located, and also (2) would result in significant economic injury to the applicant. (*“Significant Economic Injury” means the value of the property, if the variance was denied, would be substantially lower than its value if the variance were granted.*) To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied \_\_\_\_\_ NOT Satisfied \_\_\_\_\_ (deny the appeal)  
Reason and supporting facts:

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use, or fair market value, of abutting properties.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

6. No other feasible alternative is available to the applicant, except the variance.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

7. The granting of a variance will not have an unreasonably adverse effect on the natural environment.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

8. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. §435, nor within a shoreland zone or flood hazard zone.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:



Michael A. Russell, MS, Director  
Permitting and Inspections Department

Ann Machado  
Zoning Administrator

**CITY OF PORTLAND**  
**ZONING BOARD OF APPEALS**  
**Practical Difficulty Variance Application**

**Applicant Information:**

Jayne Pasquali  
NAME  
84 Pennell Ave  
ADDRESS  
Portland 04103

207-950-1197  
PHONE # & E-MAIL  
jpasquali@fectraamenca.com  
Owner  
APPLICANT'S RIGHT/TITLE/INTEREST  
(EG; owner, purchaser, etc)

\_\_\_\_\_  
CURRENT ZONING DESIGNATION

**Subject Property Information:**

84 Pennell Ave  
PROPERTY ADDRESS  
34A-D020001  
CHART/BLOCK/LOT (CBL)

\_\_\_\_\_  
PROPERTY OWNER (if different)  
fectraamenca.com  
ADDRESS

\_\_\_\_\_  
PHONE # & E-MAIL

\_\_\_\_\_  
PRACTICAL DIFFICULTY VARIANCE  
FROM SECTION 14-

**EXISTING USE OF PROPERTY:**

Single family Home

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

*The undersigned hereby makes application for a Practical Difficulty Variance as described above, and certifies that the information supplied herein is true and correct to the best of his OR her knowledge and belief.*

Jayne Pasquali  
SIGNATURE OF APPLICANT

3.22.18  
DATE

The following words have the meanings set forth below:

1. **Dimensional Standards**: Those provisions of the article which relate to lot area, lot coverage, frontage and setback requirements
2. **Practical Difficulty**: A case where strict application of the dimensional standards of the Ordinance to the property for which a variance is sought, would BOTH preclude a use of the property which is permitted in the zone in which it is located AND also result in significant economic injury to the applicant.
3. **Significant Economic Injury**: The value of the property, if the variance were denied, would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that the denial of the variance would mean the practical loss of all beneficial use of the land.

A Practical Difficulty Variance may not be used to grant relief from the provisions of Section 14-449 (Land Use Standards) to increase either volume or floor area, nor to permit the location of a structure, including, but not limited to, single-component manufactured homes, to be situated on a lot in a way which is contrary to the provisions of this article.

Notwithstanding the provisions of subsections 14-473(c)(1) and (2) of this section, the Zoning Board of Appeals (ZBA) may grant a variance from the dimensional standards of this article when strict application of the provisions of the Ordinance would create a practical difficulty, as defined herein, and when all the following conditions are found to exist:

"Practical Difficulty" variance standards pursuant to Portland City Code §14-473(c)(3):

1. The need for the variance is from dimensional standards of the Land Use Zoning Ordinance (lot area, lot coverage, frontage, or setback requirements).

Satisfied \_\_\_\_\_ NOT Satisfied \_\_\_\_\_ (deny the appeal)  
Reason and supporting facts:

My addition is currently in the setback on the side and a variance is needed due to this.

2. Strict application of the provisions of the ordinance would create a **Practical Difficulty**, meaning it would both (1) preclude a use of the property which is permitted in the zone in which it is located, and also (2) would result in significant economic injury to the applicant. ("**Significant Economic Injury**" means the value of the property, if the variance was denied, would be substantially lower than its value if the variance were granted.) To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

Satisfied \_\_\_\_\_ NOT Satisfied \_\_\_\_\_ (deny the appeal)  
Reason and supporting facts:

I would not be able to utilize my side entrance if I had to remove the structure and I am unable to pay to have it taken back & rebuilt. I am a single mother to 3 kids two in college and one graduating this year and going to college in the fall and I am a student as well. I put every dime I have into this addition and I have nothing else given that I had to get a land survey and pay for this hearing.

My last money I had has been spent on this

3. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

Yes. - The general conditions of the neighborhood is fine and this issue is specific to my property.

4. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use, or fair market value, of abutting properties.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

NO - Granting the variance will not produce undesirable change. It will only add to the overall property values in my neighborhood.

5. The practical difficulty is not the result of action taken by the applicant or a prior owner.

Satisfied \_\_\_\_\_ Not Satisfied \_\_\_\_\_ (deny the appeal)

Reason and supporting facts:

NO. - I provided professionally drawings, provided clarification to the city. I received an email advising my permit was approved and advised my builder. I was not aware that he had not scheduled a survey inspection and he was unaware that I hadn't either he was unfamiliar with the process as was I. Finding out now they implemented

a session once per week to meet the code officer to

wasn't available nor an option when I applied.  
I would have utilized this resource. The process is  
cumbersome and vague for a layperson unfamiliar with  
6. No other feasible alternative is available to the applicant, except the variance. Construction  
& the requirements

Satisfied  Not Satisfied  (deny the appeal)  
Reason and supporting facts:

NO. - Financially I am unable to do any  
further modifications or rebuild it a variance  
is the best option and my neighbor is agree-  
able to a variance. He bought the property  
knowing that the addition was there.

7. The granting of a variance will not have an unreasonably adverse effect on the natural  
environment.

Satisfied  Not Satisfied  (deny the appeal)  
Reason and supporting facts:

NO. The variance will not have any  
effect on the natural environment  
at all.

8. The property is not located, in whole or in part, within a shoreland area, as defined in  
38 M.R.S.A. §435, nor within a shoreland zone or flood hazard zone.

Satisfied  Not Satisfied  (deny the appeal)  
Reason and supporting facts:

NO. - I am not located near a  
Shoreland.

Attn: Zoning Board of Appeals

I submitted an application with all the necessary forms, drawings and paperwork to add an 8'X16' addition to the side of my house to replace stairs that were disintegrating on the side of my house, which I fell and broke my foot on in June of 2017.

I was asked to provide some clarification to my plans which I did and I then was advised via email on 11/4/17, that I was all set and my permit should have been approved on Friday (I've provided copies of this email). We started immediately to dig the 4' holes for the sonotubes and started construction. On Monday 11/6/17 when I arrived at work I pulled up my permit to print it off and saw that it said I need to have an inspection. I called to schedule it and they were scheduling two weeks out. I was told that I would receive a call the morning of my scheduled inspection. I received a call from Duane around 7:30 AM on the date of my inspection and I told him the situation and he said he would contact his supervisor and get back to me before he came out for the inspection. I did not hear from him all day until I called his office and left a message around 3:30 PM that day. He call me back around 3:50 and told me he was going on vacation and that he would have one of his co-workers contact me the next week to come out to do the inspection. I waited to hear from someone and no one contacted me. I called Duane back the week after that when he was back from his vacation and he came out a few days later and advised me that I need to have a survey done because I may be in the set back. I was unaware that I needed to do that as I followed the guidelines and we went by the drawings I submitted that were approved. Duane stated not to do any further construction until a survey was complete which I did comply with. I paid \$800.00 for a one line survey which they advised I was in fact in the setback zone. I made an appointment to go in and talk with Ann Machado and she advised that even though my neighbor said he has no problem giving me a variance that it didn't work that way which is what I had been told by the inspector that if my neighbor agrees to a variance then there isn't an issue. I am a single mother, I work two jobs and I support 3 children, two are in college and 1 a senior in high school. I had to spend an additional \$800.00 on a survey and now an additional \$300 to \$400 to bring this issue before the zoning board. I have depleted the money I had saved to finish my addition and I do not have the money to pay to have it taken back 3 feet (I've provided a quote from a contractor in Portland). That will cost me more than it was to build it. My friend who built it is a carpenter and he did my building as a favor very cheap to help me out. I've had many questions and although the staff in the permits department is very kind and helpful they were really unable to answer the questions I had while I was starting this process. I understand that the city has started a weekly time slot where you can come in and meet the code officer to ask questions and discuss the process. This would have been beneficial to me as I really did not understand how the process works and did my best to navigate it. I tried to do the right thing by getting a permit because that is the rule. I understand that my lack of understanding is not an excuse but I did try to do everything right and by the book. My neighbor has agreed to a variance and will either come to the meeting or will send in a letter. I ask that you please consider all of the circumstances and grant my variance as this would cause a serious financial hardship on me and would decrease the value of my property as I am unable to afford a rebuild or a tear down.

Respectfully

Jayne Pasquali

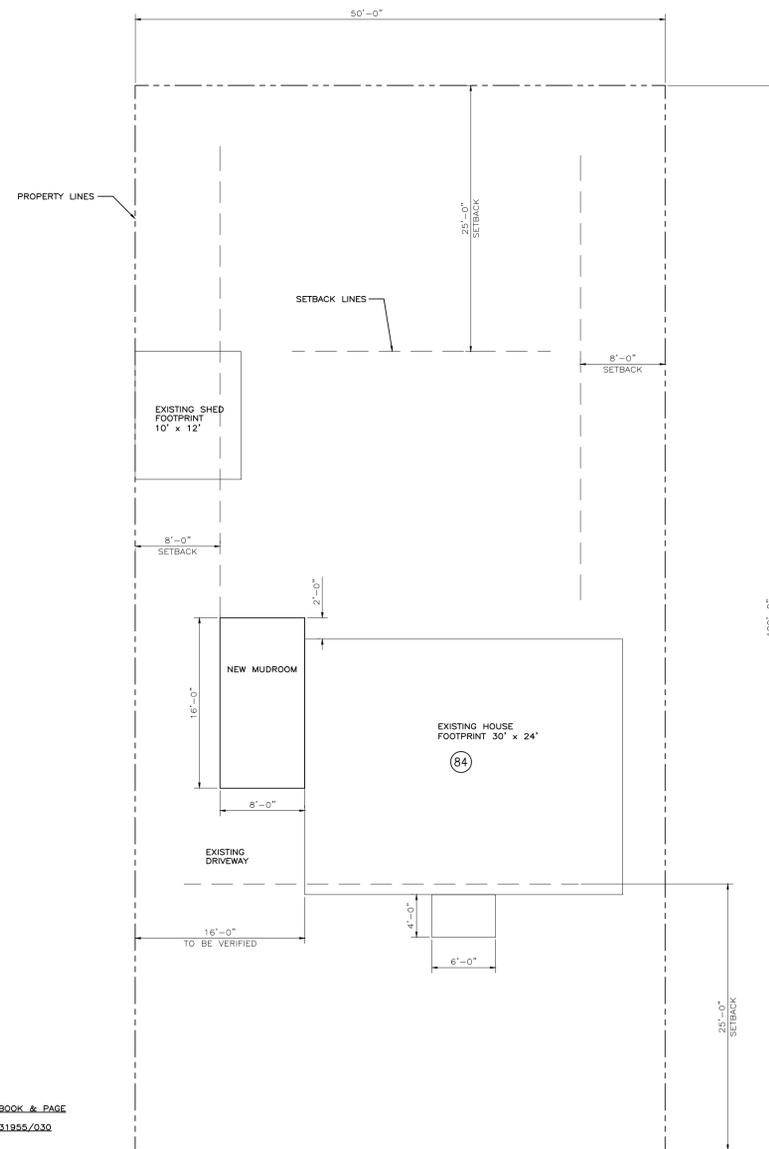
84 Pennell Ave., Portland



# City of Portland Maine GIS Viewer

with Web AppBuilder for ArcGIS





BOOK & PAGE  
31955/030

LEGAL DESCRIPTION  
344-D-20  
PENNELL AVE 84-88

CIVIC ADDRESS  
84 PENNELL AVENUE  
PORTLAND, MAINE  
04103

PENNELL AVE

**1 PLOT PLAN**  
Scale: 1/8" = 1'-0"

REV	REVISION	DATE

revisions

project  
JAYNE PASQUALI  
MUDROOM ADDITION  
PERMITTING  
PORTLAND, MAINE

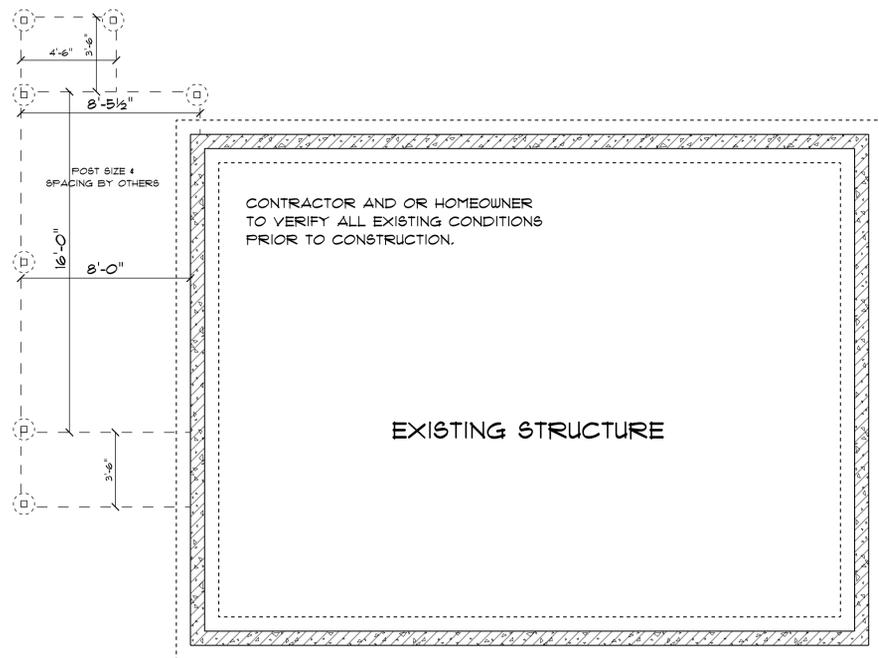
client

content  
PLOT PLAN

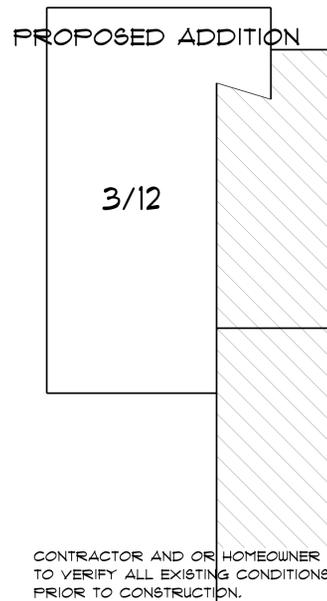
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checked by;  
date; 9/7/2017  
drawing no.

**S-01**

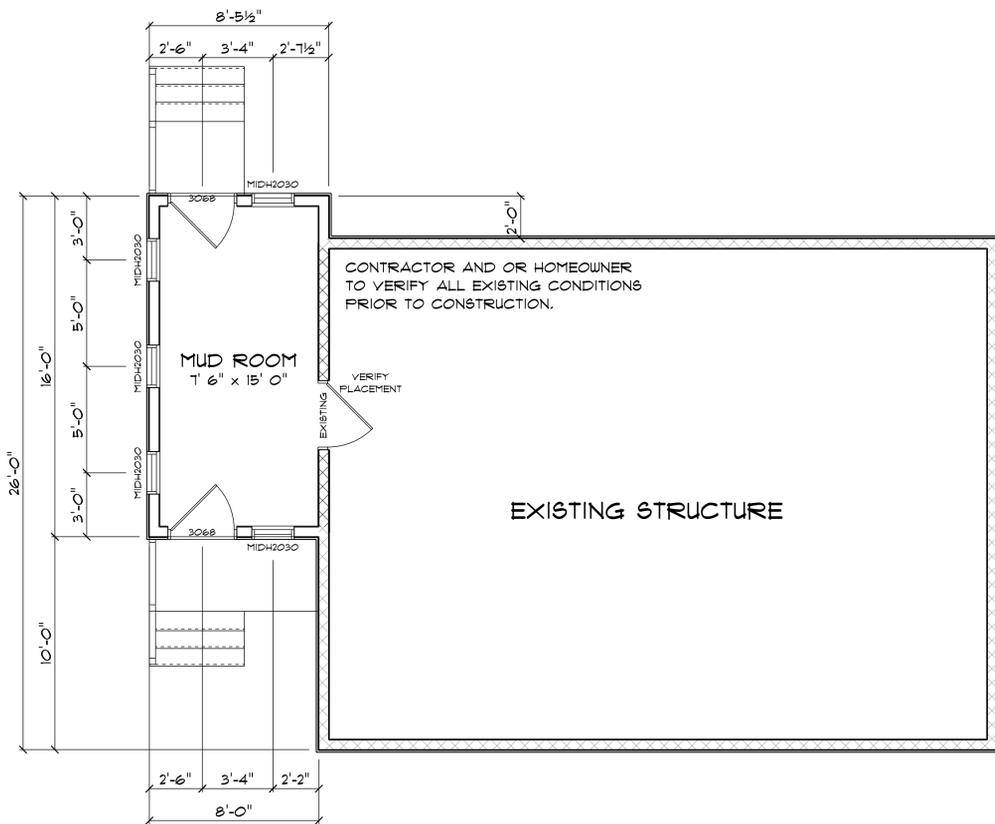




**FOUNDATION**  
SCALE: 1/4" = 1'-0"



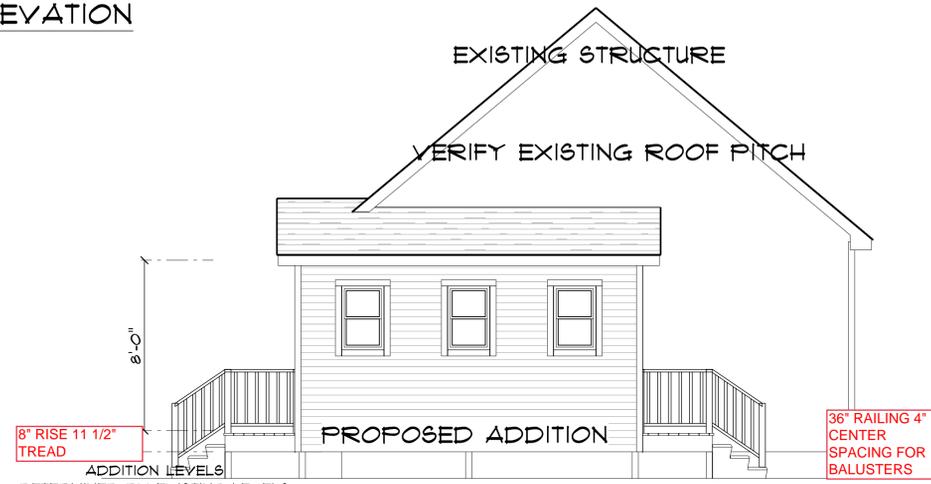
**ROOF VIEW**  
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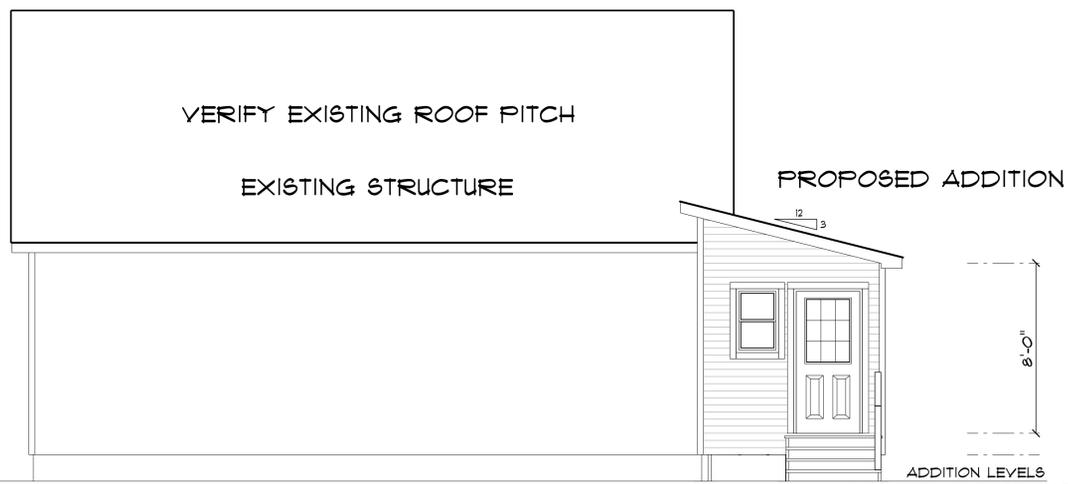
**FIRST FLOOR**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

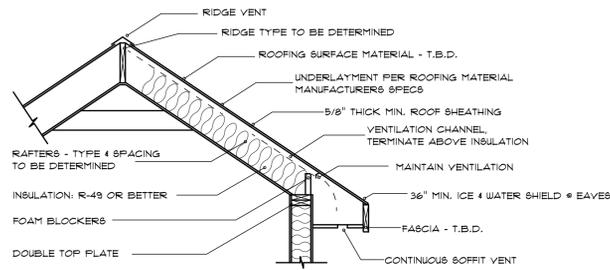
DRAWINGS ARE PROVIDED BY HAMMOND LUMBER COMPANY AS A CONSULTING SERVICE. THE INFORMATION PRESENTED IN THESE DRAWINGS IS NOT PREPARED OR REVIEWED BY A REGISTERED ARCHITECT OR ENGINEER. HAMMOND LUMBER COMPANY SUGGESTS THAT ITS CUSTOMERS SEEK THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL ADVICE. HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

DATE	5/25/2011
REV	
REV	
REV	
REV	
DATE	9/28/2011
SCALE	AS NOTED
SHEET	1 OF 2

ABB Thursday, September 28, 2011  
RAB  
DRAWING  
AD1113

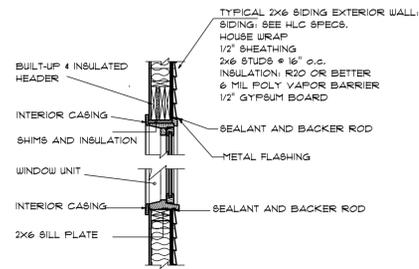
JAYNE PASQUALI  
OWNER  
8x16 ADDITION  
PORTLAND





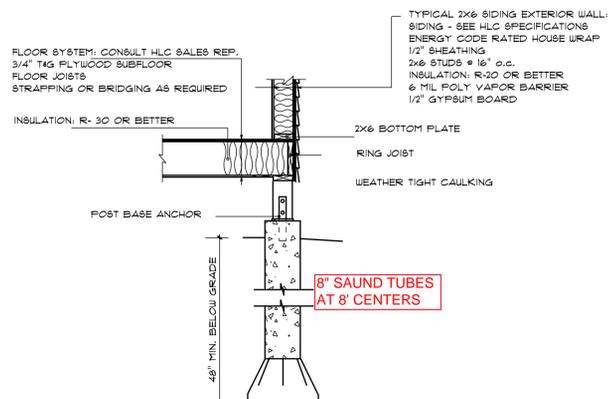
**R.2 - STICK FRAMED ROOF DETAIL**

REFER TO IRC 2009 FOR CODE REQUIREMENTS.



**W.1 - 2X6/SIDING HEADER & SILL**

REFER TO IRC 2009 FOR CODE REQUIREMENTS.



**F.1 - POST W/ 2x6 WALL**

REFER TO IRC 2009 FOR CODE REQUIREMENTS.

**SECTION DETAILS**

SEE R.2 FOR DETAILS

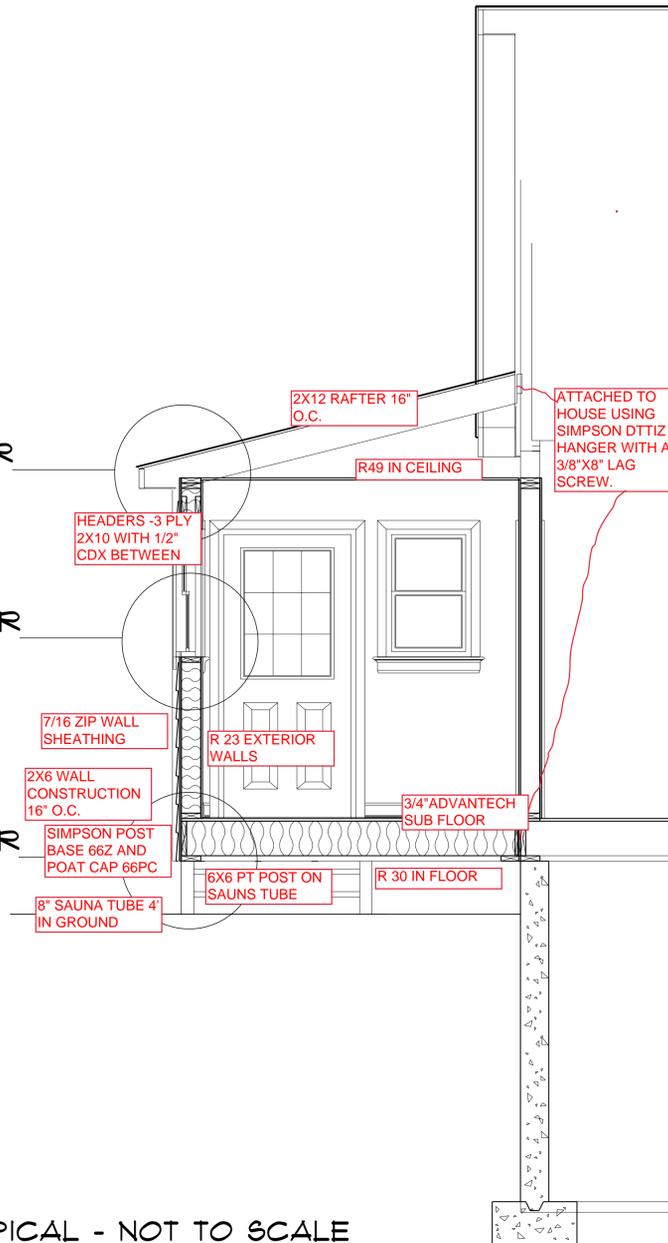
SEE W.1 FOR DETAILS

SEE F.1 FOR DETAILS

**TYPICAL - NOT TO SCALE**

HAMMOND LUMBER COMPANY HAS SUPPLIED THIS DRAWING FOR ILLUSTRATIVE AND INFORMATIONAL PURPOSES ONLY. THE HOMEOWNER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE MATERIALS CHOSEN WILL COMPLY WITH LOCAL BUILDING CODES AND/OR STANDARD BUILDING PRACTICES. HAMMOND LUMBER COMPANY SUGGESTS THAT ISN'T CUSTOMERS SEEK THE ASSISTANCE OF A REGISTERED ENGINEER OR ARCHITECT IF FURTHER INFORMATION IS NEEDED. THIS DRAWING IS NOT INTENDED TO BE USED AS A BASIS FOR CONSTRUCTION AND HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

**CROSS SECTION**



DRAWINGS ARE PROVIDED BY HAMMOND LUMBER COMPANY AS A SERVICE TO OUR CUSTOMERS. THE INFORMATION PRESENTED IN THESE DRAWINGS IS NOT PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. HAMMOND LUMBER COMPANY SUGGESTS THAT ITS CUSTOMERS SEEK THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL ADVICE. HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

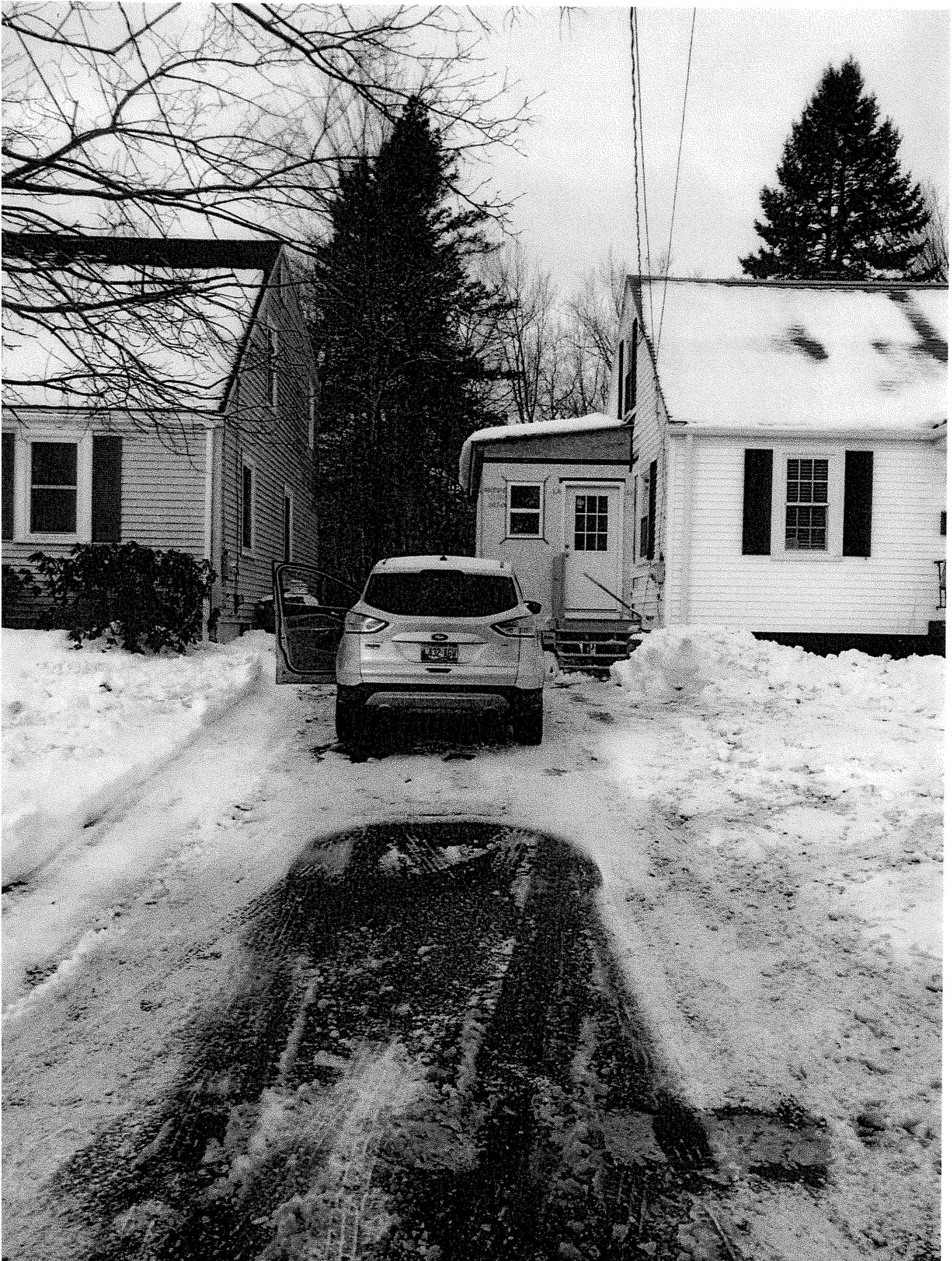
DATE	9/25/2011	SCALE	AS NOTED	SHEET NO.	2
REVISED					
DESIGNED BY	ABB	THURSDAY, SEPTEMBER 29, 2011			
CHECKED BY	RAB				

DRAWING: AD11213

JAYNE PASQUALI  
8x16 ADDITION  
PORTLAND  
OWN









LAKEVIEW  
CHINA  
207-9

LA

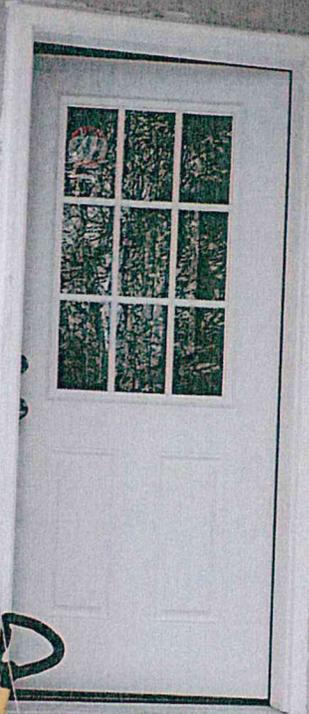
LAKEVIEW  
CHINA  
207-

  
**REX  
WRAP**  
OTHER RESISTANT BARRIER  
888-313-1837  
Interior & Exterior  
Moisture Control Requirements  
EBC 14112

LAKEVIEW LUMBER  
CHINA, MAINE  
207-968-2498



Alpha Products  
WEATHER RESISTANT BARRIER  
866-312-1837  
Meets & Exceeds  
All Building Code Requirements  
ICC ES ESR-1602





LAKEVIEW LUMBER  
CORNELIUS, MAINE  
207-966-2495



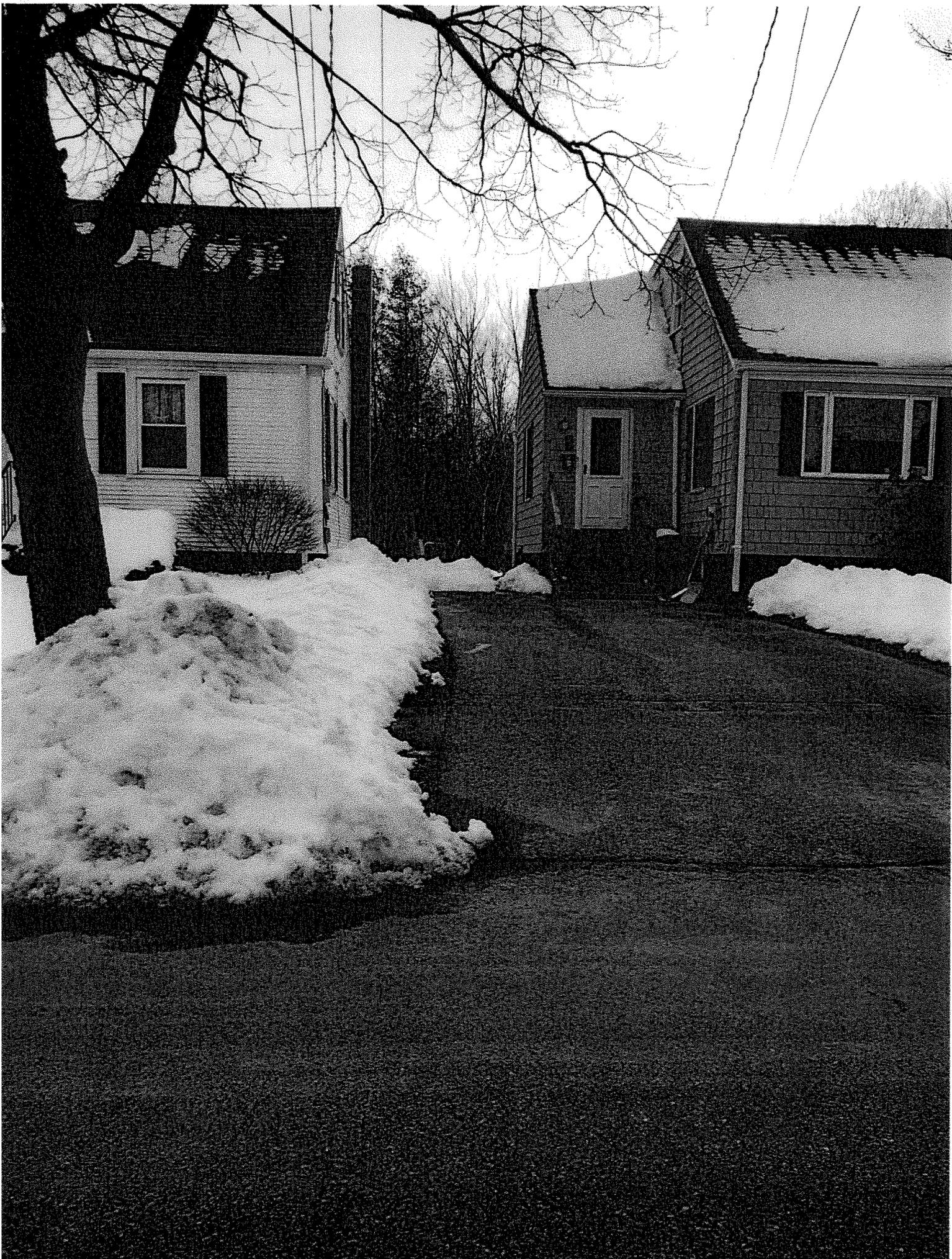


PINEVIEW LUMBER  
CANADA MAINE  
207-968-2696

RESTAURANT







## **Jayne Pasquali**

---

**From:** Jayne Pasquali  
**Sent:** Saturday, November 04, 2017 1:55 PM  
**To:** Gregory Gilbert  
**Subject:** Re: 2017-01596\_84 Pennell Avenue

Thank you you're the best

Sent from my iPhone

On Nov 4, 2017, at 1:42 PM, Gregory Gilbert <[ggilbert@portlandmaine.gov](mailto:ggilbert@portlandmaine.gov)> wrote:

Good Afternoon Jayne,

I hope all is well.

Your application should have been approved on Friday.

Please let me know if you have any other questions or concerns.

Best Regard,

**Greg Gilbert**  
Code Enforcement Officer /  
Building Plan Reviewer  
Life Safety Plan Reviewer  
Permitting and Inspections Department  
City of Portland  
389 Congress St. Rm 315  
Portland, ME 04101  
(207) 874-8700

On Thu, Nov 2, 2017 at 9:01 AM, Jayne Pasquali <[jpasquali@tectaamerica.com](mailto:jpasquali@tectaamerica.com)> wrote:

Hi Greg,

I keep checking the website to see if my permit is all set so I just wanted to reach out and make sure I didn't need to send the updated plans to anyone else and if you knew how much longer it could be? Sorry to bother you...

Thanks

Jayne

***Jayne Pasquali, Service Administrator***

O: [207-878-1732](tel:207-878-1732) | C: [207-956-1197](tel:207-956-1197) | F: [207-878-1733](tel:207-878-1733)

[image007.jpg](#) Tecta America New England f/k/a Delta Roofing, LLC

**Follow us on social media!**

[image008.jpg](#) <[image009.jpg](#)> <[image010.jpg](#)> <[image011.jpg](#)> <[image012.jpg](#)>

**From:** Gregory Gilbert [<mailto:ggilbert@portlandmaine.gov>]

**Sent:** Saturday, October 28, 2017 1:14 PM

**To:** Jayne Pasquali <[jpasquali@tectaamerica.com](mailto:jpasquali@tectaamerica.com)>

**Subject:** [2017-01596 84 Pennell Avenue](#)

Good Afternoon Jayne,

I hope all is well.

Please add the following information to the drawings:

- the size of the floor joist
- please edit the rise of the stair, reconfigure to have a max rise of 7 /34"
- Please specify what type of roof covering will be applied

If you have any questions or concerns, please let me know.

Best Regard,

**Greg Gilbert**

Code Enforcement Officer /

Plan reviewer

Permitting and Inspections Department

City of Portland

389 Congress St, Rm 315

Portland, ME 04101

(207) 874-8700

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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Return to:

Jayne Pasquali  
84 Pennell Avenue  
Portland, ME 04103

**WARRANTY DEED**

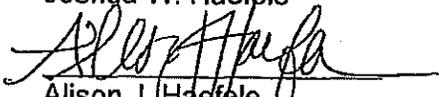
KNOW ALL MEN BY THESE PRESENTS: That we, **Joshua W. Haefele and Alison J. Haefele**, of 84 Pennell Avenue, Portland, ME 04103, for consideration paid, grant to **Jayne Pasquali**, of 35 Clifton Street, Portland, ME 04103, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Allyson Strout, dated 8/28/2007 and recorded at Book 26171, Page 73 in the Cumberland County Registry of Deeds.

Executed this 25 day of November, 2014.

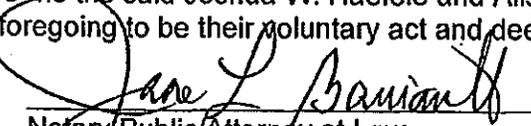
  
Joshua W. Haefele

  
Alison J. Haefele

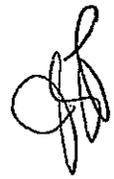
State of Maine  
County of Cumberland

11/25/2014

Then personally appeared before me the said Joshua W. Haefele and Alison J. Haefele and acknowledged the foregoing to be their voluntary act and deed.

  
Notary Public/Attorney at Law  
Commission expiration:

Jane L. Barriault  
Attorney at Law



MAINE REAL ESTATE TAX PAID

**EXHIBIT A**

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Pennell Avenue in the city of Portland, county of Cumberland, and state of Maine, being Lot No. 21 on a plan of "The Holmsteads" made by E. C. Jordon, C.E., dated September 1921, recorded in Cumberland County registry of deeds in Plan Book 14, Page 70, to which reference may be had for a more particular description.



Received  
Recorded Register of Deeds  
Dec 05, 2014 03:11:01P  
Cumberland County  
Pamela E. Lovley



