

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

2006-0230  
Application I. D. Number  
  
11/28/2006  
Application Date  
  
Duplax  
Project Name/Description

Rumbn Shopov  
Applicant  
21 School Street, Apt. 5, Portland, ME 04102  
Applicant's Mailing Address

72 - 72 Walnut St, Portland, Maine  
Address of Proposed Site  
012 Q017001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Applicant Ph: (207) 761-4334 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify)

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
			R6

**Check Review Required:**

Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_  
 Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification  
 Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location  
 After the Fact - Major  Stormwater  Traffic Movement  Other \_\_\_\_\_  
 After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 11/28/2006

**Planning Approval Status:**

Reviewer Barbara Barhydt

Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit Barbara Barhydt signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
<input type="checkbox"/> Building Permit Issue	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

**PLANNING / DESIGN ASSOCIATES**  
**RESIDENTIAL DESIGNERS / SITE PLANNERS**  
9 ALEXANDER DRIVE, WINDHAM, ME P/F 1-207- 892-2640

November 10, 2006

Sara Hopkins  
Department of Planning and Development  
Portland City Hall  
389 Congress Street  
Portland, ME 04101

**PROJECT:**  
Minor Site Plan Application  
Shopov Residence, 72 Walnut St.

Dear Sara:

Enclosed are 9 copies of the minor site plan application for review for the above project. The applicant wishes to construct a duplex residence with drive-under garage on a vacant lot with public water, sewer and gas utilities. We are providing a site plan S-1, landscape plan S-2, boundary survey S-3, exterior elevations, deed and general building documents.

The proposed residence will be a 28' x 56' two story with a garage/basement directly off Walnut Street. The exterior building facades will be a contemporary colonial design compatible with the general neighborhood pattern. Three balconies off the second floor will serve as sitting areas. All exterior lights will be a residential wall mount style. The existing curb cut will be widened 6'. A gravel drive is located to the right side. The left side of the foundation will be an 18' reinforced retaining wall. The site drops 18' from left to right sidelines. A sidewalk will lead from the drive to a single entry on the right side.

Total floor area is 3137 sf. not including the basement. Ground coverage is 42%. Stone slabs salvaged on-site will be used as stepped retaining walls to preserve the existing grades of the abutters' property. A small lawn area provides a back yard. The left side yard will be rip-rapped along the retaining wall to prevent erosion. The left and right eaves will contain gutters and downspouts.

Please feel free to contact this office for additional information if needed.

Sincerely,

Planning / Design Associates



Fred R. Panico R.L.A.

FRP/mld  
Enc.

cc: Tony Shopov



# City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: <b>72 WALNUT ST.</b> Zone: <b>R-6</b>		
Existing Building Size: <b>NA</b> sq. ft.	Proposed Building Size: <b>NA</b> sq. ft.	
Existing Acreage of Site: <b>3720</b> sq. ft.	Proposed Acreage of Site: <b>NA</b> sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart#      Block#      Lot# <b>12            R            17</b>	Property owner's mailing address: <b>RIMED SHOPOV 21 SCHOOL ST. #5 PORTLAND, ME 04102</b>	Telephone #: <b>761-4334</b>
Consultant/Agent, mailing address, phone # & contact person: <b>FRED RANCO 392-2640 PLAN/DESIGN ASSOCIATES 1 ALBERT ST. PORTLAND</b>	Applicant's name, mailing address, telephone #/Fax#/Pager#: <b>SAME</b>	Project name: <b>72 WALNUT ST.</b>

Fee For Service Deposit (all applications) \_\_\_\_\_ (\$200.00)

**Proposed Development (check all that apply)**

- New Building     Building Addition     Change of Use     Residential     Office     Retail
- Manufacturing     Warehouse/Distribution     Parking lot
- Subdivision (\$500.00) + amount of lots \_\_\_\_\_ (\$25.00 per lot) \$ \_\_\_\_\_ + major site plan fee if applicable
- Site Location of Development (\$3,000.00)  
(except for residential projects which shall be \$200.00 per lot \_\_\_\_\_)
- Traffic Movement (\$1,000.00)     Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other \_\_\_\_\_

**Major Development (more than 10,000 sq. ft.)**

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

**Minor Site Plan Review**

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

**Plan Amendments**

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

RUMBN, S HOPK  
21 SCHOOL ST.  
PORTLAND, ME  
04102

Submittals shall include (9) separate folded packets of the following:

- ✓ a. copy of application
- ✓ b. cover letter stating the nature of the project
- ✓ c. site plan containing the information found in the attached sample plans checklist S1, S2, S3, A1, A2
- ✓ d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 9 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: [portlandmaine.gov](http://portlandmaine.gov)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:

✓ R. Skuy

Date:

11-28-06

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.

SK12952PG079

08103

SHORT FORM WARRANTY DEED

Nicole D'Entremont of 29 Walnut Street, Portland, Maine 04101, FOR CONSIDERATION PAID, grants to Rumon I. Shopov of 1043 Congress Street, Portland, Maine 04102, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land situated on the southeasterly side of Walnut Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at a point on the southeasterly side of Walnut Street eighty (80) feet westerly from the corner formed by the intersection of the southeasterly side of Walnut Street with the westerly side of North Street, said point of beginning being at the westerly corner of a lot of land formerly owned by Algernon Fossett; thence from said point of beginning running southeasterly on the westerly line of said Fossett land and land formerly owned by Mary A. Bowdren seventy-eight and one-half (78 1/2) feet, more or less, to the northwesterly side of said cement wall now on land now or formerly of Rose Burns; thence southwesterly on a line with the northwesterly side of said cement wall and the same line continued forty-five and one-half (45 1/2) feet, more or less, to a point; thence North 16° 20' 00" West on a course which makes an angle to the south from the westerly direction of Walnut Street of 81° 25' 00" a distance of seventy-eight and one-half (78 1/2) feet, more or less, to said Walnut Street; thence northeasterly by said Walnut Street forty-five and one-half (45 1/2) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor herein by deed of Rodney S. Quinn and Melba R. Quinn dated March 29, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6721, Page 178.

WITNESS my hand and seal this 14th day of February, 1997

WITNESS

Nicole D'Entremont

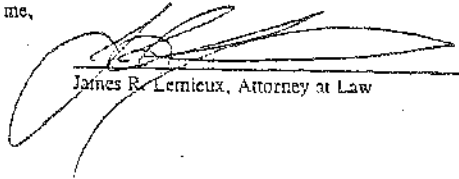
8K12952PG080

STATE OF MAINE  
Cumberland, ss.

February 14, 1997

Personally appeared the above named Nicole D'Entremont and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
James R. Lemieux, Attorney at Law

RECEIVED  
RECORDED REGISTRY OF DEEDS  
97 FEB 19 PM 1:35  
CUMBERLAND COUNTY  
*John B. O'Brien*