

FULL IN AND SIG 4 WITH INK



PERMIT ISSUED
FEB - 5 1966
CITY OF PORTLAND

Portland, Maine.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. 05 February 1996

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications

Location	41-45 Deane St	Use of Building	Duplex	No. Stories	New Building Existing "
Name and address of owner of appliance	Timothy Higgins				
Installer's name and address	Provencher Oil & Heating 178 Cleaves St Biddeford, ME 04005				
				Telephone	28-3068

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material on floor surface or beneath? no
If so, how protected? Kind of fuel? #2 oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 18" 3'
From top of smoke pipe 12" From front of appliance 3' From sides or back of appliance 12"
Size of chimney flue 8 x 8 Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour 140,000
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett Labelled by underwriters' laboratories? yes.....

Will operator be always in attendance? yes Does oil supply line feed from top or bottom of tank? bottom.....

Type of floor beneath burner concrete Size of vent pipe 6".....

Location of oil storage basement Number and capacity of tank 1-275.....

Low water shut off yes Make OEM No. 170.....

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none.....

Total capacity of any existing storage tanks for furnace burners 1-275.....

IF COOKING APPLIANCE

Location of appliance Any burnable material on floor surface or beneath?
 If so, how protected? Height of Legs, if any
 Skirting at bottom of appliance? Distance to combustible material from top of appliance?
 From front of appliance From sides and back From top of smokepipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented? Forced or gravity?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Provancher's Roger Provencher Master: #1177
Cost of Work: 4,200.00 Fee: 40.00

Amount of fee enclosed?

APPROVED:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

CS 90C

INSPECTION

FILE

APPLICANT'S

ASSESSOR'S COPY

ELECTRICAL PERMIT **City of Portland, Me.**



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installation,
in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
National Electrical code and the following specification:

Date January 17, 1996

Permit # 03931

LOCATION: 40-45 Dean Street

OWNER Tim Higgins

ADDRESS 123 Maine Ave., Portland

TOTAL EACH FEE									
OUTLETS									
	64	Receptacles	14	Switches				78	20
FIXTURES		(number of)							15.60
	24	incandescent		fluorescent				24	.20
		fluorescent strip							4.80
SERVICES									.20
		Overhead			200	TTL AMPS TO	800	1	15.00
		Underground					800		15.00
TEMPORARY SERV.									
		Overhead				AMPS OVER	800		25.00
		Underground					800		25.00
METERS		(number of)							1.00
MOTORS		(number of)							2.00
RESID/COM		Electric units							1.00
HEATING		oil/gas units							5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens			2.00
		Water heaters		Fans		Dryers			2.00
Disposals		Dishwasher		Compactors		Others (denote)			2.00
MISC. (number of)		Air Cond/win							3.00
		Air Cond/cent							10.00
		Signs							5.00
		Pools							10.00
		Alarms/res							5.00
		Alarms/com							15.00
		Heavy Duty							2.00
		Outlets							
		Circus/Camv							25.00
		Alterations							5.00
		Fire Repairs							15.00
		Lighting							1.00
		Generators							20.00
		Panels							4.00
TRANSFER		0-25 Kva							5.00
		25-200 Kva							8.00
		Over 200 Kva							10.00
						TOTAL AMOUNT DUE			35.40
						MINIMUM FEE	25.00		

INSPECTION: Will be ready _____ or will call XXX

CONTRACTORS NAME Breggia Electric

ADDRESS 1901 Forest Avenue, Portland, ME

TELEPHONE 797-8888

MASTER LICENSE No. Frank Breggia 03931

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

[Signature]

M. Waring

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: Portland ME

Street: 211-45 Vermont

PROPERTY OWNERS NAME

First: Tim

Last: Gambert

Address: 183 Granite St

City: Portland ME

State: ME

Zip: 04103

PORTLAND 5651 TOWN COPY

Date Permitted: 2-1-96

FEE: 60

Local Plumbing Inspector Signature: [Signature]

LFI # 0134

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understanding and that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature]

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature]

Date: 4-10-96

PERMIT INFORMATION

This Application is for:

1. ☒ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

Type Of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☒ MULTIPLE FAMILY DWELLING
4. ☐ OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER / MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE: 05993

Hook Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	2	Hose/sink / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	2	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
		Treatment, Separator, Filter, etc.	2	Clothes Washer
		Grease / Oil Separator	2	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
TRANSFER FEE (\$6.00)	2	Fixtures (Subtotal) Column 2	13	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE		2	Fixtures (Subtotal) Column 2	13
		15	Total Fixtures	15
		\$41	Fixtures Fee	\$41
		\$	Transfer Fee	\$
		\$	Hook-Up & Relocation Fee	\$
		\$	Permit Fee (Total)	\$70

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

Location of Construction: 41/45 Deane St		Owner: McGowan		Phone:		Permit No: 951318
Owner Address:		Leasee/Buyer's Name: Tim Higgins		Phone:		
Contractor Name: Tim Higgins		Address: 123 Maine St Portland, ME 04103		Phone: 797-6320/797-2129		PERMIT ISSUED DEC 19 1995 CITY OF PORTLAND Zone: 2-5 UBL: 051-A-02 Zoning Approval: See Code
Past Use: Vacant Land		Proposed Use: 2 1/2 fam dwelling		COST OF WORK: \$ 85,600.00 PERMIT FEE: \$ 445.00 FIRE DEPT. ☐ Approved ☐ Denied INSPECTION: Use Group 13 Type 5 Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Construct 2 1/2 fam dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: ☐ Approved ☐ Approved with Conditions ☐ Denied Signature: _____ Date: _____		Special Zone or Review: ☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☒ Site Plan major ☐ minor ☐ minor ☐ minor
Permit Taken By: Mary Gresh		Date Applied For: 24 October 1995				

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH LETTER

CERTIFICATION

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

14 December 1995 - Permit issued
24 October 1995

SIGNATURE OF APPLICANT: **Tim Higgins** ADDRESS: _____ DATE: _____ PHONE: _____

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

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

CEO DISTRICT

5

[Signature]

COMMENTS

2-10-96 checked boiler & piping & - nearly ready for temp. Cert of AC. Need OK from Jim Senouk

12/26/95 Digging hole for foundation

Found holes calling on foundation survey. 1st surveyed according to contractor all set-backs verified by surveying

Inspection Record

	Type	Date
Foundation:	9/96	Plastic
Framing:	Checked 2/96	struss roof OK
Plumbing:	checked	installed fixtures
Final:	insite 5/8 double layer	Wiley
Other:		



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 41-45 Meane St (051-A-620/021)

Issued to Timothy Higgins

Date of Issue 29 March 1996

This is to certify that the building, premises, or part thereof at the above location, built — altered — changed as to use under Building Permit No. 951318, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Duplex Two Family Dwelling

Limiting Conditions: TEMPORARY

See memo dated 27 March 1996 from J. Seymour to M. Wing listing six (6) conditions of approval. Front steps to be made permanent with 30 days (28 April 1996).

This certificate supersedes
certificate issued.

Approved:

3-27-96 *Michael Wing*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 41-45 Dear Street

Issued to Timothy Higgins

Date of Issue November 8, 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 951318, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

DUPLEX/TWO FAMILY DWELLING

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11-7-96 *Michael Wing*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 8, 1995

John Swan
Cayuga, Corp.
P.O. Box 10194
Portland, ME 04104

RE: 41-45 Deane Street 2 Family Duplex

Dear Mr. Swan:

On December 7, 1995 the Portland Planning Authority granted minor site plan approval for the 2-family duplex at 41-45 Deane Street with the following conditions:

1. A detail shall be added to the plan showing the drywell for the foundation drain system. A detail must be approved by the Planning Authority prior to installation.
2. All improvements constructed in the City of Portland right-of-way including but not limited to; brick sidewalks, granite curbing, granite tipdowns, paved entrances, grassed esplanades, and grading of sideslopes shall be constructed in accordance with the technical standard details as published by the Portland Public Works Department, or under the approval of the City Engineer.
3. A letter from the Portland Water District which approves the water metering pit and water services connections needs to be submitted to the Portland Planning authority.
4. Prior to any blasting of ledge or bedrock the applicant must obtain the required permits from Building Inspections and Portland Fire Department.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

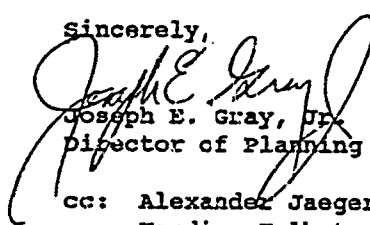
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the city and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Polinsky at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the planning staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planning Technician
✓ P. Samuel Hoffses, Chief Building Inspector
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Lt. Gaylen McDougall, Fire Prevention
Natalie Burns, Associate Corporation Counsel
Mary Gresik, Building Permit Secretary
James Seymour, Acting Development Review Coordinator
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 19, 1995

Timothy Higgins
123 Maine Ave
Portland, ME 04103

Re: 41/45 Deane St

Dear Tim,

Your application to construct a two (2) family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

Site Plan Review Requirements

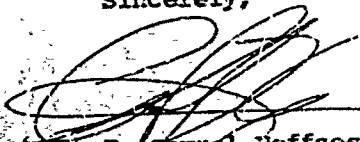
Development Review Coordinator: All improvements within the R.O.W. must be constructed in accordance to the technical details of Public Works. Details of the foundation drywell shall be reviewed by the DRC. Submit a letter from the Portland Water District approving water use. - J. Seymour
Code Enforcement: Parking along both side of the street shall be extended to allow parking for two (2) cars (minimum of 38' back from the front of building). Sec 14-336(b) Prohibits parking in the front yard of lot containing two or more dwelling units. - M. Schmuckal
Fire Department: Developer must have hydrant within 750' by path of travel - LT Mc Dougall
Planning Division: See attached approval letter - K. Talbot

Building Code Requirements

1. Please read and implement items numbered 1, 2, 7, 9, 11, 13, 14, 15, 16, and 17 of the attached building permit report.
2. The fire wall between the two (2) dwelling units must have a fire-resistant rating of two (2) hours. This wall must be continuous from foundation (basement floor) to terminate as per Chapter 7, section 707.2 of the City's building Code (BOCA/1993).
3. Sound transmission control shall be done as per section 1214.0 of the City's building code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



F. Samuel Hoffses
Chief of Inspection Services

Cc: J. Seymour, Development Review Coordinator
M. Schmuckel, Assistant Chief of Inspection Services
K. Talbot, Planning
LT Mc Dougall, Fire Prevention Bureau

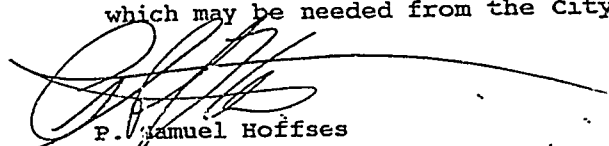
BUILDING PERMIT REPORT

DATE: December 19, 1995 ADDRESS: Dean Street, 051-A-020/021
REASON FOR PERMIT: To construct a two family dwelling
BUILDING OWNER: McGowen
CONTRACTOR: Tim Higgins APPROVED: See #1,2,7,9,11,13,14,15, 16 and 17

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 2. Precautions must be taken to protect concrete from freezing.
 3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
 4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
 5. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
 6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
 8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
 - a. In the immediate vicinity of bedrooms
 - b. In all bedrooms
 - c. In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses
Chief, Inspection Services



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

I. D. Number

Applicant: Timothy Higgins
123 Maine St Portland, ME 04103

24 October 1995
Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent Tim 797-6320/797-2129

Deane St
Address of Proposed Site 051-A-020/021

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) _____
960 GFC 1,870 Total 7,308 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| ☒ Site Plan (major/minor) | ☐ Subdivision # of lots | ☐ PAD Review | ☐ 14-403 Streets Review |
| ☐ Flood Hazard | ☐ Shoreland | ☐ Historic Preservation | ☐ DEP Local Certification |
| ☐ Zoning Conditional Use (ZBA/PB) | ☐ Zoning Variance | ☐ Single-Family Minor | ☐ Other |

Fees paid: site plan subdivision

Approval Status:

Reviewer Marge Schanck

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1. Parking along both sides of the house shall be extended to allow parking for 2 cars (minimum of 32' back from the front of the building).
2. Sec 14-336(b) prohibits parking in the front yard of lots containing two or more dwelling units.

Approval Date 12/19/95 Approval Expiration date Extension to date ☐ Additional Sheets Attached

☐ Condition Compliance signature date

Performance Guarantee ☐ Required* ☐ Not Required

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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
Performance Guarantee Reduced	date	remaining balance	signature
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD



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

I. D. Number

Timothy Higgins

24 October 1995

Applicant 123 Maine St Portland, ME 04103

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent Tim 797-6320/797-2129

Deane St

Address of Proposed Site 051-A-021/022

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) _____
840 SFC 1,670 Total 7,308 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| ☒ Site Plan (major/minor) | ☐ Subdivision # of lots _____ | ☐ PAD Review | ☐ 14-400 Streets Review |
| ☐ Flood Hazard | ☐ Shoreland | ☐ Historic Preservation | ☐ DEP Local Certification |
| ☐ Zoning Conditional Use (ZBA/PB) | ☐ Zoning Variance | ☐ Single-Family Minor | ☐ Other _____ |

Fees paid: site plan _____ subdivision _____

Approval Status:

Reviewer *W. Higgins*

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied

1. Development must be within 750' path of travel

2. _____
3. _____
4. _____

Approval Date 11/3/95 Approval Expiration _____ Extension to _____
date date

☐ Additional Sheets Attached

☐ Condition Compliance _____ signature _____ date _____

Performance Guarantee ☐ Required* ☐ Not Required

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

- | | | | |
|---|----------------------------|-------------------------|-----------------------|
| ☐ Performance Guarantee Accepted | _____ date _____ | amount _____ | expiration date _____ |
| ☐ Inspection Fee Paid | _____ date _____ | amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | remaining balance _____ | signature _____ |
| Performance Guarantee Released | _____ date _____ | signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | amount _____ | expiration date _____ |
| Defect Guarantee Released | _____ date _____ | signature _____ | |

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD



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

I. D. Number

Timothy Higgins

24 October 1995

Applicant 123 Maine St Portland, ME 04103

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent Tim 797-6320/797-2129

Seana St

Address of Proposed Site 051-A-021/022

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) _____
960 GFC 1,875 Total 7,308 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| ☒ Site Plan (major/minor) | ☐ Subdivision # of lots _____ | ☐ PAD Review | ☐ 14-403 Streets Review |
| ☐ Flood Hazard | ☐ Shoreland | ☐ Historic Preservation | ☐ DEP Local Certification |
| ☐ Zoning Conditional Use (ZBA/PB) | ☐ Zoning Variance | ☐ Single-Family Minor | ☐ Other _____ |

Fees paid: site plan _____ subdivision _____

Approval Status:

Reviewer Kandi Talbot

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1 See attached approval letter

2

3

4

Approval Date 12/7/95 Approval Expiration 12/7/96 Extension to _____ date _____
☒ Additional Sheets Attached

☐ Condition Compliance _____ signature _____ date _____

Performance Guarantee ☒ Required* ☐ Not Required

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

☒ Performance Guarantee Accepted 12/14/95 4,700.00 3/13/98
date amount expiration date

☒ Inspection Fee Paid 12/14/95 79.90
date amount

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____

Defect Guarantee Released _____ date _____ signature _____

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

Applicant:

Address: 41-45 Deane St,

Date: 12/10/95

Assessor No.: 51-A-20-21

CHECK LIST AGAINST ZONING ORDINANCE

Date ..

Zone Location - R-5

Interior or corner lot -

Use - 2-family

Sewage Disposal - City

Rear Yards - 20' req - 25' shown

Side Yards - 12' req - 15' + shown on both sides

Front Yards - 20' req / using option: not to ex. average depth of front yard on either side, unbuilt lot on one side - 15' set back on other - 15' shown

Projections -

Height - 2 Story - 2-family

Lot Area - 6,000 sq ft req - 7,301 per Assessor's

Building Area - 40% lot coverage max

Area per Family - 3,000 sq ft / unit - min of 6,000 sq ft - 7,301 sq ft shown

Width of Lot - 60' req - 100' shown

Lot Frontage - 50' req - 100' shown

Off-street Parking - 2 parking spaces required -

Loading Bays -

Site Plan - minor site

Shoreland Zoning - N/A

Flood Plains -

9x19 - Sec 14-336 (b) "Parking shall be prohibited in the front yard of lots containing two or more dwelling units"

19
19
38'

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 8, 1995

John Swan
Cayuga, Corp.
P.O. Box 10194
Portland, ME 04104

RE: 41-45 Deane Street 2 Family Duplex

Dear Mr. Swan:

On December 7, 1995 the Portland Planning Authority granted minor site plan approval for the 2-family duplex at 41-45 Deane Street with the following conditions:

1. A detail shall be added to the plan showing the drywell for the foundation drain system. A detail must be approved by the Planning Authority prior to installation.
2. All improvements constructed in the City of Portland right-of-way including but not limited to; brick sidewalks, granite curbing, granite tipdowns, paved entrances, grassed esplanades, and grading of sideslopes shall be constructed in accordance with the technical standard details as published by the Portland Public Works Department, or under the approval of the City Engineer.
3. A letter from the Portland Water District which approves the water metering pit and water services connections needs to be submitted to the Portland Planning authority.
4. Prior to any blasting of ledge or bedrock the applicant must obtain the required permits from Building Inspections and Portland Fire Department.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

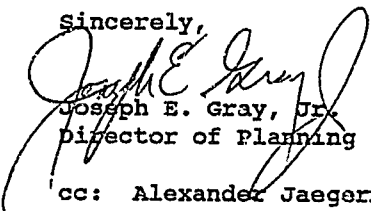
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the planning staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planning Technician
P. Samuel Hoffses, Chief Building Inspector
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Lt. Gaylen McDougall, Fire Prevention
Natalie Burns, Associate Corporation Counsel
✓ Mary Gresik, Building Permit Secretary
James Seymour, Acting Development Review Coordinator
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Marland Wing, Code Enforcement Officer
FROM: James Seymour, Acting Development Review Coordinator *JRS*
DATE: March 27, 1996
RE: Temporary Certificate of Occupancy for 41-45 Deane Street

I have reviewed the duplex at 41-45 Deane Street and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met:

1. It appears that lot grading may be necessary later in the spring when the soils are less saturated with snow melt. All disturbed areas should be filled and graded to conform to the natural grade and provide positive drainage away from the house.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.
3. Erosion Control Measures such as siltation fencing must be installed immediately at the limit of construction disturbance, and along the proposed edge of the sidewalk. All measures must be constructed in accordance with the BMP's (Best Management Practices) for erosion control as published by the Maine D.E.P. Erosion control shall be installed no later than April 1, 1996.
4. All landscaping and tree planting must be completed and reviewed by the Development Review Coordinator by May 14, 1996.
5. All improvements to include driveway entrance paving, sidewalk, and esplanade construction must be completed in the Spring of 1996. All construction within the City's right-of-way shall be in accordance with the Technical Standards and Details as published by Public Works. All right-of-way construction shall be completed by May 20, 1996. If the developer is unable to complete by this date, a notification shall be submitted to the City Planning and Public Works Department stating when the improvements/construction will occur and the reasons for delay.
6. It shall be the responsibility of the applicant to maintain and clean the street of tracked soils as a result of the site construction or associated activity. This shall be the applicants responsibility until all the site improvements have been completed and disturbed areas total stabilized.

cc: Kathi Staples PE, City Engineer

O:\PLAN\CORRESP\DRCTEMPCO\41-45DN.WPD

