



# Residential Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted

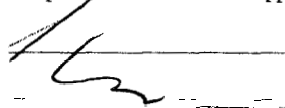
Total Square Footage of Proposed Structure <b>4608 sf</b>		Square Footage of Lot <b>2790 sf</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>S7</b> Block# <b>A</b> Lot# <b>5</b>	Owner: <b>Jeanine Sanders</b>		Telephone: <b>(207) 723-4412</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>Stephen Sanders 57 Clark St. Apt #1 Portland, ME 04102 (207) 450-0004</b>		Cost Of Work: \$ <b>300,000</b>  Fee: \$ <b>2721.00</b> <b>480.00 - 400</b> <b>2871.00 - 200</b> <b>#3271.00</b>
Current Specific use: <b>Vacant lot</b>			
Proposed Specific use: <b>To construct (2) 3 bedroom, 2 bath condominiums</b>			
Project description: <b>Adjoining, townhouse-style condominiums. Each unit will have a one car garage in the street level basement. They will each have three bedrooms and 2 bathrooms. The downhill unit has (2) stacked decks on the second and third stories. The uphill unit has a deck on the rear which will provide access to a yard on the uphill side of the site. Each unit will be sprinkled. Construction period 7/04-01/05</b>			
Contractor's name, address & telephone: <b>Stephen Sanders, 57 Clark St. Apt. #1, Portland, ME 04102</b>			
Who should we contact when the permit is ready: <b>Same</b>			
Mailing address:			
Phone: <b>(207) 450-0004</b>			

**Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.**

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Steve Sanders OK**  
the plans for the remaining wall.  
He will bring in the new plans w/ special inspection reports & plans. 5/19  
Danna

property, or that the owner of record authorizes the proposed work and that I have been authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the Code Official's authorized representative shall have the authority to enter all the provisions of the codes applicable to this permit.

 Date: **6/10/04**

**DO Construction Cost, \$9.00 per additional \$1000.00 cost**

**do not commence any work until the Permit is issued.**

Applicant: Matthew Dana

Date: 1/20/05

Address: 1-3 Orange St

C-B-L: 57-H-005

CHECK-LIST AGAINST ZONING ORDINANCE

permit # 04-0824

Date - New Development

Zone Location - R-6 - small lot Development Criteria being used

Interior or corner lot -

Proposed Use/Work - to construct 2 (24 x 26') con do Dwelling units with Drivn GRASSES  
*yes on 3/9/05 plans*

Sewage Disposal - City

Lot Street Frontage - N/A

Front Yard - No more than 10' req - 3/9/05 plans - 5.3' At furthest point along Orange St.

OK Rear Yard - 10' or The sum of heights ÷ 5, whichever is greater (neighbor 24')

Side Yard - None req. No Adj. bays

$$\frac{24 + 43.33}{67.33} \div 5 = 13.47' \text{ req}$$

20' shown at closest

Projections - 2 balconies & 2 entry stairs

Width of Lot - None req

Height - min height - 2 stories of Living space above grade of Adjacent St - OK  
max height - 45ft - 43'4" shown OK

Lot Area - NO min. lot size  
max lot size = 10,000 sq ft - 2785.87 sq ft given

Lot Coverage/ Impervious Surface - N/A - see open space

Area per Family - 725 sq ft per DU or 1450 sq ft min - 2785.87 sq ft given

Off-street Parking - 1 pkg space per DU (14-140) or 2 req - 2-1 car garages shown

Loading Bays - N/A

Site Plan - minor site plan

Shoreland Zoning/ Stream Protection - N/A # 2004-0120

Flood Plains - Panel 13 - Zone C

open space req. → meets the 2 balconies req. - OK

Where is property line officially off Orange St shown on revised plans dated 3/9/05

**From:** Jay Reynolds  
**To:** Ethan Boxer-Macomber  
**Date:** Tue, May 10, 2005 3:30 PM  
**Subject:** Re: Orange Street

I have a message to return his call, that's it.  
I haven't seen anything regarding this project.  
NOT Ok to issue.

Jay Reynolds  
Development Review Coordinator  
City of Portland  
Planning and Development  
(207) 874-8632  
jayjr@portlandmaine.gov

>>> Ethan Boxer-Macomber 05/10/2005 2:59:56 PM >>>

Regarding the duplex project at 1-3 Orange Street-- Has Steve Sanders worked out all of his conditions with you? He's banging on the door down in inspection to get a building permit. Okay to check his box in Urban insight?  
Please advise?  
Ethan

Ethan Boxer-Macomber, AICP  
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Fax: 207.756.8258

**CC:** Marge Schmuckal