

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

2007-0003

Application I. D. Number

1/10/2007

Application Date

Shalom House Single Family

Project Name/Description

Barbara Barhydt

Shalom House Inc

Applicant

Po Box 560, Portland, ME 04112

Applicant's Mailing Address

Steve Keltonic

Consultant/Agent

Agent Ph: (207)575-5553

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

98 - 98 Gilman St, Portland, Maine

Address of Proposed Site

065 D003001

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 Parking Lot Apt 0 Condo 0 Other (specify) _____

1800

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 1/10/2007

DRC Approval Status:

Reviewer _____

- Approved **Approved w/Conditions** Denied
See Attached

Approval Date 2/12/07 Approval Expiration 2/12/08 Extension to _____ Additional Sheets Attached

Condition Compliance Scott Keltonic 2/12/07
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 | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | 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 | |

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.



The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.



All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.



The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



Proof of easment for accessibility ramp must be provided to DRC prior to issuance of a Certificate of Occupancy.





City of Portland, Maine Site Plan Checklist

Shalom House Inc.

2007-0003

Project Name, Address of Project
Number

Application

see marginal comments
R-7 - design standards?

Submitted () & Date
(b,c)

Item Required Information

Section 14-525

	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
	(2)	Name and address of applicant and name of proposed development	a
	(3)	Scale and north points	b
	(4)	Boundaries of the site	c
	(5)	Total land area of site	d
	(6)	Topography - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
	(8)	Existing soil conditions	a
	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
	(11)	Approx location of buildings or other structures on parcels abutting the site	d
	(12)	Location of on-site waste receptacles	e
	(13)	Public utilities	e
	(14)	Water and sewer mains	e
	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
	(18)	Parking areas	g
	(19)	Loading facilities	g
	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
	(21)	Curb and sidewalks	g
	(22)	Landscape plan showing:	h
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	Location and dimensions of all fencing and screening	i
	(31)	Location and intensity of outdoor lighting system	j
	(32)	Location of fire hydrants, existing and proposed	k
	(33)	Written statement	c
	(34)	Description of proposed uses to be located on site	1
	(35)	Quantity and type of residential, if any	1
	(36)	Total land area of the site	b2
	(37)	Total floor area and ground coverage of each proposed building and structure	b2
	(38)	General summary of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4
	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
	(42)	An estimate of the time period required for completion of the development	7
	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. **	8

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0003

Date: 1/16/2007

R-7 Zone requires to show one off-street parking space and none is shown on the submittal. I called Steve Keltonic at the Thaxter Co. notifying him of such. Permit is on hold until I receive. All other R-7 Zoning requirements are being met. I also noted that planning should get an easement from the abutting lot (same owner) for the ramp going to the new SFH.

(b) Parking shall be provided at the ratio of 1 parking space for each dwelling unit;

(c) Residential development in the R-7 Zone shall be reviewed by the Planning Board for compliance with Article IV, Subdivisions, and Article V, Site Plan;

(d) Any new dwelling unit constructed in the R-7 Zone shall contain a minimum of 400 square feet of habitable floor area;

(e) All other uses in the R-7 Zone shall observe the requirements of the R-6 Zone.
(Ord. No. 122, 12-20-99)

Sec. 14-143. Design Standards.

Residential development in the R-7 Zone shall be reviewed by the Planning Board under Article V, Site Plan. Such development shall also comply with the following development standards. The general intent of these development standards is to achieve an attractive and comfortable city neighborhood environment. Varied and human-scaled building facades are key to making a place "pedestrian-oriented." Building designs should provide a high level of visual interest, without creating a chaotic image. Residences should include design elements that enhance the streetscape and address the street.

- ✓ a. Porches and bays should face the street.
- ✓ b. Primary ground floor residential entries to multi-family buildings must orient to street, not to interior blocks or parking lots. Secondary and upper-floor entries from the interior of a block are acceptable. The front door to single-family homes, duplexes, and townhouses must be visible from the street.
- ✓ c. The design approach shall provide an architecture that will be a visible and permanent expression of the character of the neighborhood;
- ✓ d. The facade shall be varied and articulated to provide visual interest to pedestrians;
- ✓ e. Reinforce the public realm of the public open space,

sidewalks and streets through appropriately scaled entries, porches, fenestration, landscaping, and architectural details;

~~W.P.~~ f. Provide visual and acoustical privacy between units;

✓ g. Maximize natural light and ventilation within units.
(Ord. No. 122, 12-20-99)

Sec. 14-144. Reserved.

Sec. 14-145. Reserved.

(Ord. No. 122, 12-20-99)

DIVISION 7.1. IR-1 ISLAND RESIDENTIAL ZONE

Sec. 14-145.1. Purpose.

The purpose of the IR-1 island residential zone is to provide for low intensity residential, recreational, and rural uses in the less developed areas of the islands in order to preserve the rustic character of the islands, to protect groundwater resources and natural and scenic areas, and to permit only appropriate low intensity development in areas lacking adequate public facilities and services.

(Ord. No. 27-85, § 1, 7-15-85)

Sec. 14-145.2. Permitted uses.

The following uses are permitted in the IR-1 island residential zone:

- (a) Single-family detached dwellings.
- (b) Planned residential unit development with a minimum gross area, as defined in section 14-47 (definitions) of this article, of at least five, (5) acres of contiguous land, consisting of detached dwellings. Minimum yard dimensions (section 14-145.5(c)), street frontage (section 14-145.5(b)), and lot width (section 14-145.5(e)) shall be reduced up to fifty (50) percent of what would otherwise be required. Minimum lot area (section 14-145.5(a)) shall be reduced up to fifty (50) percent provided there is an equivalent corresponding increase in common or public open

From: Jennifer Dorr
To: Philip DiPierro
Date: 1/11/2008 2:14:26 PM
Subject: Single Family

Phil,

Do you happen to have a stamped plan for a single family at 98 Gilman Street?

Jen

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 10, 2007

RE: C. of O. for #98 Gilman Street, Shalom House Single Family Home
(Id#2007-0003) (CBL 065 D 003001)

After visiting the site, I have the following comments:

Site work complete

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

From: Donna Martin
To: C of O
Date: 8/27/2007 10:35:35 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 98 GILMAN ST Parcel ID: 065 D003001

Date: 8/30/2007 Time:

Note: Call Mark Evans @ 653-9819 Property Addr: 98 GILMAN ST Parcel ID: 065 D003001

Application Type: Prmt
Application ID: 70040

Contact:
Phone1: Phone2:

Owner Name: SHALOM HOUSE INC
Owner Addr: PO BOX 560
PORTLAND, ME 04112

Donna Martin
Building Inspections
City of Portland
389 Congress St. Rm 315
Portland, ME. 04101

P 207-874-8703
F 207-874-8716

- ~~Check w/ Jeff for~~
~~on Landscaping~~
- ~~Granite Blotches~~
- ~~Trees for Glidman~~
~~Subdivision OK~~
- ~~41 Hutchins Dr. Good~~
~~- Alternative treatment of~~
~~Central Area turning circle~~
- ~~Rice Aid~~

- ~~Sherwood Str.~~
- ~~Tree gates on~~
~~Valley Str. ? dont need~~
- ~~Carnage Lane~~

From: john shields [mailto:shields@archetypepa.com]
Sent: Wednesday, June 13, 2007 2:02 PM
To: Dave Tetreault; Mark A Evans; Norman Maze; Schoenherr David; Steve Keltonic
Subject: GGH Meeting Notes 061207.doc

Hello All - enclosed are notes and attachments from yesterday's meeting.

John

MEETING NOTES
GILMAN STREET GROUP HOME
June 12, 2007

Present:

Norman Maze
Steve Keltonic
Dave Schoenherr
John Shields

Shalom House, Inc
The Thaxter Company
MSHA
Archetype, P.A.

1. **Requisition No. 1** – the requisition was reviewed and signed. It included Change Order No. 1.
2. **Shower/Tub Enclosure** – the shower/tub enclosure will be changed to a 60" long roll in shower. Steve will prepare a change order proposal.
3. **Mechanical** –
 - Statement of Intent – Dave requested a statement by the Mechanical contractor of the mechanical design parameters. He will email required language to Steve.
4. **Structural** – Archetype and SDC are working on producing a stamped set of structural changes. This item is required by MSHA prior to funding any requisition.
5. **Gas Service** – Steve will assemble responses to information requested by the gas company.
6. **Fire Alarm** – as of this date Corey Electric has not contacted Norman with the brand of fire alarm equipment.
7. **Knox Box** – provided by Owner, installed by Contractor.
8. **Landscape Plan** – attached.
9. **Light Fixtures** – cut sheets attached.
10. **Kitchen Submittal** – Steve presented the kitchen shop drawings. The reviewed submittal is attached with the following annotations.
 - Sink and desk height raised to 2'-10" aff.
 - Pantry enlarged to 24" deep, height to align with wall cabinets.
11. **Submittals** –
 - Carpet and sheet vinyl submittals are expected this week.
 - Shingle submittal is pending exterior color selection.
12. **Progress of the Work** –
 - Panel erection – complete.
 - Roof truss installation - complete.
 - Sheathing of roof - in process, completion expected this Thursday.
 - Ice & Water Shield installation – in process.
 - Window installation – next week.

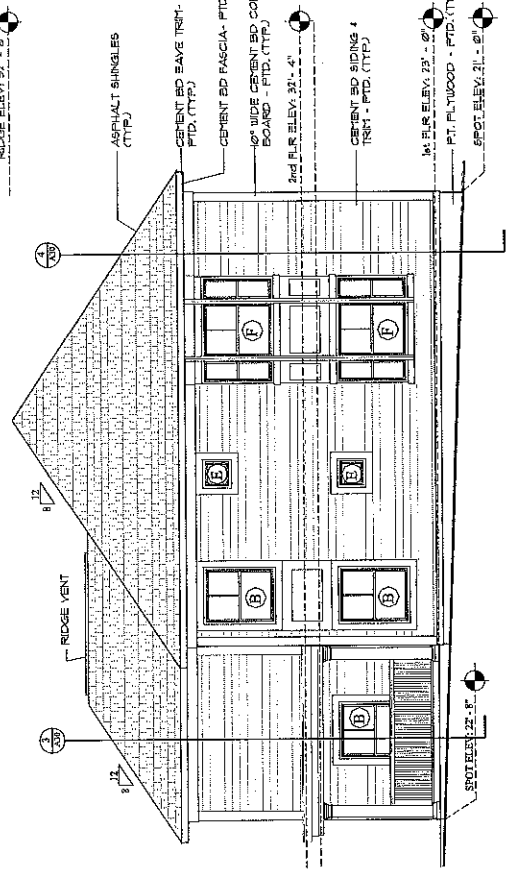
EXTERIOR ELEVATIONS

Date 01/04/2006
Scale 1/4" = 1'-0"

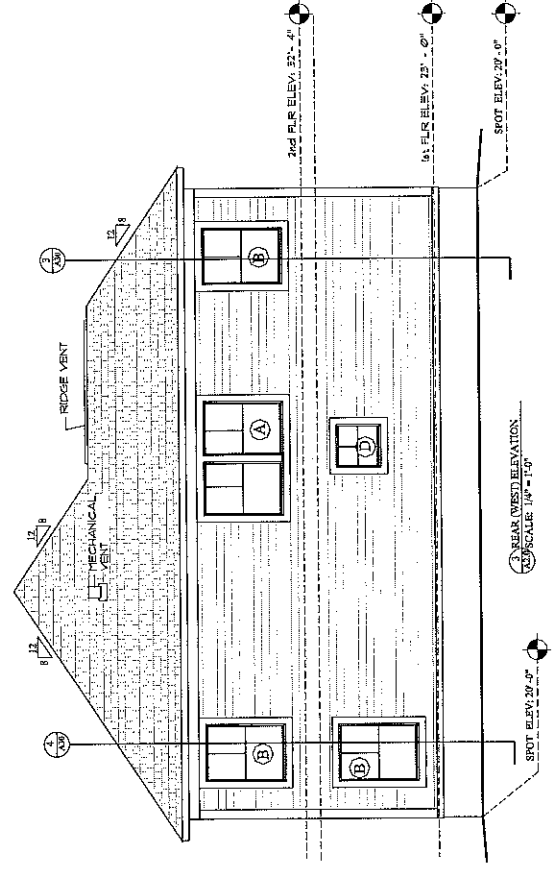
THE SHALOM HOUSE at
GILMAN STREET
PORTLAND, ME

ARCHITECTS, P.A.
ARCHITECTS
48 Union Street Portland, Maine 04101
(207) 772-0222 Fax (207) 772-1056

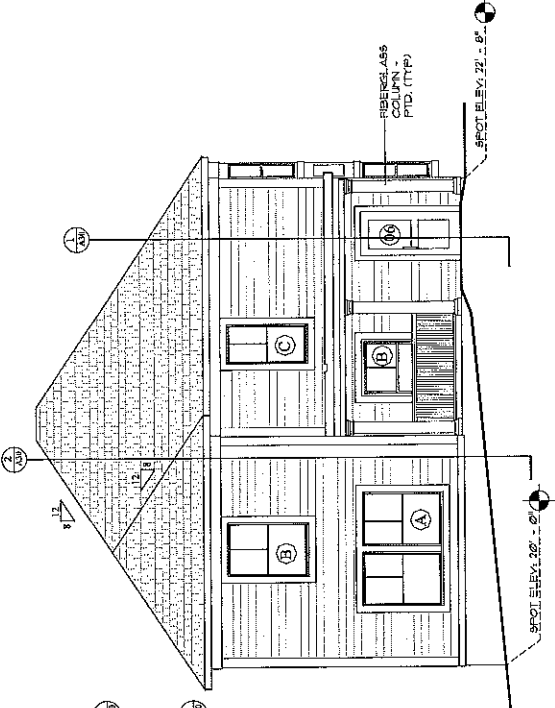
OWNER:
SHALOM HOUSE, INC.
POST OFFICE BOX 560
PORTLAND, ME 04112



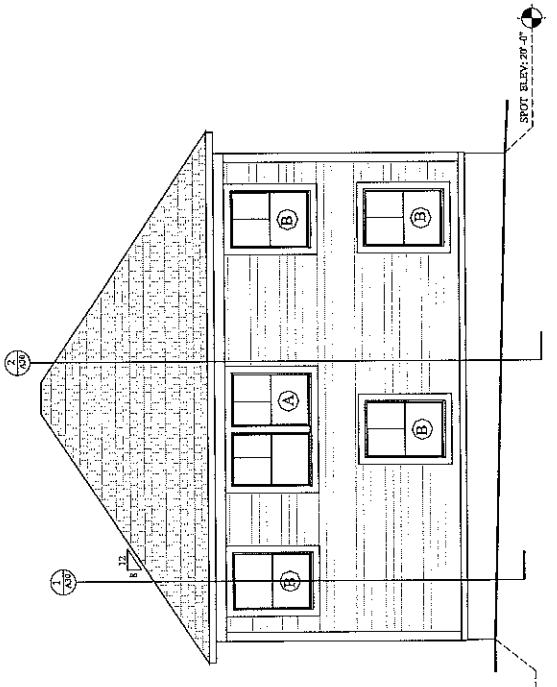
④ GILMAN ST. (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



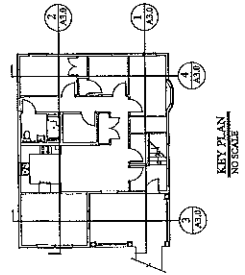
③ REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



② SOUTHERN ELEVATION
SCALE: 1/4" = 1'-0"



① SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN
NO SCALE