

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 061341

This is to certify that ANABLE KAREN G /Dean MacBeth

has permission to build a 2700 sq ft Single Family Home

AT 102 EAST SIDE DR Lot 68

083F A068001

PERMIT ISSUED

NOV 16 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. Mackley 11/14/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

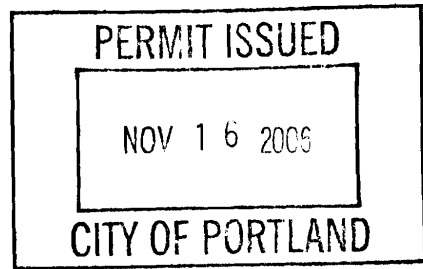
Permit No: 06-1341	Issue Date:	CBL: 083F A068001
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Location of Construction: 102 EAST SIDE DR Lot 68, <i>Deane</i>	Owner Name: ANABLE KAREN G	Owner Address: 22 CIRCULAR DR	Phone:
Business Name:	Contractor Name: Deane MacBeth	Contractor Address: 72 Things Mill Road Shapleigh	Phone: 2075760467
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <i>IR3/IR1</i>

Past Use: Vacant Land	Proposed Use: Single Family Home/ build a 2700 sq ft Single Family Home	Permit Fee: \$3,195.00	Cost of Work: \$310,000.00	CEO District: 1
Proposed Project Description: build a 2700 sq ft Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC 2003</i> Signature: <i>Jm 11/14/06</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 09/12/2006	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>house is 34' back from 75' setback line</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>para 9 - zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>3006 - 0174</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/cond. here</i> Date: <i>10/12/06</i> <i>ASB</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1341	Date Applied For: 09/12/2006	CBL: 083F A068001
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Location of Construction: 102 EAST SIDE DR Lot 68	Owner Name: ANABLE KAREN G	Owner Address: 22 CIRCULAR DR	Phone:
Business Name:	Contractor Name: Deane MacBeth	Contractor Address: 72 Things Mill Road Shapleigh	Phone: (207) 576-0467
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ build a 2700 sq ft Single Family Home	Proposed Project Description: build a 2700 sq ft Single Family Home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/16/2006

Note: Moving permit forward to plan reviewers. Still needs to show one more parking space. Zoning can't sign off until we get this. Drawn in 11/16/06. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Pending **Reviewer:** Tom Markley **Approval Date:** 11/14/2006

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) A Chimney Disclosure statement must be obtained prior to a final inspection.
- 3) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 4) Installation shall comply with 2003 International Mechanical Code and State of Maine Oil and Solid Fuel Board Laws and Rules
- 5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/22/2006

Note: Sent comments on 9/14 **Ok to Issue:**

- 1) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 09/22/2006

Note: **Ok to Issue:**

Comments:

Location of Construction: 102 EAST SIDE DR Lot 68	Owner Name: ANABLE KAREN G	Owner Address: 22 CIRCULAR DR	Phone:
Business Name:	Contractor Name: Deane MacBeth	Contractor Address: 72 Things Mill Road Shapleigh	Phone (207) 576-0467
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

9/25/2006-gg: received revised site plan. /gg

10/12/2006-amachado: Left message for Deane. Elevation plans dropped off yesterday, but they still don't show where pre construction grade is compared to the house so I can scale the height of the house. Also I need a scalable site plan that shows the 75' setback and two parking spaces.

9/19/2006-amachado: Spoke to contractor, Deane MacBeth. Need 75' setback for shoreland on plan. Need footprint of structure on site plan to match footprint of building plans. Need to show two parking spaces. Need predelopement grade on all four sides with elevations.

9/20/2006-amachado: Received revised site plan with 75' shoreland setback, but it needs to be done and stamped by a liscened surveyor. I told Deane thsi and he will get one in. I still need elevations showing the grade on all sides of the building.

11/16/2006-amachado: Deane drew the second parking space in on the site plan, so zoning is all set.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection: *X D.W.*

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

X D.W. If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

X D.W. **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

<i>X D Lane Woodsett</i>	<u>11-16-06</u>
Signature of Applicant/Designee	Date
<i>Donna Martin Admin</i>	<u>11 16 06</u>
Signature of Inspections Official	Date

CBL: 83 FA 068 Building Permit #: 06-1341



General 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.

Location/Address of Construction: <u>LOT 68 Great Diamond Island 102 East Side</u>		
Total Square Footage of Proposed Structure <u>2700</u>		Square Footage of Lot <u>50,107 sq'</u>
Tax Assessor's Chart, Block & Lot Chart# <u>83</u> Block# <u>FA</u> Lot# <u>68</u>	Owner: <u>Karen Anable</u>	Telephone: <u>1-845-435-5821</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Deane MacBeth</u> <u>72 Things Mill Rd</u> <u>Shapleigh ME 04076</u> <u>(207) 576-0467</u>	Cost Of Work: \$ <u>310,000.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Single family dwelling</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>New home</u> <u>Single family dwelling</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Deane MacBeth</u> Mailing address: _____ Phone: <u>(207) 576-0467</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <u>Deane MacBeth</u>	Date: <u>9-7-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant: ^{Karen} ~~Annette~~ C. Anable

Date: 9/19/06

Address: 102 East Side Dr. (Lot 68)
Great Diamond

C-B-L: 083F-A-068
permit # 06-1341

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - IR3/IR1 30' from IR1 includes building.
see subdivision file

Interior or corner lot - IR3/IR1

Proposed Use/Work - build new.

Sevage Disposal - private

Lot Street Frontage - 100' min. - ~~100'~~ 150' scaled

Front Yard - 30' req. - ~~15'~~ 115' scaled

Rear Yard - 30' req. - ~~10'~~ 118' scaled

Side Yard - 20' req. ^{89'} 92' on right scaled
44 ^{72'} on left scaled

Projections -

Width of Lot - 100' min. - 180' scaled

Height - 35' max. from predevelopment grade. - 28.5'

Lot Area - 40,000 w/ public water, 60,000 w/out water - section 14-433 subdivision approved
after July 15, 1982 buildable lot. - 50,107 given

Lot Coverage Impervious Surface - 25% 100,000^{sq} - house approx. - 15500

Area per Family -

Off-street Parking - 2 spaces req. - only showing one space.

Loading Bays - N/A

Site Plan - minor/minor 2006-0174

Shoreland Zoning/Stream Protection - land in shoreland zone (250') - house is 34' back from
75' setback.

Flood Plains - panel 9 - Zone X

widest part of flood zone is 50' - house is ^{115'} ~~10'~~ away

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

Zoning Copy

2006-0174

Application I. D. Number

9/12/2006

Application Date

Single Family Home Lot#68 GDI

Project Name/Description

Anable Karen G

Applicant

22 Circular Dr , Poughkeepsie , NY 12601

Applicant's Mailing Address

Deane MacBeth

Consultant/Agent

Agent Ph: (207)576-0467

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

102 - 102 East Side Dr, Portland, Maine

Address of Proposed Site

083F A068001

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 Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **9/12/2006**

Zoning Approval Status:

Reviewer _____

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

Approval Date _____ Approval Expiration _____ Extension to _____ 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

- | | | | |
|---|----------------------------|--|-----------------------------|
| <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 _____ | |

9/20/06

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

2006-0174

Application I. D. Number

9/12/2006

Application Date

Single Family Home Lot#68 GDI

Project Name/Description

Anable Karen G

Applicant

22 Circular Dr , Poughkeepsie , NY 12601

Applicant's Mailing Address

Deane MacBeth

Consultant/Agent

Agent Ph: (207)576-0467

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

102 - 102 East Side Dr, Portland, Maine

Address of Proposed Site

083F A068001

Assessor's Reference: Chart-Block-Lot

**Marge Schmuckal
Revised Plan**

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

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/12/2006

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

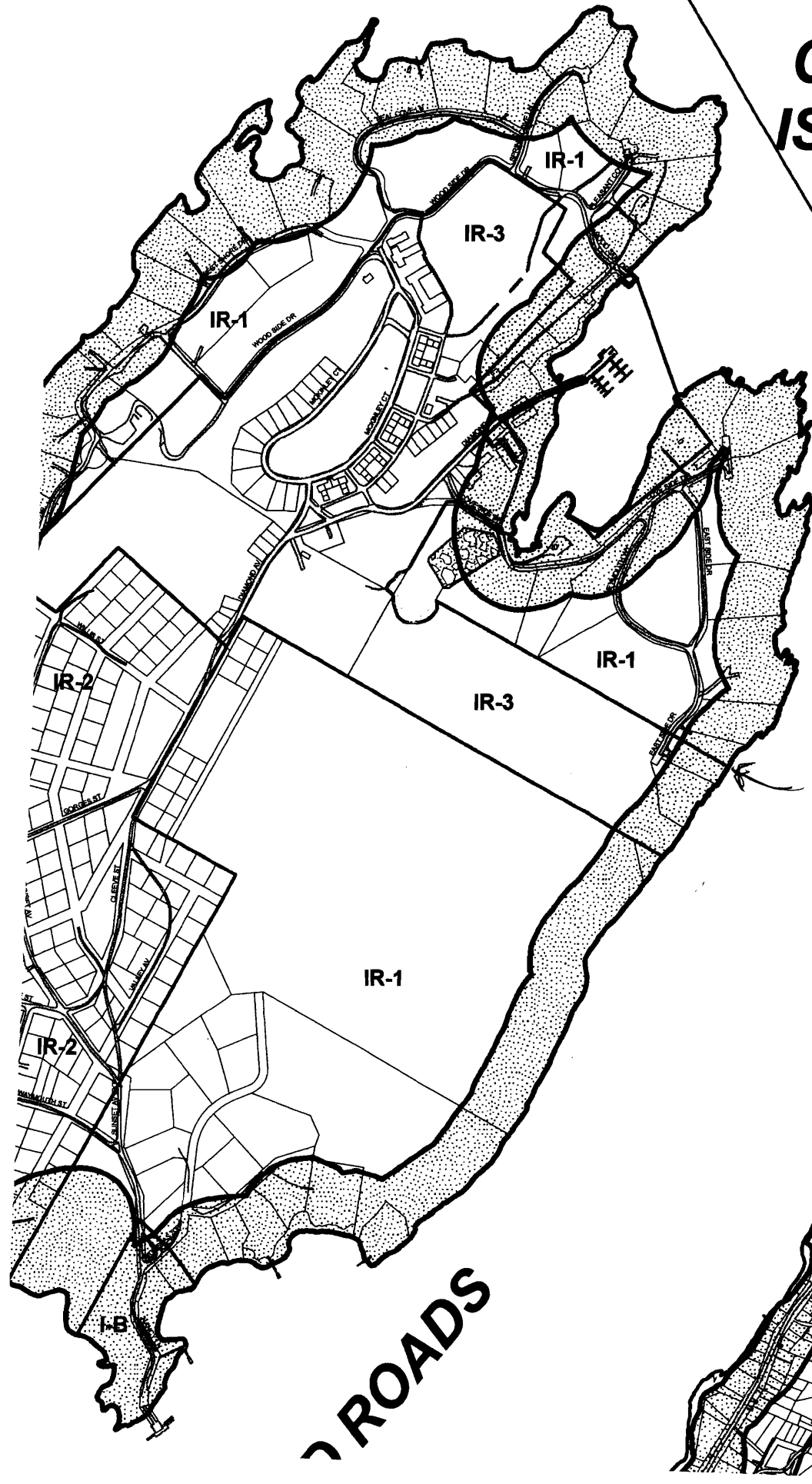
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

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

- | | | | |
|---|----------------|--|-----------------|
| <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 | |



**CROW
ISLAND**

**PUMPKIN
KNOB**

ROADS

