

87-44-40

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

Location of Construction: 95 Norman Ave (959) Peaks Island		Owner: Hulse, Keith & Harriet		Phone: 207 766-5780		Permit No: 971111	
Owner Address: 223 Island Ave, Peaks Island, ME 04106		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED PERMIT ISSUED: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> OCT 16 1997 </div> CITY OF PORTLAND </div>	
Past Use: Vacant Land		Proposed Use: 1-Fam Dwelling		COST OF WORK: \$ 47,000.00 PERMIT FEE: \$ 255.00			
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:			
Proposed Project Description: Construct Single Family Dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Zone: CBL: Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 22 September 1997					

1. This permit application does not 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..

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation

☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:

☐ Approved
☐ Approved with Conditions
☐ Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS
 PERMIT ISSUED WITH REQUIREMENTS

#2

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 provisions of the code(s) applicable to such permit

30 September 1997 - Permit Routed
 22 September 1997

SIGNATURE OF APPLICANT: Keith Hulse ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

COMMENTS

- 10-27-97 Foundation has been poured
Sides may settle according to contractor OK
- 12-3-97 Framing has just started
- 4-98 Check w/ Tom Reardon/owner show progress on building
- 5-4-00 Work appears to be ongoing building covered
with tarp New wood installed Contracted to stop
Plum & Elec 5-4-00
- 5-9-00 Met with owner he will be doing
more work in the next few weeks he will call before
closing in walls for PLUMBING & Electrical wiring
- 6/29/00 Spoke w/ Keith via telcom con concerning the urgency of getting the property
secured and closed in immediately. It is a SERIOUS HAZARD I gave him (and he
agreed) 48 hours from today to close-in and secure the property for
- 7/25/05 - Final for CofO - all items finished - no issues seen OK to
Issue CofO

Inspection Record

Type	Date
Foundation: <u>10-27-97</u>	<u>10-27-97</u>
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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

Location of Construction: Herman Ave (95?) Peaks Island		Owner: Hults, Keith & Harriet		Phone: (207) 766-5780 800-872-2326		Permit No: 971111	
Owner Address: XXXX 223 Island Ave, Peaks Island, ME 04108		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: OCT 16 1997 CITY OF PORTLAND	
Past Use: Vacant Land		Proposed Use: 1-fam Dwelling		COST OF WORK: \$ 47,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 255.00 INSPECTION: Use Group: Type: Signature:	
Proposed Project Description: Construct Single Family Dwelling				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: Mary Gresik		Date Applied For: 22 September 1997					

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Call Keith 800-872-2326

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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SIGNATURE OF APPLICANT <i>Keith Hults</i>		ADDRESS: 223 Island		DATE: 30 September 1997 - Permit Routed 22 September 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>Keith Hults - owner</i>				PHONE:			

Zoning Appeal

☐ Variance
☐ Miscellaneous
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☐ Interpretation
☐ Approved
☐ Denied

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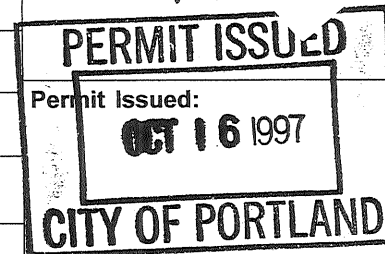
Date: *9/30/97*

Don

CEO DISTRICT 6
Mr. Leary

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

Location of Construction: Herman Ave (95?) Peaks Island		Owner: Hults, Keith & Harriet		Phone: (207) 746-5780 800-872-2326		Permit No: 97.
Owner Address: 223 Island Ave, Peaks Island, ME 04108		Lessee/Buyer's Name:		Phone:		BusinessName:
Contractor Name: SAA		Address:		Phone:		
Past Use: Vacant Land		Proposed Use: 1-fam Dwelling		COST OF WORK: \$ 47,000.00		PERMIT FEE: \$ 255.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:
Proposed Project Description: Construct Single Family Dwelling				Signature:		Signature:
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By: Mary Gresik		Date Applied For: 22 September 1997				



Zone: 12-2	CBL: 087-E-H-046
Zoning Approval: 10/15/97	
Special Zone or Reviews:	
<input type="checkbox"/> Shoreland NO	
<input type="checkbox"/> Wetland	
<input type="checkbox"/> Flood Zone NO	
<input type="checkbox"/> Subdivision	
<input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	

Zoning Appeal

- ☐ Variance
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- ☐ Approved
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Date: 9/30/97

CEO DISTRICT

6

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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Call
Keith
800-572-2326

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 provisions of the code(s) applicable to such permit

30 September 1997 - Permit Routed
22 September 1997

SIGNATURE OF APPLICANT Keith Hults

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

4/11/03

4/15/03 Elect. plumbing, fanny ok Above

7/25/05 - Checked electric outlets ok - checked
smokes ok - stairs ok - no other problems
seen - OK to issue Cgo finally,



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Hulth keith/hulth, keith

LOCATION 95 Herman Ave

CBL 087 HH0460010

Date of Issue 07/25/2005

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. 97-1111, 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

Entire

APPROVED OCCUPANCY

Single Family, Use Group R-3, Type 5b, Boca
1996

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/25/05
(Date)

Inspector

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 on request.



CITY OF PORTLAND, MAINE
Department of Building Inspections

July 28 2005

Received from John Smith

Location of Work 95 Hume St. PT.

Cost of Construction \$ _____

Permit Fee \$ 75

Building (I1) ____ Plumbing (I5) ____ Electrical (I2) ____ Site Plan (U2) ____

Other _____

CBL: 87 H-11-46

Check #: _____

Total Collected \$ 75

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of this receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Form # P 04

822 3243-1111 446-1111

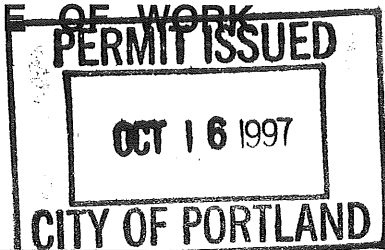
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

971111

**BUILDING INSPECTION
PERMIT**



This is to certify that _____

Keith Hults

has permission to _____

Construct Single Family Dwelling

AT _____

Herman Ave, Peaks Island

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is leased or otherwise closed-in. 24 HOUR NOTICE IS 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

PERMIT ISSUED
WITH REQUIREMENTS

PERMIT ISSUED
WITH REQUIREMENTS

[Signature]
Director - Building & Inspection Services

6

an LEARY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT REPORT

PM
DATE: 15 OCT. 97 ADDRESS: 95 Herman Ave. PI, 007-HH-046
REASON FOR PERMIT: To Construct a single Family dwelling
BUILDING OWNER: Harriet & Keith HULTS
CONTRACTOR: owner
PERMIT APPLICANT: Keith HULTS APPROVAL: *1, *2, *6, *8, *9, *10, *11, *12, *16, *28, *29, *30, DENIED
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- * 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- * 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- * 8. Guardrail & 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", except Use Group R which is 36". 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" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- * 9. Headroom in habitable space is a minimum of 7'6".
- * 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- * 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- * 12. 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 sq. ft.
13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- * 16. 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, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - 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. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
- X 28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- X 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- X 30. *Please read and implement attached Development Review application requirements.*
31. _____
32. _____
33. _____
34. _____


P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Applicant: Keith Hults

Date: 10/8/97

Address: Herman Ave, Peaks Is. C-B-L: 87-HH-46

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New - ~~yes~~ by definition This is a lot of record

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - New 1 family Home Required

Sewage Disposal - Shows City Sewer & City Water

Lot Street Frontage - 70' req. - 180' shown

Front Yard - 25' req. or Average depth not to be exceeded - $20' + 10' = 30' \div 2 = 15'$ Allowed 18' shown

Rear Yard - 25' req. - 50' shown

Side Yard - 20' req. - 32' & 32' shown

Projections -

Width of Lot - 80' req. - 180' shown

Height - 35' MAX height - showing 25' to ridge

Lot Area - 20,000^{sq ft} Normally 16,339^{sq ft}

Lot Coverage/ Impervious Surface - 20% MAX

Area per Family -

Off-street Parking - 2 spaces

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

yes See title search done by Brennan Buchanan

AS of July 15, 1985 held under separate & distinct ownership min of 6,500^{sq ft} req.

lot of record

3267.8^{sq ft} MAX

26' x 34' = 884^{sq ft}

Sep. is distinct from
July 15, 1985 to today

87-HH-46

87-HH-8

87-HH-9

87-HH-10

87-HH-11

87-HH-45

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: LEITH & HARRIET HULTS
 ADDRESS: 55 CENTRAL AVE PEAKS ISLAND
 SITE ADDRESS/LOCATION: 95 HERMAN AVE, PEAKS ISLAND
 DATE: 9/27/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. ☒ 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.
2. ☒ 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. *MAY BE WAIVED IF EXISTING TREES IN FRONT OF THE HOUSE REMAIN*
3. ☒ Your new street address is now 95 HERMAN AVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. ☒ The Development Review Coordinator (874-8300 ext. 8722) 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.
5. ☒ Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. ☒ A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. ☒ A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. ☒ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. ☐ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. ☒ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. ☒ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. ☒ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ☒ EROSION SOIL SHALL BE KEPT ON-SITE.
-
-
-

cc: Katherine Staples, P.E., City Engineer

14. ☒ CONTRACTOR SHALL VERIFY ROAD ELEVATION PRIOR TO SETTING FOUNDATION. DRIVEWAY SHALL BE LOCATED A MINIMUM 4" BELOW BASEMENT SLAB AND SHALL SLOPE AWAY FROM THE HOUSE AT A MINIMUM OF $\frac{3}{8}$ " / FT.

I. D. Number

9/22/97

Application Date

Herman Ave, Peaks Island

Project Name/Description

95 Herman Ave, Peaks Island

Address of Proposed Site

087-H-H-046

Assessor's Reference: Chart-Block-Lot

16,399 Sq Ft

Acreage of Site

Zoning

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other _____

Fees Paid:	Site Plan	\$50.00	Subdivision	Engineer Review	\$100.00	Date:	9/22/97
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Reviewer **Jim Wendel**

<input checked="" type="checkbox"/> Condition Compliance	<u>Jim Wendel</u> signature	<u>9/27/97</u> date	Attached
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Performance Guarantee	<input type="checkbox"/> Required*	<input type="checkbox"/> Not Required
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* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Defect Guarantee Released

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

19970072

I. D. Number

Hults, Keith & Harriet

Applicant

55 Central Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Keith Hults

Consultant/Agent

800-872-2326

363-2411

Applicant or Agent Daytime Telephone, Fax

9/22/97

Application Date

Herman Ave, Peaks Island

Project Name/Description

95 Herman Ave, Peaks Island

Address of Proposed Site

087-H-H-046

Assessor's Reference: Chart-Block-Lot

DRC Conditions for Approval

Approved subject to Site Plan Review (addendum) conditions of approval #1, 2 (this may be waived if existing

trees in front of the house remain), 3 (95 Herman Avenue), 4, 5, 6, 7, 8, 10, 11, 12, 13 (Eroded soil shall be

kept on-site.) and 14 (Contractor shall verify road elevation prior to setting foundation. Driveway shall be

located a minimum 4" below basement slab and shall scope away from the house at a minimum of 3/8"/ft.)

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

19970072

I. D. Number

Hults, Keith & Harriet

Applicant

55 Central Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Keith Hults

Consultant/Agent

800-872-2326

363-2411

Applicant or Agent Daytime Telephone, Fax

9/22/97

Application Date

Herman Ave, Peaks Island

Project Name/Description

95 Herman Ave, Peaks Island

Address of Proposed Site

087-H-H-046

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 **16,399 Sq Ft**
Acreage of Site

I-R2 zone

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 ☐ Other _____

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **9/22/97**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

☐ Approved ☒ **Approved w/Conditions** see attached ☐ Denied

Approval Date **10/15/97** 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 Issued	_____		
	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		
<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			

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

19970072

I. D. Number

Hults, Keith & Harriet

Applicant

55 Central Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Keith Hults

Consultant/Agent

800-872-2326

363-2411

Applicant or Agent Daytime Telephone, Fax

9/22/97

Application Date

Herman Ave, Peaks Island

Project Name/Description

95 Herman Ave, Peaks Island

Address of Proposed Site

087-H-H-046

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. Separate permits shall be required for future decks, garage, and/or pool.

TO: Inspections Department

FROM: Jay Reynolds, Development Review Coordinator

DATE: April 14, 2005

RE: C. of O. for #95 Herman Avenue, Peaks Island
(CBL087HH046) (ID#1997-0072)

Pertaining to the site, I have the following comments:

Site work complete:

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

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File: Urban Insight

File: O:\plan\drc\herman95a.doc

Nº 91

AND

Nº 87
PEAKS ISLAND

