

Applicant: Christopher Gribbin

Date: 11/9/06

Address: 50 Wellington Rd

C-B-L: 140-B-003

permit # 06-1630

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - 2 story single family home w/ no garage. (28x40)

Sewage Disposal - city

Lot Street Frontage - 50' min - 75' given

Front Yard - 25' min - 26' to house scaled - front entry 25'  $\phi$  extends 5' out  
OK section 14-425.

Rear Yard - 25' min. 48' to bulkhead scaled

Side Yard - 1 1/2 stories 8' right 9' scaled (OK 8' min. needed but of 28'  
2 stories 11' left 26' scaled have 35' total.)

Projections - bulkhead 5x5.5, front entry 5'x5'

Width of Lot - 65' min - 75' scaled.

~~OK~~ Height - 35' max - 24' approximated from cross section

Lot Area - 6500  $\phi$  min - 7875  $\phi$  given

Lot Coverage Impervious Surface - 35% (2756.25) OK.

28x40 = 1120  
5x5 = 25  
5x5.5 = 27.5

Area per Family - 6500  $\phi$

(1172.5)

~~OK~~ Off-street Parking - 2 spaces required -  $\phi$  driveway 12' x 38' passed 25' front setback

Loading Bays - N/A

Site Plan - minor / minor 2006 - 0200

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 7 - zone X

\* no daylight basement

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

**2006-0220**

Application I. D. Number

**11/6/2006**

Application Date

**Gribbin Christopher**

Applicant

**239 Sherwood St # 2 , Portland, ME 04103**

Applicant's Mailing Address

**Christopher Gribbin**

Consultant/Agent

**Agent Ph: (207)671-4335**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Marge Schmuckal**

**50 - 50 Wellington Rd, Portland, Maine**

Address of Proposed Site

**140 B003001**

Assessor's Reference: Chart-Block-Lot

**Single Family Home Wellington Road**

Project Name/Description

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) \_\_\_\_\_

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 11/6/2006

**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 | _____          | <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  |                 |

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	140 B003001
<b>Location</b>	50 WELLINGTON RD
<b>Land Use</b>	VACANT LAND
<b>Owner Address</b>	GRIBBIN CHRISTOPHER 239 SHERWOOD ST # 2 PORTLAND ME 04103
<b>Book/Page</b>	19973/240
<b>Legal</b>	140-B-3 WELLINGTON RD 50-52 7875 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$47,500	\$ 0.00	\$47,500

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				0.181	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>

### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
08/01/2003	LAND	\$40,000	19973-240

### Picture and Sketch

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**