

Location of Construction: 107-109 Woodlawn Ave		Owner: Wilhelmi, Mark		Phone:		Permit No: <b>961074</b>	
Owner Address:		Leasee/Buyer's Name: Jandis Development		Phone:		Business Name:	
Contractor Name: Jandis Development		Address: 7 Flintlock Ln - Falmouth, ME 04105		Phone: 797-9534		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>OCT 25 1996</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: Vacant Land		Proposed Use: 2-fam		COST OF WORK: \$ 45,000.00			
Proposed Project Description: Construct 2-fam Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group <b>A3</b> Type: <b>50</b> Signature: <i>[Signature]</i>		Zoning: <b>R-5</b> CBL: <b>151-B-004/005</b>	
						PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>25 September 1996</b>				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"/>	

1. This permit application doesn't 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: \_\_\_\_\_

**APPEAL SUSTAINED** 10/24/96

**PERMIT ISSUED  
WITH LETTER**

**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 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

SIGNATURE OF APPLICANT: *Julie DeRice* ADDRESS: \_\_\_\_\_ DATE: **01 October 1996** PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

CEO DISTRICT

COMMENTS

10-28-96 Checked out lot lines. Footings poured foundation walls  
about to be poured

12-30-96 Framing is all complete

Inspection Record

	Type	Date
Foundation:	OK MS	10-28-96
Framing:	OK MS	12-30-96
Plumbing:		
Final:		
Other:		

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

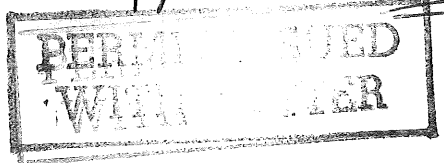
Location of Construction: 107-109 Woodlawn Ave		Owner: Wilhelmi, Mark		Phone:		Permit No. <b>961074</b> <b>PERMIT ISSUED</b> Permit Issued: OCT 25 1996 <b>CITY OF PORTLAND</b>		
Owner Address:		Lessee/Buyer's Name: Jandie Development		Phone:			Business Name:	
Contractor Name: Jandie Development		Address: 2 Flintlock Ln Falmouth, ME 04105		Phone: 797-9534			COST OF WORK: \$ 45,000.00 PERMIT FEE: \$ 245.00	
Past Use: Vacant Land		Proposed Use: 2-fam		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>10</i> Type: <i>5B</i> Signature: <i>[Signature]</i>			Zone: <i>R-5</i> CBL: 151-B-004/005 Zoning Approval: <i>ok with conditions</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <i>10/8/96</i> <input type="checkbox"/> Wetland <i>3</i> <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"/>	
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Permit Taken By: Mary Gresik		Date Applied For: 25 September 1996						

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
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*10-9-96*

*Interpretation Appeal \$50 fee*

**APPEAL SUSTAINED** *10/24/96*



**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 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

SIGNATURE OF APPLICANT: *Julie DeRice* ADDRESS: \_\_\_\_\_ DATE: 01 October 1996  
 PHONE: \_\_\_\_\_ DATE: 25 September 1996

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **6**  
*M. Leary*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 107-109 Boulevard Avenue 151-77-004/005

Issued to Jandle Development Date of Issue 4/30/98

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. 980235, 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

APPROVED OCCUPANCY

entire

single family

**Limiting Conditions:**

This certificate supersedes  
certificate issued 28 JAN 97

Approved:

*[Signature]*  
-----

(Date)

Inspector

*[Signature]*  
-----

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 or lessee for one dollar.

OK



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 107-109 Woodlawn Ave. 151-B-166-007

Issued to Janice Development

Date of Issue 26 January 1997

**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. 961074, 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

APPROVED OCCUPANCY

Entire

Single Family Dwelling

**Limiting Conditions:** TEMPORARY:

See attached memo from Jim Wendel dated 23 Jan 97 listing five (5) conditions of approval. ELECTRICAL: Install boxes for outside lights (four total) within 90 days.

**This certificate supersedes  
certificate issued**

Approved:

.....

(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 or lessee for one dollar.

mg

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

October 25, 1996

Jandie Development Corporation  
5 Flintlock Lane  
Falmouth, Maine 04105

RE: 107-111 Woodlawn Avenue

Dear Julie and Andy,

As you know at its October 24, 1996 meeting, the Board of Appeals voted to grant that the Jandie Development Corporation has sufficient standing to qualify for a building permit for the above referenced property.

A copy of the Board's decision is enclosed for your records.

Sincerely,

Marge Schmuckal  
Asst. Chief, Inspection Services Division

cc: J. Gray, Dir, PUD  
P. Samuel Hoffses, C, Inspection Services Division  
M. Manahan, Chairman, ZBA  
Charles A. Lane, Corp Counsel  
✓ M. Leary, CEO

Applicant: The DeRices

Date: 10/8/96

Address: 107-114 Woodlawn Ave

C-B-L: 151-B-4:5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New (previous bldg Demoed in ~~late~~<sup>early</sup> 1996 (Jan/Feb))

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - 2 family Dwelling <sup>26'x36'</sup> - NO GARAGE

Sewage Disposal - City

Lot Street Frontage - 50' req. - 80' shown

Front Yard - 20' req. - 25' shown

Rear Yard - 20' req. - 39' shown

Side Yard - 12' req. - 22' shown on both sides

Projections - doors & stoops on sides - front stoop implied -

Width of Lot - 60' req. - 80' shown

Height - 2 stories - 35' max

Lot Area - 6,000<sup>sq</sup> min req. 7,200<sup>sq</sup> per assessors

Lot Coverage/ Impervious Surface - 40% max or 2880<sup>sq</sup> max

26'x36' = 936<sup>sq</sup>

OK

Area per Family - 3000<sup>sq</sup>/unit

Off-street Parking - 2 spaces each unit - shown - shall be behind the front yard setback

Loading Bays - N/A

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A zone C

LAND USE - ZONING REPORT

ADDRESS: 107-111 Woodland Ave DATE: 10/8/96

REASON FOR PERMIT: construct 26' x 36' Duplex -

BUILDING OWNER: Jandie Development-B-L: 151-B-4 & S

PERMIT APPLICANT: Julie DeRice

APPROVED: with conditions DENIED: \_\_\_\_\_

#8, #9, #10, #11

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.

2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.

3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.

4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.

5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.

7. Separate permits shall be required for any signage.

8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition Owners shall consult with Dave Peterson, in Public Works (x 8829) RE: The sewer hook-ups prior to connection.

10. The front yard may be occupied by an entrance porch not more than 50' and may not project more than 5' into the required front yard.

11. Parking is not allowed in the front yard. Both required spaces for each unit shall be behind the front yard setback.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement



BUILDING PERMIT REPORT

DATE: 25 / 01 / 96 ADDRESS: 107-109 Woodhawn Ave.

REASON FOR PERMIT: To Construct a 2 family dwelling.

BUILDING OWNER: Wilhelmi, Mark

CONTRACTOR: Jawdie Deve

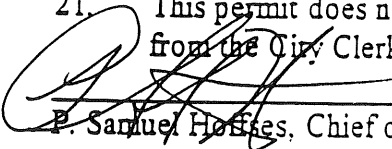
PERMIT APPLICANT: " " APPROVAL: \*1 \*6 \*7 \*8 \*9  
DENIED: \*13 \*18

CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
- 2. Precaution must be taken to protect concrete from freezing.
- 3. 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.
- 4. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- As 5. 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.
- X 6. Headroom in habitable space is a minimum of 7'6".
- X 7. 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.
- X 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 9. 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. feet.

10. 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X 13. 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, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  1. In the immediate vicinity of bedrooms
  2. In all bedrooms
  3. In each story within a dwelling unit, including basementsIn 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)
14. 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.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall be maintained to NFPA #13 Standard.
17. 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)
- X 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. 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".
20. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffes, Chief of Inspection Services      c.c. Lt. McDougall   P. F. D.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 25, 1996

Jandie Development  
2 Flintlock Ln.  
Falmouth, Maine 04105

RE: 107- 109 Woodland Ave..

Dear DeRice's

Your application to construct a 2 family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

### Site Plan Review Requirements

Building Inspection : Approved with conditions 1. The owner shall consult with Dave Peterson in Public Works ( 8829 ) re; the sewer hook-up. 2. The front yard maybe occupied by an entrance porch not more than 50 sq. ft. but can not project more than 5' into front yard.3. Parking is not allowed in the front yard- both required spaces shall be behind the front yard. 4. Separate permits shall be required for future decks and garages. M. Schmuckal  
Development Review Coordinator : Approved see attached conditions.J. Wendel

### Building and Fire Code Requirements

1. Please read and implement items 1,6,7,8, 9,,&18 of the attached building permit report.
2. Foundation drainage shall comply with section 1813.5.2of the city's building code ( The BOCA NATIONAL CODE /1996 ).
- 3.Treads and risers shall met the requirements of the city's building code section 1014.6.
4. A one (1) hour fireresistance rating is required between the two dwelling. This separation must run from the basement floor to the roof deck.
5. Sound transmission control must be done in accordance with section 1214.0 of the building code.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: M. Schmuckal J. Wendel

# ELECTRICAL PERMIT

## City of Portland, Me.



151-B-004

To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical code and the following specification:

Date 30 December 1996

109-111  
 LOCATION: 109-104 Woodlawn Ave

Permit # 4234

OWNER Jandie Development ADDRESS \_\_\_\_\_

**TOTAL EACH FEE**

<b>OUTLETS</b>										
	Receptacles		Switches		Smoke Detector		75	.20		15.00
<b>FIXTURES</b>	(number of)									
	incandescent		fluorescent				12	.20		2.40
	fluorescent strip							.20		
<b>SERVICES</b>										
	Overhead				TTL AMPSTO	800	200	15.00		15.00
	Underground					800		15.00		
<b>TEMPORARY SERV.</b>										
	Overhead				AMPS OVER	800		25.00		
	Underground					800		25.00		
<b>METERS</b>	(number of)						2	1.00		2.00
<b>MOTORS</b>	(number of)							2.00		
<b>RESID/COM</b>	Electric units							1.00		
<b>HEATING</b>	oil/gas units						2	5.00		10.00
<b>APPLIANCES</b>	Ranges	2	Cook Tops		Wall Ovens			2.00		
	Water heaters	2	Fans		Dryers	2	8	2.00		16.00
Disposals	Dishwasher	2	Compactors		Others (denote)			2.00		
<b>MISC. (number of)</b>	Air Cond/win							3.00		
	Air Cond/cent							10.00		
	Signs							5.00		
	Pools							10.00		
	Alarms/res							5.00		
	Alarms/com							15.00		
	Heavy Duty							2.00		
	Outlets									
	Circus/Carnv							25.00		
	Alterations							5.00		
	Fire Repairs							15.00		
	E Lights							1.00		
	E Generators							20.00		
	Panels							4.00		
<b>TRANSFORMER</b>	0-25 Kva							5.00		
	25-200 Kva							8.00		
	Over 200 Kva							10.00		
						<b>TOTAL AMOUNT DUE</b>				
						<b>MINIMUM FEE/COMMERCIAL 35.00</b>	<b>MINIMUM FEE</b>	<b>25.00</b>	<b>60.40</b>	

INSPECTION: Will be ready 12/31 or will call \_\_\_\_\_

CONTRACTORS NAME Michael Floridino  
 ADDRESS 35 Lawrence Ave Ptld, ME 04103  
 TELEPHONE 772-3136  
 MASTER LICENSE No. 4234  
 LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR

**ELECTRICAL INSTALLATIONS—**

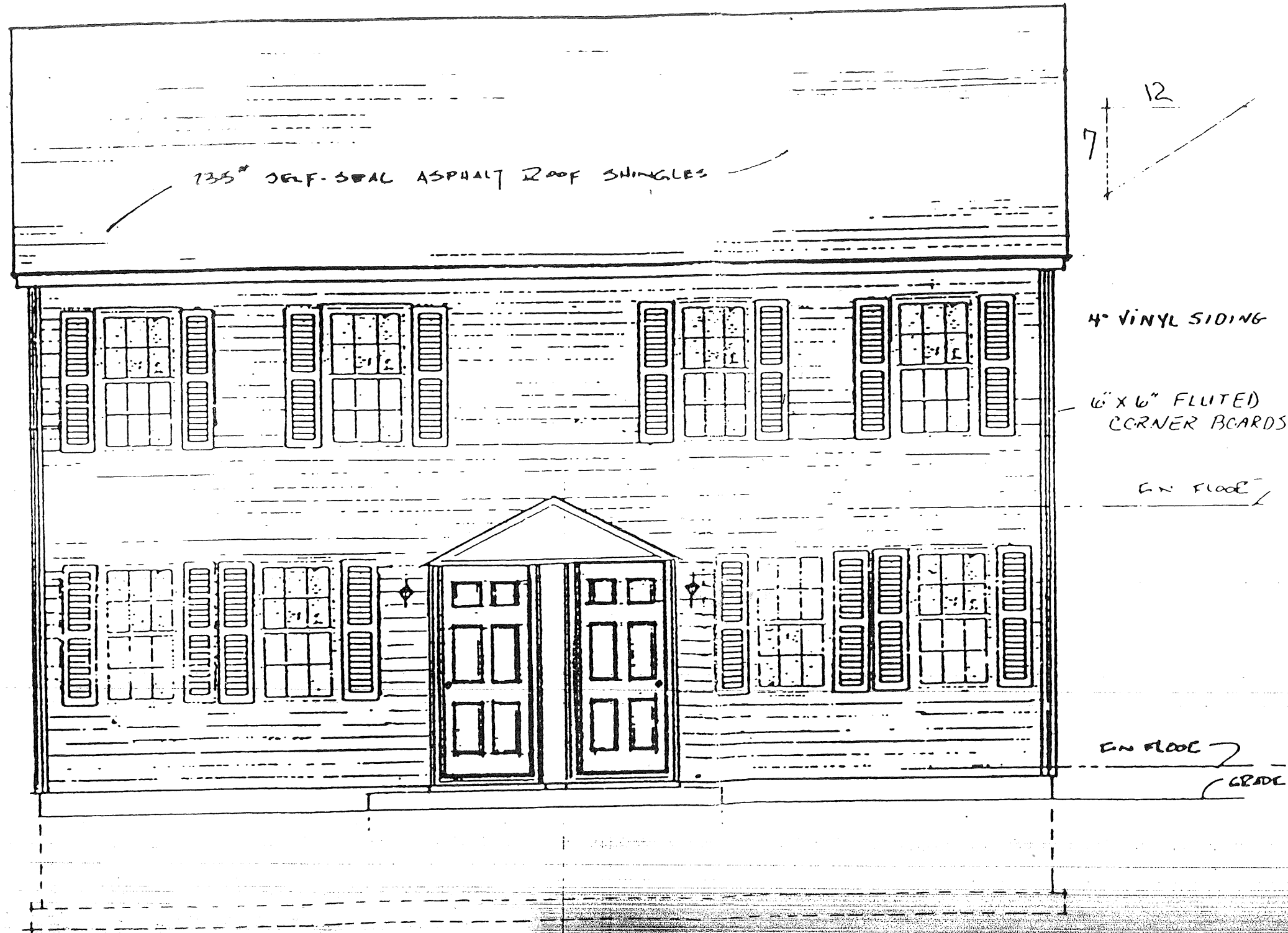
Permit Number \_\_\_\_\_  
 Location \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Date of Permit \_\_\_\_\_  
 Final Inspection \_\_\_\_\_  
 By Inspector \_\_\_\_\_

INSPECTION: Service 12/31/96 by [Signature]  
 Service called in 12/31/96  
 Closing-in 12/31/96 by [Signature]

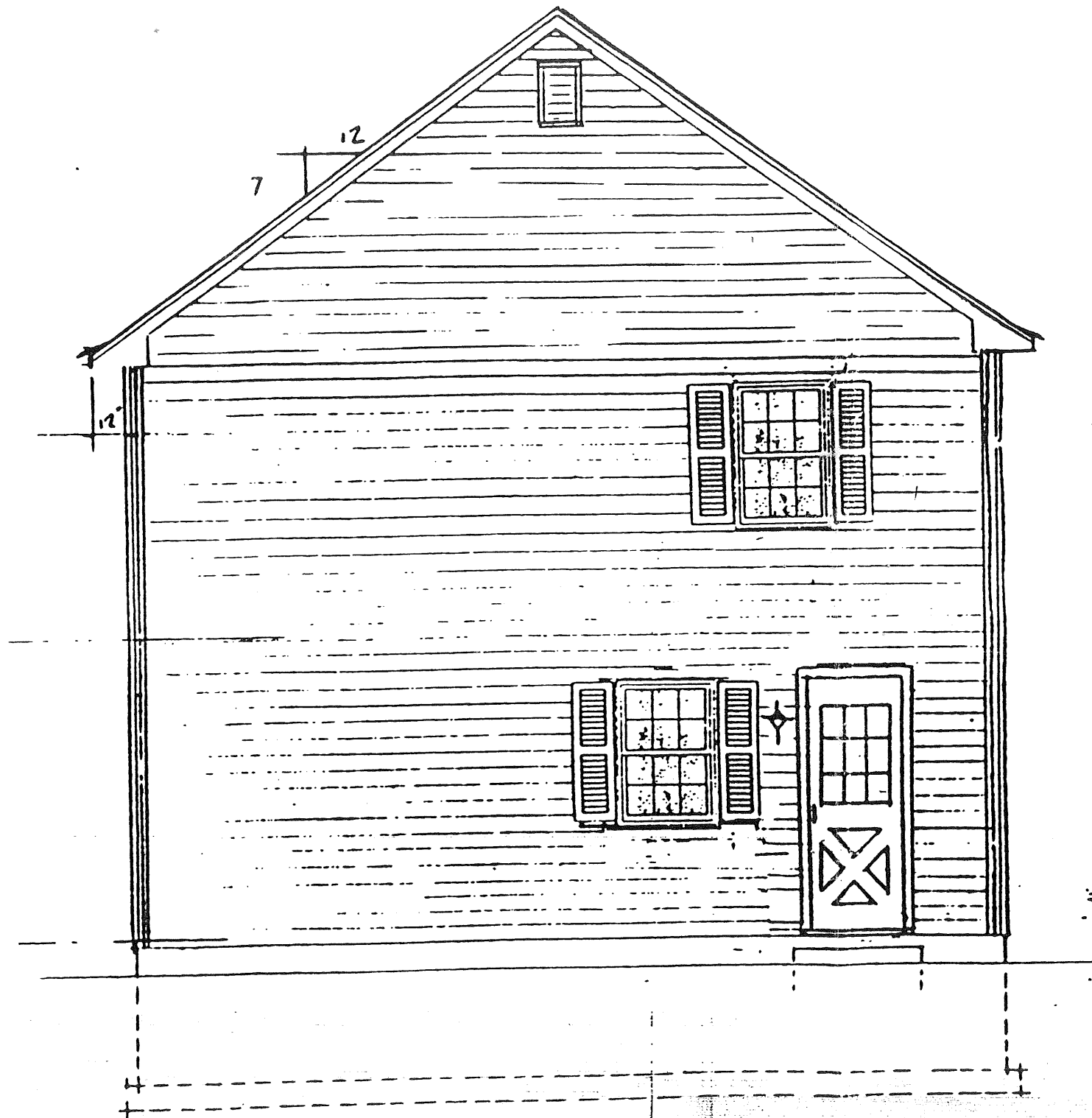
PROGRESS INSPECTIONS: 12/31/96 UNIT # 109  
u 1 UNIT # 113  
12/31/96 (SERVICE)  
1/27/97 Final  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE:	REMARKS:
12/31/96	unlicensed helper on site <u>[Signature]</u>
	Plans w/ conditions (20 days)
1/27/97	insdow (4) boxes for outside lights (not ready)

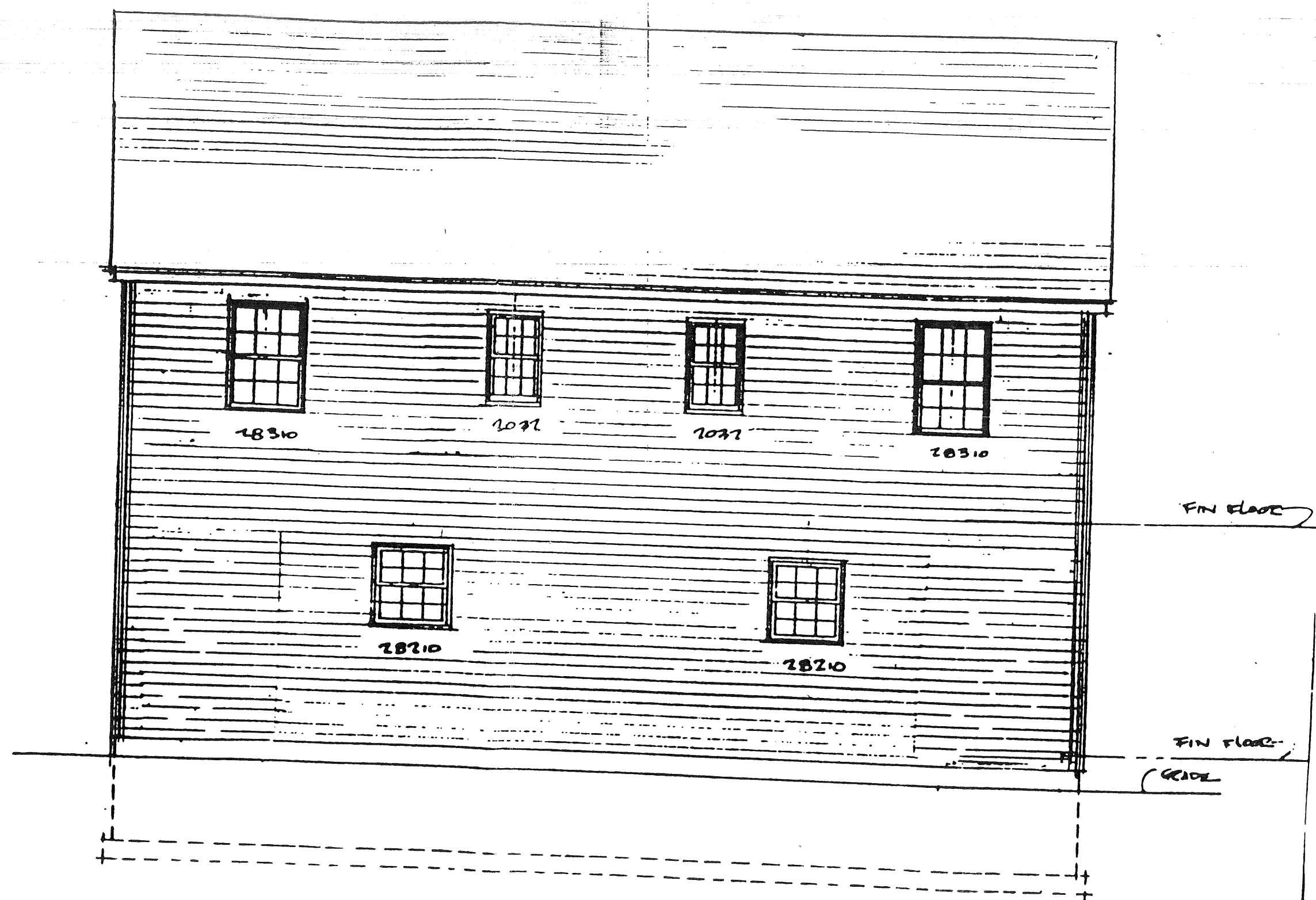
EXHIBIT A



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

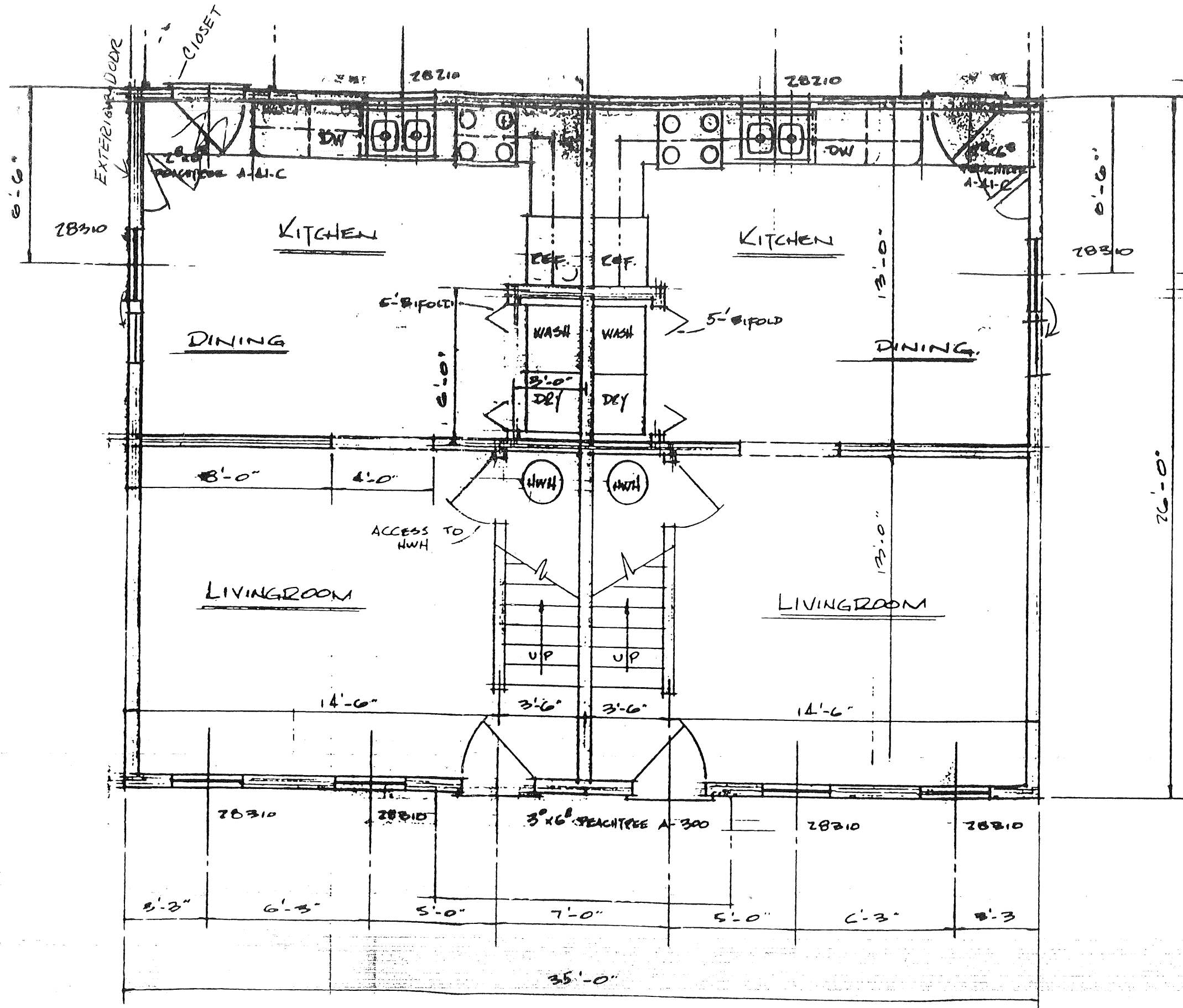


SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

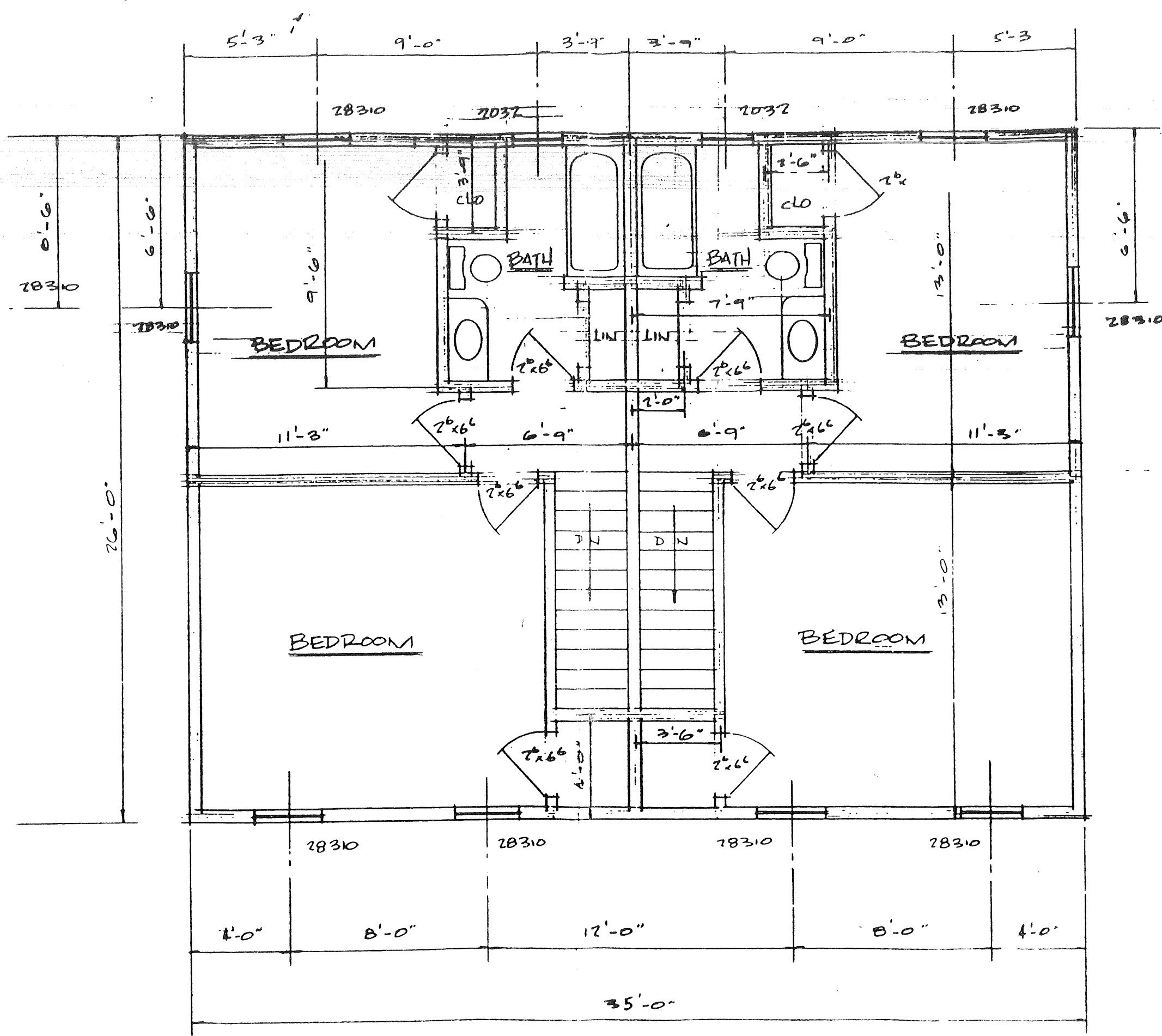


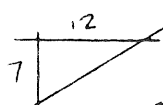
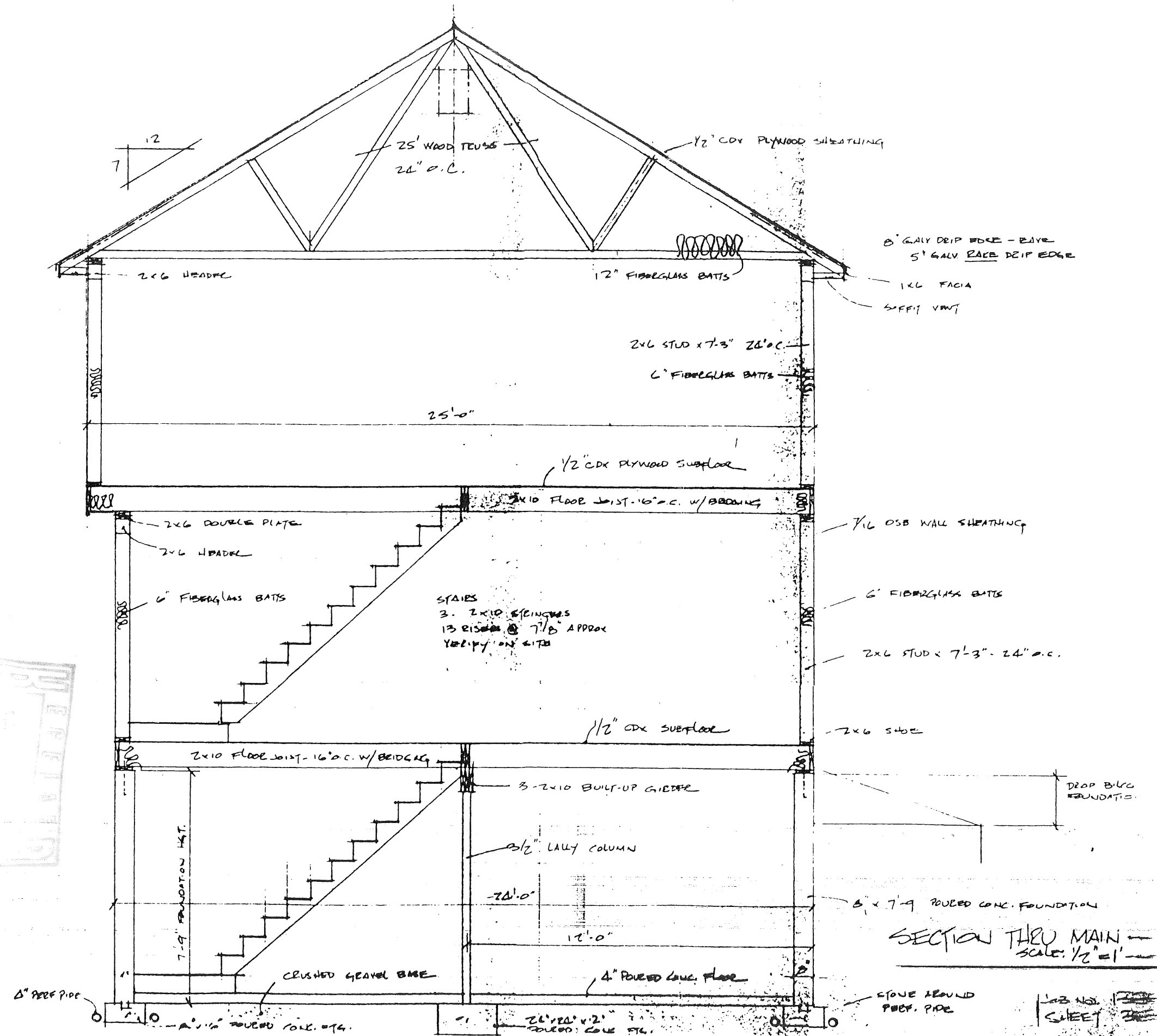
REAR ELEVATION  
SCALE: 1/4" = 1'-0"





FIRST FLOOR PLAN



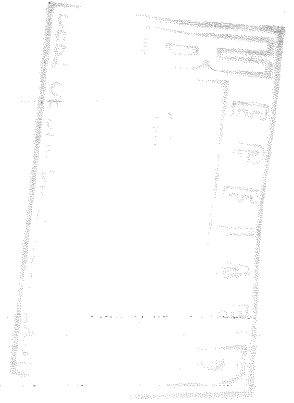


8' GALV DRIP EDGE - EAVE  
 5' GALV FACE DRIP EDGE  
 1x6 FACIA  
 SUFFY VENT

STAIRS  
 3. 2x10 STRINGERS  
 13 RISERS @ 7 1/8" APPROX  
 VERIFY ON SITE

SECTION THRU MAIN  
 SCALE: 1/2" = 1'

103 NO. 1  
 SHEET





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

I. D. Number \_\_\_\_\_

Applicant Jandie Development  
3 Flintlock Ln  
Falmouth, ME 797-9534

25 September 1996  
Application Date

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

Consultant/Agent \_\_\_\_\_

107,107 Woodlawn Ave  
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

151-B-004/005

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  Other (specify) \_\_\_\_\_

936 Sq Ft Proposed Building Square Feet or # of Units 7,200 Sq Ft 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"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 50.00 subdivision 100.00 Engineering Review \_\_\_\_\_

**Approval Status:**

Reviewer [Signature]

- Approved  Approved w/Conditions listed below  Denied

- \_\_\_\_\_
- SEE ATTACHED CONDITIONS.
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 9/30/96 Approval Expiration 9/97 date \_\_\_\_\_ Extension to \_\_\_\_\_ date \_\_\_\_\_  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 _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |

Address: 107,107 Woodlawn Ave



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

I. D. Number \_\_\_\_\_

Address: Woodlawn Ave

Applicant Jandie Development  
2 Flintlock Ln  
Falmouth, ME 797-9534

25 September 1996  
Application Date

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description

Consultant/Agent Julie or Andie DeRice

Woodlawn Ave  
Address of Proposed Site

151-B-004/005

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

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  Other (specify) \_\_\_\_\_  
936 Sq Ft 7,200 Sq Ft R-5  
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"/> Single-Family Minor	<input type="checkbox"/> Other _____

Fees paid: site plan 50.00 subdivision \_\_\_\_\_ 100.00 Engineering Review

**Approval Status:**

Reviewer Marge Schmuck

Approved  Approved w/Conditions listed below  Denied

- owner SHALL Consult with DAVE Peterson in Public Works (x8829) re: The Sewer hook-ups.
- The front yard may be occupied by an entrance porch not more than 50' but
- Parking is not allowed in the front yard - both required spaces shall be behind the front yard cannot project more than 5' into front yard

Approval Date 10/8/96 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

4, separate permits shall be required for future decks and/or garages

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	
Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
Performance Guarantee Released	_____	_____	
	date	signature	
Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
Defect Guarantee Released	_____	_____	
	date	signature	

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

APPLICANT: LANDIE DEVELOPMENT  
ADDRESS: 5 FLINTLOCK LN / FAUMOUTH, ME.  
SITE ADDRESS/LOCATION: 107, 109 WOODLAWN AVE  
DATE: 9/30/96

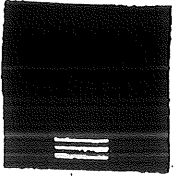
Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface 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. 1 TREE ONLY AS LONG AS EXISTING TREE IDENTIFIED ON THE SITE PLAN REMAINS.
3.  Your new street address is now 107, 109 WOODLAWN 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 ~~Polinsky~~ MERRITT at 874-8300, ext. ~~8822~~ 8822. 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 Poliskey 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.  THE AMOUNT OF DISTURBED AREA SHALL BE KEPT TO A MINIMUM. ALL ERODED SOIL SHALL BE LEFT ON SITE. THE CONTRACTOR SHALL KEEP THE PUBLIC ROAD SWEEP CLEAN.

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



DeLUCA HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

## MEMORANDUM

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** January 23, 1997

**RE:** Request for Certificate of Occupancy  
107,109 Woodlawn Ave(151-B-004/005)

On January 23, 1997 I reviewed the residential duplex at 107,109 Woodlawn Ave for compliance with the conditions of approval dated 9/30/96. All the conditions have not been met. The following work needs to be completed:

1. The street address numbers conflict with staff determination of the numbers; the applicant indicates that the correct numbers are 109 and 111.
2. A copy of the sewer permit needs to be submitted to the Development Review Coordinator as proof that Public Works has the necessary data.
3. One City of Portland approved tree needs to be planted as well as the landscape plantings.
4. All disturbed areas need to be stabilized for the winter with a heavy application of hay mulch and loamed and seeded in the spring.
5. The elevation of the constructed sill does not conform to the site plan. The site plan indicated 30" above the road gutter line; the actual dimension is approximately 12". The final grading will likely be different because of the lowered sill. The lowered sill should not create final grading problems. However I recommend that a revised site plan be submitted for the files.

4-11 Julie says that 107-109 is incorrect. She is using 109-111 as legal number. Laws will be taken care of within 30 days.