

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 031015

Please Read Application And Notes, if Any, Attached

This is to certify that Soucy Gerald /Owner

has permission to decks on side instead of in rear of each deck parking also relocated (Amendment to #03-0116)

AT 23-25 Cambridge St (Cornell St) 151A A009001

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 work on permit must be completed before this building or part thereof is occupied or closed-in. **HEAVY NOTICE IS REQUIRED.**

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

OTHER PERMIT AGENCIES
Fire Dept. _____
Health Dept. _____
Appeal Board AUG 27 2003
Other _____



[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

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

Permit No: 03-1015	Issue Date: AUG 27 2003	CBL: 151A A009001
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Location of Construction: 23-25 Cambridge St (Cornell St)	Owner Name: Soucy Gerald	Owner Address: 14 Ashwood Dr CITY OF PORTLAND	Phone: 15-1909
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Duplex	Zone: R-5

Past Use: duplex	Proposed Use: duplex with decks on side instead of in rear of each unit; parking also relocated (Amendment to #03-0116)	Permit Fee:	Cost of Work: \$0.00	CEO District:
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>		INSPECTION: Use Group: R-3 Type: SB BOLA 99

Proposed Project Description:
 decks on side instead of in rear of each unit; parking also relocated (Amendment to #03-0116)
~ 6x8 Decks instead of 10'x10'

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: kwd	Date Applied For: 08/21/2003	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 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"/> Denied Date: <i>8/25/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" 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: 03-1015	Date Applied For: 08/21/2003	CBL: 151A A009001
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Location of Construction: 23-25 Cambridge St (Cornell St)	Owner Name: Soucy Gerald	Owner Address: 14 Ashwood Dr	Phone: () 415-1909
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Duplex	

Proposed Use: duplex with decks on side instead of in rear of each unit; parking also relocated (Amendment to #03-0116)	Proposed Project Description: decks on side instead of in rear of each unit; parking also relocated (Amendment to #03-0116)
---	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/25/2003
Note: 08/21/03 deck too close to side st & parking is wrong size and sticks into required front setback - see letter Ok to Issue: <input checked="" type="checkbox"/> 8/25/03 revised plans received from the surveyor that shows the setbacks and the two 9' x 19' parking spaces			
<ol style="list-style-type: none"> 1) Your driveway pavement shall be extended to allow the rear parking space on both sides. 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted on 8/25/03. Any deviations shall require a separate approval before starting that work. The side decks have been reduced in size from 10' x 10' to just over 6' x 8'. The side yard setback on a side street shall be maintained at a minimum of 15'. 			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

03-1015

All Purpose 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>33-25 CALVERGE ST PORTLAND</u>		
Total Square Footage of Proposed Structure <u>2340 SQ FT</u>	Square Footage of Lot <u>6000 SQ FT</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>151</u> Block# <u>AA</u> Lot# <u>009</u>	Owner: <u>GERALD SOUPE</u>	Telephone: <u>4151909</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$11000 Fee: \$ <u>30.00</u>
Current use: <u>APARTMENT</u>		
If the location is currently vacant, what was prior use: <u>RESTAURANT</u>		
Approximately how long has it been vacant: <u>←</u>		
Proposed use: <u>DUPLEX</u>		
Project description: <u>amoving 8'x10' deck to side</u> <u>amendment to permit # 030116</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>GERALD SOUPE 415-1909</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Gerald Soupe</u>	Date: <u>8-21-2003</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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

2003-0028

Application I. D. Number

02/13/2003

Application Date

9 Cornell Street

Project Name/Description

Soucy, Gerald

Applicant

14 Ashwood Drive, Saco, ME 04072

Applicant's Mailing Address

Webber Real Estate

Consultant/Agent

Applicant Ph: (207) 415-1909 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

9 - 9 Cornell St, Portland, Maine

Address of Proposed Site

151A A006001

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) _____

2385 sq. Ft.

Proposed Building square Feet or # of Units

6570 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"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review \$300.00 Date 04/14/2003

DRC Comments



Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>04/11/2003</u> date	<u>\$13,700.00</u> amount	<u>10/24/2003</u> 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	

(Code 1968, § 602.14.E; Ord. No. 298-88, 5-31-88)

Sec. 14-336. Location in residence zones for six or fewer vehicles.

(a) Where off-street parking for six (6) or fewer vehicles is required or provided in any residence zone, it shall not be located closer than fifty (50) feet to any street line if less than five (5) feet from any lot line and shall not be closer to any street line than the required depth of the front yard for the same lot, except on a corner lot where the minimum depth from the line of the side street shall be the minimum width of the side yard on the side street. Lots in the R-6 zone shall not be required to provide the five-foot setback required by this section, but parking in the R-6 zone shall meet the front yard setbacks set forth in this section.

The exception can NOT be used because there are 2 driveways
(b) ~~Parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.~~

(Code 1968, § 602.14.F; Ord. No. 231-90, § 1, 3-5-90; Ord. No. 310-98, § 2, 5-4-98)

Sec. 14-337. Location in residence zones for more than six vehicles.

Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any residential structure on an adjoining lot.

(Code 1968, § 602.14.G)

Sec. 14-338. When located within required open yard areas in residence zones.

(a) Where off-street parking for more than six (6) vehicles is required or provided on a lot in a residence zone and vehicles are to be or may be parked within the area otherwise required to be kept open and unoccupied for front, side and rear yards in the zone in which such parking is located, the following requirements shall be met:

- (1) A continuous curb guard, rectangular in cross-section, at

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

August 21, 2003

Gerald Soucy
14 Ashwood Dr.
Saco, ME 04072

RE: 23-25 Cambridge St., corner of Cornell St. – 151A-A009 & part of 8 – R-5 zone
Permit application #03-1015

*See Revised
Plans Dated
8/25/03 which
corrects the deficiencies*

Dear Gerald,

I am in receipt of your application to amend your site plan from the original approved site plan. You have relocated the decks to the sides of the building instead of on the rear as originally shown. You have also changed your parking configuration. Your permit has been denied because you are not meeting the requirements of the City's Land Use Ordinance.

Section 14-120 requires a side yard setback on a side street (Cornell Street) to be a minimum of fifteen (15) feet. Your amended, submitted survey plans scale the setback at approximately 13.75 feet.

The plans have also changed the parking configuration for both dwelling units. A standard parking space size is 9' x 19' as required under the Technical and Design Standards and Guidelines as promulgated by the Planning and Public Works Departments. The parking spaces have been shown to be 7 ½ x 15 which is a compact car size. Compact space sizes are only to be used when providing over and above the required minimum number of spaces as designated by the Zoning Ordinance. You are providing the minimum number of parking spaces as required under the ordinance. If the correct 9' x 19' space size is shown on the plans, they would extend five (5) feet into the required front yard setback of twenty (20) feet. Section 14-336 prohibits required parking to be located within the required front yard setback when two driveways are provided on site.

Your permit has been denied. You will not receive any occupancy permit (whether temporary or permanent) until such time that your building and parking has been brought into compliance with the City Ordinances. This office shall require revised plans for approvals showing how you

intend to come into compliance.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is bonding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,


Marge Schmuckal
Zoning Administrator

CC: Sarah Hopkins, Planning
Jay Reynolds, Planning
Penny Littell, Legal
Jon Reed, Code Enforcement Officer
Mike Nugent, Inspection Services
File

SECTION III -- TRAFFIC DESIGN STANDARDS AND GUIDELINES

completely contained within the facility, and vehicles located within one portion of the facility shall have access to all other portions without using the adjacent street system.

- (h) Off-street truck maneuvering: Where the use of a plot includes a truck loading, parking, or service facility, adequate space shall be provided such that all truck maneuvering is performed off the street.

B. Single and Two-Family (up to 4 spaces)

- (a) Minimum/maximum driveway width: Any site shall have a minimum twelve (12) foot driveway; where multi-units are proposed, a maximum twenty (20) foot driveway will be allowed.
- (b) Location of driveway: Driveways shall be located on the lot in a manner to provide a minimum twenty (20) foot spacing between existing or proposed driveways.

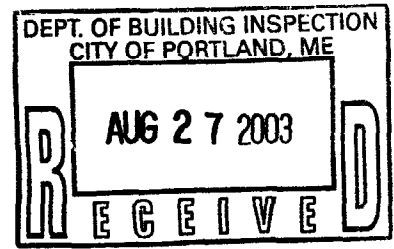
NOTE: Refer to "Guidelines for Driveway Design and Location", Institute of Transportation engineers, 1985 or current, for additional design guidelines (on file in Traffic Department).

C. Ingress Lanes (Slip lanes)

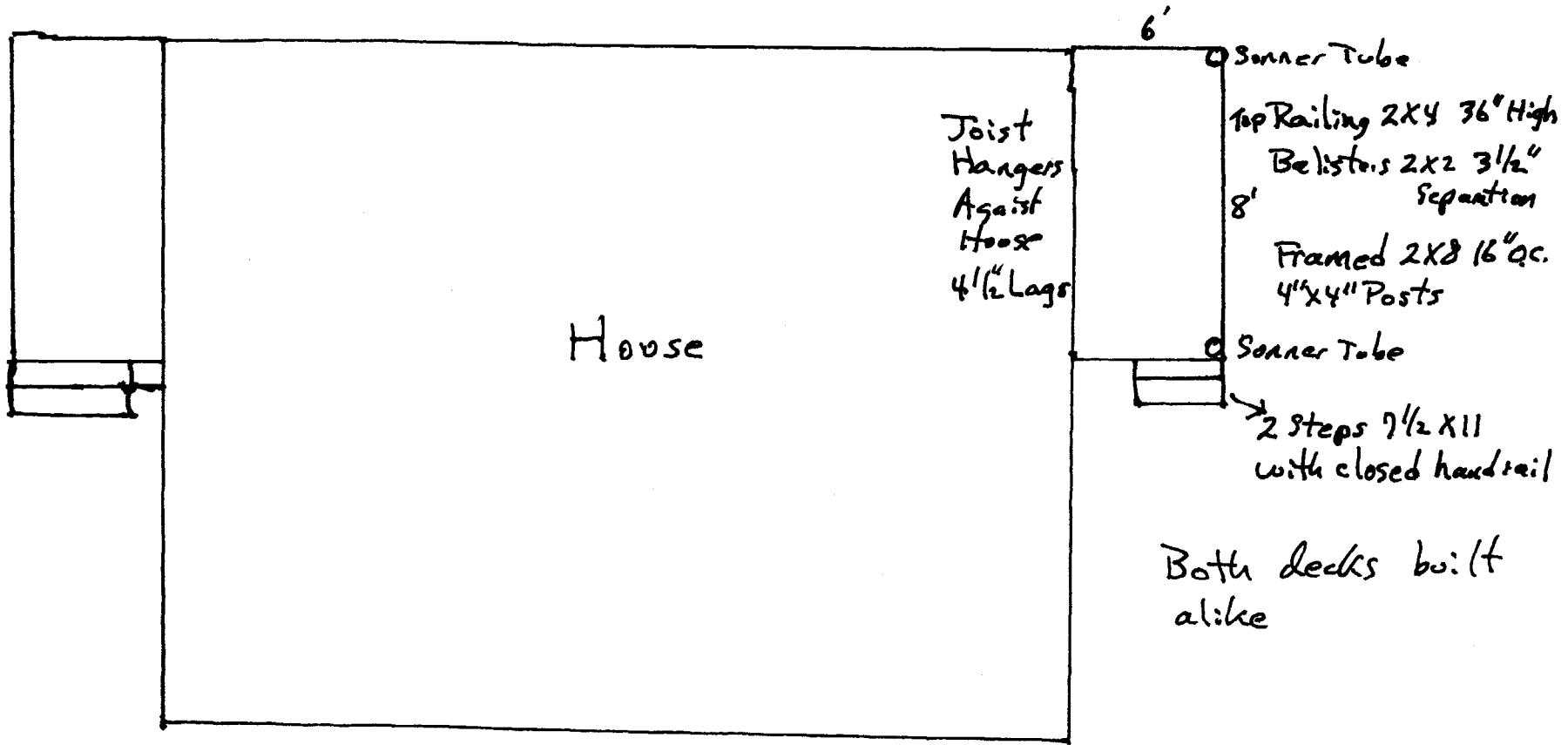
- (a) Ingress left-turn lanes requirements: A twelve (12) foot wide left-turn lane with appropriate storage and transition shall be provided at each driveway where the peak hour inbound left-turn volume is thirty (30) vehicles or more.
- (b) Ingress right-turn lanes: For any site, a twelve (12) foot wide right-turn lane with appropriate storage and transition shall be provided at each driveway where the highway average daily traffic exceeds 10,000 vehicles per day, permitted highway speeds exceed 35 miles per hour, and driveway volume exceeds 1,000 vehicles per day with at least forty (40) right-turn movements during peak periods. For any site, a right-turn lane as described in this subparagraph shall be provided at each driveway where right-turn ingress volumes exceed seventy-five (75) vehicles per peak hour.

3. STANDARDS: Parking Lot/Parking Space Design

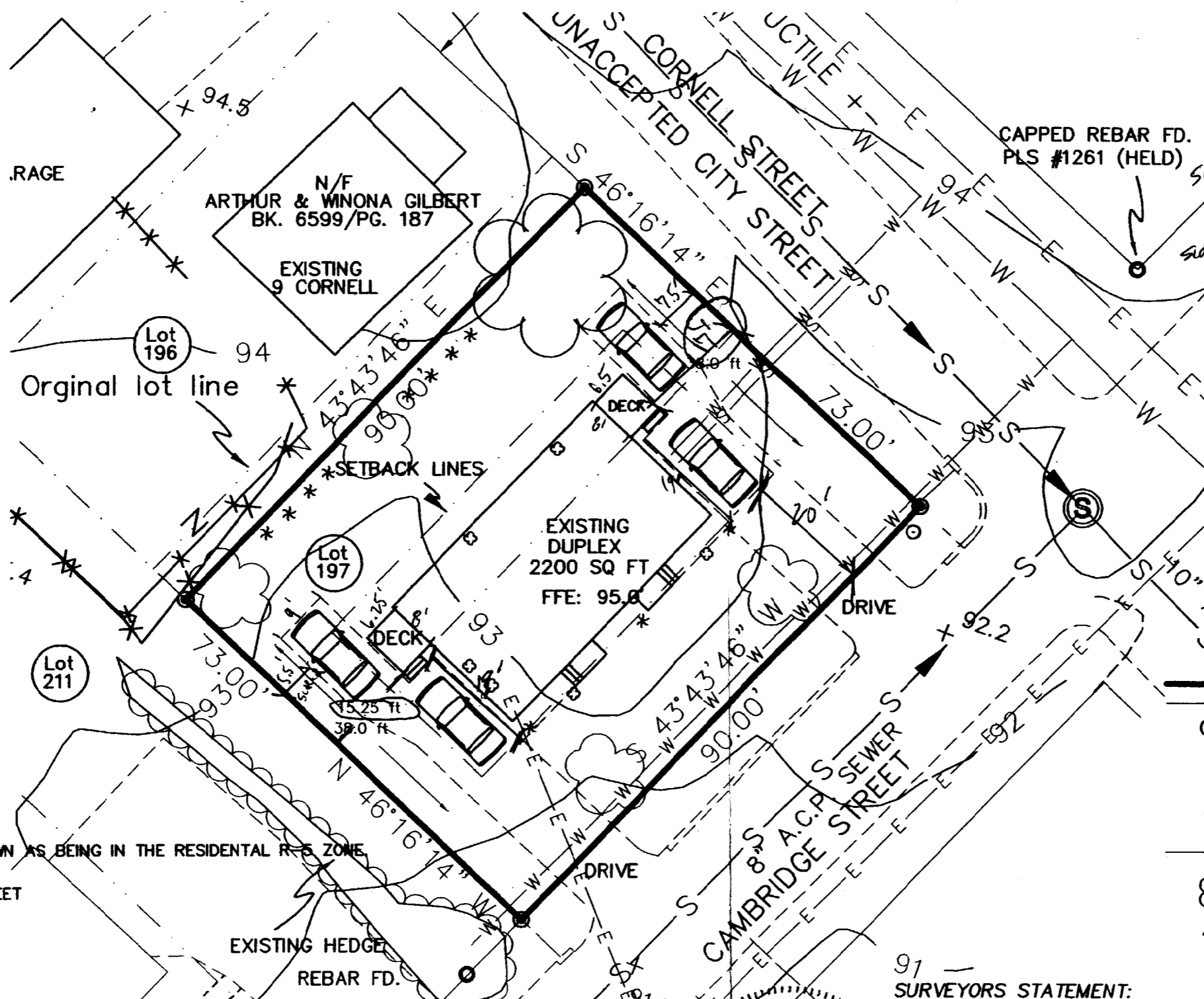
- A. Parking space: The standard parking space is 9 feet wide by 19 feet long.
- B. Compact spaces: Any parking lot may be designed with a maximum allowance of 35 percent compact spaces over and above the required minimum number of spaces by the zoning ordinance. The space shall have a minimum design of 7-1/2 feet wide by 15 feet long.
- C. Parking lot layout: Lot layout shall conform to Figures III-1 and III-2.
- D. Aisles: Vehicular access shall be provided by one or more aisles, minimum widths of aisles are outlines in Figures III-1 and III-2.



23+25 Cambridge St



Cambridge Street



2-5

side yard on side st: 15' req
17' setback

side yard on other side: 12' req -
(2 story) 15.25' shown

2 parking spaces 9x19'
maintained

REVISION: 06-25-2003 - REVISED HOUSE LOCATION, DECKS AND PARKING.
 REVISION: 06-18-2003 - EXISTING CONDITIONS UPDATE.
 REVISION: 02-11-2003 - ADDED CONTOURS, AVAILABLE UTILITIES AND PROPOSED FLOOR ELEVATION.

**AS BUILT PLAN OF A 2 STORY DUPLEX
AT 9 CORNELL STREET PORTLAND, MAINE**

FOR:
GERALD SOUCY

LEGEND

- Capped 5/8" Rebar Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- ☼ Proposed Tree
- A.C.P. Asbestos Concrete Pipe
- Ⓢ Sewer Manhole

*final print
used for
review*

ZONING NOTE:

SUBJECT PARCEL CURRENTLY SHOWN AS BEING IN THE RESIDENTIAL R-5 ZONE.
 MINIMUM LOT SIZE: 6000 SQ. FT.
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM FRONT YARD: 20 FEET
 MINIMUM REAR YARD: 20 FEET
 MINIMUM SIDE YARD:
 1 STORY: 8 FEET
 1½ STORY: 8 FEET
 2 STORY: 12 FEET
 SIDE YARD ON A SIDE STREET: 15 FEET

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE X,
 FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL 7C
 WHICH BEARS AN EFFECTIVE DATE OF DEC. 08, 1998.
 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

RECEIVED

AUG 25 2003

STATE OF MAINE

ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR

91 - SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- 1) NO WRITTEN REPORT

Robert T. Greenlaw

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 08-25-2003

DRAWN BY: RTG
CHECKED BY: GAS

SCALE: 1" = 30'
DATE: FEB. 27, 2003

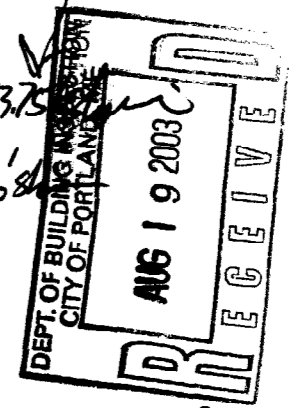
JOB NUMBER: 200319-P
SHEET: 1 of 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE 04107-7900
877-774-8888
BACKBAYBOUNDARY.COM

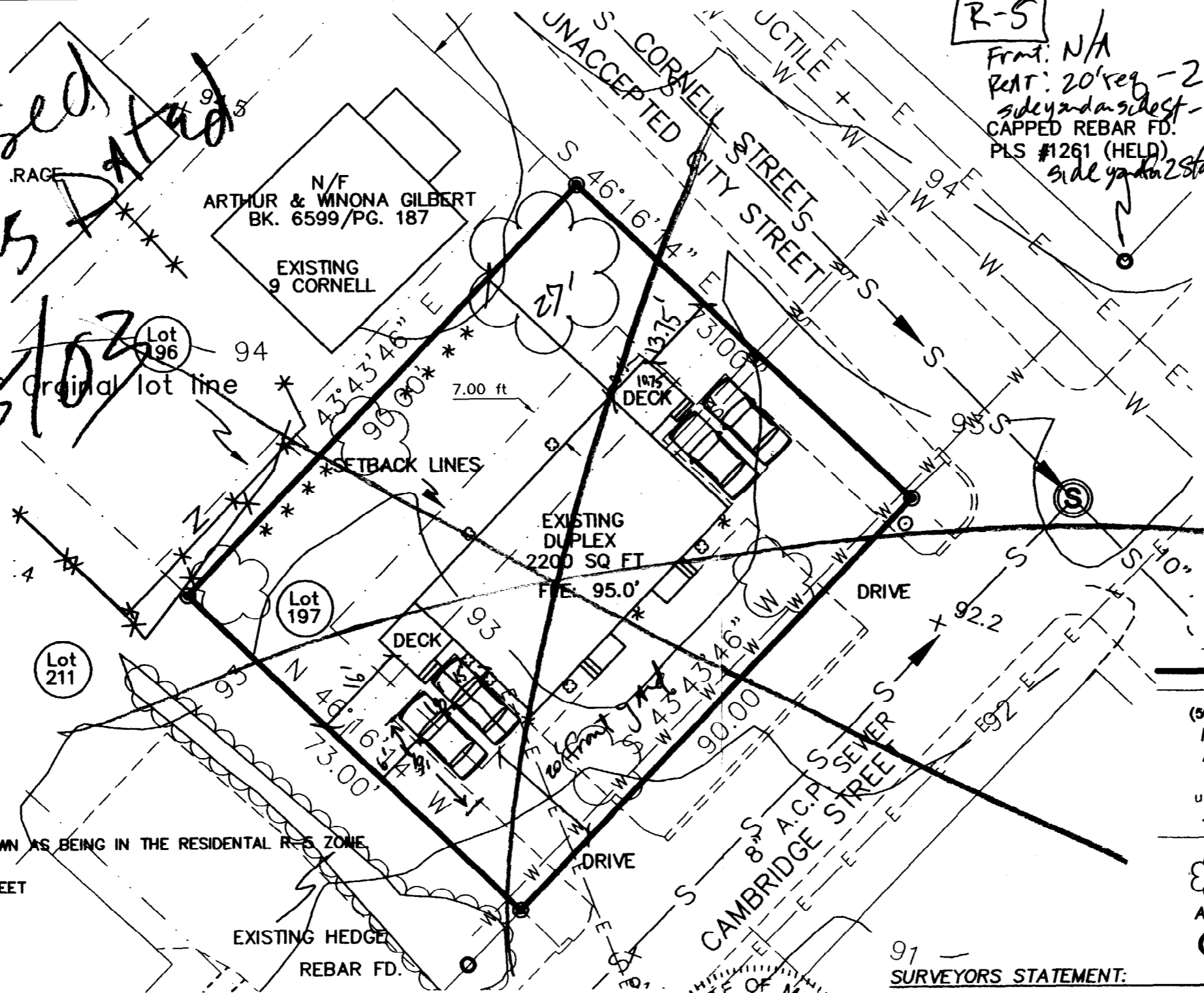
DRAWER: 2003 NO:19

see revised plans dated 9/25/02

R-5
 Front: N/A
 Rear: 20' req - 27' shown
 side yard on side street - 15' min - 13.75'
 CAPPED REBAR FD.
 PLS #1261 (HELD)
 side yard on 2 story - 12' req 16' shown



Applied for an Amendment 8/20/03
Plat spaces are 9x19' - 75' x 15' high

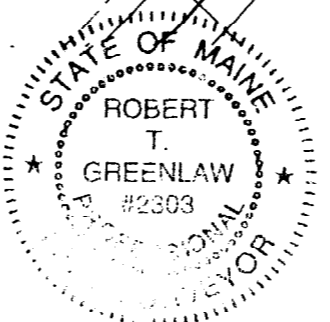


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 SIDE YARD ON A SIDE STREET: 15 FEET

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE X, FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL 7C WHICH BEARS AN EFFECTIVE DATE OF DEC. 08, 1998. AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- LEGEND**
- Capped 5/8" Rebar Set With Registration Number 2303.
 - Iron Pipe or Solid Pin Found
 - △ Survey Instrument Point
 - Abutter Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
 - Overhead Utility
 - Utility Pole
 - Edge of traveled way
 - ☼ Proposed Tree
 - A.C.P. Asbestos Concrete Pipe
 - ⊙ Sewer Manhole



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a) NO WRITTEN REPORT
[Signature]

ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 08-18-2003

REVISION: 08-18-2003 - ADDING CONDITIONS UPDATE.
 REVISION: 02-11-2003 - ADDED CONTOURS, AVAILABLE UTILITIES AND PROPOSED FLOOR ELEVATION.

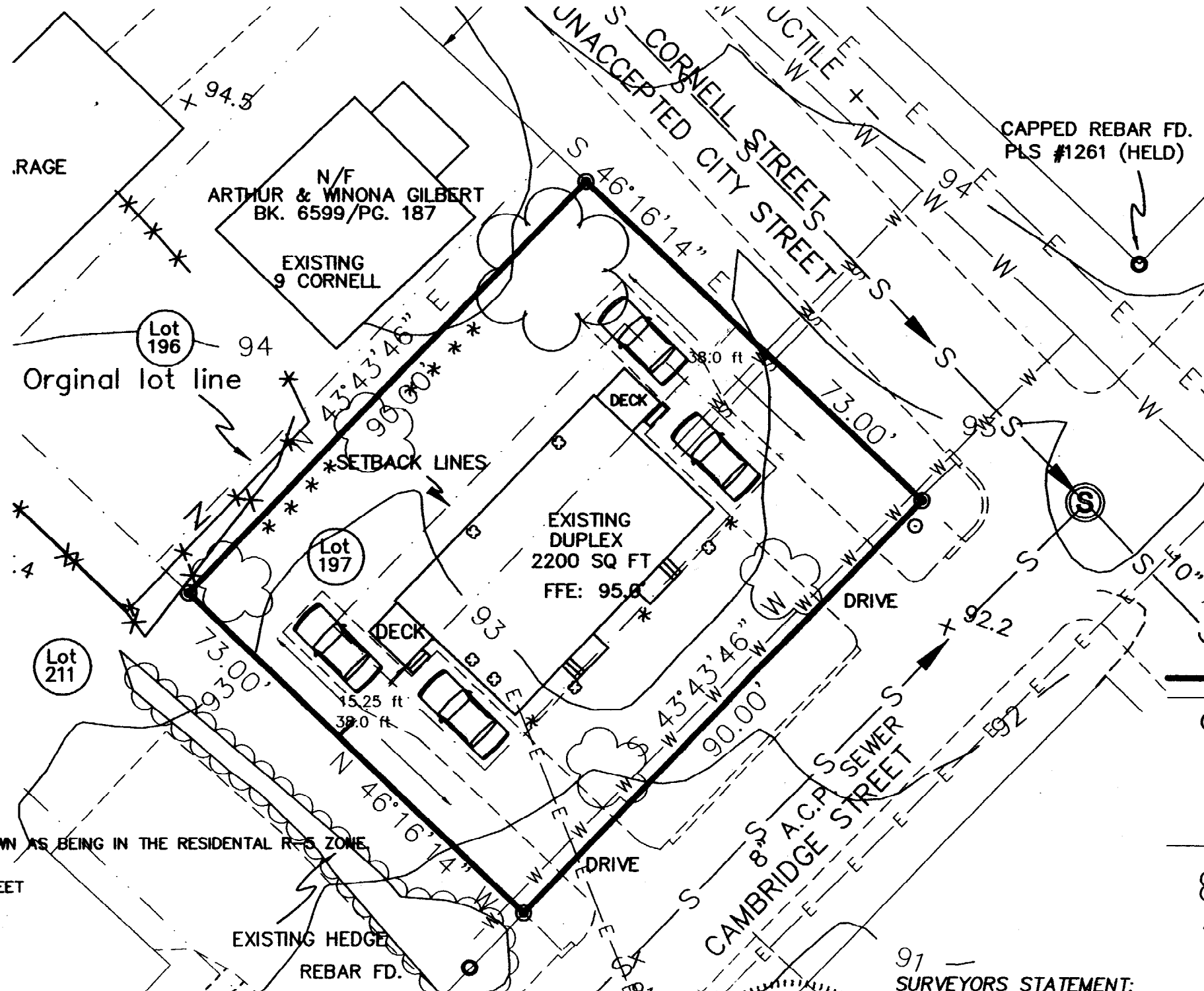
AS BUILT PLAN OF A 2 STORY DUPLEX AT 9 CORNELL STREET PORTLAND, MAINE

FOR: **GERALD SOUCY**

DRAWN BY: RTG
 CHECKED BY: GAS
 SCALE: 1" = 20'
 DATE: FEB. 13, 2003
 JOB NUMBER: 200319-P
 SHEET: 1 of 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 807-774-3888
 FAX 807-781-8800
 BACKBAYBOUNDARY.COM

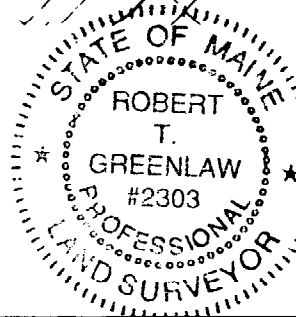
DRAWER: 2003 NO:19



ZONING NOTE:
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CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 8-27-03



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 1) NO WRITTEN REPORT
 DATE: 08-25-2003
 ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

- LEGEND**
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 - Iron Pipe or Solid Pin Found
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REVISION: 08-25-2003- REVISED HOUSE LOCATION, DECKS AND PARKING.
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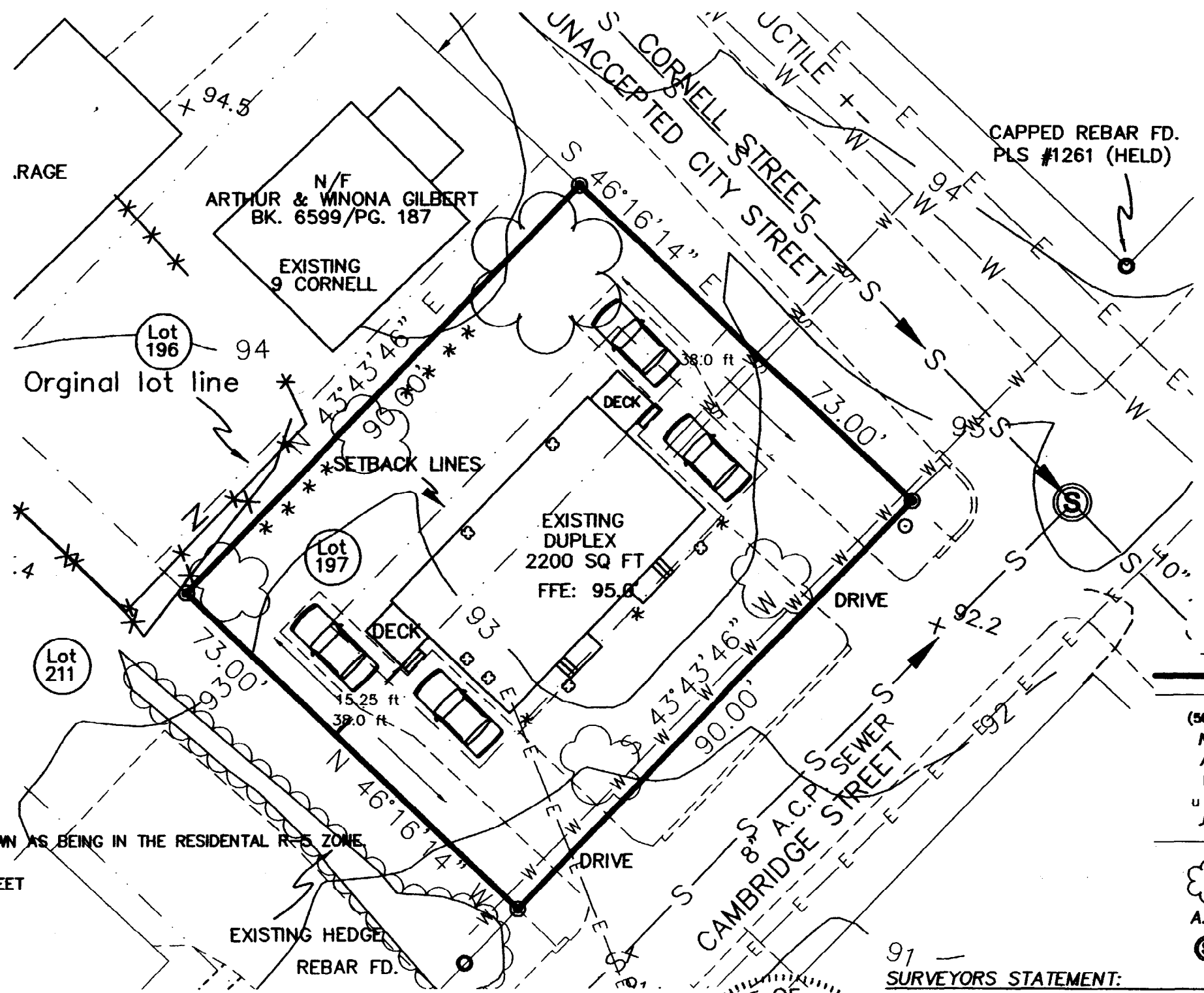
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FOR: **GERALD SOUCY**

DRAWN BY: RTG
 CHECKED BY: GAS
 SCALE: 1"=30'
 DATE: FEB. 12, 2003
 JOB NUMBER: 200319-P
 SHEET: 1 of 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2888
 FAX 207-761-8810
 BACKBAYBOUNDARY.COM

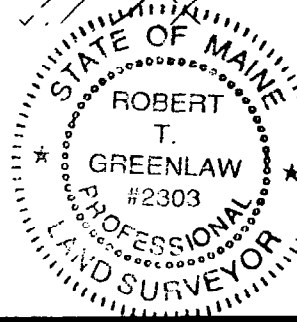
DRAWER: 2003 NO:19



ZONING NOTE:
 SUBJECT PARCEL CURRENTLY SHOWN AS BEING IN THE RESIDENTIAL R-5 ZONE.
 MINIMUM LOT SIZE: 6000 SQ. FT.
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM FRONT YARD: 20 FEET
 MINIMUM REAR YARD: 20 FEET
 MINIMUM SIDE YARD:
 1 STORY: 8 FEET
 1½ STORY: 8 FEET
 2 STORY: 12 FEET
 SIDE YARD ON A SIDE STREET: 15 FEET

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE X,
 FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL 7C
 WHICH BEARS AN EFFECTIVE DATE OF DEC. 08, 1998.
 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 8-27-03



91 - SURVEYORS STATEMENT:
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 1) NO WRITTEN REPORT
 ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.
 DATE: 08-25-2003

- LEGEND**
- Capped 5/8" Rebar Set With Registration Number 2303.
 - Iron Pipe or Solid Pin Found
 - △ Survey Instrument Point
 - Abutter Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
 - u — Overhead Utility
 - ⊙ Utility Pole
 - Edge of traveled way
 - ☼ Proposed Tree
 - A.C.P. Asbestos Concrete Pipe
 - ⊙ Sewer Manhole

REVISION: 08-25-2003-- REVISED HOUSE LOCATION, DECKS AND PARKING.
 REVISION: 08-18-2003-- EXISTING CONDITIONS UPDATE
 REVISION: 02-11-2003-- ADDED CONTOURS, AVAILABLE UTILITIES AND PROPOSED FLOOR ELEVATION.
AS BUILT PLAN OF A 2 STORY DUPLEX
AT 9 CORNELL STREET PORTLAND, MAINE
 FOR: **GERALD SOUCY**

DRAWN BY: RTG
 CHECKED BY: GAS
 SCALE: 1"=30'
 DATE: FEB. 12, 2003
 JOB NUMBER: 200319-P
 SHEET: 1 of 1

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CITY OF PORTLAND, MAINE

Department of Building Inspections

Aug 21 2003

Received from Meredith Sawyer

Location of Work 2325 Cambridge

Cost of Construction \$ _____

Permit Fee \$ 30.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other amendment to permit #

CBL: 151 AA009 030116

Check #: Cash Total Collected \$ 30.00

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 the receipt less \$10.00 or 10% whichever is greater.

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