

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 100545

### PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

This is to certify that MZ PROPERTIES LLC /East Builder Perino

has permission to build new 3 bedroom, 2.5 bath each unit / 2 car covered gar

JUN 22 2010

AT 9 MORSE ST City of Portland 163A C021001

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 lath or other is used-in. 2 HOUSING 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

*[Handwritten Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

6-22 2010

Received from Buissonneau

Location of Work Palouse St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \$1025

Building (I1) \_\_\_\_\_  Plumbing (I5) \_\_\_\_\_  Electrical (I2) \_\_\_\_\_  Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 163A-021

Check #: 555 Total Collected \$: 1025

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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

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

Permit No: 10-0545	Issue Date:	CBL: 163A C021001
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Location of Construction: 9 MORSE ST	Owner Name: MZ PROPERTIES LLC	Owner Address: 126 UNDERWOOD RD	Phone:
Business Name:	Contractor Name: East Bay Builders/James Cerino	Contractor Address: 46 Maple Street Portland	Phone 2074154624
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: R-5

Past Use: Vacant Land	Proposed Use: Duplex - build new 3 bedroom, 2.5 bath for each unit w/ <del>2-car shared garage</del> two one car garages.	Permit Fee: \$1,235.00	Cost of Work: \$114,000.00	CEO District:
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>5B3</i> <i>IRC 2003</i>
Signature:	Signature:

Proposed Project Description:  
 build new 3 bedroom, 2.5 bath for each unit w/ ~~2-car shared garage~~ two one car garages.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 05/24/2010	<b>Zoning Approval</b>
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- 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 <i>N/A</i>
<input type="checkbox"/> Wetland <i>N/A</i>
<input type="checkbox"/> Flood Zone <i>panel 7-zone X</i>
<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Site Plan <i>10-7990004</i>
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>
Date: <i>5/24/10</i> <i>ABM</i>

Zoning Appeal
<input type="checkbox"/> Variance
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Interpretation
<input type="checkbox"/> Approved
<input type="checkbox"/> Denied
Date:

Historic Preservation
<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Requires Review
<input type="checkbox"/> Approved
<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Denied
Date: <i>ABM</i>

**PERMIT ISSUED**

JUN 22 2010

City of Portland

**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

<b>Permit No:</b> 10-0545	<b>Date Applied For:</b> 05/19/2010	<b>CBL:</b> 163A C021001
------------------------------	--	-----------------------------

<b>Location of Construction:</b> 9 MORSE ST	<b>Owner Name:</b> MZ PROPERTIES LLC	<b>Owner Address:</b> 126 UNDERWOOD RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> East Bay Builders/James Cerino	<b>Contractor Address:</b> 46 Maple Street Portland	<b>Phone</b> (207) 415-4624
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Duplex	

<b>Proposed Use:</b> Duplex - build new 3 bedroom, 2.5 bath for each unit w/ two one car garages	<b>Proposed Project Description:</b> build new 3 bedroom, 2.5 bath for each unit w/two one car garages
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 05/24/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>1) This permit is being issued with the condition that there is no access to Arundel Road.</li> <li>2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 06/11/2010
<b>Note:</b>			<b>Ok to Issue:</b> ✓
<ol style="list-style-type: none"> <li>1) All penetrations between units shall be protected with approved firestop materials.</li> <li>2) There must be a 2" clearance maintained between any chimney and any combustible material, with draft stopping per code at each level</li> <li>3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.</li> <li>4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.</li> <li>5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</li> <li>6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>7) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.</li> </ol>			

<b>Comments:</b>
5/21/2010-amachado: Left vem for Mike Boissonneau. Discrepancies between building plans & site plan. On the building plans the front porches are 8' x 26'; on the site plan the front porches are 6' x 28'. On the building plans ther are two side entires 4.5' x 6'; on the site plan there are not side entry steps. The two need to match.
5/24/2010-amachado: Received revised building plans that match the siteplan.
6/11/2010-tmm: HOLD - owes fees - east of construction should be \$224,000 (figured using RS means). We need DRC sign off prior to issuing. IN HOLD BASKET /tmm
6/21/2010-tmm: Phil signed off - ok to issue.

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

  **X**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

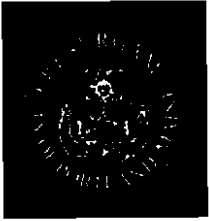
  **X**   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  **X**   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**





*Strengthening a Remarkable City. Building a Community for Life*      [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**5/21/2010**

Michael Boissonneau  
MZ Properties LLC  
126 Underwood Rd.  
Falmouth, ME 04105

**Project Name:** Morse Street Two Family Condos  
**Project ID:** 10-79900004  
**Project Address:** 9 MORSE ST.  
**Planner:** Erick Giles, AICP, LEED AP

Dear Michael:

On **May 21, 2010**, the Portland Planning Authority approved a minor site plan for the property located at 9 Morse St. as submitted by the Michael Boissonneau and shown on the approved plan prepared by **John H. Whitten Jr. of Terradyn Consultants, LLC** and dated **5/9/10** with the following conditions:

1. The applicant shall re-set the granite curbing for the entire length of the property in front of the lot to provide a 7" curb reveal.
2. Prior to any disturbance of curbing the applicant shall consult with the Department of Public Services' City Engineer.
3. Any sidewalk disturbed during installation of the driveway cut shall be replaced in accordance with the City of Portland Technical Standards for Bituminous Sidewalk.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require

the prior approval of a revised site plan by the Planning Authority pursuant to the terms of Chapter 14 of the Portland Land Use Code. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the Planning Authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, 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.)

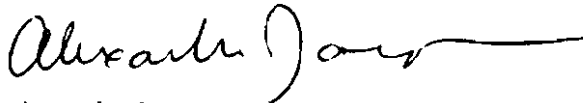
The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be



reached at the Planning Division at 874-8632. 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.

If you have any questions, please contact **Erick Giles** at **207-874-8723** or **egiles@portlandmaine.gov**

Sincerely,



Alexander Jaegerman  
Planning Division Director

**Attachments:**

1. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Eric Giles, Aicp Planner/Senior Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
Lannie Dobson, Inspections Division  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Farling, City Arborist  
Tom Errico, TY Lin  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File



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**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**5/21/2010**

Michael Boissonneau  
MZ Properties LLC  
126 Underwood Rd.  
Falmouth, ME 04105

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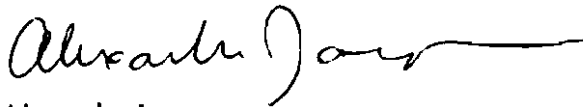
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Sincerely,



Alexander Jaegerman  
Planning Division Director

**Attachments:**

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**Electronic Distribution:**

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Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, TY Lin  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File

## **Tammy Munson - 9 Morse Street - Boissonneau Condo Project**

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 6/18/2010 1:48 PM  
**Subject:** 9 Morse Street - Boissonneau Condo Project

Hi all, this project, site plan #10-79900004, meets minimum DRC site plan requirements for the issuance of the Building Permit. Please see HTE for sign off.

Feel free to contact me with any questions. Thanks.

Phil

# PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 10,330 sq. ft.  
 Proposed Total Disturbed Area of the Site 5,816 sq. ft.  
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

## IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 3,180 sq. ft.  
 Existing Total Impervious Area 0 sq. ft.  
 Proposed Total Impervious Area 3,180 sq. ft.  
 Proposed Impervious Net Change 3,180 sq. ft.

## BUILDING AREA

Existing Building Footprint N/A sq. ft.  
 Proposed Building Footprint 2,636 sq. ft.  
 Proposed Building Footprint Net change 2,636 sq. ft.  
 Existing Total Building Floor Area N/A sq. ft.  
 Proposed Total Building Floor Area N/A sq. ft.  
 Proposed Building Floor Area Net Change 2- 3,700 sq. ft.  
 New Building YES (yes or no)

## ZONING

Existing Residential R-5  
 Proposed, if applicable N/A

## LAND USE

Existing ANS vacant  
 Proposed ANS new residential

## RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units N/A  
 Proposed Number of Residential Units to be Demolished N/A  
 Existing Number of Residential Units 0  
 Proposed Number of Residential Units 2  
 Subdivision, Proposed Number of Lots N/A

## PARKING SPACES

Existing Number of Parking Spaces N/A  
 Proposed Number of Parking Spaces 2-garage; 2-DW  
 Number of Handicapped Parking Spaces 0  
 Proposed Total Parking Spaces 4

## BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces N/A  
 Proposed Number of Bicycle Parking Spaces 0  
 Total Bicycle Parking Spaces 0

## ESTIMATED COST OF PROJECT

224,000

3136 SF Living  
 x 64.65  


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 202,742.40  
 756 SF garage  
 2 - 2 car attached  
 13,807  
 13,807  


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 \$ 230,356

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	<u>NO</u>	Change of Use	<u>NO</u>
Parking Lot	<u>NO</u>	Design Review	<u>NO</u>
Manufacturing	<u>NO</u>	Flood Plain Review	<u>NO</u>
Office	<u>NO</u>	Historic Preservation	<u>NO</u>
Residential	<u>YES</u>	Housing Replacement	<u>NO</u>
Retail/Business	<u>NO</u>	14-403 Street Review	<u>NO</u>
Warehouse	<u>NO</u>	Shoreland	<u>NO</u>
Single Family Dwelling	<u>NO</u>	Site Location	<u>NO</u>
2 Family Dwelling	<u>YES</u>	Stormwater Quality	<u>NO</u>
Multi-Family Dwelling	<u>NO</u>	Traffic Movement	<u>NO</u>
B-3 Ped Activity Review	<u>NO</u>	Zoning Variance	<u>NO</u> (or date)
Change of Use	<u>NO</u>	Historic Dist./Landmark	<u>NO</u>
		Off Site Parking	<u>NO</u>



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 5.19 20 10 \_\_\_\_\_  
Received from Bo. Somerville  
Location of Work SMORSE  
Cost of Construction \$ \_\_\_\_\_ Building Fee: 1160  
Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_  
Certificate of Occupancy Fee: 75  
Total: 1235

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 163AC 21

Check #: 113 Total Collected \$ 1235

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

4-3,260  
living space

Location/Address of Construction: <u>9 Morse St</u>		
Total Square Footage of Proposed Structure/Area <u>2,636 - Building Footprint</u>	Square Footage of Lot <u>10,330</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>163A      C      21</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>MZ Properties LLC</u> Address <u>126 Underwood Rd</u> City, State & Zip <u>Falmouth, ME 04105</u>	Telephone: <u>(207) 332-3038</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Same as above</u> Address City, State & Zip	Cost Of Work: \$ <u>114,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT land</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Two Family Residential- Condos</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>Each unit 3 bedrooms 2.5 Bath w/ Shared 2 car garage.</u>		
Contractor's name: <u>James Cerino - Eastbay Builders</u> Address: <u>46 Maplewood St.</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>(207) 415-4674</u> Who should we contact when the permit is ready: <u>Mike Boussonneau (owner)</u> Telephone: <u>(207) 332-3038</u> Mailing address: <u>126 Underwood Rd. Falmouth, ME 04105</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable time to enforce the provisions of the codes applicable to this permit.

RECEIVED

Signature: [Signature] Date: 5/19/10 MAY 19 2009

This is not a permit; you may not commence ANY work until the permit is issued

Dept. of Building Inspections  
City of Portland Maine



Michael Boissonneau

Applicant: MZ Properties LLC Date: 3/31/10

Address: 1-7 Mase St (called 9 Mase) C-B-L: ? 163A-C-021

CHECK-LIST AGAINST ZONING ORDINANCE permit # 10-0545 rec'd 5/21/10

Date - Newly created lot - cut off from adjoining lot 163A-C-5

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to construct a 2 family dwell w/ two - one car garages

Sevage Disposal - City

Lot Street Frontage - 50' min - 60' given

Front Yard - 20' min - 22.5' scaled - ~~if porch is 8' deep - 20.5' scaled~~ - 65' to vacated line

Rear Yard - 20' min - 30' to unclaimed area - 28' front setback - 8' & 16' min req - 8' & 23' shown

Side Yard - 2 story 12' ok can reduce to no less than 8' if add 4' to other side

Projections -

Width of Lot - 60' min - 60' at narrowest

Height - 45' - 30.5' to ridge - well under

Lot Area - 6,000 sq ft min lot size - 10,330 sq ft given

Lot Coverage/Impervious Surface - 40% max - 1432 sq ft max lot cov. (Not impervious) About 27% shown

Area per Family - 3,000 sq ft per du a 6,000 sq ft min

Off-street Parking - 2 each required - 4 shown ok

Loading Bays - N/A

2(8x4) = 416  
2(28x8) = 1568  
31x5.1 = 757  
2(6x4.1) = 3054  
2794 sq ft  
2744

Site Plan - 10-79900004

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

Adjoining lot meets setbacks from where it was cut off

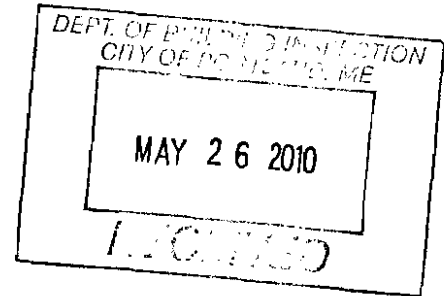


*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Urban Development Department**  
Penny St. Louis Littell, Director

**5/21/2010**

Michael Boissonneau  
MZ Properties LLC  
126 Underwood Rd.  
Falmouth, ME 04105



**Project Name:** Morse Street Two Family Condos  
**Project ID:** 10-79900004  
**Project Address:** 9 MORSE ST.  
**Planner:** Erick Giles, AICP, LEED AP

Dear Michael:

On **May 21, 2010**, the Portland Planning Authority approved a minor site plan for the property located at 9 Morse St. as submitted by the Michael Boissonneau and shown on the approved plan prepared by **John H. Whitten Jr. of Terradyn Consultants, LLC** and dated **5/9/10** with the following conditions:

1. The applicant shall re-set the granite curbing for the entire length of the property in front of the lot to provide a 7" curb reveal.
2. Prior to any disturbance of curbing the applicant shall consult with the Department of Public Services' City Engineer.
3. Any sidewalk disturbed during installation of the driveway cut shall be replaced in accordance with the City of Portland Technical Standards for Bituminous Sidewalk.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require

the prior approval of a revised site plan by the Planning Authority pursuant to the terms of Chapter 14 of the Portland Land Use Code. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the Planning Authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

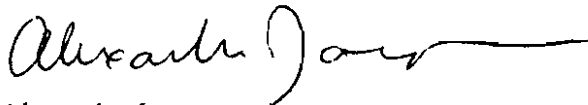
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be

reached at the Planning Division at 874-8632. 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.

If you have any questions, please contact **Erick Giles** at 207-874-8723 or [egiles@portlandmaine.gov](mailto:egiles@portlandmaine.gov)

Sincerely,



Alexander Jaegerman  
Planning Division Director

**Attachments:**

1. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Eric Giles, Aicp Planner/Senior Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Tammy Munson, Inspections Division Director  
Gayle Guertin, Inspections Division  
Lannie Dobson, Inspections Division  
Michael Bobinsky, Public Services Director  
Kathi Earley, Public Services  
Bill Clark, Public Services  
David Margolis-Pineo, Deputy City Engineer  
Greg Vining, Public Services  
John Low, Public Services  
Jane Ward, Public Services  
Keith Gautreau, Fire  
Jeff Tarling, City Arborist  
Tom Errico, TY Lin  
Dan Goyette, Woodard & Curran  
Assessor's Office  
Approval Letter File  
**Hard Copy:** Project File

*Comments  
Submitted* ~~can't put my comments in yet~~

**Marge Schmuckal - 1-7 Morse Street - 2 unit**

#10-79900004

*Never Got A Cover Sheet*

**From:** Marge Schmuckal  
**To:** Eric Giles  
**Date:** 3/31/2010 3:58 PM  
**Subject:** 1-7 Morse Street - 2 unit

Erick,  
When we reviewed the intake on this application, I saw the building elevation plans. I did not get those plans in what you distributed to me. I need a copy of those elevation plans to officially determine height etc.  
Thanks,  
Marge

**Zoning Administrator Marge Schmuckal**  
**April 7, 2010**

This is a new lot cut off from an adjoining lot off Washington Ave. As point of interest, the adjoining lot from which this lot was severed, also meets all the R-5 Zone requirements (lot size, setbacks, parking and lot coverage).

There is a proposal to construct a new attached two family dwelling on the newly created lot. The property is located in the R-5 residential zone which allows a two family on a minimum lot size of 6,000 square feet. This lot is 10,330 square feet in size. All the R-5 Zoning requirements are being met, including setbacks, lot size, area per dwelling unit, parking and lot coverage.

Obviously, separate building permits shall be required after site plan approvals.



"Mike Boissonneau"  
<mboisso1@maine.rr.com>

12/30/2009 03:50 PM

Please respond to  
"Mike Boissonneau"  
<mboisso1@maine.rr.com>

To "mboissonneau@disabilityrms.com"  
<mboissonneau@disabilityrms.com>

cc

bcc

Subject Fw: Morse Street

3/31/10

-- Sent from my Palm Pre

**From:** Michael Michaud <MDM@portlandmaine.gov>  
**Date:** Dec 30, 2009 2:41 PM  
**Subject:** Morse Street  
**To:** mboisso1@maine.rr.com

Mike,

I have attached two plans depicting sewer and roadway information for Morse St. These are the plans I used to estimate the approximate depth of the sewer in Morse St. Unfortunately this is the best information we have in the vault for this area. As for determining the elevation of your sewer lateral connection, I recommend letting your contractor work with an inspector from the city to determine the exact elevation.

The connections (roof, foundation and sewer) you most likely will be proposing should be separated prior to connecting to the combined line located in Morse St. The city asks the same for all new connections into combined lines to allow for easy separation of the stormwater and sewer systems in the future.

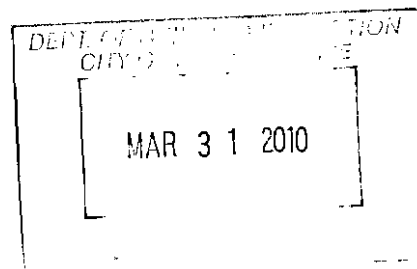
As mentioned on the phone, Morse St is not listed under the moratorium restricting street openings. However, you will still have to obtain a street opening permit.

I hope this information helps.

Happy New Year!

-Mike

Michael Michaud  
Associate Engineer/ Archivist  
DPS Engineering  
City of Portland  
55 Portland St.



MZ Properties LLC  
126 Underwood Rd  
Falmouth, ME 04105  
(207) 332-3038


March 30, 2010

We are proposing a new, two family residential building at 9 Morse St. Morse St is located in the R-5 Zone and the land use is currently vacant. The total land area is 10,330 square feet, with the proposed building covering approximately 2,636 square feet. Site plans, survey and building plans are included for your review.

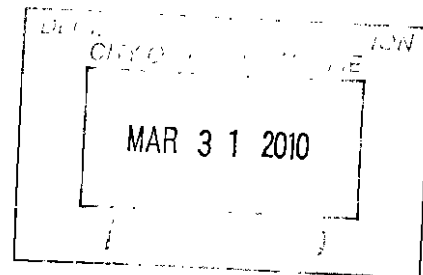
The site is flat with a slight high point in the middle of the lot. Storm water will continue to flow as it does currently, with no erosion impacts. All receiving areas are either established vegetation or existing city right of ways. There are no anticipated negative impacts to the existing storm water system. Water and sewer services will be connected on Morse St. Solid waste disposal will be handled via city curbside pickup.

The construction is projected to begin as soon as approvals are granted and is anticipated to be finished within 90 – 120 days, once started. The project will be financed privately. A letter of credit can be provided, if needed.

Sincerely,



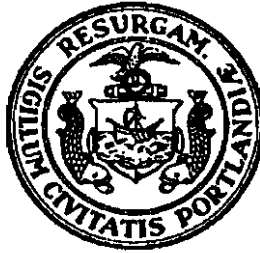
Michael Boissonneau  
MZ Properties LLC





# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,  
55 Portland Street,  
Portland, Maine 04101-2991



Mr. Frank J. Brancely,  
Senior Engineering Technician,  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb@portlandmaine.gov

Date: 3/30/10

### 1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 9 Morris St.  
*(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)*  
Proposed Use: 2 unit residential  
Previous Use: Vacant  
Existing Sanitary Flows: \_\_\_\_\_ GPD  
Existing Process Flows: \_\_\_\_\_ GPD  
Description and location of City sewer, at proposed building sewer lateral connection: \_\_\_\_\_  
\_\_\_\_\_

Chart Block Lot Number: 163A-C-21

Site Category	Commercial	_____
	Industrial <i>(complete part 4 below)</i>	_____
	Governmental	_____
	Residential	<u>X</u>
	Other <i>(specify)</i>	_____

*Clearly, indicate the proposed connection, on the submitted plans.*

### 2. Please, Submit Domestic Wastewater Design Flow Calculations.

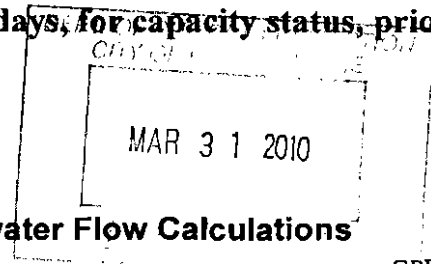
Estimated Domestic Wastewater Flow Generated: \_\_\_\_\_ GPD  
Peaking Factor/ Peak Times: \_\_\_\_\_  
Specify the source of design guidelines: *(i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify))*

**Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.**

### 3. Please, Submit Contact Information.

Owner/Developer Name: Michael Brittonneau MZ Properties LLC  
Owner/Developer Address: 126 Underwood Rd. Falmouth ME 04105  
Phone: (207) 332-3038 Fax: \_\_\_\_\_ E-mail: mboissise@maine.vr.com  
Engineering Consultant Name: \_\_\_\_\_  
Engineering Consultant Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
City Planner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

**Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.**



### 4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: \_\_\_\_\_ GPD  
Do you currently hold Federal or State discharge permits? Yes \_\_\_\_\_ No \_\_\_\_\_  
Is the process wastewater termed categorical under CFR 40? Yes \_\_\_\_\_ No \_\_\_\_\_  
OSHA Standard Industrial Code (SIC): \_\_\_\_\_  
Peaking Factor/Peak Process Times: \_\_\_\_\_  
*(http://www.osha.gov/oshstats/sicser.html)*



**Development Review Application**  
**PORTLAND, MAINE**  
 Department of Planning and Urban Development,  
 Planning Division and Planning Board

PROJECT NAME: Morse St. Residences

PROPOSED DEVELOPMENT ADDRESS:  
9 Morse St.

PROJECT DESCRIPTION:  
Two Family Residential - Condos

CHART/BLOCK/LOT: 163A-C-21

**CONTACT INFORMATION:**

APPLICANT

Name: Michael Boissonneau  
 Address: 126 Underwood Rd.  
Falmouth, ME  
 Zip Code: 04105  
 Work #: \_\_\_\_\_  
 Cell #: (207) 332-3038  
 Fax #: \_\_\_\_\_  
 Home: \_\_\_\_\_  
 E-mail: mboisso2@maine.rr.com

PROPERTY OWNER

Name: MZ Properties LLC  
 Address: same  
 Zip Code: \_\_\_\_\_  
 Work #: \_\_\_\_\_  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

BILLING ADDRESS

Name: Same as applicant  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Zip: \_\_\_\_\_  
 Work #: \_\_\_\_\_  
 Cell #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Home: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Draftsman

ARCHITECT

Name: Peter Palanca  
Address: 4 Berman Rd.  
Cape Elizabeth, ME  
Zip Code: 04107  
Work #: (207) 767-2625  
Cell #: \_\_\_\_\_  
Fax #: (207) 767-7625  
Home: \_\_\_\_\_  
E-mail: builder@maine.rri.com

SURVEYOR

Name: R.W. Eaton Associates  
Address: 58 Pleasant St.  
Westbrook, ME 04092  
Zip Code: 04092  
Work #: (207) 854-7402  
Cell #: \_\_\_\_\_  
Fax #: (207) 856-7167  
Home: \_\_\_\_\_  
E-mail: rweaton@maine.rri.com

ENGINEER

Name: Terradyn Consultants LLC  
Address: P.O. Box 339  
New Gloucester, ME  
Zip Code: 04260  
Work #: 976-5111  
Cell #: 329-5190  
Fax #: 221-1317  
Home: \_\_\_\_\_  
E-mail: jon@terradyconsultants.com

CONSULTANT

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

ATTORNEY

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

MAR 31 2010

# PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 10,330 sq. ft.  
 Proposed Total Disturbed Area of the Site 5,816 sq. ft.  
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

**IMPERVIOUS SURFACE AREA**

Proposed Total Paved Area 3,180 sq. ft.  
 Existing Total Impervious Area 0 sq. ft.  
 Proposed Total Impervious Area 5,816 sq. ft.  
 Proposed Impervious Net Change 5,816 sq. ft.

**BUILDING AREA**

Existing Building Footprint N/A sq. ft.  
 Proposed Building Footprint 2,636 sq. ft.  
 Proposed Building Footprint Net change 2,636 sq. ft.  
 Existing Total Building Floor Area N/A sq. ft.  
 Proposed Total Building Floor Area N/A sq. ft.  
 Proposed Building Floor Area Net Change 2- 2,636 sq. ft.  
 New Building YES (yes or no)

**ZONING**

Existing Residential R-5  
 Proposed, if applicable N/A

**LAND USE**

Existing ANS vacant  
 Proposed ans new residential

**RESIDENTIAL, IF APPLICABLE**

Proposed Number of Affordable Housing Units N/A  
 Proposed Number of Residential Units to be Demolished N/A  
 Existing Number of Residential Units 0  
 Proposed Number of Residential Units 2  
 Subdivision, Proposed Number of Lots N/A

**PARKING SPACES**

Existing Number of Parking Spaces N/A  
 Proposed Number of Parking Spaces 2 - garage; 2 - DW  
 Number of Handicapped Parking Spaces 0  
 Proposed Total Parking Spaces 4

**BICYCLE PARKING SPACES**

Existing Number of Bicycle Parking Spaces N/A  
 Proposed Number of Bicycle Parking Spaces 0  
 Total Bicycle Parking Spaces 0

**ESTIMATED COST OF PROJECT**

224,000

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	<u>NO</u>	Change of Use	<u>NO</u>
Parking Lot	<u>NO</u>	Design Review	<u>NO</u>
Manufacturing	<u>NO</u>	Flood Plain Review	<u>NO</u>
Office	<u>NO</u>	Historic Preservation	<u>NO</u>
Residential	<u>YES</u>	Housing Replacement	<u>NO</u>
Retail/Business	<u>NO</u>	14-403 Street Review	<u>NO</u>
Warehouse	<u>NO</u>	Shoreland	<u>NO</u>
Single Family Dwelling	<u>NO</u>	Site Location	<u>NO</u>
2 Family Dwelling	<u>YES</u>	Stormwater Quality	<u>NO</u>
Multi-Family Dwelling	<u>NO</u>	Traffic Movement	<u>NO</u>
B-3 Ped Activity Review	<u>NO</u>	Zoning Variance	<u>NO</u> (or date)
Change of Use	<u>NO</u>	Historic Dist./Landmark	<u>NO</u>
		Off Site Parking	<u>NO</u>

**APPLICATION FEE:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p><b>Subdivision</b></p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p><b>Minor Site/Plan Review</b></p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p><b>Other Reviews</b></p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

**DEVELOPMENT REVIEW APPLICATION SUBMISSION**

Submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p>3/30/10</p>
--	-----------------------------

# Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Morse St. Residences 9 Morse St.

**Project Name, Address of Project**

**Application Number**

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
✓	_____	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	_____	Name and address of applicant and name of proposed development	a
✓	_____	* Scale and north points	b
✓	_____	* Boundaries of the site	c
✓	_____	* Total land area of site	d
✓	_____	* Topography - existing and proposed (2 feet intervals or less)	e
✓	_____	Plans based on the boundary survey including:	2
✓	_____	* Existing soil conditions	a
✓	_____	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
✓	_____	* Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	_____	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
✓	_____	* Location of on-site waste receptacles	e
✓	_____	* Public utilities	
✓	_____	* Water and sewer mains	e
✓	_____	* Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	_____	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	_____	* Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	_____	* Parking areas	
✓	_____	* Loading facilities	g
✓	_____	* Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	_____	* Curb and sidewalks	g
✓	_____	Landscape plan showing:	h
✓	_____	* Location of existing vegetation and proposed vegetation	h
✓	_____	* Type of vegetation	h
✓	_____	* Quantity of plantings	h
✓	_____	* Size of proposed landscaping	h
✓	_____	* Existing areas to be preserved	h
✓	_____	* Preservation measures to be employed	h
✓	_____	* Details of planting and preservation specifications	h
✓	_____	* Location and dimensions of all fencing and screening	i
✓	_____	Location and intensity of outdoor lighting system	j
✓	_____	Location of fire hydrants, existing and proposed (refer to Fire Department checklist – page 11)	k
✓	_____	Written statements to include:	c
✓	_____	* Description of proposed uses to be located on site	cl
✓	_____	* Quantity and type of residential, if any	cl
✓	_____	* Total land area of the site	c2
✓	_____	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
✓	_____	* General summary of existing and proposed easements or other burdens	c3
✓	_____	* Type, quantity and method of handling solid waste disposal	c4
✓	_____	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application – page 12)	c5
✓	_____	* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

✓ \_\_\_\_\_  
 \_\_\_\_\_  
 ✓ \_\_\_\_\_  
 \_\_\_\_\_  
 ✓ \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- \* An estimate of the time period required for completion of the development 7
- \* A list of all state and federal regulatory approvals to which the development may be subject to, the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction. 8
- \* Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.
- \* Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.
- \* A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.

A jpeg or pdf of the proposed site plan, if available.  
 Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

Applicant:

Date: 1/14/10

Address: 735-737 Washington Ave  
COR MASE ST

C-B-L: 163A-C-5

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5

Existing  
Lot with Bldg

New  
VACANT lot  
New Zoning

Interior of corner lot -

Proposed Use/Work - Divide A lot into  
2 PLOTS

Sevage Disposal - City

City

City

Lot Street Frontage - 50' min

63,95' WASH / 40' MASE

60' <sup>on</sup> MASE

Front Yard - 20' min

EXISTING (WASH)

CAN ACHIEVE

Rear Yard - 20' min

40' x 35' (GARAGE)

CAN ACHIEVE

Side Yard - 1st story 8' min  
2nd story 12' min

EXISTING / NO IMPACT

CAN ACHIEVE

Projections -

Width of Lot - 60' min

85' AT MIN  
THIN HOUSE

60' THIN

Height - 35' MAX

EXISTING HEIGHT

CAN ACHIEVE

Lot Area - 6,000<sup>sq</sup> min

13,649<sup>sq</sup>

10,330<sup>sq</sup>

Lot Coverage / Impervious Surface - 40% MAX

Area per Family - 3,000<sup>sq</sup>

our microfiche is  
Assessors file 1957, show  
1 D.4.

CAN ACHIEVE

Off-street Parking - 2 per DU.

GARAGE SHOWN  
DRIVEWAY -  
NO CHANGES

<sup>2</sup> SHOWN  
CAN ACHIEVE

Loading Bays -

Site Plan - Required for New Dev.

Shoreland Zoning / Stream Protection - N/A

N/A

N/A

Flood Plains - Panel 7 - Zone X

→ Needs to legalize the 2nd DU in the





*Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov*

*by St. Louis Littell- Director of Planning and Urban Development  
ge Schmuckal, Zoning Administrator*

January 14, 2010

Mony Hang  
143 Summit Street  
Portland, ME 04103

RE: 735-737 Washington Avenue corner Morse Street – 163A-C-5 – R-5 Zone

Dear Mony Hang,

I am in receipt of your request to determine whether a division of land located at 735-737 Washington Avenue and the corner of Morse Street meets all the specifications of the underlying R-5 Land Use Zoning requirements.

I have based my determination upon a submitted signed survey performed by Daniel J. Dalfonso of Daniel J. Dalfonso LLC. The survey is entitled, "Plan showing a standard boundary survey made for Guy Ciccarella Jr & Anna Marie Ciccarella – 735 Washington Avenue – Portland, Maine. This survey is dated 08-22-05 with a revised date of 12-31-2007 and with a drawing number of 1070.

Using the above said survey, I have determined that the division of land results in the two lots meeting all the dimensional requirements of the underlying R-5 Residential Zone.

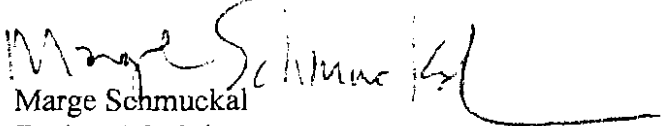
However, I condition my determination with the following requirement. During my research of the lot(s), I have also determined that the existing two unit building has never been legalized and is considered to be an illegal two unit. Our documentation indicates that the last approved use for zoning is a single family. The Assessor's records show that the change of use was probably made in 1962 without the benefit of required permits. If the current owner wants to keep the two unit use, a change of use permit will be required.

Please note that this determination letter is not an approval for commencement of construction on the vacant lot. There is a requirement to apply for a building permit and site plan review prior to any new construction.

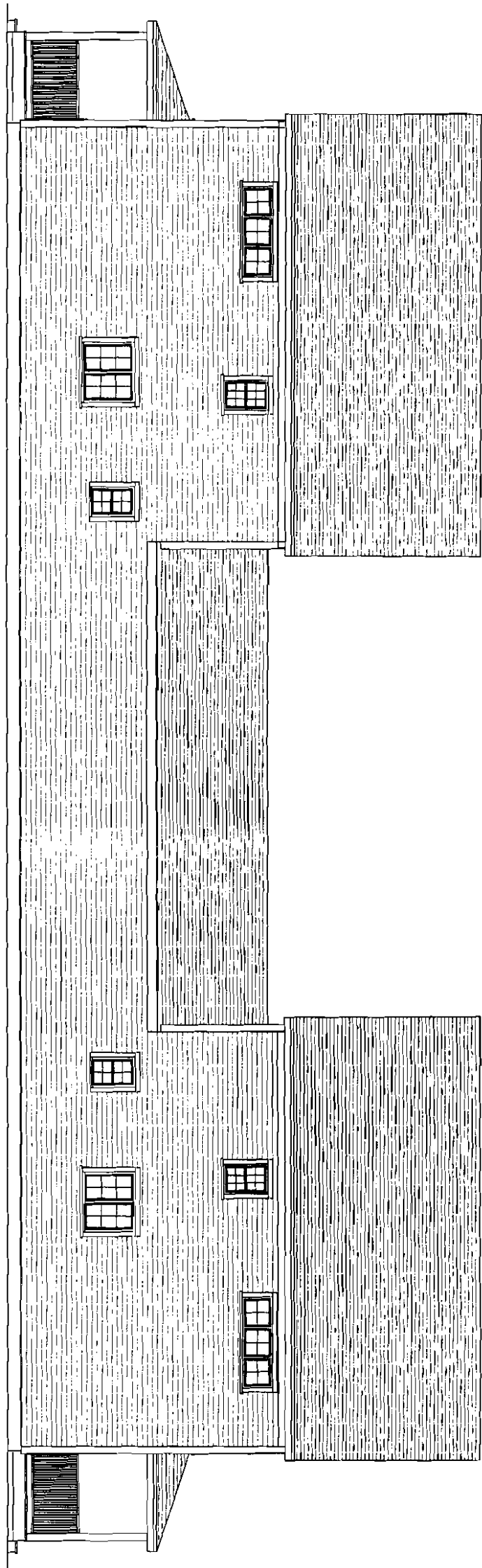
With any determination, you have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary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

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

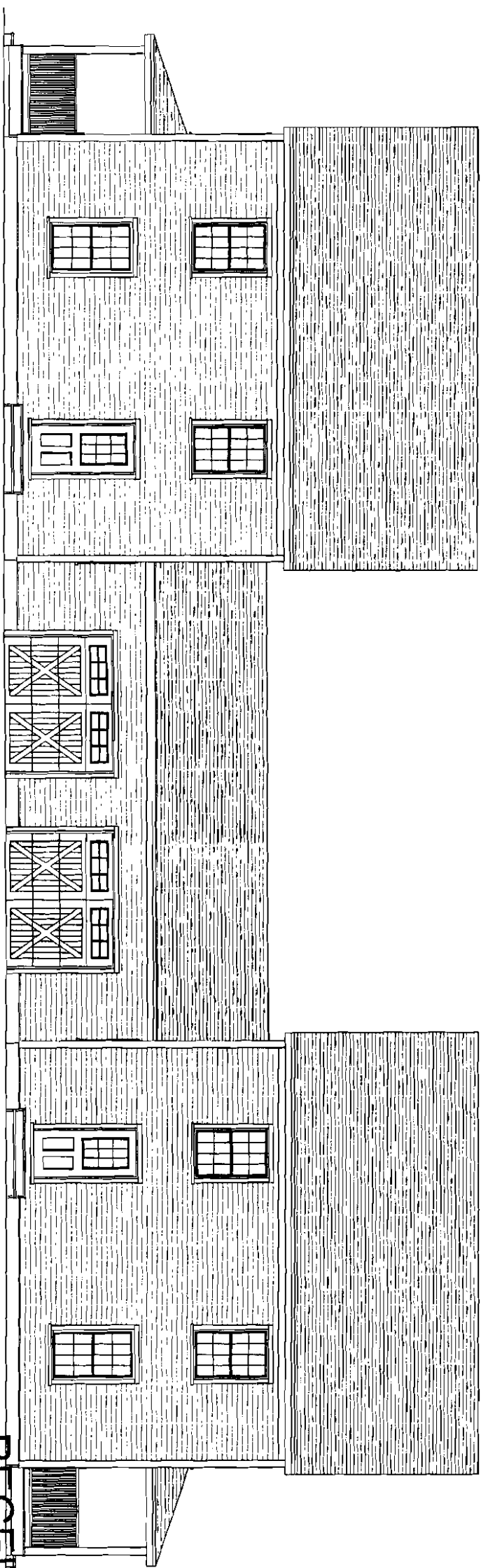
Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

Cc: Guy Ciccarelli Jr & Anna Marie Ciccarelli, 735 Washington Avenue, Portland  
File



LEFT ELEVATION



RIGHT ELEVATION

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Dept. of Building Inspections  
City of Portland Maine

PROJECT NAME:

9 MORSE STREET  
RESIDENCES  
*duplex*

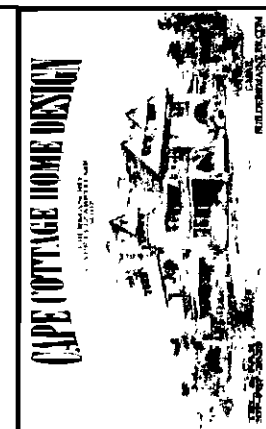
CONTRACTOR:

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANCA RES DESIGN INC. OR PETER PALANCA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE SUBSETER'S RESPONSIBILITY TO CONSTRUCT THE PROJECT IN COMPLIANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.  
ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.  
USE OF THE PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANCA RES DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERHAUL NOTES AND DETAILS ON THE PLAN.

CAPE COTTAGE HOME DESIGN

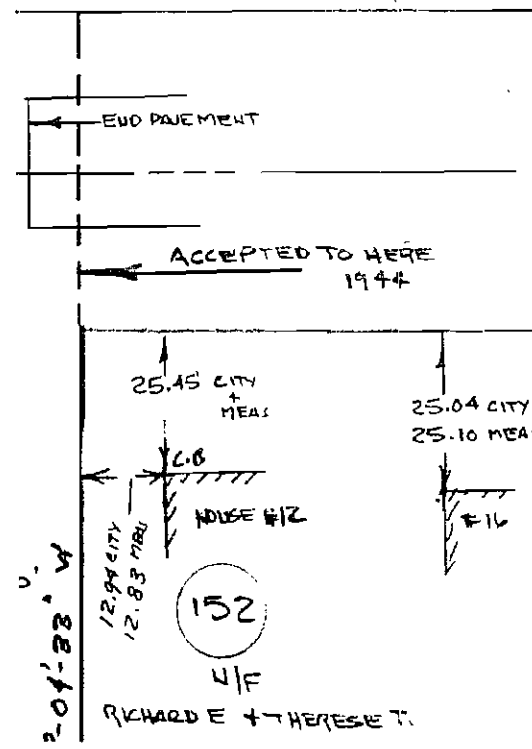


EMAIL: BUILDING@PALANCA.COM

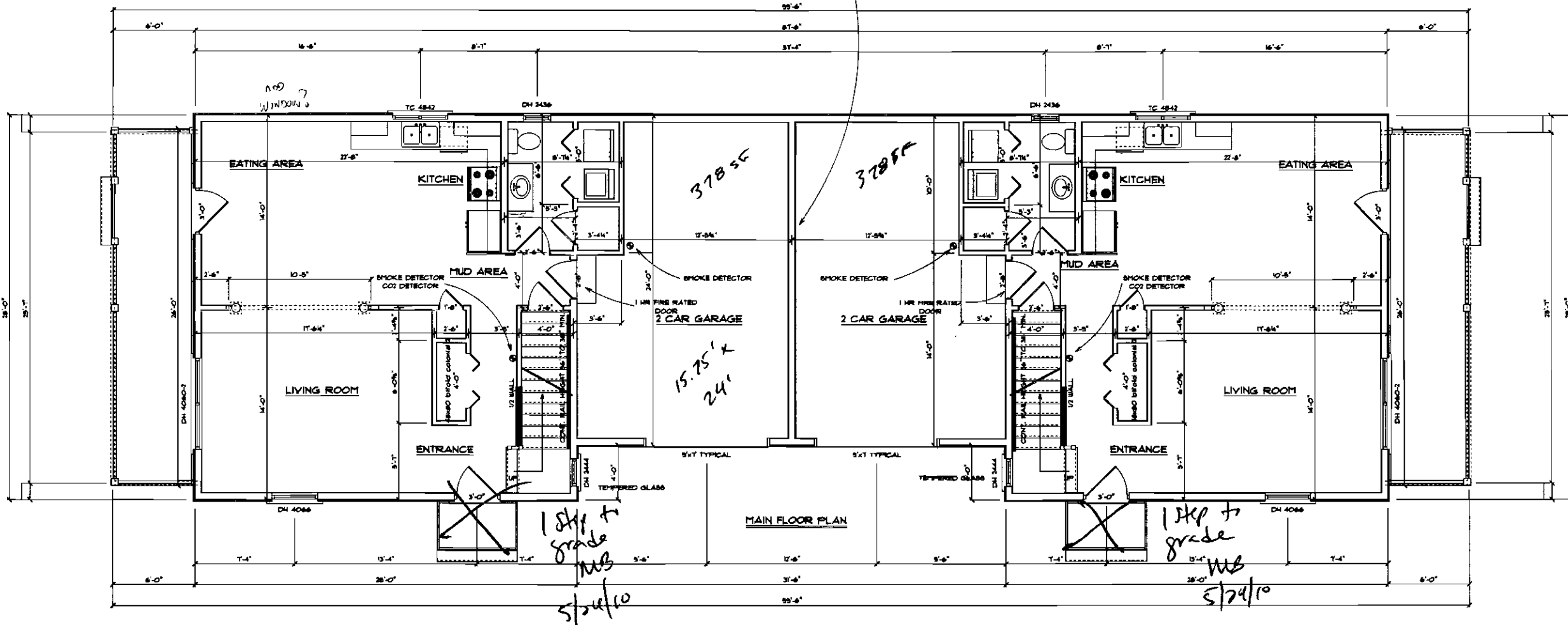
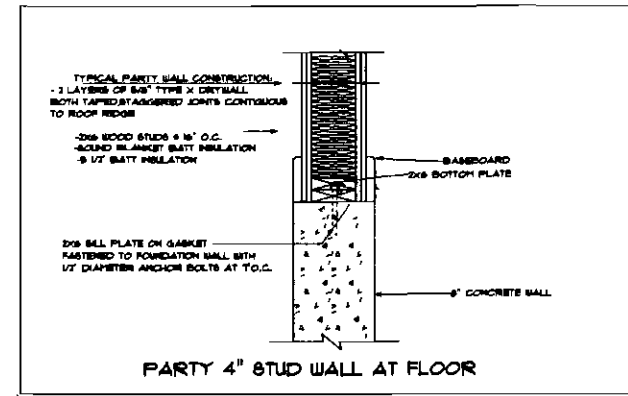


THESE PLANS ARE TO BE CONSIDERED ONLY AS ORIGINAL SUBMITTALS FOR THE COMPLETION OF THIS PROJECT. PLANNING, DESIGN, AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND, MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND, MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND, MAINE.

N/F  
 ANK + JOSEPHINE  
 MANZO  
 K. 3574 PG. 328  
 T. 166 P. 8.10 PG. 09  
 1166



red for Determination Letter



NOTE: ALL WINDOWS  
 U-FACTOR = .31

HEATING SYSTEM:  
 FORCED HOT WATER  
 WITH POWER VENT,  
 POSITIONING BY  
 PLUMBING CONTRACTOR

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 City of Portland Maine

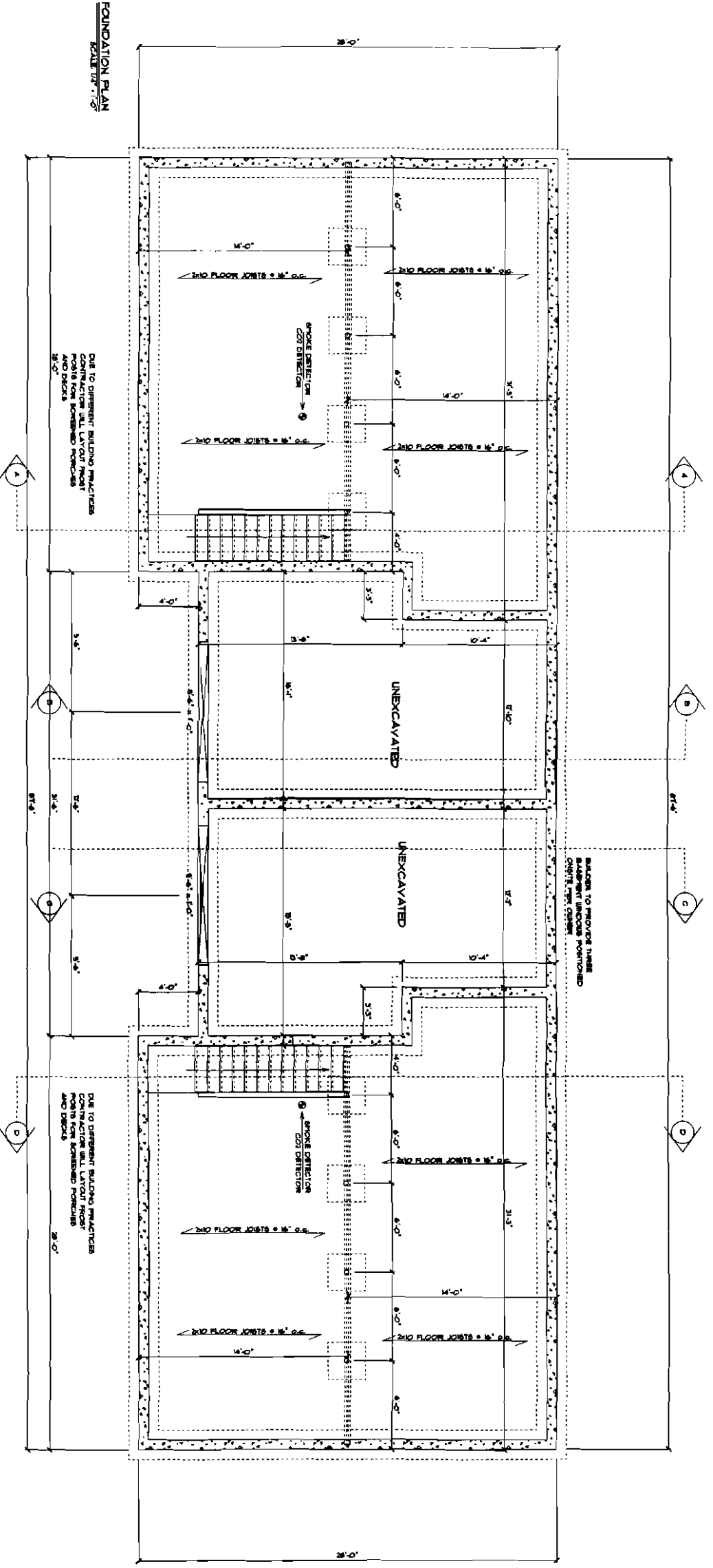
PROJECT NAME:  
 9 MORSE STREET  
 RESIDENCES  
 dup lx

DATE	APPROVED BY
SCALE	REVISIONS
NO.	
DATE	
BY	



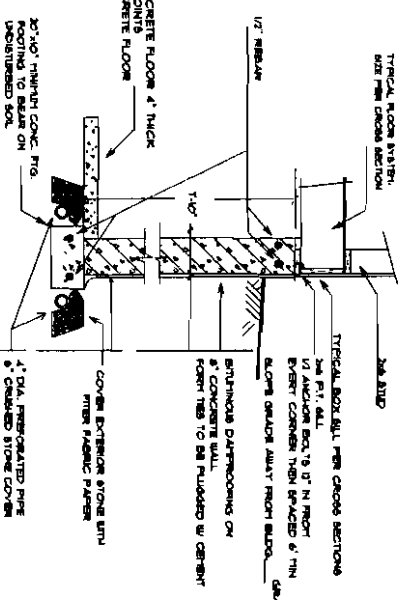




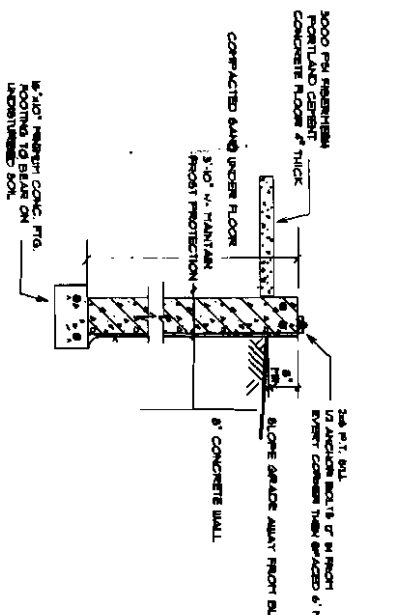


FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



TYPICAL FROSTWALL SECTION - GARAGE



- FOUNDATION NOTES
1. ALL FOUNDATION WALLS, FOOTINGS, AND SLABS SHALL BE CONFORMED TO THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL FOUNDATION CODE BOOK (IFC).
  2. ALL FOUNDATION WALLS SHALL BE CONFORMED TO THE REQUIREMENTS OF THE INTERNATIONAL FOUNDATION CODE BOOK (IFC).
  3. ALL FOUNDATION WALLS SHALL BE CONFORMED TO THE REQUIREMENTS OF THE INTERNATIONAL FOUNDATION CODE BOOK (IFC).
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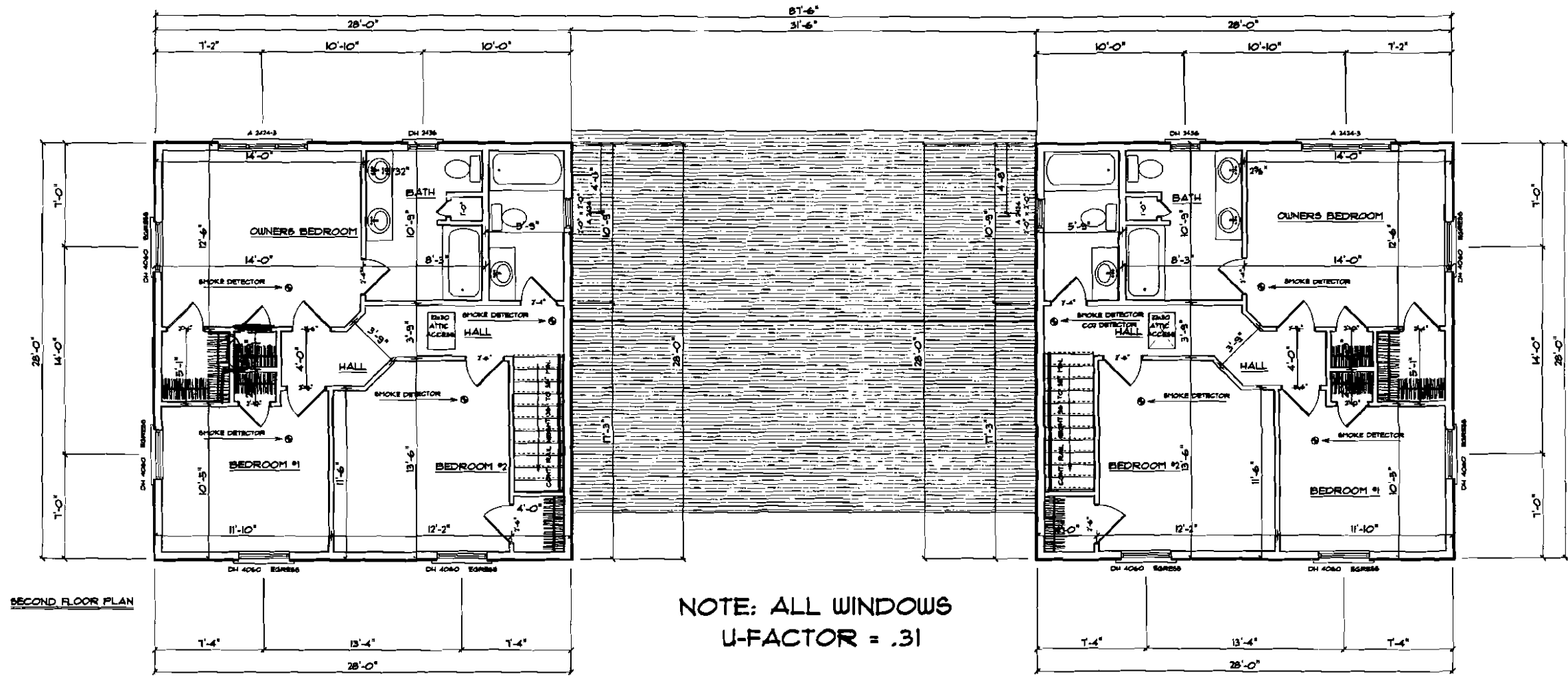
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Dept. of Building Inspections  
City of Portland, Maine

PROJECT NAME: <b>9 MORSE STREET RESIDENCES</b> <i>duplex</i>		CONTRACTOR:	<p>THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALAZZA RES. DESIGN INC. OR PETER PALAZZA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CONSISTENT, ACCURATE, OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DESIGNED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED.</p> <p>ALL STRUCTURING RESTRICTIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.</p> <p>USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALAZZA RES. DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS.</p>	<p><b>CAPE VOTTAGE HOME DESIGN</b></p>
<p>DATE: 5/14/10</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT NO: 1000000000</p>		<p>DATE: 5/14/10</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT NO: 1000000000</p>		





SECOND FLOOR PLAN

NOTE: ALL WINDOWS  
U-FACTOR = .31



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE BUILDING DEPARTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY NOTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY NOTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY APPROVALS.

CONTRACTOR:

PROJECT NAME:

MORSE STREET  
RESIDENCES  
dylux

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MAY 24 2010

Dept. of Building Inspections  
City of Portland Maine

NO.	DATE	BY







CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

9 MORSE ST

CBL 163A C021001

Issued to

Mz Properties Llc /East Bay Builders/James Cerino

Date of Issue

11/24/2010

**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. 10-0545, 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

Two Residential Condos  
Use Group R-3  
Type 5B  
IRC-2003

Limiting Conditions:

None

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.