

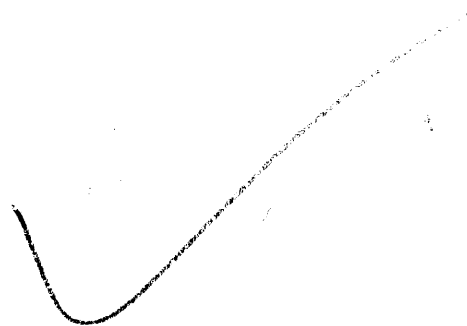
168-F-8

2006-0130

37 Inverness St.

Duplex

Michaud Lefevre



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

2006-0130

Application I. D. Number

7/17/2006

Application Date

Duplex

Project Name/Description

Lefevre Michaud Inc

Applicant

200 Riverside Ind Pky , Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 831-7427

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

37 - 37 Inverness St, Portland, Maine

Address of Proposed Site

168 F008001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

R5

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 Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **7/17/2006**

DRC Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
 See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee **Required*** **Not Required**

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

2006-0130
Application I. D. Number
7/17/2006
Application Date
Duplex
Project Name/Description

Lefevre Michaud Inc
Applicant
200 Riverside Ind Pky , Portland, ME 04102
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 831-7427 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

37 - 37 Inverness St, Portland, Maine
Address of Proposed Site
168 F008001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ **R5**
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 Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **7/17/2006**

Planning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____
signature date

Performance Guarantee **Required*** **Not Required**

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

September 1, 2006

Shukria Wiar
Planer
City of Portland
389 Congress St.
Portland, Maine 04101

Dear Shukria,

I am the owner of the lot on Inverness St. in which you have had discussions with Bob Greenlaw about. We hope we have finally addressed all of the issues which you office had with the proposed duplex. (see attached plan)

The purpose of this letter is to request a curbing and sidewalk waiver. According to Sec 14-506(b) Modifications, sentences #2 and #6 under the sidewalk section would apply to a waiver.

#2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.

#6. Strict adherence to the curb and sidewalk requirement would result in the loss of significant site features relating to landscaping or topography that are deemed to be of greater public value. (A beautiful 30inch maple tree would have to be removed)

Please let me know if this is enough to justify a curbing and sidewalk waiver.

Sincerely,



Mike Michaud
8 Fernald Terrace
Portland, Maine 04103
(207)831-7427
mmichaud@kw.com

Sec.14 -506 (b) Modifications.

(b) Where the planning board or planning authority finds that, for each of the requirements listed below, two or more of the conditions exist with respect to compliance with the requirements set forth in sections 14-498 and 14-499 pertaining to the provision and construction of curbs and/or sidewalks, it may vary the regulations so that substantial justice may be done and the public interest secured:

Sidewalks-

1. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.
3. A safe alternative-walking route is reasonably available, for example, by way of a sidewalk on the other side of the street.
4. The street is scheduled for major reconstruction as a component of the Capital Improvement Program.
5. The street has been constructed or reconstructed without sidewalks within the last 24 months.
6. Strict adherence to the curb and sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Curbing-

1. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost
2. The street is scheduled for major reconstruction as a component of the Capital Improvement Program.
3. The street has been rehabilitated without curbing in the last 60 months.
4. Strict adherence to the curb and sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

IN NO EVENT SHALL THE VARIATION HAVE THE EFFECT OF CREATING POTENTIALLY HAZARDOUS VEHICLE AND PEDESTRIAN CONFLICT OR NULLIFYING THE INTENT AND PURPOSE AND POLICIES OF THE LAND DEVELOPMENT PLAN RELATING TO TRANSPORTATION AND PEDESTRIAN INFRASTRUCTURE AND THE REGULATIONS OF THIS ARTICLE. AT ITS DISCRETION, THE PLANNING AUTHORITY MAY REFER ANY PETITION FOR A VARIANCE FROM THE CURB AND SIDEWALK REQUIREMENT TO THE PLANNING BOARD FOR DECISION.



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

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

August 30, 2006

Robert Greenlaw, PLS
Back Bay Boundary
643 Forest Avenue
Portland, ME 04101

RE: Application for Minor Site Plan, 37 Inverness Street
(CBL #168 F008001) (ID#2006-0130)

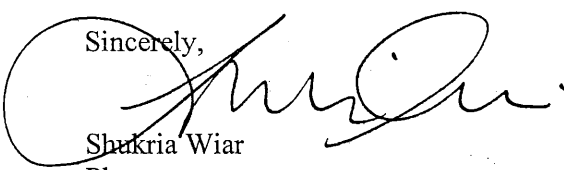
Dear Robert:

I am in receipt of your resubmission for the 37 Inverness Street Duplex. The revised site plan was reviewed once again and here are the final comments that need to be addressed before I can sign off on this application.

1. Please submit Curbing and Sidewalk waiver.
2. Street trees- if none of the existing trees can be preserved then two additional trees could be planted the back yard to get a total of four trees. You also need to provide on the site, the size and type of plants to be used. If there are no plans to plant trees in the back then please submit a waiver
3. Just an FYI- the driveway to the east does not have a 20' spacing to the existing drive (which is required) but DPW have waived this requirement.
4. Per our phone conversation, I had expressed that the City's Technical and Design Standards and Guidelines had stated that the minimum driveway width should be twelve (12) feet. The site plan does show the driveway width (at entrance) to be 12' but the entire length of the driveway does not have to be 12' wide. Therefore you can maintain a 5-foot setback from the property line the entire length of the property line.
5. In an email for Marge Schmuckal, the following needs to be addressed: Are the rear decks going to be 4' x 6' or 10' x 10' as shown on the most recent plans you gave us. The applicant came in to reduce the rear decks to 4' x 6' and sketched them in on our previous plans. Please show the decks to read 4' x 6'.

I have attached the Zoning Administrator and the Traffic Engineer's emails. Please submit the information at your earliest convenience in order for me to sign off on this application. If you have any questions please do not hesitate to call me on (207) 756-8083 or at shukriaw@portlandmaine.gov.

Sincerely,


Shukria Wiar
Planner

Cc Sarah Hopkins, Development Review Manager

389 Congress Street • Portland, Maine 04101 • Ph (207) 874-8721 or 874-8719 • Fx 756-8258 • TTY 874-8936

From: Marge Schmuckal
To: James Carmody; Shukria Wiar
Date: 08/28/2006 3:30:31 PM
Subject: Re: 37 Inverness St

Shukria,

I have reviewed the revised plans for 37 Inverness Street. I have a couple issues.

1. Are the rear decks going to be 4' x 6' or 10' x 10' as shown on the most recent plans you gave us. The applicant came in to reduce the rear decks to 4' x 6' and sketched them in on our previous plans. It may be a picky question, but we should know specifically what we are approving.
2. The new driveways are not meeting the ordinance. It shows that the parking area going as close as 1.5' & 2' on the side yard within 50' of the front property line. It can't be closer than 5'.

Everything else looks the same as the previous submittal and is meeting the R-5 requirements.

Marge Schmuckal
Zoning Administrator

>>> Shukria Wiar 8/25/2006 10:04:26 AM >>>
Good Morning.

I forwarded a revised plan to you re: 37 Inverness Street. The only comments/issues that I had were from you. Please look through it and let me know via email if the plan is okay.

Thank you.

Shukria

From: James Carmody
To: Wiar, Shukria
Date: 08/29/2006 10:15:21 AM
Subject: Re: 37 Inverness St

Shukria:

Have reviewed plan, and read Marge's comments. By our technical standards they have met the 12' driveway width at the property line, but the east driveway does not have a 20' spacing to the existing driveway. However, I believe this requirement can be waived.

James Carmody
Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

>>> Shukria Wiar 08/25 10:04 AM >>>
Good Morning.

I forwarded a revised plan to you re: 37 Inverness Street. The only comments/issues that I had were from you. Please look through it and let me know via email if the plan is okay.

Thank you.

Shukria

* Lot is between #27 and #37 Inverness No Street # has been assigned

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: * <u>Inverness Street</u>		Zone: <u>R-5</u>
Total Square Footage of Proposed Structure: <u>2,304</u>		Square Footage of Lot: <u>6,009</u>
Tax Assessor's Chart, Block & Lot: <u>PART OF</u> Chart# Block# Lot# <u>168</u> <u>F</u> <u>8-9-10</u>		Property owner's mailing address: <u>Current owner until 7/28/06</u> <u>MARGARET FERRARO</u> <u>37 Inverness St</u> <u>Portland ME 04103</u>
Consultant/Agent, mailing address, phone # & contact person: <u>New owner as of 7/28/06</u> <u>LEFEVRE Michaud Inc.</u> <u>Contact Mike Michaud</u> <u>200 Riverside Ind Pkwy</u> <u>831-7427</u> <u>Portland, Maine</u>		Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>LEFEVRE Michaud Inc.</u> <u>200 Riverside Ind Pkwy</u> <u>Portland, ME</u> <u>207-831-7427</u>
Project name: <u>LEFEVRE Michaud Duplex</u>		
Fee For Service Deposit (all applications) <input checked="" type="checkbox"/> (\$200.00)		
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
- Please see next page -		

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

LEFEVRE Michard Inc
 200 Riverside Ind Pkwy
 Portland ME

Contact Mike Michard 831-7427
 OR
 Chris LeFevre 939-9300

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

will be as of 7/28/06

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: <i>M. L. LeFevre</i>	Date: <i>7/12/06</i>
--	----------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

LeFevre Michaud, Inc

200 Riverside Industrial Parkway
Portland, Maine

July 12, 2006

To Whom It May Concern:

Enclosed you will find our application for a proposed duplex located on Inverness St. We are currently under contract on the vacant lot and are scheduled to close on the 28th of July. I have included the completed survey showing both the existing condition and the proposed development. You will also find a copy of the proposed building plans.

The current owner of this land is Margaret Ferraro whose mailing address is 37 Inverness St. Bob Greenlaw of Back Bay Boundary completed the plot plan. John Call of House Calls drew up the building plans and Hopkinson, Abbondanza & Backer created the legal description of the lot for Mrs. Ferraro.

The proposed dwelling is a townhouse style duplex consisting of 2,304 square feet of living space. Each unit will have 2 bedrooms, 1.5 baths and separate full basements. Each unit will have its own driveway and utilities will be separate for each.

We appreciate your time and consideration of this project. Please feel free to contact us if you have any questions.

Sincerely,



Mike Michaud

LeFevre Michaud, Inc.

mmichaud@kw.com

(207) 831-7427

Doc#: 23889 Bk:23880 Pg: 64

QUITCLAIM DEED

Margaret R. Ferraro, of 37 Inverness Street, Portland, Maine 04103, for consideration paid, grants to Margaret R. Ferraro, whose mailing address is 37 Inverness Street, Portland, Maine 04103, with QUITCLAIM COVENANTS, the following described real estate in the Town of Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and incorporated herein

Also conveying all rights, easements, privileges, and appurtenances, belonging to the ~~promise hereinabove described.~~

IN WITNESS WHEREOF, Margaret R. Ferraro has set her hand and seal this 15 day of April, 2006.

Kelly J. Couture
Witness

Margaret Ferraro
Margaret R. Ferraro

State of Maine
County of Cumberland, ss.

April 15, 2006.

Personally appeared before me Margaret R. Ferraro and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ryan Nadau
Notary Public/Attorney at Law
Notary Please Print Name: Ryan Nadau
My Commission Expires:

RYAN NADEAU
Notary Public, Maine
My Commission Expires October 26, 2012

SEAL

Doc#: 23889 Bk:23880 Pg: 65

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, situated on Inverness Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at point on the southerly sideline of Inverness Street, said point being S 54°55'25" W a distance of Seventy-Seven and 91/100 (77.91') feet from a 1" iron pipe at the intersection of Inverness Street and Sherwood Street, and other land of Margaret R. Ferraro;

Thence continuing S 54°55'25" W a distance of Fifteen and 15/100 (15.15') feet to a 5/8" Rod with Cap #1172;

Thence continuing S 54°55'25" W a distance of Fifty and 00/100 (50.00') feet to a 5/8" Rod with Cap #1172 and land now or formerly of one Bishop;

Thence turning and running S 36°42'37" E along land now or formerly of one Flint a distance of Ninety-Two and 94/100 (92.94') feet to a 1/8" Rod with Cap #1172;

Thence turning and running N 53°45'47" E along land now or formerly of one Fasulo a distance of Forty-Nine and 98/100 (49.98') feet to a point;

Thence continuing N 53°45'47" E a distance of Fifteen and 15/100 (15.15') feet to a point on the most southwesterly corner of other land of said Ferraro;

Thence turning at a ninety degree angle and running northwesterly along the said other land of Ferraro a distance of Ninety-One and 62/100 (91.62') feet to the point of beginning.

Reference is hereby made to a plan entitled "Plan Showing a Standard Boundary Survey Made for Margaret Ferraro, 37 Inverness Street, Portland, Maine" made by Daniel J. Dalfonso, LLC, Land Surveyor, dated October 4, 2005. Said above-described parcel is depicted as "Proposed Lot" on said Plan.

Reference is hereby also made to a plan entitled "Plan of Land of Fred S. Jordan," said Plan being recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 9. Said above-described parcel is Lot No. 76, and a portion of Lot No. 75 on said Plan.

Being a portion of the premises conveyed to Margaret R. Ferraro by virtue of a Warranty Deed from Gloria J. Miranda dated July 15, 2002 and recorded in the Cumberland County Registry of Deeds in Book 27846, Page 242.

Received
Recorded Register of Deeds
Apr 24, 2006 12:53:05P
Cumberland County
John B. O'Brien



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Michael Michaud
Lefevre Michaud, Inc
200 Riverside Industrial Parkway
Portland, ME 04102

August 2, 2006

RE: Application for Minor Site Plan, 37 Inverness Street
(CBL #168 F008001) (ID#2006-0130)

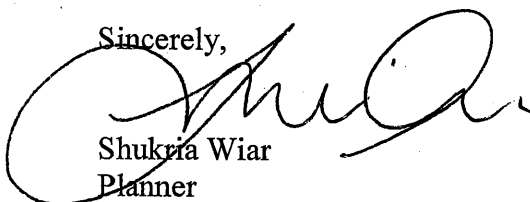
Dear Mr. Michaud:

Thank you for your application for the 37 Inverness Street Duplex. Upon review, the City has the following comments:

1. Is the land being subdivided? The proposal does not appear to be a subdivision.
2. Please provide a 20-scale site plan to provide better definition of the site.
3. Please shade in the parking/paved areas so that it is clear on the site plan.
4. Curbing and Sidewalk installation is a requirement for minor site plan. Please add to the plan, or you could request a waiver of the standard.
5. Development Review Coordinator comments will be forthcoming.
6. Two street trees per unit are required along your street frontage. Please show this on the site plan. You also need to provide on the site, the size and type of plants to be used.
7. A narrative needs to be provided the addresses the following design standards:
 - i. Roof Pitch: A minimum of 7:12 roof pitch is required for two-family buildings.
 - ii. Where will the catch basins tie in? Show on the site plan.
 - iii. You need to show where electric utilities will be. Will it be underground?

Please submit the information at your earliest convenience to have the application considered as complete. If you have any questions please do not hesitate to call me on (207) 756-8083 or at shukriaw@portlandmaine.gov.

Sincerely,



Shukria Wiar
Planner

Cc Sarah Hopkins, Development Review Manager

From: Marge Schmuckal
To: Sarah Hopkins
Date: 07/19/2006 12:55:37 PM
Subject: 37 Inverness Street - new site plan - #2006-0130

Sarah,

On 7/19/06 I received a site plan application for a lot division and proposal to construct a duplex on the newly created lot.

I can not review for compliance of zoning using the submitted plans because they are not to scale. My plans have been reduced. My quick look also shows that four parking spaces are not being shown on the submittal. The new drawings shall show four parking spaces, two spaces per dwelling unit, as required.

I will await new plans.

Marge

Application ID Number: Date:

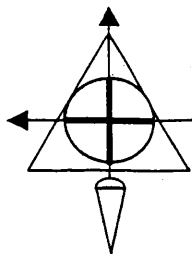
Appl. Date: CBL: Site Plan: Application Withdrawn

Project: Appl. Status:

Site Address: to Initial Rev. Started: Initial Rev. Done:

Address 2: Final Rev. Started: Final Rev. Done:

Department	Status	Permit Approved	Date	Given On Date	Conditions	Add Approval
Fire	Approved	<input checked="" type="checkbox"/>	07/19/2006	<input type="text"/>	0	<input type="button" value="Micro"/>



BACK BAY BOUNDARY, INC.

LAND SURVEYING

Company: CITY OF PORTLAND	From: Bob GREENLAW
Attention: MARGE S.	Date: 09-13-2006
Fax #	

Pages including Fax Cover Page: 2

Comments:

MARGE, I WAS TOLD THAT THE
S' SETBACK ONLY NEEDED TO BE
FOR THE FIRST 50' FROM THE STREET

I HAVE CHANGED THE PLAN ONCE
AGENTS REFLECT A 9' DRIVEWAY
TO THE REAR

Bob GREENLAW

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME.

SEP 13 2006

RECEIVED

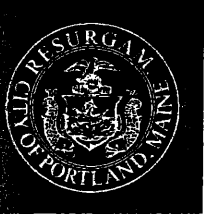
(207) 774-2855

643 Forest Ave. Portland, Maine 04101

Fax. (207) 347-4346

Email ~Backbayboundary@cs.com

www.Backbayboundary.com



PORTLAND MAINE

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

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Michael Michaud
Lefevre Michaud, Inc
200 Riverside Industrial Parkway
Portland, ME 04102

September 14, 2006

RE: Application for Minor Site Plan, 37 Inverness Street
(CBL #168 F008001) (ID#2006-0130)

Dear Mr. Michaud:

On September 14, 2006, the Portland Planning Authority granted minor site plan approval for the construction of a duplex in the vicinity of #37 Inverness Street, with the following conditions:

1. *A Sewer and Water capacity letter shall be obtained from the City's Wastewater Division and Portland Water District, respectively. A Copy of the capacity letter shall be submitted to the planning division prior to issuance of building permit.*
2. *In lieu of street trees, one existing 30" Maple tree to remain on the front setback and four existing 12" White pine trees to remain at the southwest side setback.*

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.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. 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.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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.
6. 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 there are any questions, please contact Shukria Wiar at 756-8083.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File

From: Marge Schmuckal
To: Shukria Wiar
Date: 09/13/2006 2:05:37 PM
Subject: Re: 29-33 Inverness St - Duplex

It is my understanding that the new lot number goes from 29-33 Inverness Street and is more accurate than the house number of the existing building that remains after the lot division.
Marge

>>> Shukria Wiar 9/13/2006 1:01:25 PM >>>

Could please send the letter again with 37 Inverness St address instead of 29-33 Inverness St.

Thanks.

Shukria

>>> Marge Schmuckal 09/13/2006 12:51:30 PM >>>

Shukria,

I can't add a zoning field to the site plan sign off. So this is just a note that the zoning is now ok with today's receipt of a revised plot plan showing that the parking requirements are being met.

Marge

From: Marge Schmuckal
To: Shukria Wiar
Date: 09/13/2006 12:51:30 PM
Subject: 29-33 Inverness St - Duplex

Shukria,
I can't add a zoning field to the site plan sign off. So this is just a note that the zoning is now ok with today's receipt of a revised plot plan showing that the parking requirements are being met.
Marge

From: James Carmody
To: Wiar, Shukria
Date: 09/14/2006 7:32:58 AM
Subject: 37 Inverness Street

Have reviewed the plan for a new duplex structure at 37 Inverness Street and have the following comments based on the City of Portland technical standards:

- The standard for a 12' driveway width at the property line has been met.
- The location of the east driveway does not meet the 20' spacing between existing and proposed driveways. I support a waiver for this requirement as this is a low volume road and there is no adverse impact to the adjacent property.

James Carmody
Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

From: James Carmody
To: Wiar, Shukria
Date: 08/29/2006 10:15:21 AM
Subject: Re: 37 Inverness St

Shukria:

Have reviewed plan, and read Marge's comments. By our technical standards they have met the 12' driveway width at the property line, but the east driveway does not have a 20' spacing to the existing driveway. However, I believe this requirement can be waived.

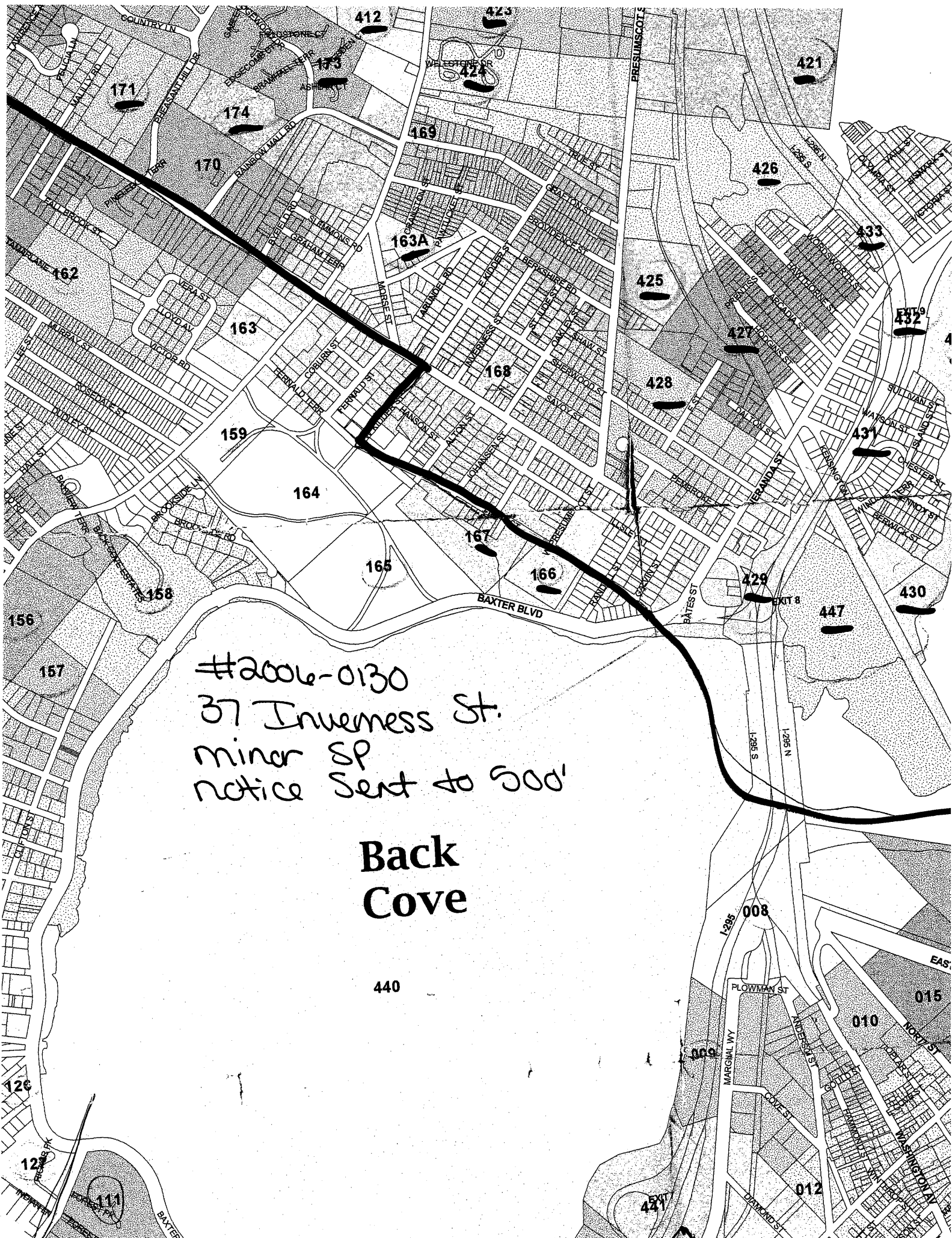
James Carmody
Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

>>> Shukria Wiar 08/25 10:04 AM >>>
Good Morning.

I forwarded a revised plan to you re: 37 Inverness Street. The only comments/issues that I had were from you. Please look through it and let me know via email if the plan is okay.

Thank you.

Shukria



#2006-0130
37 Inverness St.
miner SP
notice sent to 500'

Back Cove

440

1-285 S
1-285 N
008

PLOWMAN ST

MARGINAL HWY

010

015

ANDERSON ST

COLE ST

012

DIAMOND ST

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* Lot is between #27 and #37 Inverness No Street # has been assigned

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: * <u>Inverness Street</u>		Zone: <u>R-5</u>
Total Square Footage of Proposed Structure: <u>2,304</u>		Square Footage of Lot: <u>6,009</u>
Tax Assessor's Chart, Block & Lot: <u>PART OF</u> Chart# Block# Lot# <u>168</u> <u>F</u> <u>8-9-10</u>		Property owner's mailing address: <u>Current owner until 7/28/06</u> <u>MARGARET FERRARO</u> <u>37 Inverness St</u> <u>Portland ME 04103</u>
Consultant/Agent, mailing address, phone # & contact person: <u>New owner as of 7/28/06</u> <u>LEFEVRE Michael Inc.</u> <u>Contact Mike Michaud</u> <u>200 Riverside Ind Pkwy</u> <u>831-7427</u> <u>Portland, Maine</u>		Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>LEFEVRE Michael Inc.</u> <u>200 Riverside Ind Pkwy</u> <u>Portland, ME</u> <u>207-831-7427</u>
Project name: <u>LEFEVRE Michael Duplex</u>		
Fee For Service Deposit (all applications) <input checked="" type="checkbox"/> (\$200.00)		
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
- Please see next page -		

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

LEFEVRE Michard Inc
 200 Riverside Ind Pkwy
 Portland ME

Contact Mike Michard 831-7427
 OR
 Chris LeFevre 939-9300

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov
will be as of 7/28/06

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: <i>M. LeFevre</i>	Date: <i>7/12/06</i>
---	----------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

LeFevre Michaud, Inc

200 Riverside Industrial Parkway

Portland, Maine

July 12, 2006

To Whom It May Concern:

Enclosed you will find our application for a proposed duplex located on Inverness St. We are currently under contract on the vacant lot and are scheduled to close on the 28th of July. I have included the completed survey showing both the existing condition and the proposed development. You will also find a copy of the proposed building plans.

The current owner of this land is Margaret Ferraro whose mailing address is 37 Inverness St. Bob Greenlaw of Back Bay Boundary completed the plot plan. John Call of House Calls drew up the building plans and Hopkinson, Abbondanza & Backer created the legal description of the lot for Mrs. Ferraro.

The proposed dwelling is a townhouse style duplex consisting of 2,304 square feet of living space. Each unit will have 2 bedrooms, 1.5 baths and separate full basements. Each unit will have its own driveway and utilities will be separate for each.

We appreciate your time and consideration of this project. Please feel free to contact us if you have any questions.

Sincerely,



Mike Michaud

LeFevre Michaud, Inc.

mmichaud@kw.com

(207) 831-7427

Doc#: 23889 Bk:23880 Pg: 64

QUITCLAIM DEED

Margaret R. Ferraro, of 37 Inverness Street, Portland, Maine 04103, for consideration paid, grants to Margaret R. Ferraro, whose mailing address is 37 Inverness Street, Portland, Maine 04103, with QUITCLAIM COVENANTS, the following described real estate in the Town of Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and incorporated herein

Also conveying all rights, easements, privileges, and appurtenances, belonging to the premise hereinabove described.

IN WITNESS WHEREOF, Margaret R. Ferraro has set her hand and seal this 15 day of April, 2006.

Kelly J. Couture
Witness

Margaret Ferraro
Margaret R. Ferraro

State of Maine
County of Cumberland, ss.

April 15, 2006.

Personally appeared before me Margaret R. Ferraro and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ryan Nadau
Notary Public/Attorney at Law
Notary Please Print Name: Ryan Nadau
My Commission Expires:

RYAN NADEAU
Notary Public, Maine
My Commission Expires October 26, 2012

SEAL

Doc#: 23889 Bk:23880 Pg: 65

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, situated on Inverness Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at point on the southerly sideline of Inverness Street, said point being S 54°55'25" W a distance of Seventy-Seven and 91/100 (77.91') feet from a 1" iron pipe at the intersection of Inverness Street and Sherwood Street, and other land of Margaret R. Ferraro;

Thence continuing S 54°55'25" W a distance of Fifteen and 15/100 (15.15') feet to a 5/8" Rod with Cap #1172;

Thence continuing S 54°55'25" W a distance of Fifty and 00/100 (50.00') feet to a 5/8" Rod with Cap #1172 and land now or formerly of one Bishop;

Thence turning and running S 36°42'37" E along land now or formerly of one Flint a distance of Ninety-Two and 94/100 (92.94') feet to a 1/8" Rod with Cap #1172;

Thence turning and running N 53°45'47" E along land now or formerly of one Fasulo a distance of Forty-Nine and 98/100 (49.98') feet to a point;

Thence continuing N 53°45'47" E a distance of Fifteen and 15/100 (15.15') feet to a point on the most southwesterly corner of other land of said Ferraro;

Thence turning at a ninety degree angle and running northwesterly along the said other land of Ferraro a distance of Ninety-One and 62/100 (91.62') feet to the point of beginning.

Reference is hereby made to a plan entitled "Plan Showing a Standard Boundary Survey Made for Margaret Ferraro, 37 Inverness Street, Portland, Maine" made by Daniel J. Dalfonso, LLC, Land Surveyor, dated October 4, 2005. Said above-described parcel is depicted as "Proposed Lot" on said Plan.

Reference is hereby also made to a plan entitled "Plan of Land of Fred S. Jordan," said Plan being recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 9. Said above-described parcel is Lot No. 76, and a portion of Lot No. 75 on said Plan.

Being a portion of the premises conveyed to Margaret R. Ferraro by virtue of a Warranty Deed from Gloria J. Miranda dated July 15, 2002 and recorded in the Cumberland County Registry of Deeds in Book 27846, Page 242.

Received
Recorded Register of Deeds
Apr 24 2006 12:53:05P
Cumberland County
John B O'Brien



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life ® www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

August 30, 2006

Robert Greenlaw, PLS
Back Bay Boundary
643 Forest Avenue
Portland, ME 04101

RE: Application for Minor Site Plan, 37 Inverness Street
(CBL #168 F008001) (ID#2006-0130)

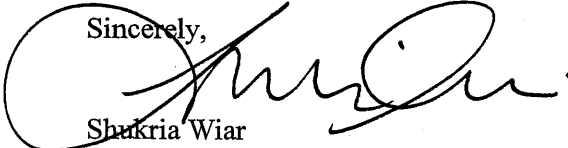
Dear Robert:

I am in receipt of your resubmission for the 37 Inverness Street Duplex. The revised site plan was reviewed once again and here are the final comments that need to be addressed before I can sign off on this application.

1. Please submit Curbing and Sidewalk waiver.
2. Street trees- if none of the existing trees can be preserved then two additional trees could be planted the back yard to get a total of four trees. You also need to provide on the site, the size and type of plants to be used. If there are no plans to plant trees in the back then please submit a waiver
3. Just an FYI- the driveway to the east does not have a 20' spacing to the existing drive (which is required) but DPW have waived this requirement.
4. Per our phone conversation, I had expressed that the City's Technical and Design Standards and Guidelines had stated that the minimum driveway width should be twelve (12) feet. The site plan does show the driveway width (at entrance) to be 12' but the entire length of the driveway does not have to be 12' wide. Therefore you can maintain a 5-foot setback from the property line the entire length of the property line.
5. In an email for Marge Schmuckal, the following needs to be addressed: Are the rear decks going to be 4' x 6' or 10' x 10' as shown on the most recent plans you gave us. The applicant came in to reduce the rear decks to 4' x 6' and sketched them in on our previous plans. Please show the decks to read 4' x 6'.

I have attached the Zoning Administrator and the Traffic Engineer's emails. Please submit the information at your earliest convenience in order for me to sign off on this application. If you have any questions please do not hesitate to call me on (207) 756-8083 or at shukriaw@portlandmaine.gov.

Sincerely,


Shukria Wiar
Planner

Cc Sarah Hopkins, Development Review Manager

389 Congress Street • Portland, Maine 04101 • Ph (207) 874-8721 or 874-8719 • Fx 756-8258 • TTY 874-8936



BACK BAY BOUNDARY, INC.
LAND SURVEYING

August 22, 2006

Shukria Wiar
City of Portland Planner
389 Congress Street
Portland, Maine 04101

RE: Your letter dated August 2, 2006 in regard to 37 Inverness Street Portland (ID#2206-0130) CBL #168 F008001.

Dear Shukria:

In response to your letter and as an accompaniment to the enclosed plans I would like to explain the changes we made to our plan.

1. The land is not being subdivided. This is a simple lot split from the adjoining parcel.
2. Our plans have been scaled to reflect a 1" = 20' scale.
3. The paved portions of existing and proposed pavement have been shaded for clear depiction.
4. We are requesting a sidewalk and curb waiver for this project as there are no curbs or sidewalks in the entire neighborhood.
5. We are requesting a street tree waiver for 2 of the required 4 street trees along the street. The existing 30" ash tree covers the majority of the front yard. We are prepared to plant one tree as we show on the plan. We are also prepared to donate the cost of two more trees to the city's tree fund should that be appropriate.
6. The roof pitch of 7:12 will be denoted on the building plans.
7. There will be no catch basins on this site. The existing topography supports the historical rainfall for this site. As we are maintaining the rear yard in its natural state we do not anticipate a runoff problem.

(207) 774-2855

643 Forest Avenue Portland, Maine 04101
Email ~Backbayboundary@cs.com

Fax (207) 347-4346

www.Backbayboundary.com

BACK BAY BOUNDARY, INC.
LAND SURVEYING

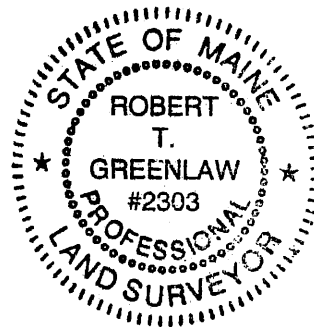
8. The electric line will be installed underground as shown on the revised plans.
9. We have altered the driveways to reflect the desired width of proposed driveways while maintaining a 5-foot setback from the property line for the first 50 –feet. We hope the design will appease both requirements.

Please contact me directly should you have any further questions or comments.

Sincerely,



Robert T. Greenlaw, PLS
Back Bay Boundary Inc.



(207) 774-2855

643 Forest Avenue Portland, Maine 04101
Email ~Backbayboundary@cs.com

Fax (207) 347-4346

www.Backbayboundary.com