

971059

Location of Construction: 651 Ocean Ave		Owner: Adamo, John		Phone:		Permit No:	
Owner Address: 645 Ocean Ave Ptld, ME 04103		Lessee/Buyer's Name:		Phone: 878-9880		BusinessName:	
Contractor Name:		Address:		Phone:			
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 50,450.00		PERMIT FEE: \$ 270.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Install Single Family Dwelling Construct new garage, breezeway & Dorner				Signature:		Signature:	
Permit Taken By: Mary Gresik		Date Applied For: 16 September 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: CBL: R-5 169-D-063+	
				Signature:		Date:	

PERMIT ISSUED
Permit Issued:
OCT - 2 1997
CITY OF PORTLAND

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

permit issued with conditions

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 provisions of the code(s) applicable to such permit

23 September 1997 - Permit Routed
16 September 1997

SIGNATURE OF APPLICANT *John Adamo* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: _____

CEO DISTRICT p

COMMENTS

10/17/97 Foundation Pour, Setbacks, depth, Thickness all ok **R**

2/9/98 Rough framing still in progress/ Plumbing not roughed in yet **P**

6/10/98 Rough Plaster / Rough framing ok

9/2/98 Final - Snow/ice needed @ Garage stairs & laundry ok 9/28
 Step needed @ garage Celler door ok 9/28
 header in garage to Celler stairs well must be 6'8" ok 9/28
 Three hole needs metal Cap ok 9/28
 Front Steps not finished (not installed) ok 9/28
 Breezeway Floor not installed ok 9/28

Owner will call when ready

9/28/98 for final all Elec - nipple needed on Ki → Celler feed ok 9/29
 Disposal Card must be permanent ~~not~~ Acromat type ok 9/29
 old wire must be removed from Celler Ciel, ok 9/29

9/29/98 Work Complete
 Issue perm. Card
 Single Family Dwelling w/ 2 car garage attached & Rear Deck **R**

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Location of Construction: 651 Ocean Ave		Owner: Adamo, John		Phone:		Permit No. 971059			
Owner Address: 645 Ocean Ave Ptld, ME 04103		Lessee/Buyer's Name:		Phone: 878-9800		Business Name:			
Contractor Name:		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT - 2 1997 CITY OF PORTLAND </div>			
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23 September 1997 - Permit Routed
16 September 1997

SIGNATURE OF APPLICANT *[Signature]* John Adamo ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 9/24/97

M. LEARY

CEO DISTRICT p
[Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 651 Ocean Ave

Issued to John Adamo

Date of Issue October 1, 1998

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. 971059, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

1-family w/garage, breezeway &
~~corner~~ deck

Limiting Conditions:

None

**This certificate supersedes
certificate issued**

Approved:

10/1/98 K. K. K. K.

(Date) Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten mark]

Applicant: John ADAMO

Date: 9/30/97

Address: 651 Ocean Ave

C-B-L: 169-D-63

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

26x26

Interior or corner lot -

Proposed Use/Work - New lot for single fam. Dwelling with new garage (moved from elsewhere) breezeway & dormer from Byfield Rd

Sewage Disposal - City

10x12

Lot Street Frontage - 50' - 65' shown

Front Yard - 20' req. - 25' shown

Rear Yard - 20' req. - 32' shown

Side Yard - 12' req. - 10' & 27' shown * using the provision of reducing 2' req on one side & adding it to other side so 10' & 17' would be the min. req. 10' & 27' is shown

Projections -

Width of Lot - 60' req. - 63' shown

Height - 2 story house - 35' max -

Lot Area - 6,000^{sq} min req. - 9,581^{sq} shown

Lot Coverage/Impervious Surface - 40% or 3,832.4^{sq}

Area per Family - 3,000^{sq}/unit -

Off-street Parking - 2 spaces req. - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - MAP 7 zone C

28x40' = 1120^{sq}
10x12 = 120^{sq}
26x26 = 676^{sq}

1916^{sq}

**City of Portland
Inspection Services Division
Demolition Call List**

Site Address: 651 Ocean Ave Owner: _____
 Structure Type: _____ Contractor: _____

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	_____
NYNEX	878-7000	_____
Northern Utilities	797-8002 X6241	_____
Portland Water District	761-8310	_____
Public Cable Co.	775-3431 X257	_____
Dig Safe***	1-888-344-7233	_____

*** (After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	_____
DPW/Traffic Division(K.Doughty)	874-8300 X8437	_____
DPW/Forestry Division(J.Tarling)	874-8300 X8389	_____
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	_____
Building Inspections(insp required)	874-8300 X8703	<u>OK 9/29/97 K. L. Canall</u>
Historic Preservation	874-8300 X8726	_____
Fire Dispatcher	874-8300 X8676	_____

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	_____

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
 Demo/Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: _____ DATE: _____

BUILDING PERMIT REPORT

DATE: 9/30/97 ADDRESS: 651 Ocean Ave

REASON FOR PERMIT: move single family onsite with new garage breezeway

BUILDING OWNER: John Adamo And dbrmer

CONTRACTOR: _____

PERMIT APPLICANT: John Adamo APPROVAL: With conditions DENIED _____

USE GROUP _____ BOCA 1996 CONSTRUCTION TYPE _____

Conditions;

CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
9. Headroom in habitable space is a minimum of 7'6"
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

over →

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
30. Prior to moving The Structure all appropriate Approvals from Public Works, etc, shall be completed
31. _____
32. _____
33. _____
34. _____

P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 30, 1997

Mr John Adamo
645 Ocean Avenue
Portland, ME 04103

RE: 651 Ocean Avenue

Dear Sir,

Your application to move a single family dwelling with newly constructed attached breezeway, and garage with new dormer has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

Site Plan Review Requirements

Development Review Coordinator: Approved with conditions by J. Wendel, see attached.
Zoning Review: Approved with conditions by M. Schmuckal, see attached conditions.

Building Code Requirements

Please read and implement the attached building permit requirements: 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 16, 21, 22, 25, 26, 27, 28, 29, 30.

Sincerely,

A handwritten signature in cursive script, reading 'Marge Schmuckal', is written over the typed name.

Marge Schmuckal
Zoning Administrator

cc: J. Wendel, P. Samuel Hoffses



CITY OF PORTLAND
Planning and Urban Development Department

Team 2

MEMORANDUM

169-D-063

TO: Code Enforcement
FROM: Jim Wendel, Development Review Coordinator
DATE: September 16, 1998
SUBJECT: Certificate of Occupancy
651 Ocean Avenue (169-D-063)

A site visit on 9-16-98 was made to review the completion of the conditions of the site plan approval dated 9-22-97. My comments are:

1. The street number needs to be placed on the house.

Done OKD

It is my opinion that all of the conditions of site plan approval have not been satisfactorily completed and a **no Certificate of Occupancy should be issued** until the above item has been completed in accordance with City standards.

September 16, 1997

City of Portland
Site Plan Review Committee
389 Congress Street
Portland, Maine 04101

Dear Site Plan Review Committee:

Enclosed please find our application for a Minor/Monor Site Plan review and a building permit for a new single family dwelling. Attached are 2 sets of site plans including a plot plan with all setbacks and 1 set of construction plans showing foundation, full cross section and dimensional information including elevations.

As indicated on the plans, the house is noted as an existing structure. We have been awarded an existing home which is presently located at 44 Byfield Road, Portland and is owned by the Cedars Nursing Care Center. We are proposing to move the house from its present location to the lot at 649-651 Ocean Avenue. Proposed modifications, renovations and additions are noted on the construction plans.

Thank you for your consideration of our plans. Please do not hesitate to contact us for further information. Daytime: 878-9800 Home: 772-4208

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Adamo', with a long horizontal flourish extending to the right.

Jacquelyn Adamo
John J. Adamo, Jr.

Enclosures

John Adamo
649 -651 Ocean Ave
Portland, ME 04103

LETTER OF TRANSMITTAL

(207) 878-9800
FAX (207) 878-9878

DATE	9/16/97	JOB NO.
ATTENTION		
RE:	649-651 OCEAN AVE	

TO CITY OF PORTLAND
SITE PLAN REVIEW

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2			SITE PLAN
1			HOUSE PLAN
1			COVER LETTER
1			Budget SPREAD SHEET
1			Proposed Description of DEED
1			CHECK for PERMIT FEE

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS PLEASE PROCESS ASAP
THANK YOU!

COPY TO _____

SIGNED: 

PROPOSED DESCRIPTION FOR A DEED
ADAMO TO ADAMO
(PROPOSED HOUSE LOT - 9581 SQ.FT.)

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine and located on the southeasterly side of Ocean Avenue; bounded and described as follows:

Beginning on the southwesterly sideline of Ocean Avenue at a 5/8" iron rod with survey cap #1172 located N39-53'-15"E -103.54 feet as measured along said Ocean Avenue from its intersection with the northeasterly sideline of Providence Street;

Thence along said Ocean Avenue by the following two (2) courses and distances : N39-53'-15"E - 42.72 feet to a 5/8 iron rod with cap #1172; and thence N34-47'-15"E- 22.07 feet to a found 3/4" iron pipe at the northerly corner of Lot # 142 as shown on a plan of "Washington Avenue Gardens" dated 1920 and recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 46;

Thence S59-49'-44"E along the northeasterly line of said Lot#42 and along land now or formerly of Anna L. Dellaquila and land now or formerly of Barbara Piacentini -136.96 feet to a 5/8" iron rod with cap # 1172;

Thence S35-06'-42" W along land now or formerly of Mark and Susan Bowman -76.38 feet to a 5/8" iron rod with cap #1172;

Thence along remaining land of the grantor herein by the following three (3) courses and distances : N59-49'-44" W-81.59 feet to a 5/8" iron rod with survey cap #1172; and thence S39-16'-25"W-11.43 feet to a 5/8" iron rod with survey cap #1172; and thence N49-52'-00"W- 57.93 feet to the point of beginning. Containing 9581 square feet more or less.

Bearings are referenced to the 1924 magnetic meridian. Being a portion of the premises described in the deed of Albertus L. Foster Jr. to John J Adamo recorded in said Registry of Deeds in Book 6430, Page 51.

This description is the result of a Standard Boundary Survey made for John J. Adamo August 26, 1997 by Daniel J. Dalfonso, Land Surveyor. Revised September 3, 1997.

Daniel J. Dalfonso
Land Surveyor
119 Scamman Street
South Portland, Maine 04106

Sheet1

FOUNDATION & UTILITIES	\$ 15,500
NEW GARAGE, BREEZEWAY, DORMER	\$ 19,750
ROOFING	\$ 2,500
HEATING	\$ 2,500
ELECTRICAL	\$ 2,000
SIDING	\$ 4,200
LANDSCAPING, DRIVEWAY, WALKWAYS	\$ 1,500
PAINT, WALL PAPER, NEW CARPET BEDROOMS	\$ 2,500
	\$ 50,450

From: Katherine Staples
To: Portland.CityHall(WJB), mes
Date: 10/1/97 1:32pm
Subject: Moving a house to 651 Ocean Ave. -Reply

Marge:
I would expect that a permit is required from Public Works before this can occur, but am not familiar with the process. I've forwarded your e-mail to Tony Lombardo to ask if any site plan issues exist (ie breezeway and garage), but think that Traffic Section handles the permitting of moving a structure over our streets. Appreciate the heads up!
Kathi

>>> Marge Schmuckal 09/30/97 12:39pm >>>
Heads up. We have an applicaion to move and existing house from Byfield Road to 651 Ocean Avenue. They are also proposing an attached breezeway and garage. The owner of the property is John Adamo. Have you gotten any permit to move thru the streets yet? Should we hold up until we get an ok from Public Works? I just want to cover all bases, since the last one we did like this (although we did all the right things) was the infamous Curtis Road. Let me know as soon as possible, any conditions that you want on this permit.

CC: Portland.CityHall(JEG, MBA, SPH),AWL,BELL

Marge
David Venning gave the
ok to release
Ocean Ave
233-7958
house move
2:28
10-2-97
Copp
does need
star bid cost.

From: Katherine Staples
To: AWL, mes
Date: 10/1/97 1:30pm
Subject: Moving a house to 651 Ocean Ave. -Forwarded

Tony:

As the "Planning connection", do you have any knowledge of this issue? Are there any site plan issues? I think the physical moving is something covered by Ordinance/permit, perhaps thru Traffic Section.....Let's make sure we anticipate any potential problems with this, thanks.

Kathi

CC: BELL, WJB, KTD, LWA

From: David Vining
To: mes
Date: 10/3/97 9:09am
Subject: 651 Ocean Ave-John Adamo

Marge'

Per our conversation of 10-2-1997, I talked to John Adamo about the house move from Byfield Street to Ocean Avenue. He told me that Copp Movers would do the move, I told him that Copp Movers would get the permits to move the house. We also talked about the sewer and water lines to be installed. He said that Starbird Construction would be doing this work and The Portland Water District would be doing their work at the same time that the sewer would be installed

CC: KAS

Marge -
please put with The
Permit

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

I. D. Number _____

Adamo, John J.
Applicant
645 Ocean Ave, Portland, ME 04103
Applicant's Mailing Address
John Adamo
Consultant/Agent
878-9800 **878-9878**
Applicant or Agent Daytime Telephone, Fax

9/16/97
Application Date
Ocean Ave (Approx 649)
Project Name/Description

649- 651 Ocean Ave
Address of Proposed Site
169-D-063 + Land redivision
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 **9,581 Sq Ft** _____
 _____ Acreage of Site _____ Zoning

Check Review Required:

<input checked="" type="checkbox"/> Site Plan (major/minor)	<input type="checkbox"/> Subdivision # of lots _____	<input type="checkbox"/> PAD Review	<input type="checkbox"/> 14-403 Streets Review
<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> DEP Local Certification
<input type="checkbox"/> Zoning Conditional Use (ZBA/PB)	<input type="checkbox"/> Zoning Variance		<input type="checkbox"/> Other _____

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **9/16/97**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved **Approved w/Conditions**
see attached Denied

Approval Date **9/22/97** Approval Expiration **9/22/98** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **9/22/97**
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	_____		
	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		
<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**

19970069

I. D. Number

Adamo, John J. _____

Applicant

645 Ocean Ave, Portland, ME 04103 _____

Applicant's Mailing Address

John Adamo _____

Consultant/Agent

878-9800 _____ 878-9878 _____

Applicant or Agent Daytime Telephone, Fax

9/16/97 _____

Application Date

Ocean Ave (Approx 649) _____

Project Name/Description

649- 651 Ocean Ave, called 651 _____

Address of Proposed Site

169-D-063 + Land redivision _____

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) move existing house on site

Proposed Building square Feet or # of Units 9,581 Sq Ft Acreage of Site R-5 zone Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$100.00 Date: 9/16/97

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved **Approved w/Conditions** see attached Denied

Approval Date 9/30/97 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 Issued	_____		
	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		
<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			

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

19970069

I. D. Number

Adamo, John J.

Applicant

645 Ocean Ave, Portland, ME 04103

Applicant's Mailing Address

John Adamo

Consultant/Agent

878-9800

878-9878

Applicant or Agent Daytime Telephone, Fax

9/16/97

Application Date

Ocean Ave (Approx 649)

Project Name/Description

649- 651 Ocean Ave, called 651

Address of Proposed Site

169-D-063 + Land redivision

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. Separate permits are required for any future decks, and/or pools.

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

19970069

I. D. Number

Adamo, John J.

Applicant

645 Ocean Ave, Portland, ME 04103

Applicant's Mailing Address

John Adamo

Consultant/Agent

878-9800

878-9878

Applicant or Agent Daytime Telephone, Fax

9/16/97

Application Date

Ocean Ave (Approx 649)

Project Name/Description

649- 651 Ocean Ave

Address of Proposed Site

169-D-063 + Land redivision

Assessor's Reference: Chart-Block-Lot

DRC Conditions for Approval

Approved subject to Site Plan Review (addendum) conditions of approval #1, 2, 3 (651 Ocean Avenue), 4, 5,

6, 7, 8 (contact Nancy Knauber 874-8835), 10, 11, 12, 13 (Ocean Avenue shall be kept clean of tracked

soil from vehicles and eroded soil shall be kept on-site), 14 (A swale shall be constructed along the back

property line from the Placentini parcel on Ocean Avenue to Providence Street. The runoff shall drain from

the Placentini parcel to Providence Street), and 15 (No type of Certificate of Occupancy will be recommended

until the swale has been constructed).

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

APPLICANT: JOHN J. ADAMO

ADDRESS: 645 OCEAN AVE PORTLAND ME.

SITE ADDRESS/LOCATION: 651 OCEAN AVE

DATE: 9/18/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. ^{Two (2)} ~~Two (2)~~ City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. Your new street address is now 651 OCEAN AVENUE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy. *CONTACT NANCY KNAUBER 274-2835*

9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

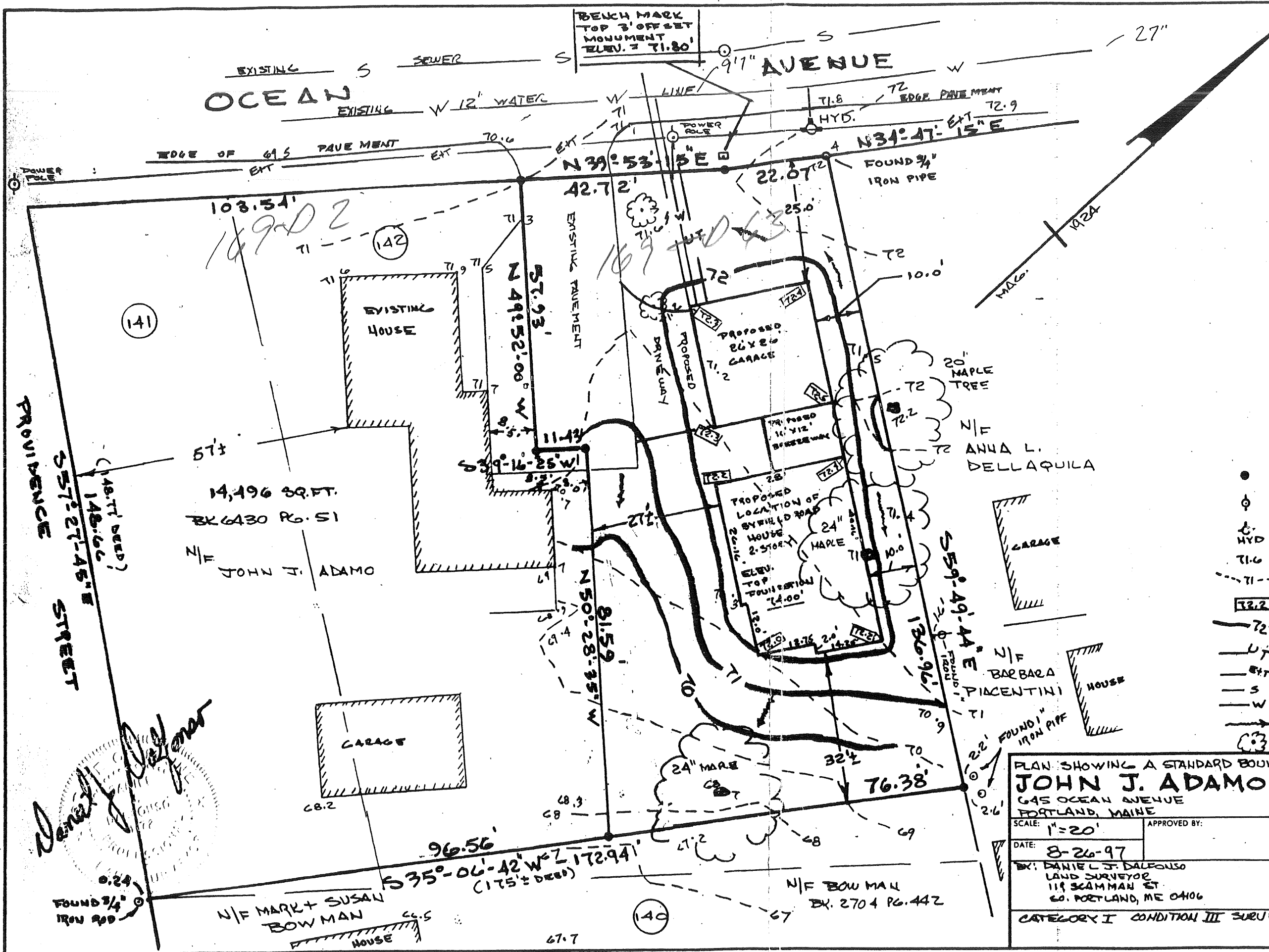
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. OCEAN AVE SHALL BE KEPT CLEAN OF TRACKED SOIL FROM VEHICLES. ERODED SOIL SHALL BE KEPT ON-SITE.

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

14. A SWALE SHALL BE CONSTRUCTED ALONG THE BACK PROPERTY LINE FROM THE PIACENTINI PARCEL ON OCEAN AVE TO PROVIDENCE ST. THE RUN OFF SHALL DRAIN FROM THE PIACENTINI PARCEL TO PROVIDENCE ST.

15. NO TYPE OF CERTIFICATE OF OCCUPANCY WILL BE RECOMMENDED UNTIL THE SWALE HAS BEEN CONSTRUCTED.



PLAN REFERENCE:

WASHINGTON AVENUE GARDENS
BY ERNEST W. BRANCH C.E. 1920
PLAN BOOK 14 PAGE 46

LOCUS DEED REFERENCE:

ALBERTUS L. FOSTER JR. TC
JOHN J. ADAMO BX. 6430 PG. 51

AREA = 9581 SQ. FT.

ZONED R-5

MINIMUM LOT AREA = 6000 SQ. FT.
MINIMUM ROAD FRONTAGE = 50'
FRONT YARD SETBACK = 20'
SIDE YARD SETBACK = 12' (2-STORY)
(REDUCED TO 8' IF OPPOSITE SIDE)
(INCREASED BY 4 FEET OR MORE)
REAR YARD SETBACK = 20'

LEGEND:

- 5/8" IRON ROD W/CAP TO BE SET
- ⊕ EXISTING UTILITY POLE
- HYD. HYDRANT
- TI.6 EXISTING SPOT ELEVATION
- TI --- EXISTING CONTOUR
- [72.2] PROPOSED GROUND ELEVATION ALONG OUTSIDE OF HOUSE
- 72 --- PROPOSED CONTOUR
- U --- PROPOSED UNDERGROUND UTILITIES
- EXT --- EXISTING OVERHEAD UTILITIES
- S --- PROPOSED SEWER
- W --- PROPOSED WATER
- > DRAINAGE
- ☼ EXISTING HARD WOOD TREE

PLAN SHOWING A STANDARD BOUNDARY + SITE SURVEY MADE FOR
JOHN J. ADAMO
645 OCEAN AVENUE
PORTLAND, MAINE

SCALE: 1"=20'	APPROVED BY:	DRAWN BY:
DATE: 8-26-97		REVISED: 9-3-97
BY: DANIEL J. DALPONSO LAND SURVEYOR 119 SCAMMAN ST. 60. PORTLAND, ME 04106		PHONE: 799-5931
CATEGORY I CONDITION III SURVEY		DRAWING NUMBER 498

Daniel J. Dalponso
Professional Surveyor
Maine
No. 1000

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

CBL 169-D-063

PROPERTY ADDRESS

Town Or Plantation	PORTLAND
Street Subdivision Lot #	651 OCEAN AVE

PROPERTY OWNERS NAME

Last: Adams	First: Sarah
Applicant Name:	RIVERSIDE MECHANICAL
Mailing Address of Owner/Applicant (If Different)	125 PRESUMPSCOT ST PORTLAND, ME 04102

PORTLAND Date Permit Issued: 2, 12, 98

6377 TOWN COPY \$ 11.60 FEE Double Fee Charged

L.P.I. # 01629

Local Plumbing Inspector Signature: *[Signature]*

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: *[Signature]* Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 82611

169-D-063

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.	3	Hosebibb / Sillcock 1/2"	2	Bathtub (and Shower) 1/2"
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink 1/2"
		Drinking Fountain	3	Wash Basin 1/4"
Number of Hook-Ups & Relocations		Indirect Waste	2	Water Closet (Toilet) 3"
		Water Treatment Softener, Filter, etc.	1	Clothes Washer 2"
Hook-Up & Relocation Fee		Grease / Oil Separator	1	Dish Washer 1 1/2"
		Dental Cuspidor	1	Garbage Disposal 2"
OR TRANSFER FEE [\$6.00]		Bidet		Laundry Tub
		Other: _____	1	Water Heater
	Fixtures (Subtotal) Column 2		12	Fixtures (Subtotal) Column 1
			3	Fixtures (Subtotal) Column 2
			15	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 20.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE