

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

SUMMIT REAL ESTATE LLC /ADG Builders

**Located at**

0 E KIDDER ST

**PERMIT ID:** 2013-00160    **ISSUE DATE:** 04/17/2013    **CBL:** 169 E028001

has permission to **build a new, 2 story single family house (14' x 32' & 18' x 26') w/attached garage (14' x 24')**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**PERMIT ID:** 2013-00160

**Located at:** 0 E KIDDER ST

**CBL:** 169 E028001

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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 Inspections 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.**

**REQUIRED INSPECTIONS:**

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

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 2013-00160	<b>Date Applied For:</b> 01/25/2013	<b>CBL:</b> 169 E028001
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<b>Location of Construction:</b> 0 E KIDDER ST	<b>Owner Name:</b> SUMMIT REAL ESTATE LLC	<b>Owner Address:</b> 143 SUMMIT ST	<b>Phone:</b> (207) 636-6669
<b>Business Name:</b>	<b>Contractor Name:</b> ADG Builders	<b>Contractor Address:</b> 70 B Hunts Hill Road Gray	<b>Phone:</b> (207) 318-2368
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

<b>Proposed Use:</b> Single family	<b>Proposed Project Description:</b> build a new, 2 story single family house (14' x 32' & 18' x 26') w/attached garage (14' x 24')
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<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 03/22/2013
<b>Note:</b> Permit is not in E-Plan.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This permit is being approved on the basis of the most recent plans submitted including the proposed site plan (3/21/13) and the revised building plans (2/22/13). Any deviations shall require a separate approval before starting that work.</li> <li>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.</li> </ol>			

<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 04/17/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.</li> <li>2) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.</li> <li>3) The attic scuttle opening must be 22" x 30".</li> <li>4) The basement is NOT approved as habitable space. In order to change the use of this space, a code compliant Emergency Escape and Rescue Opening shall be installed per IRC Sec. R310. A separate permit is required.</li> <li>5) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.</li> <li>6) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</li> <li>7) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, <a href="http://www.energycodes.gov/software.stm#tabs-2">http://www.energycodes.gov/software.stm#tabs-2</a> certificate or alternate program standard for thermal envelope and MEP systems.</li> <li>8) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>9) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.</li> <li>10) Separate permits must be applied in order to install a deck or stairs off the back. The slider will have to be permanently secured.</li> <li>11) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.</li> </ol>			

<b>Dept:</b> Fire	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Chris Pirone	<b>Approval Date:</b> 04/09/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>



<b>Location of Construction:</b> 0 E KIDDER ST	<b>Owner Name:</b> SUMMIT REAL ESTATE LLC	<b>Owner Address:</b> 143 SUMMIT ST	<b>Phone:</b> (207) 636-6669
<b>Business Name:</b>	<b>Contractor Name:</b> ADG Builders	<b>Contractor Address:</b> 70 B Hunts Hill Road Gray	<b>Phone:</b> (207) 318-2368
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

- 11 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.
- 12 The Development Review Coordinator (874-8632) 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.

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00160	Issue Date:	CBL: 169 E028001
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Location of Construction: 0 E KIDDER ST	Owner Name: SUMMIT REAL ESTATE LLC	Owner Address: 143 SUMMIT ST PORTLAND, ME 04103	Phone: (207) 636-6669
Business Name:	Contractor Name: ADG Builders	Contractor Address: 70 B Hunts Hill Road Gray ME 04039	Phone: (207) 318-2368
Lessee/Buyer's Name	Phone:	Permit Type: New <del>Duplex</del> <i>Single Family</i>	Zone: R5
Past Use: Vacant Land	Proposed Use: Single family	Permit Fee: \$1,595.00	Cost of Work: \$110,000.00
Proposed Project Description: build a new, 2 story single family house (14' x 32' & 18' x 26') w/attached garage (14' x 24')		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 09</i>
		Signature: <i>B.W.</i>	Signature: <i>[Signature]</i>
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: bjs	Date Applied For: 01/25/2013	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ cond. from</i> Date: <i>5/22/13</i> <i>APM</i></p>	<p><b>Zoning Appeal</b></p> <p><input checked="" type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>40</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>6/21/12</i></p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>APM</i></p>
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE





ARCHAMBEAU CAROLINE J  
14 S GRAFTON ST  
PORTLAND, ME 04103

BARRON SALLY A WID VN VET  
1 WELLSTONE DR  
PORTLAND, ME 04103

BELANGER LINDA A  
19 WELLSTONE  
PORTLAND, ME 04103

BROWN SHARON L  
26 WELLSTONE DR  
PORTLAND, ME 04103

BULLENS SETH W &  
AMY R GIESEKE  
21 SOUTH GRAFTON ST  
PORTLAND, ME 04103

CALL MARY L WID WWII VET  
ETALS TRUSTEES  
45 WELLSTONE DR  
PORTLAND, ME 04103

CAMPBELL CECILIA M  
59 WELLSTONE DR  
PORTLAND, ME 04103

CARTER ELISE M  
47 WELLSTONE DR  
PORTLAND, ME 04103

CHASE AMANDA J  
15 SOUTH GRAFTON ST  
PORTLAND, ME 04103

CICCOMANCINI ADRIANO &  
KERRILYN PORRO JTS  
211 MARGINAL WAY # 723  
PORTLAND, ME 04101

COFFIN JACQUELINE J  
6 WELLSTONE DR  
PORTLAND, ME 04103

COLLIN BRIAN C &  
STELLA COLLIN JTS  
72 WELLSTONE DR  
PORTLAND, ME 04103

COLUCCI STEPHEN M &  
SUSAN E GARRARD JTS  
27 WELLSTONE DR  
PORTLAND, ME 04103

CONNORS LAWRENCE P &  
CHERYL A CONNORS JTS  
10 WELLSTONE  
PORTLAND, ME 04103

CORSON SARAH-LOUISE E  
53 WELLSTONE DR  
PORTLAND, ME 04103

COWAN MARK A  
46 WELLSTONE DR  
PORTLAND, ME 04103

CRAIG STEVEN D  
4 WELLSTONE DR  
PORTLAND, ME 04103

CZERNIAK LOIS A  
48 WELLSTONE DR  
PORTLAND, ME 04103

DAVIDSON DONALD A &  
JULIE A DAVIDSON JTS  
29 WELLSTONE DR  
PORTLAND, ME 04103

DAVIDSON WARREN H WWII VET &  
BARBARA A JTS  
62 WELLSTONE DR  
PORTLAND, ME 04103

DAVIS JAMES M &  
TIM FREDHEIM JTS  
21 HILLSIDE AVE  
SOUTH PORTLAND, ME 04106

DESOUZA VICTOR &  
JULIA M D'SOUZA JTS  
17 WELLSTONE DR  
PORTLAND, ME 04103

DRAKE FRANCIS  
PO BOX 1378  
PORTLAND, ME 04104

DRAKE FRANCIS P  
160 PRESUMPCOT ST  
PORTLAND, ME 04104

ELSNER JOY EMERICK  
16 RICKER RD  
SACO, ME 04072

ESTABROOK JOAN F WID KW VET  
57 WELLSTONE DR  
PORTLAND, ME 04103

FLANAGAN JULIET  
35 WELLSTONE DR  
PORTLAND, ME 04103

FORNISANO MADELINE  
51 WELLSTONE DR  
PORTLAND, ME 04103

FORTMILLER JANE A  
15 WELLSTONE DR  
PORTLAND, ME 04103

GALLAGHER KEVIN J  
40 JESSICA LN  
SOUTH PORTLAND, ME 04106



GILLIAM ELLEN M  
36 WELLSTONE DR  
PORTLAND, ME 04103

GJL PROPERTIES LLC  
359 PERRY RD  
BANGOR, ME 04401

HACHEY RICHARD R &  
NANCY J JTS  
24 WELLSTONE DR  
PORTLAND, ME 04103

HELMS BONNIE A  
70 WELLSTONE DR  
PORTLAND, ME 04103

HODGE DONNA N  
52 WELLSTONE DR  
PORTLAND, ME 04103

JONES STEVEN M  
31 WELLSTONE  
PORTLAND, ME 04103

KASPER PETER F &  
PATRICIA S KASPER JTS  
20 WELLSTONE DR  
PORTLAND, ME 04103

KEENE TIMOTHY S  
64 WELLSTONE DR  
PORTLAND, ME 04103

KELLEY CHARLES E VN VET &  
SALLY F KELLEY JTS  
695 OCEAN AVE APT 13  
PORTLAND, ME 04103

KENT AMANDA MCQUIDDY &  
NICHOLAS C KENT JTS  
691 OCEAN AVE  
PORTLAND, ME 04103

LAFEY LAUREN M  
8 WELLSTONE  
PORTLAND, ME 04103

LANGHAM C MARK  
5 WELLSTONE DR  
PORTLAND, ME 04103

LAPOMARDA MARY A WID WWII VET  
23 WELLSTONE DR  
PORTLAND, ME 04103

LECH PAUL C  
16 WELLSTONE DR  
PORTLAND, ME 04103

LERMAN MARC D  
38 WELLSTONE DR  
PORTLAND, ME 04103

LOVELACE DAWN K  
54 WELLSTONE DR  
PORTLAND, ME 04103

LUNT ELIZABETH P  
61WELLSTONE DR  
PORTLAND, ME 04103

MACY ANTIONETTE A &  
ALBERT J JTS  
30 WELLSTONE DR  
PORTLAND, ME 04103

MADSEN HAROLD H JR &  
SHEILA J EMPL JTS  
39 WELLSTONE DR  
PORTLAND, ME 04103

MANN BRYANT C  
9 WELLSTONE DR  
PORTLAND, ME 04103

MANter ROBERT W &  
BETSY SAWYER-MANter JTS  
34 WELLSTONE DR  
PORTLAND, ME 04103

MATHEWS SUSAN B &  
DONAL B JTS  
66 WELLSTONE DR  
PORTLAND, ME 04103

MCGARVEY BONNIE  
63 WELLSTONE DR  
PORTLAND, ME 04103

MCLOUGHLIN JANICE &  
MARGARET HARDY JTS  
68 WELLSTONE DR  
PORTLAND, ME 04103

MCMANIS HEATHER L  
67 WELLSTONE DR  
PORTLAND, ME 04103

MITCHELL BETHANY R  
21 WELLSTONE  
PORTLAND, ME 04103

MOONEY LAURIE R  
32 WELLSTONE DR  
PORTLAND, ME 04103

MUTI AHMAD T &  
LEELA MUTI JTS  
55 WELLSTONE DR  
PORTLAND, ME 04103

NADEAU YVETTE  
40 WELLSTONE DR  
PORTLAND, ME 04103

NELSON DEBORAH L  
20 CLOUDMAN CT  
WESTBROOK, ME 04092

OCEAN EAST OF PORTLAND 2 LLC  
247 COMMERCIAL ST STE A  
ROCKPORT , ME 04856

OCEAN EAST OF PORTLAND LLC  
247 COMMERCIAL ST STE A  
ROCKPORT , ME 04856

OUELLET MICHAEL U  
37 WELLSTONE DR  
PORTLAND , ME 04103

PAGE GLORIA D  
69 WELLSTONE DR  
PORTLAND, ME 04103

PAQUETTE CARL R &  
KATHRYN A JTS  
28 WELLSTONE DR  
PORTLAND, ME 04103

PASQUALI JUDITH A  
22 WELLSTONE DR  
PORTLAND, ME 04103

PAUL SARAH K  
25 WELLSTONE  
PORTLAND , ME 04103

PERRY DEBORAH L  
1140 SOUTH PLYMOUTH CT  
CHICAGO , IL 60605

RICCITELLI ROBIN P  
50 WELLSTONE DR  
PORTLAND , ME 04103

RICHIO JAMEY MARIE  
58 WELLSTONE DR  
PORTLAND , ME 04103

ROSIN CHRISTOPHER S &  
ROSINA T ROSIN JTS  
55 TWIN RIDGE PKW  
ROUND ROCK, TX 78664

ROSIN CHRISTOPHER S &  
ROSINA T ROSIN JTS  
55 TWIN RIDGE PKWY  
ROUND ROCK, TX 78664

ROTTMANN PETER A &  
LINDA H ROTTMANN JTS  
11 WELLSTONE  
PORTLAND, ME 04103

SNIPER TODD R  
41 TRUE ST  
PORTLAND, ME 04103

SNIPER TODD R  
41 TRUE ST  
PORTLAND, ME 04103

STEVENS NATHAN &  
ANJA STEVENS JTS  
1 SOUTH GRAFTON ST  
PORTLAND, ME 04103

STOCKLEY JOANN L  
56 WELLSTONE DR  
PORTLAND , ME 04103

STOVALL SHEILA D  
18 WELLSTONE DR  
PORTLAND, ME 04103

STUDLEY PATRICIA A  
65 WELLSTONE DR  
PORTLAND, ME 04103

SUMMIT REAL ESTATE LLC  
143 SUMMIT ST  
PORTLAND, ME 04103

THOMAS LESLEY J &  
DAVID M THOMAS JTS  
7 WELLSTONE DR  
PORTLAND , ME 04103

WAITE SARAH H  
44 WELLSTONE DR  
PORTLAND, ME 04103

WANG WEI-HSING  
42 WELLSTONE DR  
PORTLAND , ME 04103

WEEKS JONATHAN D  
3 WELLSTONE DR  
PORTLAND , ME 04103

WHEELER JASON &  
JAMIE BAKER JTS  
43 WELLSTONE DR  
PORTLAND , ME 04103

ZUB PATRICIA A  
4 QUAKER LN  
PORTLAND , ME 04103

**Labels Requested For CBL:**

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- 169 E013
- 169 E021
- 169 E023
- 169 E025
- 169 E028
- 169 E030
- 169 E032
- 423 A004
- 423 A005
- 423 A011
- 424 A005
- 424 A006
- 424 A030
- 424 A041
- 425 K001

**From:** Marge Schmuckal  
**To:** GG@portlandmaine.gov  
**Date:** 3/27/2013 9:52 AM  
**Subject:** Re: Notices for 0 East Kidder St.

I will be out of the office from March 21st thru March 27, returning on Thursday March 27th

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level 1: Minor Residential Development application was submitted to the Portland Planning Division by Summit Real Estate, LLC for a new single family home at 0 East Kidder Street.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact the Planning Division at 874-8719 or email [jmy@portlandmaine.gov](mailto:jmy@portlandmaine.gov)

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Project Address: "0" EAST KIDDER STREET		
Total Square Footage of Proposed Structure/Area: 1512 sq ft	Area of lot (total sq. ft.): 7246 Garage: Yes ___ No <u>X</u> Attached ___ Detached ___ Sq. Ft.: _____	DUPLEX Number of Stories: <u>2</u> Number of Bathrooms: <u>4 FULL 2 HALF</u> Number of Bedrooms: <u>6</u>
Tax Assessor's Chart, Block & Lot(s): Chart# <u>169</u> Block # <u>E</u> Lot # <u>28429</u> — \$ PART OF 31 & 32		
Current legal use: <u>VACANT LOT</u>		
Number of Residential Units <u>0</u>		
If vacant, what was the previous use? <u>LAWN</u>		
Is property part of a subdivision? <u>YES</u> If yes, please name <u>WASHINGTON GARDENS ANNEX OCT 1920 LOTS 192 &amp; 193</u>		
Project Description: <u>BUILDING A 2-STORY DUPLEX WITH 2 GARAGES WITH FULL BASEMENT</u> <u>SINGLE FAMILY</u>		
<b>APPLICANT</b> – (must be owner, Lessee or Buyer) Name: <u>SUMMIT REAL ESTATE, LLC</u> Business Name, if applicable: <u>same</u> Address: <u>143 SUMMIT ST.</u> City/State: <u>PORTLAND</u> Zip Code: <u>04103</u>		Work # Home# Cell # <u>207-636-6669</u> e-mail:
<b>OWNER INFORMATION</b> – (if different from Applicant) Name: <u>same</u> Address: City/State: Zip Code:		Work # Home# Cell # e-mail: <b>RECEIVED</b> <b>JAN 25 2013</b> Dept. of Building Inspections City of Portland Maine
<b>CONTRACTOR INFORMATION:</b> Name: <u>ADG BUILDERS LLC</u> Address: <u>703 HUISTON HILL RD</u> City/State: <u>ORANGE ME</u> Zip Code: <u>04039</u> Phone Number: <u>207-318-2368</u>		Contact when Building Permit is Ready: Name: <u>ALLYSON GEE</u> Phone Number: <u>207-318-2368</u>

RECEIVED

FEB 22 2013

Dept. of Building Inspections  
City of Portland Maine



**A CD or PDF of the entire application, including all plans, must be submitted with the application. (e-mail to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) )**

<i>General Submittal Requirements – Level I Minor Residential</i>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
✓		2	Completed application form and check list.
		1	Application fees.
✓		2	Evidence of right, title and interest.
H/A		2	Copies of required state and/or federal permits.
U/A		2	Written Description of existing and proposed easements or other burdens.
U/A		2	Written requests for waivers from individual site plan and/or technical standards.
		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

<b>Site Plans and Boundary Survey Requirements – Level I Minor Residential</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
✓		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
✓			▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
✓			▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
✓			▪ Location and dimension of existing and proposed paved areas.
✓			▪ Proposed ground floor area of building.
✓			▪ Finish floor elevation (FEE) or sill elevation.
✓			▪ Exterior building elevations (show all 4 sides).
✓			▪ Existing and proposed utilities (or septic system, where applicable)
✓			▪ Existing and proposed grading and contours.
✓			▪ Proposed stormwater management and erosion controls.
✓			▪ Total area and limits of proposed land disturbance.
✓			▪ Proposed protections to or alterations of watercourses.
✓			▪ Proposed wetland protections or impacts.
✓			▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).

**DEVELOPMENT REVIEW FEES:**

Payment may be made in cash, credit card or check addressed to the City of Portland.

<p><b>Level I Minor Residential Site Plan</b></p> <p>1. <b>Application Fee - \$300.00</b></p> <p>2. <b>Inspection Fee - \$100.00</b> (for site plan inspection by the Planning Division)</p> <p>3. <b>Certificate of Occupancy Fee - \$75.00</b></p> <p>4. <b>Building Permit (Cost of Work)</b></p> <p style="text-align: right;"><b>Total Due:</b></p>	<p><b>Fees Paid:</b></p> <p>\$ <u>300</u></p> <p>\$ <u>100</u></p> <p>\$ <u>75</u></p> <p>\$ <u>110,000 (1090)</u></p> <p>\$ <u>1565</u></p>
<p><b>Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.</b></p>	
<p><b>Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.</b></p>	

#1595 <sup>00</sup>/<sub>100</sub>

**Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.**

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. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


**Property Taxes:**

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 a permit of any kind is accepted.

**Separate Permits:**

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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.

<p><b>Signature of Applicant:</b> </p>	<p><b>Date:</b> 01-15-2013</p>
---	--------------------------------

**This is not the permit - you may not commence any work until the permit is issued.**

✓		▪ Existing and proposed curb and sidewalk, except for a single family home.
W/A ✓		▪ Existing and proposed easements or public or private rights of way.
✓		▪ Show foundation/perimeter drain and outlet.
		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		1	One (1) complete set of construction drawings must include:
✓			▪ Cross section with framing details
✓			▪ Floor plans and elevations to scale
✓			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
✓			▪ Window and door schedules
✓			▪ Foundation plans w/required drainage and damp proofing , if applicable
✓			▪ Detail egress requirements and fire separation, if applicable
✓			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
✓			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
✓			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**\*\* Reminder: \*\***

1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

**WARRANTY DEED**  
(Maine Statutory Short Form)

**KNOW ALL MEN BY THESE PRESENTS**

**THAT I, ROBERT B. LIGHTFOOT (f/k/a Robert W. Lightfoot)**, of Whitefield, Maine, for consideration paid, grant to **SUMMIT REAL ESTATE, LLC, a Maine Limited Liability Company**, whose mailing address is 143 Summit St., Portland, Maine 04103, **with Warranty Covenants**, a certain lot or parcel of land, with any buildings thereon, situated in Portland, County of Cumberland, State of Maine, and being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO  
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN**

Being a portion of the premises conveyed in a deed from Guilford F. Pendexter to Robert W. Lightfoot dated September 25, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4500, Page 168.

**IN WITNESS WHEREOF, I, ROBERT B. LIGHTFOOT**, have caused this instrument to be executed on this 2nd day of November, 2012.

SIGNED, SEALED AND DELIVERED  
in presence of

Steven W. Rand  
WITNESS

Robert B Lightfoot  
ROBERT B. LIGHTFOOT

STATE OF MAINE  
COUNTY OF CUMBERLAND

Personally appeared before me on this 2nd day of November, 2012, the above named **ROBERT B. LIGHTFOOT** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Steven W. Rand  
Notary Public/Attorney at Law

Printed Name: \_\_\_\_\_

COMMISSION EXPIRES: N/A

**STEVEN W. RAND**  
**ATTORNEY AT LAW, STATE OF MAINE**  
**(AUTHORIZED TO TAKE ACKNOWLEDGMENTS**  
**PURSUANT TO 4 M.R.S.A. 1056)**

MAINE REAL ESTATE TAX PAID

**EXHIBIT A**

**0 East Kidder St., Portland**

A certain lot or parcel of land situated on the Northwesterly side of Kidder Street in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar (#1328) set in the ground at the Northerly corner at the Northeasterly end of Kidder Street on the Southwesterly side line of *Townhomes at Ocean East Condominium* as shown on a plan recorded in the Cumberland County Registry of Deeds in Plan Bok 204 on Page 49;

Thence S 61°48'39" W along the Northwesterly side line of the said Kidder Street 50.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 14°34'49" W across land of the Grantor 14.50 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 27°57'08" W continuing across land of the Grantor 26.39 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 78°30'30" W continuing across land of the Grantor 30.58 feet to a 5/8" rebar found set flush in the ground at the Easterly corner of land now or formerly of Caroline J. Archambeau (3395/285);

Thence N 28°10'39" W along land of the said Archambeau 60.00 feet to a 5/8" rebar found buried 2" in the ground at the Northerly corner of land of the said Archambeau on the Southeasterly boundary of land now or formerly of James M. Davis and Tim Fredheim (22,898/201);

Thence N 61°48'39" E along land of the said Davis and Fredheim 70.00 feet to a 5/8" capped rebar (#1328) set in the ground at the Easterly corner of land of the said Davis and Fredheim on the Southwesterly boundary of land of the said *Townhomes at Ocean East*;

Thence S 28°11'21" E along land of the said *Townhomes at Ocean East* 120.00 feet to the point of beginning. Containing 7,246 square feet.

All bearings are Magnetic of the Year 1997.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by a deed recorded in the Cumberland County Registry of Deeds in Book 4500 on Page 168.

212064-1

Received  
Recorded Register of Deeds  
Nov 06, 2012 01:19:52P  
Cumberland County  
Pamela E. Lovley

2/22/13

0 EAST KIDDER ST REVISED PLANS

PLEASE FIND NEW PLANS FOR A  
SINGLE FAMILY DWELLING PROPOSED  
FOR "0" EAST KIDDER ST.

THESE ARE TO REPLACE THE PREVIOUS  
PLANS SHOWING A 2 FAMILY DWELLING.

THANK YOU,

ROBERT T. GREENLAW P&S.

207-749-9471

BOBGREENLAW@MYFAIRPOINT.NET.

RECEIVED

FEB 22 2013

Dept. of Building Inspections  
City of Portland, Maine



# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

Philip Saucier  
Sara Moppin-secretary  
Matthew Morgan  
Gordon Smith-chair  
Mark Bower  
William Getz  
Elyse Segovias

# SCANNED

June 29, 2012

Robert Lightfoot  
547 Head Tide Road  
Whitefield, ME 04353

RE: 1 South Grafton Street & East Kidder Street  
CBL: 169 E028, 029, 032, & 033  
ZONE: R-5

Dear Mr. Lightfoot,

At the June 21, 2012 meeting, the Zoning Board of Appeals voted 4-0 to grant the Variance Appeal to build a 16' wide driveway to access the rear of the lot that fronts on East Kidder Street. The appeal was granted with five conditions. The driveway must be built to at least 16 feet in width. Granite curbing does not need to be installed. The driveway must be built to the dimensional layout provided in the Variance Appeal application on page 7. All the other provisions in 14-403 must be complied with. The variance is good for two years from the date of the hearing before it expires. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of June 21, 2012, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

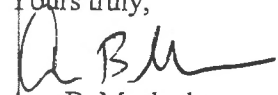
You will also find a receipt for the payment received on June 19, 2012. The fees for you appeal are now paid in full.

Now that the Variance Appeal has been approved, you need to apply for a Level I Minor Residential Development Review Application to split the existing lot and develop the new rear lot. The permit to develop the lot will not be issued until we receive a copy of the recorded Certificate of Variance. The building permit must be issued and construction begun within two years of the date of the hearing, June 21, 2012, referenced under section 14-473(e), or the Zoning Board approval will expire. I have enclosed the Level I Minor Residential Development Review Application (building permit).

Appeals from decisions of the Board may be filed in Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

Should you have any questions please feel free to contact me at 207-874-8709.

Yours truly,

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

Ann B. Machado  
Zoning Specialist

Cc. file

RECEIVED

SEP 13 2012

Dept. of Building Inspections  
City of Portland Maine



Doc#: 44138 Bk:29832 Pg: 345

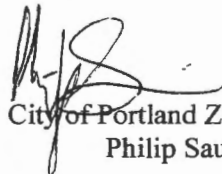
**CITY OF PORTLAND**

**CERTIFICATE OF VARIANCE APPROVAL**

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 21 day of June, 2012, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: Robert B. Lightfoot**
2. **Property: 1 South Grafton Street – 0 East Kidder Street, Portland, ME CBL: 169-E-28, 29, 32, 33**  
Cumberland County Registry of Deeds, Book: 4500 Page: 168  
Last recorded deed in chain of Title: 9/25/1979
3. **Variance and Conditions of Variance:**  
To grant relief from section 14-403(b) of the Land Use Zoning Ordinance to allow a 16 foot wide driveway road on East Kidder Street to access a proposed rear lot instead of constructing East Kidder Street up to City standards with the following conditions:
  1. Applicant must build driveway to at least 16' in width
  2. Applicant need not install granite curbing
  3. Applicant must build driveway to the dimensional layout provided in his variance appeal application (pg 7)
  4. Applicant must comply with all other provisions in 14-403
  5. Applicant has an extended two (2) year period before the variance expires

IN WITNESS WHEREOF, I have hereto set my hand and seal this 21st day of June, 2012

 , Acting Chair of  
City of Portland Zoning Board,  
Philip Saucier

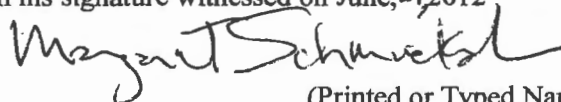
(Printed or Typed Name)

Received  
Recorded Register of Deeds  
Aug 13, 2012 01:46:36P  
Cumberland County  
Pamela E. Lovley

STATE OF MAINE  
Cumberland, ss.

**SEAL**

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on June, 29, 2012



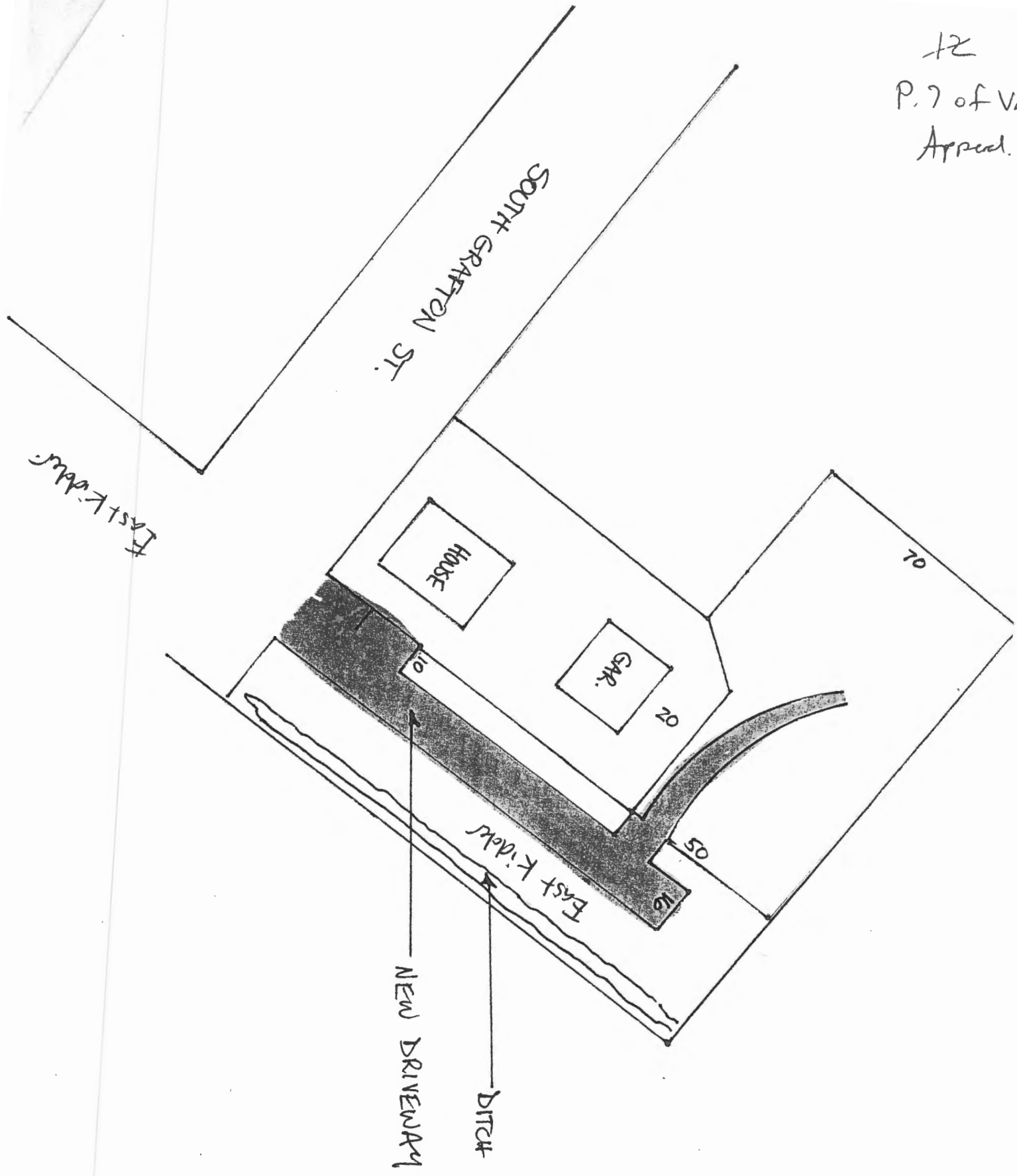
(Printed or Typed Name)

Notary Public

Margaret Schmuckal My term expires June 28, 2019

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

12  
P. 7 of Variation  
Appeal.



Existing House lot - 1 South Grafton Street

Owner  
Applicant: Nathan & Anja Stevens

Date: 2/1/13

Address: 1 South Grafton St

C-B-L: 169-E-32133

Connected permit # 203-00160

CHECK-LIST AGAINST ZONING ORDINANCE

Date - build 1940

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - existing 2 story house.

Sewage Disposal -

Lot Street Frontage - 50

Front Yard - N/A

Rear Yard - 20' min - 22' to garage (OK)

Side Yard - N/A 18' side setback to garage (OK)

Projections -

Width of Lot - N/A

Height - N/A

Lot Area - 6000 sq ft min - 7174 sq ft (OK)

Lot Coverage Impervious Surface - 40% = 2861.6 sq ft

house - 815 sq ft

Area per Family - 3,000 sq ft (OK)

garage - 600 sq ft

1415 sq ft (OK)

Off-street Parking - existing

Loading Bays -

N/A

Site Plan -

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

Applicant: Summit Real Estate, LLC

Date: 2/27/12 (revised application)

Address: D.E. Kidd St.

C-B-L: 169-E-028 & 029

CHECK-LIST AGAINST ZONING

perm. # 2013-00160  
ORDINANCE  
RM site plan 3/15/13.

Date - new - vacant lot split from existing lot w/ base - 1 Grafton St (169-E-028 & 029)

Zone Location - R5

Interior or corner lot -

Proposed Use/Work - build new, 2 story, single family home - 14'x32'; 18'x26' one car garage 14'x24'

Sevage Disposal - public

Lot Street Frontage - 50' min

Front Yard - ~~20'~~ 20' or average - average  $8.96 + 20 = 28.96 \div 2 = 14.48$  19.1 to conv. OK

\* Rear Yard - 20' min - 20.5 to building - ~~12.5' to back~~ bulthead OK w/ 14-42.5

Side Yard - 2 stories - 12' min - 16' on left, 8' on right. need 24' ~~12' to back~~ OK

Projections - 10' ~~to back~~, bulthead 4.5x5.5, porch 18'x4'

Width of Lot - 60' min - 70' scaled OK

Height - 35' max - 22.5 scaled OK

Lot Area - 6,000 sq. ft. - 7154 sq. ft. OK

Lot Coverage/Impervious Surface - 40% = 2861.6 sq. ft.

14x32 = 448

18x26 = 468

14x24 = 336

~~10x8 = 80~~  
4.5x5.5 = 24.75

18'x4' = 72

1428.75 sq. ft. OK

Area per Family - 3,000 sq. ft. OK

Off-street Parking - 2 spaces required & one car garage 18'x14' in front of garage OK

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - ZONE X

\* driveway/street conditions from appeal.

① dw 16' wide.

③ dw 10' off right driveway line.



Job No:

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	" "	
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	OK	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x12 OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	" "	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		

Job No:

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	OK	
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	↓	
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309) Living Space? <i>YES</i> (Above or beside)		
Fire separation (Section R309.2)	<i>OK - SEE AO.01</i>	
Opening Protection (Section R309.1)	<i>u</i>	
Emergency Escape and Rescue Openings (Section R310)	<i>u</i>	
Roof Covering (Chapter 9)	<i>Asphalt</i>	
Safety Glazing (Section R308)	<i>N/A</i>	
Attic Access (Section R807)	<i>Not shown</i>	
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007		

Job No:

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	<i>OK - see AO.01</i>	
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R313) Location and Interconnected		
Dwelling Unit Separation (Section R302.3)		
Deck Construction (Section R502.2.1)		