

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

2004-0217  
 Application I. D. Number  
 10/19/2004  
 Application Date  
 Joseph Ave  
 Project Name/Description

Selberg Carl E  
 Applicant  
 121 Carlyle Rd, Portland, ME 04103  
 Applicant's Mailing Address

Consultant/Agent  
 Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
 Applicant or Agent Daytime Telephone, Fax  
 172 F001001  
 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) \_\_\_\_\_

32' x 49'  
 Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ 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 Pla \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 10/19/2004

DRC Approval Status:  
 Approved  Approved w/Conditions See Attached  Denied  
 Approval Date 12-30-04 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  
 Condition Compliance signature \_\_\_\_\_ date 12-30-04  
 Additional Sheets Attached

Performance Guarantee  Required\*  Not Required

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

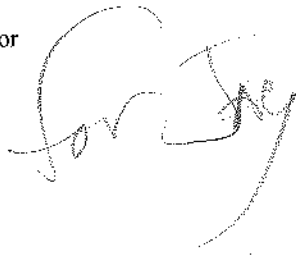
<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input checked="" type="checkbox"/> Performance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

vic/marge ok?  
 Show behind Boundary

#17 Joseph Ave, Portland, Maine  
 Address of Proposed Site  
 172 F001001  
 Assessor's Reference: Chart-Block-Lot  
 Waiting for revision (for weeks) 12-30

Revision Approved 12-30  
 Approved 12-30  
 Reviewer \_\_\_\_\_  
 610  
 need self fence

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Planning & Development  
Lee Urban, Director

**CITY OF PORTLAND**

November 15, 2005

Jim Selberg  
47 Canco Road  
Portland, ME 04103

RE: Joseph Avenue – 172-F-001, 002, 003 – R-3 zone – new single family dwelling – permit application #04-1585

Dear Jim,

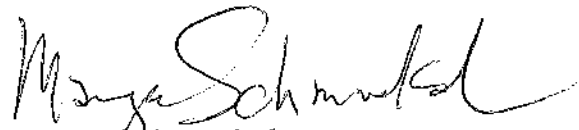
I am in receipt of your permit application to construct a new single family dwelling on Joseph Avenue. Your permit is denied based on the lack of required information.

First, your site plan does not match your building plans. All dimensions shall match before a permit application can be adequately reviewed. It is also noted that there is a rear sliding door with no rear deck or stairs being provided. ALL structures that are to be approved as part of this permit application SHALL be shown on both the site plan and the structural plans.

Secondly, Joseph Avenue is a paper street as designated on your submitted plans. Section 14-403 of the ordinance states that the construction of a new housed shall trigger the requirement to upgrade the street to City standards. There is only one exception that this office has not received from you. Section 14-403 states, "The provisions of this subsection (b) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence". Your application submittal did not include such an affidavit. If you believe that all sections of the exemption allowance pertain to your application, it will be necessary to submit an appropriate affidavit to this office. If you cannot meet the requirements of the exemption, it will be necessary to show this office how Joseph Avenue is being brought up to City standards with the appropriate drawings.

Your permit will be on hold until this office receives the above information. If no further information is received within six (6) months, your permit application will be void.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator

Cc: Jay Reynolds, Development Review Coordinator  
File

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

September 9, 2004

Mr. Daniel Legere  
346 Woodford Street  
Portland, ME 04103

RE: Fill Permit Application, 67 Kingsmark Lane  
(#2004-0186) (CBL 226A013)

Dear Mr. Legere,

On September 9, 2004, the Portland Planning Authority granted approval for a fill permit at #67 Kingsmark Lane, with the following conditions:

1. *Prior to soil disturbance, erosion control measures shall be installed using best management practices.*
2. *All sitework will conform to the City of Portland's Shoreland Zoning ordinance (division 26).*

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. 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. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

If there are any questions, please contact the Planning Staff.

Sincerely,

Alexander Jaegerman  
Planning Division Director



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Alexander Jaegerman, Chief Planner  
Kevin Carroll, Code Enforcement Officer

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** January 14, 1999

**SUBJECT:** Certificate of Occupancy  
67 Kingsmark Lane (lot 8)

A request from the builder, Randy Legere, was made for a permanent certificate of occupancy.

After a site walk and discussion with planning staff, it has been concluded that a detailed site review for a determination of compliance with the site plan approval and concerns expressed in a memo to Kevin Carroll dated December 11, 1995 from the DRC cannot occur with snow cover on the site. All the slopes must be fully exposed to fully evaluate the compliance with the site plan approval.

## APPLICATION ADDENDUM

Per # 5 of the suggested guidelines of the "FILL PERMIT SUBMISSION", a disclosure of the amount and description of type of proposed fill material is as follows:

350 cubic yards of bank-run sand fill, with appropriate amount of Bark Mulch Erosion Control Mix and loam to be purchased from a local sand and gravel company (likely Gorham Sand & Gravel).

\*

Enclosed is the Department of Environmental Protection response from our application to remove trees and place fill.





## Fill Permit Application

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

Location/Address of Fill Area: <u>67 KINGSMARK LANE</u>		
Total Cubic Yardage of Proposed Fill <u>350</u>	Square Footage of Lot <u>74,030</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>226</u> Block# <u>A</u> Lot# <u>13</u>	Owner: <u>DANIEL K. LEGERE</u> <u>ANNE E. O'BRIEN</u>	Telephone: <u>(207)</u> <u>712-6426</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DANIEL LEGERE</u> <u>346 WOODFORD ST.</u> <u>PORTLAND, ME 04103</u>	500cy-less \$50.00 500cy-more \$100.00 Fee: \$ <u>50.00</u>

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: [Signature] Date: 8-24-04

This is not a permit. You may not commence ANY work until the permit is issued.

### FILL PERMIT SUBMISSION

- Your submission must include 4 copies of the site plan on 11" x 17" paper or greater.
- A site plan shall include: The shape and dimension of the lot, area and limits of the proposed fill area, and the distance from the actual property lines. Any site plan not drawn to scale will not be accepted.
- The following items are guidelines to help applicant(s) prepare a site plan for approval of land areas being filled. It is the applicant's responsibility to locate and assess all impacts as a result of the proposed filling and to acquire all applicable permits outside of the City of Portland review. Site plans shall contain the information suggested in the following guidelines:
  1. Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 side slope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
  2. The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditch line, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
  3. Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling or

Chart # 134



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Date 8/5/04

Dear Mr. Legere and Ms. Anne O'Brian

Your Permit-By-Rule Notification Form was received and reviewed by the DEP and was found to be unacceptable for the following reasons:

A non-refundable ~~\$50.00~~<sup>55.00</sup> processing fee is missing. Checks are payable to: Treasurer, State of Maine. Please submit the PBR Form, the fee, and all requested attachments to the appropriate regional office.

Location map is missing or inappropriate. Only a U.S.G.S. topographic map or a Maine Atlas and Gazetteer map is acceptable. Clearly mark the project site on the map and give detailed directions on the PBR Notification Form.

Photographs are missing. Photographs are required for this activity. Photographs must be labelled with town, applicant, and date.

A narrative explaining why there is no alternative to location of the activity within the 75 foot setback, and how the impact on the remaining buffer and the resource will be is missing.

A scaled plan or drawing of the area affected is missing.

PBR Activity Section has not been checked. Please re-read the standards for your activity and check the appropriate section on the PBR Notification Form.

The project as proposed does not qualify for a Permit By Rule. See "other".

Other: if a 75 foot setback from the stream is maintained then a permit by rule is not required.

Please resubmit the SAME PBR form with all of the required attachments and all additional information requested in this letter. Send the form by certified mail, return receipt requested to the appropriate regional office.

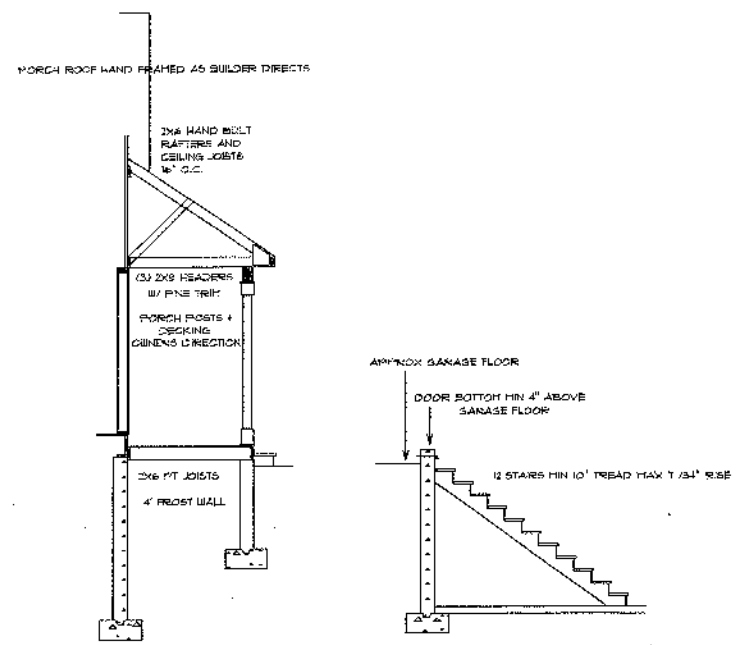
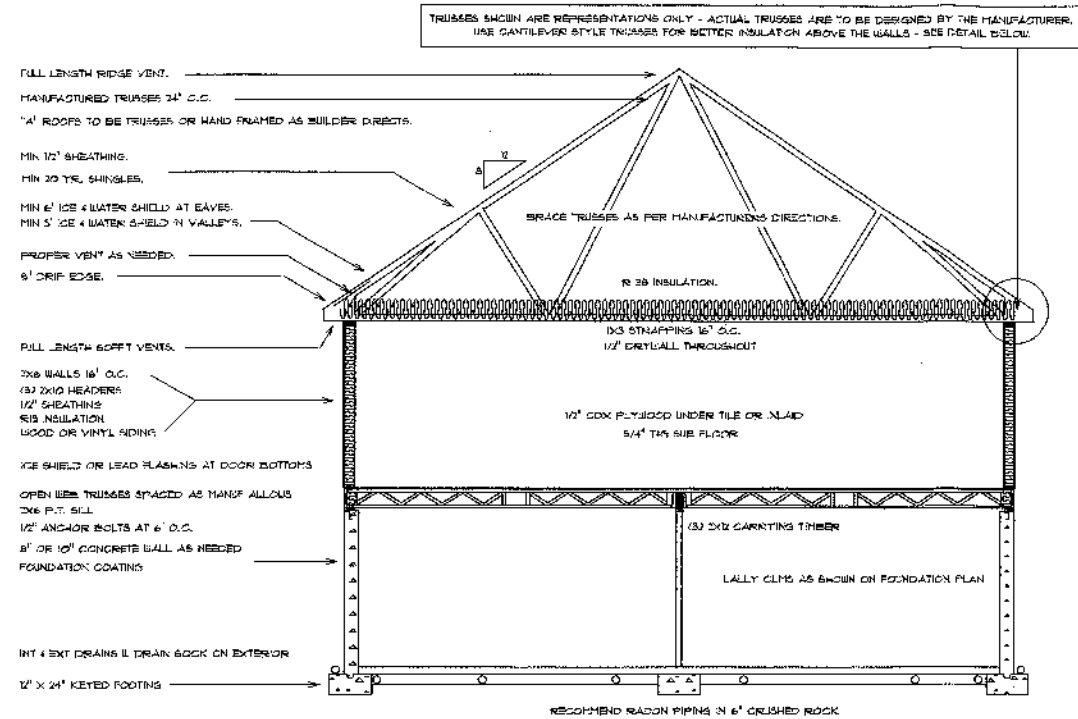
Please be sure that you have read and understand ALL of the conditions of your permit. If you do not have a copy of the standards, please call and request them.

Sincerely,

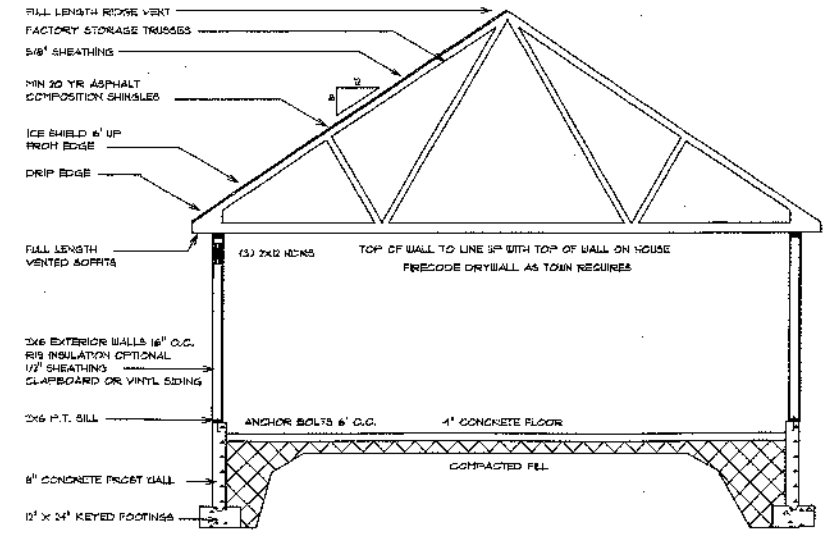
Project Manager  
Land Resource Regulation  
Bureau of Land & Water Quality

AUGUSTA 17 STATE HOUSE STATION AUGUSTA, ME 04333-0017 (207) 287-2111 TOLL FREE @ 1-800-452-1942	PORTLAND 312 CANCO ROAD PORTLAND, ME 04103 207-822-6300 TOLL FREE @ 1-888-769-1036	BANGOR 106 HOGAN ROAD BANGOR, ME 04401 (207) 941-4570 TOLL FREE @ 1-888-769-1137	PRESQUE ISLE 1235 CENTRAL DRIVE PRESQUE ISLE, ME 04769 (207) 764-0477 TOLL FREE @ 1-888-769-1053
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**GARAGE STRUCTURAL**



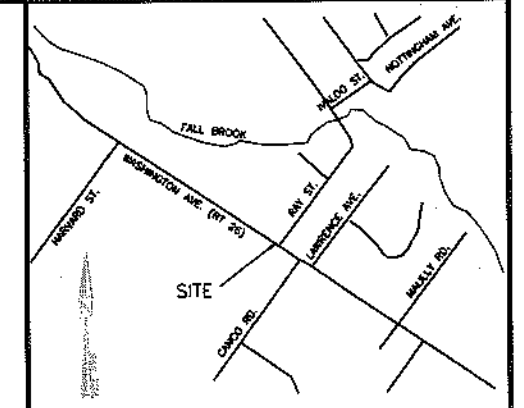
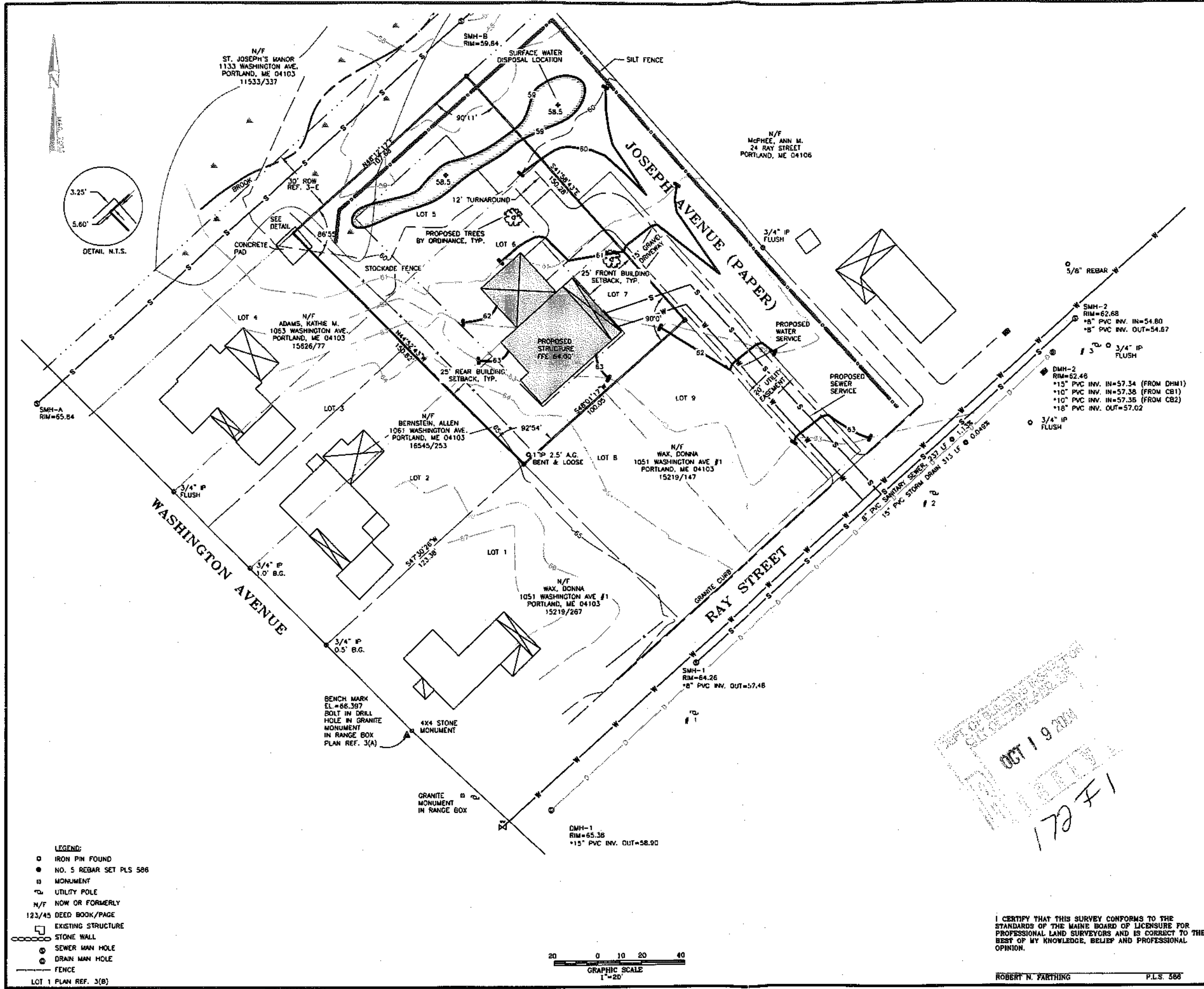
IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY PARTNER, UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECT AND DOES NOT ASSUME ANY LIABILITY FOR THE ACCURACY OF THE DRAWINGS. THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS CAREFULLY TO VERIFY THAT ALL NECESSARIES AND WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCL WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION BEGINS.

DATE: 8/04  
 DRAWING NO: J. CALL  
 PAGE: 3 OF 3

HOUSE CALLS INC.  
 HOME PLANNING & DESIGN  
 151 ROOSEVELT TRAIL, WINDHAM, ME

SELBERG RESIDENCE  
 STRUCTURALS





- LOCATION MAP**  
(NOT TO SCALE)
- NOTES:**
- DEED REFERENCE: DEED BOOK 2333, PAGE 468 CUMBERLAND COUNTY REGISTRY OF DEEDS
  - TAX MAP REFERENCE: TAX MAP 172 BLOCK F, LOTS 1, 2 & 3
  - PLAN REFERENCES:
    - BOUNDARY SURVEY FOR: DONNA WAX BY: HERBERT P. GRAY DATED: 02/10/00
    - PLAN OF WASHINGTON TERRACE FOR: AUGUSTUS F. SOVE BY: W.M. HICKS, ENGINEER DATED: NOVEMBER, 1916 RECORDED: PLAN BOOK 13, PAGE 72
    - LODGING RESIDENCE PLAN FOR: DONNA BORELLI BY: FRED R. PANICO DATED: 07/02/01
    - CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION RAY STREET RECONSTRUCTION PHASE 1 DATED: APRIL 1993
    - CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS MILKEN BRANCH COMBINED SEWER DATE: FEBRUARY 19, 1993
  - R/W'S ON RAY STREET & WASHINGTON AVENUE RECREATED FROM INFORMATION PROVIDED BY CITY OF PORTLAND ENGINEERING DEPT.
- ZONING & SETBACKS:**
- ZONING - R-3
  - MIN LOT SIZE - 6500 SQFT
  - MIN ROAD FRONTAGE - 50'
  - BUILDING SETBACK REQUIREMENTS
    - FRONT 25'
    - REAR 25'
    - SIDE: 8'-1 1/2' STORY  
14'-2' STORY  
16'-2' STORY
- REVISIONS: 10/5/04 (1) ADDED SITE PLAN REQUIREMENTS, PER REQUEST

**BOUNDARY SURVEY**

FOR:

**JIM SELBERG**  
47 CANCO ROAD  
PORTLAND, MAINE 04103

**CARL E. SELBERG**  
(OWNER OF RECORD)

THIS PLAN SHALL NOT BE USED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM SURVEY, INC. ANY CHANGES SHALL BE AT USER'S RISK AND WITHOUT LIABILITY TO SURVEY, INC.

SURVEY BY: **SURVEY, INC.**  
P.O. BOX 210  
WINDHAM, ME 04062  
(207) 892-2556 (207) 892-2587 FAX  
SURVEY.INC@VERIZON.NET  
CAF @ SURVEY, INC.

PLAN BY:  
CHECKED BY:  
DATE: JANUARY 2003

MAINE PROFESSIONAL SURVEYOR  
OCT 19 2004  
172 F 1

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION STARTS.  
 ANY CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR THE OWNER.  
 FULL HEIGHT 8" OR 10" WALL AS NEEDED IN HOUSE - 8" FRONT WALL IN GARAGE.  
 1/2" LAG BOLTS 1' FROM END AND 6" O.C.  
 LALLY CLM PADS 30" X 30" X 3"  
 OPTIONAL CHIMNEY PAD 36" X 36"  
 4" CONCRETE FLOOR OVER 6" CRUSHED ROCK  
 RECOMMEND RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM.  
 GARAGE ON AND ENTRY DOOR CUTS TO BE APPROVED BY THE BUILDER.  
 INTERIOR AND EXTERIOR DOOR CUTS TO BE APPROVED BY THE BUILDER.  
 EXTERIOR DRAINS COVERED 1/2" DRAIN BOCK.  
 ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER.  
 ALL FOUNDATION TOPS TO BE THE 6'6" HEIGHT UNLESS OTHERWISE NOTED.

**WINDOW NOTES:**  
 ALL DOOR AND WINDOW SIZES, BRAND, STYLE, AND EXACT LOCATIONS ARE TO BE DECIDED BETWEEN THE OWNER AND THE BUILDER.  
 ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON PLAN ARE RECOMMENDATIONS ONLY.  
 ALL BEDROOMS ARE TO HAVE AT LEAST ONE EXPOSED WINDOW.  
 BATHROOM WINDOWS MUST BE SAFETY GLASS.  
 VERIFY ALL WINDOW AND DOOR LOCATIONS WITH BUILDER BEFORE CONSTRUCTION STARTS.

**MISC. STRUCTURAL:**  
 ALL OPENINGS OVER 6" ARE TO HAVE DOUBLE JACKS AND DOUBLE STUDS ON EACH SIDE.  
 ALL HEADERS ARE TO BE "BUILTUP" 6X10 (6X12 OVER GARAGE DOORS).  
 ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.  
 USE BOCA 55 NAILING SCHEDULE.

THE FINAL KITCHEN DESIGN IS TO BE DONE BY OTHERS.  
 95 BOCA STAIR CODES WITH HANDRAIL, AT 26".  
 PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT YOU WANT.  
 IF THERE ARE ANY MEASUREMENT ERRORS HOUSE CALLS INC. WILL BE GLAD TO CORRECT THEM BEFORE CONSTRUCTION STARTS.  
 FLOOR TRUSSES INSTALLED AT MANUFACTURERS RECOMMENDATIONS.  
 ATTIC ACCESS IS NON STRUCTURAL (BETWEEN ROOF TRUSSES).  
 GARAGE TO BE FIRE CODE DETAIL AS TOWN REQUIRES.

WINDOW SIZES SHOWN ON PLAN:  
 (A) 3'-0" X 8'-0" DR  
 (B) 2'-0" X 3'-0" GAS TYPED

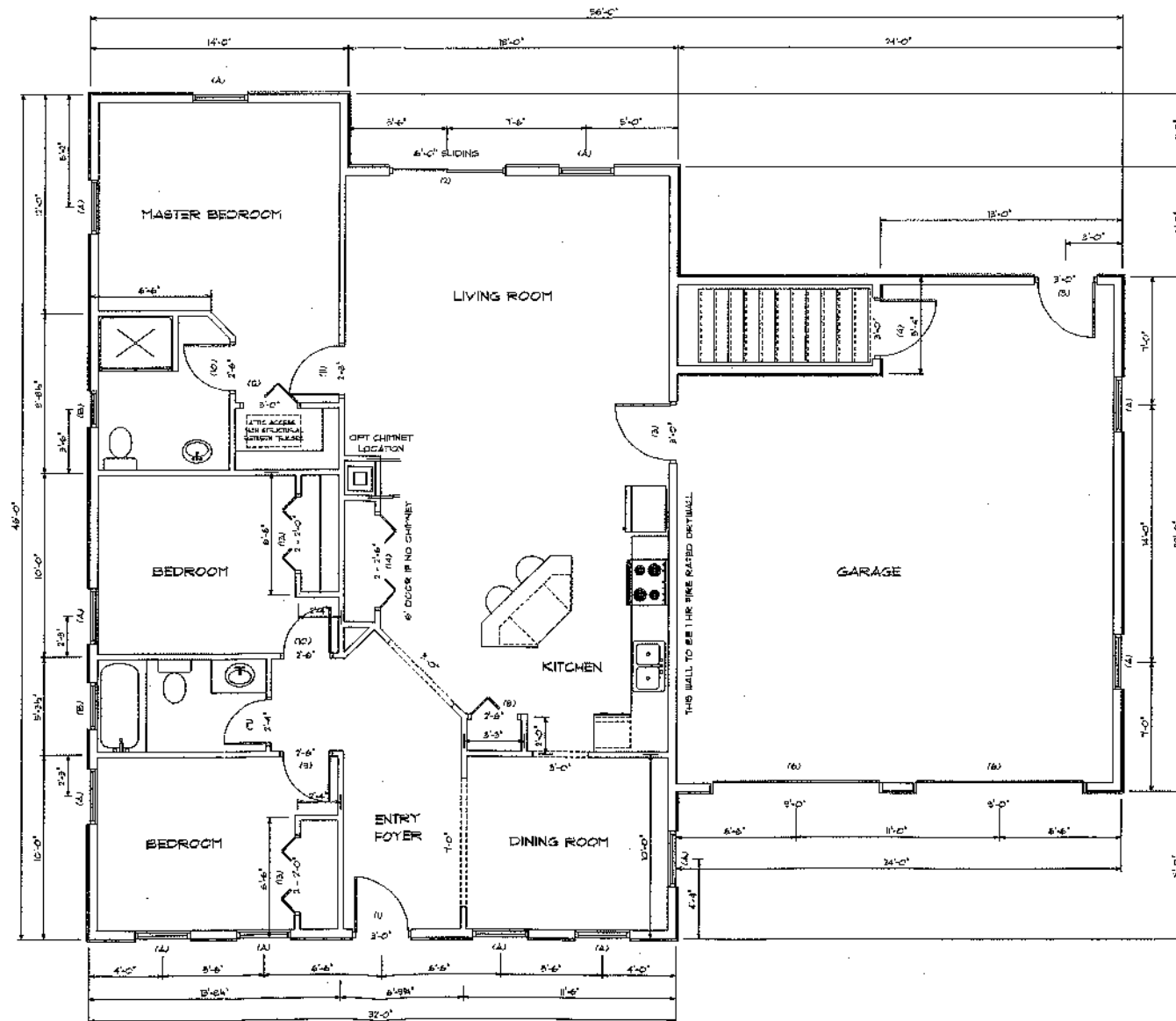
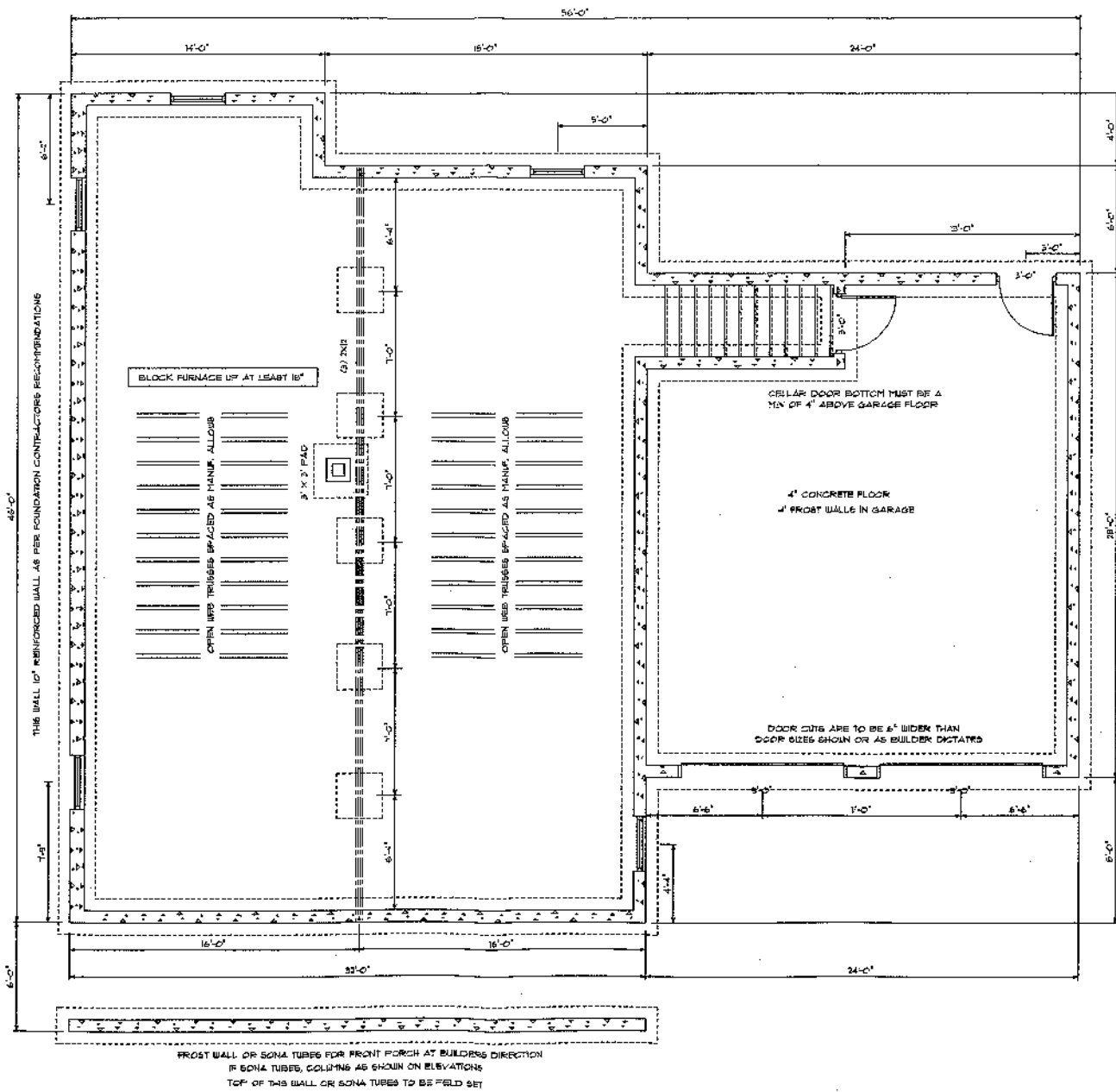
**WINDOW SCHEDULE:**

NO.	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)			11
(B)			3

**DOOR SCHEDULE:**

NO.	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1)	3' FRONT ENTRY W/SLIDING		1
(2)	6' SLIDING DOOR		1
(3)	3' KITCHEN TO GARAGE 1 HR FIRE DOOR		1
(4)	3' GARAGE TO CELLAR 1 HR FIRE DOOR		1
(5)	3' GARAGE REAR ENTRY		1
(6)	8' X 7' GARAGE O.H.		1
(7)	2'-4" L		1
(8)	2'-6" BF		1
(9)	2'-6" L		1
(10)	2'-6" R		1
(11)	2'-8" L		1
(12)	3'-0" BF		1
(13)	4'-0" BF		1
(14)	5'-0" BF		1

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SLIDING, AND QUANTITIES BEFORE ORDERING.  
 80% OF DOORS ARE IN 2 1/2" WALLS AND SOME ARE IN 3 1/2" WALLS - BUILDER TO VERIFY.



**HOUSE CALLS INC.**  
 HOME PLANNING & DESIGN  
 151 ROOSEVELT TRAIL, WINDHAM, ME

**SELBERG RESIDENCE**  
 FLOOR PLANS & FOUNDATION

DRAWN BY: J. CALL  
 SCALE: 1/4" = 1'  
 DATE: 8/04  
 SHEET: 2 OF 3

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR FACTORIAL PURPOSES ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS CONSTRUCTED ACCORDING TO THESE DRAWINGS. HOUSE CALLS INC. WILL NOT BE RESPONSIBLE FOR ANY CHANGES BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HOUSE CALLS WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

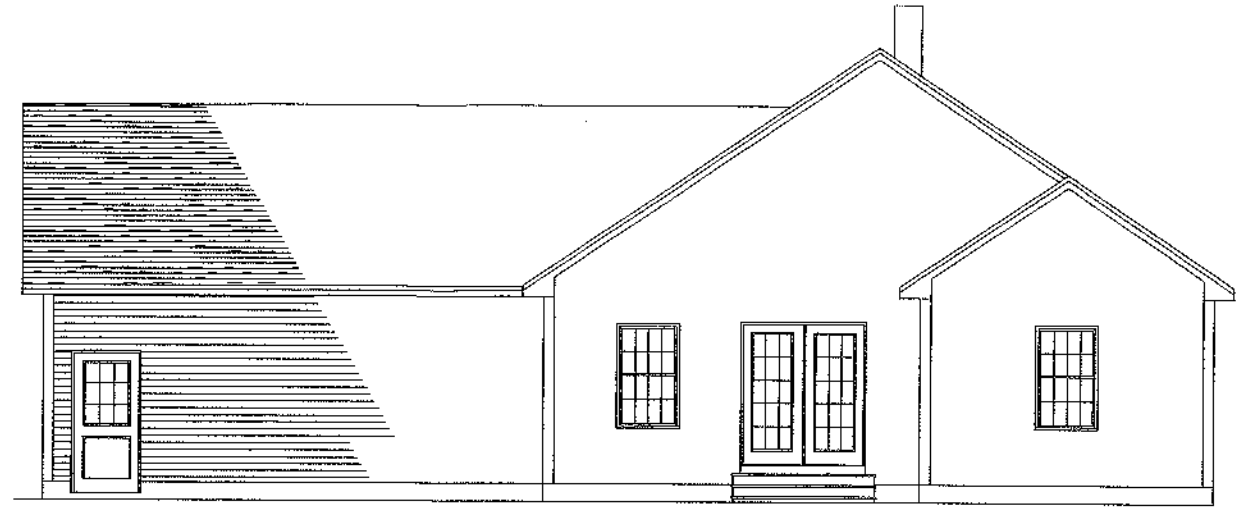
SELBERG

172F1

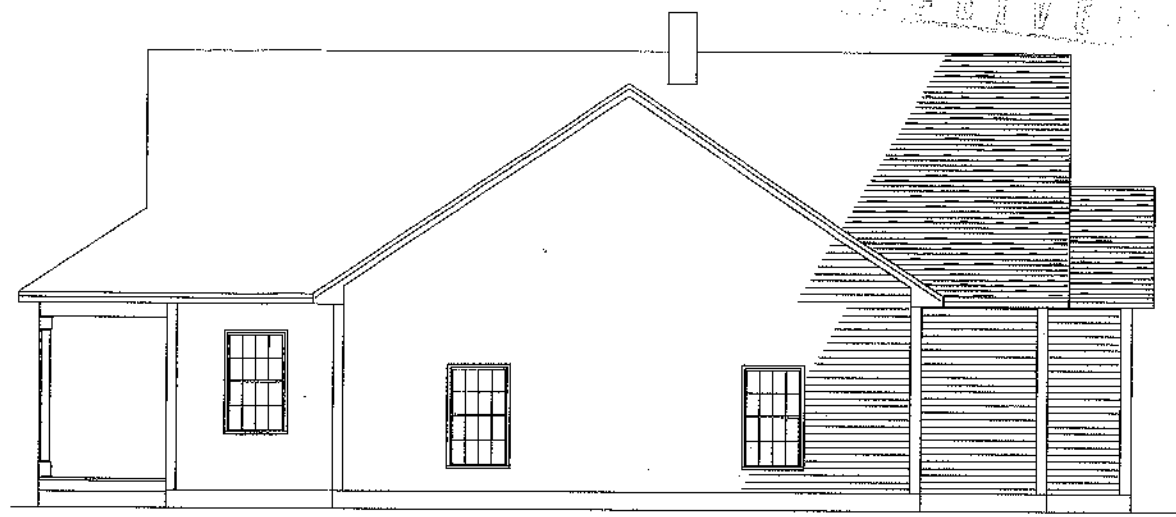
OCT 19 2006

COLLECTIVE

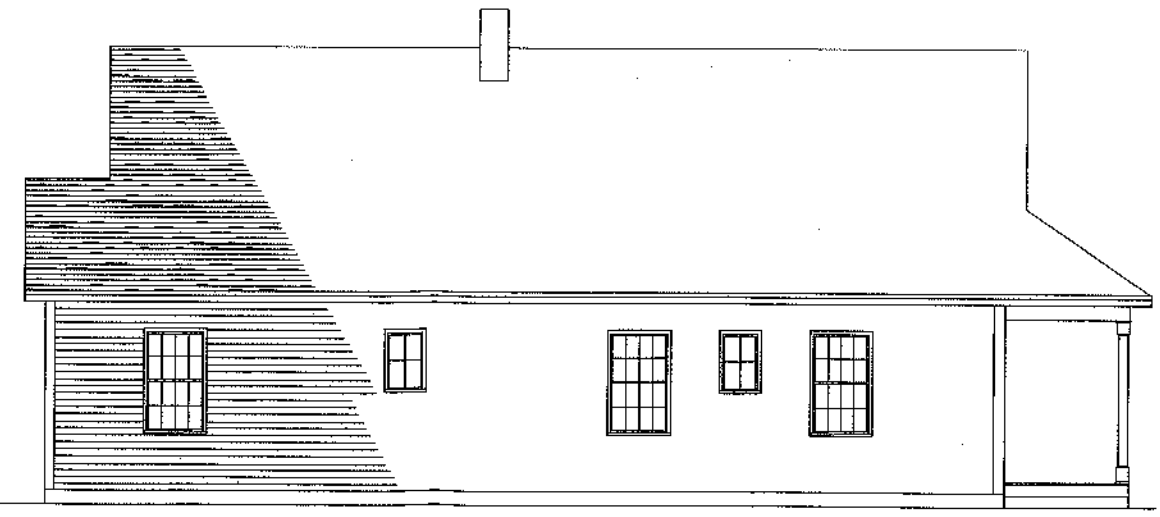
REAR ELEVATION



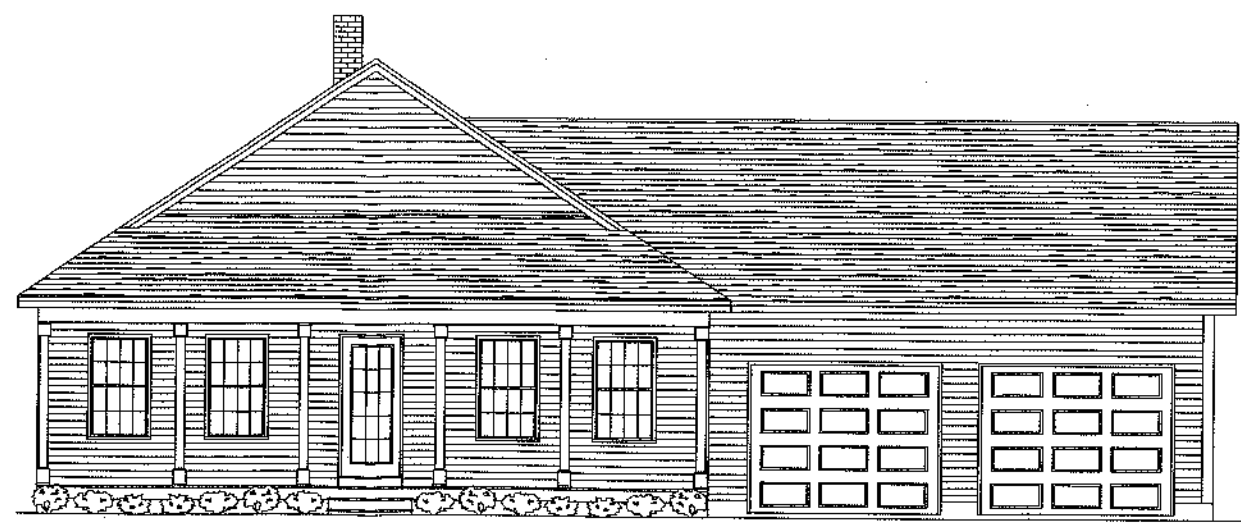
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



IN ACCEPTING THESE DRAWINGS, OWNER REALIZES THAT THEY ARE FOR PERSONAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE OWNER'S RESPONSIBILITY TO SEE THAT THE HOME IS CONSTRUCTED ACCORDING TO THE DRAWINGS AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, THE OWNER WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

SCALE 1/4" = 1'  
DATE 8/04  
DRAWN BY J. CALL  
PAGE 1 OF 3

SELBERG RESIDENCE  
ELEVATIONS

HOUSE CALLS INC.  
HOME PLANNING & DESIGN  
151 ROOSEVELT TRAIL, WINDHAM, ME

