

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

2005-0120  
Application I. D. Number

6/7/2005  
Application Date

Relocation of House

Project Name/Description

Peter and Terry Weyl

17 Brewer Street, Portland, ME 04102

Applicant's Mailing Address

17 - 17 Brewer Street, Portland, Maine

Address of Proposed Site

220 B006

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)

1,326 s.f.

Proposed Building square Feet or # of Units

Acreege of Site

R5  
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 \$400.00 Subdivision

Engineer Review

Date 6/9/2005

**Planning Approval Status:**

- Approved  Approved w/Conditions See Attached  Denied

Reviewer

Approval Date 6-28-05

Approval Expiration

Extension to

Additional Sheets Attached

OK to Issue Building Permit signature

*Jim Ruppberg*

6-29-05 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	_____	amount	_____	expiration date	_____
<input checked="" type="checkbox"/> Inspection Fee Paid	_____	amount	_____		
<input type="checkbox"/> Building Permit Issue	_____	date	_____		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	date	_____	remaining balance	_____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	date	_____	<input type="checkbox"/> Conditions (See Attached)	_____
<input type="checkbox"/> Final Inspection	_____	date	_____	signature	_____
<input type="checkbox"/> Certificate Of Occupancy	_____	date	_____	signature	_____
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	date	_____	signature	_____
<input checked="" type="checkbox"/> Defect Guarantee Submitted	_____	submitted date	_____	amount	_____
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	date	_____	signature	_____
		expiration date	_____		_____



# PORTLAND MAINE

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

## Planning and Development Department

Lee D. Urban, Director

### Planning Division

Alexander Jaegerman, Director

Peter and Terry Weyl  
17 Brewer Street  
Portland, ME 04102

June 24, 2005

Dear Mr. and Mrs. Weyl:

RE: Application for Single Family House Relocation, Brewer Street, ID # 2005-0120

Thank you for your application to relocate a single family home from #1563 Congress Street to your lot on Brewer Street. Upon review of the site plan, the City's Planning Division has the following comments:

1. 4 parking spaces, 9'x19' each, are required (2 per unit). Please add 4<sup>th</sup> space to the site plan. Note: parking in the R-5 zone must be outside of the front setback.
2. Relating to item #1, it may be possible to add the 4<sup>th</sup> space in front of the garage and eliminate the proposed curb cut and paved driveway in front of the new building. Please consider.
3. Please show proposed topography/grading on your site plan.
4. Add erosion control (silt fence) as applicable.

Please submit 4 copies of revised plans to my attention.

Feel free to call me if you have any questions or comments.

Sincerely,

Jay Reynolds  
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

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

**Peter and Terry Weyl**

Applicant  
**17 Brewer Street, Portland, ME 04102**  
Applicant's Mailing Address

2005-0120  
Application I. D. Number  
6/7/2005  
Application Date  
Relocation of House  
Project Name/Description  
**17 - 17 Brewer Street, Portland, Maine**

Consultant/Agent  
**Applicant Ph: (207) 774-9172** Agent Fax:

Address of Proposed Site  
**220 B006**  
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax  
Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

**1,326 s.t.** Proposed Building square Feet or # of Units **R5** Zoning  
Acreage of Site \_\_\_\_\_

**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 **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **6/9/2005**

**Fire Approval Status:**

- Approved  Approved w/Conditions See Attached  Denied

Reviewer **Five Preservation**

Approval Date **June 10 05** Approval Expiration \_\_\_\_\_ Extension to **6-10** \_\_\_\_\_ Additional Sheets Attached   
 Condition Compliance \_\_\_\_\_ signature **partalley** date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

- Performance Guarantee Accepted \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached) \_\_\_\_\_ expiration date \_\_\_\_\_
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

17 Brewer Street  
Portland, ME 04102  
Tel: 774-9172  
June 7, 2005

The City of Portland  
Planning and Development Department  
389 Congress Street  
Portland, ME 04101

Dear Sir or Madam:

We have acquired the 2-story house and the adjoining garage at 1563 Congress Street from Mr. Michael Rogers, and are planning to move both structures to our side yard at 17 Brewer Street, as a rental unit addition to our house. The distance of the move would be approximately one block, as Brewer Street is directly across Congress Street from the structures.

The anticipated date of the move would be during the final week of June or the first week of July, 2005. Our house mover is James Merry of Scarborough. Our contractor is E.G. Johnson of Portland, who will subcontract an electrician and plumber. We have already contacted CMP, Verizon and Time Warner Cable about the feasibility of the move.

The estimated cost for this project is \$65,000.00.

In addition to moving the house to a foundation in our side yard, we would have a city licensed contractor make a curb cut 5 feet from the neighboring driveway to provide off-street parking for the tenants of the unit. The Department of Public Works has given initial approval for this curb cut.

Our landscape plan includes planting two small river birch trees in the side yard.

Thank you for your consideration of this project.



Peter and Terry Weyl



### City of Portland Site Plan 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.

Address of Proposed Development: <u>17 Aveluen St.</u>		Zone: <u>R5</u>
Total Square Footage of Proposed Structure: <u>1,326</u>		Square Footage of Lot: <u>9,788</u>
<u>House: 750 Garage: 576</u>		
Tax Assessor's Chart, Block & Lot: Chart# <u>220</u> Block# <u>8</u> Lot# <u>6</u>	Property owner's mailing address: <u>17 Aveluen St.</u> <u>Portland, ME 04102</u>	Telephone #: <u>(207)</u> <u>774-9172</u>
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Page#: <u>Peter &amp; Tenny Weyl</u> <u>17 Aveluen St.</u> <u>Portland, ME 04102</u> <u>(207) 774-9172</u>	Project name: <u>Peter &amp;</u> <u>Tenny Weyl</u>

#### Proposed Development (check all that apply)

New Building     Building Addition     Change of Use     Residential     Office     Retail     Manufacturing  
 Warehouse/Distribution     Parking lot    (\$25.00 per lot) \$ \_\_\_\_\_  
 Subdivision (\$500.00) + amount of lots \_\_\_\_\_ (\$25.00 per lot) \$ \_\_\_\_\_  
 Site Location of Development (\$3,000.00)  
     (except for residential projects which shall be \$200.00 per lot \_\_\_\_\_)  
 Traffic Movement (\$1,000.00)     Stormwater Quality (\$250.00)  
 Section 14-403 Review (\$400.00 + \$25.00 per lot)  
 Other \_\_\_\_\_

#### Major Development (more than 10,000 sq. ft.)

Under 50,000 sq. ft. (\$500.00)  
 50,000 - 100,000 sq. ft. (\$1,000.00)  
 Parking Lots over 100 spaces (\$1,000.00)  
 100,000 - 200,000 sq. ft. (\$2,000.00)  
 200,000 - 300,000 sq. ft. (\$3,000.00)  
 Over 300,000 sq. ft. (\$5,000.00)  
 After-the-fact Review (\$1,000.00 + applicable application fee)

#### Minor Site Plan Review

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

#### Plan Amendments

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

- Please see next page -



Who billing will be sent to: (Company, Contact Person, Address, Phone #)  
PETER WEGEL  
17 BARNUM ST. PORTLAND ME 04102 TEL: (207)774-9172

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

- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

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

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [cl.portland.me.us](http://cl.portland.me.us) chapter 14

*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 or had 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 owned by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: Peter & Tracy Wegel Date: 6/7/05

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

## Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The Application Fee covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



TD Banknorth, N.A.  
Operations Center  
P.O. Box 1377  
Lewiston, ME 04243-1377  
Toll Free: 800 462-3666  
TDIBanknorth.com

June 2<sup>nd</sup>, 2005

PETER WEYL  
TERRY V WEYL  
17 BREWER ST  
PORTLAND, ME 04102

RE: Loan # [REDACTED]

Dear Customer:

Thank you for your recent request on the above referenced loan number. Listed below is the information you requested.

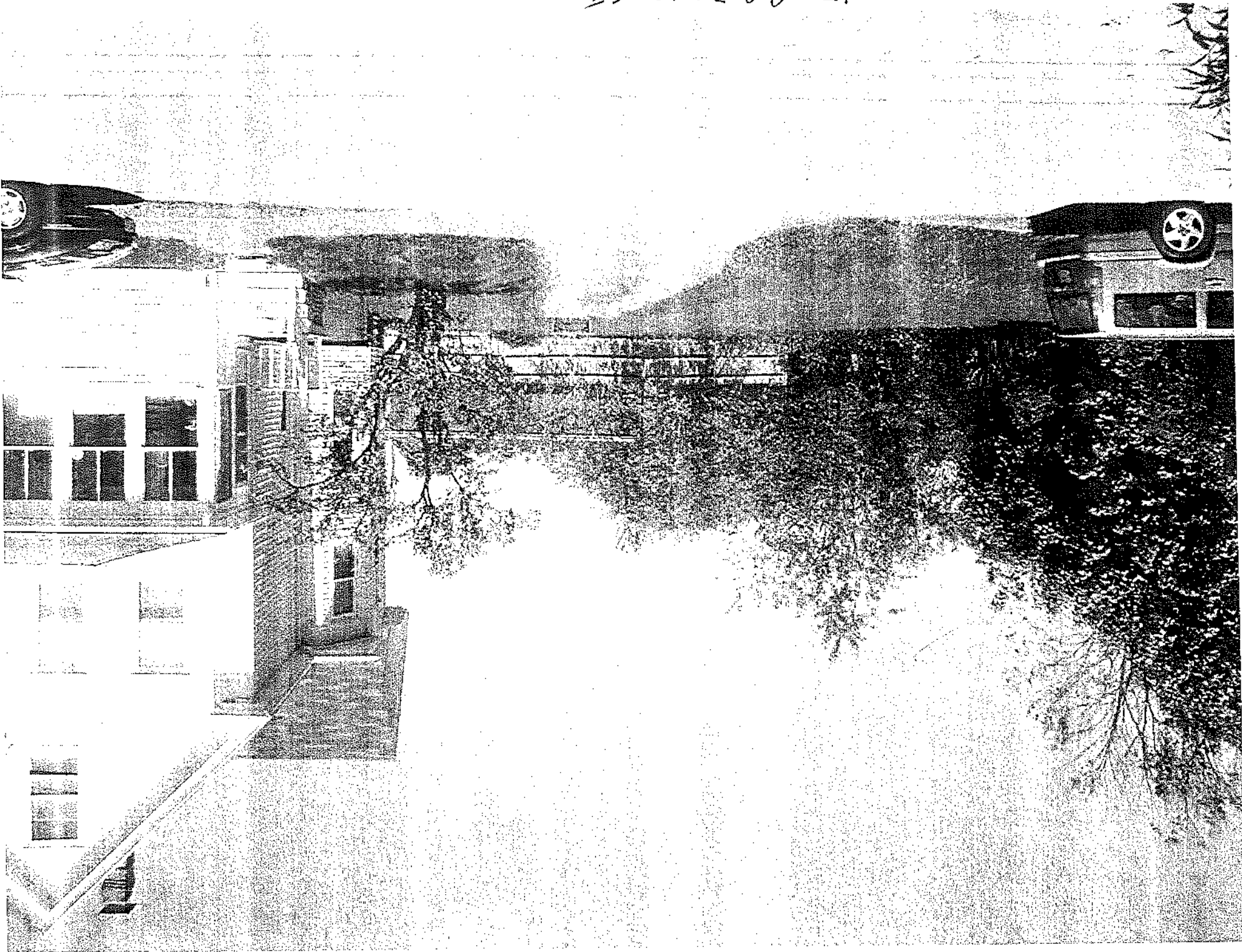
Principal Balance:	\$ 19,549.19
Next Payment Due:	06/03/05
Payment Amount:	50.56
Available Amount as of 6-2-05:	<b>\$93,250.81</b>
Collateral:	17 BREWER ST

If you have any questions please feel free to call our Customer Service Department at 1-800-281-0025 x4335.

Sincerely,

Customer Service Department  
Loan Operations

12 Brewer St.





1563 CONCRETS ST.



17 Brewer Street  
Portland, ME 04102  
Tel: 774-9172  
June 7, 2005

The City of Portland  
Planning and Development Department  
389 Congress Street  
Portland, ME 04101

Dear Sir or Madam:

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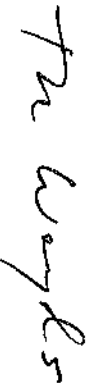
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Tax Assessor's Chart, Block & Lot: Chart# <u>220</u> Block# <u>B</u> Lot# <u>6</u>	Property owner's mailing address: <u>17 BAEVER ST.</u> <u>PORTLAND, ME 04102</u>	Telephone #: <u>(207)</u> <u>774-9172</u>
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>PETER + TERRY WELZ</u> <u>17 BAEVER ST.</u> <u>PORTLAND, ME 04102</u> <u>(207) 774-9172</u>	
Project name: <u>PETER + TERRY WELZ</u>		

**Proposed Development (check all that apply)**

New Building     Building Addition     Change of Use     Residential     Office     Retail     Manufacturing  
 Warehouse/Distribution     Parking lot    (\$25.00 per lot) \$ \_\_\_\_\_  
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TDBanknorth.com

June 2<sup>nd</sup>, 2005

PETER WEYL  
TERRY V WEYL  
17 BREWER ST  
PORTLAND, ME 04102

RE: Loan # [REDACTED]

Dear Customer:

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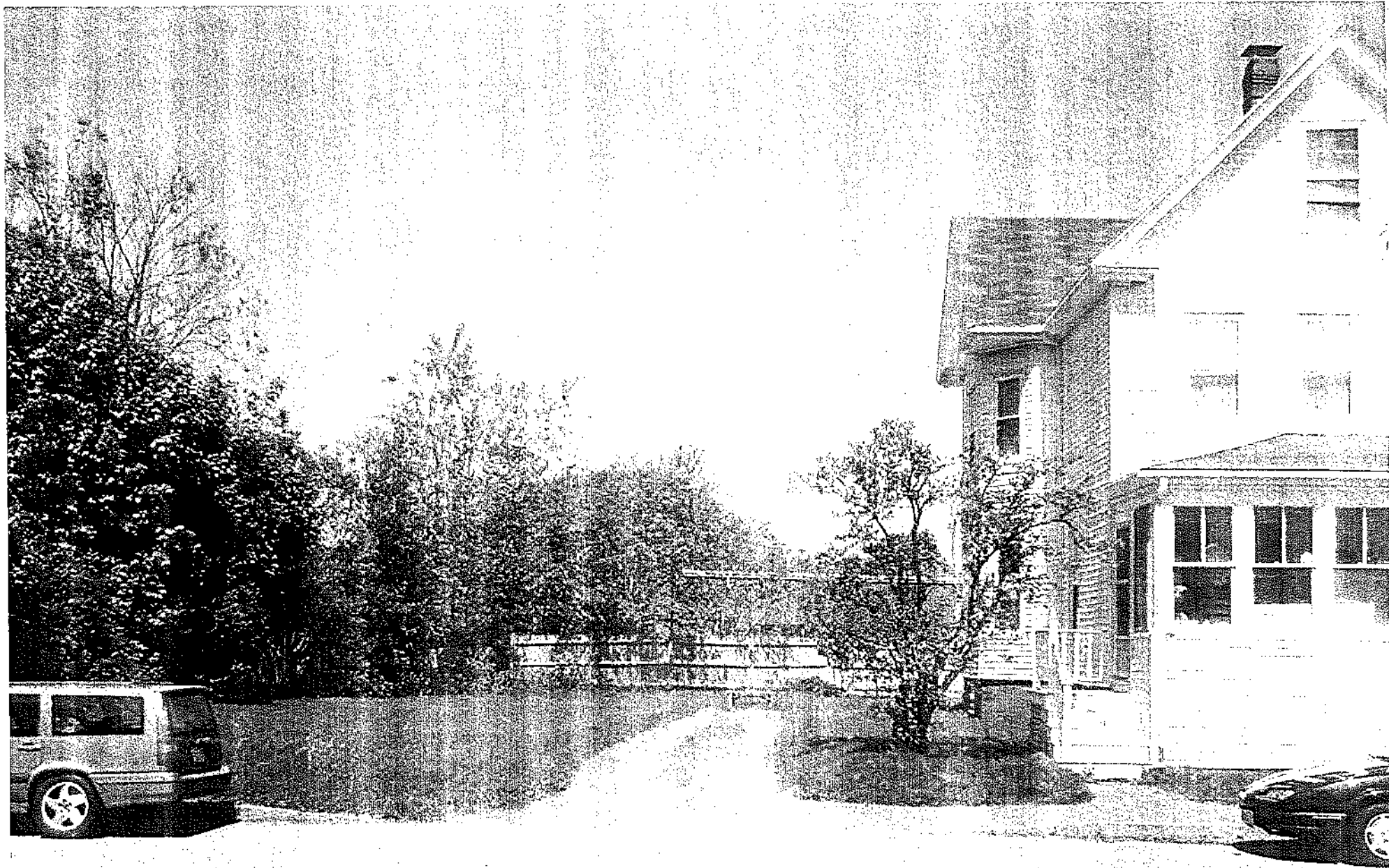
Principal Balance:	\$ 19,549.19
Next Payment Due:	06/03/05
Payment Amount:	50.56
<b>Available Amount as of 6-2-05:</b>	<b>\$93,250.81</b>
Collateral:	17 BREWER ST

If you have any questions please feel free to call our Customer Service Department at 1-800-281-0025 x4335.

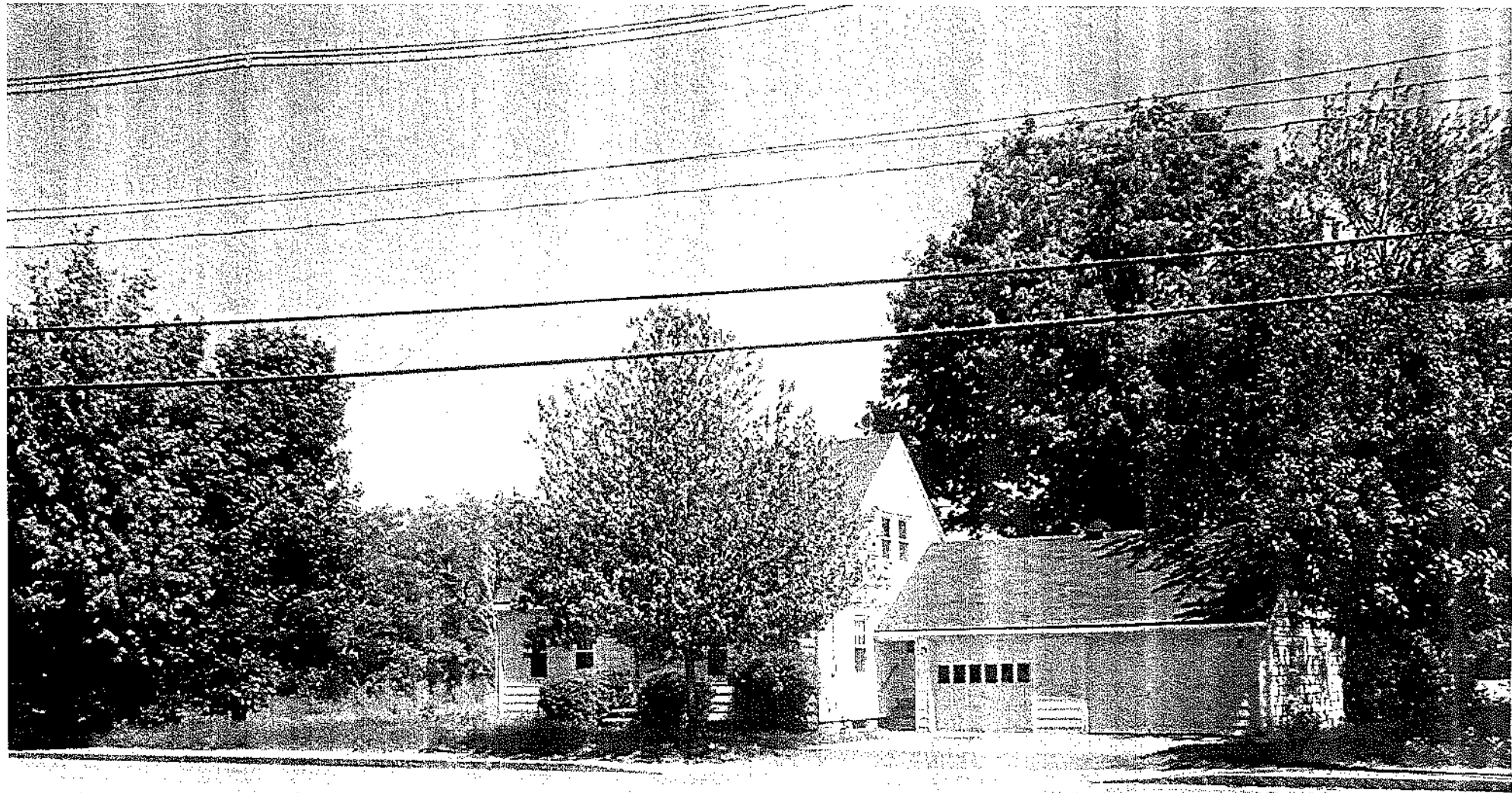
Sincerely,

Customer Service Department  
Loan Operations



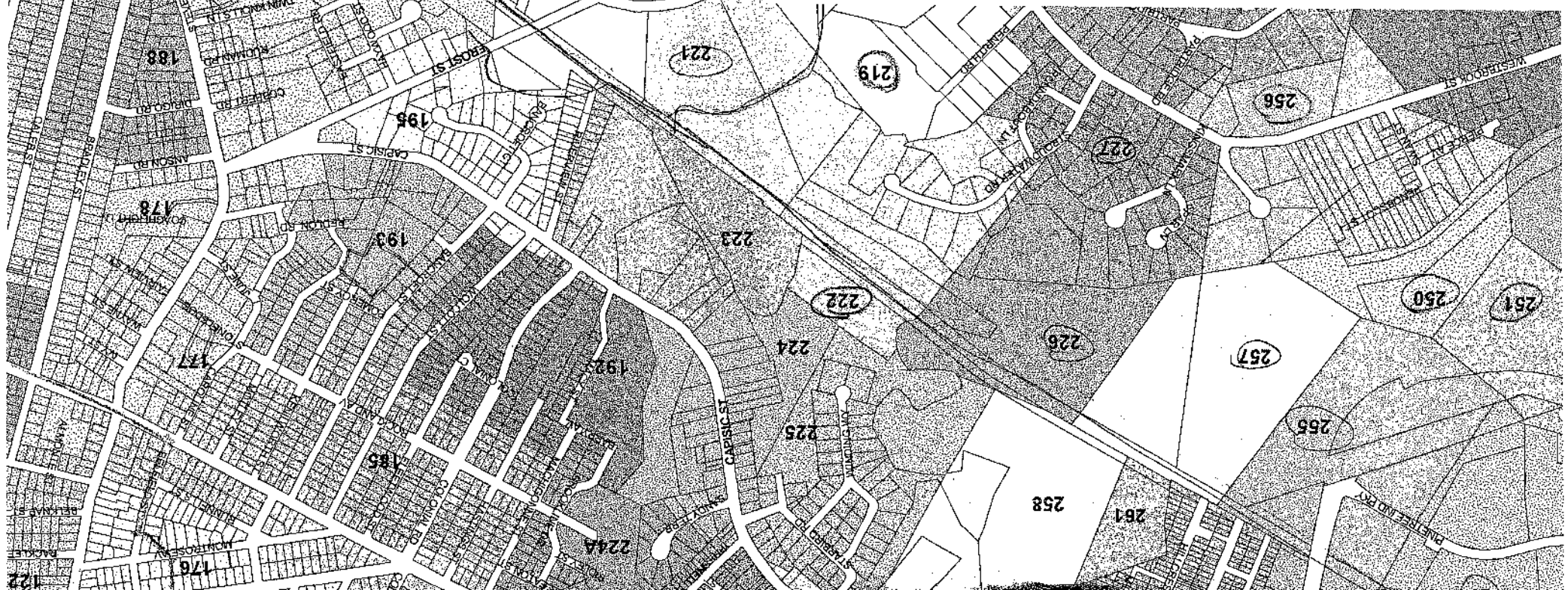
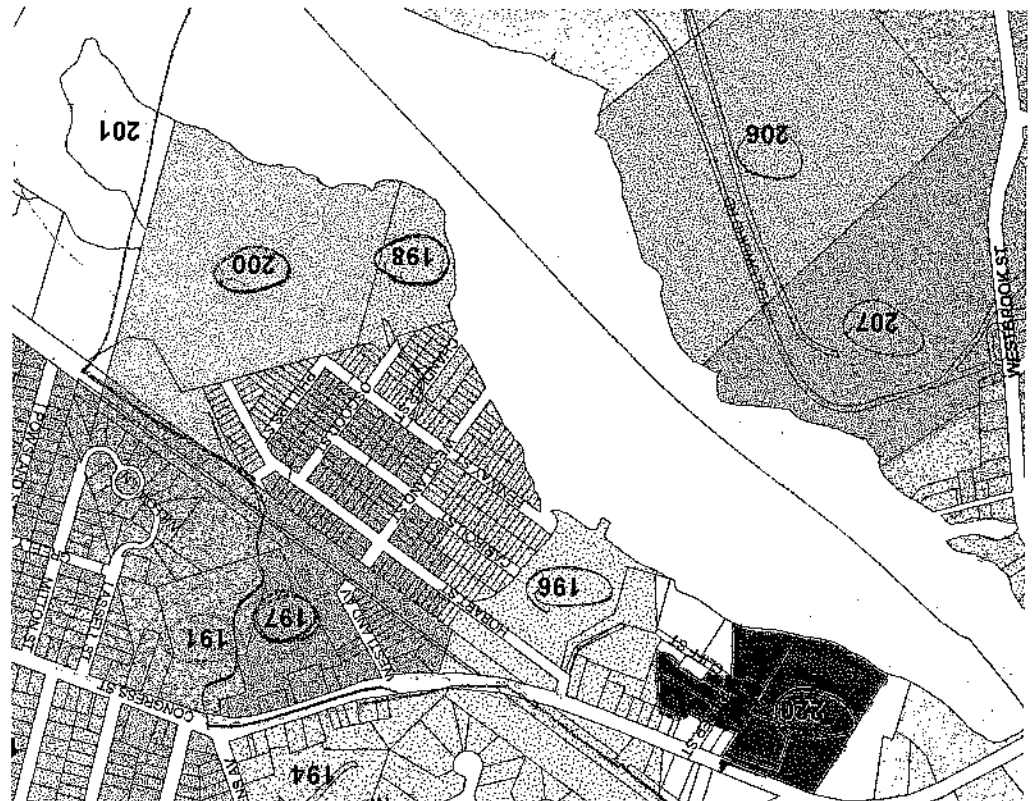


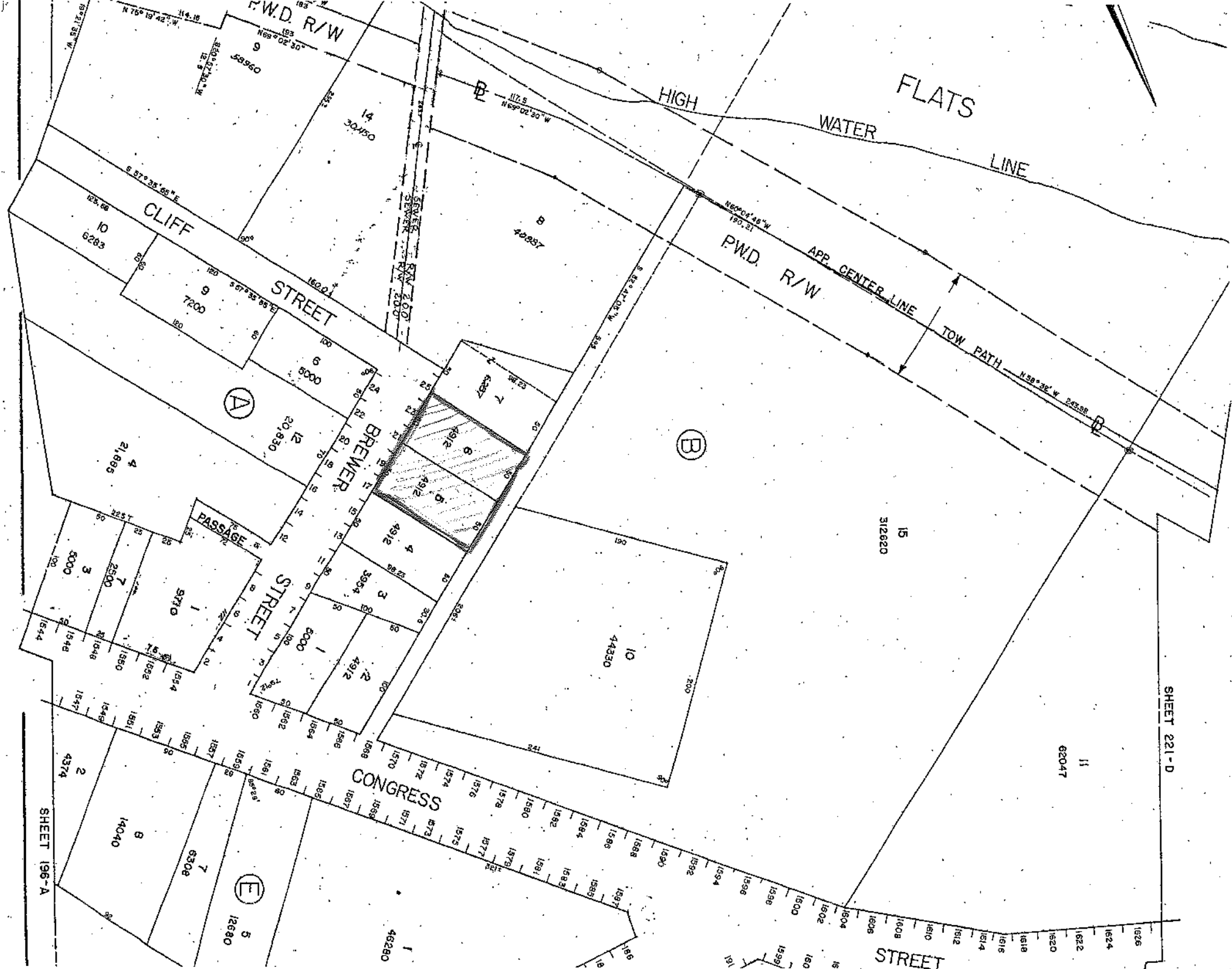
17 Brewer St.



1563 CONCRETS ST.

17 Brown St.  
#2005-0120  
minesite plan  
receipt of  
appl. notice about  
to immediate  
action.





FLATS

HIGH WATER LINE

P.W.D. R/W  
APP. CENTER LINE

TOW PATH

CLIFF STREET

SEWER  
GAS  
200'

PASSAGE

BREWER STREET

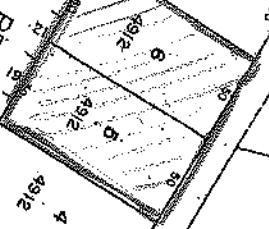
CONGRESS STREET

STREET

(B)

(A)

(E)



11  
62047

15  
312620

10  
44330

6  
5000

9  
7200

10  
6283

12  
20,830

4  
21,685

1  
5770

7  
2500

3  
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2  
5000

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3954

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5000

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5000

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14040

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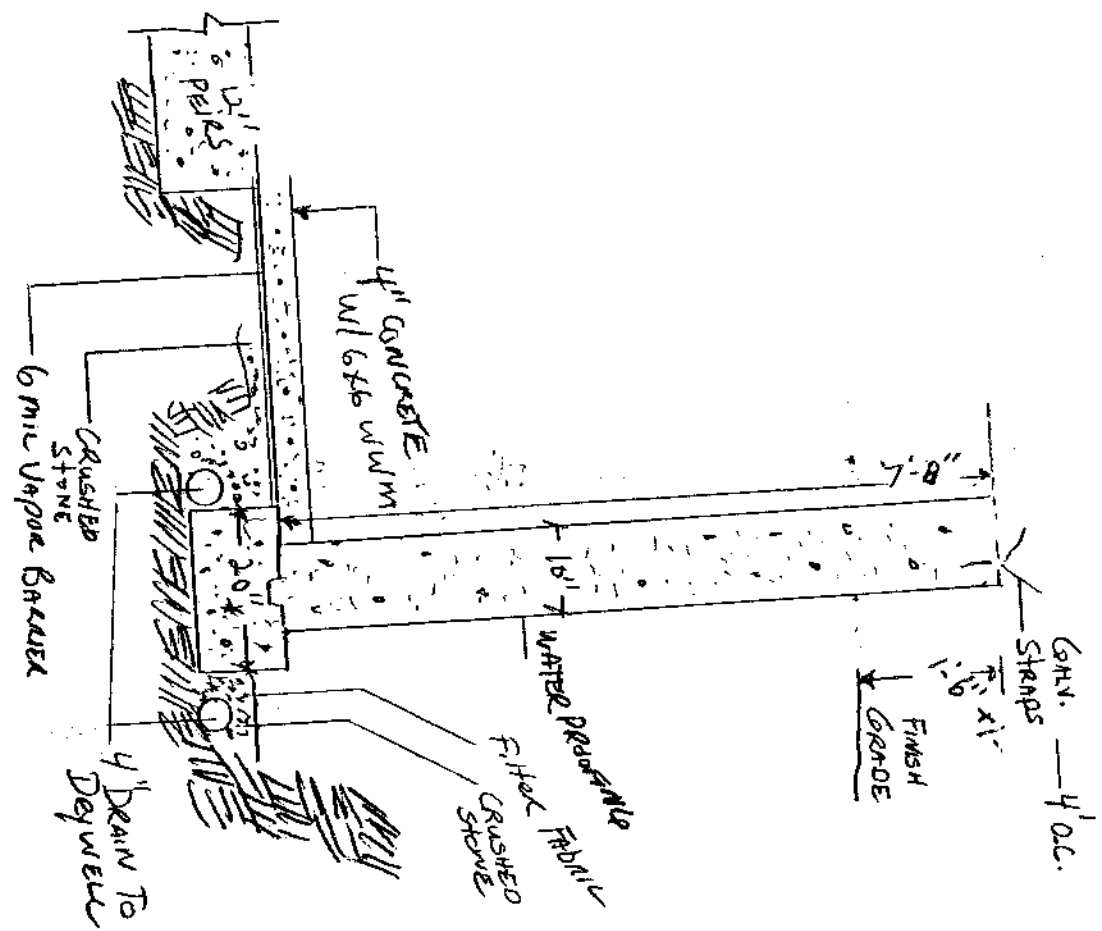
5  
12680

SHEET 221-D

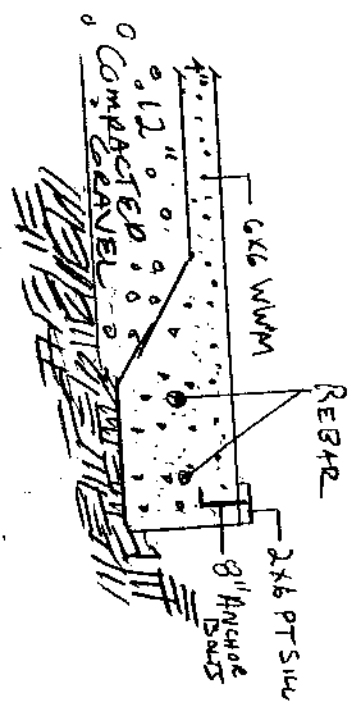
SHEET 196-A



TIONSTO  
 EYL  
 DENCE  
 WER STREET  
 AND, MAINE



FOUNDATION  
 WALL DETAIL  
 SCALE: 1/2" = 1'-0"



GARAGE FLOOR  
 DETAIL  
 SCALE: 1/2" = 1'-0"