

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

2006-0017

Application I. D. Number

1/24/2006

Application Date

Single Family Home

Project Name/Description

Philbrook Robert W &

Applicant

295 Capisic St , Portland, ME 04102

Applicant's Mailing Address

Kevin Tracy

Consultant/Agent

Agent Ph: (207)831-3947

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

295 - 295 Capisic St, Portland, Maine

Address of Proposed Site

224 B023001

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) _____

2400

29850

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 Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 1/26/2006

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 2/21/2006 Approval Expiration 2/21/2007 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 2/21/2006 date

Performance Guarantee Required* Not Required

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

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

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

2006-0017

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295 - 295 Capisic St, Portland, Maine

Address of Proposed Site

224 B023001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 Driveway and turnaround shall be graded so that it drains toward the street.
- 2 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3 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.
- 4 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.
- 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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295 - 295 Capisic St, Portland, Maine
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Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2400 **29850**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 1/26/2006

DRC Approval Status:

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

Reviewer Jay Reynolds

Approval Date 2-21-06 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds signature 2-21-06 date

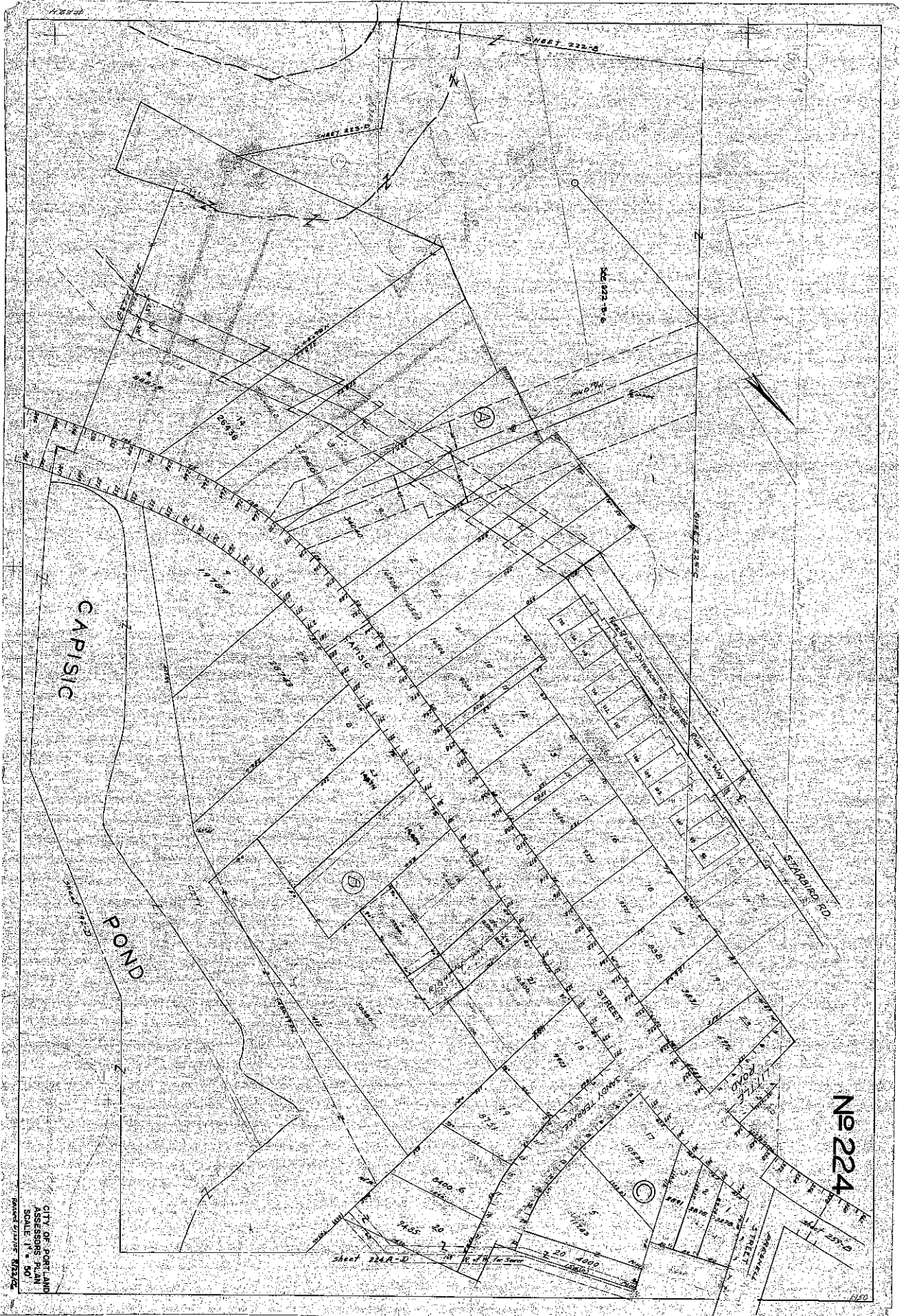
Performance Guarantee Required* Not Required

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<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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

Letter Sent 2-10-06

Revision Rec'd 2-17



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'
SHEET 224-D

No 224

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 224 B007001
Location 313 CAPISIC ST
Land Use SINGLE FAMILY

Owner Address FRIOU DIANA S & GEORGE W FRIOU JTS
 313 CAPISIC ST
 PORTLAND ME 04102

Book/Page 22069/027
Legal 224-B-7-16-24-30
 CAPISIC ST 313-315
 60774 SF

Current Assessed Valuation

Land	Building	Total
\$99,500	\$96,900	\$196,400

Property Information

Year Built 1927	Style Other	Story Height 1	Sq. Ft. 840	Total Acres 1.395		
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 4	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
11/30/2004	LAND + BLDING	\$256,000	22069-27
01/23/2001	LAND + BLDING	\$124,000	15974-046
03/17/1993	LAND + BLDING		10598-287

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





PORTLAND MAINE

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

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

North Atlantic Custom Builders
P.O. Box 1973
Portland, ME 04104

February 10, 2006

Dear Applicant:

RE: Application for Single Family House, #295 Capisic Street

Upon review of the site plan, the City's Planning Division has the following comments:

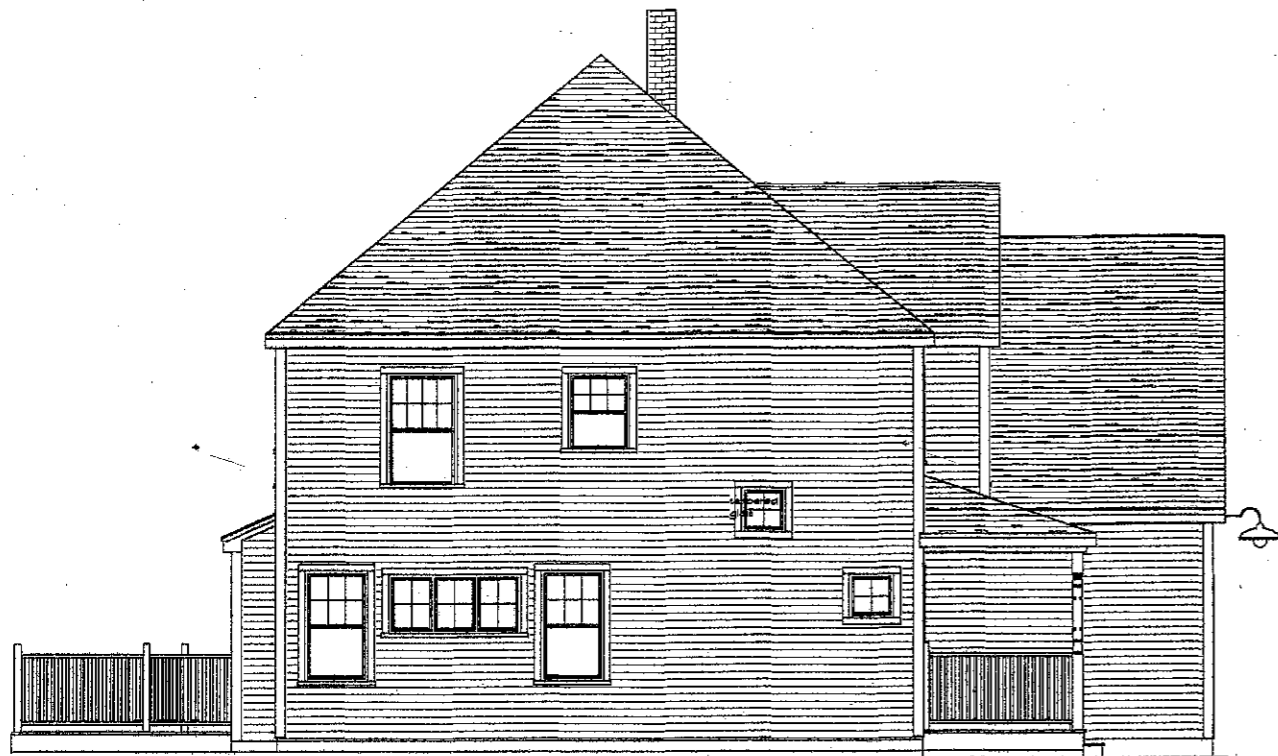
1. Please add silt fence/erosion control to the site plan so that it protects all areas of disturbance.
2. Please add a cleanout to the proposed sewer lead (required at 80' from sewer main).
3. Please modify the proposed topography along the side property lines so that drainage is directed towards the rear of the properties as opposed to aimed at the abutting/side properties. This will ensure that neighboring properties aren't negatively impacted with drainage.

Please submit 4 copies of the revised plan to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator

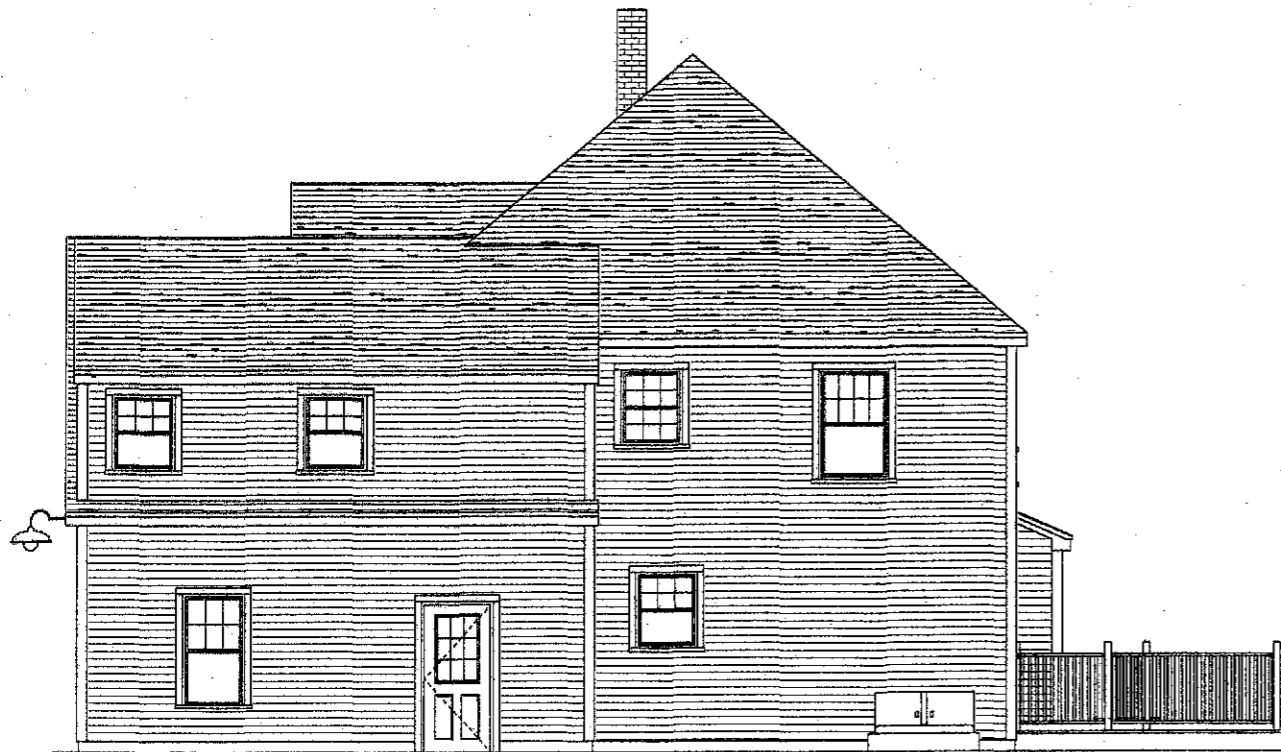
cc: Sarah Hopkins, Development Review Services Manager



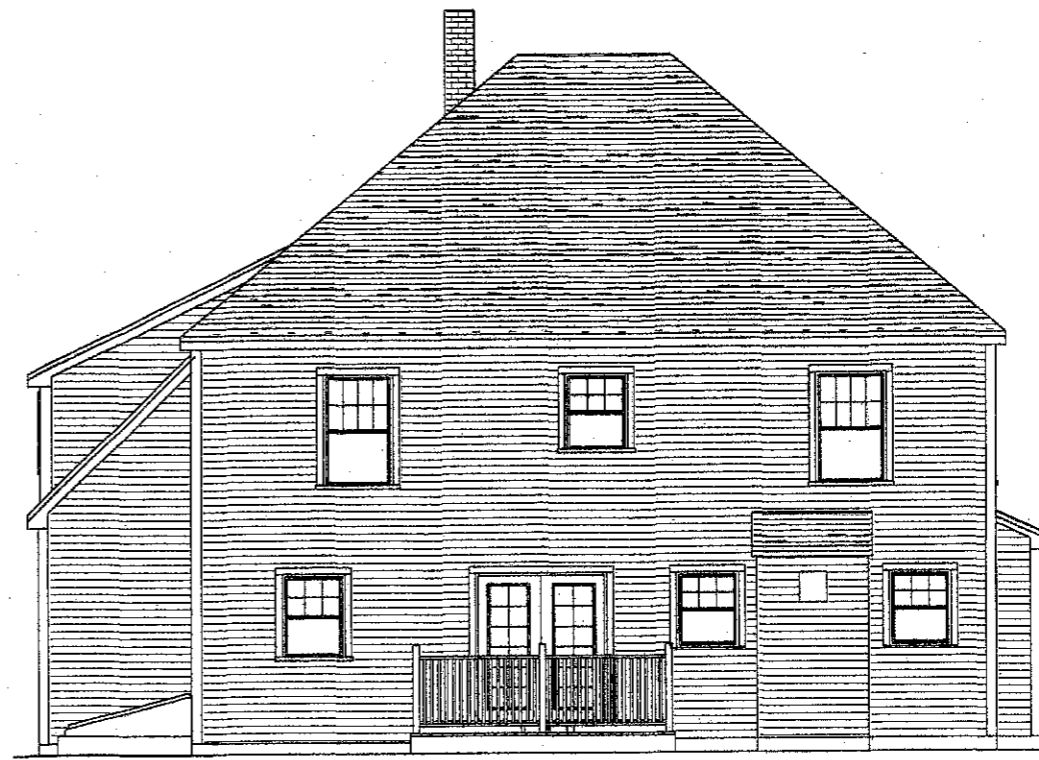
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. N.A. CUSTOM BUILDERS, INC. (PALANCA DESIGN) DOES NOT HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT FOR:

CAPISIC STREET

NORTH ATLANTIC
CUSTOM BUILDERS INC.

DATE: 2/25/03

SCALE: AS NOTED

DRAWN:

FILE:

PAGE: 2 OF 3