

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

2001-0231

Application I. D. Number

09/05/2001

Application Date

Maggie Lane Lot #19

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

42-41

44-44 Maggie Ln , Portland, Maine

Address of Proposed Site

292 A039001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

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) 26' x 40' two unit

1976 sq. ft.

6027 sq. ft.

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 \$400.00 Subdivision _____ Engineer Review _____ Date 09/10/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 09/20/2001 Approval Expiration 09/20/2002 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 09/20/2001
signature date

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	<u>09/21/2001</u> date	<u>\$2,200.00</u> amount	<u>06/01/2002</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9-21-2001</u> date	<u>300.00</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date	_____ signature	
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date		
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

Handwritten notes:
 1-17
 Maggie Lane
 L.S.
 L.S.
 L.S.
 Maggie Returns 9/20
 Temp: 6-10-01

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

2001-0231

Application I. D. Number

09/05/2001

Application Date

Maggie Lane Lot #19

Project Name/Description

Maggie Lane Development Llc

Applicant

Po Box 10127, Portland , ME 04104

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

44 - 44 Maggie Ln , Portland, Maine

Address of Proposed Site

292 A039001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 42-44 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

D.A. Brackett & Co., Inc.
84 Country Lane
Portland, ME 04103
Phone: (207) 772-8629

PROPERTY DETAIL

September 3, 2001

RE: Duplex on Maggie Lane, Portland, ME

I propose building a 26' x 40', two storey, two family duplex. Each unit having a kitchen and living room on the first floor and two bedrooms and a bathroom on the second floor. Each unit has a full basement.

Total square footage on first and second floors, 2,080 sq. ft. (includes both units).

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: July 3, 2002
RE: C. of O. for # 42-44 Maggie Lane, Lot 19 Duplex
Lead CBL (292-A-039) ID# (2001-0231)

After visiting # 42-44 Maggie Lane, I have the following comments:

Site Work Complete.

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\maggielot19b.doc

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

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: July 1, 2002
SUBJECT: Request for Reduction in Performance Guarantee
42-44 Maggie Lane Duplex
ID# 2001-0231 Lead CBL #292-A-039

A request by D.A. Brackett has been made for a reduction of Escrow Account #710-0000-233-30-00 for 42-44 Maggie Lane.

Original Sum	\$ 2,200.00
Reduction Amount	\$ 1,980.00
Remaining Sum	\$ 220.00

This is the first reduction for the project.


Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
file

O:\PLAN\CORRESP\DRC\PERFORM\MAGGIELOT19A.DOC

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: January 17, 2002

RE: C. of O. for # 42-44 Maggie Lane, Lot 19 Duplex
Lead CBL (292-A-039) ID# (2001-0231)

After visiting # 42-44 Maggie Lane, I have the following comments:

1. Loam and Seed Incomplete.
2. Unable to verify paved driveway.
3. Grading between lot #19 and lot #20 needs to be looked at in the spring to ensure that runoff is directed towards the street (between the driveways) from the rear property lines of both lots.

Due to the time of year, these items cannot be completed. I anticipate these items can be completed by **June 30, 2002**.

At this time, **I recommend issuing a Temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\maggielot19a.doc

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

DWIGHT BRACKETT
Applicant

9/3/01
Application Date

84 COUNTRY LAKE BOZEMAN 04103
Applicant's Mailing Address

LOT #19 26X40
Project Name/Description

Consultant/Agent

LOT #19 MAGGIE LAKE
Address Of Proposed Site

7728629
Applicant/Agent Daytime telephone and FAX

292 A 039
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) _____

1976
2080 SQFT 2 UNITS 0.14 2 FAMILY DWELLING
Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

Major Site Plan _____ Minor Site Plan

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant <u>Dwight Brackett</u>	Date: <u>9/3/01</u>
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Site Review Fee: Major \$500.00 Minor 400.00

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


SPACE AND BULK REQUIREMENTS – LOT 19

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	
REAR YARD	20 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	12 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	
OTHER USES	60 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: JUNE 2001
Draft: RAT	Job No.: 165
Checked: AMP	Scale: NONE
File Name: 99103-ALL-LOTS2.DWG	

	<i>Traffic and Civil Engineering Services</i>
	PO Box 1237, 26 Main Street
	Gray, ME 04039
	207-657-6910

Drawing Name: Space & Bulk Requirements Lot 19
Project: MAGGIE LANE, PORTLAND

Figure No.

1

DWIGHT A. BRACKETT & CO., INC.
84 COUNTRY LANE
PORTLAND, MAINE 04103-6206
207-772-8629

REMITTANCE ADVICE

52-7445/2112

4088

PAY *Three Hundred* ²⁰/₁₀₀ DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	
9/20/01	CITY OF PORTLAND	LOT 19	4088	\$ 300. ⁰⁰

CLAIRE I. GUERTIN BRACKETT
OR DWIGHT BRACKETT

Peoples
Heritage Bank PORTLAND, MAINE

⑈004088⑈ ⑆211274450⑆ 7999058059⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK & CARBON STRIP ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY

DWIGHT A. BRACKETT & CO., INC.
84 COUNTRY LANE
PORTLAND, MAINE 04103-6206
207-772-8629

REMITTANCE ADVICE

52-7445/2112

4089

PAY *Two Thousand Two Hundred* ²⁰/₁₀₀ DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	
9/20/01	CITY OF PORTLAND	LOT 19	4089	\$ 2200. ⁰⁰

CLAIRE I. GUERTIN BRACKETT
OR DWIGHT BRACKETT

Peoples
Heritage Bank PORTLAND, MAINE

⑈004089⑈ ⑆211274450⑆ 7999058059⑈

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