

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

2001-0039
Application I. D. Number

03/15/2001
Application Date

Maggie Lane lot # 20 duplex
Project Name/Description

Diversified Properties

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

James Wolf

Consultant/Agent

Applicant Ph: (207) 773-4988 Applicant Fax: (207) 773-6875

Applicant or Agent Daytime Telephone, Fax

38 - 38 Maggie Lane, Portland, Maine

Address of Proposed Site

292 A040001

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) **duplex**

1920 s.f. 1920 s.f. 1920 s.f.
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 03/15/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 04/25/2001 Approval Expiration 04/25/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 04/30/2001
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>04/26/2001</u> date	<u>\$2,000.00</u> amount	<u>04/25/2003</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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**

2001-0039

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Diversified Properties

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Applicant Ph: (207) 773-4988 Applicant Fax: 2077736875

Applicant or Agent Daytime Telephone, Fax

38 - 38 Maggie Lane, Portland, Maine

Address of Proposed Site

292 A040001

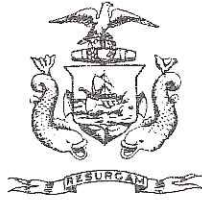
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 The roof shall have a minimum of 7 in 12 pitch.
- 2 The right and left building elevation shall have a minimum of 3 windows per side.

Approval Conditions of DRC

- 1 GRADING SHOWN ON PLAN WILL CREATE PONDING OF WATER ON LOT 19 (UNBUILT). CONDITION WILL BE CORRECTABLE BY THE DOING THE FINAL GRADING OF LOT 19 ONCE IT IS BUILT.
- 2 Four (4) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now # 36-38 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 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.
- 6 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.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 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.



CITY OF PORTLAND

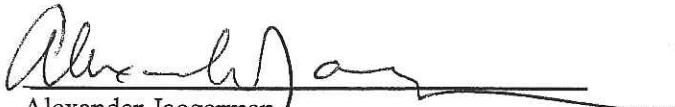
TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Chief Planner
DATE: August 30, 2001
SUBJECT: Request for Reduction in Performance Guarantee
Maggie Lane, lot 20 duplex / 36-38 Maggie Lane
ID# 2001-0039 Lead CBL# 292A040001

A request by Jim Wolf has been made for a reduction of City Escrow Account # 710-0000-233.28 for #36-38 Maggie Lane.

Original Sum	\$ 2,000.00
Reduction Amount	<u>\$ 1,800.00</u>
Remaining Sum	\$ 200.00

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager
✓ Jay Reynolds, Development Review Coordinator
Tony Lombardo, Public Works
Code Enforcement

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Finance Department



Duane G. Kline
Director

CITY OF PORTLAND

August 5, 2002

Jim Wolf
Diversified Properties
P.O. Box 10127
Portland, ME 04104

Re: City Escrow Account # 710-0000-233-28-00
36-38 Maggie Lane

Dear Mr. Wolf:

Enclosed please find a check in the amount of \$200, which closes out your account for the above-named project. Please call my assistant Jennifer Babcock at 874-8645 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ellen Sanborn', is written over the typed name.

Ellen Sanborn
Assistant Finance Director

pc: Jay Reynolds, Development Review Coordinator

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 29, 2002
SUBJECT: Request for Reduction in Performance Guarantee
Maggie Lane, lot 20 duplex / 36-38 Maggie Lane
ID# 2001-0039 Lead CBL# 292A040001

Please release the Escrow Account # 710-0000-233.28 in the amount of \$200.00 for the duplex located at 36-38 Maggie Lane.


Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
✓ Jay Reynolds, Development Review Coordinator
Code Enforcement
file

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TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: August 21, 2001

RE: C. of O. for # 36-38 Maggie Lane
(CBL 292A040001) (ID 2001-0039)

After visiting the site, I have the following comments:

All 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


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SPACE AND BULK REQUIREMENTS – LOT 20

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.

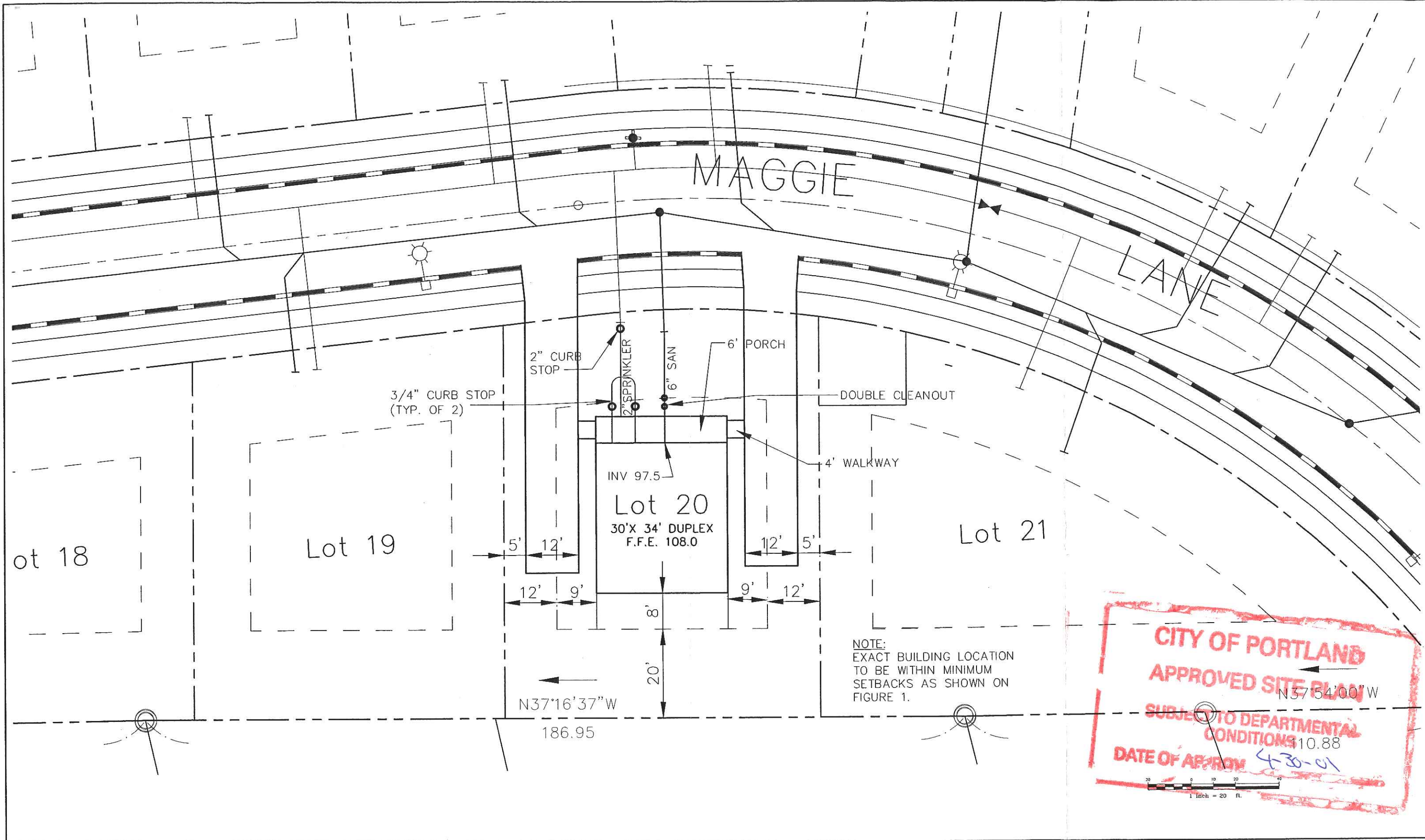
* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NOT SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

Design:	DER	Date:	MAR 2000
Draft:	JCD	Job No.:	99103
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 20
Project:	MAGGIE LANE, PORTLAND

Figure No.	1
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NOTE:
EXACT BUILDING LOCATION
TO BE WITHIN MINIMUM
SETBACKS AS SHOWN ON
FIGURE 1.

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS 10.88
DATE OF APPROVAL 4-30-01

N57°54'00"W

1" = 20' ft.

Rev.	Date	Revision

Design: DER	Date: APR 2001
Draft: RAT	Job No.: 99103
Checked: AMP	Scale: 1"=20'
File Name: 99103-ALL-LOTS2.DWG	

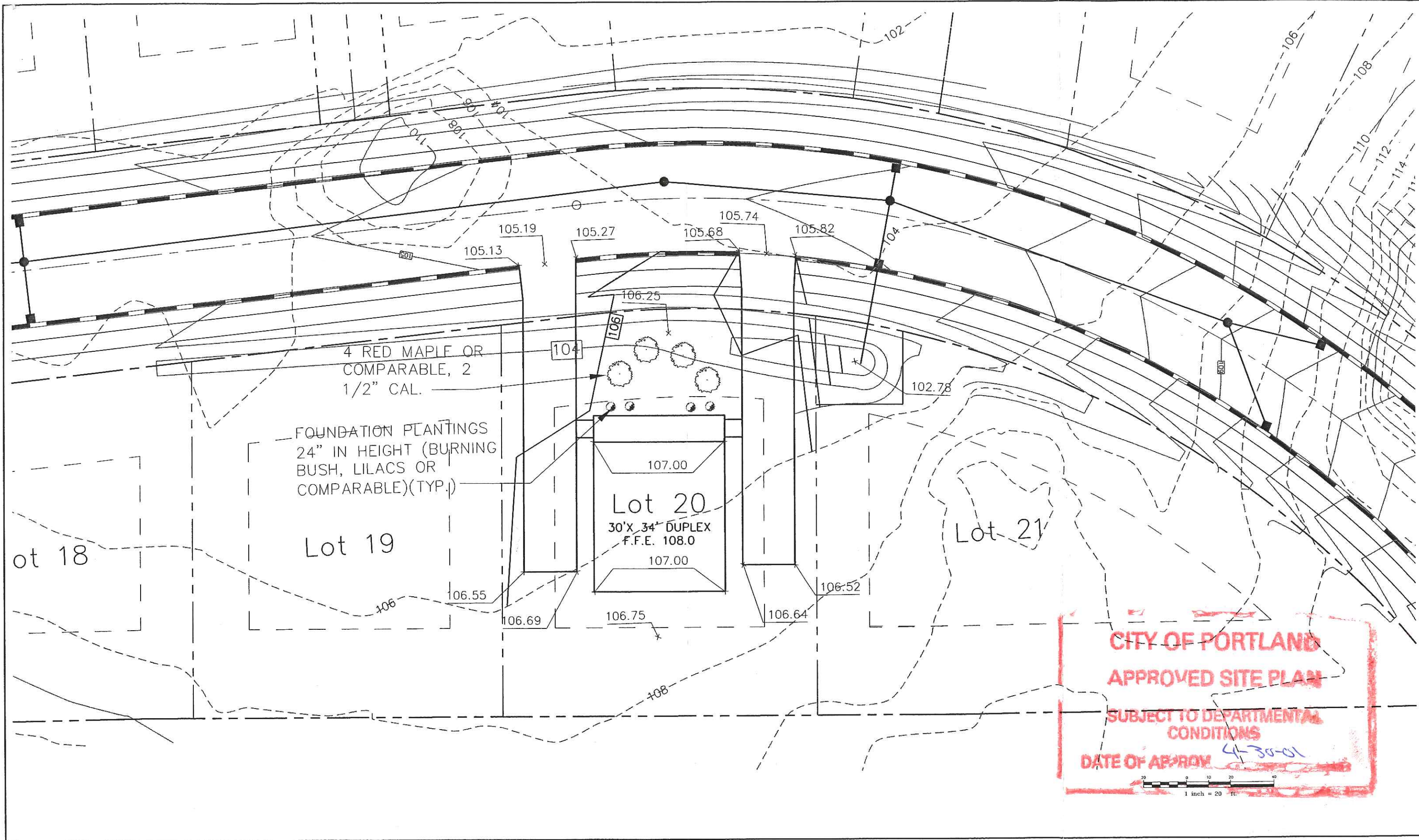
GP
Traffic and Civil Engineering Services

PO Box 1237
26 Main Street
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

Drawing Name:	Layout & Utilities Lot 20
Project:	MAGGIE LANE DEVELOPMENT, LLC.

Figure No.
2



CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 4-30-01

1 inch = 20 feet

Rev.	Date	Revision

Design: DER Date: APR 2001
 Draft: RAT Job No.: 99103
 Checked: AMP Scale: 1"=20'
 File Name: 99103-ALL-LOTS2.DWG

Traffic and Civil Engineering Services

PO Box 1237
 26 Main Street
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@moine.rr.com

Drawing Name: **Grading & Drainage Lot 20**
 Project: **MAGGIE LANE DEVELOPMENT, LLC.**

Figure No.
3