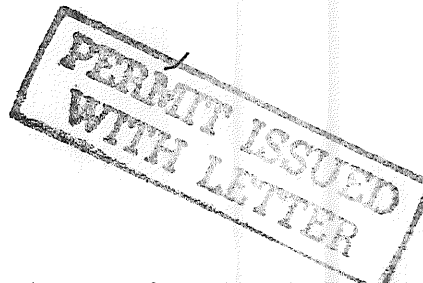


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 37 Wilkie St		Owner: Custom Built Homes		Phone: 892-3149		Permit No: 970380	
Owner Address: 27 Main St Windham ME 04062		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: owner		Address:		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>APR 30 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: vacant		Proposed Use: 1-fam dwlg		<b>COST OF WORK:</b> \$ 60,000		<b>PERMIT FEE:</b> \$ 320	
				<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group R3 Type 513 Signature: [Signature]	
Proposed Project Description: const 1-fam dwlg 24'x36'				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____ Zoning Approval: <i>ok with conditions</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By:		Date Applied For:				<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

*call when ready*



**CERTIFICATION**

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

*David J. McCarty*  
SIGNATURE OF APPLICANT

ADDRESS:

24 Apr 97 - Permit Routed  
*4/10/97*  
DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

7

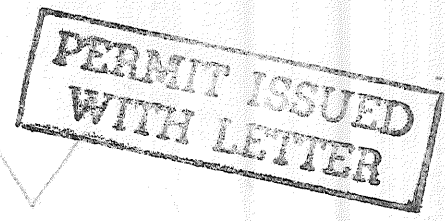
*K. Carroll*

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 37 Milk St		Owner: Custom Built Homes		Phone: 892-3149		Permit No: 970380	
Owner Address: 27 Main St Windham ME 04092		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: 04308		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>APR 30 1997</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use: vacant		Proposed Use: 1-fam dwlg		COST OF WORK: \$ 60,000 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ 320 INSPECTION: Use Group R3 Type 5B Signature:	
Proposed Project Description: const 1-fam dwlg 24'x35'				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By:		Date Applied For:					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

*All when ready*



**CERTIFICATION**

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

24 Apr 97 - Permit Routed

*[Signature]*  
SIGNATURE OF APPLICANT

ADDRESS:

DATE: 4/10/97

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: 4-24-97

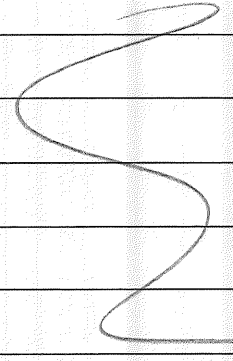
CEO DISTRICT 7

COMMENTS

5/6/97 Foundation & backfilled prior to inspection

Seaboard appear OK @ R

6/4/97 Plumbing Rough & Close in OK @ R



6/20/97 AM - Call for final

- ① Oil Burner lens needs protection @ tanks
- ② House # under light front of house
- ③ front/rear steps up to grade

6/20 PM Above 3 items corrected - Advised Buntcher I will be on vac. until 7/7 - Contact DRC & Elec. for final

7/7/97 - Call for C/O - Nothing from DRC / chd w/ m Collins - hasn't heard from Elec. Contractor

7/9/97 - Issue permanent C/O -  
Single Fan Dwg  
no gauge in Deck

no Conditions -

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 29 APRIL 97 ADDRESS: 37 WILKIE ST  
REASON FOR PERMIT: TO Construct a single Family Dwelling  
BUILDING OWNER: Custom Built Homes  
CONTRACTOR: ↑  
PERMIT APPLICANT: ↑ APPROVAL: [Handwritten signatures and dates] DENIED

CONDITION(S) OF APPROVAL

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. Precaution must be taken to protect concrete from freezing.
- 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
- 7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- 8. Headroom in habitable space is a minimum of 7'6".
- 9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
- 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- 11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
- 12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
- 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- 15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- X 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- X 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- X 26.

  
P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: R. J. GREGOIR  
ADDRESS: 11 BARTLETT RD, LACRHAM ME 04038  
SITE ADDRESS/LOCATION: 37 WILKIE ST LOT 83  
DATE: 4/23/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

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 must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3.  Your new street address is now 37 WILKIE ST., the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  The Development Review Coordinator (874-8300 ext. 8722) 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.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your 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.
7.  A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8.  As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy. BOTH STORM & SEWER.
9.  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.
10.  The site contractor shall establish finish grades at the building 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.
11.  A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12.  The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13.  IN GENERAL THE GRADING SHALL SLOPE AWAY FROM THE HOUSE DIRECTING RUNOFF TO THE SWALES AT THE PROPERTY LINES AND TO THE CONVERTED DRAIN MH TO A C.B.

cc: Katherine Staples, P.E., City Engineer

14.  THE CURB CUT SHALL CONFORM TO THE CITY OF PORTLAND STANDARDS.
15.  THE NEW GRATE ELEV. FOR THE EXISTING DRAIN MANHOLE TO BE CONVERTED TO A CATCH BASIN SHALL BE ELEV. 97.0
16.  EROSION CONTROL SHALL CONFORM TO BEST MANAGEMENT PRACTICE PER THE REFERENCED MANUAL. WILKIE ST SHALL BE KEPT CLEAN OF SOIL.

O:\PLAN\CORRESP\SECRETAR\FORMS\CONDAPP.SAP10/10/96

17.  APPLICANT SHALL COORDINATE THE DETAILS OF THE CONVERSION OF THE DMH TO A CB WITH PUBLIC WORKS



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 37 Wilkie St (307-F-016)

Issued to Custom Built Homes of Maine Date of Issue 10 July 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970380, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

No Garage/No Deck

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

7/9/97

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

April 29, 1997

Custom Built Homes of Maine  
27 Main St.  
Windham Me. 04062

RE: 37 Wilkie St.

Dear Sir,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

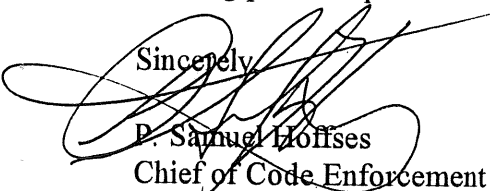
### Site Plan Review Requirements

**Building Inspection:** See attached statement on street concerning unaccepted city streets. Separate permits are required for any future decks and / or garage. M. Schmuckal  
**Development Review Coordinator:** Approved with conditions: See attached. J. Wendel

### Building Code Requirements

1. Please read and implement items 1,6,7,8,9,10,11,12,13,14,15,,20, and 25 of the attached building permit report.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

c: J. Wendel,  
M. Schmuckal

## STATEMENT FOR BUILDING PERMIT

This permit is granted for a lot on Wilkie Street. Wilkie Street is not an accepted City street. As a result, the City does not own the street or maintain the utilities within the street, including the sewer. The City is prohibited from spending public funds on streets that it does not own and as a result cannot repair the street or the utilities in the event of any damage or failures of systems. Regardless of the City's lack of ownership, the owner of the structure is responsible for payment of all utility bills, including water and sewer bills. This information shall be passed on to the future owner of this property by the developer.



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

I. D. Number \_\_\_\_\_

R.J. Grondin & Sons  
Applicant 11 Bartlett Rd Gorham, ME 04038

13 December 1996  
Application Date

Applicant's Mailing Address  
Ken Grondin 854-1147

Project Name/Description  
35-41 Wilkie St #37 Wilkie St

Consultant/Agent  
KENNETH GRONDIN

Address of Proposed Site  
307-F-016

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

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  Other (specify) \_\_\_\_\_  
16,970 Sq Ft

Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning R-3

**Check Review Required:**

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor)         | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review                     | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                    | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation          | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance             | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan 50.00 subdivision \_\_\_\_\_ 100 Engineer Review

**Approval Status:**

Reviewer Morgan Schmeckel

- Approved attached  Approved w/Conditions listed below  Denied

- see statement on streets concerning unaccepted city streets
- Separate permits are required for any future decks and/or garages
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 4/29/97 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ 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	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 35-41 Wilkie St



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

I. D. Number \_\_\_\_\_

Applicant R.J. Grondin & Sons  
11 Bartlett Rd Gorham, ME 04038

13 December 1996  
Application Date

Applicant's Mailing Address  
Ken Grondin 854-1147

Project Name/Description

Consultant/Agent  
KENNETH GRONDIN

37  
35-47 Wilkie St  
Address of Proposed Site

307-F-016

Applicant or Agent Daytime Telephone, Fax

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  Other (specify) \_\_\_\_\_

16,970 Sq Ft

Proposed Building Square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor)         | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review                     | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                    | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation          | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance             | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan 50.00 subdivision \_\_\_\_\_ 100 Engineer Review

**Approval Status:**

Reviewer JIM WENDER

- Approved  Approved w/Conditions listed below  Denied

- \_\_\_\_\_
- SEE ATTACHED CONDITIONS
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 4/23/97 Approval Expiration 4/98 Extension to \_\_\_\_\_ date \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ 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 _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |

Address: 35-41 Wilkie St

Applicant: DAVID J. McCARTER

Date: 4/29/97

Address: 37 Wilkie St

C-B-L: 307-F-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot - cul-de-sac New 1 family home 24' x 36' - No garage

Proposed Use/Work -

Sewage Disposal - city

Lot Street Frontage - 50' req - 110' shown

Front Yard - 25' req - ~ 37' shown

Rear Yard - 25' req - ~ 80' shown

Side Yard - 8' req - 27' & 33' shown

Projections - 8x8' deck with stairs - 8' for deck - 25' shown - shown on plan

Width of Lot - 75' req - 96' shown

Height - 1 story

Lot Area - 16,970 sq ft

Lot Coverage/ Impervious Surface - 25% shown 4242.5 sq ft

Area per Family -

Off-street Parking - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Handwritten calculations:

$$24 \times 36 = 864$$

$$8 \times 8 = 64$$


---


$$928 \text{ sq ft}$$

utility easements on both sides of property (15' each)  
DRAINAGE easement on rear (30' shown)

Legend  
 19x00 Spot Existing Grade  
 9.00 Proposed Grade

Lot 83 WILKIE ST.  
 Portland, Maine  
 Lower Existing C.B.  
 2' install slotted grate  
 New Rim  
 97.5

Revision 2  
 1-8-97  
 Revision 3  
 1-16-97

**AUTHORITY**

PROPOSED C.B.  
 RIM 97.5

EASEMENT

610 S.F.

(85)

15'00" W  
 100.00'

(86)

15'00" W  
 100.00'

(115)

PWD  
 2161/838  
 100.00'  
 S48°15'00" W

(38)

R.J. Goudin & Sons  
 11 Baxter St. RJ  
 974-1147

21,708 S.F.

(84)

Drain M.H.  
 Assumed Elev. 100.0  
 1AV. 90.2  
 Scale 1" = 40'

EASEMENT

(86)  
 PWD  
 2161/836

105.31'  
 S48°15'00" W

(30)

UTILITY EASEMENT  
 S41°42'19" E

**WILKIE STREET**

(83)

2716.970 S.F.

CI  
 99.53  
 gutter  
 curb cut

24,693 S.F.

(82)

112.50'  
 S48°15'00" W

(89)  
 PWD  
 2161/836

108.77'  
 S48°15'00" W

N35°41'00" W  
 85.53'

60.34'

Scale 1" = 40'

