

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

Location of Construction: 56 Aldworth St		Owner: Curtis, Katherine		Phone:	Permit No 970913
Owner Address:		Lessee/Buyer's Name: Joanne & Kevin Curtis 60 Aldworth St Portland, ME 04103		Phone:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG 21 1997 CITY OF PORTLAND </div>
Contractor Name: David Sawyer/Standish		Address: 642-2205		Phone: 797-3501	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 90,000.00	PERMIT FEE: \$ 470.00
Proposed Project Description: Construct Single Family Dwelling w/attached 2 car garage & deck		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____		INSPECTION: Use Group: _____ Type: _____ Signature: _____	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
				Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: Mary Gresik		Date Applied For: 12 August 1997			

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..

PERMIT ISSUED WITH LETTER

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

19 August 1997 - Permit Routed
12 August 1997

SIGNATURE OF APPLICANT	Joanne Curtis	ADDRESS:	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

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: 8/19/97

7

CEO DISTRICT

K. Carroll

COMMENTS

9/15/97 Call for Ford. Backfill - never called for pour -
Foundation Walls set by Surrays Jim Nadeau (878-7870) - Really
to Check for lines & tape. Verified Front & Left (Rear & Right not
accessible a/c dirt piles of Heavy Equip. - Appen ok - foundation cleaned
& Sealer ok - ok to backfill. PD

10/ /97 - Call for Close In - OK PD

11/25/97 Call for Final

- ① Stair Geller to garage require riser boards
- ② Cella Stairs to 1st requires guardrail
- ③ Hole in Puled wall above garage to House
- ④ Front Stairs need safety rails @ landing
- ⑤ Requires Suttle Hill 2nd fl (Bathroom)

FAX C/O
642-2225

Issue Temp C/O - Expires 30 April 1998

Single Family Dwelling w/attached garage / no decks

Limitations

~~This Certificate Expires on 30 April 1998~~

① Items as listed on attached memorandum
from Jim Wendall to Kevin Casull, et al,
must be completed no later than
30 April 1998

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 56 Aldworth Street

Issued to Katherine Curtis

Date of Issue November 26, 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. 970913, 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

Entire

APPROVED OCCUPANCY

Single Family Dwelling w/attached garage/no decks

Limiting Conditions: Temporary expires 30 April 1998
Items as listed on attached memorandum from Jim Wendell to Kevin Carroll, et al, must be completed no later than 30 April 1998.

This certificate supersedes
certificate issued

Approved:

11/26/97
.....
(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.

City of Portland

Location of Construction
56 Aldworth

Owner Address:

Building or Use Permit Application

TEL: (207) 874-0105, FAX: 874-8716

Contractor Name: David Sawyer/Standish		Owner: Curtis, Katherine		Phone:		Permit No: 970913	
Past Use: Vacant Land		Buyer's Name: Joanne & Kevin Curtis		Address: 60 Aldworth St Portland, ME 04103		Business Name:	
Proposed Project Description: Construct Single Family Dwelling w/attached 2 car garage & deck		Proposed Use: 1-fam		COST OF WORK: \$ 90,000.00		PERMIT FEE: \$ 470.00	
Permit Taken By: Mary Gresik		Date Applied For: 12 August 1997		INSPECTION: Use Group: Type: <i>OK with conditions</i>		Zone: CBL: <i>R-3</i> 309-D-051	
Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: <i>Joanne M. Curtis</i>		Signature: <i>KS 8/20/97</i>		Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>N/A</i> <input type="checkbox"/> Subdivision <i>N/A</i> <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	

PERMIT ISSUED
AUG 21 1997
CITY OF PORTLAND

PERMIT ISSUED WITH LETTER

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

SIGNATURE OF APPLICANT: Joanne M. Curtis ADDRESS: _____ DATE: 19 August 1997 - Permit Routed
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ DATE: 12 August 1997 PHONE: _____
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: 8/19/97
DM

BUILDING PERMIT REPORT

DATE: 8/20/97 ADDRESS: 56 Aldworth St
REASON FOR PERMIT: Construct 1-family dwelling
BUILDING OWNER: JoAnne & Kevin Curtis
CONTRACTOR: DAVID SAWYER
PERMIT APPLICANT: JoAnne Curtis APPROVAL: w/conditions DENIED

CONDITION(S) OF APPROVAL #1, #2, #4, #6, #8, #9, #10, #11, #12, #16, #21, #22, #26, #27

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. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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.
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. 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.
13. 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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. 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)
21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.

28.

29.

P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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

19970055
I. D. Number

Curtis, Joanne & Kevin
Applicant
60 Aldworth St, Portland, ME 04103
Applicant's Mailing Address
Joanne
Consultant/Agent
797-3501
Applicant or Agent Daytime Telephone, Fax

8/12/97
Application Date
Aldworth St (Part of 60)
Project Name/Description
Aldworth St
Address of Proposed Site
309-D-? Split of 309-D-048
Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. Separate permits are required for future decks and/or pools.

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

19970055

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DRC Conditions for Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval #1, 2, 3 (56 Aldworth Street), 4, 5, 6, 7, 8, 10, 11, 12, 13 which states: Eroded soil shall be contained on site. Aldworth Street shall be kept clean of tracked soil from vehicles; 14 which states: Silt fence shall be installed along the right side line at the back corner. The length should be approximately 20'; and 15 which states: Minimum sill elevation shall be 81.5.

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

APPLICANT: JOANNE & KEVIN CURTIS
 ADDRESS: 60 ALDWORTH ST.
 SITE ADDRESS/LOCATION: 56 ALDWORTH ST.
 DATE: 8/18/97

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 56 ALDWORTH 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.

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. ERODED SOIL SHALL BE CONTAINED
ON-SITE. ALDORTH ST. SHALL BE
KEPT CLEAR OF TRACKED SOIL FROM
VEHICLES.

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

14. SILT FENCE SHALL BE INSTALLED
ALONG THE RIGHT SIDE LINE AT THE
BACK CORNER. THE LENGTH SHOULD BE
APPROXIMATELY 20'.

15. MINIMUM SILL ELEV. SHALL BE
81.5

CITY OF PORTLAND, MAINE
PUBLIC NOTICE



To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

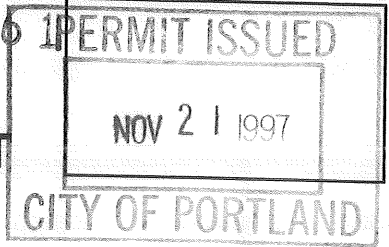
The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."



FILL IN AND SIGN WITH INK

97126



APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

309-D-051

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 56 Aldworth Street Use of Building single family Date November 20, 1997

Name and address of owner of appliance Kevin Curtis, 56 Aldworth Street, Portland

Installer's name and address Lawrence Keene, P.O. Box 143, Casco

Telephone 627-4199

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: H.B. Smith

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # 1907
- Solid Fuel # _____
- Oil # 100007684
- Gas # _____
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275 gal

Number of Tanks 1

Distance from Tank to Center of Flame 15 feet.

Cost of work \$4500.00
Permit fee \$45.00 Jc #3343

Approved

Fire: [Signature]
Ele.: [Signature]
Bldg.: [Signature]

Approved with Conditions

- See attached letter or requirement

Signature of Installer Lawrence Keene

MEMORANDUM

TO: Kevin Carroll, Code Enforcement
Kandi Talbot, Planner
Nancy Knauber, Public Works

FROM: Jim Wendel, Development Review Coordinator

DATE: November 25, 1997

RE: Request for Certificate of Occupancy
56 Aldworth Street (split of 309-D-048)

On November 25, 1997 I reviewed the site for compliance with the conditions of approval dated 8/18/97. Snow cover made the evaluation of the work difficult; my comments are:

1. Based on the snow cover the final grading appeared to be in conformance with the site plan. Additional grading may be required.
2. Loam has been placed but not seeded. The seeding shall be completed by April 30, 1998.
3. One city approved tree must be planted. The tree shall be planted by April 30, 1998.
4. Public Works at this time could not confirm that they have the necessary as-built data for the sewer and storm services. The excavator's name is Dave Alexander at 642-2114.

It is my opinion that a **temporary certificate of occupancy could be issued** assuming Code Enforcement has no outstanding issues. A second site visit is necessary in the Spring to assess the final grading work.

JN1350.10/disk3/56aldwth

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

I. D. Number _____

Curtis, Joanne & Kevin

Applicant _____

60 Aldworth St, Portland, ME 04103

Applicant's Mailing Address _____

Joanne

Consultant/Agent _____

797-3501

Applicant or Agent Daytime Telephone, Fax _____

8/12/97

Application Date _____

Aldworth St (Part of 60)

Project Name/Description _____

Aldworth St

Address of Proposed Site _____

309-D-? Split of 309-D-048

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) _____

7,399 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 **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **8/12/97**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **8/18/97** Approval Expiration **8/18/97** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **8/18/97**
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	
<input type="checkbox"/> Building Permit	_____		
	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		
<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**

19970055

I. D. Number

Curtis, Joanne & Kevin
Applicant
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Aldworth St
Address of Proposed Site
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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)

Proposed Building square Feet or # of Units 7,399 Sq Ft Acreage of Site R-3 zone 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 \$100.00 Date: 8/12/97

Inspections Approval Status:

- Approved **Approved w/Conditions** see attached Denied
- Approval Date 8/20/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Reviewer Marge Schmuckal

Performance Guarantee Required* Not Required

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

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

NADEAU & LODGE

844 Stevens Avenue
Portland, Maine 04103
Phone (207) 878-7870
Fax (207) 878-7871

*Professional Land Surveyors*

RD 2, Box 219A
Alfred, ME 04002
Phone (207) 499-2358

Proposed Description For A Deed

Katherine E. Curtis
to
Kevin M. Curtis & Joanne M. Curtis

A certain lot or parcel of land situated on the southeasterly sideline of Aldworth Street, in the City of Portland, County of Cumberland and State of Maine being more particularly bounded and described as follows;

Beginning on the southeasterly sideline of Aldworth Street at a set #5 steel rebar w/survey cap #2124 marking the northeasterly corner of the herein described parcel and the northwesterly corner of land described in a deed to Paul Zieba and Maria Zieba, dated July 14, 1992 and recorded at the Cumberland County Registry of Deeds in Book 10176, pg. 88;

Thence, S 31°10'51" E along said land of Zieba, a distance of ninety-nine and twenty-two hundredths (99.22') feet to a set #5 steel rebar w/survey cap #2124 and land described in a deed to Portland Water District, dated December 2, 1953 and recorded at said registry in Book 2156, pg. 460;

Thence, S 59°40'03" W along said land of Portland Water District, a distance of seventy-five and one hundredth (75.01') feet to a set #5 steel rebar w/survey cap #2124 marking the southeasterly corner of remaining land of the herein grantor;

Thence, N 31°10'51" W along said land of the herein grantor, a distance of ninety-eight and eleven hundredths (98.11') feet to a set #5 steel rebar w/survey cap #2124 and said southeasterly sideline of Aldworth Street;

Thence, N 58°49'09" E along said southeasterly sideline of Aldworth Street, a distance of seventy-five and no hundredths (75.00') feet to the point of beginning.

Herein described parcel contains 7,399 square feet. Bearings are based on the 1997 magnetic meridian

Meaning and intending to describe a portion of the land described in a deed from Barry E. Curtis to the herein grantor, dated November 8, 1978 and recorded at said registry in Book 4337, pg. 89.

Reference is hereby made to a plan entitled "Plan Showing A Standard Boundary Survey Made For A Proposed Conveyance Of Land To Kevin M. & Joanne M. Curtis Located On The Southeasterly Sideline Of Aldworth Street, Portland, ME", dated June 9, 1997 by Nadeau & Lodge, Inc., Professional Land Surveyors, Portland and Lyman, ME.

James W. Nadeau
6-20-97

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 20, 1997

Joanne & Kevin Curtis
60 Aldworth Street
Portland, ME 04103

August 20, 1997

RE: 56 Aldworth Street

Dear Mr & Mrs Curtis,

Your application to construct a single family dwelling with attached garage 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 Inspections/Zoning: Approved with conditions, see attached requirements. M. Schmuckal

Development Review Coordinator: Approved: J. Windel, see attached

Building Code Requirements

Please read and implement attached building permit requirements #1,2, 4, 5, 6, 8, 9, 10, 11, 12, 16, 21, 22, 26, 27.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Marge Schmuckal', is written over the typed name.

Marge Schmuckal
Asst. Chief of Insp. Services

c: J. Wendel

PROPOSED CONVEYANCE
KATHERINE E. CURTIS

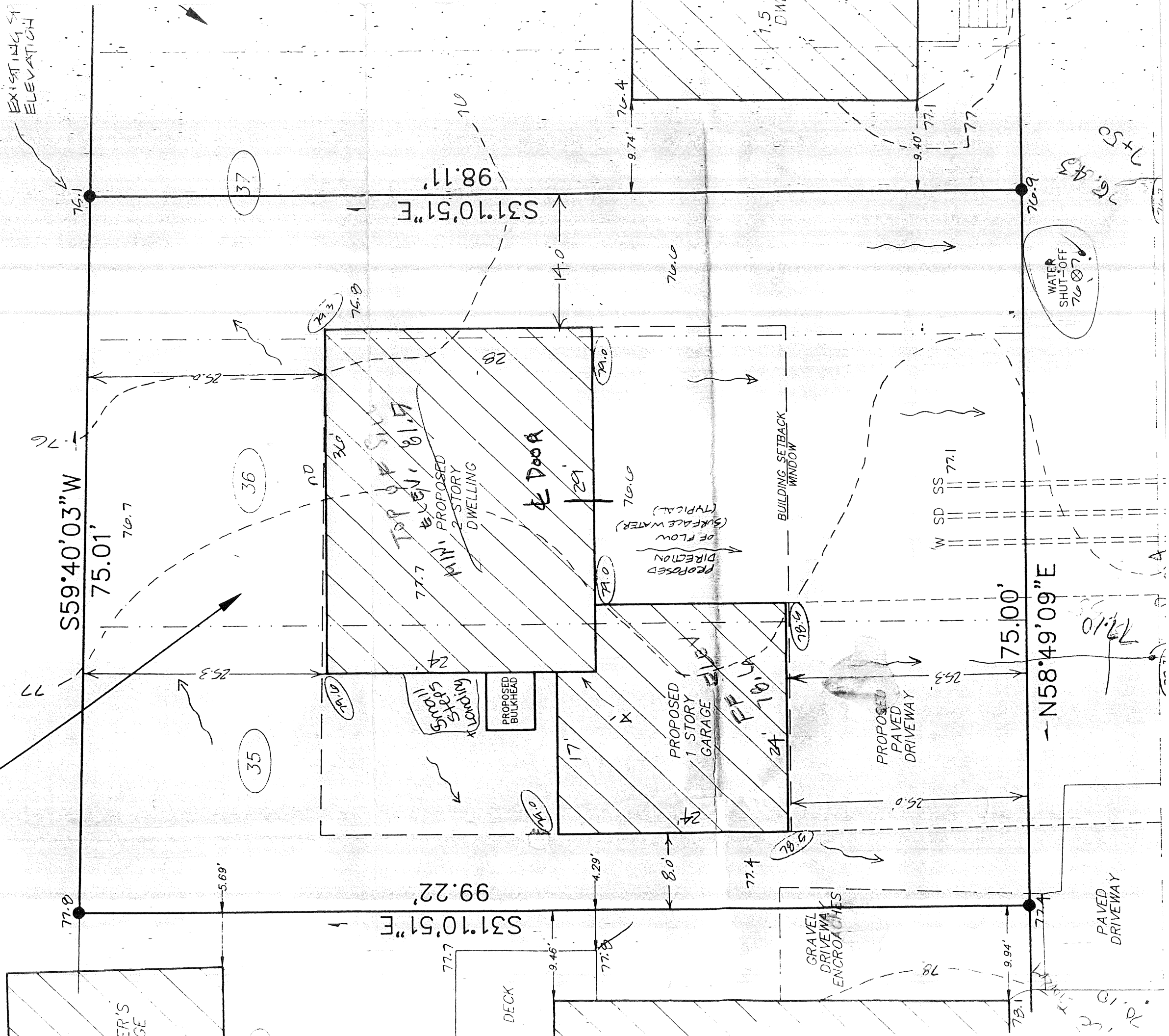
TO
CURTIS & JOANNE M. CURTIS

7,399.73 S.F.

N/F

PORTLAND WATER DISTRICT

BOOK 2156, PG. 460



PROPOSED CONVEYANCE
KATHERINE E. CURTIS

TO
CURTIS & JOANNE M. CURTIS

7,399.73 S.F.

N/F

PORTLAND WATER DISTRICT

BOOK 2156, PG. 460

