

310-F-23

92 Farnham St.

S.family

Leslie Ridge

2001-0268

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

2001-0268
Application I. D. Number
09/25/2001
Application Date
92 Farnham Street
Project Name/Description

Ridge Lesley M & Robert J Jr &
Applicant
114 Epping St, Portland, ME 04103
Applicant's Mailing Address

92 - 92 Farnham Street, Portland, Maine
Address of Proposed Site
310 F023001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Agent Ph: _____ **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) **24' x 50' manufactured home**

1200 sq. ft. **6500 sq. ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" 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 type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **09/25/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

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

Approval Date **06/04/2002** Approval Expiration **06/04/2003** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **06/04/2002**
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 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 | |

From: "Gary Wood" <GARY@ci.portland.me.us>
To: Portland.CityHall(JAYJR,MJN,MES)
Date: Tue, May 28, 2002 2:05 PM
Subject: Re: Al Waxler & 92 Farnham Street

I appreciate the fact that people are trying to work this out in a rational way given the somewhat irrational goal that I set out but I do not want to stretch the definition of manufactured housing to include anything else--that is a hole that Al would try to drive an armada thru--I will tell Al he all set with the setback issues but he has to meet with you folks re the foundation issues--perhaps there is a way he can move the house onto the lot and do some of the foundation work afterwards

>>> Mike Nugent 05/28 9:46 AM >>>

I'm reviewing the building plans and have contacted the State Manufactured Housing Board for definitional clarification. If the structure meets the definition of a "Manufactured" home then he is allowed to do things in compliance with the manufactured housing rules which are less restrictive than the BOCA standards.

His foundation does not meet the BOCA standard, but may comply with the less restrictive standard. I'll let you know.

>>> "Jay Reynolds" <JAYJR@ci.portland.me.us> 05/28 8:58 AM >>>

his site plan is lacking, far from reaching the minimum standards.

I did not know he 'reapplied' from the previous application. did he submit a new site plan? (i never approved his original plan, Marge denied it at that time.)

Please advise.

Thanks.

Jay

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that's fine but at this point I want this thing to go forward now--I don't want to hear about site plan review and frost walls etc--we have already litigated over this lot and won and he is putting a standard home on it instead of a bowling alley- which was our major goal-if we need to protect ourselves on the building permit by stating that the permit is being issued pursuant to an agreement with Al and that we have therefore not conducted the normal review for compliance with existing city laws then that's fine too--call his engineer Mathew Eck and let him know that --that may make Eck advise Al that he should put in a frostwall

>>> Marge Schmuckal 05/23 9:08 AM >>>

Gary,

I received a copy of your memo to the neighbors. I just wanted to point out that the permit has not actually been issued yet. Al Waxler needed to have his plot plan revised and resubmitted to show the front entry way which sits in the front yard setback. This is allowable only as 50 sq. ft. and some other regs. But I want to know this up front so we don't have conflicts afterward. Also Mike Nugent has not had an opportunity to review this submittal.

So Gary, we are not trying to hold up Al. We are just trying to do the proper review so this doesn't turn into another court case with Al. Both sides need to know what we are approving and what is expected of each. Otherwise, I fear that we will end up back in court again. I would like to avoid that.

Thanks,
Marge

CC: Portland.CityHall(SH,MBA,LDU,AQJ)

From: "Mike Nugent " <MJN@ci.portland.me.us>
To: Portland.CityHall(JAYJR,MES,GARY)
Date: Tue, May 28, 2002 9:46 AM
Subject: Re: Al Waxler & 92 Farnham Street

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CC: Portland.CityHall(SH,MBA,LDU,AQJ)

From: Marge Schmuckal
To: Gary Wood; Jay Reynolds
Date: Tue, May 28, 2002 9:06 AM
Subject: Re: Al Waxler & 92 Farnham Street

Yes, Jay, there is a new site plan....

I know that you were out last week. I was encouraging Matthew Ek (Sebago Tech) to contact you because of my original letter. But he said he would wait until you contacted him yourself. I told him that might hold things up. Right now, I am all set as far as zoning. Mike is reviewing the building side of the permit right now.

Marge

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CC: Alex Jaegerman ; Lee Urban; Mark Adelson ; Mike...

From: Gary Wood
To: "JAYJR"@Portland.gwgwia; Marge Schmuckal; Mike N...
Date: Tue, May 28, 2002 2:05 PM
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CC: Alex Jaegerman ; Lee Urban; Mark Adelson ; Sara...

Class Mail or International mail with Certified Mail. Requested to complete and applicable postage to receive in your Certified Mail. Requested to complete and applicable postage to receive in your Certified Mail.

Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

October 4, 2001

Alfred J. Waxler
P.O. Box 6681
Portland, ME 04103

RE: 92 Farnham Street - 310-F-023 - R-3 Zone

Dear Al,

I am in receipt of your permit application to place a manufacturing structure as per submitted plans on a lot located at 92 Farnham Street

Jay resubmits 5/20/02 - The latest submittal from October - This is the latest site plan for 92 Farnham St - AL Waxler - if you need any more information, call Matthew Ek - Sebago Twp. 856-0277

50'

Your submitted plot plan is not complete. It does not show the entire lot with all setbacks, including the side yard setbacks. The footprint of the plot plan structure on your submitted plans is scaled out as 14' x 53'. Your application requests a permit for 24' x 50' structure. Your plot plan MUST reflect what you are actually requesting. We shall need a revised and complete site plan showing exactly what size of structure you would like to place there, and the exact setbacks from front, rear, and sides of your property. Any projections such as stairs, decks, or bulkhead shall be present on your site plan submittal. Our application form explains in detail all these requirements for a submittal for a new house. The City's Development Review Coordinator also requests further information on the site plan. Please check with him on those specifics.

Your permit is also being denied because your submittal states that your front setback from your front property line will be 21.88 feet instead of the 25 feet required under section 14-90.

You may submit further paperwork with more accurate information. Your permit will be on hold until such required information is submitted. You have the right to appeal this decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to do so. Please contact this office for the appropriate paperwork and information in order necessary for an appeal.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal". The signature is written in black ink and extends to the right with a long, sweeping tail.

Marge Schmuckal
Zoning Administrator

Cc: Jay Reynolds, Planning
Mark Adelson, Housing and Neighborhood Services
Gary Wood, Corp. Counsel
File

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

2001-0268

Application I. D. Number

09/25/2001

Application Date

92 Farnham Street

Project Name/Description

Ridge Lesley M & Robert J Jr &

Applicant

114 Epping St, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

92 - 92 Farnham Street, Portland, Maine

Address of Proposed Site

310 F023001

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 must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 92 FARNHAM STREET, 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 . 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 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7 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.
- 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.
- 01 NO GRADING IS PROPOSED ON THE SITE PLAN. IF GRADES CHANGE, AN AMENDED SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED BY THE PLANNING AUTHORITY.

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: May 25, 2004
RE: C. of O. for 92 Farnham Street
(CBL 310F023) (ID 2001-0268)

J.R.

After visiting the site, 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.

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

File: O:\plan\drc\farnham92a.doc

CUTTER'S EDGE

Lawn Maintenance • Hydroseeding
Turf Grass Specialists

209 Albion Road
Windham, ME 04062

Tel: 207-893-0299
Cell: 671-3045

Customer Edd Shevenell
Address _____ 774 - 1116
Job Location _____ Phone 749-1148

92 Farnham St
Portland
Off Forest Ave
Pre Paid For Hydro Seeding
to be done At Address listed
Above to be done by
5/29/04

WE PROPOSE here to furnish materials and labor - complete in accordance with above specification, for the sum of: \$ _____

ACCEPTANCE: The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature _____ Date _____

<i>Thank You!</i>	TOTAL	\$ 200.00
	DEPOSIT	
	BAL. DUE	\$ 200.00

Jag FYI

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
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Director



CITY OF PORTLAND

October 4, 2001

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RE: 92 Farnham Street - 310-F-023 - R-3 Zone

Dear Al,

I am in receipt of you permit application to place a manufactured home from P.A.T.H. 24' x 50' as per submitted plans on a lot located at 92 Farnham Street. This permit is being denied.

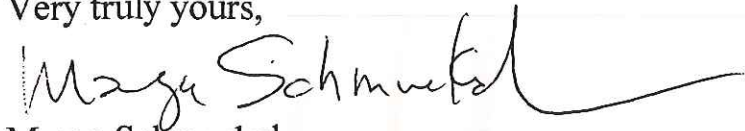
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