

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

Location of Construction: <b>196 Milton/Beverly-Sts Lot #156</b>		Owner: <b>EJ Groudin</b>	Phone:
Owner Address:		Lessee/Buyer's Name:	Business Name:
Contractor Name: <b>Custom Built Homes of Maine</b>		Address: <b>27 Maine St</b>	Phone: <b>892-3149</b>
Past Use: <b>Vacant Land</b>	Proposed Use: <b>1-fam</b>	COST OF WORK: <b>\$ 70,000.00</b>	PERMIT FEE: <b>\$ 370.00</b>
Proposed Project Description: <b>Single Family Dwelling</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: <b>Mary Greshk</b>	Date Applied For: <b>09 April 1997</b>	Date:	

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**

3-14-97 and has been processed

**PERMIT ISSUED**

**APR 29 1997**

**CITY OF PORTLAND**

Zone: CBL 333-K-020

Special Zone or Reviews:

☐ Shoreland

☐ Wetland

☐ Flood Zone

☐ Subdivision

☐ Site Plan major ☐ minor ☐ mm

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**

**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: **EJ Groudin**

ADDRESS: **27 Maine St, Portland, ME 04102**

DATE: **26 Apr 97 - Permit Routed**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

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



# COMMENTS

5/23/97 - Foundation Settlements/Deposits/Conspicuous all ok  
 That - Lot width along face of house is 85'-1" (80' range)  
 3/30/97 - foundation in ok to level off  
 4/12/97 of Framing/Rough plumbing ok - ok to clear  
 7/22/97 - Cig & Inspection - all ok

Basement Temp Cell  
 Single Family Dwelling - No Garage/No Deck

## Conditions

- 1 - Cellar Wall leaks must conform to NEC
- 2 - Boiler transformer wiring must conform to NEC

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



Location of Construction: 196 Milton/Beverly-Sts Lot #156		Owner: RJ Grondin		Phone:	
Owner Address:		Lessee/Buyer's Name:		Business Name:	
Contractor Name: Custom Built Homes of Maine		Address: 27 Main St Windham, ME 04062		Phone:	
Past Use: Vacant Land		Proposed Use: 1-fam		PERMIT FEE: \$ 370.00	
Proposed Project Description: Single Family Dwelling		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 5 Type: 573 Signature: [Signature] Date: 5/3	
Permit Taken By: Mary Gresik		Date Applied For: 09 April 1997		Signature: [Signature] Date:	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.

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**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: [Signature] ADDRESS: 27 Main St. Windham 04062 DATE: 24 Apr 97 - Permit Routed

PHONE: 09 April 1997

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

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

Permit No: 970318

PERMIT ISSUED

Permit Issued: APR 29 1997

CITY OF PORTLAND

Zone: R-2 CBL: 333-K-020

Zoning Approval: [Signature] 4/29/97

Special Zone or Reviews:

- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan
- ☐ Major
- ☐ Minor
- ☐ Dmm

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: 4-29-97

CEO DISTRICT 7

K. Carroll





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 196 Milton St (Lot #156) 33-K-020

Issued to Custom Built Homes of Maine

Date of Issue 24 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. 970378, 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  
No Garage/No Decks

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(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, MAINE  
Department of Building Inspection

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PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling  
No Garage/No Decks

Limiting Conditions: TEMPORARY:

- 1/ Cellar wall boxes must conform to N.E.C.
2. Boiler transformer wiring must conform to N.E.C.

This certificate supersedes  
certificate issued

Approved:

(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.

Temporary  
per N.E.C.



# BUILDING PERMIT REPORT


DATE: 29 APRIL 96 ADDRESS: 196 MILTON ST. (LOT#156)  
 REASON FOR PERMIT: To Construct a single family dwelling  
 BUILDING OWNER: R J Grandin  
 CONTRACTOR: Custom Built Homes of Maine  
 PERMIT APPLICANT: \_\_\_\_\_ APPROVAL: X1 X2 X3 X4 X5 X6 X7 X8 X9 X10 X11 X12 X13 X14 X15 X16 X17 X18 X19 X20 X21 X22 X23 X24 X25 X26 X27 X28 X29 X30 X31 X32 X33 X34 X35 X36 X37 X38 X39 X40 X41 X42 X43 X44 X45 X46 X47 X48 X49 X50 X51 X52 X53 X54 X55 X56 X57 X58 X59 X60 X61 X62 X63 X64 X65 X66 X67 X68 X69 X70 X71 X72 X73 X74 X75 X76 X77 X78 X79 X80 X81 X82 X83 X84 X85 X86 X87 X88 X89 X90 X91 X92 X93 X94 X95 X96 X97 X98 X99 X100 DENIED

## CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
  - X2. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
  - X6. 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.
  - X7. 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.
  - X8. Headroom in habitable space is a minimum of 7'6".
  - X9. 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.
  - X10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
  - X11. 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.
  - X15. 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 basements
- In 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)
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.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. \_\_\_\_\_
27. \_\_\_\_\_
28. \_\_\_\_\_

  
P. Samuel Hollings, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



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

APPLICANT: CUSTOM BUILT HOMES OF MAINE  
 ADDRESS: 27 MAIN ST, WINDHAM, ME 04062  
 SITE ADDRESS/LOCATION: 196 MILTON ST LOT 156  
 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 196 MILTON 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.  
NOTE THE ATTACHED REFERENCED BMP FOR  
EROSION CONTROL.

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



# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

**LOCATION:** 196 Milton St

Date 09 June 1997

Permit # 14229

**OWNER** Custom Built Homes of Maine **ADDRESS**

OUTLETS		Telephone		Data		CATV		TOTAL EACH FEE	
		Receptacles	40	Switches	25	Smoke Detector	7	5	2.00
<b>FIBER OPTICS</b>								72	14.40
<b>FIXTURES</b>		incandescent		fluorescent				15.00	
		fluorescent strip						12	2.40
								.20	
<b>SERVICES</b>		Overhead				TTL AMPS TO	800	15.00	
		Underground					800	100	15.00
Temporary Service		Overhead				AMPS OVER	800	25.00	15.00
		Underground					800	25.00	
<b>METERS</b>		(number of)						1	1.00
<b>MOTORS</b>		(number of)							1.00
<b>RESID/COM</b>		Electric units							2.00
<b>HEATING</b>		oil/gas units		Interior		Exterior			1.00
<b>APPLIANCES</b>		Ranges	1	Cook Tops		Wall Ovens			5.00
Insta-Hot		Water heaters		Fans	2	Dryers	1		2.00
Disposals	1	Dishwasher	1	Compactors		Others (denote)		6	2.00
<b>MISC. (number of)</b>		Air Cond/win							12.00
		Air Cond/cent							3.00
		HVAC		EMS		Pools			10.00
		Signs				Thermostat			5.00
		Alarms/res							10.00
		Alarms/com							5.00
		Heavy Duty(CRKT)							15.00
		Circus/Carnv							2.00
		Alterations							25.00
		Fire Repairs							5.00
		E Lights							15.00
		E Generators							1.00
									20.00
<b>PANELS</b>		Service		Remote		Main		1	4.00
<b>TRANSFORMER</b>		0-25 Kva							4.00
		25-200 Kva							5.00
		Over 200 Kva							8.00
									10.00
		<b>MINIMUM FEE/COMMERCIAL 35.00</b>				<b>TOTAL AMOUNT DUE</b>			
						<b>MINIMUM FEE</b>		<b>25.00</b>	
								<b>50.80</b>	

**INSPECTION:** Will be ready

or will call XXXXXXXXX

**CONTRACTORS NAME** Jeff Hight  
**ADDRESS** 17 Racine Ave  
**TELEPHONE** 797-9693

**MASTER LIC. #** 14229  
**LIMITED LIC. #**

**SIGNATURE OF CONTRACTOR**

*Jeff Hight*



# ELECTRICAL INSTALLATIONS—

Permit Number \_\_\_\_\_

Location \_\_\_\_\_

Owner \_\_\_\_\_

Date of Permit \_\_\_\_\_

Final Inspection \_\_\_\_\_

By Inspector \_\_\_\_\_

INSPECTION: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in 6/10/97 by [Signature]

## PROGRESS INSPECTIONS:

6/10/97 Closing  
6/12/97 Primer  
 \_\_\_\_\_ / \_\_\_\_\_  
 \_\_\_\_\_ / \_\_\_\_\_  
 \_\_\_\_\_ / \_\_\_\_\_  
 \_\_\_\_\_ / \_\_\_\_\_

DATE:

REMARKS:

7/22/97 1) And a plug connect dispenser pig  
 2) wire ~~box~~ Box nailed through brace  
 3) Boiler line low-voltage come TB  
not ready  
work case nailed through brace

or will call XXXXXXXX

MASTER LIC. \_\_\_\_\_  
 LIMITED LIC. \_\_\_\_\_

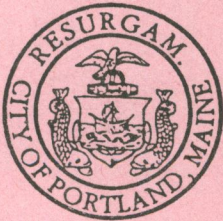
Jeff Hight  
 17 Racine Ave  
 727-9933

CONTRACTOR'S NAME  
 ADDRESS  
 TELEPHONE

SIGNATURE OF CONTRACTOR

[Signature]





**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

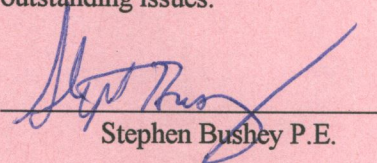
**TO:** Code Enforcement

**FROM:** Steve Bushey, Development Review Coordinator

**DATE:** July 22, 1997

**RE:** Request for Certificate of Occupancy, 196 Milton Street

I have reviewed the single family house site work construction at 196 Milton Street and find that a permanent certificate of occupancy could be issued assuming code enforcement has no outstanding issues.

  
Stephen Bushey P.E.

cc: Kandi Talbot, Planner



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: 196 Milton St. ( Lot # 156 )

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:** The sill elevation shall be no lower than 69.0' and the lowest building opening shall be no lower than 67.5'. 2. Separate permits are required for any future decks and / or garage. 3. The building shall be placed back far enough to meet the zoning requirement of the minimum lot width of 80' where the house is located. M. Schmuckal

**Development Review Coordinator:** Approved with conditions: See attached. J. Wendel

### Building Code Requirements

1. Please read and implement items 1,2,6,7,8,9,10,11,12,13,14,15,,20, and 25 of the attached building permit report.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

c: J. Wendel,  
M. Schmuckal





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

I. D. Number

Custosm Built Homes Of Maine

09 April 1997

Applicant 27 Main St Windham, ME 04062

Application Date  
Woodford Gardens

Applicant's Mailing Address

Project Name/Description

Consultant/Agent  
Ted - 892-3149

196 Milton/Beverly ????

Address of Proposed Site

333-K-020

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)

768 GFC

17,062 Sq Ft

R-2

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># 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<br>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 100.00 Engineer Review Fee

Approval Status:

Reviewer Marge Schmuckal

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

- The Sill elevation shall be no lower than 69.0' and the lowest building opening shall be no lower than 67.5'
- Separate permits shall be taken out for future decks and garages
- The building shall be placed back far enough to meet the zoning requirement of the minimum lot width of 80' where the house is located

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         |                 |

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD

Address: 196 Milton/Beverly





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

I. D. Number

Custom Built Homes Of Maine

Applicant 27 Main St Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

ed - 892-3149

Applicant or Agent Daytime Telephone, Fax

09 April 1997

Application Date

Woodford Gardens

Project Name/Description

196 Milton/Beverly ???? LOT 156

Address of Proposed Site

333-K-020

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)

768 GFC

17,062 Sq Ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># 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<br>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 100.00 Engineer Review Fee

Approval Status:

Reviewer JIM WENOEL

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1.   
2. SEE ATTACHED CONDITIONS   
3.   
4.

Approval Date 4/23/97

Approval Expiration 4/98  
date

Extension to date

☐ Additional Sheets Attached

3 ☐ 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         |                 |

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

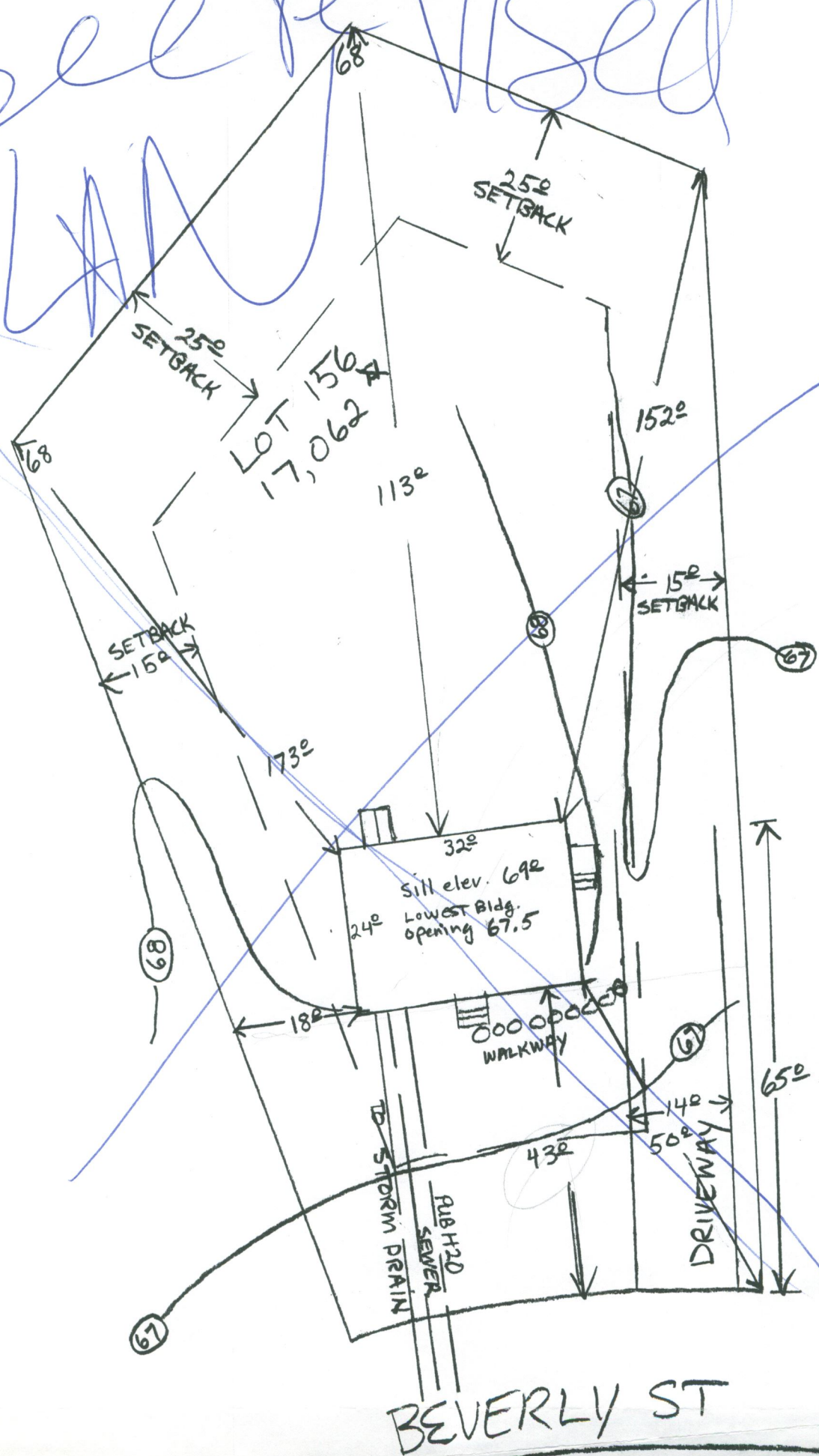
Yellow - Planning

2/9/95 Rev5 KT.DPUD

Address: Milton/Beverly



See Revised  
PLAN





Applicant: Ted Wandighin

Date: 4/29/97

Address: 196 Milton St (lot 156)

C-B-L: 333-K-20

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work -

New single family dwelling 24x32  
No garage  
no decks shown  
Ct. R-2

Sewage Disposal -

Lot Street Frontage - 50' req

Front Yard - 25' req - ~ 40' shown

Rear Yard - 25' req - ~ 113' shown

Side Yard - 14' req - 10' E ~ 22' shown

Projections -

rear bulkhead in front, stoop shown

Width of Lot -

~~80' req - only 78' shown~~  
~~10' req - 10' shown~~  
~~10' req - 10' shown~~

shown revised plan -  
to be set back far  
en

Height -

2 story

Lot Area -

10,000# req

17,062#

Lot Coverage/Impervious Surface -

20%

Area per Family -

10,000#

Off-street Parking -

2 spaces shown

Loading Bays -

N/A

Site Plan -

minor / minor

Shoreland Zoning/Stream Protection -

N/A

Flood Plains -

N/A

Ted to be  
CAXing me  
to revised copy  
showing  
the  
80' setback

✓

shall be No lower than 69.0' and the lower  
shall be No lower than 67.5'  
shall be taken out for future decks and/or



revised  
plan



to be  
pushed back  
enough  
to get  
The 80'  
width of  
lot