

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

**2009-0064**  
Application I. D. Number  
  
**7/23/2009**  
Application Date  
  
**New Single Family Home**  
Project Name/Description

**Diversified Properties Inc**  
Applicant  
**Po Box 10127 , Portland , ME 04104**  
Applicant's Mailing Address

Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

**45 - 45 Beverly St , Portland, Maine**  
Address of Proposed Site  
**335 B007001**  
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  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Proposed Total Disturbed Area of the Site 0 Zoning \_\_\_\_\_

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review           |
| <input type="checkbox"/> Amendment to Plan - Board Review   | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review   |   | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Historic Preservation   |
| <input type="checkbox"/> After the Fact - Major             |   | <input type="checkbox"/> Stormwater                  | <input type="checkbox"/> Flood Hazard            |
| <input type="checkbox"/> After the Fact - Minor             |   | <input type="checkbox"/> PAD Review                  | <input type="checkbox"/> Traffic Movement        |
|   |   | <input type="checkbox"/> 14-403 Streets Review       | <input type="checkbox"/> Site Location           |
|   |   |  | <input type="checkbox"/> Housing Replacement     |
|   |   |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 7/23/2009

**DRC Approval Status:**

- Approved  Approved w/Conditions See Attached  Denied

Reviewer PHD D. Pardo / D. Pinedo / E. Giles

Approval Date \_\_\_\_\_ Approval Expiration 8/11/09 Extension to \_\_\_\_\_  Additional Sheets Attached

DJP signature

Performance Guarantee  Required\*  Not Required

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

- |  |                |  |                 |
|--|----------------|--|-----------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | _____          | _____  | _____           |
|  | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                       | _____          | _____  |                 |
|  | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue                     | _____          |  |                 |
|  | date           |  |                 |
| <input checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released | _____          | _____  | _____           |
|  | date           | signature  |                 |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted     | _____          | _____  | _____           |
|  | submitted date | amount   | expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released      | _____          | _____  |                 |
|  | date           | signature  |                 |

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## MEMORANDUM

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**To:** FILE

**From:** Philip DiPierro

**Dept:** DRC

**Subject:** Application ID: 2009-0064

**Date:** 8/11/2009

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See Conditions

### Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

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- 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.

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- 3 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.

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- 4 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.

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- 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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- 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.)

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- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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- 8 A double row of Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. The Development Review Coordinator reserves the right to require additional controls if needed to properly manage stormwater runoff.

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- 9 The buffer of trees or a fence along the edge of the driveway pavement shall be installed as shown on the site plan stamped by William Haskell, Engineer, on July 31, 2009 and listed as note number 10. The buffer shall be maintained permanently, unless a relocated driveway is reviewed and approved by the Planning Authority.

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TO: Inspections Department  
FROM: Philip DiPierro, Development Review Coordinator  
DATE: December 9, 2009  
RE: C. of O. for #45 Beverly Street,  
(Id#2009-0064) (CBL 335 B 007001)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Lawn installation,
2. Miscellaneous minor site work,

I anticipate this work can be completed by **June 1, 2010**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Director of Inspection Services  
File: Urban Insight

Clifford A. Williams  
45 Beverly St  
774-2636 - h  
233-3606 - c



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 45 BEVERLY ST CBL 335 B007001

Issued to Madd Llc/Len Anderson

Date of Issue 12/09/2009

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. 09-0770, 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, Use Group R-3, Type 5b, IRC 2003

**Limiting Conditions:** Temporary Certificate of Occupancy until June 01, 2010 in which time all Site work is to be completed.

This certificate supersedes  
certificate issued

Approved:

12/9/09

(Date)

*Shawn K. Mackley*  
Inspector

*Benny L. Hutter*  
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.

**Memorandum**  
Department of Planning and Urban Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 23, 2010

RE: C. of O. for #45 Beverly Street,  
(Id#2009-0064) (CBL 335 B 007001)

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After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager  
File: Barbara Barhydt, Development Review Services Manager  
File: Urban Insight

TO: Inspections Department  
FROM: Philip DiPierro, Development Review Coordinator  
DATE: December 9, 2009  
RE: C. of O. for #45 Beverly Street,  
(Id#2009-0064) (CBL 335 B 007001)

---

After visiting the site, I have the following comments:

Site work incomplete:

1. Lawn installation to include touch-up loaming, finish grading, seeding, and hay mulching,
2. Miscellaneous minor site work to include general site clean up, and confirmation that slope stabilization is adequate. The installation of erosion control blanket, stone check dams, or riprap may be required if slope can't be stabilized with lawn.

I anticipate this work can be completed by **June 1, 2010**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Director of Inspection Services  
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 9, 2009

RE: C. of O. for #45 Beverly Street,  
(Id#2009-0064) (CBL 335 B 007001)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Lawn installation, - loam + seed installed & present but not 100% germinated need to be
  2. Miscellaneous minor site work, - Remove silt fence + add top soil to minor areas still disturbed - Remove any debris soil Re-seeded in spring area
- I anticipate this work can be completed by June 1, 2010. ↳ especially near propane tank side ↳ near top of silt fence

At this time, I recommend issuing a temporary Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager  
Director of Inspection Services  
File: Urban Insight

TO: Inspections Department  
FROM: Philip DiPierro, Development Review Coordinator  
DATE: December 9, 2009  
RE: C. of O. for #45 Beverly Street,  
(Id#2009-0064) (CBL 335 B 007001)

---

After visiting the site, I have the following comments:

Site work incomplete:

1. Lawn installation,
2. Miscellaneous minor site work,

I anticipate this work can be completed by **June 1, 2010**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager  
Director of Inspection Services  
File: Urban Insight



**From:** Lannie Dobson  
**To:** C of O; mem  
**Date:** 12/4/2009 10:28:43 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 51 BEVERLY ST Parcel ID:  
335 B007001 Dis

Date: 12/8/2009 Time: 6:00:00 AM

Note: 233-1715 Len Property Addr: 51 BEVERLY ST Parcel ID: 335 B007001

Application Type: Prmt  
Application ID: 90770

Contact:  
Phone1: Phone2:

Owner Name: MADD LLC  
Owner Addr: 543 ALLEN AVE  
PORTLAND, ME 04103

Barbara Barhydt - Re: FW: silt

**From:** Barbara Barhydt  
**To:** Anderson, Dan; Jaegerman, Alex; LENANDERSON@aol.com  
**Date:** Friday, August 07, 2009 9:20:48 AM  
**Subject:** Re: FW: silt

Good morning Dan:

I did check the permit for the lot across the street and Phil included the following condition of approval:

"A double row of Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily."

While I cannot confirm this with Phil today, I believe he requested the double row of controls due to the slope and wetlands on that site.

The site plan you submitted for 45 Beverly shows a silt fence, which is one of the recommended measures by DEP for areas with steep slopes. Based upon our review of the submitted site plan, the proposed control measures are appropriate for the steep slope and adjacent wetland that is located on this lot. Mr. Giles visited the site to see that the silt fence was in place. Based upon Phil's previous review, you may substitute a double row of controls or install a silt fence.

Please let us know in writing what you are proposing. We will schedule a site visit to confirm that the agreed upon measures are in place.

Thank you.

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
389 Congress Street 4th Floor  
Portland, ME 04101  
(207) 874-8699  
Fax: (207) 756-8256  
bab@portlandmaine.gov

>>> "Dan Anderson" <[dananderson2@myfairpoint.net](mailto:dananderson2@myfairpoint.net)> Thursday, August 06, 2009 5:33 PM >>>

-----Original Message-----

From: Dan Anderson [<mailto:dananderson2@myfairpoint.net>]  
Sent: Thursday, August 06, 2009 5:28 PM  
To: 'Barbara Barhydt'  
Subject: RE: silt

It just occurred to me that we built on the lot across the street with the same slope and wetland and used the same technique for erosion control and the two other new homes on the same street were built with similar issues

Barbara Barhydt - Re: FW: silt

(slopes and mulch) the wetland area is still protected from the silt fences (now overgrown & near the lower end of the slope) erected when Jim Wolf built the street, as it is still not signed off. It seems if this project was not rushed (hast made waste) we would not be in this situation. My lot on Garsoe Street (that I just sold) has a slight slope and wetland and had no permit issues with regards to using mulch. I think there needs to be some consistency in the department. We want to re-start things, get a permit and request a footing inspection as soon as possible. Please let me know if silt is mandatory or can we agree it will be in place tomorrow if needed and get the inspection and permit issued Friday. Is this possible?

Thank You Dan Anderson

-----Original Message-----

From: Barbara Barhydt [mailto:[BAR@portlandmaine.gov](mailto:BAR@portlandmaine.gov)]

Sent: Thursday, August 06, 2009 2:25 PM

To: [dananderson2@myfairpoint.net](mailto:dananderson2@myfairpoint.net)

Cc: [APalmer@gorillpalmer.com](mailto:APalmer@gorillpalmer.com); Alex Jaegerman ; Eric Giles; Philip DiPierro ; Tammy Munson

Subject: Re: silt

Hello Dan:

The site plan that was submitted shows a silt fence. There is a steep slope and a nearby wetland, which do warrant careful controls. I asked Eric to look for the methods as shown on the plan. Eric sent the bmp information to your brother and is responding to a call from John at the O'Brien Brothers. I am recommending that you install the silt fence. The City will have to do a re-inspection once the silt fence is installed and you will be charged for the re-inspection.

Please understand that work cannot be done on the site until you have a building permit in hand. I have not signed off on the site plan portion of the review, as I am waiting to sort the erosion and sedimentation controls and will be placing conditions on the permit. I will coordinate that with Tammy Munson.

Thank you.

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
389 Congress Street 4th Floor  
Portland, ME 04101  
(207) 874-8699  
Fax: (207) 756-8256  
[bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

>>> "Dan Anderson" <[dananderson2@myfairpoint.net](mailto:dananderson2@myfairpoint.net)> Thursday, August 06,

2009 1:37 PM >>>

The excavator has always used mulch as an approved method of erosion control. Phil has always accepted the mulch berm as equivalent to a silt fence. This is the common practice now on all construction and is acceptable practice according to Maine DEP for silt equivalent according to the excavator.

If you need the silt fence in addition to the mulch please let me know so we can get it done today to get the permit. I understand the work has started and it has stopped. Please advise so we can satisfy the city's needs.

Dan

Dan Anderson Real Estate, Inc.

Appraisals & Brokerage

94 Auburn St. STE 201

Portland, ME 04103

207-878-3206 office direct

207-878-3207 fax direct

207-712-3741 cell

<mailto:dananderson2@verizon.net> [dananderson2@myfairpoint.net](mailto:dananderson2@myfairpoint.net)

Appraisal info and property search on the web

[danandersonappraisals.com](http://danandersonappraisals.com)

<http://dareinc.maine listings.com>

<http://danandersonrealestate.mreis.mlxchange.com>

**CC:** DiPierro , Philip; Giles, Eric; Munson, Tammy

|  |  |  |                                 |
|--|--|--|---------------------------------|
| <b>Location of Construction:</b><br>64 BEVERLY ST Lot #2 | <b>Owner Name:</b><br>C.G.B. Properties, LLC | <b>Owner Address:</b><br>84 Country Lane               | <b>Phone:</b><br>207-772-8629   |
| <b>Business Name:</b>                                    | <b>Contractor Name:</b><br>Dwight Brackett   | <b>Contractor Address:</b><br>84 Country Lane Portland | <b>Phone:</b><br>(207) 772-8629 |
| <b>Lessee/Buyer's Name</b>                               | <b>Phone:</b>                                | <b>Permit Type:</b><br>Single Family                   |                                 |

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4) A sewer permit is required for your 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.
- 5) 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.
- 6) 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.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

6/3/2008-amachado: Left message for Dwight. Siteplan shows that there is a 6' x 12' porch on the front that does not show up on the building plans. Also we need to have a siteplan that shows the whole lot. The rear of this lot is cut off.

6/4/2008-amachado: Met with Dwight. He confirmed that there is no 6' x 12' front porch. There will be just a 5' x 5' set of entry steps. Dwight amended the siteplan accordingly. He will bring in a siteplan that shows the whole lot.

6/20/2008-amachado: Received siteplan that shows the whole lot.

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 080829

Please Read Application And Notes, if Any, Attached

This is to certify that Madd, LLC (Len Anderson) / Madd, LLC (Len Anderson)  
has permission to Single Family Home - 26' x 36' Single Family 2 1/2 Bath Home with 2 bedrooms, 1.5 baths no garage  
AT RANDOLPH ST (Beverly St.) (56 Beverly St) 335 C024001

provided that the person or persons performing or causing to be performed any work or construction accepting this permit shall comply with all of the provisions of the Statutes of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or any enclosed-in part. FOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

PERMIT ISSUED

AUG 12 2008

8/11/08 *John M. [Signature]*  
Director - Building & Inspection Services

CITY OF PORTLAND

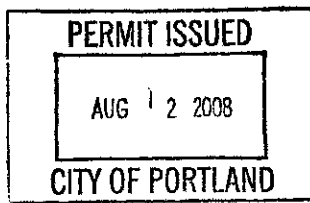
PENALTY FOR REMOVING THIS CARD

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

|  |   |   |  |
|--|---|---|--|
| Permit No:<br>08-0829  |   | Issue Date:<br>8/11/08 <i>CL</i>  | CBL:<br>335 C024001  |
| Location of Construction:<br>56 x <i>new</i><br>GRANDOLPH ST (Beverly St.)   | Owner Name:<br>Madd, LLC (Len Anderson)   | Owner Address:<br>543 Allen Avenue  | Phone:<br>233-1715   |
| Business Name:   | Contractor Name:<br>Madd, LLC / Len Anderson  | Contractor Address:<br>543 Allen Ave Portland   | Phone:<br>2072331715   |
| Lessee/Buyer's Name  | Phone:  | Permit Type:<br>Single Family   | Zone:<br>R-2   |
| Past Use:<br>Vacant Land   | Proposed Use:<br>Single Family Home - 26' x 30'<br>Single Family 2 story Home w/ 3<br>bedrooms, 1.5 baths no garage | Permit Fee:<br>\$1,145.00   | Cost of Work:<br>\$105,000.00  |
| Proposed Project Description:<br>Single Family Home - 26' x 30' Single Family 2 story Home w/ 3<br>bedrooms, 1.5 baths no garage |   | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied  | INSPECTION:<br>Use Group: Q-3 Type: SB<br>IRC-2003<br>Signature: <i>CL 8/11/08</i> |
|  |   | Signature: _____<br>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |  |

- Permit Taken By: **Idobson** Date Applied For: **07/07/2008**
- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
  - Building permits do not include plumbing, septic or electrical work.
  - 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..

| Zoning Approval  |   |  |
|--|---|--|
| Special Zone or Reviews  | Zoning Appeal   | Historic Preservation  |
| <input type="checkbox"/> Shoreland <i>N/A</i><br><input type="checkbox"/> Wetland <i>N/A</i><br><input type="checkbox"/> Flood Zone <i>panel 1-2 and</i><br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan <i>0205-0106</i><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/><br><i>OK w/ cond. h. of</i><br>Date: <i>7/21/08</i> <i>AP</i> | <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | <input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><i>AB1</i><br>Date: _____ |



**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 provision of the code(s) applicable to such permit.

|   |         |      |       |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT                      | ADDRESS | DATE | PHONE |
|   |         |      |       |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE |         | DATE | PHONE |
|   |         |      |       |



**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

|                       |                                 |                     |
|-----------------------|---------------------------------|---------------------|
| Permit No:<br>08-0829 | Date Applied For:<br>07/07/2008 | CBL:<br>335 C024001 |
|-----------------------|---------------------------------|---------------------|

|   |  |   |                          |
|---|--|---|--------------------------|
| Location of Construction:<br>56 Beverly St. | Owner Name:<br>Madd, LLC (Len Anderson)      | Owner Address:<br>543 Allen Avenue            | Phone:<br>( ) 233-1715   |
| Business Name:                              | Contractor Name:<br>Madd, LLC / Len Anderson | Contractor Address:<br>543 Allen Ave Portland | Phone:<br>(207) 233-1715 |
| Lessee/Buyer's Name                         | Phone:                                       | Permit Type:<br>Single Family                 |                          |

|   |   |
|---|---|
| Proposed Use:<br>Single Family Home - 26' x 30' Single Family 2 story Home w/ 3 bedrooms, 1.5 baths no garage | Proposed Project Description:<br>Single Family Home - 26' x 30' Single Family 2 story Home w/ 3 bedrooms, 1.5 baths no garage |
|---|---|

|   |                                  |                       |  |
|---|----------------------------------|-----------------------|--|
| Dept: Zoning  | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 07/31/2008                        |
| Note:   |                                  |                       | Ok to Issue: <input checked="" type="checkbox"/> |
| <ol style="list-style-type: none"> <li>1) This permit is being issued with the understanding that there is no gargaie and no deck on the rear.</li> <li>2) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol> |                                  |                       |  |

|  |                                  |                        |  |
|--|----------------------------------|------------------------|--|
| Dept: Building   | Status: Approved with Conditions | Reviewer: Chris Hanson | Approval Date: 08/11/2008                        |
| Note:  |                                  |                        | Ok to Issue: <input checked="" type="checkbox"/> |
| <ol style="list-style-type: none"> <li>1) Fastener schedule per the IRC 2003</li> <li>2) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.</li> <li>3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.</li> <li>4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</li> <li>5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> <li>6) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.</li> </ol> |                                  |                        |  |

|  |                                  |                           |  |
|--|----------------------------------|---------------------------|--|
| Dept: DRC  | Status: Approved with Conditions | Reviewer: Philip DiPierro | Approval Date: 07/31/2008                        |
| Note:  |                                  |                           | Ok to Issue: <input checked="" type="checkbox"/> |
| <ol style="list-style-type: none"> <li>1) A double row of Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.</li> <li>2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.</li> <li>3) 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.)</li> <li>4) A sewer permit is required for your 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.</li> <li>5) 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.</li> </ol> |                                  |                           |  |

**William Haskell**

---

**From:** William Haskell  
**Sent:** Friday, July 31, 2009 11:01 AM  
**To:** 'Ann Machado'; LENANDERSON@aol.com; Dan Anderson  
**Cc:** Alton Palmer  
**Subject:** 2105.01 - 45 Beverly Street - plan revisions  
**Attachments:** 45 Beverly Street Plans\_07-31-09.pdf

Hi Ann,

Attached are the plans with the following revisions:

- Figures 2, 3, 4 - Added the deck at the rear of the house
- Figure 2 – added barrier between drive and property line in front of garage. Note 10 was added which specifies requirements for the barrier.

Please contact me with any questions.

3 copies will mailed today.

Thank you,

Will Haskell  
Vice President  
Gorrill-Palmer Consulting Engineers, Inc.  
PO Box 1237, 15 Shaker Road  
Gray, ME 04039  
207-657-6910 x 235  
207-657-6912 fax  
[www.gorrillpalmer.com](http://www.gorrillpalmer.com)

*The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.*

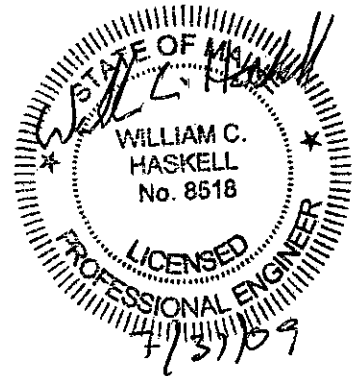
7/31/2009

## SPACE AND BULK REQUIREMENTS - R-2 ZONE

|                    |             |
|--------------------|-------------|
| MINIMUM LOT SIZE:  | 10,000 S.F. |
| MINIMUM FRONTAGE:  | 50 FT.      |
| MINIMUM SETBACKS:  |             |
| FRONT YARD         | 25 FT.      |
| REAR YARD          | 25 FT.      |
| SIDE YARD*         |             |
| 1 STORY            | 12 FT.      |
| 1 1/2 STORY        | 12 FT.      |
| 2 STORY            | 14 FT.      |
| 2 1/2 STORY        | 16 FT.      |
| MINIMUM LOT WIDTH: | 80 FT.      |

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.



Tridson Lot 4Z - CAD/DWG/2105.01-Space and Bulk - Lots.dwg, 7/31/2009 10:35:53 AM, bvandamm, 1:1, Gorrill-Palmer

|  |     |          |         |
|--|-----|----------|---------|
| Design:                                  | WCH | Date:    | 7/2009  |
| Draft:                                   | BVD | Job No.: | 2105.01 |
| Checked:                                 | WCH | Scale:   | NTS     |
| File Name: 2105.01-SPACE AND BULK - LOTS |     |          |         |

**GP** Traffic and Civil Engineering Services  
 PO Box 1237, 15 Shaker Road  
 Gray, ME 04039  
 207-657-6910

Drawing Name:  
**Space & Bulk Requirements**  
 Project:  
**BEVERLY STREET, PORTLAND**

Figure No.  
**1**

**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN JUNE 2009.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.

4. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

6. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

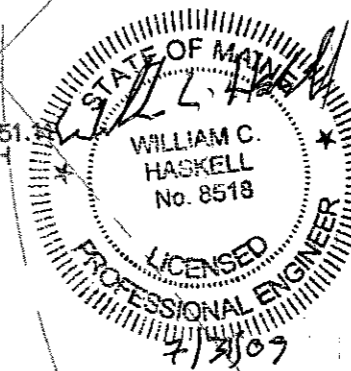
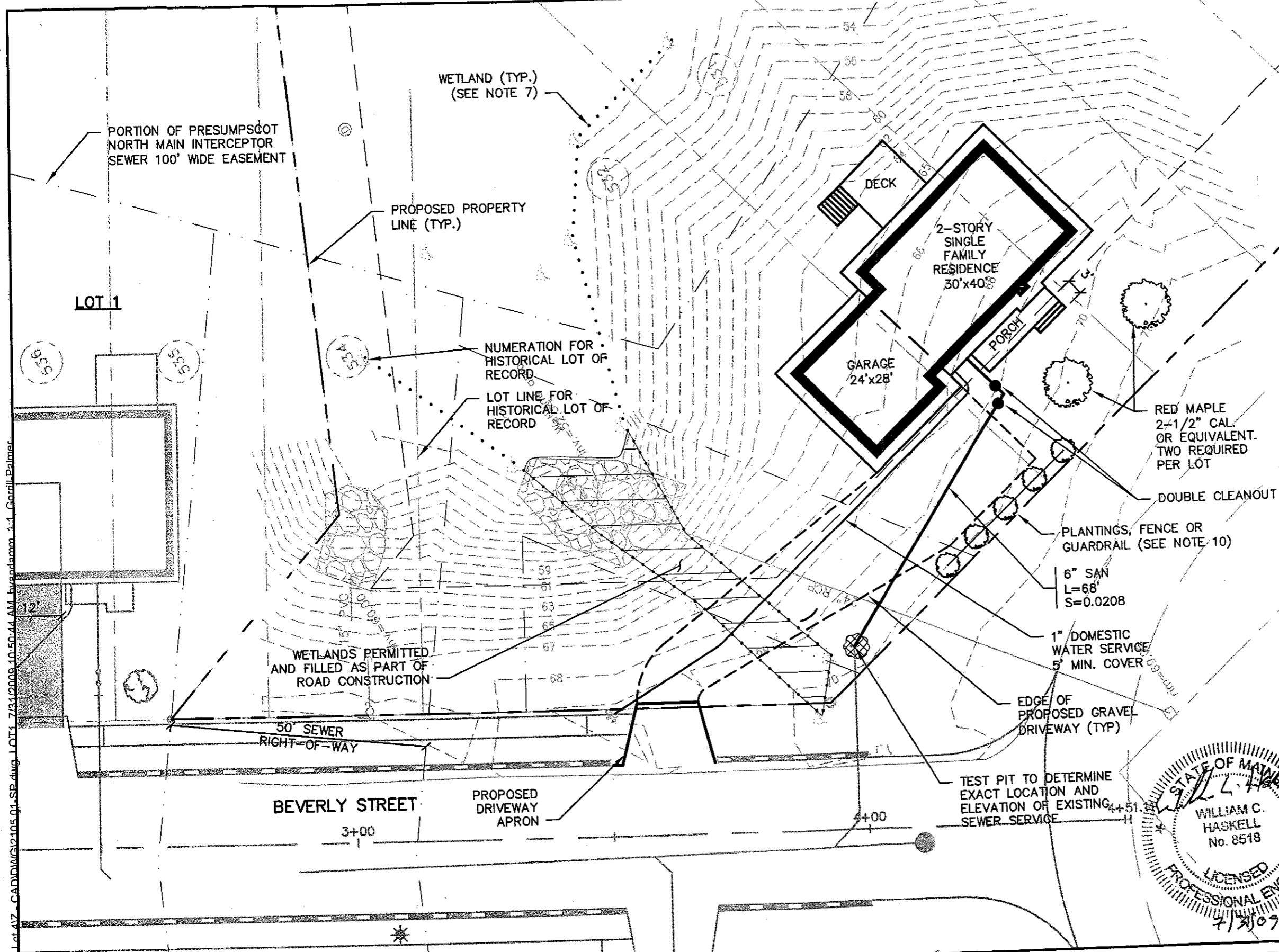
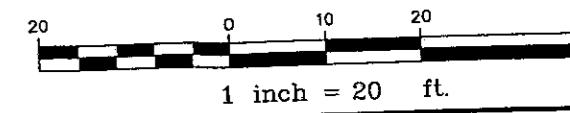
7. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.

8. EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.

9. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.

10. PROVIDE BARRIER TO CONSIST OF ANY OF THE FOLLOWING:

- 5 - 4' TALL EVERGREEN TREES AT 8' SPACING
- 25' LONG SPLIT RAIL OR SIMILAR FENCE
- 25' LONG WOOD GUARDRAIL CONSISTING OF 4"x4" PT POSTS AND 2"x10" RAILS



1:12:105.01-SP.dwg, LOT 1, 7/31/2009, 10:50:44 AM, kvandamm, 1:1, Gorrill-Palmer

| Rev. | Date   | Revision          |
|------|--------|-------------------|
| 1    | 1/5/07 | REMOVE TURNAROUND |

|                       |     |          |         |
|-----------------------|-----|----------|---------|
| Design:               | WCH | Date:    | 7/09    |
| Draft:                | BVD | Job No.: | 2105.01 |
| Checked:              | WCH | Scale:   | 1"=20'  |
| File Name: 2105.01-SP |     |          |         |

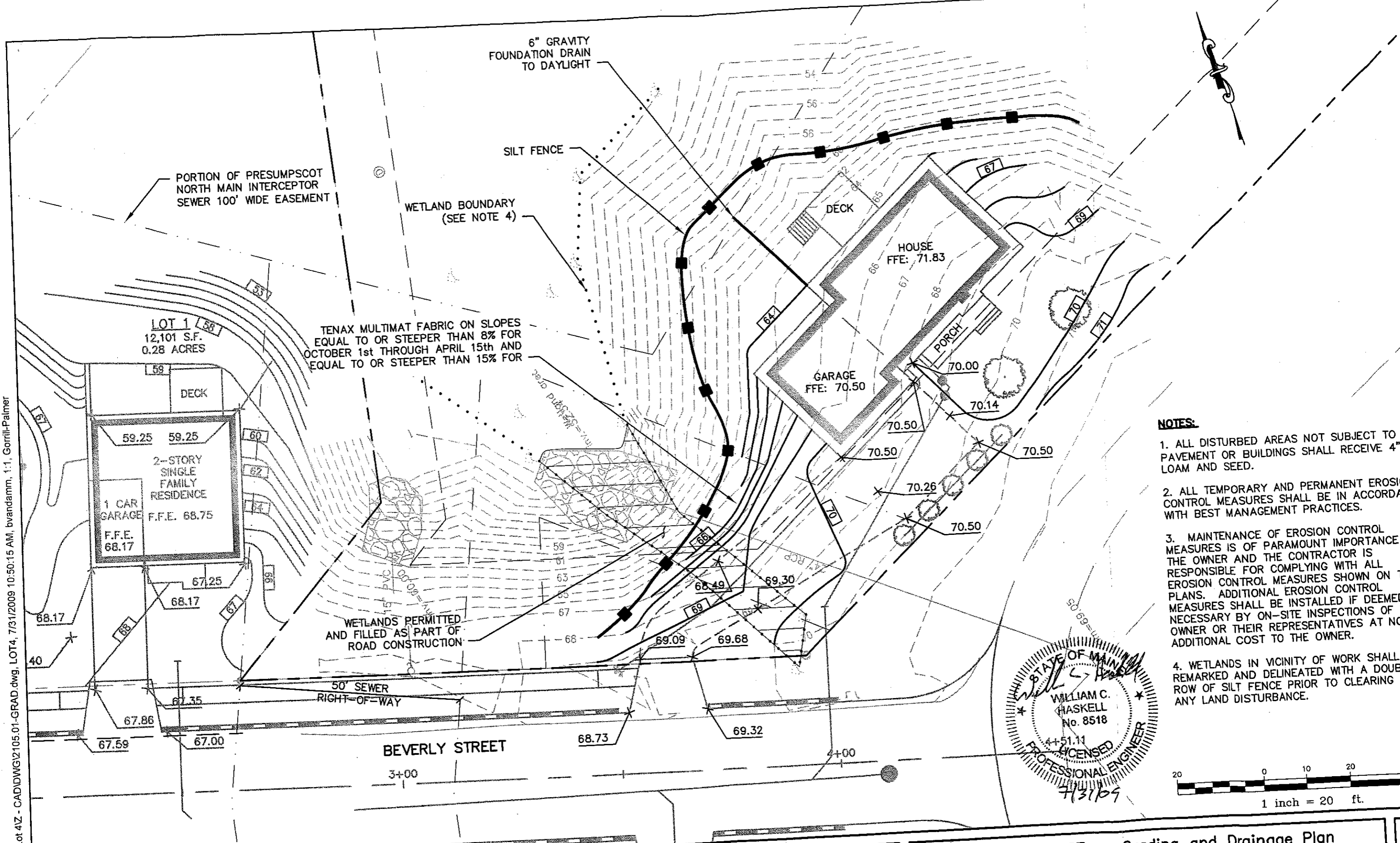
**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

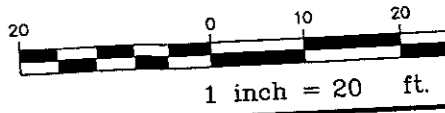
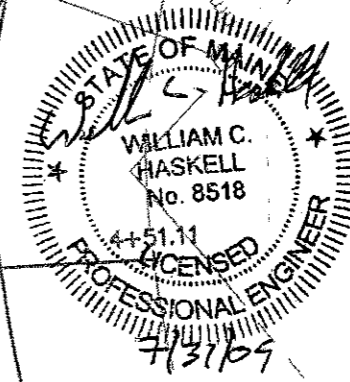
|               |  |
|---------------|--|
| Drawing Name: | 45 BEVERLY ST. - LAYOUT & UTILITY PLAN |
| Project:      | BEVERLY STREET                         |

Figure 2

U:\2105.01 Anderson Lot 4Z - CAD\DWG\2105.01-GRAD.dwg, LOT4, 7/31/2009 10:50:15 AM, bvandamm, 1:1, Gorrill-Palmer



- NOTES:**
1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDINGS SHALL RECEIVE 4" LOAM AND SEED.
  2. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
  3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE. THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
  4. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OF ANY LAND DISTURBANCE.



| Rev. | Date | Revision |
|------|------|----------|
|      |      |          |

|                             |     |          |         |
|-----------------------------|-----|----------|---------|
| Design:                     | WCH | Date:    | 6/2009  |
| Draft:                      | BVD | Job No.: | 2105.01 |
| Checked:                    | WCH | Scale:   | 1"=20'  |
| File Name: 2105.01-GRAD.dwg |     |          |         |

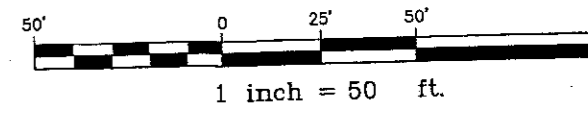
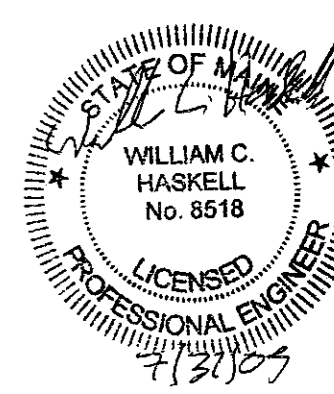
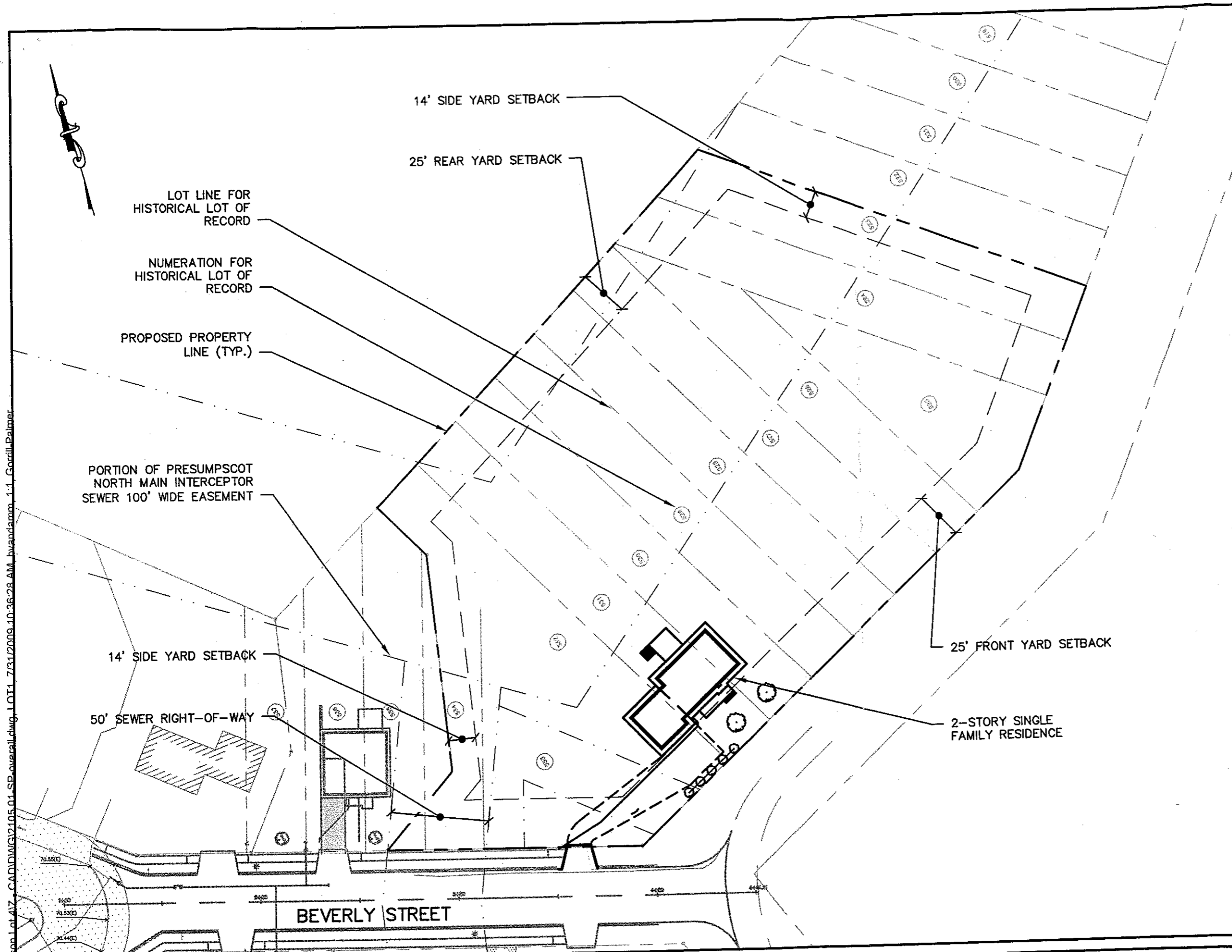
**GP** Gorrill-Palmer Consulting Engineers, Inc.  
*Traffic and Civil Engineering Services*

PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **45 BEVERLY ST. - Grading and Drainage Plan**

Project: **BEVERLY STREET**

1:21:05.01 Ag... GP... 1:1 Gorrill-Palmer



| Rev. | Date   | Revision          |
|------|--------|-------------------|
| 1    | 1/5/07 | REMOVE TURNAROUND |

|                                |                  |
|--------------------------------|------------------|
| Design: WCH                    | Date: 7/09       |
| Draft: BVD                     | Job No.: 2105.01 |
| Checked: WCH                   | Scale: 1"=20'    |
| File Name: 2105.01-SP--overall |                  |

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 207-657-6910  
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|               |                                      |
|---------------|--------------------------------------|
| Drawing Name: | 45 BEVERLY ST. - OVERALL LAYOUT PLAN |
| Project:      | BEVERLY STREET                       |

Figure No. 4

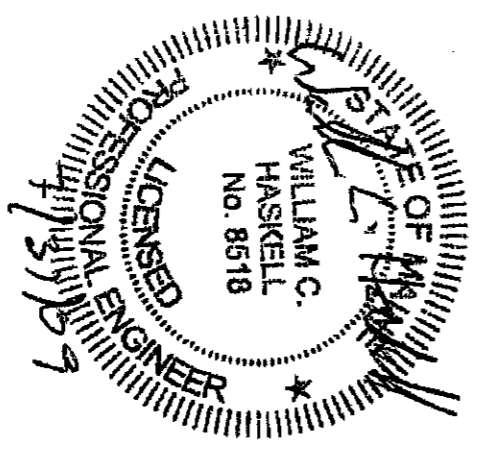
# SPACE AND BULK REQUIREMENTS - R-2 ZONE

|                    |             |
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**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Subject to Dept. Conditions  
 Date of Approval: 8/11/09



|  |     |          |         |
|--|-----|----------|---------|
| Designer:                                | WCH | Date:    | 7/2009  |
| Checker:                                 | BND | Job No.: | 2105.01 |
| Checked:                                 | WCH | Scale:   | NIS     |
| Title Name: 2105.01-SPACE AND BULK - LOT |     |          |         |

**GP**  
 Traffic and Civil Engineering Services  
 PO Box 1237, 15 Snaker Road  
 Gray, ME 04038  
 207-657-6910

Drawing Name: **Space & Bulk Requirements**  
 Project: **BEVERLY STREET, PORTLAND**

Figure No. **1**





| Rev. | Date | Revision |
|------|------|----------|
|      |      |          |

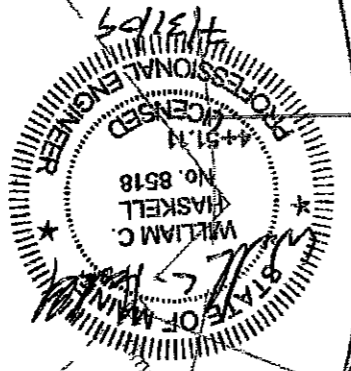
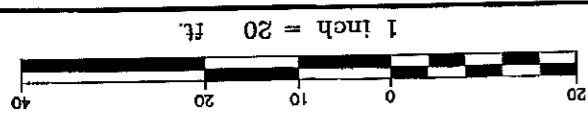
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| Draft: BVD                  | Job No.: 2105.01 |
| Checked: WCH                | Scale: 1"=20'    |
| File Name: 2105.01-GRAD.dwg |                  |

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 15 Shaker Road  
 Gray, ME 04038  
 P.O. Box 1237  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: malibogorillpalmer.com

*Traffic and Civil Engineering Services*

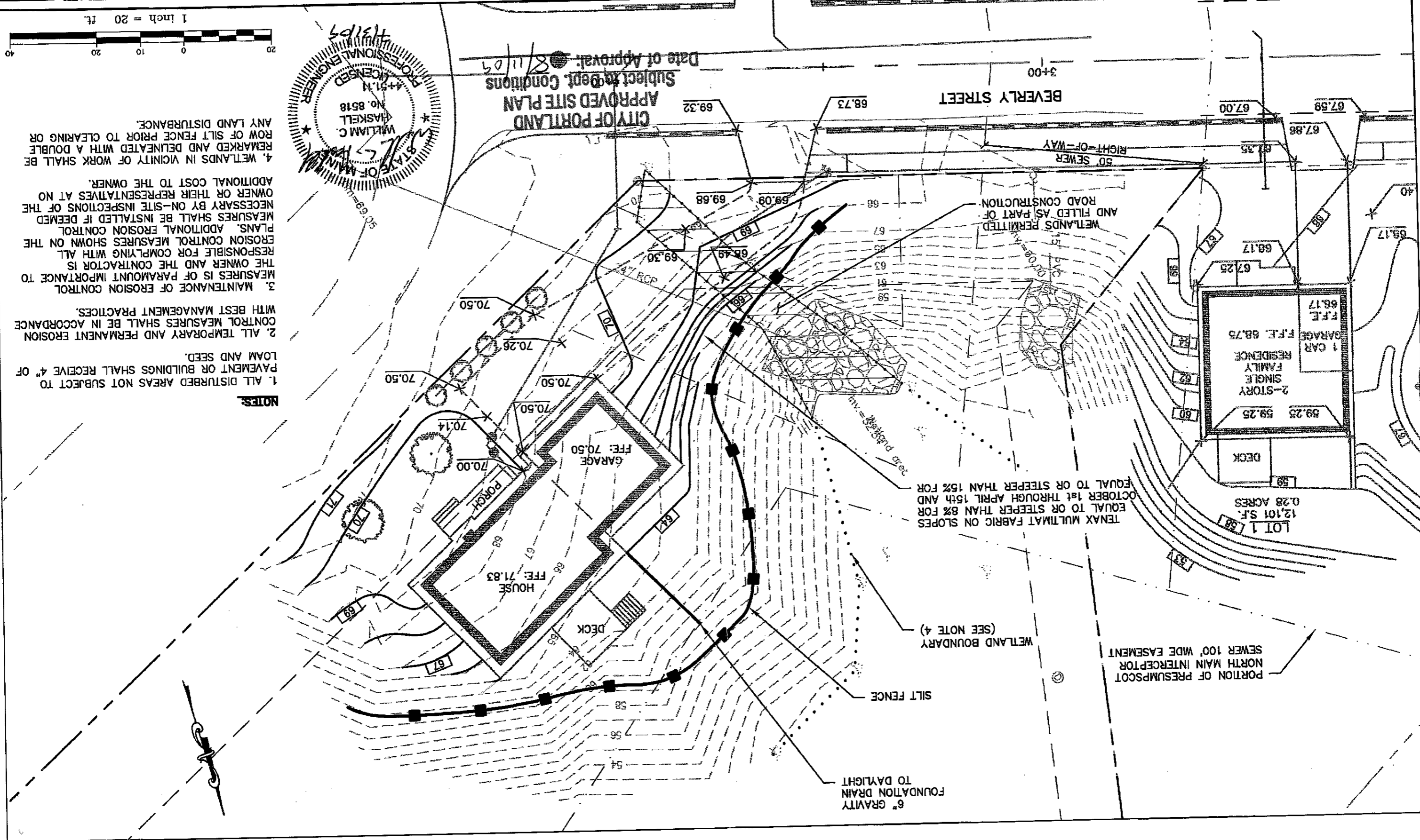
Drawing Name: **45 BEVERLY ST. - Grading and Drainage Plan**  
 Project: **BEVERLY STREET**

3  
 Figure No.



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Subject to Dept. Conditions  
 Date of Approval: 8/11/09

- NOTES:**
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| Rev. | Date   | Revision          |
|------|--------|-------------------|
| 1    | 1/9/07 | REMOVE TURNAROUND |

|                               |                  |
|-------------------------------|------------------|
| Design: WCH                   | Date: 7/09       |
| Draft: BVD                    | Job No.: 2105.01 |
| Checked: WCH                  | Scale: 1"=20'    |
| File Name: 2105.01-SP-overall |                  |

**GP**  
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Gray, ME 04039  
PO Box 1237

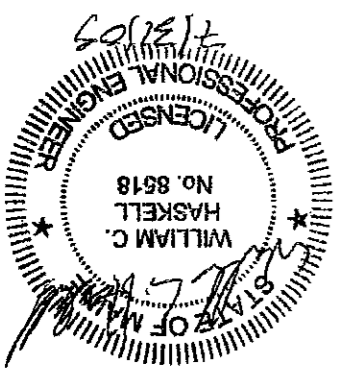
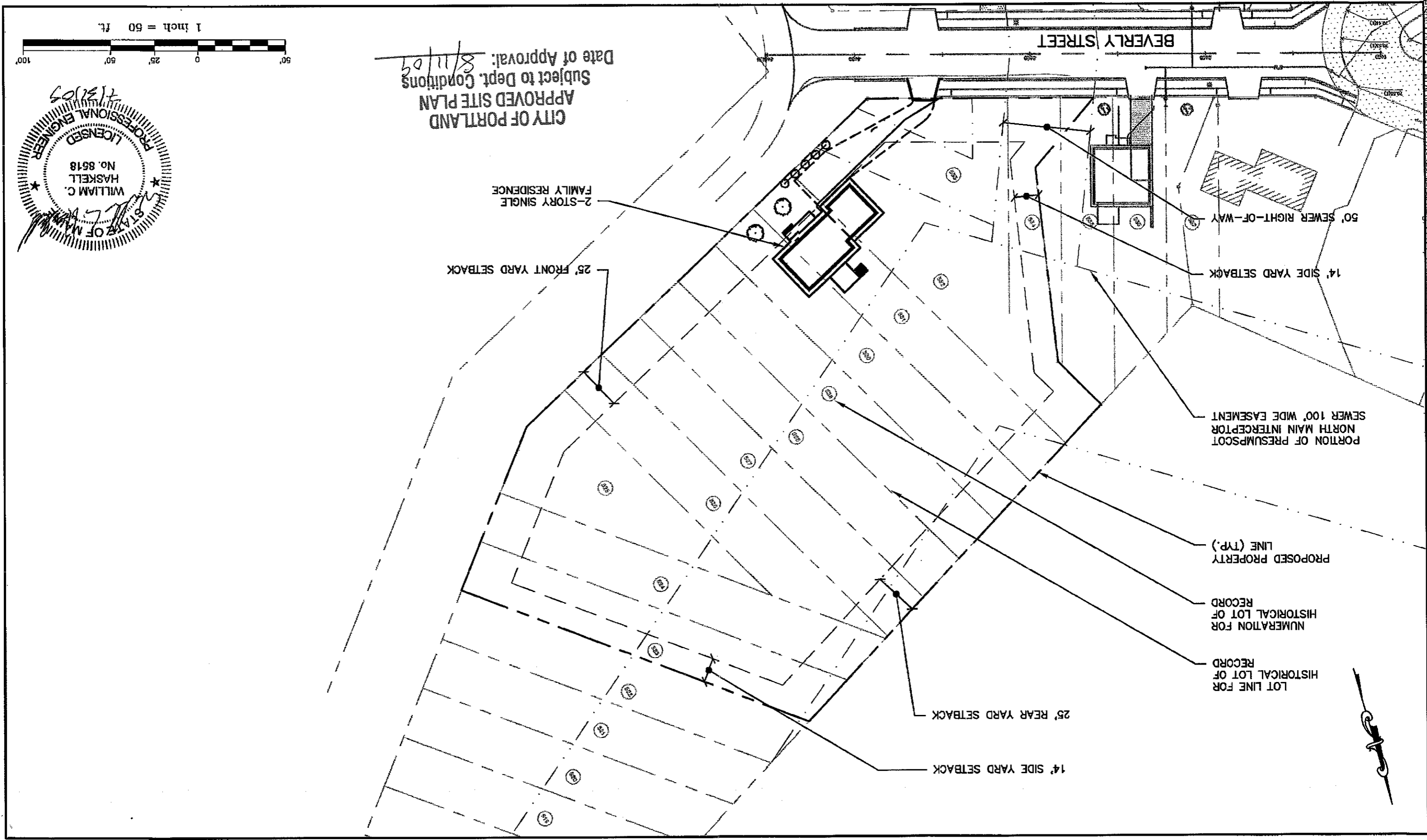
*Traffic and Civil Engineering Services*

E-Mail: mail@gorillpalmer.com  
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207-657-8912  
FAX: 207-657-8912

Drawing Name: **45 BEVERLY ST. - OVERALL LAYOUT PLAN**

Project: **BEVERLY STREET**

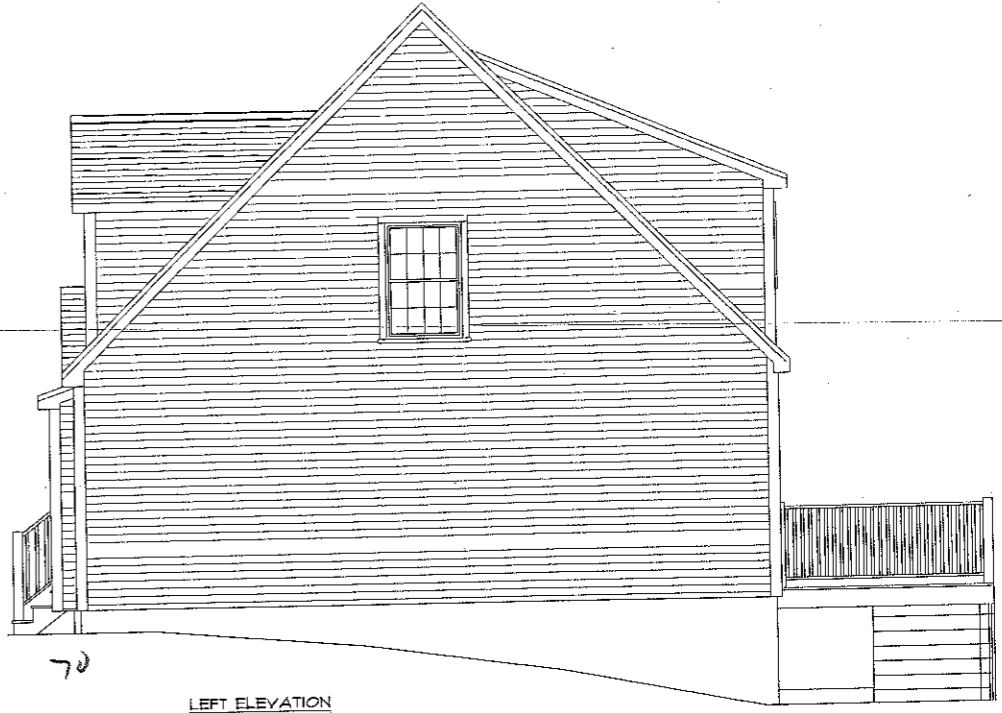
Figure No. **4**



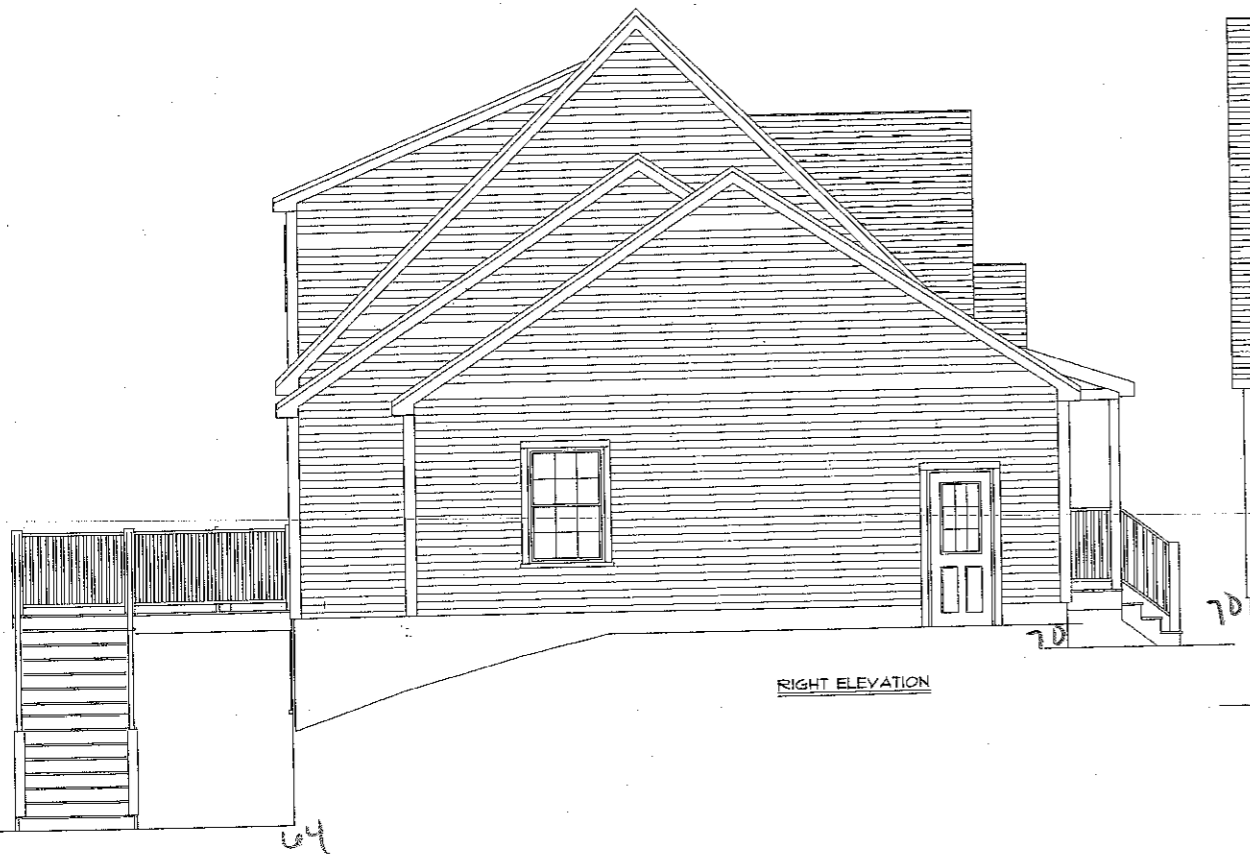
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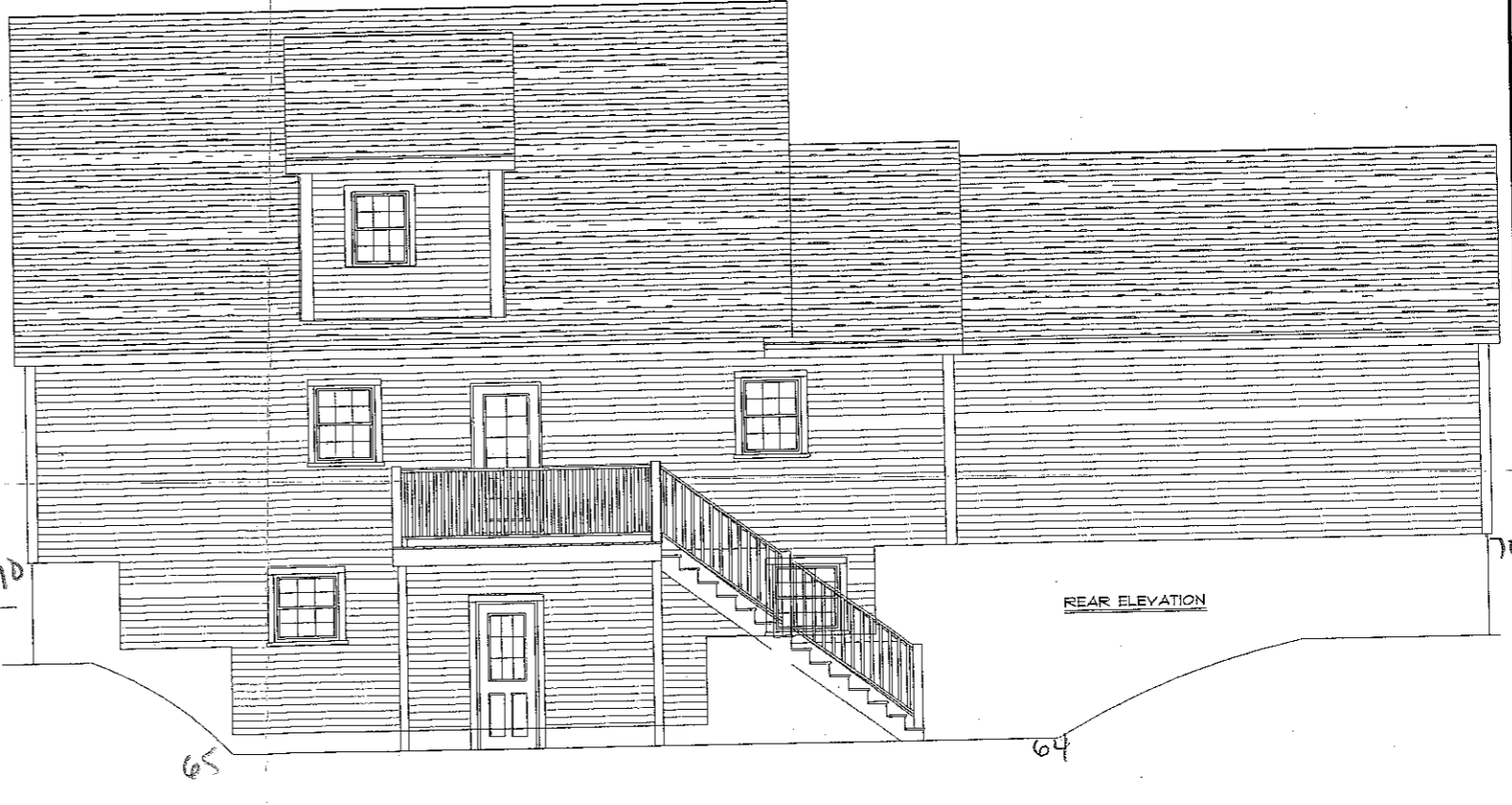
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY AN ARCHITECT OR ENGINEER. THE ARCHITECT AND PALANCA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND MAY CONSTITUTE A BREACH OF CONTRACT. THE ARCHITECT AND PALANCA DESIGN ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES TO BE INCURRED BY ANY CONTRACTOR OR SUBCONTRACTOR. THE ARCHITECT AND PALANCA DESIGN ARE NOT RESPONSIBLE FOR ANY DAMAGES TO BE INCURRED BY ANY CONTRACTOR OR SUBCONTRACTOR. THE ARCHITECT AND PALANCA DESIGN ARE NOT RESPONSIBLE FOR ANY DAMAGES TO BE INCURRED BY ANY CONTRACTOR OR SUBCONTRACTOR.

PROJECT NAME:  
**WILLIAMS  
 RESIDENCE**

| REVISION | DATE          | SCALE    | DRAWN | FILE |
|----------|---------------|----------|-------|------|
|          | JULY 15, 2009 | AS NOTED |       |      |
|          |               |          |       |      |
|          |               |          |       |      |
|          |               |          |       |      |

SHEET \_\_\_ OF \_\_\_