

Label Zone Allow Part A
2 St. Trees
Curb Cut Location
Reverse Attach

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

2005-0236

Application I. D. Number

DRC Copy

10/12/2005

Application Date

D.A. Brackett

Jay Reynolds

Applicant

RECEIVED OCT 18 2005

84 Country Lane, Portland, ME 04103

Ruby Lane #14

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

65 - 65 Ruby Ln, Portland, Maine

Applicant Ph: (207) 772-8629

Agent Fax:

Address of Proposed Site

342 B032001

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 Parking Lot Other (specify)

1536

11730

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other

Fees Paid: Site Pla \$50.00 Subdivision Engineer Review \$250.00 Date 10/12/2005

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied

Reviewer

Approval Date 11-16-05

Approval Expiration

Extension to

Additional Sheets Attached

Condition Compliance

signature Jay Reynolds

date 11-16-05

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	date	<input type="checkbox"/> Conditions (See Attached)	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	

Ref # 772-8629



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life ® www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Dwight Brackett
84 Country Lane
Portland, ME 04103

November 9, 2005

Dear Mr. Brackett:

RE: Application for Single Family Residences, Ruby Lane lots #13 and lot #14

Upon review of the site plans, the City's Planning Division has the following comments:

Lot # 13:

1. Street tree shown over the utilities needs to be moved.
2. The topography and spot grades indicate that the rear yard will be pitched towards the building. Please correct.
3. Please label the no-cut/undisturb zone along the rear property line.
4. The curb cut on your plan does not match the curb cut location on the approved subdivision plans. Please clarify.

Lot #14:

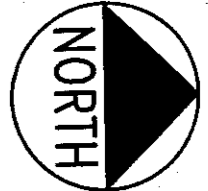
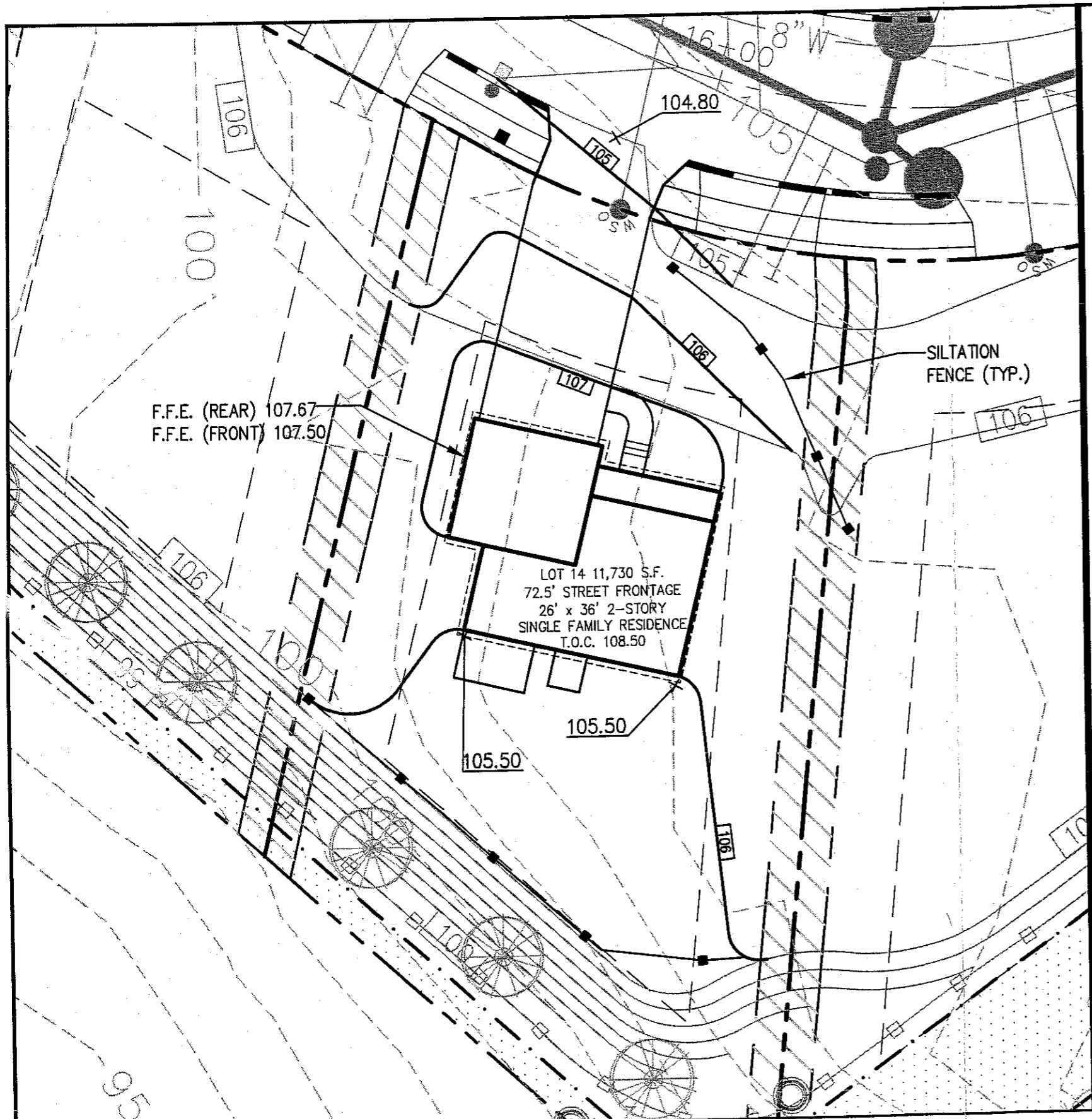
1. Please add two street trees to your plan.
2. Same items listed above (2., 3., and 4.).

Please resubmit 4 copies of the site plan to my attention.

Sincerely,

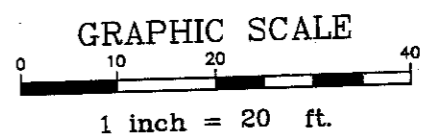
Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager



ZONING REGULATIONS

- | | |
|-----------------------------|---|
| ZONE: | R-3 |
| MINIMUM LOT SIZE: | 6,500 S.F. |
| MINIMUM LOT WIDTH: | 75 FEET |
| MINIMUM STREET FRONTAGE: | 50 FEET |
| MINIMUM FRONT YARD SETBACK: | 25 FEET OR AT MIN. 75' LOT WIDTH |
| MINIMUM REAR YARD SETBACK: | 25 FEET |
| MINIMUM SIDE YARD SETBACK: | 16 FEET (FOR 2½ STORY DWELLING)
8 FEET (FOR 1½ STORY DWELLING) |



Rec'd 10-18

PREPARED 10.06.05



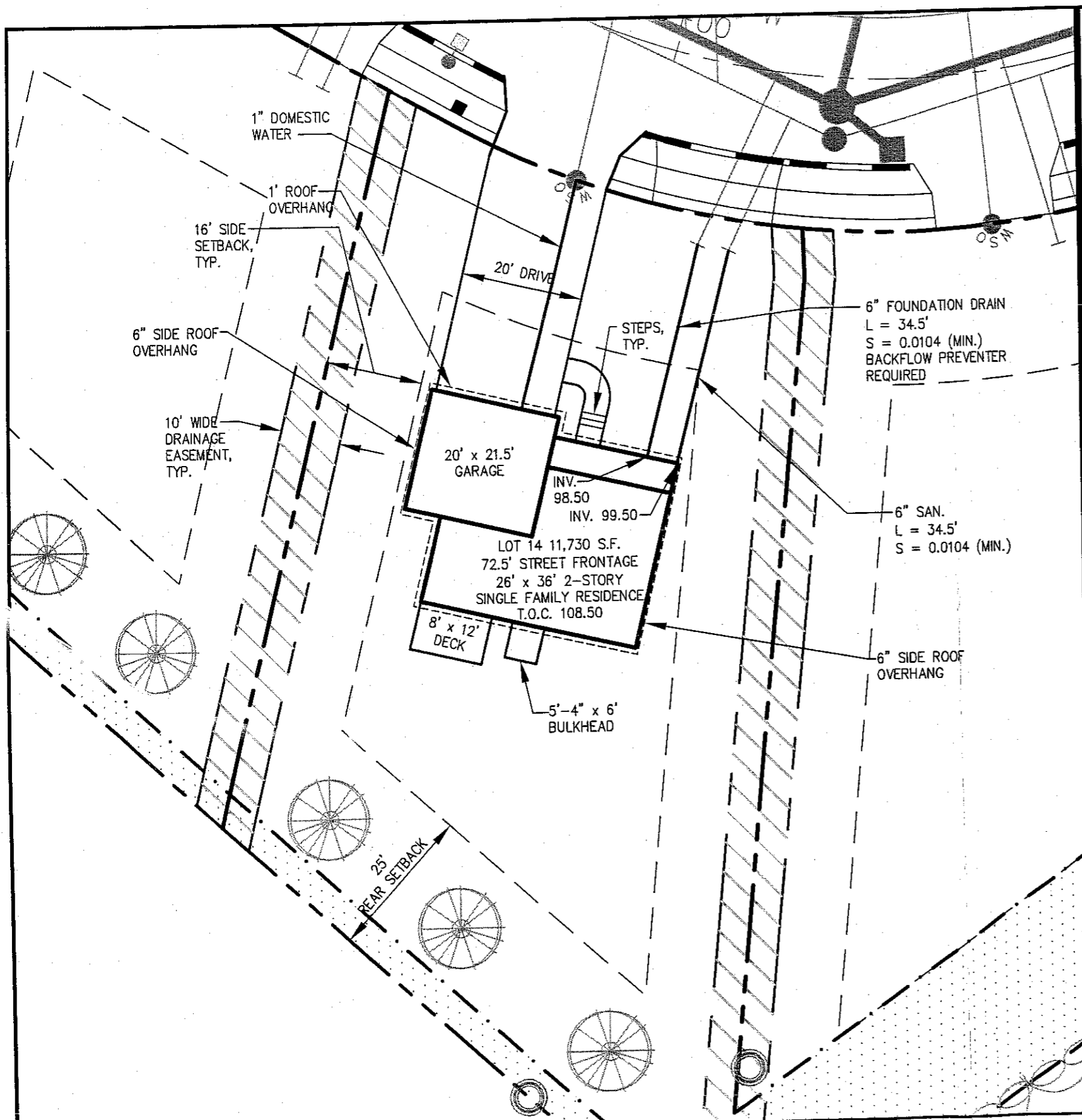
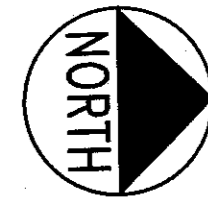
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	CDD	DATE:	MAR. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.:	2568
FILE NAME:	2568-SP		

RUBY LANE
PORTLAND, MAINE

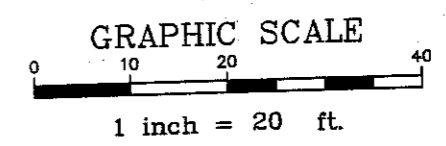
LOT 14 GRADING & EROSION
CONTROL PLAN

FIGURE
14-B



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM LOT WIDTH:	75 FEET
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD SETBACK:	25 FEET OR AT MIN. 75' LOT WIDTH
MINIMUM REAR YARD SETBACK:	25 FEET
MINIMUM SIDE YARD SETBACK:	16 FEET (FOR 2½ STORY DWELLING) 8 FEET (FOR 1½ STORY DWELLING)



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RUBY LANE
PORTLAND, MAINE

LOT 14 LAYOUT & UTILITIES PLAN

FIGURE
14-A