

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

**PERMIT ISSUED**

Permit No: 02-0836 Issue Date: 8-2-2002 CBL: 343 C014001

Location of Construction: 103-165 Delaware Ct	Owner Name: Alc Development Corp	Owner Address: 258 Blackpoint Rd PORTLAND	Phone: 282-7377
Business Name:	Contractor Name: Chamberlain Construction	Contractor Address: 258 Black Point Road Scarborough	Phone: 2078831992
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: R-3 PRUD

Past Use: Vacant Lot	Proposed Use: Vacant Lot	Permit Fee: \$1,423.00	Cost of Work: \$200,000.00	CEO District: 0	Primary Zone
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Proposed Project Description: Construct a New 2 Unit Building - Bldg "Q"	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B BOCA 99
	Signature: <i>UHM</i>	Signature: <i>TH</i>

Permit Taken By: gad	Date Applied For: 07/25/2002	<b>Zoning Approval</b>
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/1/02</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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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 provision of the code(s) applicable to such permit.

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 020836

Please Read Application And Notes, If Any, Attached

This is to certify that Alc Development Corp/Charmain Co has permission to Construct a New 2 Unit Building AT 163-165 Delaware Ct

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating 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 written permission procured before this building or part thereof is laid or occupied. CLOSED-IN. HOUR NOTICE IS 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

Signature of Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

2-0836

Building

Approved with Conditions

Tammy Munson



08/07/2002

08/07/2002



Tammy Munson

08/07/2002



07/30/2002

gad

08/07/2002

tmm

Application ID Number: 2-0836

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 163-165 Delaware Ct. - Bldg "Q"

Approval Date: 08/01/2002

Sign Off Date: 07/30/2002

OK to Issue Permit By: Marge Schmuckal Date: 08/01/2002

Conditions/Notes:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

Create Date: 07/30/2002 By: gad

Update Date: 08/01/2002 By: mes

02-0836

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Washington Crossing</u> <u>Bldg Q Debuere Ct 2 unit Bldg</u>		
Total Square Footage of Proposed Structure <u>3,000 SF</u>	Square Footage of Lot <u>26 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>343</u> Block# <u>C</u> Lot# <u>014</u>	Owner: <u>ALC Development, Inc.</u>	Telephone: <u>282-7377</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ALC Development, Inc.</u> <u>1022 Portland Rd</u> <u>Saco, ME 04072</u>	Cost Of Work: <u>\$200,000</u> Fee: \$ <u>1,423.00</u>
Current use: <u>open lot</u>	<u>2 lots</u>	<u>150.00</u>
If the location is currently vacant, what was prior use: <u>N/A</u>		<u>\$1,573.00</u>
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>2 unit</u>	Project description:	
Contractor's name, address & telephone: <u>Chamberlain Construction, Inc.</u> <u>1022 Portland Rd. Saco, ME 04072</u>		
Who should we contact when the permit is ready: <u>Felicia Garrett 282-7377</u>		
Mailing address: <u>same</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>282-7377</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Elliott Chamberlain</u>	Date: <u>7-25-02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

*Will email reduced plans to MN*

Applicant: Elliot Chamberland

Date: 8/1/02

Address: 163-165 Delaware Ct  
Bldg "Q"

C-B-I: 343 Delaware Ct

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

**PRUD**

Zone Location - R-3 Primary Zone for the Project  
(R-5 PRUD off frontage 100' back to R-3 Zone)

Interior or corner lot -

Proposed Use/Work - Construct bldg "Q" - 2 Dwelling units

Sewage Disposal - City

Lot Street Frontage - ① min. distance between detached PRUD units

Front Yard - 16' min - 40' scaled

Rear Yard - ② min building setbacks from external property

Side Yard - lines (i.e. subdivision lines of PRUD) - 35' req x 230' scaled

Projections - ③ recreation open space shall be 25' from any structure - well far away

Width of Lot -

Height - 35' max - 23.5' shown

Lot Area - 6,500 sq ft

Lot Coverage/ Impervious Surface -

Area per Family - 6,500 sq ft

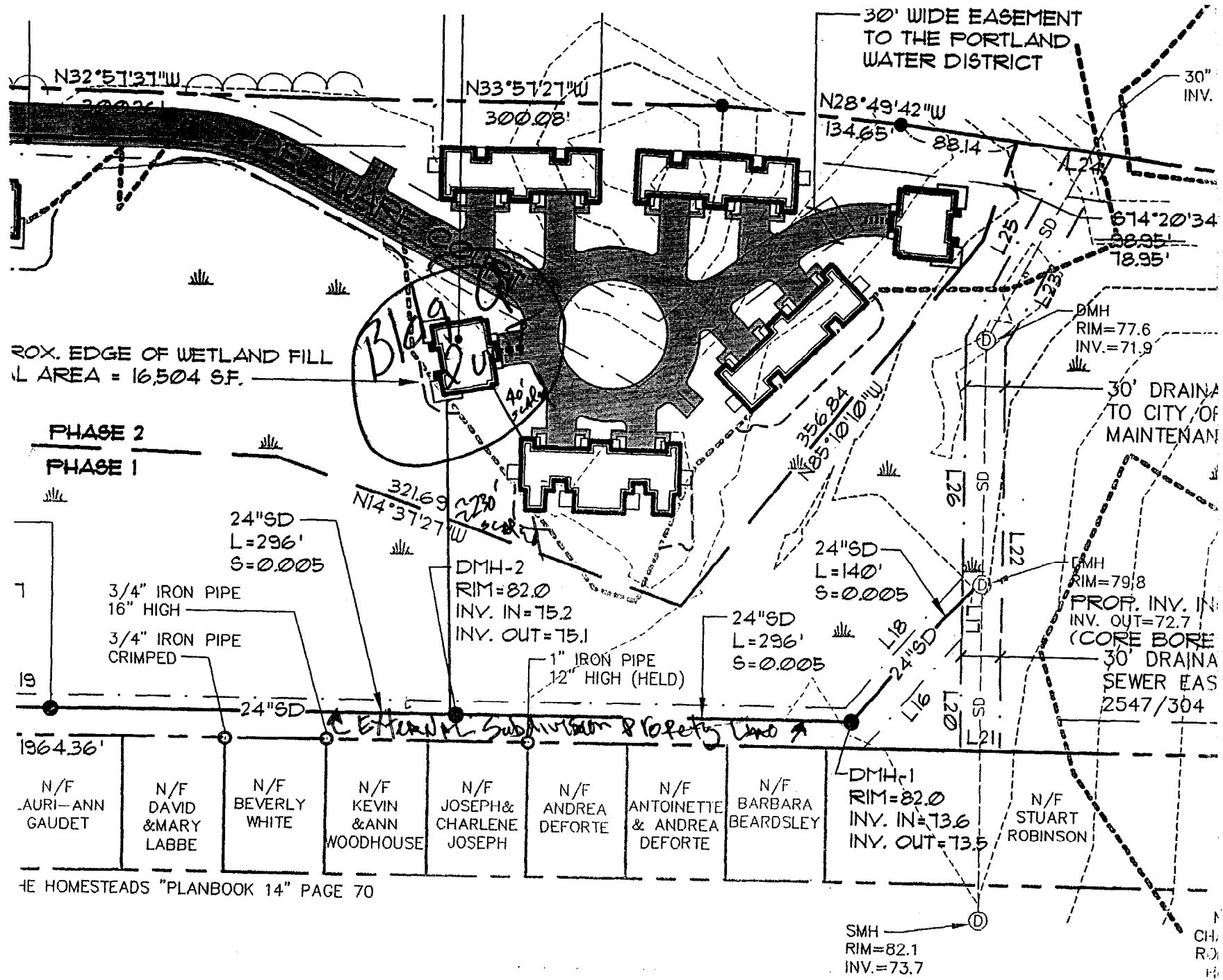
Off-street Parking - 20 unit plus extra for every 6 units

Loading Bays - N/A  
(each in garage in driveway & park on one side of street 10 extra shown - OK)

Site Plan - originally approved under # 1999016

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - mostly panel 1 & 2 both zone X  
Some of panel 2



**NOTE:**  
 PHASES I AND II OF THIS SUBDIVISION PROJECT, HAVE BEEN AFFIRMED AS SECTIONAL RECORDINGS PURSUANT TO PORTLAND CITY CODE. FILING OF THE MASTER PLAN AND THE PHASE I RECORDING PLAN OF DEEDS, PHASE I SHALL BE COMPLETED BY THE RECORDING PLAN.

SALE

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