

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

343-D-2
19980059
181 Allen
Ave.

Garage
w/ 3 family

REVIEW

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

19980059

I. D. Number

Goff, Richard J.

Applicant

181 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

SAA

Consultant/Agent

737-9713 767-9601

Applicant or Agent Daytime Telephone, Fax

6/4/98

Application Date

Allen Ave 181

Project Name/Description

181 Allen Ave

Address of Proposed Site

343-D-002

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) **Apt Garage will be 3 fam**

832 **.43**
 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 Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **6/4/98**

Planning Approval Status:

Reviewer _____

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ _____
 signature date

Performance Guarantee Required* Not Required

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

| | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <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 | |

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DEVELOPMENT REVIEW APPLICATION
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Application Date

Allen Ave 181

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Address of Proposed Site

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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) **Apt Garage will be 3 fam**
832 **.43** **R-5**

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 Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 6/4/98

DRC Approval Status:

Reviewer Jim Wendel

- Approved Approved w/Conditions see attache Denied

Approval Date 7/1/98 Approval Expiration 7/1/99 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 7/8/98
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 checked="" type="checkbox"/> Inspection Fee Paid | <u>7/8/98</u> | <u>\$300.00</u> | |
| | date | amount | |
| <input checked="" type="checkbox"/> Building Permit | <u>7/15/98</u> | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <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 | |



CITY OF PORTLAND

August 5, 1998

Richard Goff
181 Allen Avenue
Portland, ME 04103

Re: 181 Allen Avenue

Dear Mr. Goff:

On June 25, 1998 the Portland Planning Authority granted minor site plan approval for a garage with an apartment at 181 Allen Avenue with the following conditions:

- i. The approximately 3' high retaining wall along the western property line shall be a "keystone" style pined concrete block wall located a minimum of 1' from the property line. It shall be installed per the manufacturer's technical requirements.
- ii. The proposed trench drain in front of the garage doors shall discharge the flow onto a riprapped apron in conformance with "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practice"
- iii. A, 5' by the full width of the drive, riprap apron shall be placed at the end of the proposed drive; it shall conform to the referenced handbook noted above.
- iv. The grading of the drive shall contain the storm runoff within the site.
- v. Silt fence shall be installed prior to any construction and shall be installed down gradient of all disturbed areas.
- vi. The applicant shall submit an as-built plan to the city prior to an issuance of a certificate of occupancy permit.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

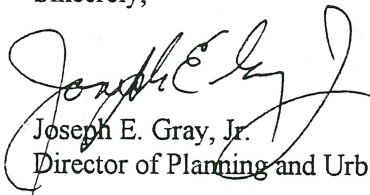
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, 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.)
6. 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 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.

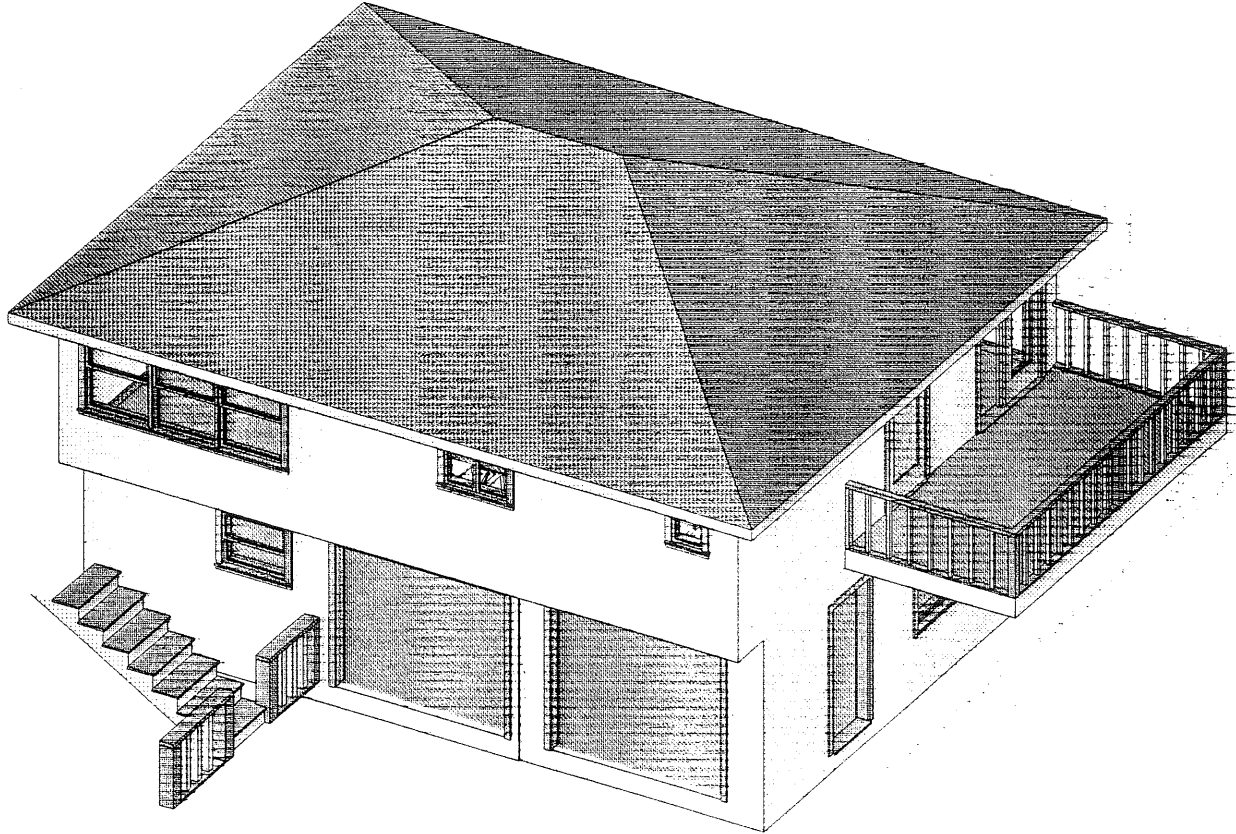
If there are any questions, please contact the Planning Staff.

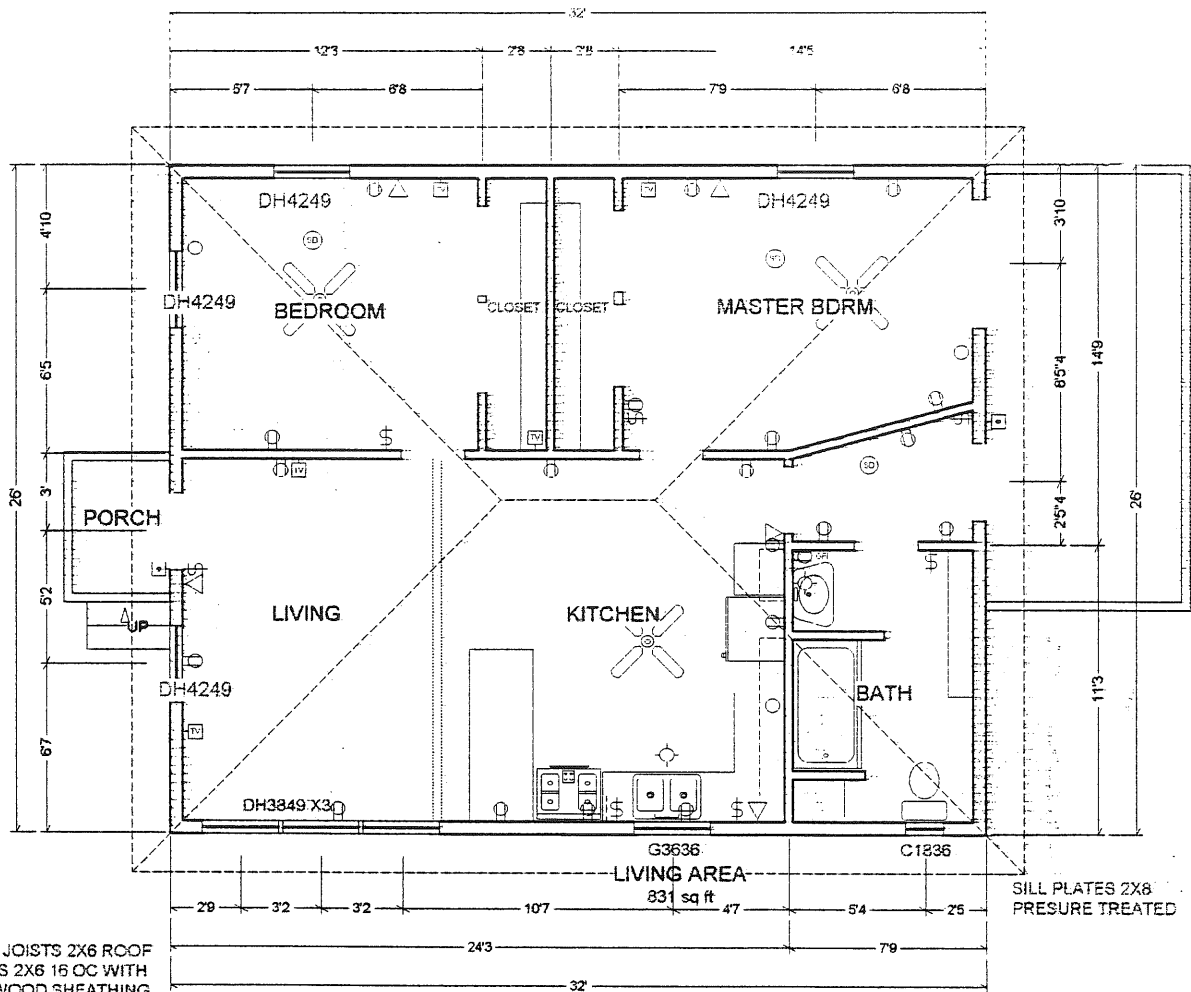
Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File





CEILING JOISTS 2X6 ROOF
 RAFTERS 2X6 16 OC WITH
 5/8 PLYWOOD SHEATHING

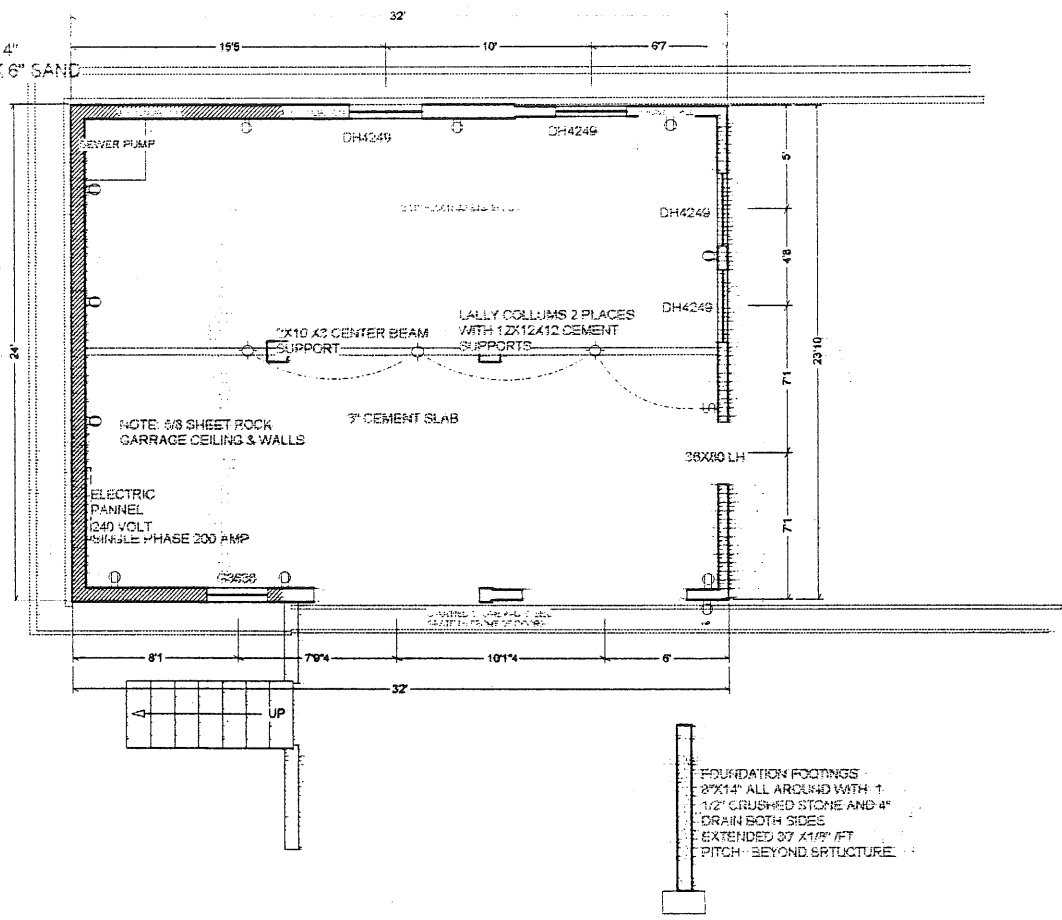
ALL HEADERS 2X8X3 EXCEPT
 GARRAGE DOORS TO BE
 2X12X3

EXTERIOR WALLS 2X6
 INTERIOR WALLS 2X4

SILL PLATES 2X8
 PRESURE TREATED

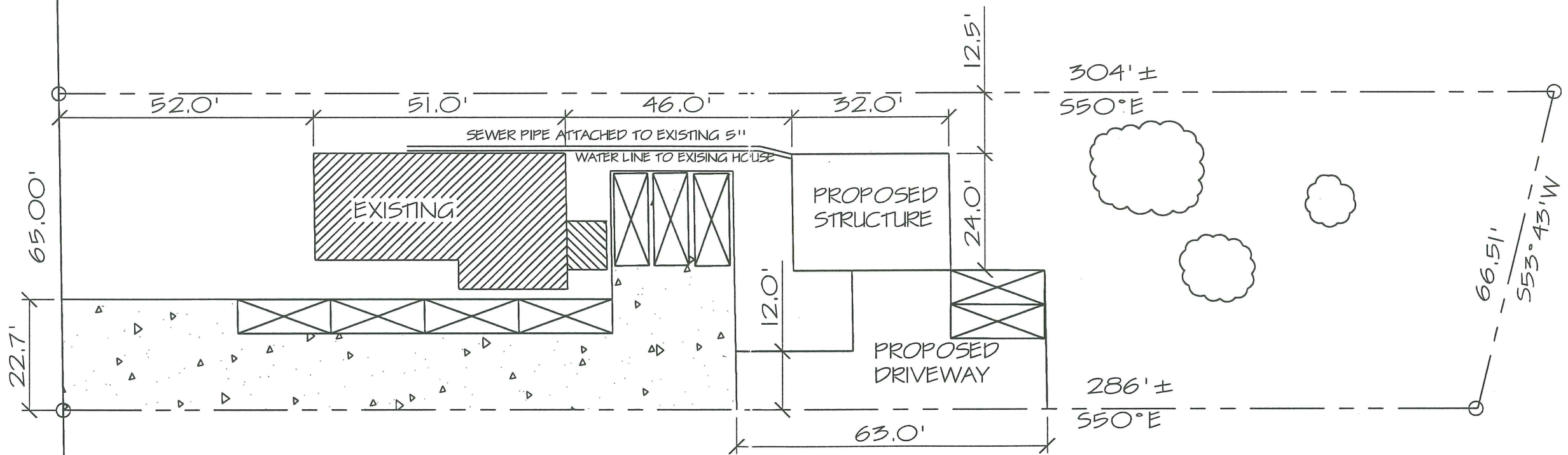
FOUNDATION DRAIN 4"
 CRUSHED STONE X 6" SAND
 FILL X12"

FOUNDATION SEALER TO
 GRADE ALL AROUND



FOUNDATION FOOTINGS -
 8"X14" ALL AROUND WITH 1 1/2"
 CRUSHED STONE AND 4"
 DRAIN BOTH SIDES
 EXTENDED 37' X 1 1/2" / FT
 PITCH BEYOND STRUCTURE

ALLEN AVE.



CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 6/25/98

DRAWN BY: D. ABBOTT
 FOR PERMIT PURPOSES ONLY

GOFF PLOT PLAN

181 ALLEN AVE.
 PORTLAND, MAINE 04103

JUNE 2, 1998
 1" = 25'

DRC1



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement Officer

FROM: Jim Wendel, Development Review Coordinator

DATE: January 20, 1999

SUBJECT: Request for Certificate of Occupancy
181 Allen Avenue (343-D-002)

On January 19, 1999, I made a site visit to review the completion of the conditions of the site plan approval dated June 25, 1998. My comments are:

1. The riprap apron at the end of the drive needs to be installed as outlined in the conditions of approval. This item shall be completed by May 1, 1999.

It is my opinion that a temporary certificate of occupancy may be issued as long as there are no outstanding issues with Building Inspections.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement Officer

FROM: Jim Wendel, Development Review Coordinator

DATE: November 17, 1998

SUBJECT: Request for Certificate of Occupancy
181 Allen Avenue (343-D-002)

On November 17, 1998, I made a site visit to review the completion of the conditions of the site plan approval dated June 25, 1998. My comments are:

1. The riprap apron at the end of the drive needs to be installed as outlined in the conditions of approval.
2. The as-built plan needs to be submitted.
3. Does a new street number need to be established for this house? The building in front is numbered 181.

It is my opinion that when the items above are completed or resolved, a **permanent Certificate of Occupancy** could be issued, assuming Code Enforcement has no outstanding issues.

MEMORANDUM

TO: Kandi Talbot, Planner
Code Enforcement

FROM: Jim Wendel, PE, Development Review Coordinator

DATE: November 17, 1998

RE: Certificate of Occupancy
181 Allen Avenue (343-D-002)

A site visit on 11/17/98 was made to review the completion of the conditions of the site plan approval dated 6/25/98; my comments are:

1. The riprap apron at the end of the drive needs to be installed as outlined in the conditions of approval.
2. The as-built plan needs to be submitted.
3. Does a new street number need to be established for this house? The building in front is numbered 181.

It is my opinion that **when the items above are completed or resolved a permanent certificate of occupancy could be issued** assuming code enforcement has no outstanding issues.

1350.10/disk#8/181allen

Finance Department



Duane G. Kline
Director

CITY OF PORTLAND

February 19, 1999

Richard A. Blake, Group Vice President
Peoples Heritage Bank
P.O. Box 9540
Portland, Maine 04112-9540

Re: Performance Guarantee for Richard Goff, Garage Apartment @ 181 Allen Avenue
Escrow Account #013802484, dated July 8, 1998 for \$3,000

Dear Mr. Blake:

This is to inform you that I am authorizing the reduction of the above-named escrow account by the amount of \$2,800 plus accrued interest, which should leave a balance remaining of \$200.

If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director