

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: 01-1523	Issue Date: DEC 28 2001
CBL: 347 A005001	

Location of Construction: 128 Pennell Ave	Owner Name: Diversified Properties Inc	Owner Address: Po Box 10127 OF PORTLAND	Phone:
Business Name:	Contractor Name: Custom Built Homes of Maine	Contractor Address: Main Street Windham	Phone: 2078923149
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: Single family	Permit Fee: \$792.00	Cost of Work: \$128,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: 12/28/01 <i>[Signature]</i>	

Proposed Project Description:
 Construct New 24'x36' Single Family/Site Plan # 2001-0277
changed from ranch to Cape with full dormer and Day Light basement

Signature: _____
 Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: dgc	Date Applied For: 12/13/2001	Zoning Approval	
--------------------------------	--	------------------------	--

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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel Z Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2001-0277</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>12/21/01</i>	Zoning Appeal <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: _____	Historic Preservation <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: <i>[Signature]</i>
--	--	---	---

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	

01-1523

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: 120 Pennell

Total Square Footage of Proposed Structure 1584 Square Footage of Lot 6,500

Tax Assessor's Chart, Block & Lot
Chart# 347 Block# A Lot# 005
Owner: Jim Wolf Diversity Telephone:

Lessee/Buyer's Name (If Applicable) _____
Applicant name, address & telephone: _____
Cost Of Work: \$ 128,000
Fee: \$ 792-

Current use: VACANT waived per
MJM
If the location is currently vacant, what was prior use: _____
Approximately how long has it been vacant: _____
Proposed use: single farm 24x36 no garage
Project description: NO decks
Site plan 2001-0277 changing house style
ranger to cap

Contractor's name, address & telephone: Olen Lewis 650-6989
Who should we contact when the permit is ready: Custom Built Homes
Mailing address: Windrome Phone:

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: [Signature] Date: Dec 13 01

This is not a permit, you may not commence ANY work until the permit is issued

Application ID Number: 1-1523

Delete

Save

Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 128 Pennell St. -

Approval Date: 12/20/2001

Given On Date: 12/14/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 12/20/2001

Date 2:

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

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.

Your submittal shows NO DECKS as part of your proposal. NO DECKS are being allowed with this approval.

The street is considered to be a 14-403 street and must be brought up to City Standards from the end of closest pavement to the arther end of this property PRIOR to a temporary or permanent occupancy permit.

Create Date: 12/14/2001 By gg

Update Date: 12/20/2001 By mes

Application ID Number: 1-1523

Delete

Save

Close

Department: Building

Status: Approved

Reviewer: Mike Nugent

Comments:

[Empty text box for comments]

Approval Date: 12/28/2001

Given On Date: 12/20/2001

OK to Issue Permit

Name: Mike Nugent

Date: 12/28/2001

Date 2: [Empty]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

Rear Stairway must what code compliant foundation, structure, guards, ballusters, treads and risers

No Certificate of Occupancy can be issued until the street is complete.

Create Date: 12/14/2001 By gg

Update Date: 12/27/2001 By mjn

Application ID Number: 1-1523

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 128 Pennell St. -

Approval Date: 12/20/2001

Given On Date: 12/14/2001

OK to Issue Permit

Name: Marge Schmuckal

Date: 12/20/2001

Date 2:

Conditions Section:

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.

Your submittal shows NO DECKS as part of your proposal. NO DECKS are being allowed with this approval.

The street is considered to be a 14-403 street and must be brought up to City Standards from the end of closest pavement to the arther end of this property PRIOR to a temporary or permanent occupancy permit.

Create Date: 12/14/2001

By: gg

Update Date: 12/20/2001

By: mes

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

2001-0277
Application I. D. Number

9/28/01
Application Date

Pennell Ave Parcel A
Project Name/Description

Diversified Properties
Applicant
PO Box 10127, Portland, ME 04104
Applicant's Mailing Address
n/a
Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

128 - 128 Pennell Ave, Portland, Maine
Address of Proposed Site
347 A005001
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) _____

960 sq. ft. **7500 sq. ft.**
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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **10/4/01**

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ 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 checked="" type="checkbox"/> Performance Guarantee Accepted	11/2/01 date	\$4,416.00 amount	6/30/03 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	

.....

389 Congress St.
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

facsimile transmittal

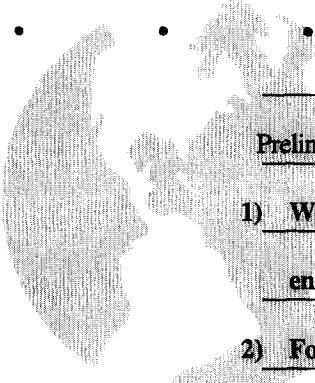
To: Glen Gervais **From:** Mike Nugent/ Manager of
Inspection Services

Fax: 892-1383 **Date:** December 21, 2001

Phone: 892-3149 **Pages:** 1

Re: Pennel Ave. (347 A005) **CC:**

Urgent For Review Please Comment Please Reply Please Recycle



Preliminary Plan Review Questions:

- 1) What is being used as the beam in the in the second floor system above the "dining room" entry.
- 2) Foundation stepdown on daylight side is not shown.
- 3) Headers above 1st floor "back door" and Basement Slider.
- 4) Code Compliant protection for the 1st floor "back door"



.....

389 Congress St.
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

facsimile transmittal

To: Glen Gervais From: Mike Nugent/ Manager of
Inspection Services

Fax: 892-1383 Date: December 21, 2001

Phone: 892-3149 Pages: 1

Re: Penncl Ave. (347 A005) CC:

Urgent For Review Please Comment Please Reply Please Recycle

Preliminary Plan Review Questions:

- 1) What is being used as the beam in the in the second floor system above the "dining room" entry. *LVL 3 1/2 x 7 1/4*
- 2) Foundation stepdown on daylight side is not shown. *on Revised Plan*
- 3) Headers above 1st floor "back door" and Basement Slider. *Back Door LVL 3 1/2 x 9 1/4 x 10'
Basement slider LVL 3 1/2 x 9 1/4 x 8'*
- 4) Code Compliant protection for the 1st floor "back door" *4x4 plat Form w steps*



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

2001-0277
Application I. D. Number

09/28/2001
Application Date

Pennell Ave Parcel A
Project Name/Description

Diversified Properties

Applicant

PO Box 10127, Portland, ME 04104

Applicant's Mailing Address

n/a

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

128 - 128 Pennell Ave, Portland, Maine

Address of Proposed Site

347 A005001

Assessor's Reference: Chart-Block-Lot

Zoning Comments

Planning Comments

DRC Comments

Amended site plan approved (1/2 daylight basement and new grading) on 12-28-2001, original conditions still apply.

HUNNEWELL

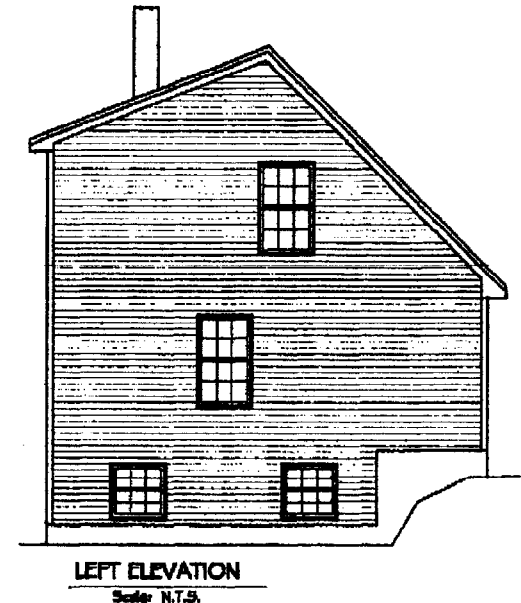
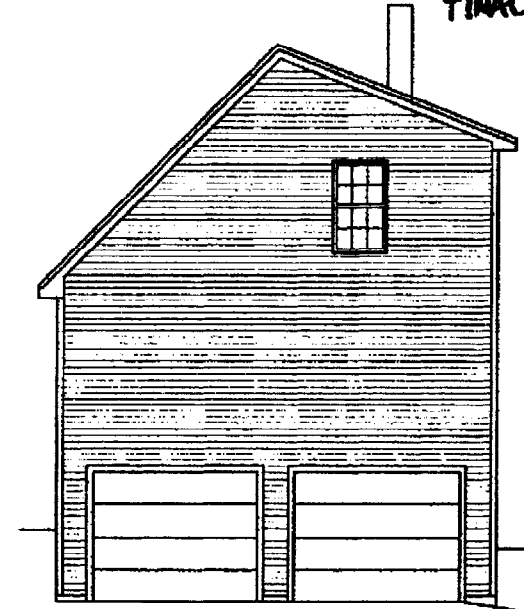
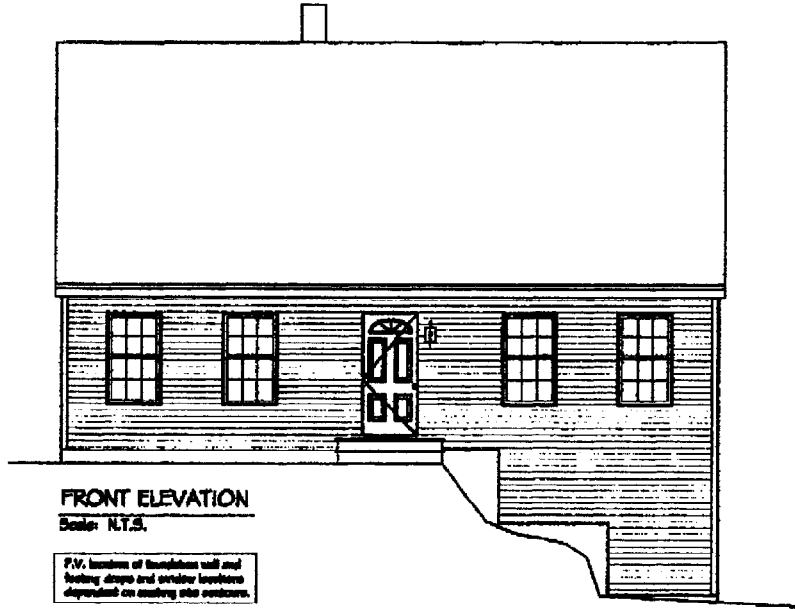
FINAL SET 12/11/01

Dec 12 01 03:49p

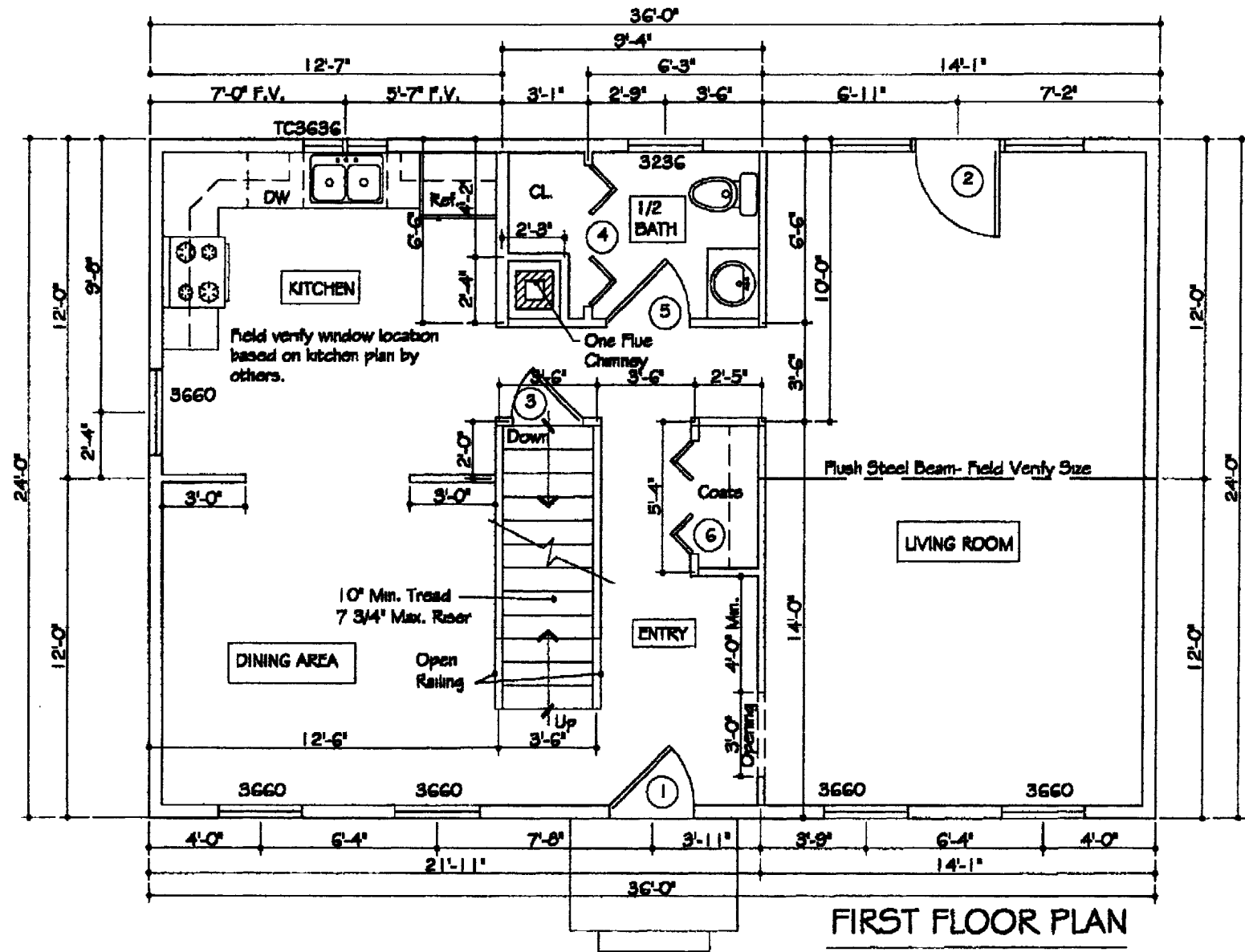
Jennifer M. Gosselin

207-647-4496

P. 1



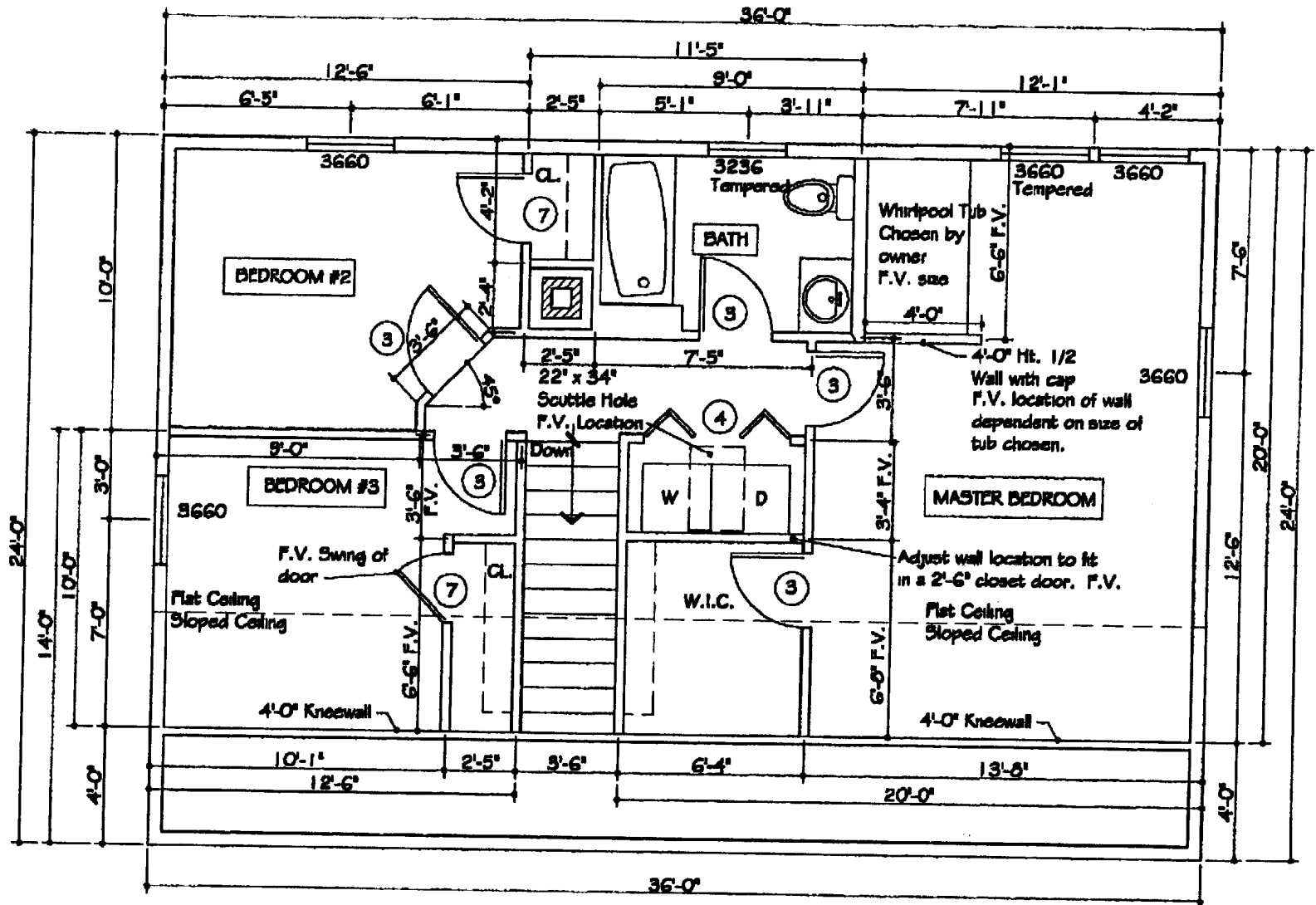
HUNNEWELL
 12/11/01



FIRST FLOOR PLAN
 Gosselin/Hunter

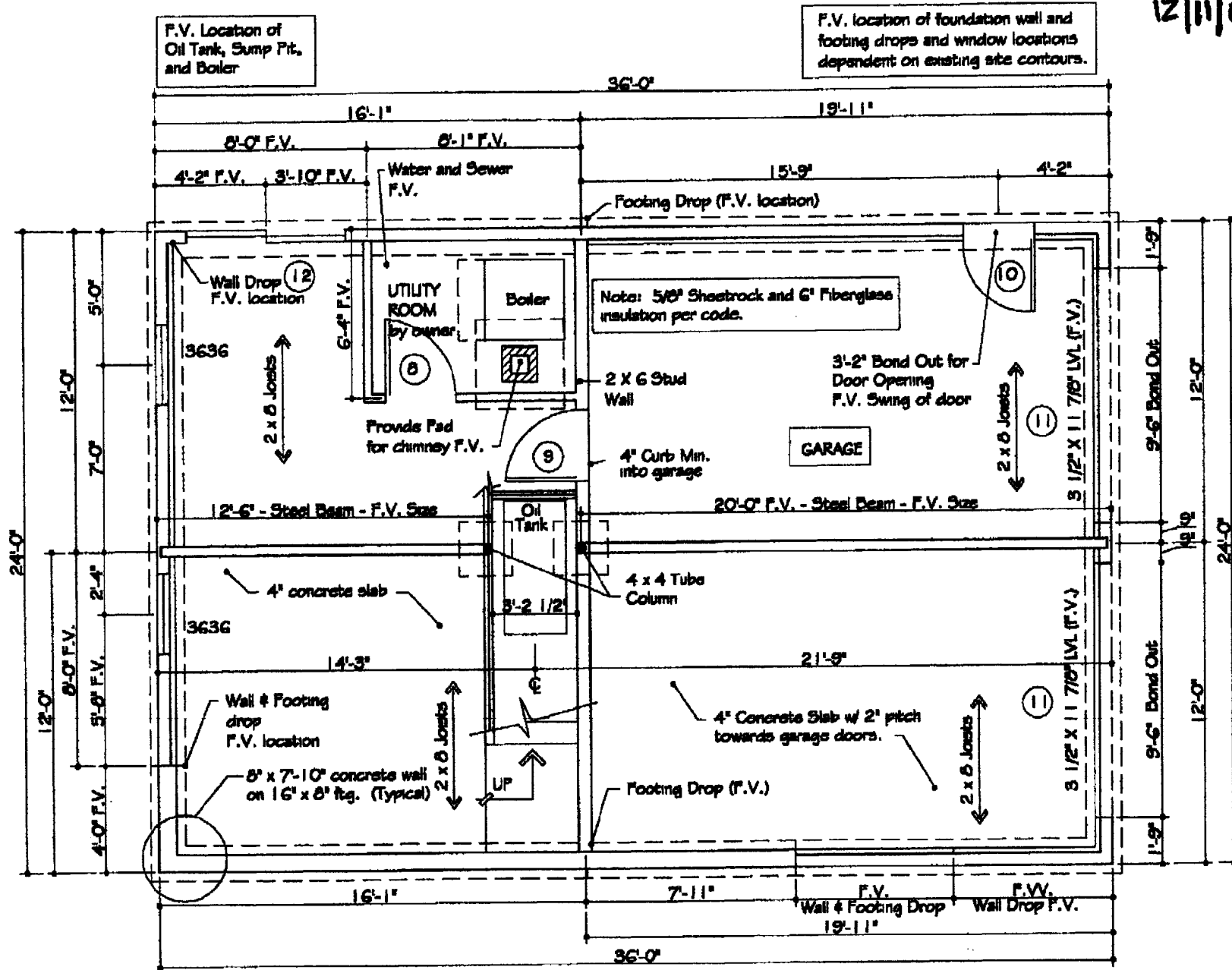
HUNNEWELL

12/11/01



SECOND FLOOR PLAN

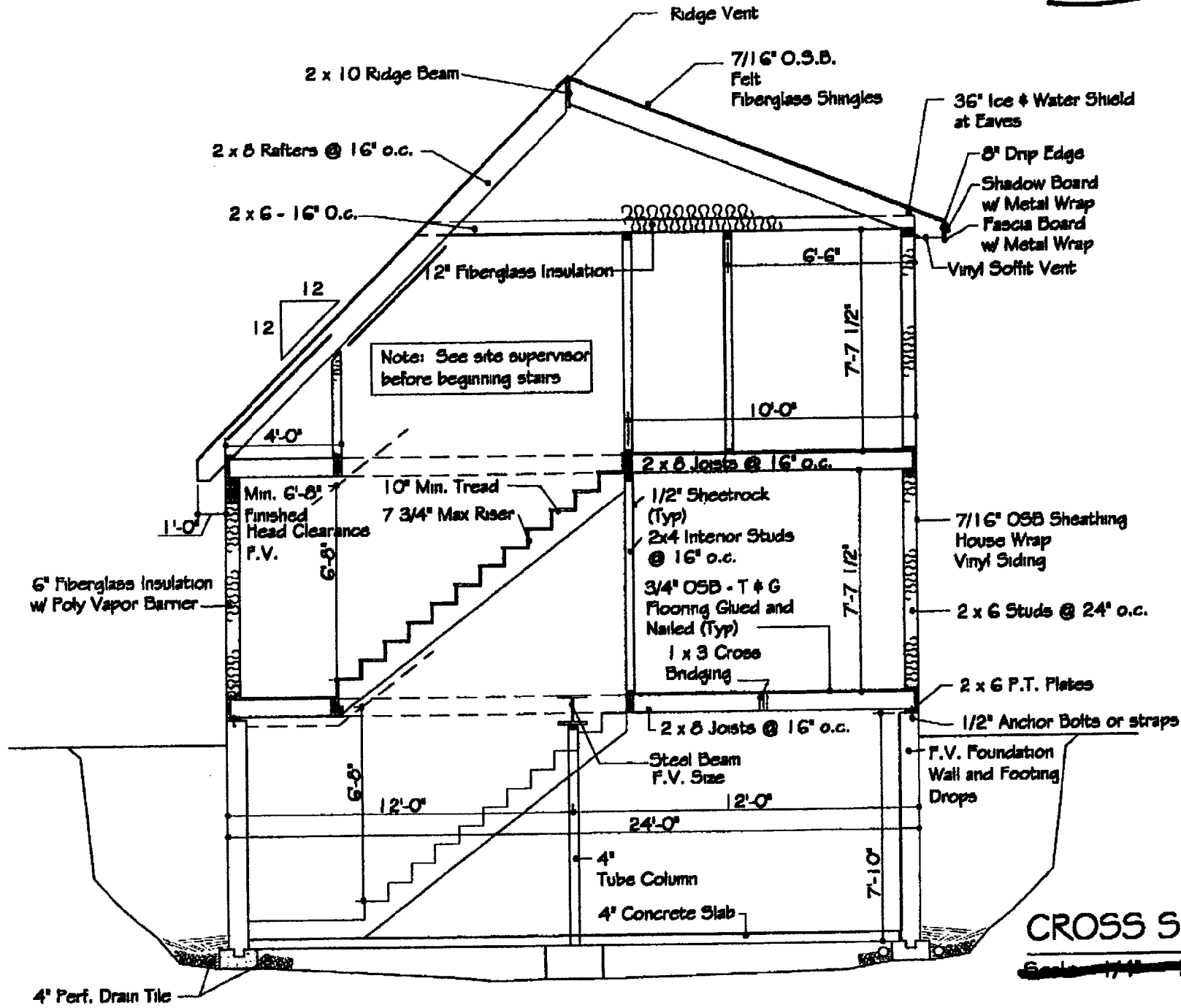
HUNNEWELL
12/11/01



FOUNDATION PLAN

(Signature)

HUNNEWELL
12/11/01



Note: See site supervisor before beginning stairs

CROSS SECTION
Scale: 1/4" = 1'-0"

Dec 12 01 03:50P Jennifer M. Gosselin 207-647-4496 P.5

HONNEWELL

12/11/01

DOOR SCHEDULE

1. 3'-0" x 6'-8" Entry
2. 9'-0" x 6'-8" Entry
See rear elevation
3. 2'-6" x 6'-6" Interior
4. 5'-0" x 6'-6" Interior Bifold
5. 3'-0" x 6'-6" Interior
6. 4'-0" x 6'-6" Interior Bifold
7. 2'-4" x 6'-6" Interior
8. 2'-8" x 6'-6" Interior Louvered
9. 2'-8" x 6'-8" Firecode Entry
10. 2'-8" x 6'-8" 9-Lite Entry
11. 9'-0" x 7'-0" O.H.
12. 6'-0" x 6'-8" Entry Slider

PERMIT ISSUED

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

Permit No: 01-1230	Issue Date: NOV 13 2001	CBL: 347 A005001
-----------------------	----------------------------	---------------------

Location of Construction: 128 Pennell Ave	Owner Name: Jim Wolf / Diversified Properties	Owner Address: PO Box 11077 CITY OF PORTLAND	Phone: 207-773-4988
Business Name: n/a	Contractor Name: Custom Built Homes of Maine	Contractor Address: Main Street Windham	Phone: 2078923149
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: New Single Family 960 sq. ft.	Permit Fee: \$534.00	Cost of Work: \$85,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type 5B Bocce 99	

Proposed Project Description: Build New 960 sq. ft. Single Family	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 09/28/2001	Zoning Approval		
-------------------------------	--	------------------------	--	--

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..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 zone <input type="checkbox"/> Subdivision N/A <input checked="" type="checkbox"/> Site Plan #2001-0277 <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 11/2/01	Zoning Appeal <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:	Historic Preservation <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:
	WORK with conditions		

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

Applicant: Diversified Properties, Inc. Date: 12/20/01

Address: 128 Pennell Ave C-B-L: 347-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New permit # 01-1523

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct 24' x 36' cape with a full dormer
Sewage Disposal - A full dormer

changing original permit # 2001-0277 from a ranch to a cape with a full dormer and add light basement

Lot Street Frontage - 50' req - 75' shown
2 car drive in garage

Front Yard - 25' req - 26' scaled to front stairs

Rear Yard - 25' req - 46' scaled

Side Yard - 16' req - may reduce side & add to other 15' & 26' shown
2 1/2 stories high

Projections - front platform & stairs shown - NO rear decks shown on either the grade level or 1st floor

Width of Lot - 75' req - 75' shown

Height - 35' MAX - 25' scaled

Lot Area - 6,500 sq ft - 7,500 sq ft shown

Lot Coverage/ Impervious Surface - 25% or 1875 sq ft MAX
4x6 = 24

Area per Family - 6,500 sq ft
24x34 = 816

Off-street Parking - 2 req - 2 shown
OK 840 sq ft

Loading Bays - N/A

Site Plan - original # 2001-0277

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X
The street is considered to be a 14- to 3 street & must be brought up to city standards from the end of closest pavement to the far end of this driveway PRIOR to a temporary or permanent occupancy permit

SPACE AND BULK REQUIREMENTS – R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.


MINIMUM LOT WIDTH:

OTHER USES: 75 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 EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 384.3
Checked: AMP	Scale: NTS
File Name: 384_3-SP.dwg	

 GP Traffic and Civil Engineering Services

Drawing Name: Space & Bulk Requirements
Project: PENNELL AVENUE, PORTLAND

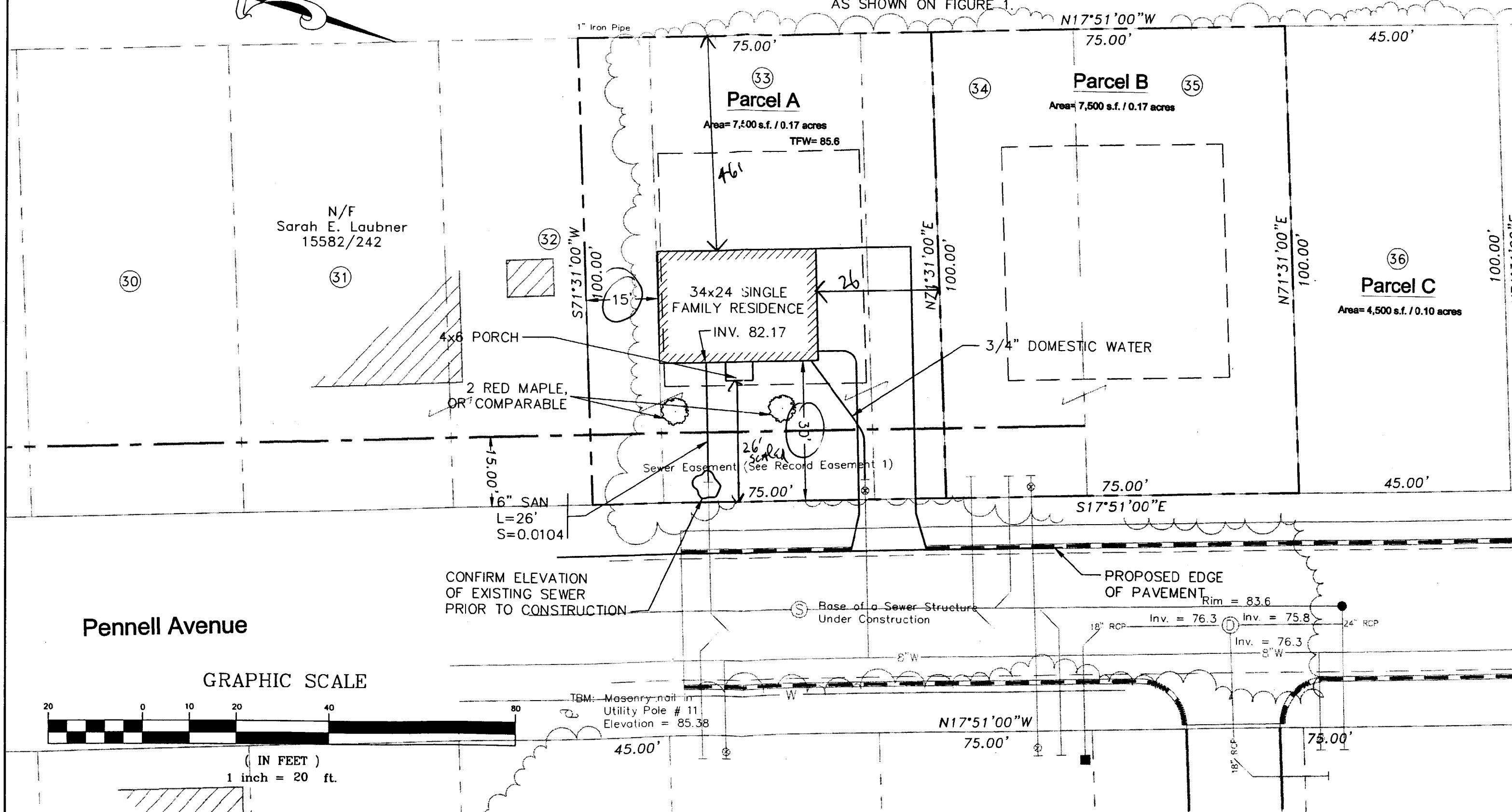
Figure No. 1

MAGNETIC

TBM: Chiseled "x" on Northerly Side of Sewer Manhole Rim
Elevation = 83.40

NOTE:

EXACT LOCATION OF BUILDING TO BE WITHIN MINIMUM SETBACKS AS SHOWN ON FIGURE 1.



Pennell Avenue

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CONFIRM ELEVATION OF EXISTING SEWER PRIOR TO CONSTRUCTION

PROPOSED EDGE OF PAVEMENT

Base of a Sewer Structure Under Construction

TBM: Masonry nail in Utility Pole # 11
Elevation = 85.38

Rev.	Date	Revision

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 384.3
Checked: AMP	Scale: 1"=20'
File Name: 384_3-SP	

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

P.O. Box 1237
26 Main Street
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

Drawing Name: **Site Layout and Utility Plan**

Project: **PENNELL AVENUE - PARCEL A**

MAGNETIC

Ⓢ TBM: Chiseled "x" on Northerly Side of Sewer Manhole Rim
Elevation = 83.40

N/F
Sarah E. Laubner
15582/242

1" Iron Pipe

Parcel A
Area = 7,500 s.f. / 0.17 acres

Parcel B
Area = 7,500 s.f. / 0.17 acres

Parcel C
Area = 4,500 s.f. / 0.10 acres

34x24 SINGLE FAMILY RESIDENCE

Sewer Easement (See Record Easement 1)

PROPOSED EDGE OF PAVEMENT
Rim = 83.6

Ⓢ Base of a Sewer Structure Under Construction

18" RCP Inv. = 76.3
24" RCP Inv. = 75.8
18" RCP Inv. = 76.3

Ⓢ TBM: Masonry nail in Utility Pole # 11
Elevation = 85.38

Pennell Avenue

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Rev.	Date	Revision

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 384.3
Checked: AMP	Scale: 1"=20'
File Name: 384_3-SP	

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

PO Box 1237
26 Main Street
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

Drawing Name:	Grading and Drainage Plan
Project:	PENNELL AVENUE - PARCEL A

Figure No.
3