

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

PERMIT

Permit Number: 071053

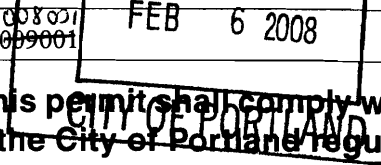
This is to certify that Hope Realty Trust/DA Brack & CO. Inc

has permission to New 26' x 32' 2 story 3 bedro Colon

AT 140 PENNELL AVE

347 A099001

008001



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 inspection must be given and when permission procured before this building or part thereof is started or closed-in. 24 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 _____

Department Name

Thomas M. Malley 2/6/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 347 A 008

Building Permit #: 07 1053

City of Portland, Maine - Building or Use Permit Application

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

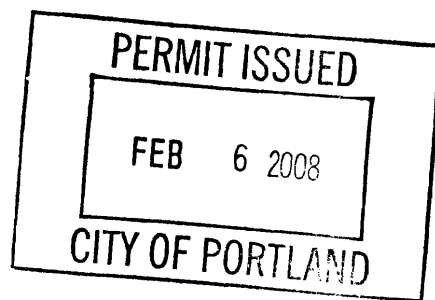
Permit No: 07-1053	Issue Date:	CBL: 20800/ 347 A09001
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Location of Construction: #1 PENNELL AVE	Owner Name: Hope Realty Trust	Owner Address: P.O. Box 475	Phone: 603-868-6340
Business Name:	Contractor Name: DA Brackett & CO. Inc.	Contractor Address: 84 Country Ln Portland	Phone: 2077560687
Lessee/Buyer's Name: Dwight Brackett	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home - New 26' x 32' 2 story 3 bedroom Colonial	Permit Fee: \$1,195.00	Cost of Work: \$110,000.00	CEO District: 5
Proposed Project Description: New 26' x 32' 2 story 3 bedroom Colonial		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jm 02/06/08</i>
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: ldobson	Date Applied For: 08/28/2007	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 7 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>207-0149</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok w/conditions</i> Date: <i>1/8/08</i> <i>APM</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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 <i>APM</i> 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

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 2/6/2008 2:22:53 PM
Subject: Pennell Ave. Single Family Site Plan

Hi all, The single family site plan application for the house at the end of Pennell Ave. has been reviewed and approved by planning. It's in UI Site Plan application #2007-0149.

Thanks,

Phil

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1053	Date Applied For: 08/28/2007	CBL: 347 A008001
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Location of Construction: 140 Pennell Ave	Owner Name: Hope Realty Trust	Owner Address: P.O. Box 475	Phone: 603-868-6340
Business Name:	Contractor Name: DA Brackett & CO. Inc.	Contractor Address: 84 Country Ln Portland	Phone: (207) 756-0687
Lessee/Buyer's Name: Dwight Brackett	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New 26' x 32' 2 story 3 bedroom Colonial	Proposed Project Description: New 26' x 32' 2 story 3 bedroom Colonial
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/08/2008

Note:**Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) The front steps may not extend more than 6' from the front of the house.
- 4) This street is considered to be a 14-403 street and shall be brought up to City Standards from the end of the closest pavement to the farther end of this property PRIOR to a temporary or permanent occupancy permit.
- 5) This property will be a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 09/27/2007

Note:**Ok to Issue:**

- 1) 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.
- 2) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 3) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 4) 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.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 6) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 02/05/2008

Note:**Ok to Issue:**

- 1) 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.
- 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.
- 3) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 4) A traffic sign, an end-of-roadway markers #OM4-2 shall be installed at the end of Pennell Avenue.

Location of Construction: 140 Pennell Ave	Owner Name: Hope Realty Trust	Owner Address: P.O. Box 475	Phone: 603-868-6340
Business Name:	Contractor Name: DA Brackett & CO. Inc.	Contractor Address: 84 Country Ln Portland	Phone (207) 756-0687
Lessee/Buyer's Name Dwight Brackett	Phone:	Permit Type: Single Family	

- 5) The foundation drain to storm drain connection shall be constructed by core drilling the storm drain and installing an appropriate INSERTA-T fitting.
- 6) 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.
- 7) The layout of the silt fence for construction is extremely important as it will be the limits of wetland disturbance. Any activity that occurs outside of the silt fence boundary would exceed the limits for non-permitted activity. Therefore, the silt fence should be installed using survey equipment and extreme care taken not to work outside of its boundaries. The limits of development shall be staked prior to construction and approved by Phil DiPierro, Development Review Coordinator.
- 8) 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.)
- 9) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10) 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.
- 11) The applicant shall revise the deed description in Exhibit A of the Warranty Deed for Pennell Ave (Deed to City signed by Dwight Brackett, dated January 23, 2008) according to the comments contained in William Clark, City Surveyor, email dated 01.29.2008

Comments:

8/30/2007-amachado: Left message for Dwight. Need full size scalable plan. Need copy of Hope Realty Trust deed for the property.

8/31/2007-amachado: Dwight brought in full size plan yesterday. Still need copy of recorded deed for the property since the lot was created by combining two different lots from two different owners.

1/8/2008-amachado: Received deed for new lot.



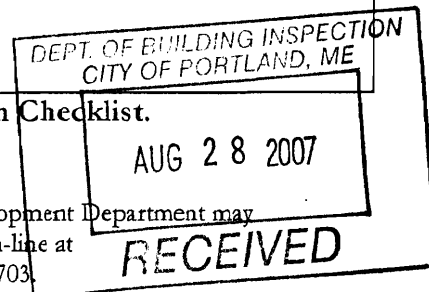
General Building Permit Application

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: ¹⁴⁰ PENNELL AVE LOTS 8-9 (part of.)		
Total Square Footage of Proposed Structure 1664	Square Footage of Lot 9,000 S Q. FT. 650.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# Book 14 PAGE 70 36-37	Owner: HOPE REALTY TRUST	Telephone: 603-868-6340 JUDY HATCH
Lessee/Buyer's Name (If Applicable) SEE COPY WARRANTY DEED	Applicant name, address & telephone: D.A. BRACKETT CO 84 COUNTRY LANE PORTLAND ME 04103	Cost Of Work: \$ 110,000 Fee: \$ C of O Fee: \$
Current Specific use: <u>VACANT LAND</u> If vacant, what was the previous use? <u>VACANT</u> Proposed Specific use:		
Project description: <u>26x37</u> <u>COLONIAL 3 BED ROOM HOUSE</u> <u>2 STORY</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u> Mailing address: Phone: <u>207-756-0687</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.



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: Dwight Brackett Date: 8/21/07

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

Applicant: D.A. Brackett & Co.

revised plan 11/4/58

Date: 8/31/67

Address: Pennell Ave

C-B-L: 347-4-008; 009

permit # 07-1053

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build single family - two story house (26'x32') no garage

Savage Disposal - City

Lot Street Frontage - 50' min - ~~90'~~ given 65' given

Front Yard - 25' min. - 26' ^(scaled) to front steps - front steps can't protrude more than 6' from house (31' to house)

Rear Yard - 25' min. - 35' scaled

Side Yard - 1 1/2 stories 8' min - right side ^{15'} 36' scaled
2 stories 14' min - left side 4' scaled

Projections - bulkhead 5'x6'; deck 8'x14'; front steps 5'x5'; rear steps 4'x4'

Width of Lot - 65' min. - ~~90'~~ scaled

Height - 35' max - 22.25' scaled

Lot Area - 6,500 sq ft min - ~~9,000~~ 6,500 sq ft

Lot Coverage/Impervious Surface - 35% = ~~3150~~ 2275 sq ft

Area per Family - 6,500 sq ft min ok

Off-street Parking - 2 spaces required - 30' x 9' ^{30' x 9'} passed front setback. OK

Loading Bays - N/A

Site Plan - minor/minor 2027 - 0149

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X
& no daylight basement

$$26 \times 32 = 832$$

$$5 \times 6 = 30$$

$$5 \times 5 = 25$$

$$4 \times 4 = 16$$

$$8 \times \frac{14}{2} = 56$$

999

1015

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

Zoning Copy

2007-0149

Application I. D. Number

8/28/2007

Application Date

Single Family Home

Project Name/Description

D.A. Brackett

Applicant

84 Country Lane, Portland, ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Applicant Ph: (207) 772-8629 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Pennell Ave, Portland, Maine

Address of Proposed Site

347 A009001

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

Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **8/28/2007**

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