

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

Location of Construction: 95-97 Shepherd Lane (Lot #21)		Owner: Cathleen Reardon		Phone:	Permit No: 970345
Owner Address:		Lessee/Buyer's Name:		Phone:	BusinessName:
Contractor Name: Easy Living Homes		Address: RR #2, Box 357A HOLLIS CT, ME 04042		Phone: 929-4205	
Past Use: Vacant Land		Proposed Use: Single Family Dwelling		COST OF WORK: \$ 105,700	PERMIT FEE: \$ 545.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i>
Proposed Project Description: Construct Single Family Dwelling w/attached 2-car garage				Signature:	Signature: <i>[Signature]</i>
Permit Taken By: Mary Greek		Date Applied For: 11 April 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	

PERMIT ISSUED
Permit Issued:
APR 24 1997
CITY OF PORTLAND

Zone: *R2* CBL: 351-B-011
Zoning Approval: *[Signature]*
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *4/24/97*

PERMIT ISSUED WITH LETTER

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 provisions of the code(s) applicable to such permit

18 April 1997 - Permit Routed
11 April 1997

SIGNATURE OF APPLICANT: *Brian Fiorde* ADDRESS: DATE: PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT *[Signature]*

COMMENTS

12/may/97 Gave verbal over phone - after reviewing set backs with contractor - Contractor stated he called this in last week - ~~if~~

21/may/97 U.G Plumbing - OK

June 18/97 - Framing/Rough plumbing ok

July 28 '97 - Call for permit - See Deficiency list below - Temp ok except for ^{dry} ~~the~~ ^{7/28} ~~metal~~

7/28/97 - Memo from Jim Wendell, DEC - No COO (See memo in file)

10/5/98 - OK for Perm COO

Send Perm COO

Style Jimmy Dually w/ attached gage

7/28/97 deficiencies

✓ Base Coil open Done OK

✓ Keller Slabs Done OK

✓ Keller Beam Certification Done OK

✓ Bulkhead Slabs w/ Riser Done OK

Temp new stars measured Done OK
Temp new stars 4" Pull Done OK

Water Meter
PWO Called 7/28 PM
OK

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Location of Construction: 95-97 Shepherd Lane (Lot #21)		Owner: Cathleen Reardon		Phone:		Permit No: 970345	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Easy Living Homes		Address: RR #2, Box 357A Hollis Ctr, ME 04042		Phone: 929-4205		Permit Issued: APR 24 1997	
Past Use: Vacant Land		Proposed Use: Single Family Dwelling		COST OF WORK: \$ 105,700		PERMIT FEE: \$ 545.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 13 Type: 503 Signature: [Signature]	
Proposed Project Description: Construct Single Family Dwelling w/attached 2-car garage				Signature:		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning: R-2 CBL: 351-B-011	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: [Signature] 4/24/97 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: Mary Gresik		Date Applied For: 11 April 1997					

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Call Brian for plw

PERMIT ISSUED WITH LETTER

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Brian Plourde* Brian Plourde

18 April 1997 - Permit Routed
11 April 1997

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: 4/21/97

D. Andrews

CEO DISTRICT 7
K Carroll

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 5/2/97

LOCATION: 95 Shepherd Ln (Lot 21)

Permit # _____

OWNER Bob & Kathy Reardon ADDRESS _____

							TOTAL EACH FEE		
OUTLETS	2	Telephone	<input checked="" type="checkbox"/>	Data		CATV	2	.20	.40
	50	Receptacles	30	Switches	6	Smoke Detector		.20	17.20
FIBER OPTICS								15.00	
FIXTURES	20	incandescent		fluorescent			20	.20	4.00
	5	fluorescent strip					5	.20	1.00
SERVICES		Overhead				TTL AMPS TO	800	15.00	
		Underground					800	15.00	
Temporary Service		Overhead				AMPS OVER	800	25.00	
	X	Underground					800	25.00	15.00
METERS	1	(number of)						1.00	1.00
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens		2.00	
Insta-Hot		Water heaters		Fans		Dryers		2.00	
Disposals	1	Dishwasher		Compactors		Others (denote)	2	2.00	4.00
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS	1	Service		Remote		Main		4.00	4.00
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
							TOTAL AMOUNT DUE		46.60
							MINIMUM FEE/COMMERCIAL 35.00		25.00

INSPECTION: Will be ready _____ or will call

CONTRACTORS NAME Danny Ouellette MASTER LIC. # 14069
 ADDRESS Lord Rd- Buxton LIMITED LIC. # _____
 TELEPHONE 929-4205 - Easy Living Homes
 SIGNATURE OF CONTRACTOR *Danny Ouellette*

ELECTRICAL INSTALLATIONS—

INSPECTION: Service 5/13/97 by [Signature]
 Service called in 5/13/97
 Closing-in 6/5/97 by [Signature]

Permit Number _____
 Location _____
 Owner _____
 Date of Permit _____
 Final Inspection 7/25/97
 By Inspector [Signature]

PROGRESS INSPECTIONS:

5/13/97 (Finish & Service)
6/5/97 (Closing)
7/25/97 (Final)

DATE:

REMARKS:

6/5/97	Need more det. and ground.
	will work.
	cannot use white wire to switch light-out power (common); 3-way / 4-way

1.00	
20.00	
4.00	
8.00	
8.00	
10.00	
1.00	
20.00	
4.00	
8.00	
8.00	
10.00	
25.00	
35.00	

INSPECTION: Will be ready _____ of will call _____
 CONTRACTOR NAME: _____
 ADDRESS: _____
 PHONE: _____
 SIGNATURE OF CONTRACTOR: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 95 Shepherd Ln (Lot #21)

Issued to Cathleen & Robert Reardon

Date of Issue 20 October 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970345, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling
w/attached garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10/20/98 *[Signature]*

(Date) Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten mark]

BUILDING PERMIT REPORT

DATE: 27 April 97 ADDRESS: 95 Shepherd Ln (Lot # 21)

REASON FOR PERMIT: To Construct a single family dwelling w/ car garage

BUILDING OWNER: Cathleen Beardon

CONTRACTOR: Easy Living Homes

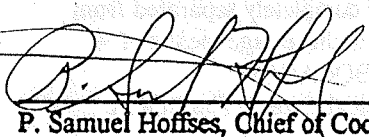
PERMIT APPLICANT: Brian Plourde APPROVAL: *1 *2 *5 *6 *7 *8 *9 *10
DENIED: *11 *15 *20 *24

CONDITION OF APPROVAL OR DENIAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 2. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 3. Precaution must be taken to protect concrete from freezing.
 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) UL 103.
 7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
 8. Headroom in habitable space is a minimum of 7'6".
 9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
 10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7-sq. ft.
 12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
 13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- ✓20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- ✓24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code. 1
25. _____
26. _____
27. _____



P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: EASY LIVING HOMES, BRIAN PLOURDE
 ADDRESS: RR # 2 Box 367A, HOLLIS CTR, ME 04042
 SITE ADDRESS/LOCATION: 95 SHEPHERD LANE (LOT 21)
 DATE: 4/15/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

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. Your new street address is now 95 SHEPHERD LANE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. 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 is 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.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. 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. 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.)

8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ERODED SOIL SHALL BE CONTAINED ON SITE.
INSTALL SILT FENCE ALONG THE TOE OF SLOPE
EMBANKMENT IN THE BACK YARD. NOTE
ATTACHED REFERENCE TO EROSION BMP.

cc: Katherine Staples, P.E., City Engineer

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 28, 1997

Easy Living Homes
RR#2, Box 357A
Hollis Ctr., ME 04042

RE: 95 Shepherd Lane (Lot # 21)

Dear Sir:

Your application to construct a single family dwelling with attached two car garage has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal Laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

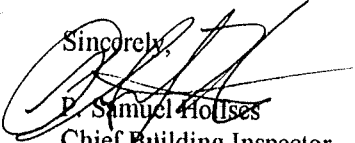
Building Inspection: 1. Separate permit is required for Office / Home Occupation M . Schmuckal

Development Review Coordinator: See attached Conditions - J Wendel

Building and Fire Code Requirements

1. Please read and implement items 1, 2,5, 6,7,8,9,10,11,15, 20 & 24 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief Building Inspector

c: M. Schmuckal
J. Wendal



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

I. D. Number _____

Applicant Easy Living Homes

RR #2, Box ~~3333A~~ 367A
Hollis Ctr, ME 04042

Applicant's Mailing Address _____

Consultant/Agent _____

Brian Plourde 929-4205

Applicant or Agent Daytime Telephone, Fax _____

11 April 1997

Application Date _____

Orchard Green

Project Name/Description _____

95
95-97 Shepherd Lane (Lot #21)

Address of Proposed Site _____

351-B-011

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 Other (specify) _____

1,652 GFC/2,400 Total

11,846 Sq Ft

Proposed Building Square Feet or # of Units _____

Acreage of Site _____

Zoning R-2

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____ Engineer Review Fee 100.00

Approval Status:

Reviewer JIM WENDEL

- Approved Approved w/Conditions listed below Denied

- _____
- SEE ATTACHED CONDITIONS
- _____
- _____

Approval Date 4/15/97 Approval Expiration 4/98 Extension to _____ date _____ date 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: 95-97 Shepherd Lane

Applicant: Brian Ploude

Date: 4/24/97

Address: 95 Shepherd Lane (lot # 21)

C-B-L: 351-B-11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

26 x 34

24 x 24

Proposed Use/Work - construct single family dwelling w/ attached 2-car garage

Sewage Disposal - City

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req - 25'+ shown

Rear Yard - 25' req - 30'+ shown

Side Yard - 14' req ^{house} - closest side shown \approx 25'
8' req _{garage} - 16' shown

Projections - front porch

Width of Lot - 80' req - 80'+ shown

Height - considered 2 story (2nd floor more than 2/3 part below)

Lot Area - 10,000 sq ft min 11,846 sq ft shown

Lot Coverage/ Impervious Surface - 20% max of 2961.5 sq ft

Area per Family - 10000 sq ft

Off-street Parking - 2 car shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

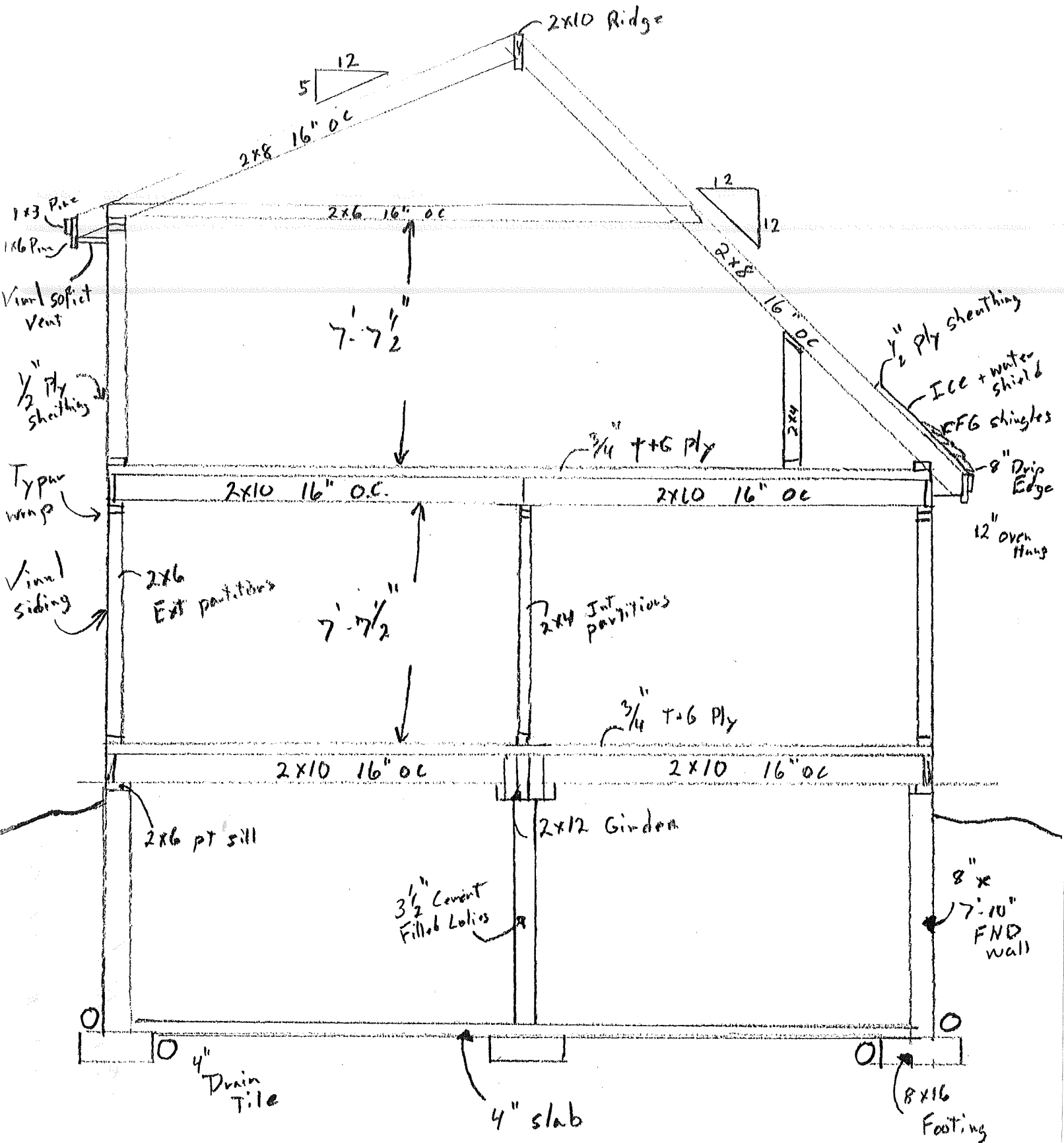
192

804

576

1652 sq ft

shows office & home/occ.





CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: October 20, 1998

SUBJECT: Request for Certificate of Occupancy
95 Shepherd Lane

It is my opinion that all of the conditions of site plan approval have been satisfactorily completed and a permanent Certificate of Occupancy could be issued assuming Code Enforcement has no outstanding issues.

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: September 9, 1998

SUBJECT: Certificate of Occupancy
95 Shepherd Lane (lot 21)

A site visit was made to review the completion of the conditions of the site plan approval dated 4-15-97; my comments are:

1. There is significant collapse of the sidewalk where the water service was extended into the lot. A board has been nailed to the pavement to cover and prevent people from falling into the hole. This is unacceptable.

It is my opinion that the conditions of site plan approval have not been satisfactorily completed and no **Certificate of Occupancy should be issued** until the item above has been satisfactorily repaired in accordance with City standards.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement - Kevin Carroll
FROM: Jim Wendel, Development Review Coordinator
DATE: July 28, 1997
RE: Request for Certificate of Occupancy
95 Shepherd Lane (Lot 21)

On July 28, 1997 I reviewed the site for compliance with the conditions of approval dated 4-15-97; my comments are:

1. The site work in the backyard is different from the approved plan. A short height timber retaining wall has been installed perpendicular to the house and the grading in that area revised.
2. The number for the street address much be placed on the street frontage of the house.
3. Two City of Portland approved trees must be planted. They must be planted no later than September 15, 1997.

It is my opinion that **no type of Certificate of Occupancy be issued** until a revised site plan showing the change in the grading in the backyard and a cross section detail of the timber wall be submitted to the Development Review Coordinator and Code Enforcement Office.

cc: Kandi Talbot, Planner



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

I. D. Number _____

Easy Living Homes

Applicant RR #2, Box ~~XXXX~~ 367A
Hollis Ctr, ME 04042

Applicant's Mailing Address _____

Consultant/Agent _____

Brian Plourde 929-4205

Applicant or Agent Daytime Telephone, Fax _____

11 April 1997

Application Date _____

Orchard Green

Project Name/Description _____

95-97 Shepherd Lane (Lot #21)

Address of Proposed Site _____

351-B-011

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 Other (specify) _____

1,652 GFC/2,400 Total

11,846 Sq Ft

Proposed Building Square Feet or # of Units _____

Acreeage of Site _____

Zoning R-2

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineer Review Fee

Approval Status:

Reviewer Mage Schumaker

- Approved **Approved w/Conditions listed below** Denied

1. Separate permit required for the office/home occupation

2. _____

3. _____

4. _____

Approval Date 4/24/97 Approval Expiration _____ date Extension to _____ date 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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount _____

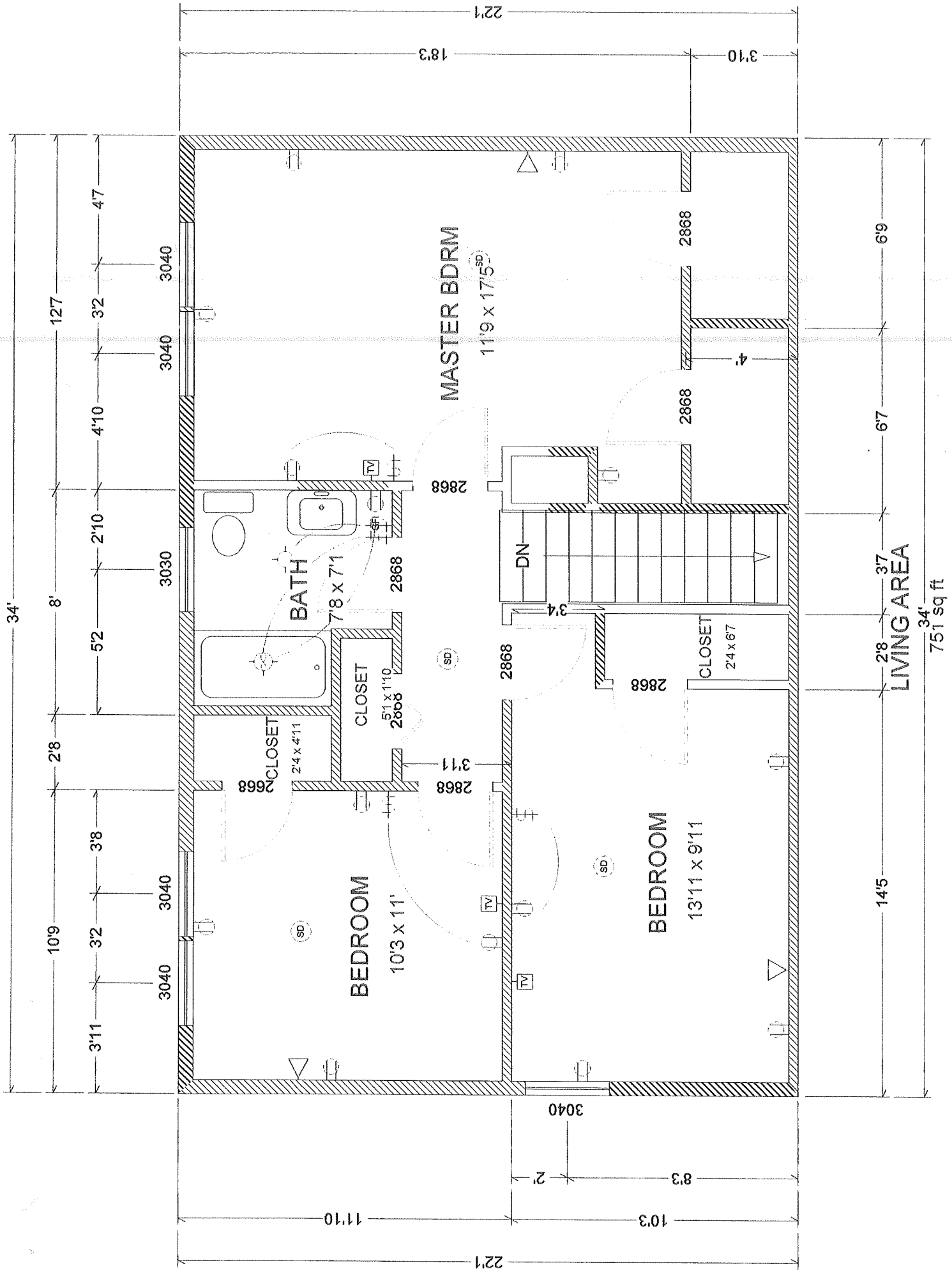
Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

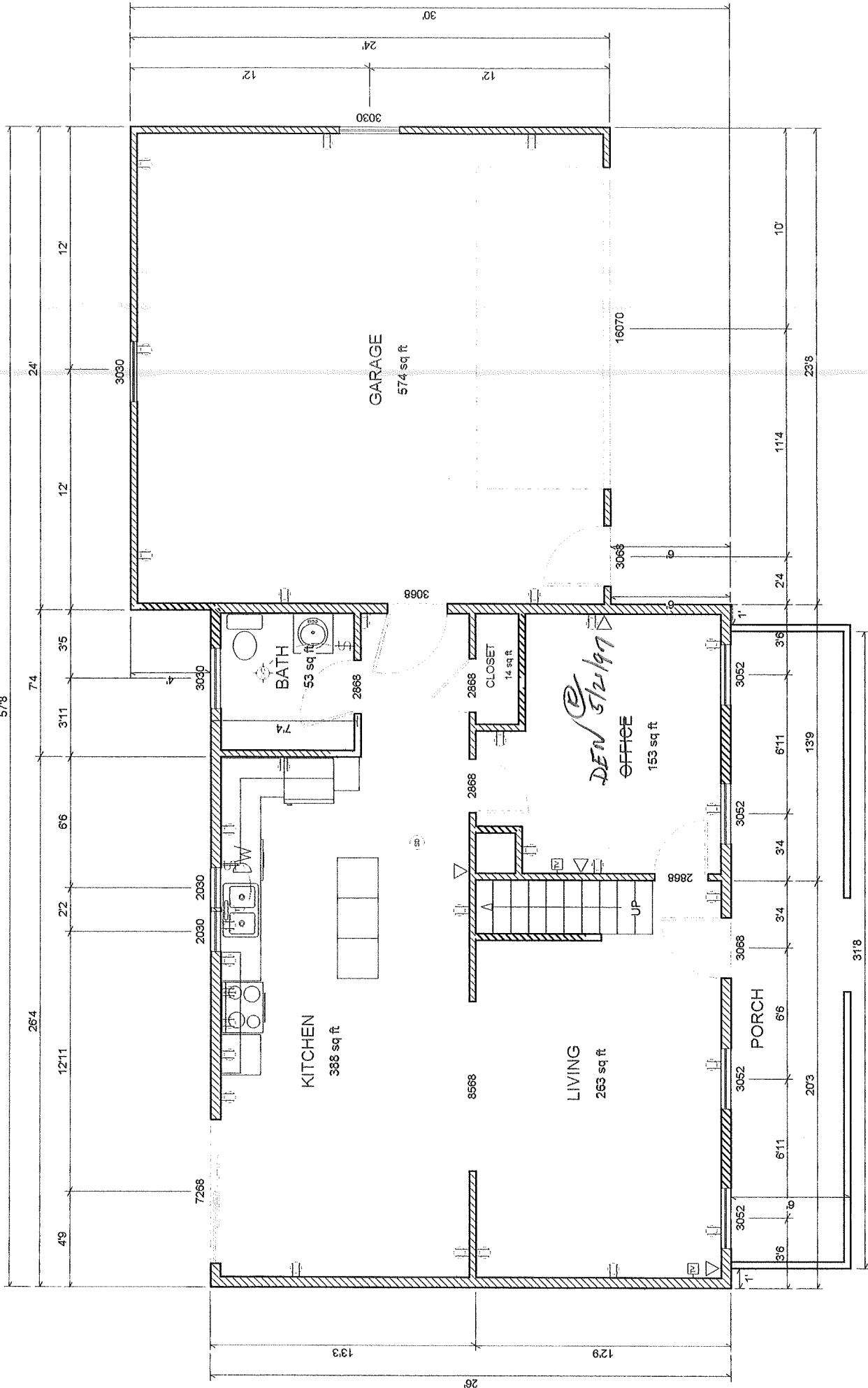
Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

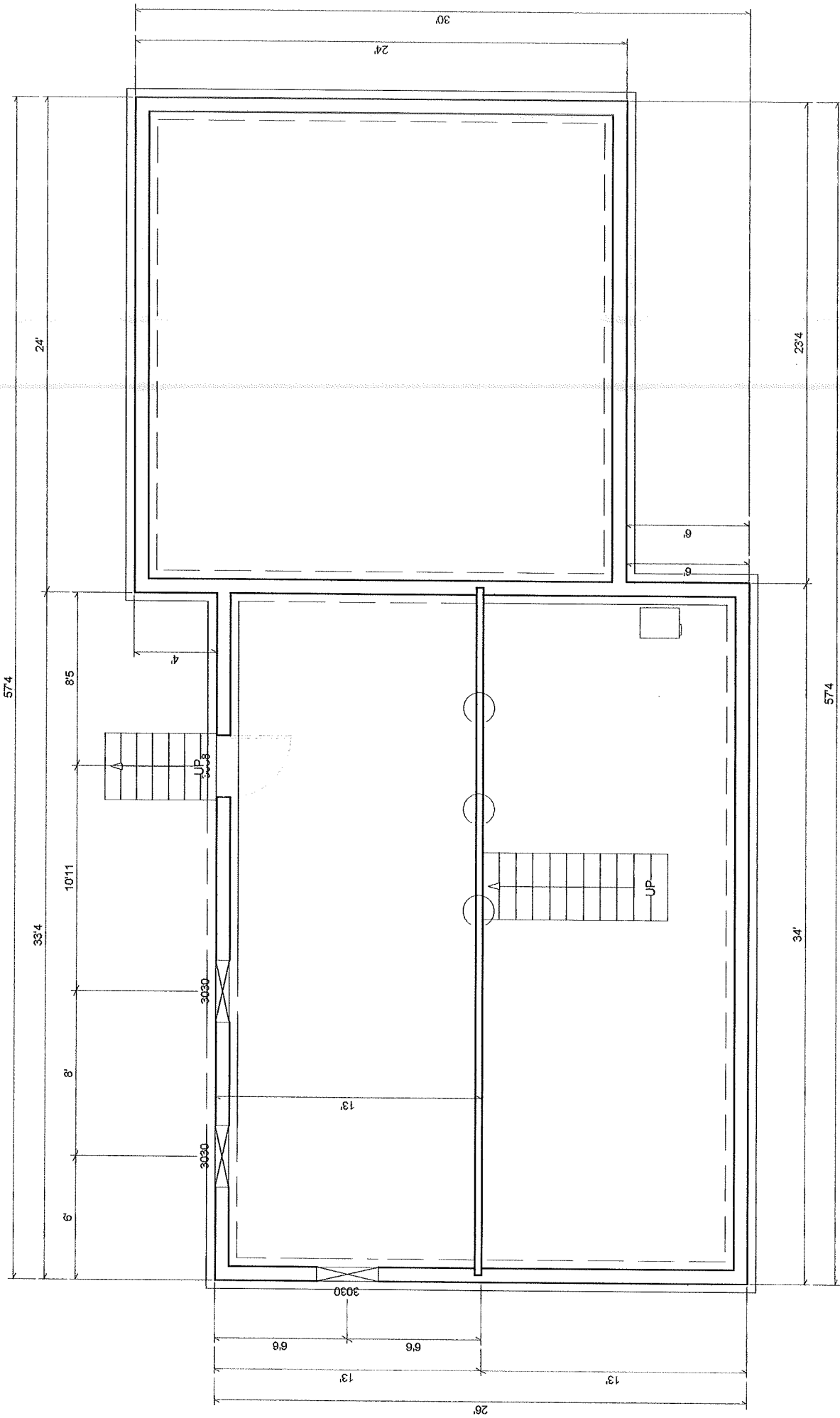
Defect Guarantee Released _____ date _____ signature _____

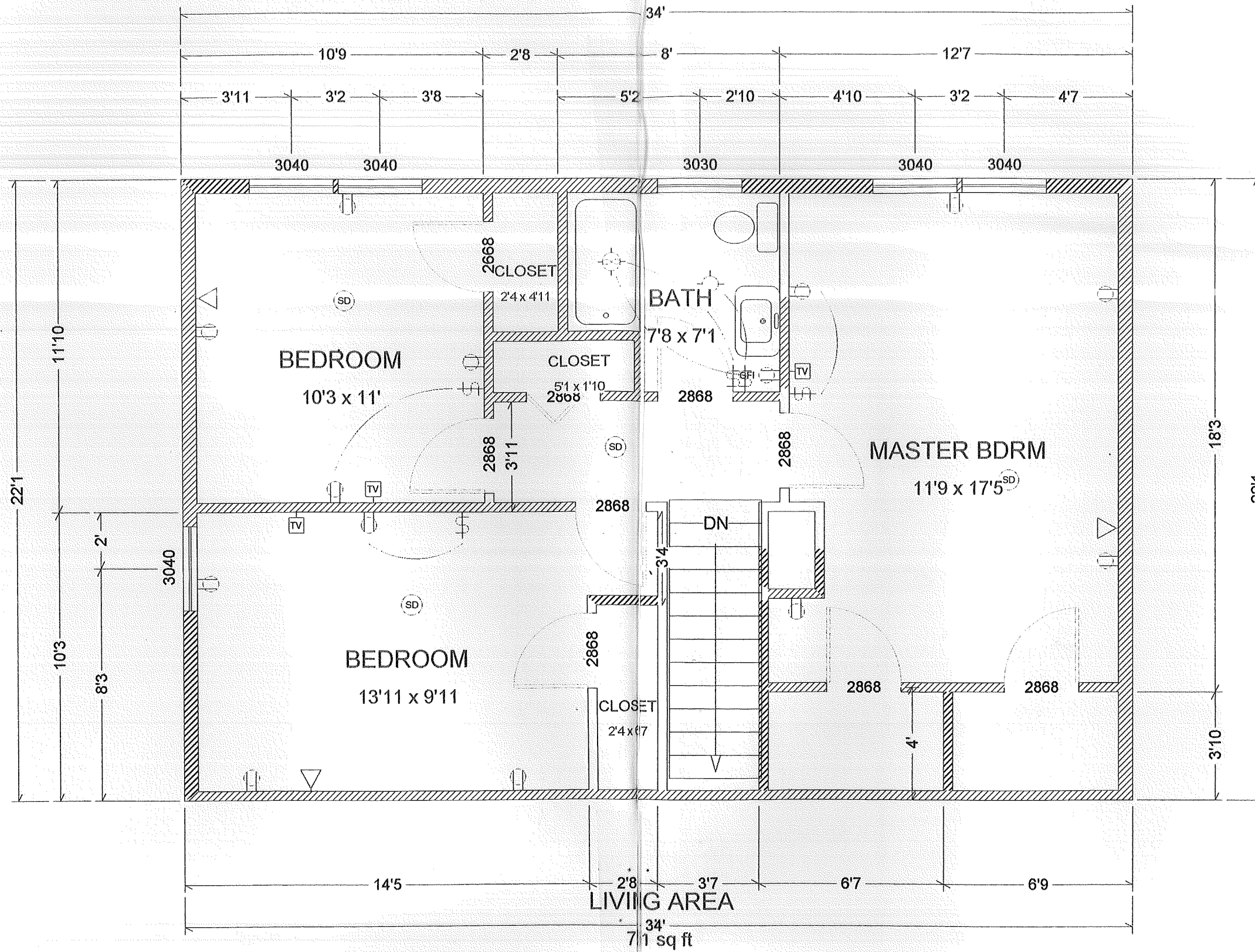
Address: 95-97 Shepherd Lane





LIVING AREA
892 sq ft





1/4" = 1'

PLAN REFERENCE:

ORCHARD GREEN SUBDIVISION
SHEPHERD LANE PORTLAND ME.
3RD AMENDED RECORDING PLAT
BY L.U.C. MAY 10, 1995
RECORDED PLAN BOOK 195 PAGE 360

LOCUS DEED REFERENCE:

KASPAZAK INC. TO ROBERT J. AND CATHLEEN
A. REARDON BOOK 12973 PAGE 346

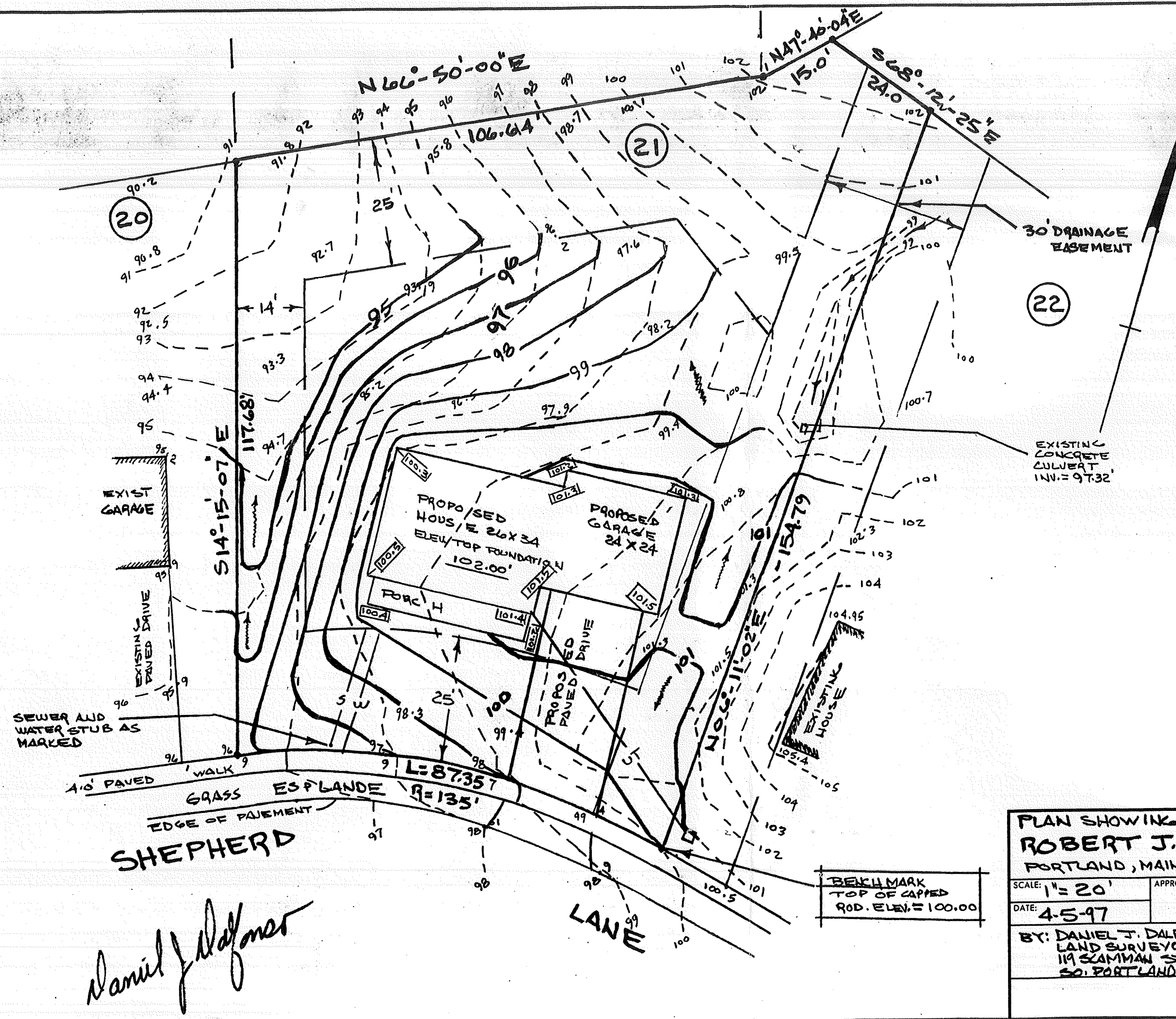
TOTAL AREA = 15,092 SQ. FT.

ZONED R-2

MINIMUM LOT AREA = 10,000 SQ. FT.
MINIMUM ROAD FRONTAGE = 50'
FRONT YARD SETBACK = 25'
SIDE YARD SETBACK = 14' (2-STORY)
REAR YARD SETBACK = 25'

LEGEND

- FOUND CAPPED IRON ROD
- 99.4 EXISTING SPOT ELEVATION
- - - 93 - - - EXISTING CONTOUR
- 101.2 PROPOSED GROUND ELEVATION ALONG OUTSIDE OF HOUSE
- 100 - - - PROPOSED CONTOUR
- UT - - - PROPOSED UNDERGROUND UTILITIES
- S - - - PROPOSED SEWER
- W - - - PROPOSED WATER
- EXISTING UTILITY BOXES
- DRAINAGE



Daniel J. Dalfonso

**PLAN SHOWING A SITE SURVEY MADE FOR
ROBERT J. AND CATHLEEN A. REARDON
PORTLAND, MAINE**

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY:
DATE: 4-5-97		REVISED:
BY: DANIEL J. DALFONSO LAND SURVEYOR 119 SCAMMAN ST. 50, PORTLAND, ME.		PHONE: 799-5931
		DRAWING NUMBER 479

BENCH MARK
TOP OF CAPPED
ROD. ELEV. = 100.00