

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 061465

MAR 20 2007

CITY OF PORTLAND

This is to certify that MARTELL BUILDERS LLC Martell Builders LLChas permission to New Single Family Home w/ GarageAT 10 DOLE DR

352 A05100

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or service is rendered. 4 HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

## OTHER REQUIRED APPROVALS

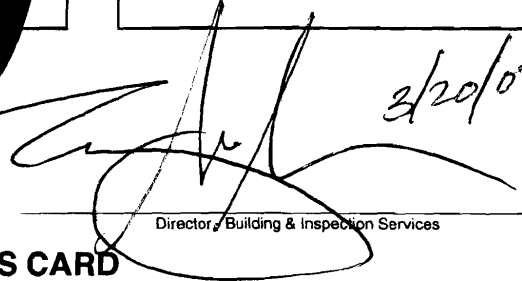
Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name


  
3/20/07  
Director, Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 06-1465	Issue Date:	CBL: 352 A051001
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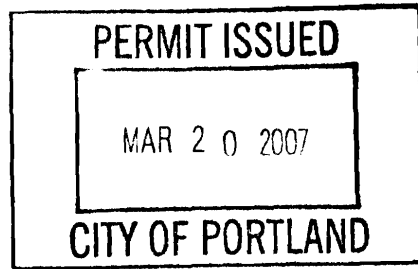
Location of Construction: 10 DOLE DR	Owner Name: MARTELL BUILDERS LLC	Owner Address: PO BOX 6631	Phone: 207-831-1669
Business Name:	Contractor Name: Martell Builders LLC	Contractor Address: 46 Devonshire Street Portland	Phone: 2078311669
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home/ New Single Family Home w/ Garage	Permit Fee: \$1,445.00	Cost of Work: \$135,000.00	CEO District: 5
Proposed Project Description: New Single Family Home w/ Garage		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003	
		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: ldobson	Date Applied For: 10/04/2006	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2006-0196</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<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	<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:	Date:	Date:



**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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-1465	<b>Date Applied For:</b> 10/04/2006	<b>CBL:</b> 352 A051001
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<b>Location of Construction:</b> 10 DOLE DR	<b>Owner Name:</b> MARTELL BUILDERS LLC	<b>Owner Address:</b> PO BOX 6631	<b>Phone:</b> 207-831-1669
<b>Business Name:</b>	<b>Contractor Name:</b> Martell Builders LLC	<b>Contractor Address:</b> 46 Devonshire Street Portland	<b>Phone:</b> (207) 831-1669
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home/ New Single Family Home w/ Garage	<b>Proposed Project Description:</b> New Single Family Home w/ Garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/12/2007**Note:** **Ok to Issue:** 

- 1) It is reminded that required parking shall not be shown in the required front yard. The parking layout shall match the revised plans received showing the two required parking spaces outside of the front yard.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 03/20/2007**Note:** **Ok to Issue:** 

- 1) The attic scuttle opening must be 22" x 30".
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) 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.
- 4) The basement is NOT approved as habitable space.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 03/14/2007**Note:** **Ok to Issue:** 

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) 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.
- 3) 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.
- 4) The Development Review Coordinator (874-8632) 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) 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.
- 6) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7) As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8) Erosion and Sedimentation control shall be established 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.

<b>Location of Construction:</b> 10 DOLE DR	<b>Owner Name:</b> MARTELL BUILDERS LLC	<b>Owner Address:</b> PO BOX 6631	<b>Phone:</b> 207-831-1669
<b>Business Name:</b>	<b>Contractor Name:</b> Martell Builders LLC	<b>Contractor Address:</b> 46 Devonshire Street Portland	<b>Phone</b> (207) 831-1669
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 9) A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 11 NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 12 All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).

**Comments:**

10/6/2006-mes: Talked to Greg Martell - His site plan does not show rear entry, bulkhead - ALL projections must be shown - Also not showing 2 required parking spaces - One in garage ok - but can not have the other within the required 25' front yard- he will revise and resubmit - on hold in M's area

10/16/2006-mes: revised plans sent in while I was on vacation. Wasn't able to review until 10/25/06

10/25/2006-mes: called Greg M again - revised plans ok for all projections, but shows the extra pkg space in the front yard setback. I will pass on the permit to Bldg review to start the structural review while waiting for the revised parking plan.

1/18/2007-tmm: spoke w/Greg Martell to check on status of permit - he will resubmit info for DRC and Marge

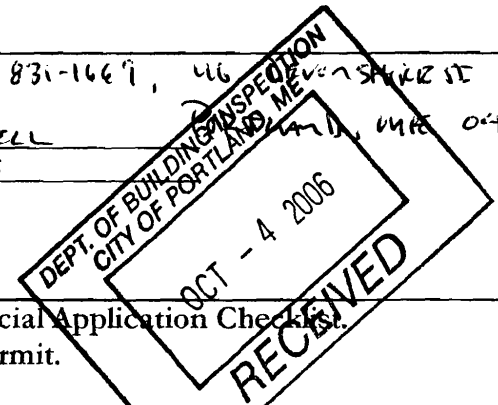
2/12/2007-mes: On Friday 2/9/07 - I received a revised plan that shows the 2nd parking space along the side of the house - gave copies to Barbara for the DRC.



# 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: <u>DOLIE STREET #14</u>		
Total Square Footage of Proposed Structure <u>1692<sup>sf</sup> living AREA / GARAGE 252<sup>sf</sup></u>		Square Footage of Lot <u>6,632</u>
Tax Assessor's Chart, Block & Lot Chart# <u>352</u> Block# <u>A</u> Lot# <u>200 51</u>	Owner: <u>MARTELL BUILDERS LLC</u>	Telephone: <u>831-1669</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>GREG MARTELL</u> <u>46 DEVENSHIRE ST</u> <u>PORTLAND, ME 04103</u> <u>831-1669</u>	Cost Of Work: \$ <u>135,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>VACANT LAND</u> If vacant, what was the previous use? <u>YARD</u> Proposed Specific use: <u>SINGLE FAMILY HOME</u>		
Project description: <u>ERECT A SINGLE FAMILY HOME ON LOT</u>		
Contractor's name, address & telephone: <u>MARTELL BUILDERS, 831-1669, 46 DEVENSHIRE ST, PORTLAND, ME 04103</u>		
Who should we contact when the permit is ready: <u>GREG MARTELL</u> Mailing address: _____ Phone: <u>831-1669</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](http://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: [Signature] Date: 10/1/06

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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 06-1465	Date Applied For: 10/04/2006	CBL: 352 A051001
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Location of Construction: 10 DOLE DR	Owner Name: MARTELL BUILDERS LLC	Owner Address: PO BOX 6631	Phone: 207-831-1669
Business Name:	Contractor Name: Martell Builders LLC	Contractor Address: 46 Devonshire Street Portland	Phone (207) 831-1669
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ New Single Family Home w/ Garage	Proposed Project Description: New Single Family Home w/ Garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/12/2007**Note:** **Ok to Issue:** 

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
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- 3) It is reminded that required parking shall not be shown in the required front yard. The parking layout shall match the revised plans received showing the two required parking spaces outside of the front yard.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 11/01/2006**Note:** **Ok to Issue:** 

- 1) The attic scuttle opening must be 22" x 30".
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) 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.
- 4) The basement is NOT approved as habitable space.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 03/14/2007**Note:** **Ok to Issue:** 

- 1) As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 4) A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.
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- 7) 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.

06-1465

352-  
325-A-51

10 DOK

Marshall Builders 831-1669

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 20" - 7'-10" deep - OK			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" - OK			
Lally Column Type (Section R407)	3-2x12's - OK			
Girder & Header Spans (Table R 502.5(2))	6'-3" Max span - OK			
Built-Up Wood Center Girder Dimension/Type	2x6 PT			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10's OK			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	" " OK			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A - Trusses			

06-1465

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	TRUSSES	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" Roof / 7/16" walls / 3/4" T&G floor	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC 2003	
<b>Private Garage</b> (Section R309) Living Space? <i>yes</i> (Above or beside)		
Fire separation (Section R309.2)	- 5/8" Rock - walls + ceiling	
Opening Protection (Section R309.1)	- 1 hour rated door	
Emergency Escape and Rescue Openings (Section R310)	- OK notes	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	not shown	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	3-2x10's - TYP.	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 Roof 12-21 Floor R-19 walls U-Value 0.31	OK



06-1465

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement / Number of Stairways / Interior / Exterior 0 Treads and Risers 10" T 7 1/4" Rise - OK (Section R311.5.3) Width (Section R311.5.1) - 3'-2" + - OK Headroom (Section R311.5.2) 6'-8" Noted Guardrails and Handrails - OK (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) - Location and type/Interconnected	OK	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	N/A	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	N/A	

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

**2006-0196**

Application I. D. Number

**10/4/2006**

Application Date

**Martell Builders Llc**

Applicant

**Po Box 6631 , Portland , ME 04101**

Applicant's Mailing Address

**Greg Martell**

Consultant/Agent

**Agent Ph: (207)831-1669**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Marge Schmuckal**

**10 - 10 Dole Dr , Portland, Maine**

Address of Proposed Site

**352 A051001**

Assessor's Reference: Chart-Block-Lot

**Dole Street Single Family Home**

Project Name/Description

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **10/4/2006**

**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  |                 |

Applicant: Martell Builders LLC Date: 10/6/06

Address: 10 Dale Drive C-B-L: 352-A-51

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New lot was part of 352-A-27 #06-1465

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct new single family dwelling

Sevage Disposal - City

Lot Street Frontage - 50' min - 84.18' given

Front Yard - 25' min req - 25' scaled

14/16/06  
11/7  
Rear Yard - 25' min req - 40' scaled  
OK shown on  
FEVISED  
Rear stairs & Bulkhead NOT shown  
PLAN

Side Yard - 14' min - 14.5' & 16' scaled  
2 story

Projections - front entry - 2 rear entries - side entry in grade - side Bulkhead

Width of Lot - 65' min req - 65' in rear

Height - 35' MAX - 23.5' scaled

Lot Area - 6,500 sq ft min - 6,632 sq ft given = 2321.2 sq ft MAX cov

Lot Coverage/Impervious Surface - 35% MAX or

Area per Family - 6,500 sq ft min - 6,632 sq ft given

30 x 30 = 900 sq ft  
B.H. 5 x 12 = 72  
front 4.25 x 6 =  
rear 4.25 x 6 =

1 Show  
→ Off-street Parking - 2 req. - only one shown - can't show a parking space  
in req. front setback

↑  
Loading Bays - N/A

Show  
in front  
yard  
Site Plan - minor/minor

#2006-0196  
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	352 A051001
<b>Location</b>	10 DOLE DR
<b>Land Use</b>	VACANT LAND

<b>Owner Address</b>	MARTELL BUILDERS LLC PO BOX 6631 PORTLAND ME 04101
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<b>Book/Page</b>	23883/031
<b>Legal</b>	352-A-51 DOLE DR 8-14 6632 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$65,600	\$ 0.00	\$65,600

### Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				0.152	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/25/2006	LAND	\$80,000	23883-031
11/15/2005	LAND	\$85,000	23390-293

### Picture and Sketch

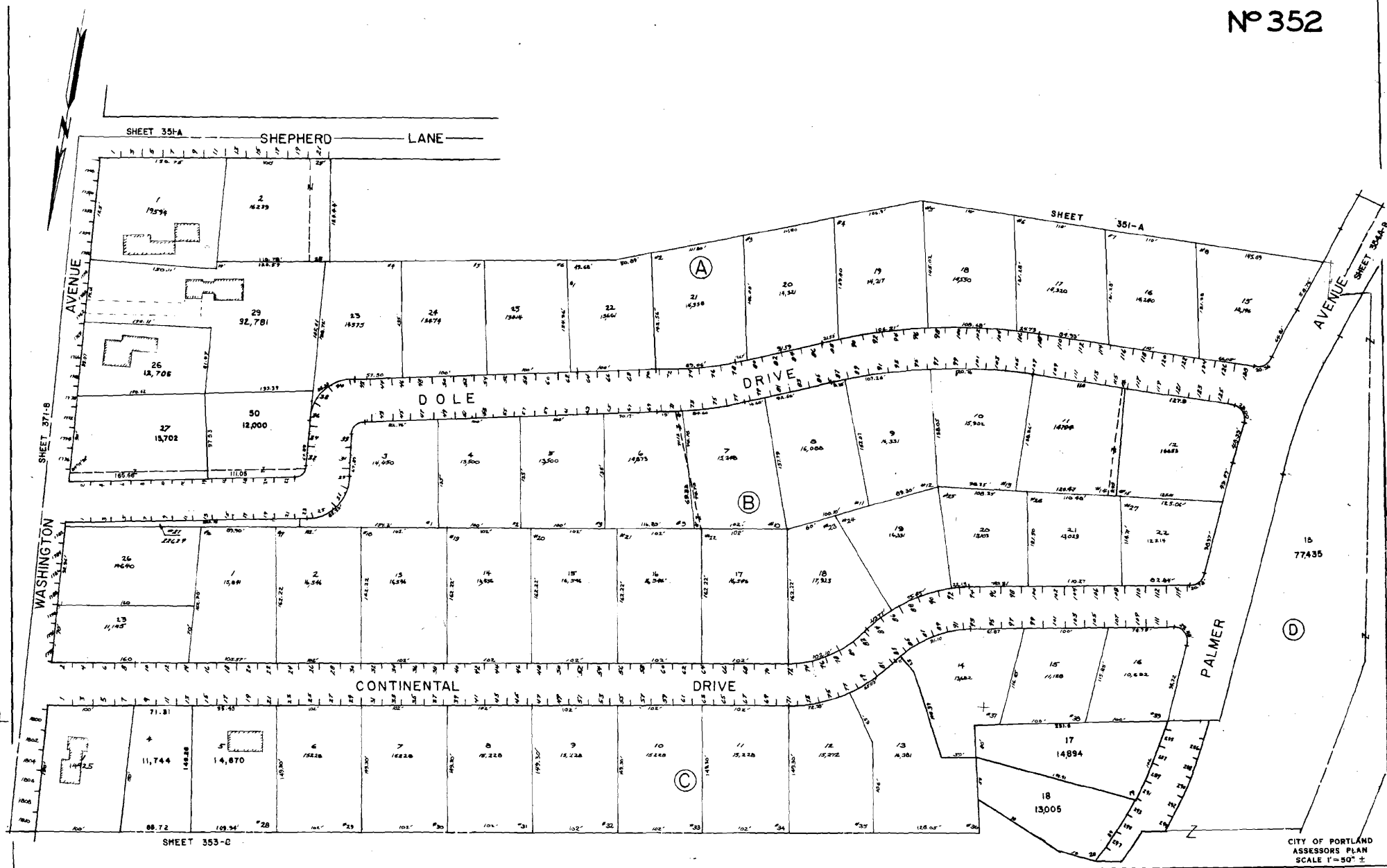
<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**

№ 352

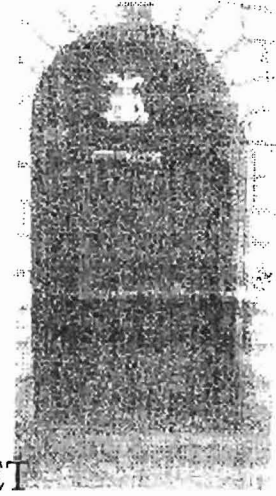


CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1"=50' ±

City of Portland  
**INSPECTION SERVICES**

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Jim Nadeau</u>	FROM: <u>Marge Schmuckel</u>
FAX NUMBER: <u>207-7871</u>	NUMBER OF PAGES, WITH COVER: <u>1</u>
TELEPHONE: _____	RE: <u>Cor. Washington &amp; Dale Dr.</u>
DATE: <u>2/28/06</u>	<u>lot split</u>

Comments: Jim,  
Thank you for the updated e-mail and reminder on this property. You are accurate in your analysis for this lot split based upon the setback numbers. I am assuming that the rear deck and stairs have been removed at this time. 16 feet is allowed to be used for a rear setback based on the corner lot provision. I will file this away for the future.

Marge

SHEET 1 OF 5

*James D. Nadeau, LLC*  
*Professional Land Surveyors*

February 27, 2006

Marge Schmuckal, Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, Maine 04101

**RE: Corner Lot Conformance, Washington Avenue/Dole Drive, Portland, ME (205822L1)**

This fax is in follow-up to our phone conversation last week. I have researched our building file and have found the following information.

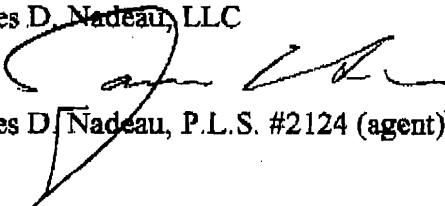
- a. A portion of our plan depicting setbacks to existing and proposed boundary lines.
- b. A fax dated July 7, 2005 sent from you pertaining to 14-428 criteria to reduce the rear yard.

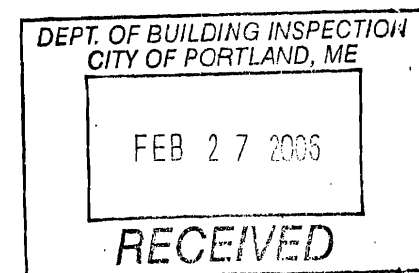
Based on my interpretation of your fax, you stated that a rear yard of 8' would be deficient for setback conformance. The aggregate of all four sides would only equal 72', and 78' is required for this particular corner lot. We adjusted the rear line to 16', which creates an aggregate total of 78.5'. This front yard setback was measured from the entrance steps and the side on side yard setback was measured from the chimney. Should the steps and chimney not be required for setback measurement, the aggregate of all four sides would be approximately 82.5'.

Could you respond back at your earliest convenience to confirm conformance? I believe we went through this exercise last July, but should again since a potential buyer has conformance concerns.

Thanks much for your time and please do not hesitate to call if you have any questions.

Sincerely,  
James D. Nadeau, LLC

  
James D. Nadeau, P.L.S. #2124 (agent)

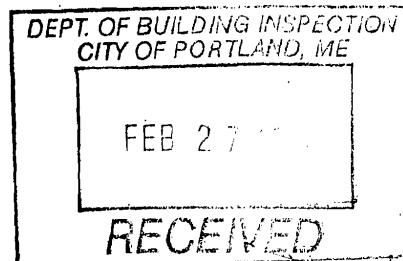


918 Brighton Avenue  
Portland, Maine 04102

surveys@gwi.net

Phone (207) 878-7870  
Fax (207) 878-7871

James D. Nadeau, LLC  
Professional Land Surveyors



TO MARGE

2-24-2006

MARGE PLEASE RESPOND  
BACK TO THIS FAX

EXISTING FRONT	35.96
EX SIDE/SIDE ST	16.72
PROP REAR	16.00'
PROP SIDE	9.80
	<hr/>
	78.48'

SENDING YOU YOUR FAX TO US  
ON 7/5/5 STATING 78' NEEDED.



**INSPECTION SERVICES**

Room 315  
 389 Congress Street  
 Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
 Facsimile: 207-874-8716

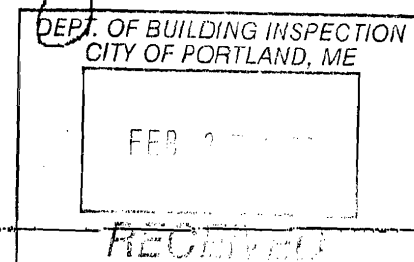
**FACSIMILE TRANSMISSION COVER SHEET**

TO: <u>Jim N.</u>	FROM: <u>Marge S.</u>
FAX NUMBER: <u>878-7871</u>	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: _____	RE: <u>1776 Washington Ave</u>
DATE: <u>7/7/05</u>	

**Comments:**

Sorry Jim -  
 They don't meet the criteria of  
 14-428 to reduce the rear yard

Marge



Visit us on the web! <http://www.portlandmaine.gov>

In case a dwelling house has its front yard upon the long side of a corner lot, the front yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

1776 Washington Ave - R-3

352-A-27 built 1959

Existing facing long side- aggregate of yards	Required setbacks if facing on short side
Front yard 35.96 36' feet	Front yard 25 feet 35.96
Rear yard 9' feet	Rear yard 25 feet /
Side yard -rt 16.72 8' feet ? 16.5 ?	Side yard -rt 8 feet
Side yard -lt 9.80 10' feet	Side yard -lt 20 feet /

TOTALS 72' feet

is greater than

78' feet

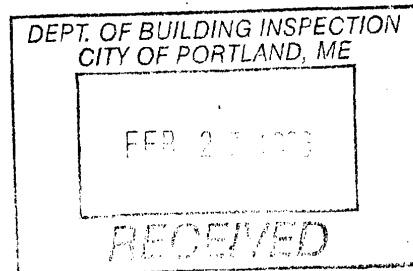
35.96 ✓  
16.72 ✓  
9.80 ✓  
62.48

78.00  
62.48  
15.52

62.48  
16.00  
78.48

CAN'T reduce REAR YARD  
NO it's NOT

22  
35.96  
16  
16.72  
9.80  
78.48







edge of pavement

DOLE DRIVE

50' WIDE PUBLIC

TBM  
TOP IPF  
EL=100.00

edge of pavement

N 71° 25' 28" E

100

84.18'

CRIF  
#2124

Sewer Easement

ff=103.1

Monica S. & Michael K.  
Reardon  
Book 16906 Page 206

Tax Map 352  
Block A  
Lot 25

50' *OK*

Building footprint  
1020.SF  
ff=103.9  
30.00'

Blackberry Hill  
Development LLC  
Book 22941 Page 001

ff=104.7

Tax Map 352  
Block A  
remainder of Lot 27

0.40'

S 71° 25' 28" W

IRF  
(FLUSH)

Eugenia p. Biette  
Book 18003 Page 083

Tax Map 352  
Block A  
Lot 26

WASHINGTON AVENUE  
66' WIDE PUBLIC

*Not to Scale  
see other full sized  
to the Dept*

GRAPHIC SCALE  
40 0 20 40 80  
( IN FEET )  
1 INCH = 30 FEET

CERTIFICATE

THE SURVEY CONFORMS TO  
PROFESSIONAL LAND SURVEY  
WRITTEN REPORT OR DESCRIPTION

