

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, Portland, ME 04103, TEL: 874-8703, FAX: 874-8716

Location of Construction: 2020 Washington Ave 1984 - 2074 Washington Ave		Owner: Joe Sullivan/Tim Higgins		Phone: [Redacted]	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: Tim Higgins 123 Maine Ave		Address: Portland, ME 04103 797-2129		Phone:	
Past Use: Vacant Land		Proposed Use: Single Family		CITY OF PORTLAND	
Proposed Project Description: Construct Single family Dwelling		COST OF WORK: \$ 65,000.00		PERMIT FEE: \$ 345.00	
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type 5B	
Proposed Project Description:		Signature: [Redacted]		Signature: [Redacted]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: Mary Grosik		Date Applied For: 10 July 1995			

PERMIT ISSUED
JUL 13 1994
CITY OF PORTLAND

Permit No: **950716**
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
Permit Issued:
RECEIVED
JUL 13 1995

Zone: R-2 CBL: 368-A-4/369-A-2
Zoning Approval: OK - in compliance with [Redacted]
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

1. This permit application doesn't 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..

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 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: *Timothy Higgins* ADDRESS: DATE: 10 July 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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: [Redacted Signature]

CEO DISTRICT **7**

COMMENTS

7-13-95 Ftg + Found Insp. 24x32 8" walls garage + House / no drainage tile yet
rear bulkhead projection (Appears not to meet rear 25' set back)

8-15-95 Framing + Close (Pb) gorges (Trusses, 2'00) (Wood Amendment for 2nd Fl.
Roof + garage truss (Framing OK w/ that Amendment.)
(Bulkhead moved) 2nd Fl. finished

1/1/96 - TEM CO ISSUED by A. ROWE - No Structural Problems -
Just Site Work Left - Bulkhead Moved from Right Rear
to Left Rear

10/5/98 Send Permit CofD
Single Family Dwelling w/ attached garage

Note: This Certificate applies to structure only and does
not address site work requirements

Inspection Record

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

368-A-004

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 1984-2074 Washington Ave

Issued to Tim Higgins

Date of Issue October 7, 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. 950716, 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 w/attached garage

Limiting Conditions:

This Certificate applies to structure only and does not address site work requirements

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 2020 Washington Avenue

Issued to J. Sullivan and T. Higgins

Date of Issue January 11, 1996

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. 950716, 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

Limiting Conditions: TEMPORARY

See attached memo from James Seymour to David Jordan dated January 9, 1996 listing three (3) conditions of approval.

This certificate supersedes certificate issued

Approved:

1/11/96
.....
(Date)

P. Rowe
.....
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.

BUILDING PERMIT REPORT

DATE: 30/Sept/94 Address 2020 Washington Ave.

REASON FOR PERMIT: To Construct a single family dwelling

BLDG. OWNER: Tim Higgins

CONTRACTOR: _____ APPROVED:

PERMIT APPLICABLE: *1 *3 *7 *9 *11 *13 *14 *15 *16 DENIED: _____

CONDITION OF APPROVAL OR DENIAL:

- *1. Before concrete for foundation is placed, approvals from Public Works and Inspection Service must be obtained. (a 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
- *3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. ft. per sprinkler.
- *7. 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 opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19. (smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms;
2. In all bedrooms;
3. In each story within a dwelling unit, including basements.

10. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

11. Guardrails & 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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.

12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

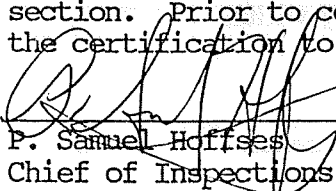
14. Headroom in habitable space is a minimum of 7'6".

15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. 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.

17. 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".

18. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

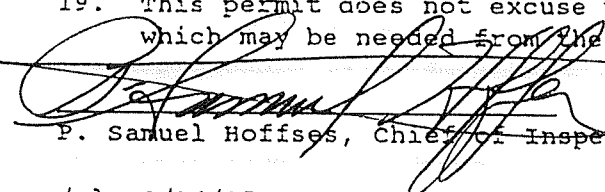

P. Samuel Hoffses
Chief of Inspections

/dmm 01/14/94(redo w/additions)

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. 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.

- * 10. 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 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
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- * 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~
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19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.


P. Samuel Hoffses, Chief of Inspection Services



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator

DATE: January 9, 1996

RE: Temporary Certificate of Occupancy for 2020 Washington Avenue

I have reviewed the single family residence at 2020 Washington Avenue and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my inspection, the ground surface was covered with 2 feet of snow making it difficult to review the lot grading. It appears that lot grading may be necessary in the spring. There is an embankment area along the driveway which appears very steep and will require a more detailed review in the Spring before May 1, 1996. Barriers may be required for the safety of pedestrian and vehicular traffic accessing the lot along the driveway. Erosion control mesh may be required to stabilize erosion potential and provide an adequate surface for vegetation to take hold.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1996 and approved by the Development Review Coordinator.
3. Erosion control fencing or approved equal shall be installed at the limits of construction immediately after the ground thaws. The measures should be in place by April 1st and may be removed once disturbed areas are 80% revegetated.

cc: Kathi Staples PE, City Engineer



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

*Don Casey
878-0190*

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: May 9, 1997

RE: Request for Certificate of Occupancy
2020 Washington Ave (368-A-004/369-A-002)

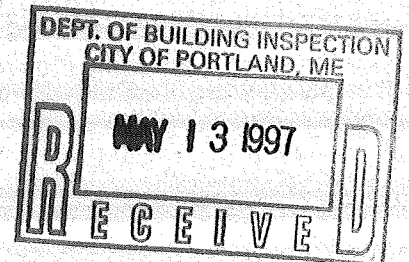
On May 8, 1997 I reviewed the site for compliance with the conditions indicated in a memo dated 1/9/96 from Jim Seymour, DRC with regard to a temporary certificate of occupancy; my comments are:

All issues raised in the referenced memo have been satisfactorily addressed. However my site inspection has identified one issue. It appears that the foundation drain for the abutting house crosses under the drive of this property and discharges in this property. Consequently I recommend that a maintenance easement be granted to the abutter for the drain before a permanent certificate of occupancy is issued.

James T. Wendel, P.E.

c: Kandi Talbot, Planning Department
Katherine Staples, P.E. City Engineer

JN1350.102020wash





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CITY OF PORTLAND
Planning and Urban Development Department

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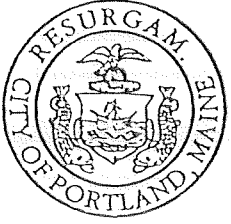
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Planning and Urban Development Department

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cc: Kathi Staples PE, City Engineer

Applicant: Timothy Higgins
Address: 2020 Washington Ave
Assessors No.: 368-A-4 & 369-A-2

Date: 7/11/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2

Interior or corner lot -

Use - 1 family and attached garage

Sewage Disposal - City

Rear Yards - 25' req 25' shown

Side Yards - 12' req - 14' & 20' shown

Front Yards - 25' req - 30' to closest front line (off garage corner)

Projections -

Height - Cape 1/2 story

Lot Area - 10,000[#] min - 68,382[#] (part of a conservation easement)

Building Area - MAX 20% of lot

Area per Family - 10,000[#]

Width of Lot - 80' min - 82' shown

Lot Frontage - 50' req - 50' shown

Off-street Parking - OK

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

OK Flood Plains - Zone C - panel 2 of 17

5'
1/2' Bulkhead
Rear left corner

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

APPLICANT: Tim Higgins
 ADDRESS: 123 MAINE AVE PHld ME
 SITE ADDRESS/LOCATION: 2020 WASHINGTON AVE
 DATE: 10 July 1995

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. X 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. X 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. X Your new street address is now 2020 WASHINGTON AVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. X 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. X Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. _____ A sewer permit is required for your project. Please contact Carol Poliskey 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 Poliskey 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. X _____ 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. X _____ 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. X _____ 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. X _____ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. _____

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

BUILDING PERMIT REPORT

DATE: 12/July/95 ADDRESS: 2020 Washington Ave.
 REASON FOR PERMIT: To Construct a single family dwelling
 BUILDING OWNER: Sullivan - Higgins
 CONTRACTOR: Tim Higgins APPROVED: *1*7*9*10*11
 PERMIT APPLICANT: _____ DENIED: *13,*14,*15*16.

CONDITION OF APPROVAL OR DENIAL

- Dev. Rev. Cord
1. Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 2. Precaution must be taken to protect concrete from freezing.
 3. 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.
 4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
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 8. 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.
 9. 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, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 12, 1995

RE: 2020 Washington Avenue

Tim Higgins
123 Maine Ave.
Portland, ME 04103

Dear Sir:

Your application to construct a single family dwelling 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.

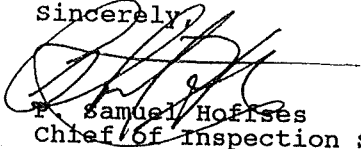
Site Plan Review Requirements

Development Review Coordinator Approved with conditions See attached memo M. O'Sullivan
Building Inspections 1. All projections such as bay windows, decks or garages shall meet all setback requirements. 2. All openings shall meet the required sill heights including windows, garages and bulkheads. 3. "The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

- Building Code Requirements
1. Please read and implement items 1, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached building permit report.
 2. Drainage and dampproofing shall be done as per Section 1813.0 of the city's building code. (BOCA '93)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Marge Schmuckal, Asst. Chief of Inspection Services
Michael O'Sullivan, Development Review Coordinator



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

I. D. Number _____

10 July 1995

Application Date

Project Name/Description

1984 - 2074 Washington Ave

Address of Proposed Site

368-A-004/369-A-002

Assessor's Reference: Chart-Block-Lot

Tim Higgins

Applicant

123 Maine Ave Ptld, ME 04103

Applicant's Mailing Address

Consultant/Agent

Tim - 797-2129

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential

Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

2,752 sq ft

68,382 sq ft

Proposed Building Square Feet or # of Units

Acreeage 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

Single-Family Minor

Other _____

Fees paid: site plan 50.00

subdivision _____

Approval Status:

Reviewer _____

Approved

Approved w/Conditions listed below

Denied

1. see attached memo
2. _____
3. _____
4. _____

Approval Date 10 July 95

Approval Expiration 10 July 96
date

Extension to _____ date

Additional Sheets Attached

Condition Compliance

[Signature]
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: 1984 - 2-74 Washington Ave



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

I. D. Number

10 July 1995

Application Date

Project Name/Description

1984 - 2074 Washington Ave
Address of Proposed Site

368-A-004/369-A-002

Assessor's Reference: Chart-Block-Lot

Tim Higgins

Applicant
123 Maine Ave Ptd, ME 04103
Applicant's Mailing Address

Consultant/Agent
Tim - 797-2129

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify)
2,752 sq ft 68,382 sq ft

Proposed Building Square Feet or # of Units Acreage of Site Zoning

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

Approval Status:

Reviewer Marge Schmeckel

- Approved Approved w/Conditions listed below Denied

- All projections such as bay windows, decks or garages shall meet all setback requirements
- All openings shall meet the required sill heights, including windows, garages & bulkhead
- See attached statement on existing poorly drained areas

Approval Date 7/11/95 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 "The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

Inspection Fee Paid

Performance Guarantee _____ amount _____ expiration date

Performance Guarantee _____ amount _____ expiration date

Defect Guarantee Subn _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature

Address: 1984 - 2074 Washington Ave