

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 061182

Please Read
Application And
Notes, If Any,
Attached

This is to certify that BALLPARK DRIVE DEVELOPMENT LLC /Mainly Properties &
has permission to FOUNDATION ONLY completed w/ plans
AT 56 BALLPARK DR

PERMIT ISSUED
AUG 14 2006
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or services closed-in. 4 HOUR NOTICE 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

[Signature]
8/14/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

PERMIT ISSUED		
Permit No:	Issue Date:	CBL:
06-1182		371 A036001

Location of Construction: 56 BALLPARK DR	Owner Name: BALLPARK DRIVE DEVELOPM	Owner Address: 67 HAVERTYS WAY	Phone:
Business Name:	Contractor Name: Mainely Properties & Construction,	Contractor Address: P.O. Box 6012 Falmouth	Phone: 207-408-9535
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	Zone: R-2

Vacant Land	Single Family Home/ FOUNDATION ONLY connected w/ permit#061016	\$0.00	5
Proposed Project Description: FOUNDATION ONLY connected w/ permit#06 1016		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION Use Group R-3 Type 5B IRC 2003 Signature: <i>[Signature]</i>
		(PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: Idobson	Date Applied For: 08/11/2006	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Panel 2 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0126</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions</i> Date: <i>08/14/06</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>08/14/06</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

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

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

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

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

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete.
- Foundation Inspection: Prior to placing ANY backfill
- ^{NO Permit} Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ^{Permit} Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

[Signature]
Signature of Applicant/Designee

Date 8.14.06

[Signature]
Signature of Inspections Official

Date

CBL: 271-A-36 Building Permit #: 06-1182

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1016	Date Applied For: 07111012006	CBL: 371 A036001
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Location of Construction: 56 Ballpark Lot#6	Owner Name: BALLPARK DRIVE DEVELOPME	Owner Address: 67 HAVERTYS WAY	Phone:
Business Name:	Contractor Name: Mainely Properties & Construction,	Contractor Address: P.O. Box 6012 Falmouth	Phone (207) 408-9535
Tenant/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home1 Build new single Family Colonial w/2 car garage	Proposed Project Description: Build new single Family Colonial w/2 car garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 0712012006

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Pending **Reviewer:** Residential Plan Review **Approval Date:**

Note: **Ok to Issue:**

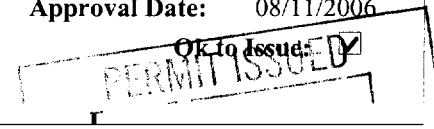
Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 0811112006

Note: **Ok to Issue:**

- 1) 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.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) 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.
- 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) THE FOUNDATION DRAIN INSTALLATION SHALL NOT DISTURB THE 75-FOOT STREAM PROTECTION ZONE.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 08/11/2006

Note: **Ok to Issue:**



Comments:

7114106-amachado: Spoke with Mark Moran. Site plan does not show covered porch in front. Building plans show steps on right side; site plan does not.

7118106-amachado: Mark Moran brought in revised site plan that matches the building plans.

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1182	Date Applied For: 08/11/2006	CBL: 371 A036001
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Business Name:	Contractor Name: Mainely Properties & Construction,	Contractor Address: P.O. Box 6012 Falmouth	Phone: (207) 408-9535
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Residential	

Proposed Use: Single Family Home/ FOUNDATION ONLY connected w/ permit#061016	Proposed Project Description: FOUNDATION ONLY connected w/ permit#061016
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Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 08/14/2006
Note: **Ok to Issue:**

- 1) All conditions issued under permit # 06-1016 are applicable.

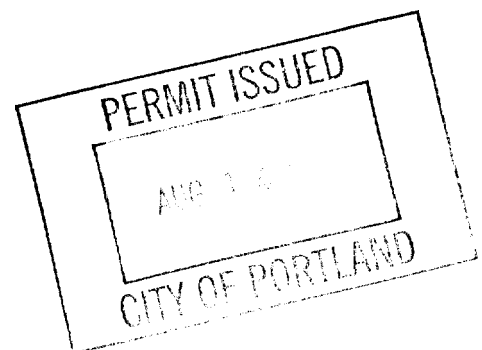
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/14/2006
Note: **Ok to Issue:**

- 1) The foundation drains must be covered with filter fabric.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 08/11/2006
Note: **Ok to Issue:**

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Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 08/11/2006
Note: **Ok to Issue:**



From: Jay Reynolds
To: Single Family Signoff
Date: 8/11/2006 10:11:34 AM
Subject: 56 Ballpark Drive, lot6, cbl371A036

Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

Applicant: Dodi S. Sidelinger

Date: 7/14/06

Address: 56 Ballpark Drive (Lot #6)

C-B-L: 371-A-36
permit # 06-1016

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R2

Interior or corner lot -

Proposed Use/Work - new 2 story single family w/attached garage

Sevage Disposal - City

Lot Street Frontage - 50' min. - 140' given.

Front Yard - 25' min. - 25.5' scaled from steps off porch

Rear Yard - 25' min. - 65' scaled

Side Yard - ~~1 1/2 stories~~ 12' - right 6' scaled from chimney
2" 14' - left 17.5' scaled

Projections - ~~new steps~~ 8x3, 38x5 front porch, 12.5x1.7 steps off porch
side step

Width of Lot - 80' min. - 139.5' scaled

Height - 35' max - 25.75' scaled

Lot Area - 10,000 sq ft min. - 32,128 sq ft

Lot Coverage Impervious Surface - 20% = 6425.6

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces required - garage 26' x 25'

Loading Bays - N/A

Site Plan - minor/minor 2006-0126

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

26' x 40' = 1040
28' x 38' = 1064
~~125 x 2~~
8 x 3 = 24
38 x 5 = 190
125 x 1.7 = 2125

OK

233925

* no day light basement.