

PERMIT ISSUED

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

Permit No: 01-0993 Issue Date: SEP 18 2001 CDD: 8867 B032

Location of Construction: 685 Auburn Street Lot 32	Owner Name: Neptune Properties	Owner Address: 120 Exchange Street	Phone: 99 6435
Business Name: n/a	Contractor Name: A.E. Brown Inc.	Contractor Address: 14 Anchorage Pl. South Portland	Phone: 2077996435
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-2

Past Use: Vacant	Proposed Use: Residential / New Single Family 34' x 26' two story home with attached two car garage.	Permit Fee: \$732.00	Cost of Work: \$118,000.00	CEO District: 2
Proposed Project Description: Build New 34' x 26' Single Family		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: 53 PERMIT ISSUED WITH REQUIREMENTS		

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 08/13/2001	Zoning Approval	
------------------------	---------------------------------	------------------------	--

1. This permit application does not 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone panel 2 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2001-0186 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK with conditions Date: 8/22/01	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	Historic Preservation <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: _____	<i>[Signature]</i>

CERTIFICATION

PERMIT ISSUED WITH REQUIREMENTS

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

12/1/01 Apoke A E Brown - There may be some changes to the Building Plans - He will call me. JB

12/01 A.E Brown called (Earl) and the property is being sold to a person who may be moving a house to this lot. It will possibly need a new permit for this property - He will know within a month. JB

12/17/01 Foundation Discovered on property. Inspections require Footing, Sillboards, Drainage & Damp proof. 11x17 Drawing Required. New Designer preparing submissions for amendment. Tom Daniels @ Archetype ~~DD~~

Applicant: A E Brown INC.

Date: 8/22/01

Address: 685 Auburn St

C-B-L: 386A-B-032

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 new single family dwelling with attached garage

sewage disposal - city with 12' x 12' deck side

Lot Street Frontage - 50' req - 125' shown

Front Yard - 25' req - 57' scaled

Rear Yard - 25' req - 62' scaled

Side Yard - 14' req - 43' & 55.5' scaled

Projections - 12' x 12' deck - rear bulkhead
rear left hand side chimney

Width of Lot - 80' req - 125' shown

Height - 35' max - 25.25' scaled

Lot Area - 10,000 sq ft min 29,473 sq ft shown

Lot Coverage/ Impervious Surface - 20% or 5894.6 sq ft max

Area per Family - 10,000 sq ft

Off-street Parking - 2 req - 2 shown
30' shared driveway easement for lots # 32, 33, & 34

Loading Bays - N/A

Site Plan - minor/minor # 2001-0186

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

26 x 34 = 884

24 x 24 = 576

12 x 12 = 144

1604

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

Insp Copy

2001-0186

Application I. D. Number

08/13/2001

Application Date

685 Auburn Street

Project Name/Description

Neptune Properties

Applicant

120 Exchange St , Portland , ME 04101

Applicant's Mailing Address

685 - 685 Auburn St, Portland, Maine

Address of Proposed Site

386A B032001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

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 Parking Lot Other (specify) 34' x 26' Single Family

2200

29,473 sf

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" 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 type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date: 08/15/2001

Insp Approval Status:

- Approved **Approved w/Conditions
See Attached** Denied

Reviewer Marge Schmuckal

Approval Date 08/22/2001 Approval Expiration 08/22/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 08/22/2001
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 Issued	_____		
	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

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

2001-0186
Application I. D. Number

08/13/2001
Application Date

685 Auburn Street
Project Name/Description

Neptune Properties

Applicant

120 Exchange St , Portland , ME 04101

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

685 - 685 Auburn St, Portland, Maine

Address of Proposed Site

386A B032001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 There is a 30 foot shared driveway easement for lots #32, #33, and #34 on the left side of this property.

Approval Conditions of DRC

- 1 EROSION CONTROL SHALL BE INSTALLED ALONG AUBURN STREET PRIOR TO EXCAVATING.
- 2 APPLICANT SHALL SUBMIT A COPY OF THE SHARED DRIVEWAY EASEMENT TO THE CITY AT THE TIME OF THE PRE-CONSTRUCTION MEETING.
- 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 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.
- 5 Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 6 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.
- 7 A sewer permit is required for you 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.
- 8 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.
- 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 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 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

