

**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: 01-1184	Issue Date: OCT 1 2001	CBL: 388A A057001
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Location of Construction: 18 Quiet Ln Lot #2	Owner Name: Lapierre Gary P &	Owner Address: 90 Alpine Rd	Phone:
Business Name: n/a	Contractor Name: Chase Custom Homes of Windham	Contractor Address: 1 Percy Hawks Road Windham	Phone: 2078922700
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Vacant Lot	Proposed Use: Same: Amend Permit #01-1009. Changed to Daylight Basement.	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Amend Permit #01-1009. Changed to Daylight Basement.		FIRE DEPT: <i>N/A</i>	INSPECTION: Use Group: <i>R-4</i> Type: <i>SB</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
		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: cjh	Date Applied For: 09/20/2001	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>09/2/01</i>	<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  Date: _____	<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: <i>[Signature]</i>
	<i>See original Permit</i>		

**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

Amendment

01-11-04

# All Purpose 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>LOT 2 QUIST LANE, Hidden Acres</u>		
Total Square Footage of Proposed Structure <u>2300</u>	Square Footage of Lot <u>11,989</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>388A</u> Block# <u>A</u> Lot# <u>57</u>	Owner: <u>CHASE CUSTOM HOMES &amp; FINANCIAL, INC</u>	Telephone: <u>888 892-2700</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CHASE CUSTOM HOMES 1 PEARCY HAWKES ROAD 892-2700 WINDHAM, MAINE</u>	Cost Of Work: \$ _____ Fee: \$ <u>30.00</u>
Current use: <u>VACANT LOT in Subdivision</u>		STOP WORK \$ 30.00 order
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		TOTAL \$ 60.00
Proposed use: <u>Single Family Dwelling</u>		
Project description: <u>CHANGED TO DAYLIGHT BASEMENT</u>		
<u>ORIGINAL permit 01-1009 ISSUED 8/31/01</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>DICK HAMILTON</u> <sup>XX</sup> Call		
Mailing address: <u>NORTHEAST CIVIL SOLUTIONS 153 US RT 1 SCARBOROUGH MAINE 04074</u>		Phone: <u>883-1000</u> <sup>XX</sup>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Rick [Signature]</u>	Date: <u>9/12/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

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

DRC Copy

2001-0189

Application I. D. Number

08/17/2001

Application Date

Quiet Lane lot #2, Hidden Acres

Project Name/Description

Chase Custom Homes

Applicant

20 Belmont Street, Portland, ME 04102

Applicant's Mailing Address

*Revised*

21 - 21 Quiet Lane, Portland, Maine

Address of Proposed Site

388 AA057001

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) \_\_\_\_\_

2300 sq. ft.

11,989 sq. ft.

Proposed Building square Feet or # of Units

Acreage 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

Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 08/17/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

Approved

Approved w/Conditions  
See Attached

Denied

*Revised Plans Attached!*

Approval Date 10-2-2001 ~~08/30/2001~~

Approval Expiration 08/30/2002

Extension to \_\_\_\_\_

Additional Sheets  
Attached

Condition Compliance

Jay Reynolds  
signature

08/30/2001  
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

Building Permit Issue

\_\_\_\_\_ date

Performance Guarantee Reduced

\_\_\_\_\_ date

\_\_\_\_\_ remaining balance

\_\_\_\_\_ signature

Temporary Certificate of Occupancy

\_\_\_\_\_ date

Conditions (See Attached)

\_\_\_\_\_ expiration date

Final Inspection

\_\_\_\_\_ date

\_\_\_\_\_ signature

Certificate Of Occupancy

\_\_\_\_\_ date

Performance Guarantee Released

\_\_\_\_\_ date

\_\_\_\_\_ signature

Defect Guarantee Submitted

\_\_\_\_\_ submitted date

\_\_\_\_\_ amount

\_\_\_\_\_ expiration date

Defect Guarantee Released

\_\_\_\_\_ date

\_\_\_\_\_ signature

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

**2001-0189**

Application I. D. Number

**08/17/2001**

Application Date

**Chase Custom Homes**

Applicant

**20 Belmont Street, Portland, ME 04102**

Applicant's Mailing Address

**Quiet Lane lot #2, Hidden Acres**

Project Name/Description

Consultant/Agent

Agent Ph: Agent Fax:

Applicant or Agent Daytime Telephone, Fax

**21 - 21 Quiet Lane, Portland, Maine**

Address of Proposed Site

**388 AA057001**

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. No rear decks are approved with this permit. HOWEVER, PLEASE NOTE THAT MAXIMUM LOT COVERAGE IS ALMOST MET WITH THIS APPROVED SITE PLAN. THIS WILL RESTRICT ANY FUTURE ADDITIONS.
- 3 No construction or filling of wetlands other than that shown on the approved subdivision/site plan are allowed. A NRPA permit is required by DEP.
- 4 Lot #2 is required to install wastewater solids handling grinder pumps. These homeowners will own, maintain and repair their pump and force main from the house to the cleanout structure. THE CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF PRIVATE SYSTEMS.
- 5 There shall be minimal disturbance to the area within the 25 feet buffer area as shown. The developer shall preserve (or replant to the specifications of the City Arborist) no less than 50% of the existing tree growth and other vegetation. NO STRUCTURES ARE PERMITTED IN THIS BUFFER.

**Approval Conditions of DRC**

- 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 # 21 Quiet Lane, the number must be displayed on the street frontage of your house 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 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.
- 6 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.
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

LAND USE - ZONING REPORT

ADDRESS: 21 Quiet Lane DATE: 10/2/01

REASON FOR PERMIT: Amend permit # 01-1009

BUILDING OWNER: Lapierre C-B-L: 388A-A-05

PERMIT APPLICANT: Chase Custom Home

APPROVED: with conditions: #1, #3, #9

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on 8/31/01 are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage. — *presently almost all lot coverage allowances have been m*
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: \_\_\_\_\_

Marge Schnuckal Marge Schnuckal, Zoning Administrator

Inspection Services  
Michael J. Nugent  
Manager

Housing & Neighborhood Services  
Mark Adelson  
Director



**CITY OF PORTLAND**  
**STOP WORK NOTICE**

September 12, 2001

Chase Custom Built Homes  
1 Percy Hawkes Road  
Windham, ME 04062

RE: Lot #2 Quiet Lane  
CBL: 388-A-A-057

**HAND DELIVER**

To Whom It May Concern:

An evaluation of the property at Lot #2 Quiet Lane revealed that the property fails to comply with Section 111.3 of the 1999 BOCA Building Code of the City of Portland. Section 111.3 states that *"All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any amendments...etc."*

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the 1999 BOCA Building Code. All construction activity at the above referenced property must **STOP** immediately.

Construction may begin after the amendment to your building permit application has been issued and this order has been lifted.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 1-16.(2) of the City of Portland Code of Ordinances. Please feel free to contact me at 874-8693, if you wish to discuss the matter or have any questions.

Sincerely,

Jeanie Bourke  
Code Enforcement Officer





**NORTHEAST  
CIVIL  
SOLUTIONS, INC.**

153 U.S. Route 1  
Scarborough, Maine 04074  
(800) 882-2227/ (207) 883-1000  
FAX: (207) 883-1001

# Memo

To: Jay Reynolds  
From: Dick Hamilton  
cc: File  
Date: September 18, 2001  
Re: Revised Grading Plan for Lot 2 Quiet Lane

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Jay-

Please find the attached revised grading plan for Lot #2 Quiet Lane, Hidden Acres. I have also enclosed the revised construction drawings that reflect a daylight basement. We feel that the plan is complete, but if you have any questions please feel free to call me. Please let me know when we can continue with the project.