

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0457	Issue Date:	CBL: 389 G003001
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Location of Construction: 0 CURTIS RD (186 units)	Owner Name: GALLI ERNEST	Owner Address: 63 MORNING ST	Phone:
Business Name:	Contractor Name: Skurka Builders	Contractor Address: 12 Marston St Portland	Phone: 2076506938
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2

Past Use: Vacant Land	Proposed Use: Single Family: 34' x 28' single family w/ 24'x24 garage, 12' x 16' deck & 5' x 20' breezeway	Permit Fee: \$2,195.00	Cost of Work: \$210.00	CEO District: 5
Proposed Project Description: 34' x 28' single family w/ 24'x24 garage, 12' x 16' deck & 5' x 20' breezeway		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		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: dmartin	Date Applied For: 04/27/2007	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>per 122-zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0074</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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 <i>ABM</i>
	Date:	Date:	Date:

WITHDRAW

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

Ernest G. Galli
63 Morning Street
Portland, ME 04101

July 30, 2007

To Whom It May Concern:

This letter is to inform you that I am withdrawing my application for the request for a building permit for Curtis Road in Portland.

I am requesting a refund for the permit and would like to thank you for your services.

Sincerely,

Ernest Galli
Ernest G. Galli

389-6-3
186 Curtis Rd



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

May 10, 2007

Ernest Galli
63 Morning Street
Portland, ME 04101

RE: Curtis Road – 389 G003 – R-2 – new single-family home – permit #07-0457

Dear Mr. Galli,

I am sending you a letter as a follow up to the conversation we had on the telephone earlier today. In reviewing your application to build a single-family home on the property at the corner of Curtis Road and Hope Avenue, I found that the site plan that was included with the application did not meet the requirements listed on The New Residential Single Family Application Checklist that comes with the application for a new single family home. The site plan that was submitted with the application does not even show the entire property that you own.

I have enclosed a copy of the New Residential Single Family Checklist. Your site plan (boundary survey) must include every thing that is listed on the checklist. Your building permit is on hold until we receive a boundary survey/site plan that includes all the necessary criteria.

Please feel free to call me at 874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709



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: CURTIS ROAD (west lot between water Dist. CMP)		
Total Square Footage of Proposed Structure 2528	Square Footage of Lot 26,681	
Tax Assessor's Chart, Block & Lot Chart# 389 Block# G Lot# 3	Owner: Same	Telephone: 9399131
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: ERNIE GAI 63 MORNING ST PORTLAND ME	Cost Of Work: \$ Fee: \$210⁰⁰ C of O Fee: \$
Current legal use (i.e. single family) Vacant	If vacant, what was the previous use?	Bldg Fee 2,120.00
Proposed Specific use:	Is property part of a subdivision? No If yes, please name	Site 300.00
Project description: NEW SINGLE FAMILY HOME 34 x 28 with 24 x 24 garage 12 x 16 deck 5 x 20 breezeway		COPY 75.00
Contractor's name, address & telephone: SKURKA BUILDERS	Who should we contact when the permit is ready: MIKE SKURKA	Total 2,495.00
Mailing address: 12 MARSTON ST FALMOUTH ME 09105	Phone: 650 6938	

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, 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

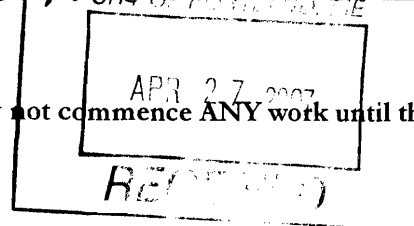
[Handwritten Signature]

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, MAINE

Date

3/23/07

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



City of Portland GIS Viewer HELP

100,000

Select Property: 027 C012

Quick Tools:

SWITCH TO LEGEND

LAYERS

- All Layers
- House Number
- Major Roads
- Interstate
- Unit Lines
- Utilities
- Streets
- Parcels
- Buildings
- Travelled Ways
- Stream
- Wetland
- Lake/Pond
- Jetport
- Neighborhoods
- Open Space
- FEMA Flood Zones
- Zoning
- Historic
- Political Districts
- School Districts
- Assessor Chart
- Topography
- Photos 2006 (peninsula)
- Photos 2006
- Photos 2001

Refresh Map

Auto Refresh

Help:

- A closed group, click to open.
- An open group, click to close.
- A map layer.
- A hidden group/layer, click to make vis
- A visible group/layer, click to hide.
- A visible layer, but not at this scale.
- A partially visible group, click to make
- An inactive layer, click to make active.
- The active layer.

Zoom In

City of Portland GIS Viewer
HELP

100,000

Select Property:

Go

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- An inactive layer, click to make active.
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Zoom In

23543-021

Lloyd Wolfe — Goldneye

Robert Adam

Burt Wolfe?

PPR III

RECEIVED 8/5/03
 R-2 ZONE
 Floodplain Panel 2
 Zone X

LOT	CBL	RIVER NO	PLACE STREET	LOT SF
1	390 A007	94	HOPE AVE	127,955
2	390 A008	100	HOPE AVE	53,516
3	390 A009	108	HOPE AVE	51,644
4	390 A010	118	HOPE AVE	47,306
5	390 A011	126	HOPE AVE	40,184
6	392 A006	132	HOPE AVE	36,179
7	392 A007	140	HOPE AVE	33,112
8	392 A008	148	HOPE AVE	32,963
9	392 A009	156	HOPE AVE	67,963
10	392 A010	182	HOPE AVE	58,903
11	392 A011	192	HOPE AVE	30,270
12	392 A012	200	HOPE AVE	26,791
13	392 A013	208	HOPE AVE	28,001
14	392 A014	216	HOPE AVE	28,956
15	392 A015	224	HOPE AVE	32,912
16	392 A016	232	HOPE AVE	29,255
17	392 A017	240	HOPE AVE	23,121
18	392 A018	248	HOPE AVE	23,608
19	392 A019	199	HOPE AVE	22,773
20	392 A020	189	HOPE AVE	40,696
*** 21	392 A021		HOPE AVE	COMBINED WITH 389-G-9
22	392 B022	161	HOPE AVE	37,566
23	392 B023	153	HOPE AVE	38,974
24	392 B024	141	HOPE AVE	43,279
25	392 B025	131	HOPE AVE	44,161
26	390 B026	121	HOPE AVE	40,256
27	390 B027	115	HOPE AVE	36,553
28	390 B028	105	HOPE AVE	34,269
29	390 B029	99	HOPE AVE	32,408
30	390 B030	89	HOPE AVE	65,532
ZONE R2				
NHBOR 106 AS OF 4-1-2003				
ST CODE 2243 GOLDENEYE CORP				
PLANNING 7 LAND CAME FROM FALMOUTH				

2/2/05 #05-0033
 11/8/04 - #04-1566
 11/8/04 - #04-1560
 11/3/04 #04-1567
 2/2/05 #05-0142
 8/10/03
 4/28/04 #04-0456
 9/27/04 #04-1375
 10/15/04 #04-1521
 3/9/04/04-0173
 10/13/04 #04-1487
 4/28/03
 2/9/05 #05-0017
 11/4/04
 11/7/03 #037335
 3/19/04 #04-0224
 -#03-0917 8/4/03
 #03-0900 8/2/03 denied
 #03-1400 11/19/03 8/18/03 reviewed
 #04-1661 - 11/15/04
 5/1/03
 3/23/06 #06-0269
 7/22/03
 2/11/03
 12/10/03

Am

STATUTORY WARRANTY DEED

MAINE REAL ESTATE TAX PAID

GOLDENEYE CORP., a Maine corporation with a principal place of business in Westbrook, in the County of Cumberland and State of Maine, and ROBERT L. ADAM, of Westbrook, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

ERNEST GALLI, with a mailing address of 63 Morning Street, Portland, Maine 04101

A certain lot or parcel of land situated on the northwesterly side of Curtis Road in the City of Portland, County of Cumberland and State of Maine, bounded and described in Exhibit a annexed hereto and made a part hereof.

Being a portion of the premises described in a deed from Robert L. Adam to Robert L. Adam and Lloyd B. Wolf recorded at the Cumberland County Registry of Deeds in Book 7058, Page 70, and by deed from Lloyd B. Wolf to Goldeneye Corp. dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 57.

IN WITNESS WHEREOF, the said GOLDENEYE CORP. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Robert L. Adam, its President thereunto duly authorized, and ROBERT L. ADAM, individually has executed this instrument this 23rd day of December, 2005.

GOLDENEYE CORP.

Ernest Galli

By: Robert L. Adam
Its President

Robert L. Adam
Robert L. Adam

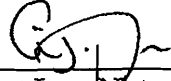
315 12/21

STATE OF MAINE
CUMBERLAND, SS.

December 23, 2005

Then personally appeared the above-named Robert L. Adam,
President of GOLDENEYE CORP. as aforesaid and acknowledged the foregoing
instrument to be his free act and deed in his said capacity and the free act and deed of
said corporation.

Before me,



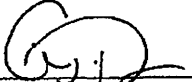
Attorney at Law/Notary Public
Print Name: _____
My Commission Expires: _____

STATE OF MAINE
CUMBERLAND, SS.

December 23, 2005

Then personally appeared the above-named ROBERT L. ADAM and
acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law/Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit A

A certain parcel of land situated on the northwesterly side of Curtis Road in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the northwesterly sideline of Curtis Road at land now or formerly of Charles W. Mull, reference Book 21648 Page 24; 389-G-25

Thence N 73° 35' 44" W along said land a distance of 30.18 feet to Lot 8 as shown on a plan entitled "Presumpscot River Place Amended Recording Plat" dated May 10, 1983 by Land Use Consultants and recorded in Plan Book 141 Page 42;

Thence N 25° 07' 54" W along said Lot 8 a distance of 144.77 feet to land now or formerly of the City of Portland as shown on the "Amended Recording Plat";

Thence N 64° 52' 06" E along said land a distance of 5.08 feet;

Thence N 25° 07' 54" W along said land 90 feet more or less to Lot 22 as shown on a plan entitled "Presumpscot River Place Phase III Subdivision Plan Portland, Maine" dated 12-04-01 by Titcomb Associates and recorded in Plan Book 202 Page 650 (hereinafter referred to as said "Plan");

Thence N 64° 52' 08" E along said lot 52 feet more or less;

Thence northeasterly continuing along said lot and along a curve concave to the left having a radius of 145.00 feet an arc distance of 57.71 feet, said curve having a chord which bears N 53° 28' 02" E a distance of 57.33 feet;

Thence N 42° 03' 55" E along said lot a distance of 241.59 feet to the southwesterly sideline of Hope Avenue;

Thence southeasterly along said sideline and along a curve concave to the left having a radius of 480.00 feet an arc distance of 54.43 feet, said curve having a chord which bears S 51° 45' 05" E a distance of 54.40 feet;

Thence S 55° 00' 00" E a long said sideline a distance of 24.82 feet to said northwesterly sideline of Curtis Road;

Thence S 32° 05' 53" W along said sideline a distance of 189.71 feet;

Thence Southwesterly along said sideline and along a curve concave to the left having a radius of 151.35 feet an arc distance of 141.89 feet, said curve having a chord which bears S 24° 12' 36" W a distance of 141.44 feet;

Thence S 16° 19' 22" W along said sideline a distance of 126.54 feet to the point of beginning.

The above described parcel is subject to the following:

1. Any and all easements shown on the public record, including, but not limited to, a 50' wide Portland Water District easement, 30' wide sewer easement, 30' wide drainage easement, and a 67.5' wide Central Maine Power Company easement.
2. A culvert and drainage easement deed from Goldeneye Corp. to the City of Portland dated July 6, 2004, and recorded at said Registry in Book 21610, Page 52. Said culvert easement being further described as Culvert Easement B on said Plan.
3. An Undisturbed Zone shown on said Plan.

Received
Recorded Register of Deeds
Dec 29, 2005 11:09:06A
Cumberland County
John B O'Brien

Applicant: Ernie Galli

Date: 5/10/07

Address: Curks Rd

C-B-L: 389-6-003 (392B-21)
permit # 07-0457

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R2

Interior or corner lot -

Proposed Use/Work -

Savage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - minor | minor 2007-0074

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - zone X

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

2007-0074

Application I. D. Number

4/30/2007

Application Date

Single Family

Project Name/Description

Galli Ernest

Applicant

63 Morning St , Portland , ME 04101

Applicant's Mailing Address

Mike Skurka

Consultant/Agent

Agent Ph: (207)650-6938

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Curtis Rd , Portland, Maine

Address of Proposed Site

389 G003001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/30/2007

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
signature _____ date _____

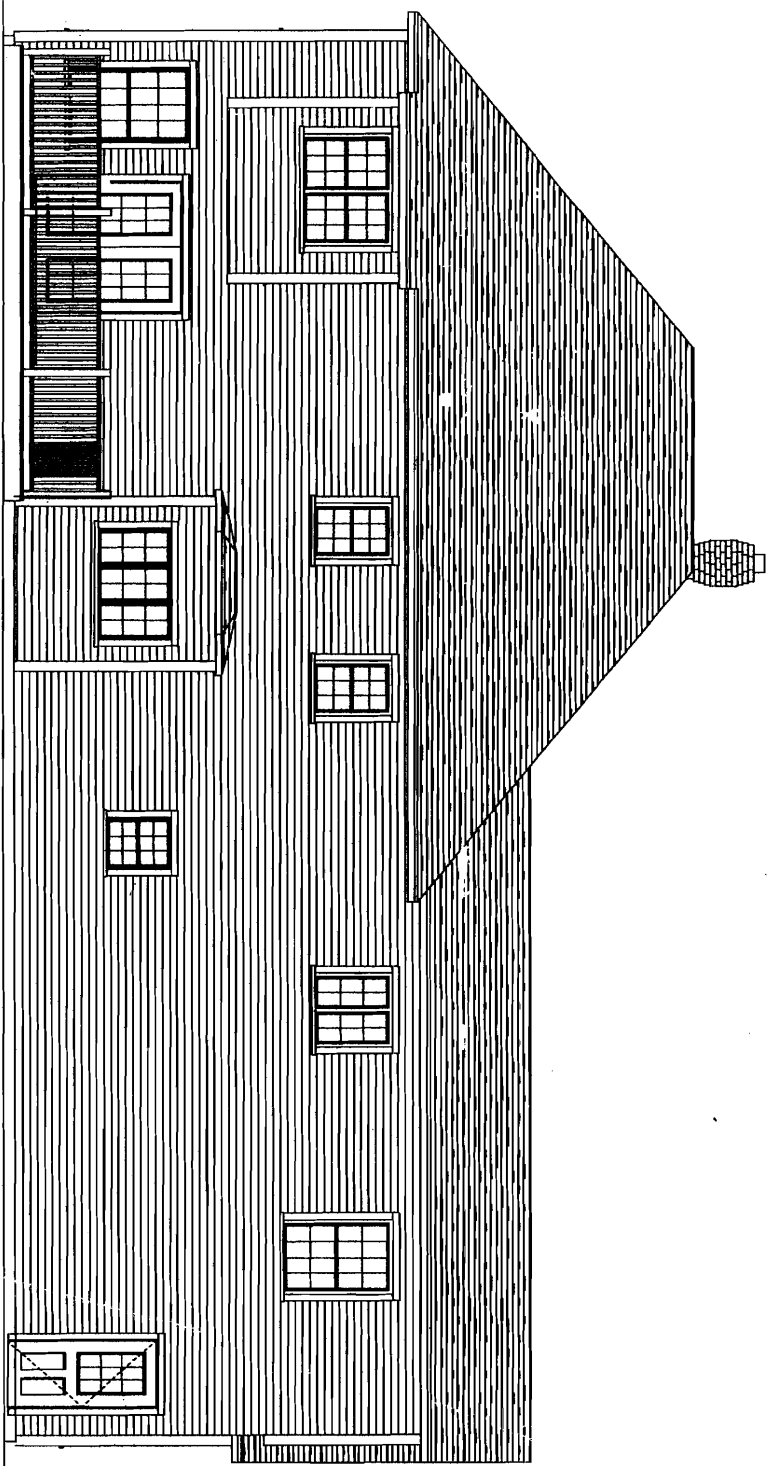
Performance Guarantee

Required*

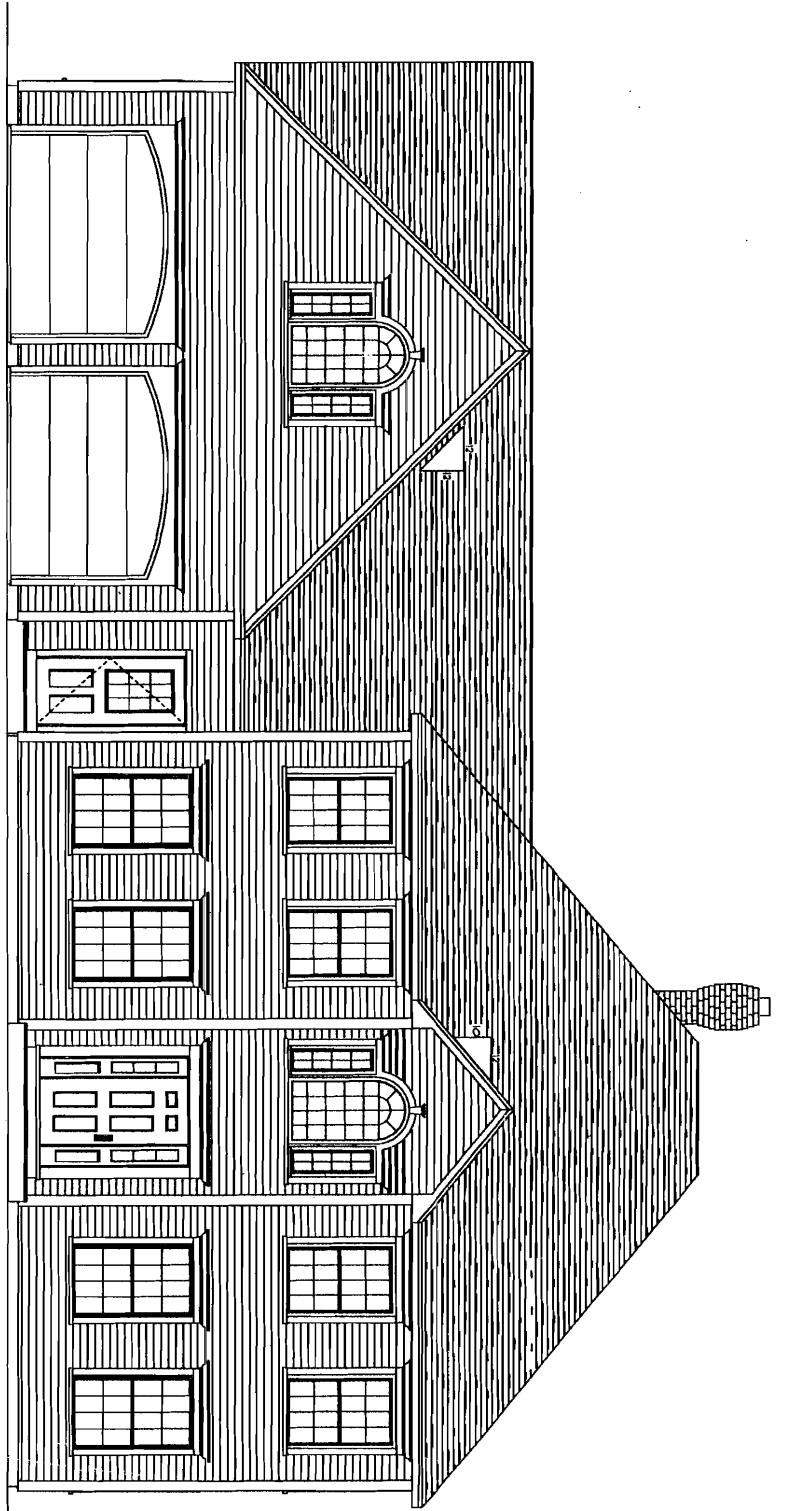
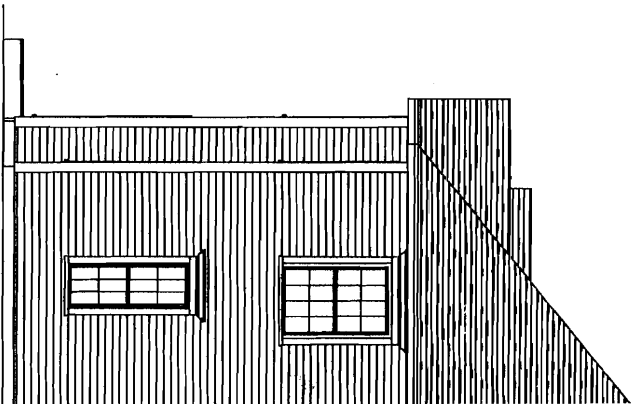
Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

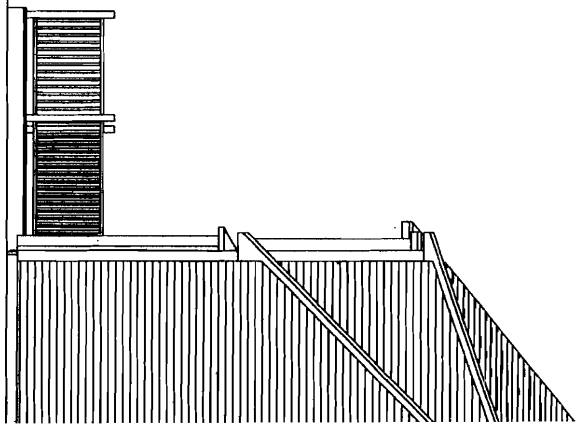
- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building 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 | |

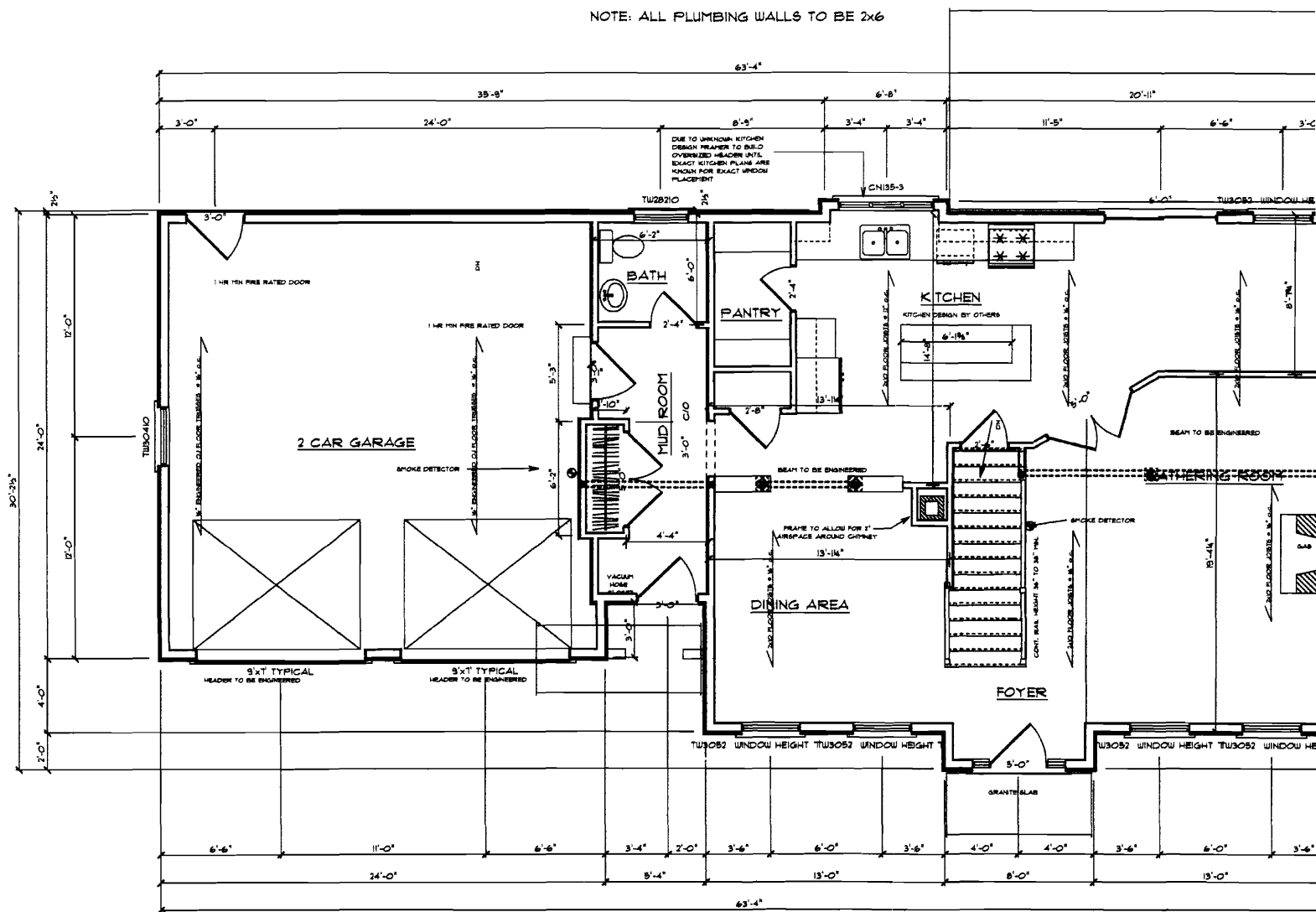


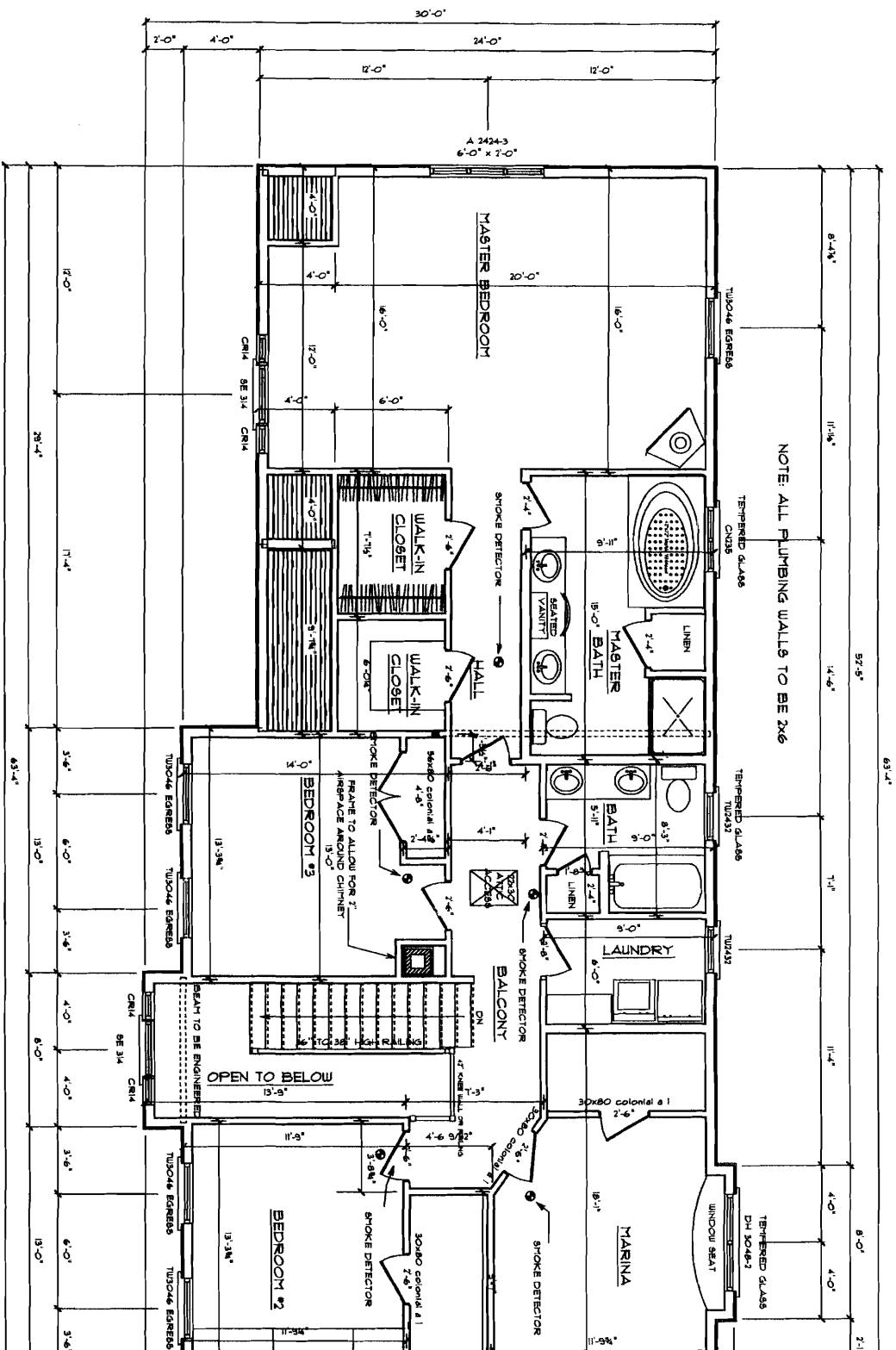
REAR ELEVATION



FRONT ELEVATION







SCALE 1/4" = 1'-0"
 2ND FLOOR PLAN
 Sq. Ft. 1591

NOTE: ALL WINDOW
 U-FACTOR = .11