

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

2003-0161

Application I. D. Number

07/24/2003

Application Date

Volger Theodore J Jr &

Applicant

1705 Washington Ave , Portland , ME 04103

Applicant's Mailing Address

Project Name/Description

161 - 161 Hope Ave , Portland, Maine

Address of Proposed Site

392 B022001

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) _____

2790 s.f.

37566 sf

R-2

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 \$300.00 Subdivision _____ Engineer Review _____ Date 08/05/2003

DRC Approval Status:

Reviewer **Jay Reynolds**

- ☐ Approved ☒ Approved w/Conditions See Attached ☐ Denied

Approval Date 08/28/2003 Approval Expiration 08/28/2004 Extension to _____ ☒ Additional Sheets Attached

☒ Condition Compliance Jay Reynolds signature 08/28/2003 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 | _____ | ☐ Conditions (See Attached) | _____ |
| | date | | 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
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ADDENDUM**

2003-0161

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Approval Conditions of DRC

- 1 THE EXISTING UNDISTURB ZONE SHALL NOT BE AFFECTED BY CONSTRUCTION.
- 2 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.
- 3 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.
- 4 Your new street address is now #161 HOPE AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 A sewer permit is required for you 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.
- 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 Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

GORRILL-PALMER
CONSULTING ENGINEERS, INC.
P.O. Box 1237
GRAY, MAINE 04039

(207) 657-6910
FAX (207) 657-6912

TO City Of Portland
389 Congress Street
Portland ME 04101

LETTER OF TRANSMITTAL

782

JOB NUMBER/PHONE
806

DATE
8/26/03

ATTENTION
Mr. Jay Reynolds

RE:
Lot 22
Presumpscot River Place

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via the following items.

☐ Shop drawings ☐ Prints ☒ Plans ☐ Specifications ☐ Samples

☐ Copy of letter ☐ Change order ☐ Other:

COPIES	DATE	NUMBER	DESCRIPTION
3	8/26/03		Figure 2 & 3 - Layout And Grading Plan For Lot 22

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints

☐ For review and comment ☐ Other

☐ FOR BIDS DUE/DATE: ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Added *note* regarding survey of undisturbed zone.

COPY TO

Julie & Ted Volger

SIGNED



If enclosures are not as noted, please notify us at once.

From: Jay Reynolds
To: "DReynolds@gorrillpalmer.com"@Portland.gwgwia
Date: Fri, Aug 22, 2003 8:47 AM
Subject: Re: RE: PRP III, Lot 22 Review

Doug,

I don't really know, I guess it depends on what is in this undisturb zone.

If there are large Trees right at the edge of the zone, construction will damage the root systems of these trees. They would eventually die. Maybe the owner will want them removed due to being so close to the house.

If it's vegetation/scrub, then I guess we'll just see how it gets built out. At a minimum, the plans need to show and protect this area better (silt fence prior to construction?).

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632

>>> "Doug Reynolds" <DReynolds@gorrillpalmer.com> 08/20 2:00 PM >>>

what would the separation between the building and the undisturbed zone, need to be to say there will be no disturbance to the zone. It would be nice to know what you will accept, so I can tell the homeowner how much they have to shorten their building to make it work.

thanks

-----Original Message-----

From: Jay Reynolds [mailto:JAYJR@ci.portland.me.us]
Sent: Wednesday, August 20, 2003 12:03 PM
To: Doug Reynolds
Cc: RWK@ci.portland.me.us; SH@ci.portland.me.us
Subject: PRP III, Lot 22 Review

Hi Doug,

My only review comment/issue is the following:

More attention is needed with regards to the 'Undisturb Zone'.

The proposed building sets within 3 feet of this zone.

The plan does not show any disturbance, however, the realities of construction tell me that this area will be disturbed, whether it's clearing, grubbing, erosion control installation, foundation pouring, etc. (Also, final grading on Contour 91 goes right to the very edge of the zone).

This undisturb zone is not clearly labelled and defined on your grading plan.

Please hatch/label the zone.

Please label the existing contours.

Please provide additional notes, narrative, or re-design to ensure compliance to the subdivision (undisturb zone).

Thanks.

Jay Reynolds
Development Review Coordinator

From: Jay Reynolds
To: Doug Reynolds
Date: Wed, Aug 20, 2003 12:03 PM
Subject: PRP III, Lot 22 Review

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Thanks.

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632

CC: Rick Knowland ; Sarah Hopkins

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☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other _____

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 7/24/2003

DRC Approval Status:

Reviewer

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

☐ Condition Compliance

signature

date

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☐ Certificate Of Occupancy _____ date _____
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☐ Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
☐ Defect Guarantee Released _____ date _____ signature _____

SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD*

1 STORY 12 FT.

1 1/2 STORY 12 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH:

OTHER USES: 80 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.



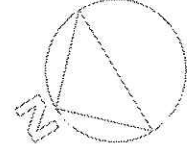
Design: DER	Date: JAN 2003
Draft: SGB	Job No.: 712
Checked: AMP	Scale: NTS
File Name: 712-sp.dwg	

GP Traffic and Civil Engineering Services
PO Box 1237, 15 Shaker Road
Gray, ME 04039
207-657-6910

Drawing Name:
Space & Bulk Requirements
Project:
PRESUMPSCOT RIVER PLACE

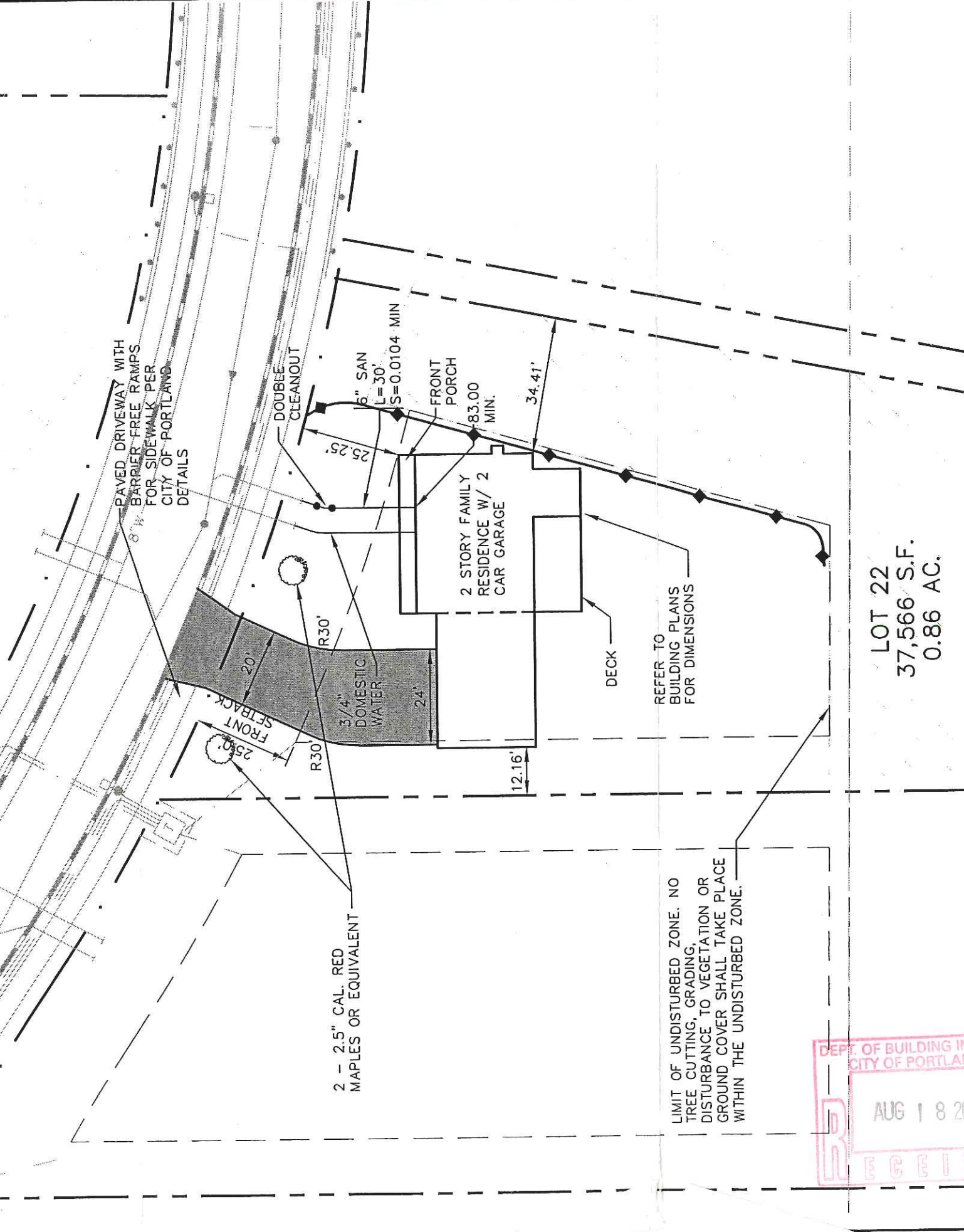
Figure No.

1



GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



LOT 22
37,566 S.F.
0.86 AC.



Design:	DER	Date:	JUNE 03
Draft:	CAH	Job No.:	806
Checked:	AMP	Scale:	1"=30'
File Name:	98089-ALL-LOTS		

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Saker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: malboe@gorrillpalmer.com

Drawing Name:

Lot 22 Site and Utility Plan

Project:

PRESUMPCOT RIVER PLACE

Figure No.

2



CITY OF PORTLAND

August 5, 2003

Ted & Paul Volger
1705 Washington Avenue
Portland, ME 04103

RE: 157-167 Hope Avenue (lot #22) – R-2 zone – 392-B-022 – permit application #03-0900

Dear Ted and Paul,

I am in receipt of your permit application to construct a new single family home with an attached garage at 157-167 Hope Avenue. Your permit is being denied because your site plan does not meet the requirements of the R-2 residential zone.

Your construction plans show a two story dwelling. The R-2 zone requires a fourteen (14) foot side yard setback for a two story dwelling. The required side yard setback may be reduced on one side yard to no more than twelve (12) feet, if for every foot reduced on that one side, it is added to the opposite required side yard. Your plans show one side yard to be eight and one quarter (8.25) feet from the side property line. This is less than the minimum required side yard setback. Please also note that a chimney may not extend more than two (2) feet into a required setback.

You have the right to appeal my decision concerning required setbacks. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal. If you wish to amend your current submittal, you will have thirty days from the date of this letter in which to do so. After thirty days your permit application will expire. Any future application will require a separate application with all required fees.

Very truly yours,

Marge Schmuckal
Zoning Administrator

SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT

SIDE YARD*

1 STORY 12 FT.

1 1/2 STORY 12 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.

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Design: DER	Date: JAN 2003
Draft: SGB	Job No.: 712
Checked: AMP	Scale: NTS
Name: 712-sp.dwg	

GP	<i>Traffic and Civil Engineering Services</i>
PO Box 1237, 15 Shaker Road	
Gray, ME 04039	
207-657-6910	

Drawing Name:
Space & Bulk Requirements
Project:
PRESUMPSCOT RIVER PLACE

Figure No.

1

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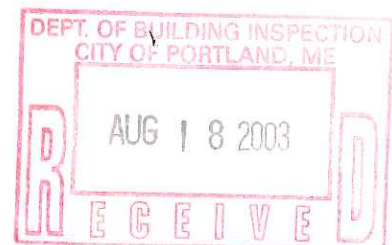
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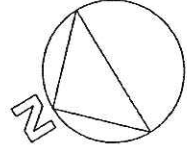
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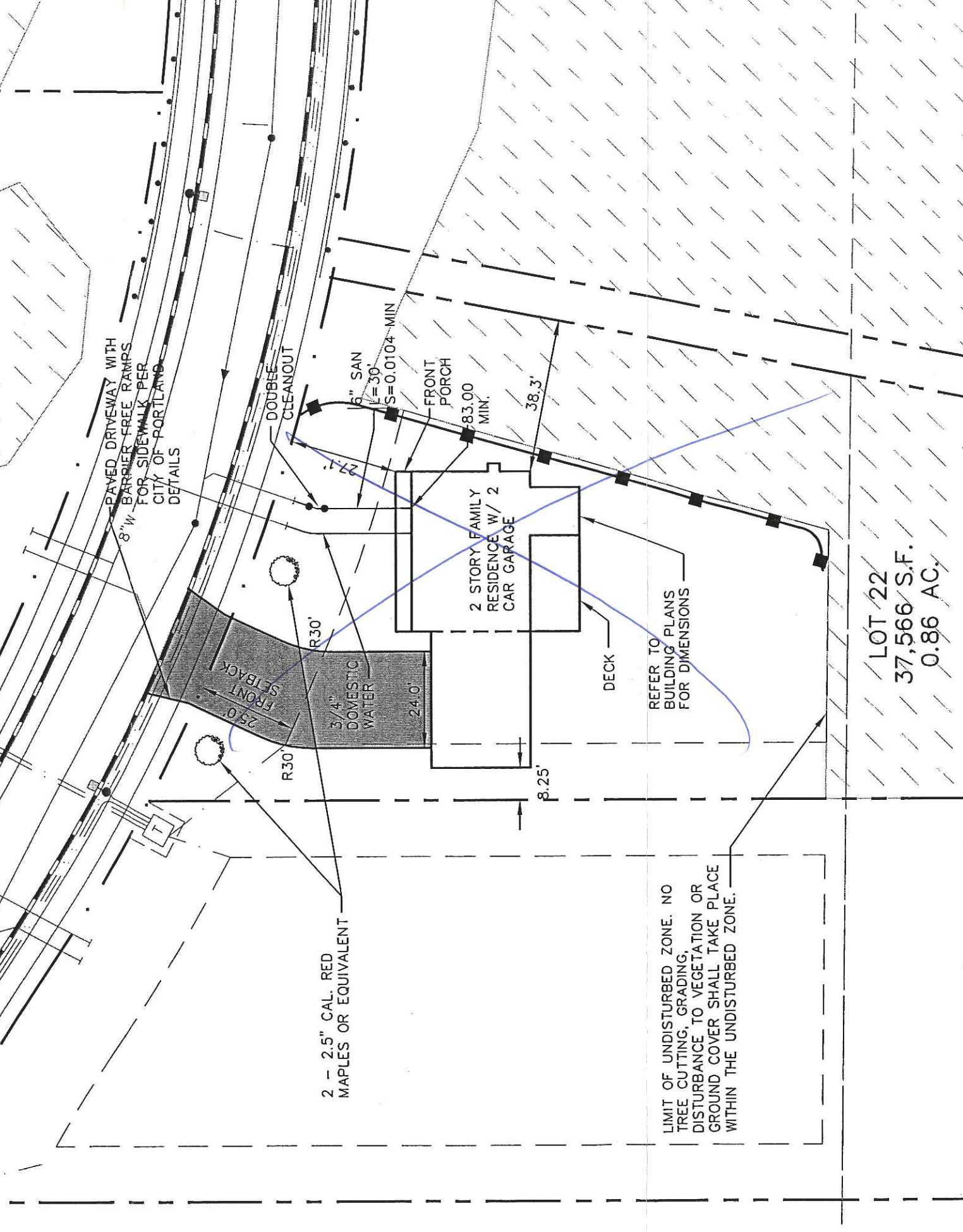
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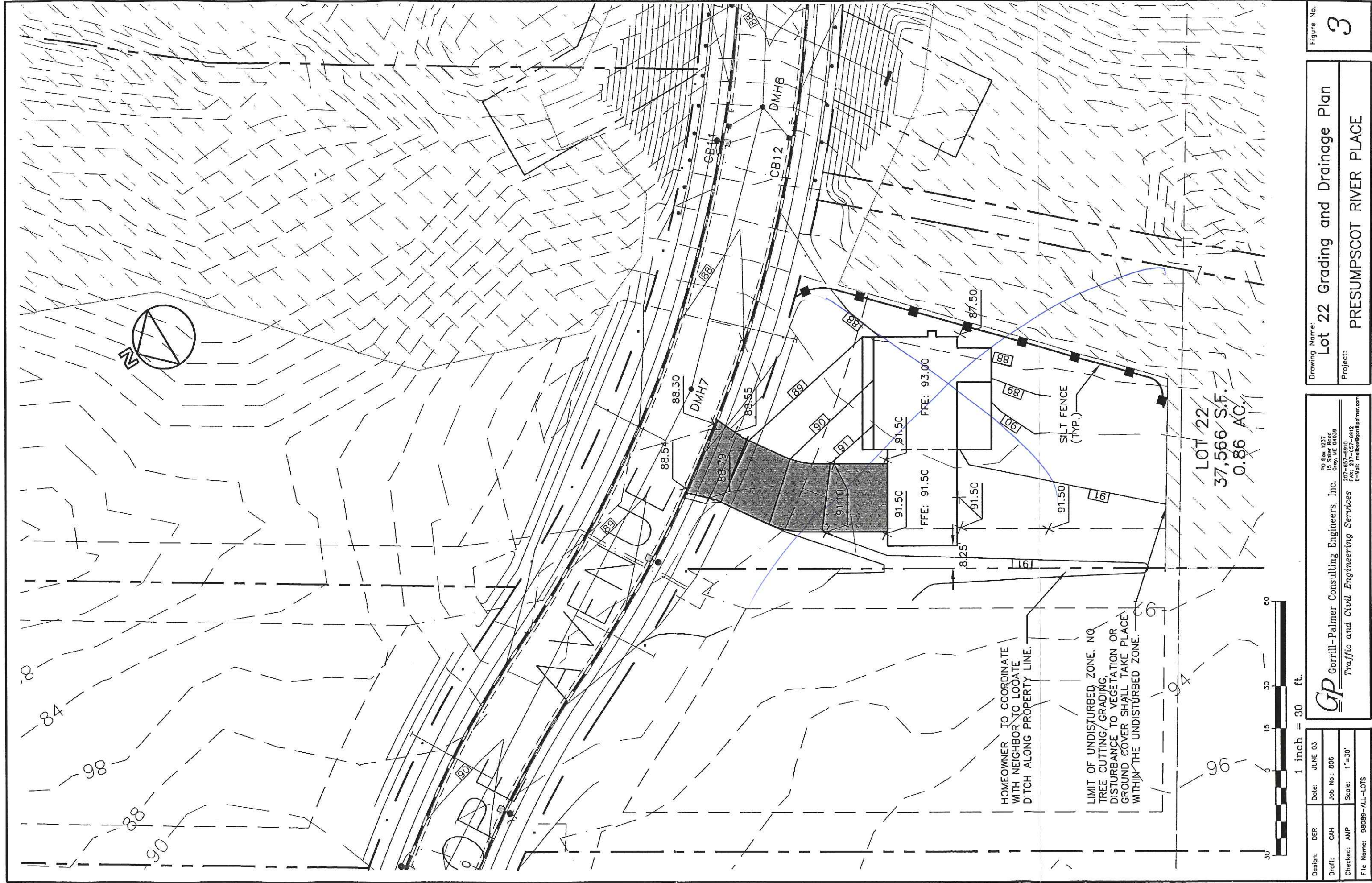
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Saker Road
Gray, ME 04039
207-657-6910
Fax: 207-657-6912
E-Mail: mlabov@gorrillpalmer.com

Drawing Name: Lot 22 Site and Utility Plan

Project: PRESUMPCOT RIVER PLACE

Figure No.

2



-

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 18 2003
RECEIVED

LOT 22
37,566 S.F.
0.86 AC.

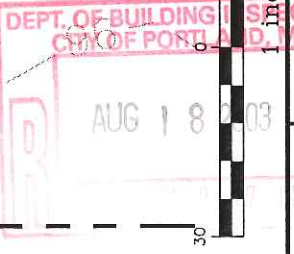
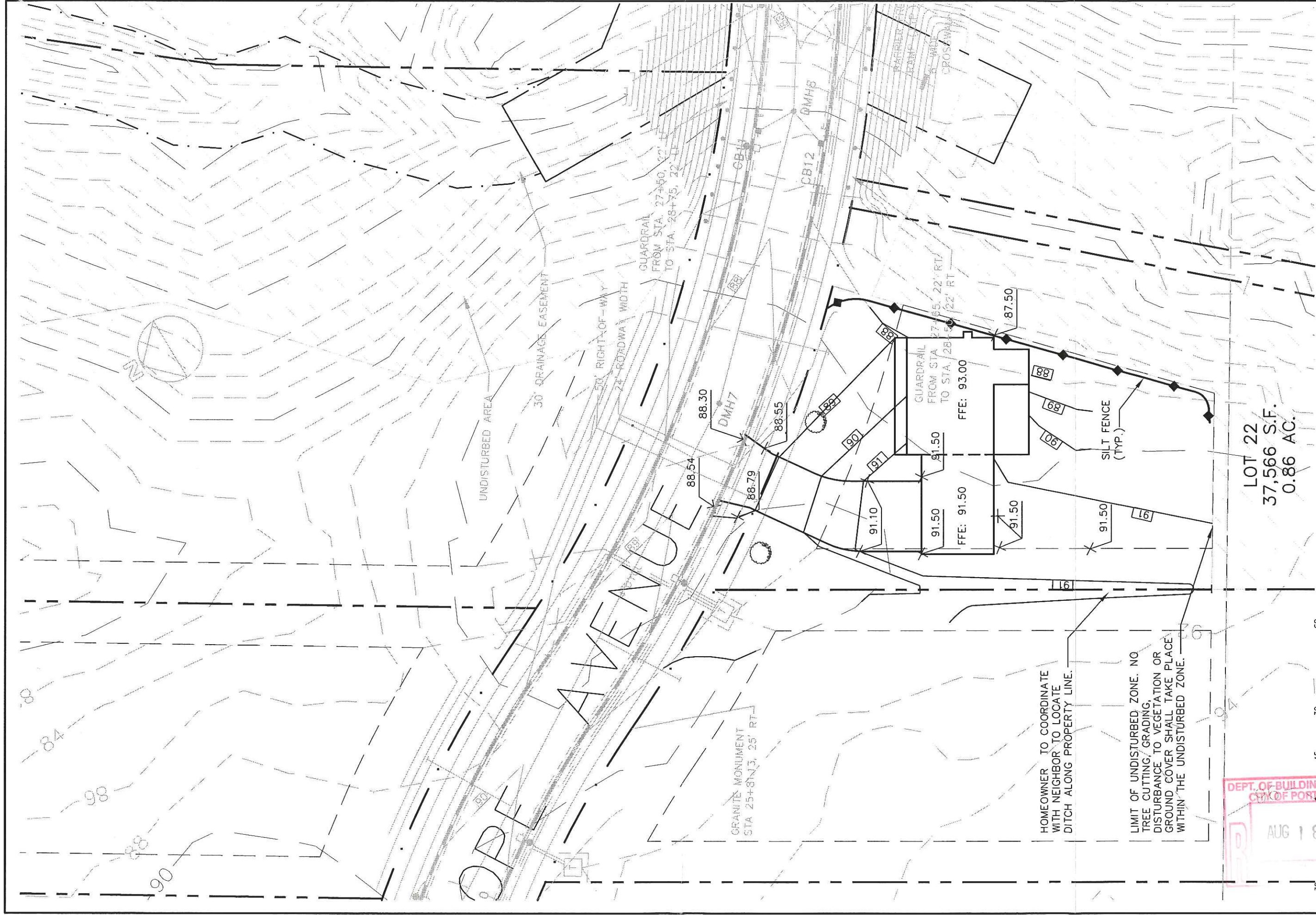
Design:	DER	Date:	JUNE 03
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Checked:	AMP	Scale:	1"=30'
File Name: 98089-ALL-LOTS			

P.O. Box 1237
15 Saker Road
Gray, ME 04039

207-657-6910
FAX: 207-657-6910
E-Mail: mailbox@aggr

Lot 22 Site and Utility Plan
PRESUMPCOT RIVER PLACE

Figure No. 2



Design:	DER	Date:	JUNE 03
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File Name:	98089-ALL-LOTS		

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
Salem, ME 04083
207-857-6910
FAX: 207-857-6913
E-Mail: info@gorrillpalmer.com

Drawing Name: Lot 22 Grading and Drainage Plan
Project: PRESUMPCOT RIVER PLACE



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 8-28-03

2 - 2
MAPLES

CITY OF
APPROVAL
Subject to Dept.
Date of Approval:

HOMEOWNER TO COORDINATE
WITH NEIGHBOR TO LOCATE
DITCH ALONG PROPERTY LINE.

LIMIT OF UNDISTURBED ZONE. NO
TREE CUTTING, GRADING, OR
DISTURBANCE TO VEGETATION OR
GROUND COVER SHALL TAKE PLACE
WITHIN THE UNDISTURBED ZONE.

LOT 22
37,566 S.F.
0.86 AC.

LIMIT OF UNDISTURBED
TREE CUTTING

60
30
15
0

pg. Box 1337

Drawing Name: Lot 22 Gradi
No. 3