

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3876

PROPERTY ADDRESS

Town or Plan: H-10-1 MOODY

Street Subdivision Lot #: Lot 13 - D-2-200-14

PROPERTY OWNERS NAME

Last: J. P. RY First: Karen

Applicant Name: DAVE GORDON

Mailing Address of Owner/Applicant (If Different): 57 Mount Pleasant St. Portland, ME 04103

PORTLAND

Permit Fee: 3,550 TOWN COPY

Date Permit Issued: 12/1/89 Fee: 13,810.00 ☐ Double Fee Charged

License # 11123

Local Plumbing Inspector Signature: _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to revoke a Permit.

Signature of Owner/Applicant: _____ Date: 8-1-89

Caution: Inspection Required

I have inspected the installation authorized above and find it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____

Date Approved: 12-2-1989

PERMIT INFORMATION

This Application is for:

1. ☒ NEW PLUMBING

2. ☐ RELOCATED PLUMBING

Type Of Structure To Be Served:

1. ☒ SINGLE FAMILY DWELLING

2. ☐ MODULAR OR MOBILE HOME

3. ☐ MULTIPLE FAMILY DWELLING

4. ☐ OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER

2. ☐ OIL BURNERMAN

3. ☐ F.G.D. HOUSING DEALER/MECHANIC

4. ☐ PUBLIC UTILITY EMPLOYEE

5. ☐ PROPERTY OWNER

LICENSE # 102625

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the Local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.	1	Hosebibb / Sillcock	2	Bathroom (and Shower)
	1	Floor Drain	1	Shower (Separate)
	1	Urinal	1	Sink
	1	Drinking Fountain	3	Wash Basin
	1	Indirect Waste	3	Water Closet (Toilet)
	1	Water Treatment Softener, Filter, etc.	1	Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	1	Grease/Oil Separator	1	Dish Washer
	1	Dental Cuspidor	1	Garbage Disposal
	1	Bidet	1	Laundry Tub
Number of Hook-Ups & Relocations	1	Other: _____	1	Water Heater
Hook-Up & Relocation Fee	1	Fixtures (Subtotal) Column 2	1.2	Fixtures (Subtotal) Column 1
			1.4	Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Page 1 of 1
HHE-211 Rev. 9/86

TOWN COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 21, 1989
 Receipt and Permit number 00520

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Lot 13, Deepwoods Drive

OWNER'S NAME: Kevin Leary ADDRESS: Roaring Brook Rd., Portland

		FEES
OUTLETS:		
Receptacles <u>68</u>	Switches <u>27</u> Plugmold <u> </u> ft TOTAL <u>95</u>	8.50
FIXTURES: (number of)		
Incandescent <u>14</u>	Flourescent <u> </u> (not strip) TOTAL <u>14</u>	3.40
Strip Flourescent <u> </u> ft		
SERVICES		
Overhead <u> </u>	Underground <u> </u> Temporary <u> </u> TOTAL amperes <u>100</u>	3.00
METERS: (number of) <u>1</u>		.50
MOTORS: (number of)		
Fractional <u> </u>		
1 HP or over <u> </u>		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) <u>1</u>		3.00
Electric (number of rooms) <u> </u>		
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) <u> </u>		
Oil or Gas (by separate units) <u> </u>		
Electric Under 20 kws <u> </u>	Over 20 kws <u> </u>	
APPLIANCES. (number of)		
Ranges <u>1</u>	Water Heaters <u> </u>	
Cook Tops <u> </u>	Disposals <u>1</u>	
Wall Ovens <u> </u>	Dishwashers <u>1</u>	
Dryers <u>1</u>	Compactors <u> </u>	
Fans <u> </u>	Others (denote) <u> </u>	
TOTAL <u>4</u>		6.00
MISCELLANEOUS: (number of)		
Branch Panels <u>1</u>		1.00
Transformers <u> </u>		
Air Conditioners Central Unit <u> </u>		
Separate Units (windows) <u> </u>		
Signs: 20 sq. ft. and under <u> </u>		
Over 20 sq. ft. <u> </u>		
Swimming Pools Above Ground <u> </u>		
In Ground <u> </u>		
Fire/Burglar Alarms Residential <u> </u>		
Commercial <u> </u>		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under <u> </u>		
over 30 amps <u> </u>		
Circus, Fairs, etc. <u> </u>		
Alterations to wires <u> </u>		
Repairs after fire <u> </u>		
Emergency Lights, battery <u> </u>		
Emergency Generator: <u> </u>		
INSTALLATION FEE DUE: <u> </u>		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: <u> </u>		
FOR REMOVAL OF A "STOP ORDER" (304-16.b) <u> </u>		
TOTAL AMOUNT DUE: <u>25.40</u>		

INSPECTION:

Will be ready on Tues/25, 1989; or Will Call

CONTRACTOR'S NAME: Frank Breggia

ADDRESS: 1901 Forest Avenue, Portland

TEL: 797-8888

MASTER LICENSE NO.: 3931

LIMITED LICENSE NO.:

SIGNATURE OF CONTRACTOR: Frank Breggia

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

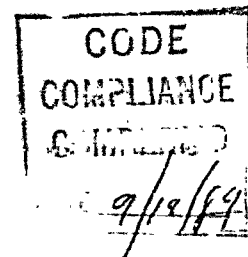
CONTRACTOR'S COPY — GREEN

INSPECTIONS: Service 100 Amps by King
Service called in 8/3/89
Closing-in 7/26/89 by King

PROGRESS INSPECTIONS: _____

ELECTRICAL INSTALLATIONS—
Permit Number 10520
Location 4-1#13 Deepwater Dr
Owner Kenney, Henry
Date of Permit 2/2/89
Final Inspection _____
By Inspector [Signature]
Permit Application Re. (see Page No. 105)

DATE:	REMARKS:
8/3/89	Grounding electrode conductor needs to be tapped to water system
9/18/89	Final for C&O





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot 13 (61) Deepwood Drive

Issued to Kevin Leary

Date of Issue September 14, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 89/2011, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or as limited or otherwise, as indicated below.

PORION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

9/20/99 *Kevin Leary*
Inspector

Mary S. Howell
Inspector of Buildings

Notice: This certificate identifies the building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT # **002011** CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT # _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Kevin Leary - 773-9782

Address: 1 St. Lawrence St., Portland 04101

LOCATION OF CONSTRUCTION Lot #13 Leewood Drive

CONTRACTOR: OWNER SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: \$50,000 Type of Use: single family

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain To construct new single family. 1 construction plan and 2 site plans submitted.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____ Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

**PERMIT ISSUED
WITH LETTER**

White-Tax Assessor

Yellow-GPCOG

White-Tax CEO

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For Official Use Only

Date: <u>April 25, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name: _____
Bdg Code _____	Lot: _____
Time Limit _____	Block: _____
Estimated Cost: <u>\$50,000</u>	Permit Expiration: _____
Value Structure _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$270.00</u>	

Cell no

1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size _____
3. Type Ceiling: _____
4. Insulation Type _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

- Type: _____ Number of Fire Places _____

Heating:

- Type of Heat: _____

Electrical:

- Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____ Square Footage _____
2. Pool Size: _____
3. Must conform to National Electrical Code and State Law.

Zoning:

- District: R2 Street Frontage Req: _____
- Required Setbacks: Front _____ Back _____ Side _____

Review Required:

- Zoning Board Approval: Yes _____ No _____ Date: _____
- Planning Board Approval: Yes _____ No _____ Date: _____
- Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
- Shore and Floodplain Mgmt _____ Special Exception _____
- Other: (Explain) _____
- Date Approved: 4/25/89

Permit Received By Nancy Grossman

Signature of Applicant Kevin M. Leary Date 4/25/89

Signature of CEO _____ Date _____

Inspection Dates _____

PLOT PLAN

N

FEES (Breakdown From Front)
 Base Fee \$ 25.00
 Subdivision Fee \$
 Site Plan Review Fee \$
 Other Fees \$ 245.00
 (Explain)
 Late Fee \$

Inspection Record

Type

Date

COMMENTS

5-5-89 Sub books & permits. OK. 2nd. Review on 6-15-89. Permitted to all utilities. 7-15-89 (Monthly) 11/21/89 - 1-23-89 All closed in school. 2nd. Review on 1-23-89. 9-14-89 2nd. Review on all completed. Send a Certificate of Occupancy.

Signature of Applicant

John M. Leon

Date

4/25/89

Applicant: Kevin Leary
Address: lot #13 ~~Pa~~ Deepwood Dr
Assessors No.:

Date: 5-2-89

CHECK LIST AGAINST ZONING ORDINANCE

Date - 5-2-89

Zone Location - R-2

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 75'

Side Yards - 12' + 16'

Front Yards - 25'

Projections - none

Height - 2 story

Lot Area - 1/4 acre

Building Area - 1,050 sq

Ax a per Family - single

Width of Lot - 127'

Is Frontage - same

Street Parking - 2 cars

Loading Bays - N/A

25' req.
14' req. OK - one increased for other
25' req. Bill

10,000 sq req.

Site Plan -

Shoreland Zoning -

Flood Plains -





CITY OF PORTLAND, MAINE

369 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
May 2, 1989

Mr. Kevin Leary
1 St. Lawrence Street
Portland, Maine 04101

Re: Lot 313 Deepwood Drive

Dear Sir:

Your application to construct a new single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Public Works
Inspection Services

Approved
Approved

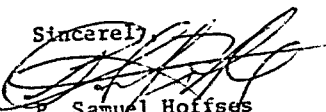
S. Harris
W. Giroux

Building Code Requirements

- 1.) Please read and implement items 1,6,7,8 and 9 of the attached Building Permit Report.
- 2.) Foundation must have drainage tiles.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

cc: S. Harris, Public Works

BUILDING PERMIT REPORT

ADDRESS: LOT #13 Deepwood Drive DATE: 2/may/89

REASON FOR PERMIT: Single Family dwelling

BUILDING OWNER: Kevin Leary

CONTRACTOR: 11

PERMIT APPLICANT: 11

APPROVED: *1 *6 *7 *8 *9 DENIED: 11

CONDITION OF APPROVAL OR DENIAL:

- *1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the activation of one alarm will activate all the alarms in the individual unit.

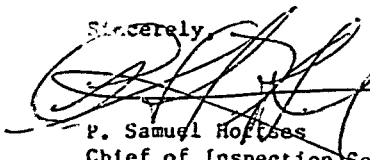
- *3.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

- *9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

- 10.) Section 25-135 of the Municipal Code for the City of Portland reads: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

- 11.) The builder of a facility to which Section 4594-C, the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


P. Samuel Hoffes
Chief of Inspection Services

/el

11/16/88

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BY LOW RECORDS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] 4/29/89
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

for
microfilm



61 Deepwood Dr

CITY OF PORTLAND

CERTIFICATE OF SETBACK REDUCTION

Section 14-438

I, Marge Schmuckal, Zoning Administrator for the City of Portland, Cumberland County, State of Maine, hereby certify that on the 14th day of June, 19 95, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

1. Property Owner:
Randall K. & Donna K. Martin
2. Address and Assessor's Chart, Block and Lot of subject property:
61 Deepwood Drive, Portland, ME 04103-1010
3. Property: Cumberland County Registry Book , Page .
(Last recorded Deed in Chain of Title):
4. Setback Reduction Granted:

To authorize the existing deck setbacks.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 14th day of June, 19 95.

Marge Schmuckal
Zoning Administrator

STATE OF MAINE
Cumberland, ss.

June 14, 19 95

I personally appeared the above-named Marge Schmuckal and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Zoning Administrator for the City of Portland.

Pearley S. Hoffses
my commission expires July 10, 2002
Pearley S. Hoffses
Printed or Typed Name
Notary Public

THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.

12/3/93
/el

PERMIT # 002011

CITY OF Portland BUILDING PERMIT APPLICATION

MAP # LOT #

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Kevin Leary - 773-9782

Address: 1 St. Lawrence St., Portland 04101

LOCATION OF CONSTRUCTION Lot #13 Deepwood Drive

CONTRACTOR: owner SUBCONTRACTORS:

ADDRESS:

Est. Construction Cost: \$50,000 Type of Use: single family

Past Use:

Building Dimensions L W Sq. Ft. # Stories Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain To construct new single family, 1 construction

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE plan and 2 site plans
Residential Buildings Only: submitted.

Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:

1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall is required
5. Other Materials

For Official Use Only

Date: April 25, 1989	Subdivision: Yes No
Inside Fire Limits	Name
Bldg Code	Lot
Time Limit	Block
Estimated Cost: \$50,000	Permit Expiration:
Value/Structure	Ownership: Public Private
Fee: \$270.00	

Ceiling:

1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceiling:
4. Insulation Type Size
5. Ceiling Height:

Roof:

1. Truss or Rafter Size Span
2. Sheathing Type Size
3. Roof Covering Type
4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.

Zoning:

District Street Frontage Req.: Provided

Review Required:

Required Setbacks: Front Back Side Side
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shore and Floodplain Mgmt: Special Exception
Other (Explain):
Date Approved:

Permit Received By Nancy Grossman

Signature of Applicant: Kevin M. Leary Date: 4/25/89

Signature of CEO: (4) MC Date:

Inspection Dates:

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

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CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

April 25. 1989
Date

Kevin Leary - 773-9782

Applicant

Applicant
1 St. Lawrence St., Portland 04101

Mailing Address
single family

Proposed Use of Site	1,050 sq ft
1/4	

1/4	1,850
Acreage of Site	Ground Floor Coverage

Site Location Review (DEP) Required: ☐ Yes ☐ No

Board of Appeals Action Required: ☐ Yes ☐ No

Planning Board Action Required: () Yes () No

Other Comments:

Date Dept. Review Due:

Lot #13 Deepwood Drive
Proposed Site

Lot #13 Deepwood
Address of Proposed Site

397-C-10

397-C-10
Site Identifier(s) from Assessors Maps

R-2

R-2
Zoning of Proposed Site

Proposed Number of Floors 2

Total Floor Area 2,050 sq ft

Other Comments:

Date Dept. Review Due:

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance
- ☐ Requires Board of Appeals Action
- ☐ Requires Planning Board/City Council Action

Explanation

Explanation _____
☒ Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SE (BALK) AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

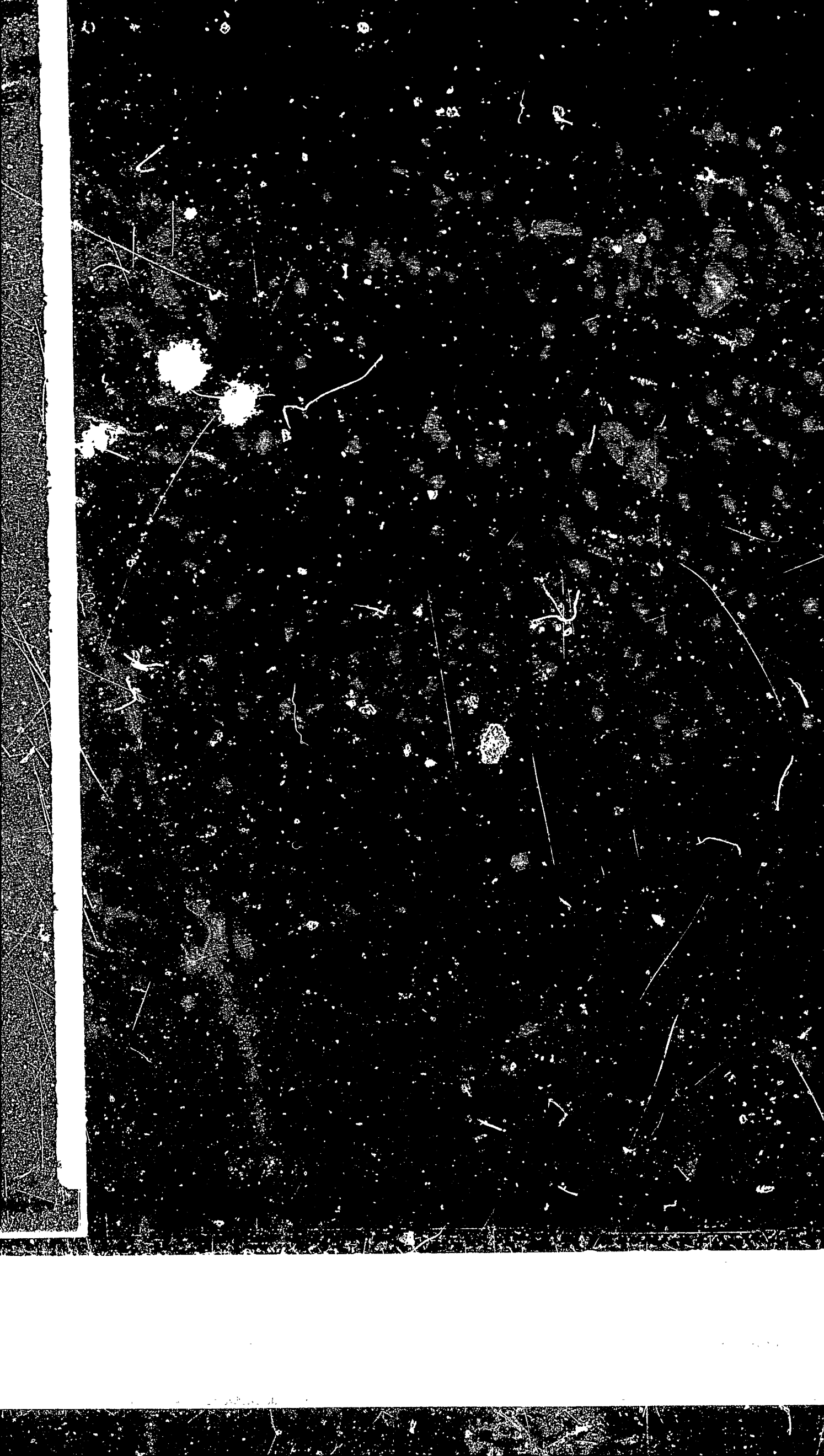
CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL





CITY OF PORTLAND, MAINE

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: JAMES N. KATSIAFICAS AND
DONNA M. KATSIAFICAS, 122 Woodfield Rd, Portland, ME 04102

Applicant's interest in property (e.g. owner, purchaser, etc.):

PURCHASER

Owner's name and address (if different): Randall K. Martin

Donna K. Martin, 143 Sewickley Farm Circle, Mars, PA. 16046

Address of property and Assessor's chart, block, and lot number:

61 DEERWOOD Drive, Chart 397 Block C Lot 10

Zone: R-2

Present Use: Single family Residence
w/ Deck

Setback Reduction from: Section 14-438 Future Use: Single family Residence
14-80(4) b. w/ Deck

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: 6/9/95

Donna M. Katsiaficas
Signature of Applicant

AFFIDAVIT OF Irving N. Leighton, Jr.

Re: Property located at 61 Deep Wood Drive, Portland, Maine
City of Portland Assessor's Map Chart 397, Block C, Lot 10
For the year 1995

I, Irving N. Leighton, Jr. being duly sworn do depose and say:

1. My name is Irving N. Leighton, Jr. and I own the property located at 744 Allen Avenue, Portland, Maine, and is further described on the Assessor's Map as Chart 397, Block C, Lot 8.
2. I am making this Affidavit pursuant to Section 14-438 (Setback Reductions for Porches and Other Similar Uses) of Portland's Land Use Ordinance.
3. My property abuts the property located at 61 Deep Wood Drive on the southwest side.
4. I am providing this Affidavit in compliance with Section 14-438 of the Portland City Code. I understand that the owners of 61 Deep Wood Drive need a two foot setback reduction in order to bring a corner of the deck of their home into compliance with the 25 foot rear yard setback required by the zoning ordinance.
5. I agree that two feet of that portion of my property which abuts the 61 Deep Wood Drive property along what is known as the proposed drainage easement will not be developed. I understand that the setback requirements in the zoning ordinance would not allow me to develop within two feet of the property line in any event.

Dated: June 8, 1995

Irving N. Leighton, Jr.
(Owner)

STATE OF MAINE
Cumberland, ss.

June 8, 1995

Personally appeared the aboved named Irving N. Leighton, Jr. and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Guy F. Gledhill
Notary Public/Attorney-at-law

GUY F. GLEDHILL
Notary Public, Maine
My Commission Expires December 11, 2001

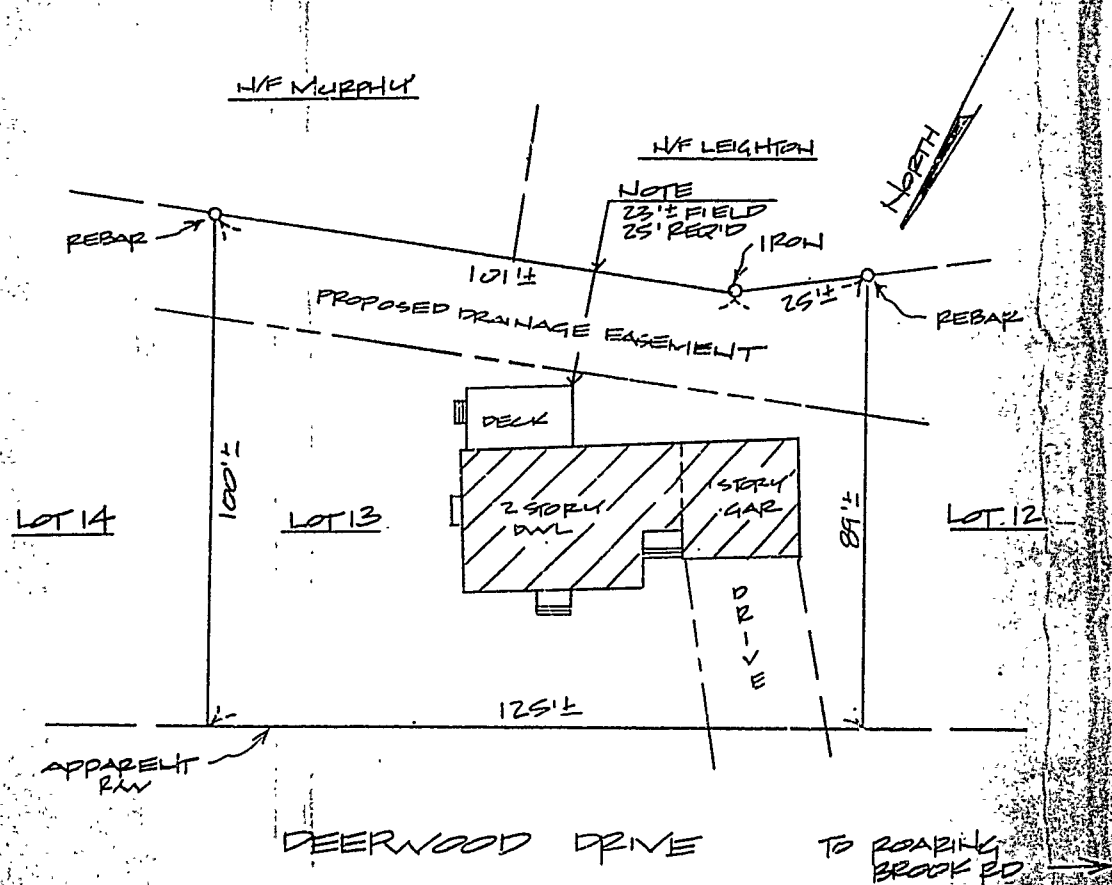


FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY AT THE TIME OF INSPECTION. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO PROPERTY LOCATIONS WITH RESPECT TO DWELLINGS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHT OF WAYS STATED OR SHOWN IN THE PROVIDED TITLE REFERENCES SHOWN BELOW. THIS INSPECTION MAY NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 61 DEERWOOD DRIVE
PORTLAND, ME

INSPECTION DATE: 6-30-95
SCALE: 1" = 30'



APPLICANT: JAMES & DONNA KATSAFICAS REQUESTING PARTY: MAINE TITLE COMPANY

OWNER: KEVIN M. LEARY ATTORNEY: JAMES M. AMENDOLA

LENDER: NORWEST MORTGAGE FILE NO. 951422

TITLE REFERENCES:

DEED BOOK: 2902 PAGE: 4
PLAN BOOK: 162 PAGE: 35 LOT: 13
COUNTY: UMBERLAND

MUNICIPAL REFERENCE:

MAP: 39.7 BLOCK: C LOT: 10

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 23005 PANEL: 002B ZONE: C DATED: 07-15-92

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION. SEE ABOVE DECK VIOLATION

COMMENTS: SEE DEED FOR APPLICABLE APPURTENANCES.

NADEAU & LODGE PROFESSIONAL LAND SURVEYORS

83 RACKLEFF STREET
PORTLAND, ME 04103
TEL & FAX 780-6613

RFD 2, BOX 219A
ALFRED, ME 04002
TEL 282-0331

James B. Havel

THIS IS NOT A BOUNDARY SURVEY NOT FOR RECORDING

LAND USE

§ 14-438

state registered land surveyor. If, in the opinion of the surveyor, sufficient monumentation is not available, then a standard boundary survey will be necessary to meet the requirements of this section

(c) *Purpose.* The purpose of setback reductions is to validate the situs of mislocated single-family, owner-occupied residential structures and those structures accessory thereto, which are not otherwise legally sited and which were in existence on November 15, 1993.

(d) *Conditions for setback reductions.* Setback reductions which may be granted by the zoning administrator are subject to the following conditions:

- (1) The sole use of the property is (and, if the application should be granted, will remain) as a single-family detached dwelling.
- (2) The property is located in R-1, R-2, R-3, R-4, R-5, R-6, IR-1, IR-2, IR-3 or RP zones.
- (3) The reduction sought cannot be reduced by more than the following:

IR-1, IR-2, IR-3, R-3, RP, R-1, R-2, R-4 and R-5 zones:

Front yard: Ten (10) feet

Rear yard: Ten (10) feet

Side yard: Five (5) feet

R-6 zone:

Front yard: Five (5) feet

Rear yard: Ten (10) feet

Side yard: Five (5) feet

- (4) No reduction shall be granted under this section in cases where the building authority determines that the setback violation was the result of a willful act by either the applicant or owner.
- (5) This section shall only apply to the inadvertent misplacement of a structure.
- (6) *Recording of setback reduction:* The zoning administrator shall provide a signed instrument in recordable form, indicating any setback reduction granted under the terms of this section. The applicant for such reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds.

(Ord. No. 138-93, 11-15-93)

Sec. 14-438. Setback reductions for porches and other similar uses.

(a) Porches, decks and sheds which are accessory to single-family dwellings built five (5) years prior to the date of application will be eligible for setback reductions as provided in this section. Such structures are not subject to the limitations in section 14-437, must be set back two (2) feet from the rear and side property lines, and must comply with the front yard setback required for the applicable zone. A reduced setback may be permitted only when the applicant

can show that there will be no development within the setback required by the zoning ordinance on adjacent property which abuts the area for which a reduced setback is sought. The applicant will demonstrate compliance with the above requirement by providing an affidavit from the abutting property owner stating that the area in question will never be developed. Reduced setbacks will not be permitted when the area proposed for such setbacks abuts either city or state owned property. No setback reduction may be granted which would permit any structure on the lot which is the subject of the application to be within fifteen (15) feet of any existing residential structure on an adjacent lot.

(b) Recording of setback reduction. The zoning administrator shall provide a signed instrument in recordable form, indicating any setback reduction granted under the terms of this section. The applicant for such reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds. The abutter's affidavit will also be recorded. (Ord. No. 139-93, 11-15-93)

Secs. 14-439-14-445. Reserved.

DIVISION 26. SHORELAND REGULATIONS

Sec. 14-446. Purposes.

The purposes of this division are to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect fish spawning grounds, aquatic life, bird and other wildlife habitat; protect buildings and lands from flooding and accelerated erosion; protect archaeological and historic resources; protect commercial fishing and maritime industries; protect freshwater and coastal wetlands; control building sites, placement of structures and land uses; conserve shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty, as appropriate in an urbanized environment; and to anticipate and respond to the impact of development in shoreland areas.

(Code 1968, § 602.19A.A; Ord. No. 499-74, § 10, 8-19-74; Ord. No. 15-92, § 27, 6-15-92)

AFFIDAVIT OF Irving N. Leighton, Jr.

Re: Property located at 61 Deep Wood Drive, Portland, Maine
City of Portland Assessor's Map Chart 397, Block C, Lot 10
For the year 1995

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Dated: June 8, 1995

Irving N. Leighton, Jr.
(Owner)

STATE OF MAINE
Cumberland, ss.

June 8, 1995

Personally appeared the aboved named Irving N. Leighton, Jr. and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Guy F. Gledhill
Notary Public / Attorney at law

GUY F. GLEDHILL

Notary Public, Maine

My Commission Expires December 11, 2001

AFFIDAVIT OF M. Edith Leighton

Re: Property located at 61 Deep Wood Drive, Portland, M.
City of Portland Assessor's Map Chart 397, Block C, Lot 10
For the year 1995

I, M. Edith Leighton being duly sworn do depose and say:

1. My name is M. Edith Leighton and I own the property located at 744 Alien Avenue, Portland, Maine, and is further described on the Assessor's Map as Chart 397, Block C, Lot 8.
2. I am making this Affidavit pursuant to Section 14-438 (Setback Reductions for Porches and Other Similar Uses) of Portland's Land Use Ordinance.
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Dated: June 8, 1995

M. Edith Leighton
(Owner)

STATE OF MAINE
Cumberland, ss.

June 8, 1995

Personally appeared the aboved named M. Edith Leighton and acknowledged the foregoing instrument to be her free act and deed.

Before me:

Guy F. Gledhill
Notary Public / Attorney-at-law

GUY F. GLEDHILL
Notary Public, Maine

My Commission Expires December 11, 2001

