

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

Permit No: 01-1338	Issue Date: DEC 14 2001	CBL: 400 A005001
Owner Address: 426 Forest Ave		Phone: <i>ind part of 4</i> 207-772-2127
Contractor Address: 426 Forest Ave. Portland		Phone: 2077722127
Permit Type: Single Family		Zone: R-3

Location of Construction: 0 Allen Ave	Owner Name: Pines of Portland, Inc.	Proposed Use: New Single Family 25' x 28'
Business Name: n/a	Contractor Name: Pines of Portland, Inc.	
Lessee/Buyer's Name n/a	Phone: n/a	
Past Use: Vacant		
Proposed Project Description: Build New 25' x 28' Single Family		

Permit Fee: \$534.00	Cost of Work: \$85,000.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SD BOCA 99 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: gg	Date Applied For: 10/23/2001	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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 Zone X</i> <input type="checkbox"/> Subdivision <i>merged</i> <input checked="" type="checkbox"/> Site Plan #2001-6294 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>11/2/01</i>	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 Date: _____	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: <i>(Signature)</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

011334 0001 0294

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.

543

Location/Address of Construction: Allen Ave

Total Square Footage of Proposed Structure 1372 sq' Square Footage of Lot 10060 sq'

Tax Assessor's Chart, Block & Lot ~~000~~ Owner: John R. Jordan Telephone: 7722127
Chart# 400 Block# A005 Lot# ~~001~~

Lessee/Buyer's Name (If Applicable) N/A Applicant name, address & telephone: Greg McCormack Cost Of Work: \$85000
426 Forest Ave. Fee: \$534-
Portland, Me 04101

Current use: vacant land minor/minor
If the location is currently vacant, what was prior use: same 400-
Approximately how long has it been vacant: continuous
Proposed use: single family residence
Project description: construction of single family residence.

Contractor's name, address & telephone: Greg Mc Cormack
Who should we contact when the permit is ready: same
Mailing address: 426 Forest Ave.
Portland, Maine 04101 Phone: 772-2127

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 APROVE 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: [Signature] Date: 10/23/01

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
Zoning Copy**

2001-0294
Application I. D. Number
10/23/2001
Application Date
Allen Ave
Project Name/Description

Plines Of Portland Inc
Applicant
426 Forest Ave, Portland, ME 04101
Applicant's Mailing Address
Greg McCormack
Consultant/Agent
Applicant Ph: (207) 772-2127 Agent Fax: 871-8895
Applicant or Agent Daytime Telephone, Fax

Allen Ave, Portland, Maine 04103
Address of Proposed Site
400 A005001
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 Other (specify) 25' x 28'

1372 sq. ft. 10060 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: 10/23/2001

Zoning Approval Status:

Approved Approved w/Conditions See Attached Denied
Approval Date 11/02/2001 Approval Expiration 11/02/2003 Extension to Additional Sheets Attached
 Condition Compliance Marge Schmuckal 11/02/2001
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**

2001-0294

Application I. D. Number

10/23/2001

Application Date

Allen Ave

Project Name/Description

Pines Of Portland Inc

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Consultant/Agent

Applicant Ph: (207) 772-2127 Agent Fax: 871-8695

Applicant or Agent Daytime Telephone, Fax

Allen Ave, Portland, Maine 04103

Address of Proposed Site

400 A005001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Zoning

- 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 garages.
- 3 No daylight basement is shown. No daylight basement is being allowed with this approval.

Applicant: Pines of Portland Date: 11/2/01
 Address: Allen Ave C-B-L: 400-A-005 and part of 004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New # 01-1338 permit #

Zone Location - R-3

Interior or corner lot -

24x28

Proposed Use/Work - construct New single family home - No garage
 Rear Deck 8x10

Sewage Disposal - City

Lot Street Frontage - 50' min, - 75' shown

Front Yard - 25' min - 60' shown

Rear Yard - 25' min - 32' shown

Side Yard - 16' required (can reduce side down to 8' if every foot taken of 615 added to the other side) 15' & 32' shown
 Considered 2 1/2 stories OK

Projections - front stoop 4x6 - left side stoop 4x4 - rear deck - 8x10

Width of Lot - 75' required - 75' shown

Height - 35' MAX - 25' scalad

Lot Area - 6,500 sq ft min - 10,060 sq ft given

Lot Coverage/Impervious Surface - 25% or 2515 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor # 2001-0294

Shoreland Zoning/Stream Protection - N/A

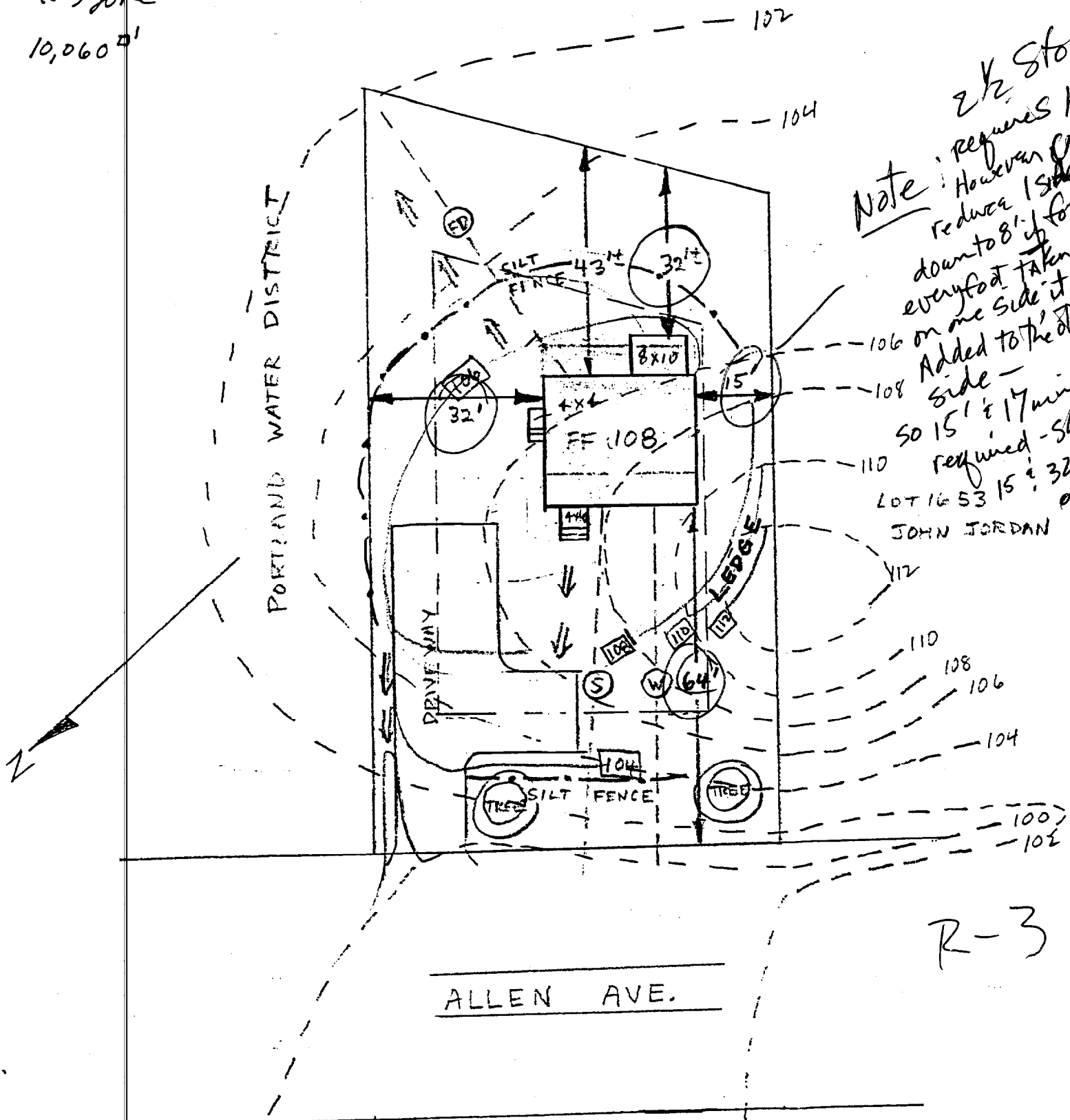
Flood Plains - Panel 2 - Zone X

No Daylight basement shown

11
 24x28 = 672
 4x6 = 24
 4x4 = 16
 8x10 = 80
 792 sq ft

watch future garage placement

R-3 Zone
10,060 sq ft



Note: Requires 2 1/2 story
 However can
 reduce 1 side
 down to 8' if for
 every foot taken off
 on one side it is
 added to the other
 side -
 so 15' & 17' min
 required - shows
 LOT 1653 15' & 32'
 JOHN JORDAN

R-3

OCTOBER 18, 2001

MINOR SITE PLAN PREPARED BY GREG MC CORMACK
 PROPERTY OF JOHN R. JORDAN (LOT 1655)

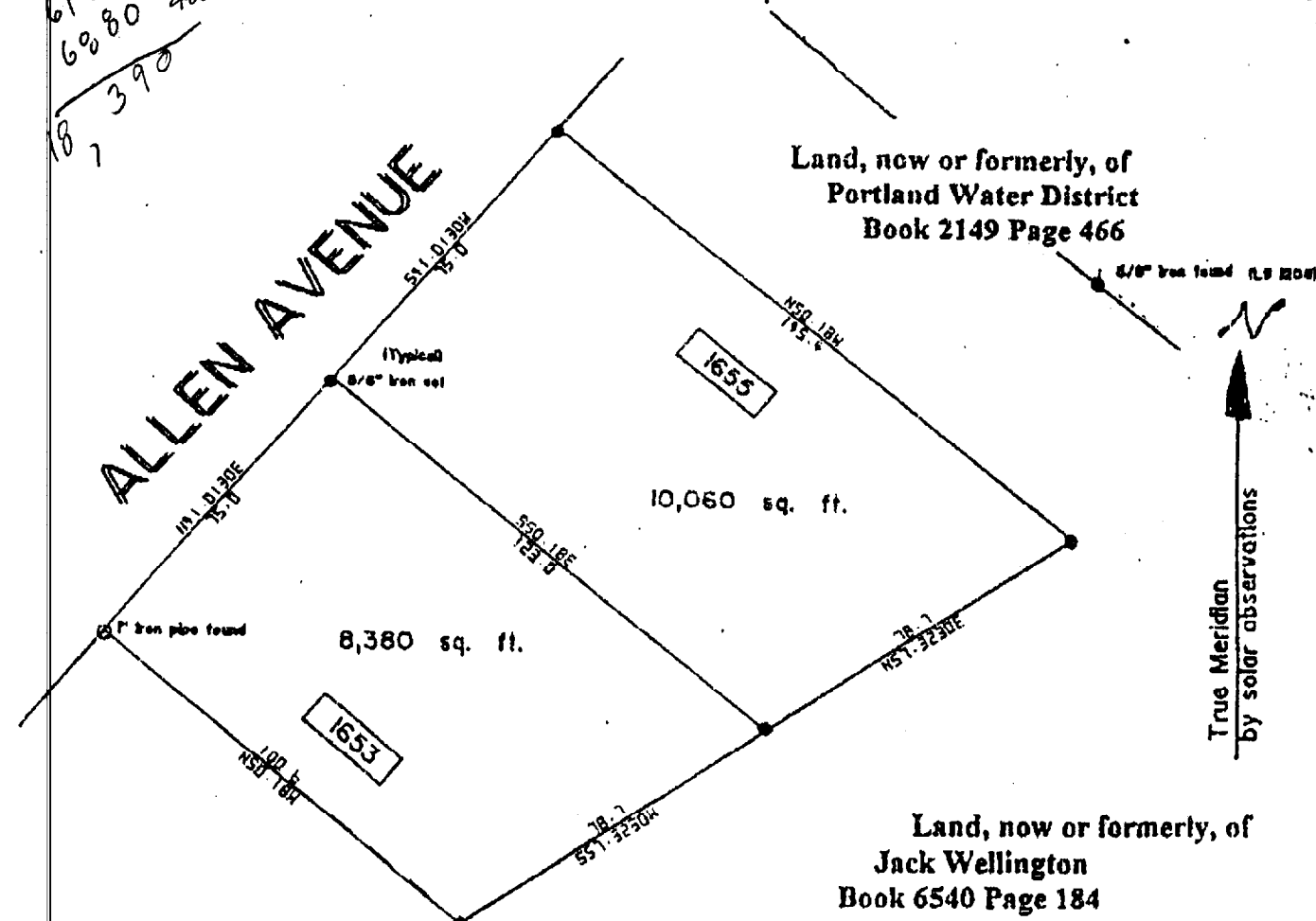
SCALE: 1" = 25'

- NOTES:
- SILT FENCE INSTALLED ON DOWNSLOPE AREAS
 - TWO TREES TO BE PLANTED OR CONSERVED
 - OVERHEAD POWER
 - DRIVEWAY GRADE TO MEET M DOT SPECS

To the best of my knowledge, this survey, hereon, conforms to the Maine Board of Licensure for Professional Land Surveyors - Category 1 Condition III.

Plan of The Pines, Section D, made by O. E. Stephenson, CE, dated June 1926, Plan Book 17, page 7

5390 - 400-A-3
6120 400-A-4
6080 400-A-5
18 390



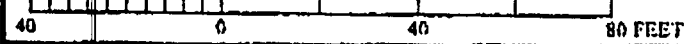
See Plan of Jack Wellington Survey
Made by Daniel Lapoint, Dated June 1985

OWNER OF RECORD: 8380
John R. Jordan
Recorded in the CCRD Bk. Pg. 18, 440
AREA = 18,440 sq. ft. or 0.423 acres

MADE FOR:
John R. Jordan
19 Mitchell Wood Drive
Falmouth, ME 04105

James C. Lauzier
James C. Lauzier PLS 1076
PO BOX 234, 457 GRAY ROAD
SOUTH WINDHAM, MAINE 04082

Graphic Scale @ 1:480 or 1 inch = 40 feet



SURVEY DATE FEB 1998
PLAN DATE 02/09/98

not a subdivision - was 3 ^{preconforming} lots, now 2 conforming lots

Application ID Number: 1-1338

Department: Zoning

Status: Pending

Reviewer: Marge Schmuckal

Comments: Allen Ave - 400- A-005 & part of 004

Approved Date: 11/02/2001

Created Date: 10/29/2001

OK to Issue Permit Name: Marge Schmuckal Date: 11/02/2001 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

No daylight basement is being shown. No daylight basement is allowed with this approval.

Create Date: 10/29/2001 By: gg Update Date: 11/02/2001 By: mes

Jordon. qui dmk
11.18.97

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the **City of Portland**, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by **John Jordon** of Falmouth, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said **John Jordon**, his heirs and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane Kline, its duly authorized Director of Finance, this 19th day of November, 1997.

CITY OF PORTLAND

Donna M. Katsiaticas
Witness

By: [Signature]
Duane Kline, Director of Finance

STATE OF MAINE
CUMBERLAND, ss.

Date: November 19, 1997

Personally appeared the above-named Duane Kline, in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,
Donna M. Katsiaticas
Notary Public/Attorney at Law

Donna M. Katsiaticas
Printed Name

Jordon.qui.dmk
11.18.97

Schedule A

A certain lot or parcel known as Tax Map and Lot 400-A-3 to 5 on the maps of the Tax Assessor for the fiscal year 1998, on file in the office of the Tax Assessor of the City of Portland.

Meaning and intending to convey a portion of the property obtained by the Grantor by Tax Collector's Deed dated February 24, 1932 and recorded in the Cumberland County Registry of Deeds in Book 1770 Page 65.

Also a portion of the property obtained by this Grantor from Mount Oxford Spring and Fruit Company by deed dated February 1, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1807 Page 281.

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 11/13/01

To: GREG McCORMACK

Fax: 871-8695

Re:

Sender: MIKE NUGENT

PLEASE REVIEW + RE SUBMIT.

YOU SHOULD RECEIVE 3 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

CBL 400 A003 STREET ADDRESS 535 - ALLEN AVE.

DATE	TIME	CONTACT	NARRATIVE	INITIALS
11/13/06	11 AM		1) NEED NEW SEED PER MARGC	
			2) TOPOGRAPHY SHOWS 6 FOOT GRADE DEVIATION FROM LEFT TO RIGHT. DAYLIGHT BASEMENT? IF SO NEED STRUCTURAL & FOUNDATION PLAN SHOWING STEP DOWNS	
			3) EXTERIOR STAIR GUARD FRAMING DETAIL.	
			4) RAILS FOR FRONT STEPS?	
			5) IF BATHROOM WINDOW IS WITHIN 3 FEET OF INSIDE EDGE OF TUB SAFETY GLAZING.	
			6) STAIRS WON'T MEET CODE IF BUILT ACCORDING TO FLOOR PLAN.	
			7) BEAM DETAIL + HEADER DETAILS REQUIRED.	
			8) DECK FRAMING / SUPPORT & GUARD DETAILS.	
			9) EGRESS WINDOW DETAILS.	
			10) SLEEPING SPACE IN ATTIC?	

OVER-

11) HEATING SYSTEM & CHIMNEY?

~~12) FLOOR BEAMS DON'T SHOW TO BE
IN STAIRS AS SHOWN IN
CROSS SECTION~~

13. 7' SPAN IS EXCESSIVE
FOR 3-2X10 GIRDER

14 PAD SIZE

15 FOUNDATION PLAN

16 LALLY COLUMN SPEC

17. ANCHOR BOLTS SPEC.

& FASTENERS GENERALLY

