

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

DRC Copy

2009-0070

Application I. D. Number

Phil DiPierro

9/16/2009

Application Date

Sea Street Properties Inc

Applicant

56 Broadway, South Portland, ME 04106

Applicant's Mailing Address

David Jones

Consultant/Agent

Agent Ph: (207)838-7490

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

395 - 395 Allen Ave, Portland, Maine

Address of Proposed Site

401 A013001

Assessor's Reference: Chart-Block-Lot

Single Family Home

Project Name/Description

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) _____

0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
---	-----------------	---	--------

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/17/2009

DRC Approval Status:

Reviewer *Deep N...*

- 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2009-0070

Date: 11/10/2009

See conditions

Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed 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 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.

- 4 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.

- 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

- 8 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 11, 2010

RE: C. of O. for # 395 Allen Avenue, Pizzo Single Family
(Id#2009-0070) (CBL 401 A 013001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 395 ALLEN AVE Parcel ID: 401 A013001 Dist: 4

From: Lannie Dobson
To: C of O; nadams
Date: 8/2/2010 2:19 PM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 395 ALLEN AVE Parcel ID: 401 A013001 Dist: 4

Date: 8/5/2010 Time: 6:00:00 AM

Note: 329-3539 Property Addr: 395 ALLEN AVE Parcel ID: 401 A013001

Application Type: Prmt
Application ID: 91024

Contact:
Phone1: Phone2:

Owner Name: SEA STREET PROPERTIES INC
Owner Addr: 56 BROADWAY
SOUTH PORTLAND , ME 04106

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PORTLAND MAINE

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

Planning & Urban Development Department
Penny St. Louis Littell, Director

November 9, 2009

Applicant: David Jones
Sea Street Properties, Inc.
56 Broadway
South Portland, Maine 04106

Representative:

RE: Single Family Home, 395 Allen Avenue

Dear Mr. Jones:

Thank you for your application dated September 16, 2009 to construct a single family home, and for the plans showing the proposed utility connections at 395 Allen Avenue. The application is currently being reviewed by both the Inspections Department and the Planning Department and has not yet been approved. However, it is my understanding that you wish to proceed with the installation of utility stubs in the public right of way to the site's property line in order to meet the November 15, 2009 deadline for completing work in the public right of way under the street opening permits program.

The proposed utility stubs are approved and may be installed by your contractor. Any such installation will be at the applicant's risk and does not guarantee that this location will be approved during site plan/subdivision review. Should any subsequent review of the project require modifications to the utility installations, the applicant will be required to meet the applicable standards prior to the issuance of a certificate of occupancy.

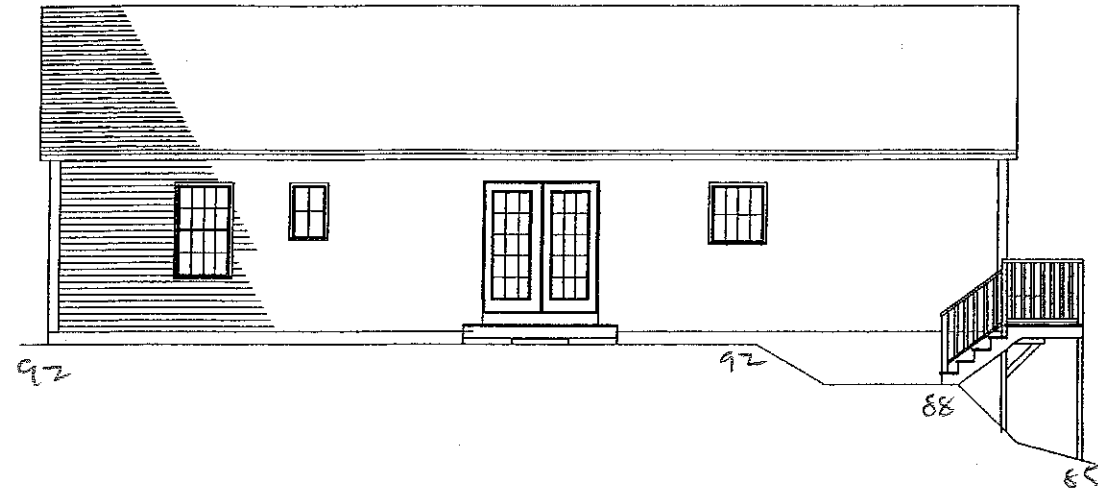
Sincerely,


Alexander Jaegerman, Planning Division Director

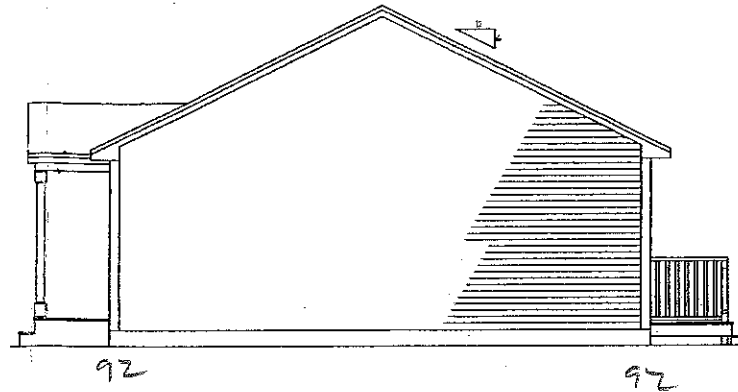
cc: Penny St. Louis Littell, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Micahel Bobinsky, Director, Department of Public Services
David Margolis-Pineo, Deputy Engineer
Danielle West-Chuhta, Associate Corporation Counsel

SEA STREET PROP.

REAR ELEVATION



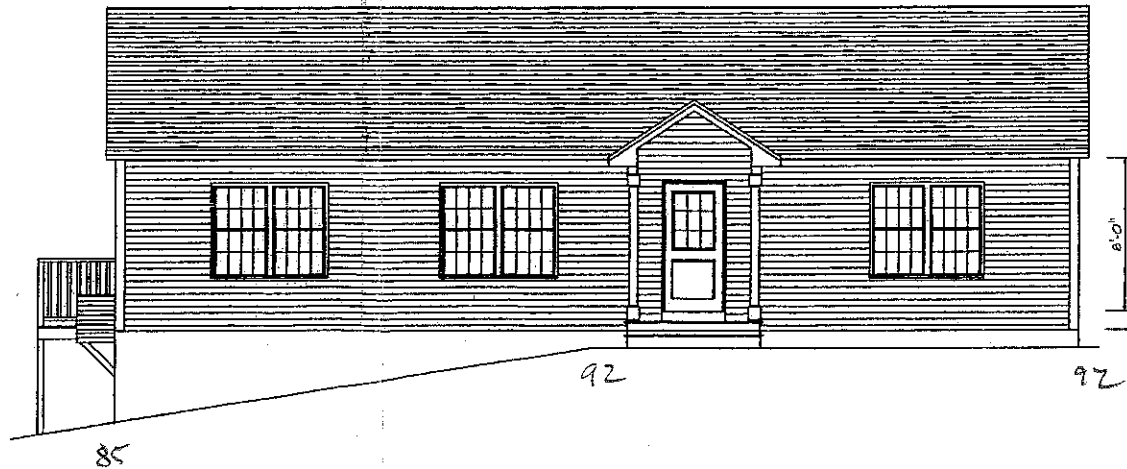
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY FOR THE ADDRESS NAMED ON THESE DRAWINGS.
USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS

 **HOUSE CALLS INC.**
HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME
207-892-2810

CLAY
ALLEN AVE, PORTLAND
ELEVATIONS
DRAWS

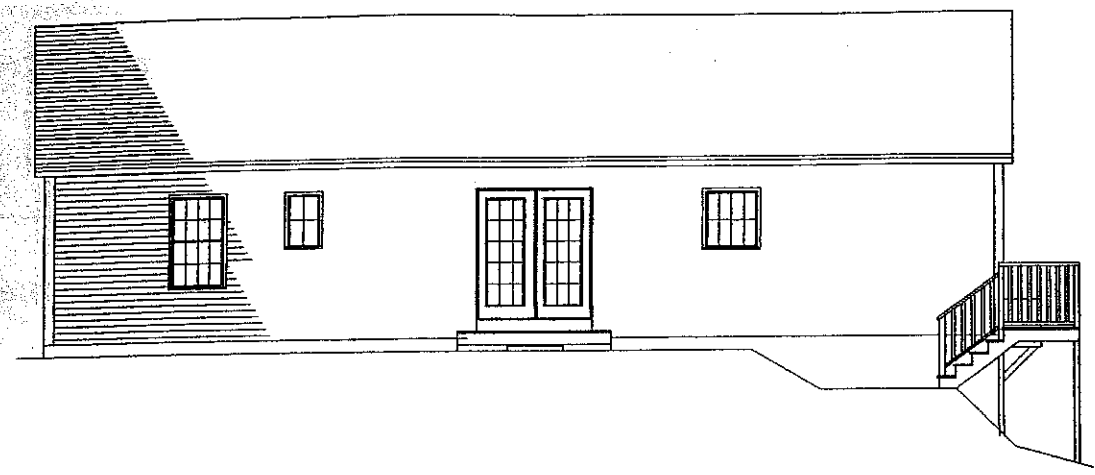
SCALE: 1/4" = 1'
DATE: 11/08
DRAWN BY: J. CALL
PAGE: 1 OF 2

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER, WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCD WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

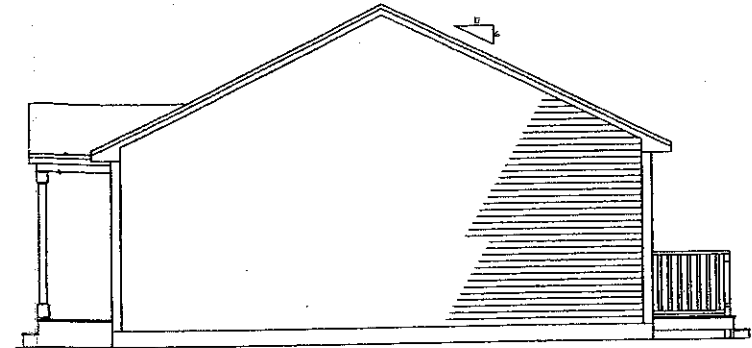
IRON PIPE
HIGH BENT

SEA STREET PROP.

REAR ELEVATION



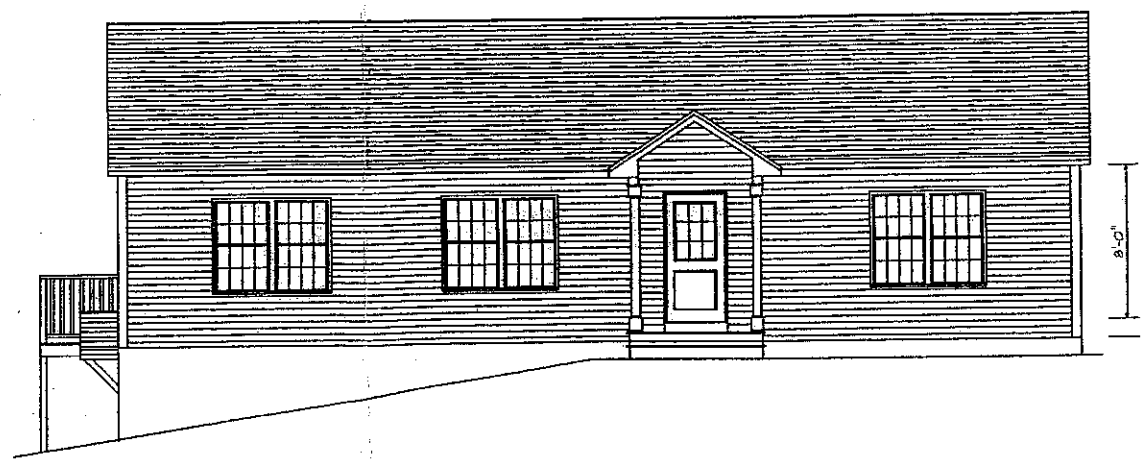
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME
207-892-2810

CLIENT: ALLEN AVE, PORTLAND
DRAWING: ELEVATIONS

SCALE: 1/4" = 1'
DATE: 11/08
DRAWN BY: J. CALL
PAGE: 1 OF 2

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RECEIVED

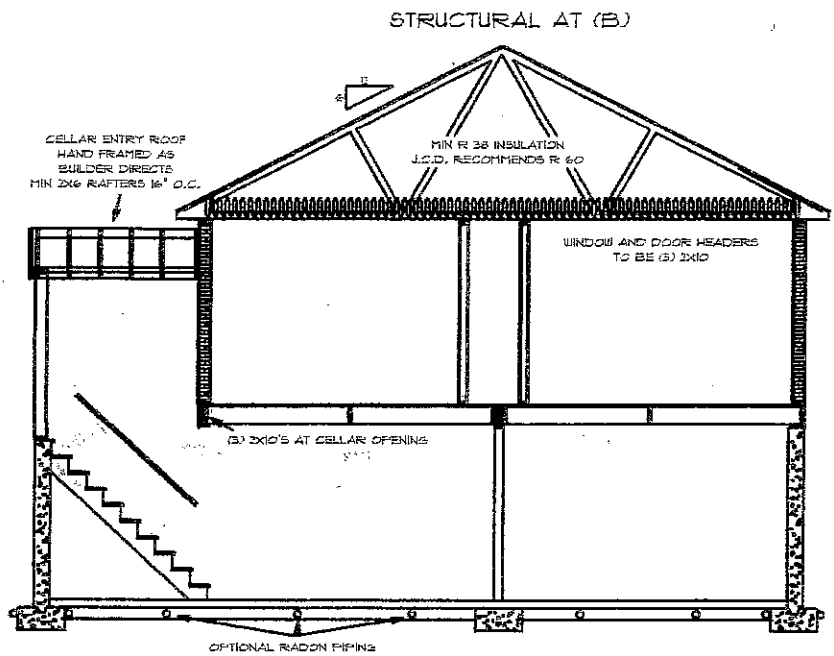
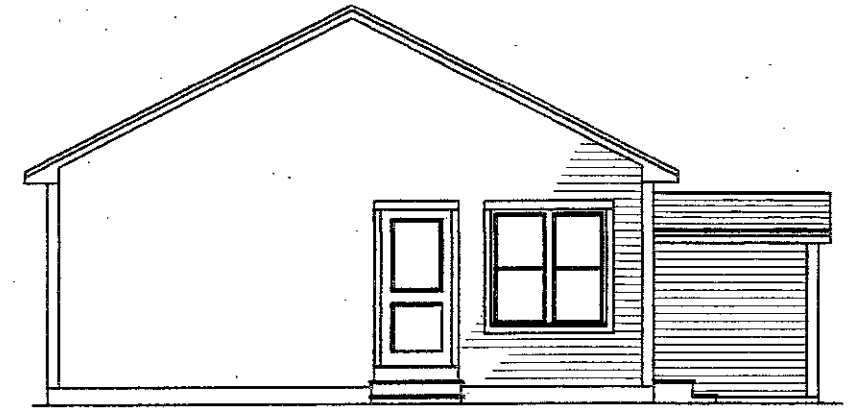
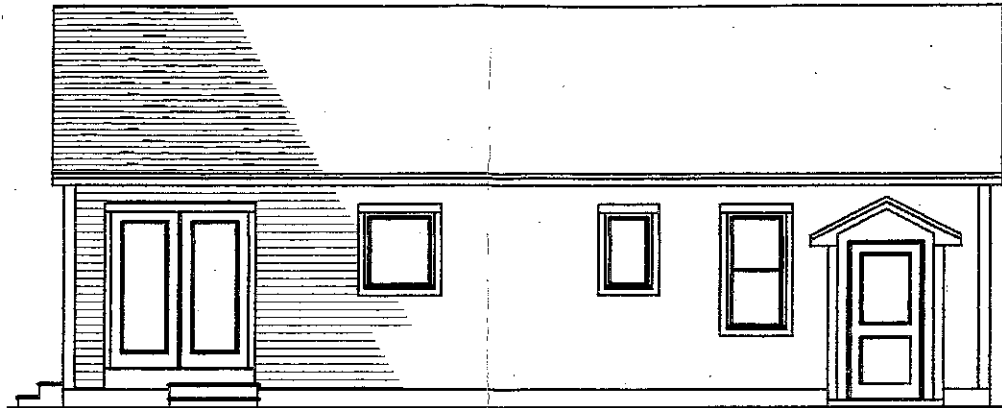
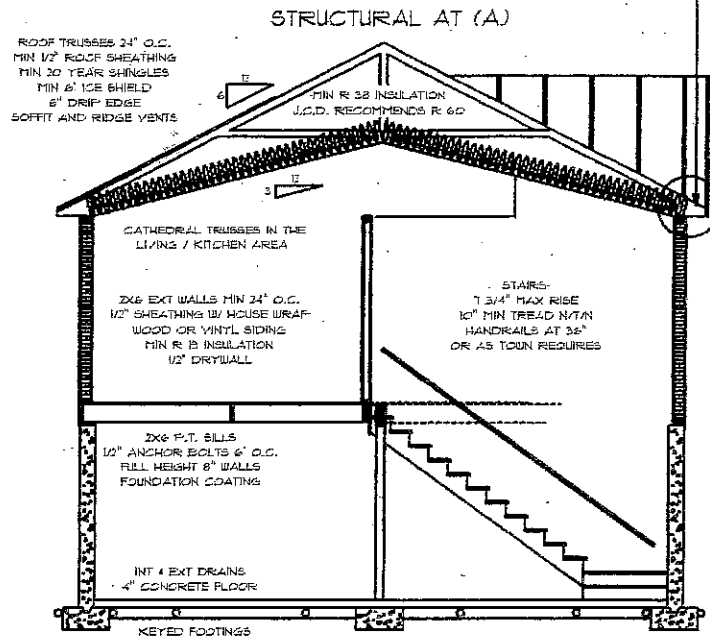
MAY 28 2010

Dept. of Building Inspections
City of Portland Maine
REAR ELEVATION

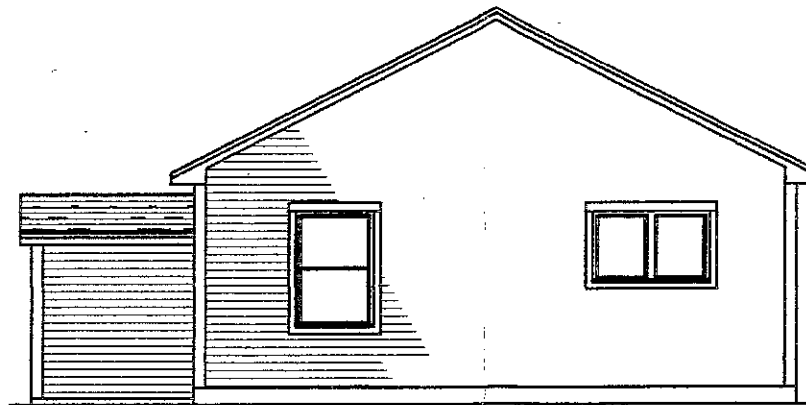
THESE PLANS ARE FOR THE
CITY OR TOWN BUILDING PERMIT
FOR THIS ONE PROJECT ONLY
FOR THE ORIGINAL NAME OR
ADDRESS ON THESE PLANS
John Collet

398 Allen Ave.

TRUSSES SHOWN ARE REPRESENTATIONS ONLY - ACTUAL TRUSSES ARE TO BE DESIGNED BY THE MANUFACTURER. TRUSSES ARE TO SUPPORT ANY DORMERS OR 12" ROOFS SHOWN ON THE PLAN, AND TO MEET ALL SNOW LOADS FOR THE AREA WHERE THE HOUSE IS TO BE BUILT. TRUSSES TO BE CANTILEVER STYLE TRUSSES FOR BETTER INSULATION ABOVE THE WALLS - SEE DETAIL BELOW. TAKE ALL TRUSS MEASUREMENTS OFF FLOOR PLAN.



LEFT ELEVATION



FRONT ELEVATION



SEE STRUCTURAL DETAILS PAGE 2