

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

2003-0160

Application I. D. Number

08/01/2003

Application Date

Joceyln Deraspe

Applicant

910-B Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Project Name/Description

164 - 168 Marlborough Rd, Portland, Maine

Address of Proposed Site

406 F032001

Consultant/Agent

Applicant Ph: (207) 653-6760 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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) \_\_\_\_\_

1718 sf + 14'x26'

R-3

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 \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date: 08/04/2003

**DRC 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 Issued             | _____          | _____  | _____           |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | _____  | _____           |
|   | date           | <input type="checkbox"/> Conditions (See Attached) | 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 |

1	526	553	18
2	585	554	19
3	584	555	20
4	523	556	21
5	582	557	22
6	581	558	23
7	580	559	24
8	579	560	25
9	578	561	26
10	577	562	27
11	576	563	28
12	575	564	29
13	574	565	30
14	573	566	31
15	572	567	32
16	112.96		
17	111.52		
33	110.08		
34	108.64		

KENTUCKY AVENUE

1	441	447	18
2	480	448	19
3	479	449	20
4	478	450	21
5	477	451	22
6	476	452	23
7	475	453	24
8	474	454	25
9	473	455	26
10	472	456	27
11	471	457	28
12	470	458	29
13	469	459	30
14	468	460	31
15	467	461	32
16	105.76		
17	104.32		
33	102.88		
34	101.44		

INDIANA AVENUE

1	375	379	18
2	374	378	19
3	373	377	20
4	372	376	21
5	371	375	22
6	370	374	23
7	369	373	24
8	368	372	25
9	367	371	26
10	366	370	27
11	365	369	28
12	364	368	29
13	363	367	30
14	362	366	31
15	361	365	32
16	98.56		
17	97.12		
34	7,500		
35	7,500		
36	3000		
37	2600		
38	3000		
39	3000		
40	3000		
41	3000		
42	3000		
43	3000		

No 406

MARLBOROUGH ROAD

SHEET 410-D

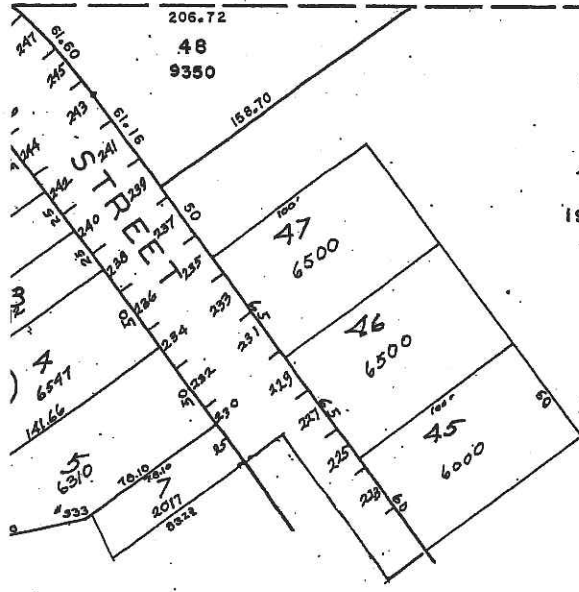
64-158

158-162

152-156

BEAUREGARD STREET

STREET



This is lot #2 - the one  
 that was just requested  
 please re-visit  
 mfb

*Label Topo*  
*Private or Public easement?*  
*Grading over Prop-Line - OK*  
*Any Subdivision Requirements?*  
*Joceyn Deraspe*  
*Joceyn Deraspe*

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

**2003-0160**  
 Application I. D. Number  
**8/1/2003**  
 Application Date

**Joceyn Deraspe**  
 Applicant  
**910-B Washington Ave, Portland, ME 04103**  
 Applicant's Mailing Address

**DRC Copy**  
*Rec'd 8-6*

*check sub*  
*Approve*

**164 - 168 Marlborough Rd, Portland, Maine**  
 Address of Proposed Site  
**406 F029001**  
 Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
**Applicant Ph: (207) 653-6760**      **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) \_\_\_\_\_

**1718 sf + 14'x26'**  
 Proposed Building square Feet or # of Units      **R-3**  
 Acreage of Site      Zoning

**Check Review Required:**

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots \_\_\_\_\_
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other \_\_\_\_\_

Fees Paid:    Site Pla **\$250.00**    Subdivision \_\_\_\_\_    Engineer Review **\$50.00**    Date **8/4/2003**

**DRC Approval Status:**

Approved       *Jay* **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

- 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    \_\_\_\_\_    date     Conditions (See Attached)    \_\_\_\_\_    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  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2003-0160  
Application I. D. Number  
08/01/2003  
Application Date

**Joceyln Deraspe**  
Applicant  
910-B Washington Ave, Portland, ME 04103  
Applicant's Mailing Address

Project Name/Description  
158 - 162 Marlborough Rd, Portland, Maine

Consultant/Agent  
Applicant Ph: (207) 653-6760 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site  
406 F032001  
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) \_\_\_\_\_

1718 sf + 14'x26' Proposed Building square Feet or # of Units      Acreage of Site      R-3 Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 08/04/2003

**DRC Comments**

9/11/03: 9/8/03 revision approved, with one additional condition.

Performance Guarantee  Required\*  Not Required

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<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	

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

2003-0160  
Application I. D. Number  
08/01/2003  
Application Date

*Wait till response to all set?*  
Joceyln Deraspe  
Applicant  
910-B Washington Ave, Portland, ME 04103  
Applicant's Mailing Address

#160  
158 - 162 Marlborough Rd, Portland, Maine  
Address of Proposed Site  
406 F032001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Applicant Ph: (207) 653-6760      Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Project Name/Description

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

1718 sf + 14'x26'      158 - 162 Marlborough Rd, Portland, Maine      R-3  
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 \$250.00    Subdivision \_\_\_\_\_    Engineer Review \$50.00    Date 08/04/2003

**DRC Approval Status:**

Reviewer Jay Reynolds

Approved       Approved w/Conditions See Attached       Denied

Approval Date 09/02/2003      Approval Expiration 09/02/2004      Extension to \_\_\_\_\_       Additional Sheets Attached  
 Condition Compliance      Jay Reynolds      09/02/2003  
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	

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

**2003-0160**

Application I. D. Number

**08/01/2003**

Application Date

**Joceyln Deraspe**

Applicant

**910-B Washington Ave, Portland, ME 04103**

Applicant's Mailing Address

Consultant/Agent

**Applicant Ph: (207) 653-6760      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

Project Name/Description

**158 - 162 Marlborough Rd, Portland, Maine**

Address of Proposed Site

**406 F032001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 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.
- 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 Your new street address is now # 160 MARLBOROUGH ROAD, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 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.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

A 4  
Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Planning & Development  
Lee Urban, Director

**CITY OF PORTLAND**

August 19, 2003

Jocelyne Deraspe  
910-B Washington Avenue  
Portland, ME 04103

RE: 158-162 Marlborough Road (lot#2) – 406-F-032 – R-3 Zone – application #03-0392

Dear Jocelyne Deraspe,

I am in receipt of your permit application to construct a single family home with an attached garage at 158-162 Marlborough Road. Your permit has been denied because you are not meeting the parking requirements as outlined within the City of Portland's Land Use Zoning Ordinance.

Section 14-332 requires two (2) parking spaces for each new dwelling unit that is newly constructed. Section 14-336 goes on to state that any required parking, "...shall not be closer to any street line than the required depth of the front yard for the same lot...". Your submittal shows a one car garage with only ten (10) feet in front of that garage behind the twenty-five (25) foot required front setback. Ten feet is not enough room for a second parking space. A parking space is considered to be 9' x 19'. Therefore, you are only showing one parking space when two parking spaces are required by ordinance.

If you wish to resubmit additional plans to correct this violation of the ordinance, you will have thirty (30) days from the date of this letter in which to do so. If this office does not receive revised plans within the thirty day period, your permit application will be void. Any further applications shall require a separate permit application.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty (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.

Please also note that your permit is on hold until such time that revised plans have been received

or until thirty days have expired. Your permit has not yet been reviewed for the submitted structurals and compliance with the building codes.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal  
Zoning Administrator

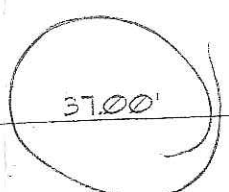
CC: Jay Reynolds, Development Review Coordinator  
File



20' PRIVATE DRAINAGE EASEMENT

N51°25'55"E  
15.00'

LOT 2  
71500 SF.  
0.17 AC.



LOT 3

S32°34'05"E  
100.00'

SF

FHE 16.5 GARAGE

TOP OF FOUNDATION = 16.5'

PORCH

14

X15.0

16

18

16

16.00'

X14.5

X14.5

28

28

14

16.00'

16

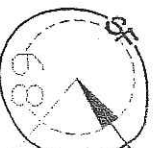
10

35.00'

26

24

1 1/2" RED MAPLE TYP.  
N51°25'55"E  
15.00'




S32°34'05"E  
100.00'

SF

14 R L B O R O U G H R O A D

A

TO: Inspections Department  
FROM: Jay Reynolds, Development Review Coordinator   
DATE: February 24, 2004  
RE: C. of O. for 160 Marlborough Road  
(CBL 406F032) (ID 2003-0160)

---

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading
2. Loam and Seed.
3. Landscaping.

I anticipate this work can be completed by **June 15, 2004**.

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

Please contact me if you have any questions or comments.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\marlborough160a.doc