

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

PERMIT ISSUED	Permit No: 02-0087	ISSUE DATE: FEB 12 2002	CBL: 341 A023001
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Location of Construction: 79 Maggie Ln (lot #13)	Owner Name: C G B Properties Llc	Owner Address: 84 Country Lane PORTLAND	Phone:
Business Name: n/a	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Multi Family	Zone:

Past Use: Multi Units	Proposed Use: Multi Units / Build 2 Decks to existing building; 8' x 5' and 8' x 3'	Permit Fee: \$1,000.00	Cost of Work: \$1,000.00	CEO District: 1
Proposed Project Description: Build 2 Decks 8' x 5' and 8' x 3'.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>58</i> Type: <i>58</i>	

Permit Taken By: gg	Date Applied For: 01/29/2002	Signature: <i>AKW</i>	Signature: <i>BOCA</i>
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Major <input type="checkbox"/> MM	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
Historic Preservation <input 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>2/11/02</i>	Date:

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

02 00577

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.

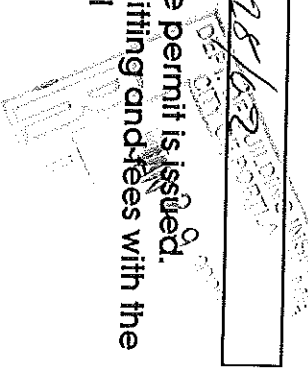
Location/Address of Construction: <u>MAGGIE LANE SUB DIVISION LOT 13 MAGGIE LANE</u>	
Total Square Footage of Proposed Structure <u>2 DECKS</u>	Square Footage of Lot <u>16,629</u>
Tax Assessor's Chart, Block & Lot Chart# <u>341</u> Block# <u>A</u> Lot# <u>022</u>	Owner: <u>DWIGHT BRACKETT</u> Telephone: <u>772, 8629</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>DWIGHT BRACKETT</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>
Current use: <u>MULTI UNIT</u>	Cost Of Work: \$ <u>1000</u> Fee: \$ <u>30.00</u>
If the location is currently vacant, what was prior use: _____	
Approximately how long has it been vacant: _____	
Proposed use: <u>BUILD 2 DECKS TO EXIT BUILDING</u>	
Project description: _____	
Contractor's name, address & telephone: <u>DWIGHT BRACKETT</u> <u>84 COUNTRY LANE PORTLAND ME</u>	
Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u>	
Mailing address: _____	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>772-8629</u>	

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 APPROVE 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: <u>Dwight Brackett</u>	Date: <u>1/28/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



SPACE AND BULK REQUIREMENTS - LOT 13


MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	20 FT.
FRONT YARD	20 FT.
REAR YARD	20 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	12 FT.
2 1/2 STORY	14 FT.
MINIMUM LOT WIDTH:	
OTHER USES	60 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 EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

4 or 5

Design:	DER	Date:	MAY 2001
Draft:	RAT	Job No.:	334
Checked:	AMP	Scale:	NONE
File Name:	59103-ALL-LOTS2 DWG		

 **Traffic and Civil Engineering Services**
PO Box 1237, 26 Main Street
Gorham, ME 04039
207-657-6910

Drawing Name: **Space & Bulk Requirements Lot 13**
Project: **MAGGIE LANE, PORTLAND**

Figure No. **1**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

WT Footing/Building Location Inspection: Prior to pouring concrete

WT Re-Bar Schedule Inspection: Prior to pouring concrete

WT Foundation Inspection: Prior to placing ANY backfill

WT Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

OR Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

WT If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

WT CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Wagner Signature of Applicant/Designee 2/14/07 Date
Wagner Signature of Inspections Official 2/15/06 Date

CBL: 341A093 Building Permit #: 020087

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

2001-0137
Application I. D. Number

Maggie Lane Development Llc
Applicant

06/05/2001
Application Date

Po Box 10127, Portland , ME 04104
Applicant's Mailing Address

Maggie Ln. Lot# 13
Project Name/Description

Dwight Brackett
Consultant/Agent

79 - 79 Maggie Ln , Portland, Maine
Address of Proposed Site

Agent Ph: 878-3351

341 A023001

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) 2 Family

1020 SqFt
Proposed Building square Feet or # of Units

Acreage of Site

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 _____ Subdivision _____ Engineer Review \$300.00 Date 07/27/2001

DRC Approval Status:

Approved

Approved w/Conditions See Attached

Denied

Reviewer: Jay Reynolds

Approval Date 07/03/2001

Approval Expiration 07/03/2002

Extension to _____

Additional Sheets Attached

Condition Compliance

Jay Reynolds
signature

07/03/2001
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

07/03/2001
date

\$2,870.00
amount

11/01/2001
expiration date

Inspection Fee Paid

date

Building Permit Issue

date

amount

Performance Guarantee Reduced

date

Temporary Certificate of Occupancy

date

Conditions (See Attached)

signature

Final Inspection

date

expiration date

Certificate Of Occupancy

date

signature

Performance Guarantee Released

date

Defect Guarantee Submitted

date

signature

Defect Guarantee Released

submitted date

amount

expiration date

date

signature

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

Applicant	Maggie Lane Development LLC	2001-0137	Application I. D. Number
Po Box 10127, Portland , ME 04104		06/05/2001	Application Date
Applicant's Mailing Address		Maggie Ln, Lot# 13	Project Name/Description
Dwight Brackett		79 - 79 Maggie Ln, Portland, Maine	
Consultant/Agent		Address of Proposed Site	
Agent Ph: 878-3351	Agent Fax:	341 A023001	Assessor's Reference: Chart-Block-Lot
Applicant or Agent Daytime Telephone, Fax			

Approval Conditions of Planning

1 That the applicant submits catalog cuts for all pole and wall mounted fixtures and a photometric plan in compliance with the City of Portland's lighting standards

Approval Conditions of Insp

- 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 garage.
- 3 There are NO DECKS shown on the submittal. NO DECKS are being approved with this permit. Any future decks shall require a separate permit.
- 4 NO DAYLIGHT BASEMENT is being shown. NO DAYLIGHT BASEMENT is being approved with this permit. Any changes to the grading that would result in a daylight basement shall require a separate review and approval, PRIOR to the start of such work.

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 PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #79-81 Maggie Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. 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 site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.