

**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: 01-1523-FC	Issue Date: 2 8 2001	CEB: 347 A005001
Owner Address: Po Box 10127 OF PORTLAND		Phone: 2078923149
Contractor Address: Main Street Windham		Phone: 2078923149
Permit Type: Single Family		Zone: R-3

Permit Fee: \$792.00	Cost of Work: \$128,000.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:

Signature: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Signature: <i>[Signature]</i>	Date: 12/28/01
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Approved w/Conditions <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Signature: <i>[Signature]</i>

Owner Name: Diversified Properties Inc	Proposed Use: Single family
Contractor Name: Custom Built Homes of Maine	
Phone:	

Proposed Project Description: Construct New 24'x36' Single Family/Site Plan # 2001-0277 <i>changed from Ranch to Cape with full basement and Day Light Basement</i>	Date Applied For: 12/13/2001
---	---------------------------------

Permit Taken By: dgc	<b>Zoning Approval</b>	
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..  <i>650 6989</i> <i>GLEN.</i>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel Z</i> <input type="checkbox"/> Subdivision <i>Zone X</i> <input checked="" type="checkbox"/> Site Plan <i>2001-0277</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> MM <i>OK with Conditions</i> Date: <i>12/20/01</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
	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	

**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

# City of Portland Site Plan 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>100-130 Pennell Ave</u>		Square Footage of Lot	
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#                      Block#                      Lot#	Property owner, mailing address:	Telephone:	
<u>347                      A                      005</u>	<u>Maggie Lane Div.</u> <u>Diversid Properties</u>	<u>73-4988</u>	
Consultant/Agent, mailing address, phone & contact person	Applicant name, mailing address & telephone:	Project name:	
<u>Jim Wolf</u> <u>P.O. Box 1027</u> <u>Port. Me 04104</u>	<u>Maggie Lane</u> <u>Diversid Properties</u>	<u>Pennell Ave</u> <u>extension</u>	
Proposed Development (check all that applies) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input checked="" type="checkbox"/> Subdivision, amount of lots <u>50</u> <input type="checkbox"/> Other: _____			
Major Development _____ \$500.00	Minor Development <input checked="" type="checkbox"/> \$400.00		
Who billing will be sent to: <u>Maggie Lane Diversid Properties</u>			
Mailing address: <u>P.O. Box 1027</u>			
State and Zip: <u>Port. Me 04104</u>		Contact person: <u>Jim Wolf</u> Phone: <u>73-4988</u>	

Nine (9) separate packets must include the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: ci.portland.me.us chapter 14

*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:	Date:
-------------------------	-------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct

# Diversified Properties, Inc.

P.O. Box 10127, Portland, ME 04104  
Tel 207-773-4988 • Fax 207-773-6875

December 21, 2001

TO: City of Portland Inspection Department  
And Planning Department

FROM: Jim Wolf

Pursuant to your request attached please find 9 packages that include the following:

1. Road Plans and Profile for the extension of Pennell Avenue which has been approved by Anthony Lombardo of the Public Works Department and built under his department's supervision and guidance. Remaining work for completion includes 2 monuments and final pavement only. The City is currently using and maintaining this portion of road which pursuant to section 14-403 and section 14-47 definition of a street; this alone allows for certificates of occupancy to be issued.
2. E-mail from Anthony Lombardo confirming Public works requested final pavement not be placed on Pennell Avenue until spring 2002. The road was scheduled for completion; however, A.H. Grover worked with the City and agreed to complete the road in 2002.
3. Survey Plan prepared by Titcomb Associates dated June 30, 2001. Said plan shows 7 separate parcels of property. Parcels A, E and G are owned by Diversified Properties, Inc. Parcels B & D are owned by Maggie Lane Development LLC. All remaining parcels have not changed hands.

At this time we ask that you:

1. Confirm that the Pennell Avenue Extension is a multiple lot 14-403 street.
2. Review Parcels A & B building permit applications and approve them without the condition that Pennell Avenue be built 100%. This would be consistent with past practice. The representations made by staff and the code.
3. Not penalize the lot owners for A.H. Grover working with Public Works.

City of Portland Inspection Department  
And Planning Department  
December 21, 2001  
Page 2

Furthermore, in support of our request we offer the following:

1. It has been the past practice of the City to issue C.O.'s on 14-403 streets when base pavement only has been installed. This occurred on Milton Street, Braintree Street, Saugus Street and Ninth Street and is consistent with current email and statements.
2. Section 14-508 of the subdivision code exempts subdivision in existence prior to June 6, 1979 that have been legally recorded in the Registry of Deeds. This subdivision was recorded in 1921 in Book 14, Page 70 and continued by the Portland City Council as recorded in the Cumberland County Registry of Deeds, Book 13326, Page 28.
3. Section 14-508 exempts a division of property in land to an abutting owner.
4. If the subdivision code is being used as a guide section 14-525(k) "occupancy prior to completion of certain improvement" allows for occupancy when a road constructed to the degree of Pennell Avenue.

In conclusion, we respectfully request that the City of Portland:

1. Comply with 14-403 and allow for a C.O. on a road maintained by the City.
2. Respect the decision of Public Works not to finish paving Pennell Avenue and not penalize lot owners on the road for the road contract's cooperation with the staff.
3. Consistently apply the 14-403 occupancy standard and issue a C.O. for the 2 lots on this 14-403 street.

Thank you for your review and prompt resolution to this matter.

**James Wolf**

**From:** "Anthony Lombardo" <AWL@ci.portland.me.us>  
**To:** <MJN@ci.portland.me.us>;  
**Cc:** <JAYJR@ci.portland.me.us>  
**Sent:** Thursday, December 13, 2001 10:00 AM  
**Subject:** Re: Pennell Avenue

This does include a portion of the frontage for the Diversified Properties parcel. However, since I don't issue C of O's I can't respond to your second question.

>>> Mike Nugent 12/13 8:50 AM >>>

Does this include the area that is considered the "paper" portion that provides frontage for the James Wolf Lot, and also will we be able to give a C/O to Custom Built homes before the final coat of pavement is there?

>>> Anthony Lombardo 12/13 8:19 AM >>>

Pennell Ave., the section of roadway included in the CIP contract with A.H. Grover, has been completed to satisfaction for this construction season. It was discussed and agreed by both Grover and myself, as representative for Public Works, that this section of the roadway be reconstructed and only surfaced with binder pavement. This section of the street consisted of extremely saturated soils and Public Works would prefer that it be allowed to experience one season of freeze/thaw. As a result, Grover will return in 2002 to finish pave the street.

>>> "James Wolf" <jmw1@maine.rr.com> 12/11 10:42 AM >>>  
Tony

AH Grover has informed me that Pennell Avenue construction is "complete." Jay has asked that you confirm this for he and Mike. Thank you.  
Jim

James Wolf  
Diversified Properties, Inc  
1-207-773-4988  
Fax 1-207-773-6875

purpose of height measurement where more than one-half of its height is above the average level of the adjoining ground.

**Stream:** A free-flowing body of water from the outlet of the confluence of two (2) perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5-minute series topographic map, or if not available, a 15-minute series topographic map, to the point where the body of water becomes a river or flows to another water body or wetland within a shoreland area, or any stream designated within a Stream Protection Zone.

**Stream, tributary:** A channel between defined banks created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock, and which flows to a water body or wetland. This definition does not include the term "stream" as defined in this section, and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland.

**Street:** A public way established by or maintained under public authority, or a way dedicated to the use of the public and appearing on the official map of the city.

**Street line:** The line of demarcation between a street and the abutting land.

**Structure:** Anything constructed or erected of more than one (1) member which requires a fixed location on the ground or attached to something having a fixed location on the ground.

**Studios for artists and craftspeople:** A facility for the production of arts and crafts products such as paintings, sculpture or other arts, or the practice of arts such as music or dance, or the production of custom handcrafted, or limited production of products such as furniture, wood, clay and metal products, publications and similar low impact arts and crafts activities.

**Theaters:** Any establishment devoted to showing motion pictures, or for dramatic, musical or live performances.

**Tourist home:** A building in which more than one (1) but not

and the original building or structure.  
(Code 1968, § 602.17.J)

**Sec. 14-391. Reserved.**

-----

\*Editor's note--Section 4 of Ord. No. 354-85, adopted Jan. 7, 1985, repealed § 14-391, relative to the board of appeals permitting temporary nonconforming uses, which derived from Code 1968, § 602.17.K.

-----  
**Sec. 14-392. Reserved.**  
**Sec. 14-393. Reserved.**  
**Sec. 14-394. Reserved.**  
**Sec. 14-395. Reserved.**  
**Sec. 14-396. Reserved.**  
**Sec. 14-397. Reserved.**  
**Sec. 14-398. Reserved.**  
**Sec. 14-399. Reserved.**  
**Sec. 14-400. Reserved.**

#### DIVISION 24. USE REGULATIONS AND EXCEPTIONS

**Sec. 14-401. Generally.**

The requirements of this article shall be subject to the use regulations and exceptions of this division.  
(Code 1968, § 602.18)

**Sec. 14-402. Relationship of buildings to lots.**

Every building hereafter erected shall be located on a lot as defined in section 14-47.  
(Code 1968, § 602.18.A)

**Sec. 14-403. Street access.**

(a) In general. No building intended for use as a habitation shall be erected on a lot which has its only street frontage on a street less than thirty-five (35) feet wide. No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street meeting the minimum requirements for street improvements set forth in this section. For purposes of this section, street shall be as defined in section 14-47, except that a dedicated street which may no longer be accepted due to lapse of

tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the land development plan.

(d) If at any time before or during the construction of the required improvements the subdivider demonstrates to the satisfaction of the project engineer and the public works authority that unforeseen conditions make it necessary or preferable to modify the design of the required improvements, the public works authority may authorize modifications provided that the modifications do not amount to a waiver or substantial alteration of the function of any improvements required by the planning board. (Code 1968, § 603.17; Ord. No. 158-68, § 10, 5-6-68; Ord. No. 149-79, 6-6-79; Ord. No. 41-84, §§ 2, 3, 6-18-84)

#### **Sec. 14-507. Conditions.**

In granting variances and modifications, the planning board and city council may require such conditions as will, in their judgement, secure substantially the objectives of the standards or requirement so varied or modified.

(Code 1968, § 603.18; Ord. No. 158-68, § 10, 5-6-68; Ord. No. 149-79, 6-6-79)

#### **Sec. 14-508. Exemptions.**

(a) This article does not apply to subdivisions approved prior to June 6, 1979, nor to subdivisions in existence prior to June 6, 1979, nor to subdivisions which have been legally recorded in the registry of deeds prior to June 6, 1979.

(b) A division accomplished by devise, condemnation, order of court, gift to a person related to the donor by blood, marriage or adoption, unless the intent of such gift is to avoid the objectives of this article, or by transfer of any interest in land to the owner abutting thereon shall not be considered to create a lot or lots for purposes of this article.

(Code 1968, § 603.19; Ord. No. 158-68, § 10, 5-6-68; Ord. No. 149-79, 6-6-79)

**Sec. 14-509. Reserved.**  
**Sec. 14-510. Reserved.**  
**Sec. 14-511. Reserved.**  
**Sec. 14-512. Reserved.**  
**Sec. 14-513. Reserved.**  
**Sec. 14-514. Reserved.**



TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: April 26, 2002

RE: C. of O. for # 128 Pennell Ave. ID# (2001-0277)  
Lead CBL (347-A-005)

---

After visiting # 128 Pennell Ave., I have the following comments:

1. Final Grading Incomplete.
2. Loam and Seed Incomplete.
3. Landscaping incomplete.
4. Field inlet installation incomplete.

Due to the time of year, it is not possible to complete these items. I would estimate that these items could be completed by **June 30, 2002**. Once these items are addressed and re-inspected, then a permanent Certificate of Occupancy can be issued.

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

Please contact me if you have any questions or comments.  
Thank You.

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

File: O:\drc\128pennell1.doc

# ELECTRICAL PERMIT

## City of Portland, Me.



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 City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

LOCATION: 128 Fennell Ave

CMP ACCOUNT # \_\_\_\_\_

TENANT \_\_\_\_\_

METER MAKE & # \_\_\_\_\_

OWNER Custom Built Homes of Me

PHONE # \_\_\_\_\_

Date 3/1/02  
 Permit # 00024169  
 CBL# 345A005

OUTLETS	Receptacles	Switches	Smoke Detector	TOTAL EACH FEE
	50	35	5	.20
FIXTURES	15 Incandescent	Fluorescent	3 Strips	.20
SERVICES	Overhead	Underground	TTL AMPS <800	15.00
	Overhead	Underground	>800	25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	(number of)			25.00
MOTORS	(number of)			25.00
RESID/COM	Electric units			1.00
HEATING	oil/gas units			2.00
APPLIANCES	Ranges	Interior	Exterior	1.00
	Insta-Hot	Cook Tops	Wall Ovens	5.00
	Dryers	Water heaters	Fans	2.00
	Compactors	Disposals	Dishwasher	2.00
	Others (denote)	Spa	Washing Machine	2.00
MISC. (number of)	Air Cond/win			2.00
	Air Cond/cent			3.00
	HVAC	EMS	Pools	10.00
	Signs		Thermostat	5.00
	Alarms/res			10.00
	Alarms/com			5.00
	Heavy Duty(CRKT)			15.00
	Circus/Carnv			2.00
	Alterations			25.00
	Fire Repairs			5.00
	E Lights			15.00
	E Generators			1.00
PANELS	Service	Remote	Main	20.00
TRANSFORMER	0-25 Kva			4.00
	25-200 Kva			5.00
	Over 200 Kva			8.00
				10.00
MINIMUM FEE/COMMERCIAL 45.00				
MINIMUM FEE				35.00
TOTAL AMOUNT DUE				536.00

INSPECTION: Will be ready 3-5-02 A.M. or will call \_\_\_\_\_

CONTRACTORS NAME Jeff Hight Elec. MASTER LIC. # 14229  
 ADDRESS 29 Pine Ave Portland LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 797-9693

SIGNATURE OF CONTRACTOR Jeff Hight



Applicant: Diversified Properties, Inc. Date: 12/20/01  
Address: 120 Pennell Ave C-B-L: 347-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date: New permit # 01-1523

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct 24' x 36' cape with  
A full dormer  
Sewage Disposal -  
Loi Street Frontage - 50' req - 75' shown  
Front Yard - 25' req - 26' scaled to front stairs  
Rear Yard - 25' req - 46' scaled  
Side Yard - 16' req - may reduce 1 side & add on to other 15' & 26' shown  
Projections - front platform & stairs shown - NO REAR DECKS SHOWN  
Width of Lot - 75' req - 75' shown  
Height - 35' MAX - 25' scaled  
Lot Area - 6,500 sq ft - 7,500 sq ft shown  
Lot Coverage/Impervious Surface - 25% or 1875 sq ft MAX  
Area per Family - 6,500 sq ft  
Off-street Parking - 2 req - 2 shown  
Loading Bays - N/A

changing original permit # 2001-0277  
from a porch to a cape  
with a full dormer and  
add slight extension  
2 car drive in garage

4x6 = 24  
24x34 = 816  
840

Site Plan - original # 2001-0277

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

The street is considered to be A 14-403 street & must be brought up to city standards from the end of closest pavement to the far end of this property PRIOR to a temporary or permanent occupancy permit to

01-1523

# 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>120 Pennell</u>	
Total Square Footage of Proposed Structure <u>1584</u>	Square Footage of Lot <u>6,500</u>
Tax Assessor's Chart, Block & Lot Chart# <u>347</u> Block# <u>A</u> Lot# <u>005</u>	Owner: <u>Jim Wolf Diversity</u> Telephone: _____
Lessee/Buyer's Name (if Applicable) —	Applicant name, address & telephone: —
Cost Of Work: \$ <u>128,000</u>	Fee: \$ <u>742-</u>
Current use: <u>VACANT</u>	<u>Waived per MUN</u>
If the location is currently vacant, what was prior use: _____	
Approximately how long has it been vacant: _____	
Proposed use: <u>Sunx farm 24x36 NO garage</u>	
Project description: <u>NO AUCS</u>	<u>changing house style</u>
<u>SITE PLAN 2001-0277</u>	<u>range to capx</u>
Contractor's name, address & telephone: <u>Olen Lewis 650-6989</u>	
Who should we contact when the permit is ready: <u>Custom Built Homes</u>	
Mailing address: <u>Widmore</u>	Phone: _____

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: [Signature] Date: Dec 13 01

This is not a permit, you may not commence ANY work until the permit is issued

Steel Beams 3/5/02  
Gary Custom Built Homes of Maine

Pontiacs Job 128 Pennell

347-A-5

W8 x 31

- 14' 3/4" Beam Application Sufficient 85 + 16 kips per ft
- 12' 6" Beam Application Sufficient 85 + 16 kips per ft
- 20' Beam Application Sufficient up to 85 kips per ft

THANK YOU  
LEWIS

#3611



## CITY OF PORTLAND

January 23, 2002

James Wolf  
Diversified Properties, Inc.  
449 Forest Avenue  
Portland, ME 04101

**Re: Pennell Avenue, Parcels A and B**  
CBL: 347-A-005-001  
CBL: 347-A-007-001

Dear Jim:

Based on previous telephone calls over the last two weeks, I thought it might be helpful to memorialize and document the City's position regarding the permitting for Parcels A and B on Pennell Avenue.

### Parcel A

A building permit has been issued for Lot A. You have also received assurances from the City that no Stop Work Orders will be placed on the construction on Parcel A, due to 14-403 or subdivision issues. As listed on the building permit for Parcel A, no permanent Certificate of Occupancy will be issued for Parcel A until the final coat of finish pavement has been applied along its street frontage, and such final pavement has been approved by the Public Works Department. However, due to the roadway being done per approved CIP project, we will issue a temporary Certificate of Occupancy upon completion of construction, until the final pavement is completed.

### Parcel B

The building permit for Parcel B is currently under review. Prior to issuance of a building permit, a performance guarantee must be submitted for the roadway, the amount of which to be approved by Public Works. No temporary nor permanent Certificate of Occupancy will be issued for Parcel B until the finish coat for the roadway is approved by Public Works. Also, there will be no release of the performance guarantee until deeds are submitted and the street is accepted by the City. Finally, we will place notes on the building permit and Certificate of Occupancy stating that no City services will be provided until roadway has been accepted by the City.

Application ID Number: 1-1523

Delete Save Close

Department: Zoning

Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 128 Pennell St. -

Approval Date: 12/20/2001

Given On Date: 12/14/2001

OK to Issue Permit Name: Marge Schmuckal Date: 12/20/2001 Date 2:

Conditions Section: Add New Condition Add New Condition From Delete Condition

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.

Your submittal shows NO DECKS as part of your proposal. NO DECKS are being allowed with this approval.

The street is considered to be a 14-403 street and must be brought up to City Standards from the end of closest pavement to the arther end of this property PRIOR to a temporary or permanent occupancy permit.

Create Date: 12/14/2001 By jgg Update Date: 12/20/2001 By jmes



Application ID Number:

1-1523

Delete Save Close

Department:

Building

Status: Approved

Reviewer

Mike Nugent

Comments:

Approval Date

12/28/2001

Given On Date

12/20/2001

OK to Issue Permit

Name

Mike Nugent

Date

12/28/2001

Date 2

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

Rear Stairway must what code compliant foundation, structure, guards, ballusters, treads and risers

No Certificate of Occupancy can be issued until the street is complete.

Create Date:

12/14/2001

By

gg

Update Date:

12/27/2001

By

mjn

Application ID Number: 1-1523

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 128 Pennell St. Approval Date: 12/20/2001

Given On Date: 12/14/2001

OK to Issue Permit Name: Marge Schmuckal Date: 12/20/2001 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.

Your submittal shows NO DECKS as part of your proposal. NO DECKS are being allowed with this approval.

The street is considered to be a 14-403 street and must be brought up to City Standards from the end of closest pavement to the arther end of this property PRIOR to a temporary or permanent occupancy permit.

Create Date: 12/14/2001 By: gg Update Date: 12/20/2001 By: mes

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

2001-0277  
Application I. D. Number

Diversified Properties \_\_\_\_\_  
Applicant \_\_\_\_\_  
Application Date 9/28/01

PO Box 10127, Portland, ME 04104  
Applicant's Mailing Address \_\_\_\_\_  
n/a \_\_\_\_\_  
Project Name/Description Pennell Ave Parcel A

Consultant/Agent \_\_\_\_\_  
Agent Fax: \_\_\_\_\_  
Address of Proposed Site 128 - 128 Pennell Ave, Portland, Maine

Agent Ph: \_\_\_\_\_  
Assessor's Reference: Chart-Block-Lot 347 A005001  
Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

960 sq. ft. \_\_\_\_\_  
7500 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 10/4/01

**Building Approval Status:**

- Approved  Approved w/Conditions See Attached  Denied \_\_\_\_\_  
Reviewer \_\_\_\_\_
- 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 11/2/01 date \$4,416.00 amount 6/30/03 expiration date
- Inspection Fee Paid \_\_\_\_\_ 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 \_\_\_\_\_

389 Congress St.  
Portland, ME 04101  
Phone: (207)874-8700  
Fax: (207)874-8716

facsimile transmittal

To: Glen Gervais From: Mike Nugent/ Manager of

Inspection Services

Fax: 892-1383 Date: December 21, 2001

Phone: 892-3149 Pages: 1

Re: Pennel Ave. (347 A005) CC:

Urgent  For Review  Please Comment  Please Reply  Please Recycle

Preliminary Plan Review Questions:

- 1) What is being used as the beam in the in the second floor system above the "dining room" entry.
- 2) Foundation stepdown on daylight side is not shown.
- 3) Headers above 1<sup>st</sup> floor "back door" and Basement Slider.
- 4) Code Compliant protection for the 1<sup>st</sup> floor "back door"

.....

389 Congress St.  
Portland, ME 04101  
Phone: (207)874-8700  
Fax: (207)874-8716

facsimile transmittal

To: Gien Gervais From: Mike Nugent/ Manager of

Fax: 892-1383 Inspection Services

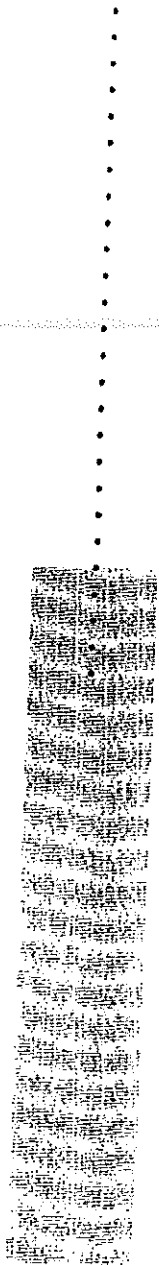
Phone: 892-3149 Date: December 21, 2001

Re: Penncl Ave. (347 A005) CC: Pages: 1

Urgent  For Review  Please Comment  Please Reply  Please Recycle

Preliminary Plan Review Questions:

- 1) What is being used as the beam in the in the second floor system above the "dining room" entry. *LVL 3 1/2 X 7 1/4*
- 2) Foundation stepdown on daylight side is not shown. *ON Revised Plan*
- 3) Headers above 1<sup>st</sup> floor "back door" and Basement Slider. *Back Door LVL 3 1/2 X 9 1/4 X 10'*  
*Basement slider LVL 3 1/2 X 9 1/4 X 8'*  
*4 X 4 Plat Form w steps*
- 4) Code Compliant protection for the 1<sup>st</sup> floor "back door"



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

2001-0277

Application I. D. Number

09/28/2001

Application Date

Pennell Ave Parcel A

Project Name/Description

128 - 128 Pennell Ave, Portland, Maine

Address of Proposed Site

347 A005001

Assessor's Reference: Chart-Block-Lot

Diversified Properties

Applicant

PO Box 10127, Portland, ME 04104

Applicant's Mailing Address

n/a

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Zoning Comments

Planning Comments

DRC Comments

Amended site plan approved (1/2 daylight basement and new grading) on 12-28-2001, original conditions still apply.

HUNNEWELL

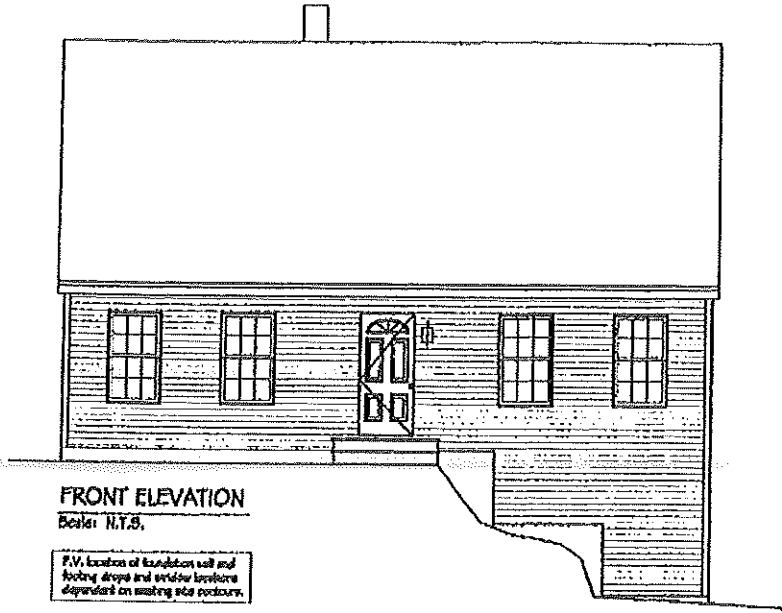
FINAL SET 12/11/01

Dec 12 01 03:49p

Jennifer M. Gosselin

207-647-4496

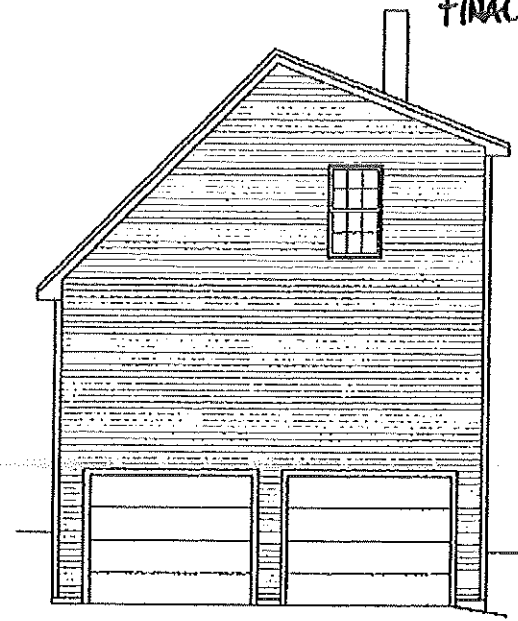
P. 1



FRONT ELEVATION

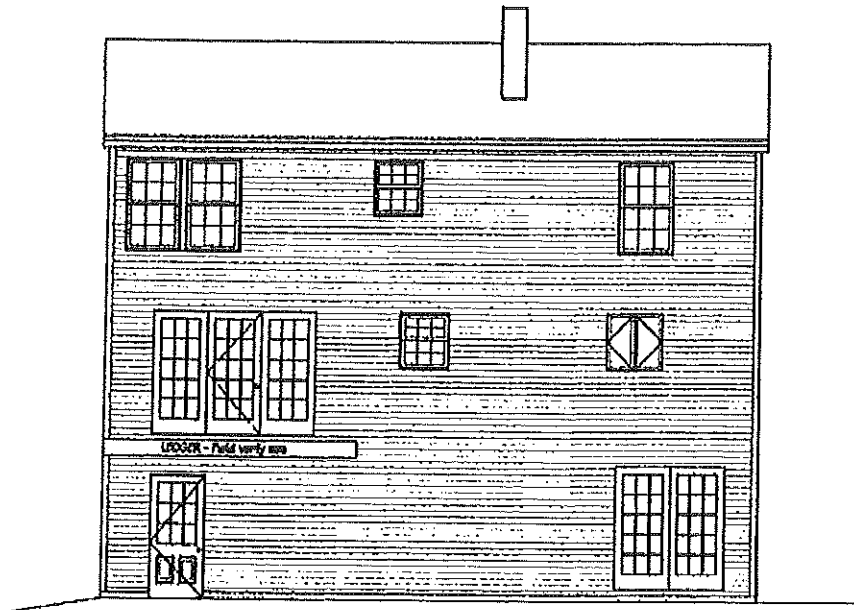
Scale: N.T.S.

F.V. location of foundation wall and footing drops and window locations dependent on existing site contours.



RIGHT ELEVATION

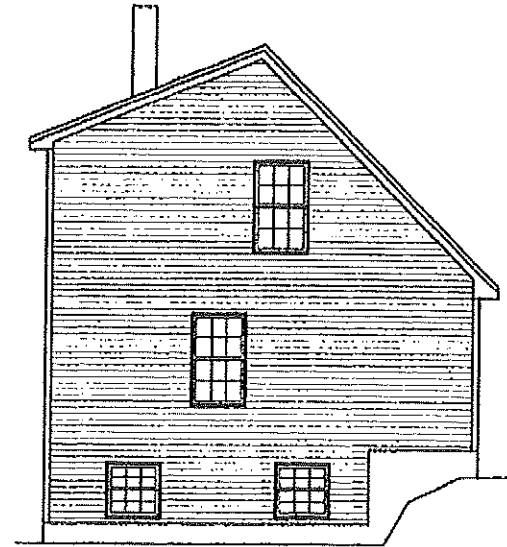
Scale: N.T.S.



REAR ELEVATION

Scale: N.T.S.

LROCK - field verify size

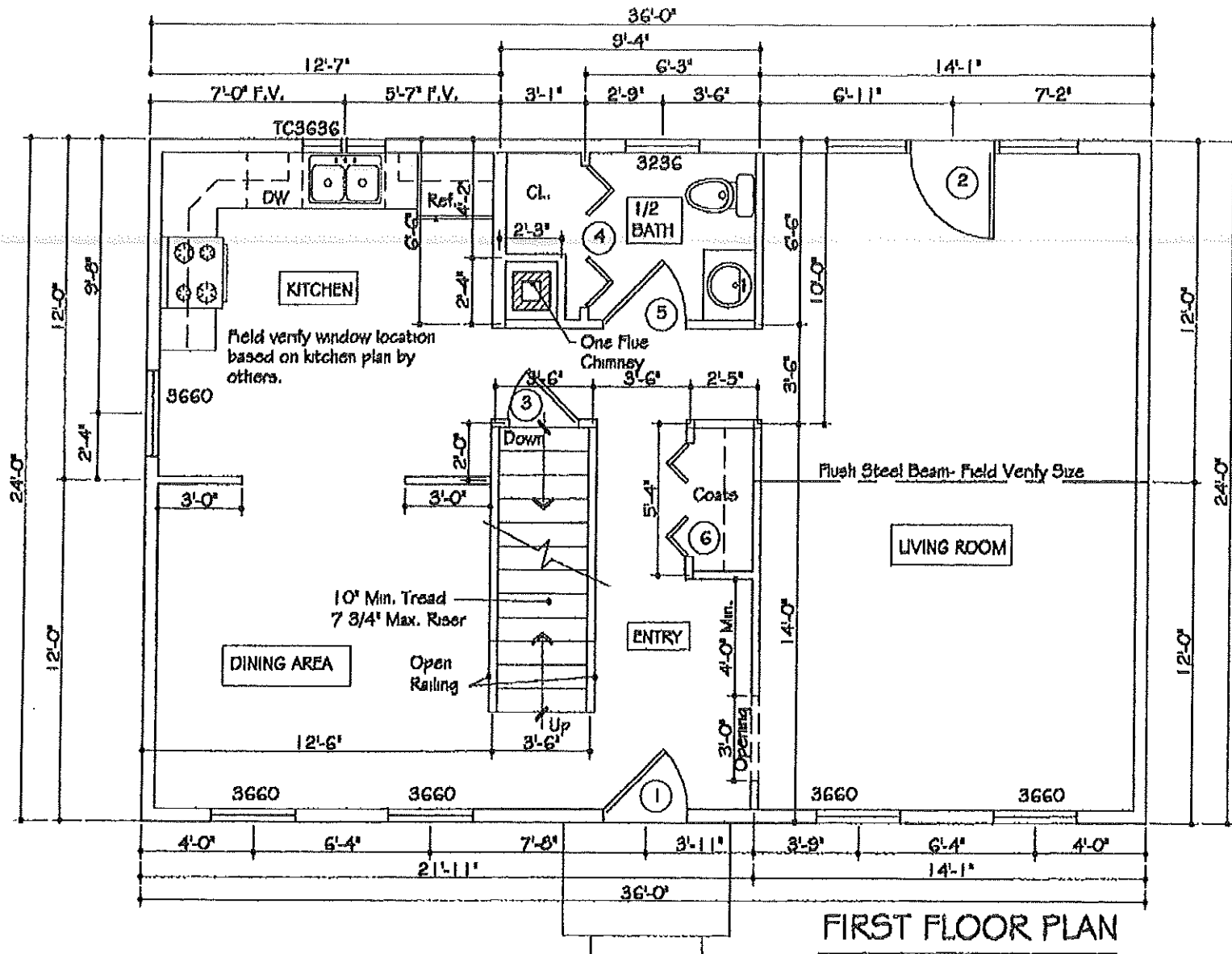


LEFT ELEVATION

Scale: N.T.S.

HUNNEWELL

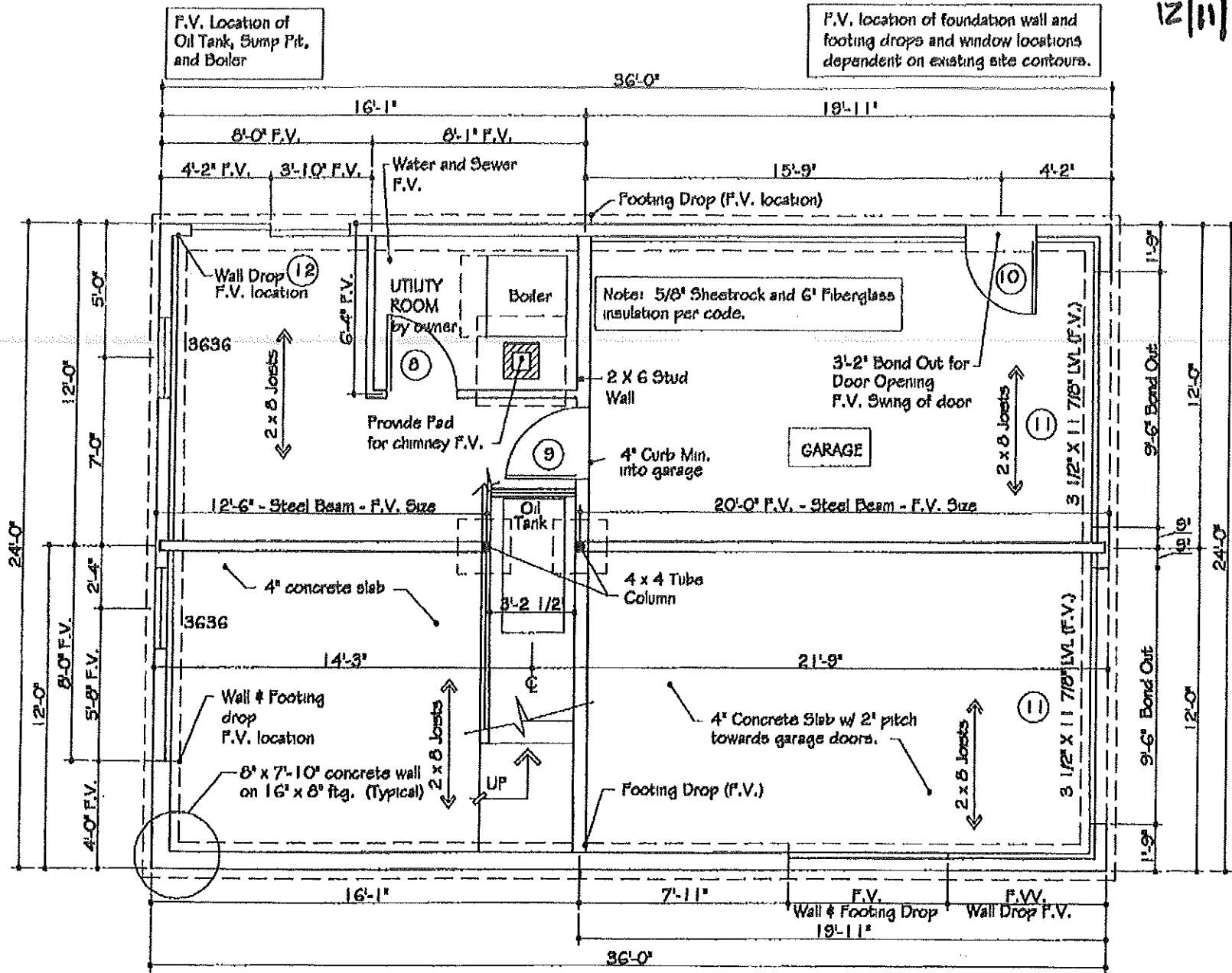
12/11/01







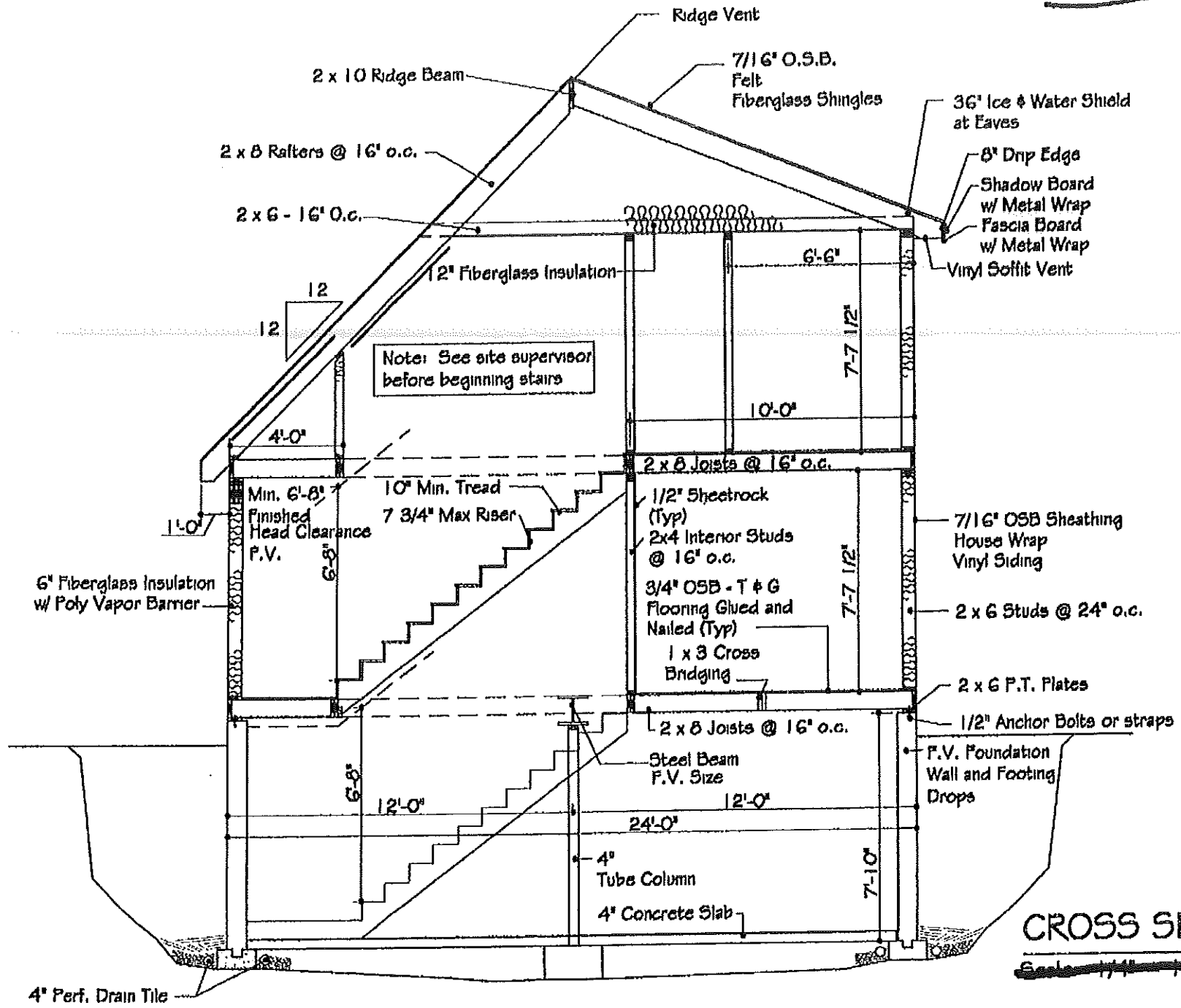
HUNNEWELL  
12/11/01



FOUNDATION PLAN

Dec 12 01 03:50P  
Jennifer M. Gosselin  
207-647-4496  
P. 4

HUNNEWELL  
12/11/01



CROSS SECTION  
Scale: 1/4" = 1'-0"

HONNEWELL

12/11/01

DOOR SCHEDULE
1. 3'-0" x 6'-8" Entry
2. 3'-0" x 6'-8" Entry See rear elevation
3. 2'-6" x 6'-6" Interior
4. 5'-0" x 6'-6" Interior Bifold
5. 3'-0" x 6'-6" Interior
6. 4'-0" x 6'-6" Interior Bifold
7. 2'-4" x 6'-6" Interior
8. 2'-8" x 6'-6" Interior Louvered
9. 2'-8" x 6'-8" Firecode Entry
10. 2'-8" x 6'-8" 9-Lite Entry
11. 8'-0" x 7'-0" O.H.
12. 6'-0" x 6'-8" Entry Slider