

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

PERMIT ISSUED	CBL:
Permit No. 011547	347 A007001

Location of Construction: 134 Pennell Ave	Owner Name: Maggie Lane Development Llc	Owned Address: Po Bx 10127	Phone: 207-773-4988
Business Name: n/a	Contractor Name: Custom Build Homes of Maine	Contractor Address - PORTLAND 32 Main Street Windham	Phone 2078923149
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type:	Zone: R-3

Part Use: Vacant	Proposed Use: New Single Family 24' x 36' split 2 bedroom home.	Permit Fee:	Cost of Work: \$85,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: RS Type: S03 BOOA eq	

Proposed Project Description:
Build New 24' x 36' Single Family

Permit Taken By: *Gary* **Date Applied For:** 12/20/2001

Signature: _____ **Signature:** _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

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..

Danny MacLeary
892-3144

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Street Zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0318 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>01/10/07</i>	<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	<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: _____

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, OREGON
Department of Building Inspection

Certificate of Occupancy

LOCATION 134

Riverview Ave

Date of Issue 5/28/02

Issued to Maggie Lane Development LLC.

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-1547, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

single family

Limiting Conditions:

*well pump: R 3
Type: IS B Roca: 89*

This certificate supersedes certificate issued

Temporary

Approved:

[Signature]

*until 6/3/02 - S. K. Plan
Requirements must be met
at this*

(Date)

[Signature]
Inspector

Inspector of Buildings

7.1.11.1.

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Inspection Services
Michael J. Nugent
Manager

Housing & Neighborhood Services
Mark Adelson
Director



CITY OF PORTLAND
STOP WORK RELEASE

April 9, 2002

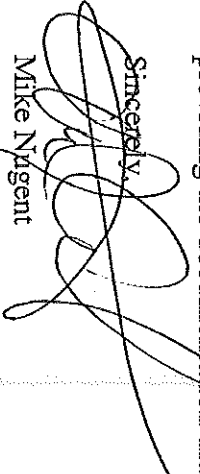
Custom Built Homes of Maine
32 Main Street
Windham, Maine 04062

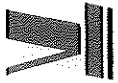
RE: 134 Pennell Ave.
CBL: 347-A-007

HAND DELIVER

Dear Custom Built Homes of Maine:

The stop work order issued on 4/9/02 has been released, thank you for your cooperation in providing the documentation that the structure complies with the district setbacks.

Sincerely,

Mike Nugent
Manager of Inspection Services



Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

April 10, 2002

Glen Gervais
Custom Built Homes
27 Maine Street
Windham, ME 04062

re: **Lot B, Pennell Avenue, Portland, Maine**

Dear Glen,

Please find the attached sketch of the location of the building foundation on "Lot B", Pennell Avenue. This sketch represents the location of the existing foundation as a result of our on site measurements.

The house location is in compliance with the City of Portland Zoning Ordinance and Space and Bulk Requirements. The building location is based on established property pins.

If you have any questions or need further assistance please let me know.

Sincerely,

David E. Ticcomb, PLS
President, Ticcomb Associates



27 Main Street
Windham, Maine 04062
(207) 892-3149
1-877-892-3149
Fax: (207) 892-1383
E-mail: cbhm@norcomid.com

April 10, 2002

Mr. Kevin Carrol
Code Enforcement Officer
City of Portland
Portland, Maine

Dear Mr. Carrol:

Per your request enclosed please find a letter sent to Glen Gervais at our office this morning confirming the location of the foundation after the foundation was in place.

Custom Built Homes of Maine, Inc. hired the services of Titcomb Associates to survey and position the location of the house prior to pouring the foundation walls. It is standard practice for all of our homes built in Portland to be located by a surveyor. If you should need any further information, please do not hesitate to contact me at my office 892-3149 or by cellular phone 831-6536.

Sincerely,

Gary Ruel

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

2000-8307

PROPERTY ADDRESS

Town or Plantation: Portland
 Street: Portland Ave
 Subdivision Lot #: 134

PROPERTY OWNERS NAME

Last: William Paul H. Harris First: Tina Davis
 Mailing Address of Owner/Applicant (if Different): 41 Brown Iron Rd, 116, 1, Westbrook, ME 04091

PORTLAND

Date Permit Issued: 4/13/02 L.P.I. # 360
 \$ 660.00 If Double Fee Charged

8035 TOWN COPY

Local Plumbing Inspector Signature

347 A 007

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 4/13/02

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 145,644,0776

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

Type of Fixture	Column 1		Column 2		Type of Fixture
	Number	Type of Fixture	Number	Type of Fixture	
Bathtub (and Shower)	1		1	Hosebibb / Sillcock	
Shower (Separate)	1		1	Floor Drain	
Sink	1		1	Urinal	
Wash Basin	1		1	Drinking Fountain	
Water Closet (Toilet)	1		1	Indirect Waste	
Clothes Washer	1		1	Water Treatment Softener, Filter, etc.	
Dish Washer	1		1	Grease / Oil Separator	
Garbage Disposal	1		1	Dental Cuspidor	
Laundry Tub	1		1	Bidet	
Water Heater	1		1	Other: _____	
Fixtures (Subtotal) Column 1	9		2	Fixtures (Subtotal) Column 2	
Fixtures (Subtotal) Column 2	2				
Total Fixtures	10				
Fixture Fee					
Transfer Fee					
Hook-Up & Relocation Fee					
Permit Fee (Total)	66				

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

011347

0001 0318

All Purpose Building Permit Application

If you or the property owner owns 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>Lot # 34 is Pennel Ave. (Lot B)</u>	
Total Square Footage of Proposed Structure <u>960</u>	Square Footage of Lot <u>7,500</u> Sq. ft.
Tax Assessor's Chart, Block & Lot <u>Chart # 347 Block # A Lot # 7</u> <u>Res Don Hall</u>	Owner: <u>Myeric Lane Development</u> <u>Custom Built Homes</u> Telephone: <u>223-4488</u> <u>892-3147</u>
Lessee/Buyer's Name (if Applicable) <u>Custom Built Homes of Maine</u>	Applicant name, address & telephone: <u>27 Main st</u> <u>Windham, ME</u> Cost Of Work: \$ <u>85,000</u> Fee: \$ <u>534.00</u>
Current use: <u>vacant</u>	<u>site 30000</u> <u>834.00</u>
If the location is currently vacant, what was prior use: <u>land</u>	
Approximately how long has it been vacant: _____	
Proposed use: <u>Single Family</u>	
Project description: <u>24x36 split 2 Bedroom</u>	
Contractor's name, address & telephone: <u>Custom Built Homes of ME</u>	
Who should we contact when the permit is ready: <u>Danny McCarthy</u> <u>Call Thom</u> <u>at Thom's</u> <u>Mans</u> Mailing address: <u>27 Main st</u> <u>Windham ME</u> Phone: <u>892-3149</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: Daniel J. McKe Date: 12/18/00 DEPARTMENT OF PERMITTING

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

DEC 18 2000

Applicant: Maggie Lane Dev. LLC Date: 12/21/01
Address: 134 Pennell Ave C-B-L: 347-A-007

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - Construct Single Family Dwelling 24' x 36'

Severage Disposal - City

No 7' Max
No Full rear deck
only 4 x 4 with stairs

Lot Street Frontage - 50' req - 75' shown

Front Yard - 25' min - 26' scaled

Rear Yard - 25' req - 41' scaled

Side Yard - 14' req - 14' ? 25' shown
2 story

Projections - front steps - rear Balcony ^{4' x 4'} - rear Stoop? Stairs

Width of Lot - 75' min - 75' shown

Height - 35' MAX - 35' scaled

Lot Area - 7,500 # shown 6,500 # in
1875 #

Lot Coverage/Impervious Surface - 25% max at 1875 #

Area per Family - 6,500 # ok

Off-street Parking - 2 req - 2 shown in Driveway

Loading Bays - N/A

Site Plan - memo/submit # 2001-0318

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

* temporary otherwise

No Colo til Street is Completed

24 x 36	=	864
4 x 5	=	20
4 x 8	=	32
4 x 6	=	24
		<hr/>
		940 #

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD

25 FT.

REAR YARD

25 FT.

SIDE YARD*

1 STORY

8 FT.

1 1/2 STORY

8 FT.

2 STORY

14 FT.

2 1/2 STORY

16 FT.

MINIMUM LOT WIDTH:

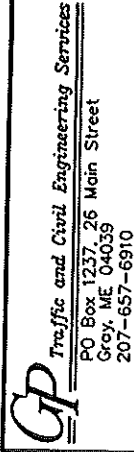
OTHER USES:

75 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 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

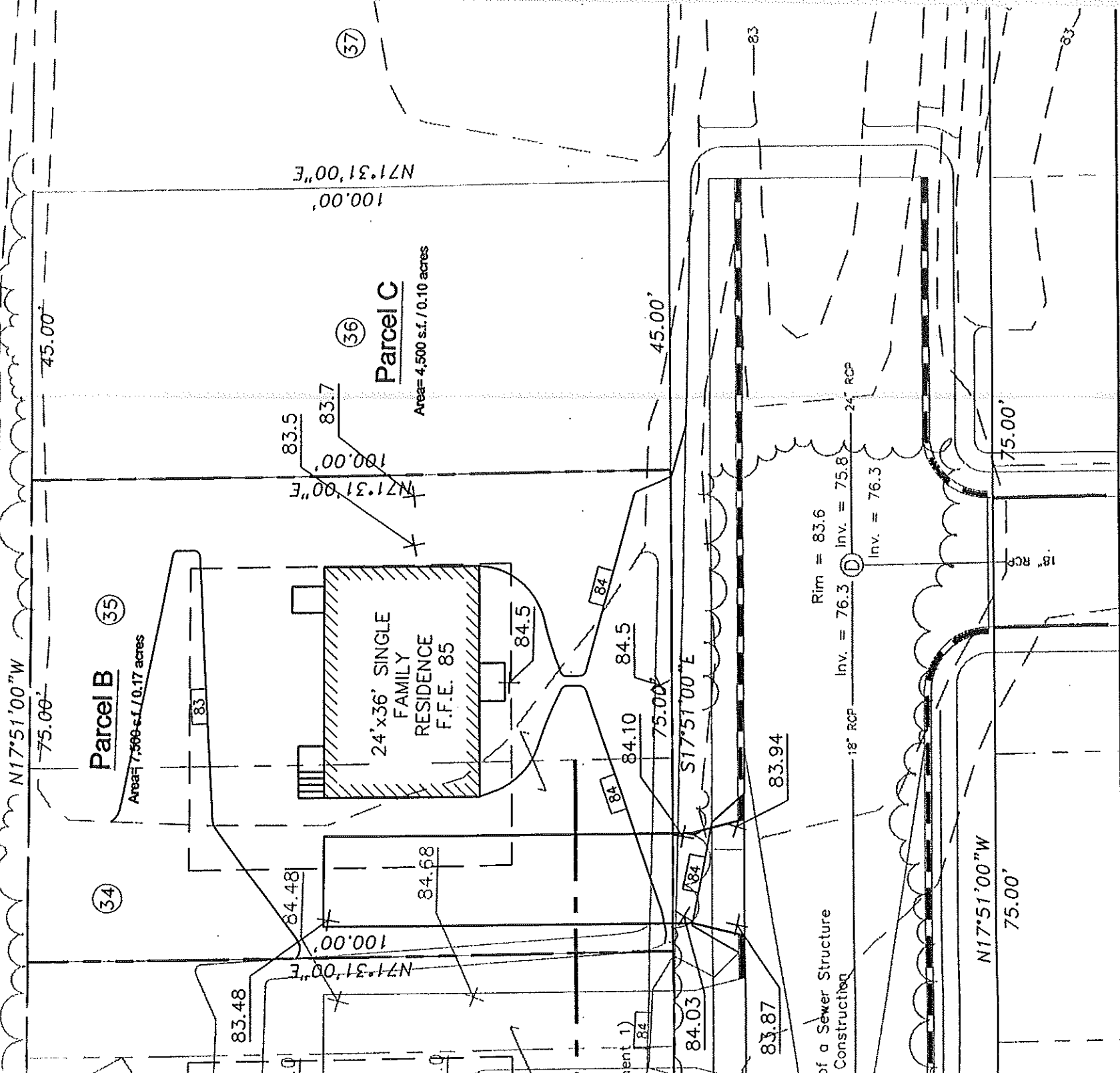
Design:	DER	Date:	SEPT 2001
Draft:	CMH	Job No.:	384.3
Checked:	AMP	Scale:	NTS
File Name:	384_3-SP.dwg		



Drawing Name:	Space & Bulk Requirements
Project:	PENNELL AVENUE, PORTLAND

Figure No.

1



Drawing Name: **Grading and Drainage Plan**
 Project: **PENNELL AVENUE - PARCEL B**

Engineers, Inc.
 PO Box 1237
 26 Main Street
 Grey, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: gpc@maine.rr.com

N17°51'00"W 75.00'

Parcel B (35) Area = 7.566 s.f. / 0.17 acres

Parcel C (36) Area = 4.500 s.f. / 0.10 acres

24'x36' SINGLE FAMILY RESIDENCE F.F.E. 85

18" RCP Inv. = 76.3 Rim = 83.6

24" RCP Inv. = 75.8

18" RCP Inv. = 76.3

N17°51'00"E 100.00'

83.48

84.48

84.68

84.10

84.5

84.5

84.10

84.5

84.5

84.10

84.5

84.5

84.10

84.5

84.5

84.10

84.5

84.5

84.10

84.5

84.5

84.10

84.5

75.00'

75.00'

75.00'

75.00'

75.00'

75.00'

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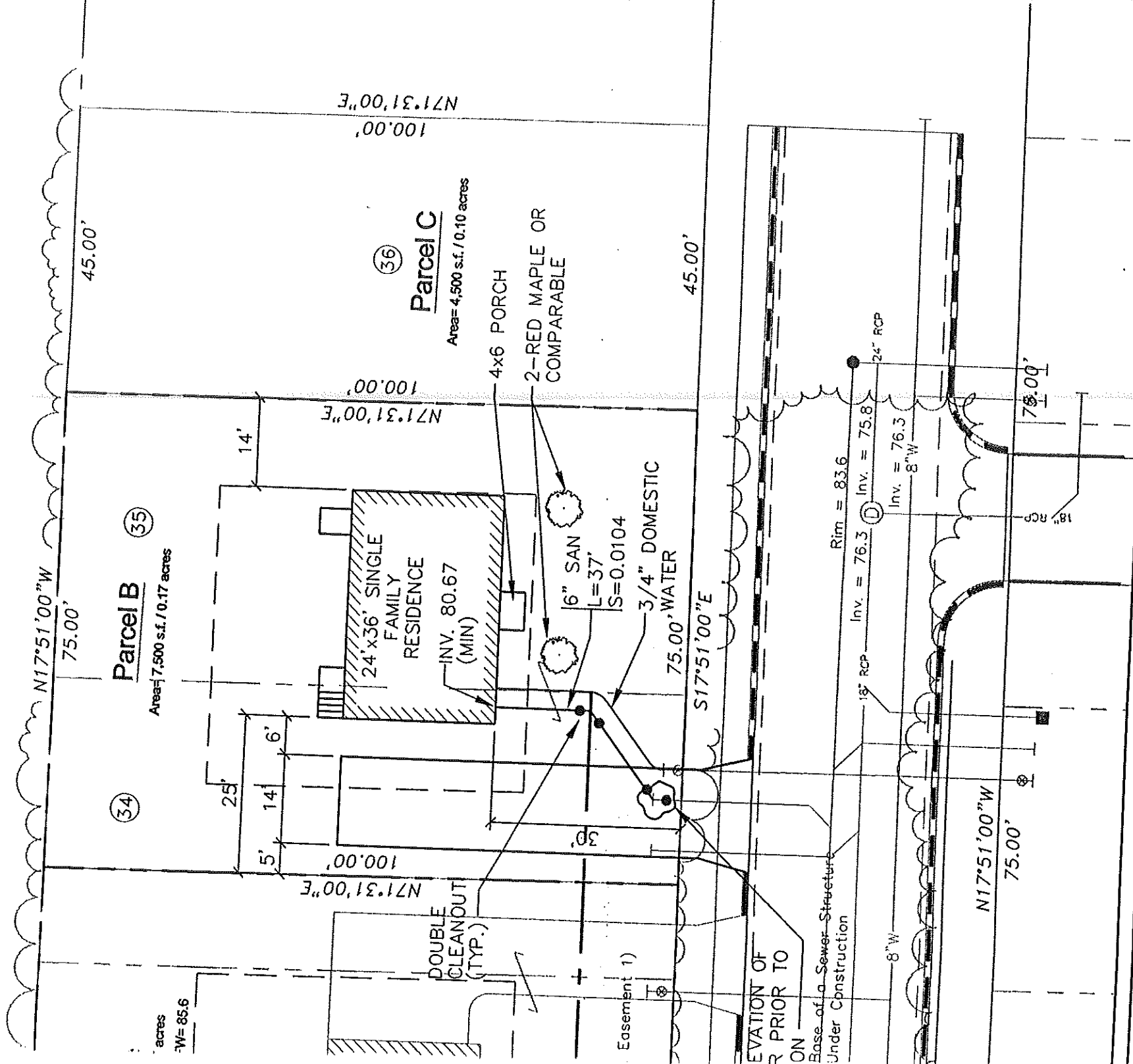
75.00'

75.00'

75.00'

75.00'

75.00'



N17°51'00"W
75.00'

75.00'

45.00'

34

Parcel B

Area= 7,500 s.f. / 0.17 acres

35

Parcel C

Area= 4,500 s.f. / 0.10 acres

36

acres
W= 85.6

25'

5'

14'

6'

N17°31'00"E
100.00'

DOUBLE
CLEANOUT
(TYP.)

24' x 36' SINGLE
FAMILY
RESIDENCE

INV. 80.67
(MIN)

4x6 PORCH

2-RED MAPLE OR
COMPARABLE

6" SAN
L=37'
S=0.0104

3/4" DOMESTIC
WATER

75.00' W
S17°51'00"E

Easement 1)

EVALUATION OF
R PRIOR TO
ON

Base of a Sewer Structure
Under Construction

Rim = 83.6

Inv. = 76.3

18" RCP

Inv. = 75.8

24" RCP

Inv. = 76.3

8"W

8"W

N17°51'00"W

75.00'

75.00'

18" RCP

ing Engineers, Inc.
eering Services
PO Box 1237
26 Main Street
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: gceci@moine.rr.com

Drawing Name:

Site Layout and Utility Plan

Project:

PENNELL AVENUE - PARCEL B

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

2001-0318
Application I. D. Number
12/20/2001
Application Date

Pennell Ave Lot 34 & 35
Project Name/Description
134 - 134 Pennell Ave, Portland, Maine
Address of Proposed Site
347 A007001

Assessor's Reference: Chart-Block-Lot
Assessor's Reference: Chart-Block-Lot

Maggie Lane Development Lic
Applicant
Po Box 10127, Portland, ME 04104
Applicant's Mailing Address
Danny McCarthy
Consultant/Agent
Agent Ph: 892-3149
Agent Fax: 892-1383
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) _____

960 sq ft
Proposed Building square Feet or # of Units
7500 sq ft
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 \$250.00 Engineer Review \$250.00 Date 12/18/2001

DRC Approval Status:

Approved See Attached Denied

Condition Compliance Jay Reynolds signature 02/26/2002 date
Approval Expiration 02/26/2003 Extension to _____
 Additional Sheets Attached

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	02/25/2002	\$44,000.00	11/15/2002
date	amount	expiration date	
<input type="checkbox"/> Inspection Fee Paid	date	amount	
<input type="checkbox"/> Building Permit Issue	date	amount	
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	date	signature	
<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**

2001-0318
Application I. D. Number

Maggie Lane Development Lic

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

Janny McCarthy

Consultant/Agent

Agent Ph: 892-3149

Agent Fax: 892-1383

Applicant or Agent Daytime Telephone, Fax

12/20/2001

Application Date

Pennell Ave Lot 34 & 35

Project Name/Description

134 - 134 Pennell Ave, Portland, Maine

Address of Proposed Site

347 A007001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DR

- 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 134 PENNELL AVE., 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 A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
 - 7 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.
 - 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.
- 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. Only a rear bulkhead and a rear 4' x 4' stoop and stairs are shown on the submitted plans and are being approved. Any enlargements or additions to this work SHALL REQUIRE A SEPARATE PERMIT.
 - 3 This street (Pennell Ave) is considered to be a 14-403 street and shall be brought up to City Standards from the end of the closest pavement to the farther end of this property PRIOR to a temporary or permanent Certificate of Occupancy permit.

Application ID Number:

1-1547

Department:

Zoning

Status: Approved with Conditions

Reviewer

Marge Schmuckal

Comments:

134 Pennell Ave.

Approval Date

02/06/2002

Given On Date

12/21/2001

OK to Issue Permit

Name

Marge Schmuckal

Date

02/06/2002

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. Only a rear bulkhead and a rear 4' x 4' stoop and stairs are shown on the submitted plans and are being approved. Any enlargements or additions to this work SHALL REQUIRE A SEPARATE PERMIT.

This street (Pennell Ave) is considered to be a 14-403 street and shall be brought up to City Standards from the end of the closest pavement to the farther end of this property PRIOR to a temporary or permanent Certificate of Occupancy permit.

Create Date:

12/20/2001

By

EG

Update Date:

02/06/2002

By

mes

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

2001-0318
Application I. D. Number

12/20/2004
Application Date

Pennell Ave Lot 34 & 35
Project Name/Description

134 - 134 Pennell Ave, Portland, Maine
Address of Proposed Site
347 A007001

Assessor's Reference: Chart-Block-Lot
Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

7500 sq ft
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 Subdivider \$250.00 Engineer Review \$250.00 Date: 12/18/2001

Zoning Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer: Marge Schmuckal

Approval Date 02/06/2002 Approval Expiration 02/06/2003 Extension to Additional Sheets Attached
Condition Compliance Marge Schmuckal 02/06/2002 signature date

Performance Guarantee	Required*	Not Required	amount	expiration date
No building permit may be issued until a performance guarantee has been submitted as indicated below	<input type="checkbox"/>	<input type="checkbox"/>		
Performance Guarantee Accepted			amount	expiration date
Inspection Fee Paid			amount	expiration date
Building Permit Issued			amount	expiration date
Performance Guarantee Reduced			remaining balance	signature
Temporary Certificate of Occupancy		<input type="checkbox"/>	Conditions (See Attached)	expiration date
Final Inspection			signature	expiration date
Certificate Of Occupancy			signature	expiration date
Performance Guarantee Released			signature	expiration date
Defect Guarantee Submitted			amount	expiration date

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

2001-0318

Application I. D. Number

Maggie Lane Development LLC

Applicant

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

Janny McCarthy

Consultant/Agent

Agent Ph: 892-3149

Agent Fax: 892-1383

Applicant or Agent Daytime Telephone, Fax

12/20/2001

Application Date

Pennell Ave Lot 34 & 35

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134 - 134 Pennell Ave, Portland, Maine

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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. Only a rear bulkhead and a rear 4' x 4' stoop and stairs are shown on the submitted plans and are being approved. Any enlargements or additions to this work SHALL REQUIRE A SEPARATE PERMIT.
- 3 This street (Pennell Ave) is considered to be a 14-403 street and shall be brought up to City Standards from the end of the closest pavement to the farther end of this property PRIOR to a temporary or permanent Certificate of Occupancy permit.

Corporation Counsel
Gary C. Wood



CITY OF PORTLAND

Associate Counsel
Charles A. Lane
Elizabeth L. Boynton
Donna M. Katsiaficas
Penny Littell

January 31, 2002

VIA FACSIMILE

Terry N. Snow, Esquire
Terry N. Snow, PA
PO Box 275
Cumberland Center ME 04021-0275

Dear Terry:

Your clients are proposing to submit building permit applications for two house lots situated on the easterly side of Pennell Ave. The lots at issue are those identified on the original subdivision of this property as lots 89, 90, 92 and 93. These lots are owned (in some corporate configuration) by your clients. Lot 91 currently is owned by an unrelated individual, although, as I understand it, your clients have a purchase and sale agreement/or an option to buy the parcel.

In order to create buildable lots (lots with no less than 75 feet of frontage), your client has conveyed 30 feet of lot 90 to the abutting lot 89, leaving a 15 foot parcel remaining. In addition, it is your intention to divide original parcel 90, retaining 30 feet with parcel 91, (to create a lot with 75 feet of frontage), the remaining 15 feet to be separated out. It is expected that your clients will eventually purchase original lot 91 and add to it the two outstanding 15 foot sections of property to create an additional lot with 75 feet of frontage.

While the City carefully examines such conveyances for subdivision issues, it appears in this case, given the lack of ownership of original lot 91, no subdivision has occurred by the transfer of property to an abuttor.

It is understood, however, that Diversified Properties, in conjunction with the submission of the two building permit applications referenced herein, has agreed to and will be submitting a detailed drainage and erosion control plan, lot grading plans, and a draft of the easement and turnaround (On these plans, street lights and fire hydrants should be identified.) applicable to the area so that the City may comprehensively evaluate this area

Parcel 15

EXHIBIT A

STATUTORY WARRANTY DEED

WE, ANDREA DEFORTE and ANTOINETTE DEFORTE, both of Portland, in the County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

MAGGIE LANE DEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 10127, Portland, Maine 04104

A certain lot or parcel of land situated at Pemell Avenue in the City of Portland, County of Cumberland and State of Maine, and being more particularly described in Exhibit A annexed hereto and made a part hereof.

Being the same premises conveyed to Grantors herein by deed of Paul A. Hutchinson dated June 25, 1987 and recorded at the Cumberland County Registry of Deeds in Book 7845, Page 282.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which the Grantee herein by its acceptance of this deed hereby assume and agree to pay.

WITNESS our hands this 17th day of October, 2001.

Joyce M. Gates

Andrea Deforte

Joyce M. Gates

Antoinette Deforte

16844/267 Oct. 15, 2001

EXHIBIT A

MEMO

Warranty Deed from
Andree Deforrie and Antoinette Deforte
to Maggie Lane Development, LLC

A certain lot or parcel of land, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Being Lot No. 35 on plan of "The Holmsteads" made by E. C. Jordan, C.E., dated September, 1921, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 70. to which reference may be made for a more particular description.

Also another lot or parcel of land, being that portion of Lot No. 34 on said plan "The Holmsteads", which is bounded and described as follows:

BEGINNING at a point on Pennell Avenue at the dividing line between Lots 34 and 35 on said plan; thence southwesterly along said line 100 feet to the rear line of Lot 35; thence southeasterly along said rear line 30 feet to a point; thence northeasterly at right angles to said rear line 100 feet to Pennell Avenue; thence northwesterly by Pennell Avenue 30 feet to the point of beginning.

Also conveying the right and easement to enter upon a 15 foot strip of land extending across the front of Lots 26 to 34, inclusive, on said plan of "The Holmsteads", as reserved in deeds of James A. Shackley and Paul A. Hutchinson to Jean J. Labelle and Suzanne L. Labelle, and to John G. Shelley III and Josee L. Shelley, dated June 22, 1986 and June 23, 1986 and recorded in the Cumberland County Registry of Deeds at Book 7253, Pages 7, 8, 10, 11, 13, 14, 16 and 17, and as reserved in deeds of Paul A. Hutchinson to James A. Shackley recorded in said Registry of Deeds in Book 7233, Pages 344 and 347.

887845PC0282

WARRANTY DEED
Jesse Tenney
Maline Surety Short Form

037279

Know all Men by these presents,

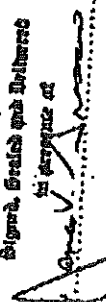
That I, Paul A. Hutchinson

of South Portland, County of Cumberland, State of Maine
 do hereby certify for consideration paid, grant to
 of Portland, County of Cumberland, State of Maine
 whose mailing address is 666 Allen Avenue
 Portland, ME 04103
 with warranty covenants as joint tenants the land in
 State of Maine described as follows:
 . County of Cumberland

See Exhibit A attached hereto and made a part hereof for description of the
 premises being conveyed.
 Being the same premises conveyed to the Grantor by deeds dated June 22, 1966
 and June 23, 1966, and recorded in the Cumberland County Registry of Deeds
 in Book 7239, Page 343, and Book 7233, Page 345, respectively.

Know

Witness my hand and seal this 25th day of the month of
 June, 19 87.

Signed, sealed and delivered
 in presence of

 Paul A. Hutchinson

Paul A. Hutchinson, Secretary of
 Cumberland ME, June 25, 1987
 Their personally appeared the above named
 Paul A. Hutchinson

and acknowledged the foregoing instrument to be his
 free act and deed.
 Before me,


 Notary Public

Book
Page
Date
in
State
Also
said
Book
and
Page
Date
Book
Page
Date
Book
Page
Date

REC'D-01 1007 07-88P

STATE OF MAINE
CUMBERLAND, SS.

COPY

Then personally appeared the above-named ANDREA DEFORTE and acknowledged the foregoing instrument to be her free act and deed.

Before me,

James M. Foster
Attorney at Law / Notary Public

BK 7845 PG 283

SCHEDULE A

Deed from Paul A. Subak-Green to Andrew Deforte and Antoinette Deforte

Being Lot Numbered 35 on a plan of "The Holmsteads" made by E.C. Jordan, C.E., dated September, 1921, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 76, to which reference may be made for a more particular description.

Also another lot or parcel of land, being that portion of Lot Numbered 34 on said plan of "The Holmsteads", which is bounded and described as follows:

Beginning at a point on Pennell Avenue at the dividing line between Lots 34 and 35 on said plan; thence westerly along said line one hundred (100) feet to the rear line of lot 35; thence southeasterly along said rear line thirty (30) feet to a point; thence northeasterly at right angles to said rear line one hundred (100) feet to Pennell Avenue; thence northeasterly by Pennell Avenue thirty (30) feet to the point of beginning.

Also conveying to the Grantor, his heirs and assigns, the right and easement to enter upon a fifteen foot strip of land extending across the front of Lots 26 to 34, inclusive, on said plan of "The Holmsteads"; as reserved in deeds of James A. Shockey and Paul A. Robinson to Jean V. Laballe and Suzanne L. Laballe, and to John C. Shelley III and James L. Shelley, dated June 21, 1986 and June 23, 1986 and recorded in the Cumberland County Registry of Deeds at Book 723, Pages 7, 8, 10, 11, 13, 14, 16 and 17, and as reserved in deeds of Paul A. Robinson to James A. Shockey recorded in said Registry of Deeds in Book 723, Pages 344 and 347.

RECEIVED
REGISTRY OF DEEDS

1987 JUN 26 - FR 2-27

CUMBERLAND COUNTY

James J. Webb

NO. 0033, P. 4

Jun 26 2001 10:06AM

KNIGHT

12/17/01

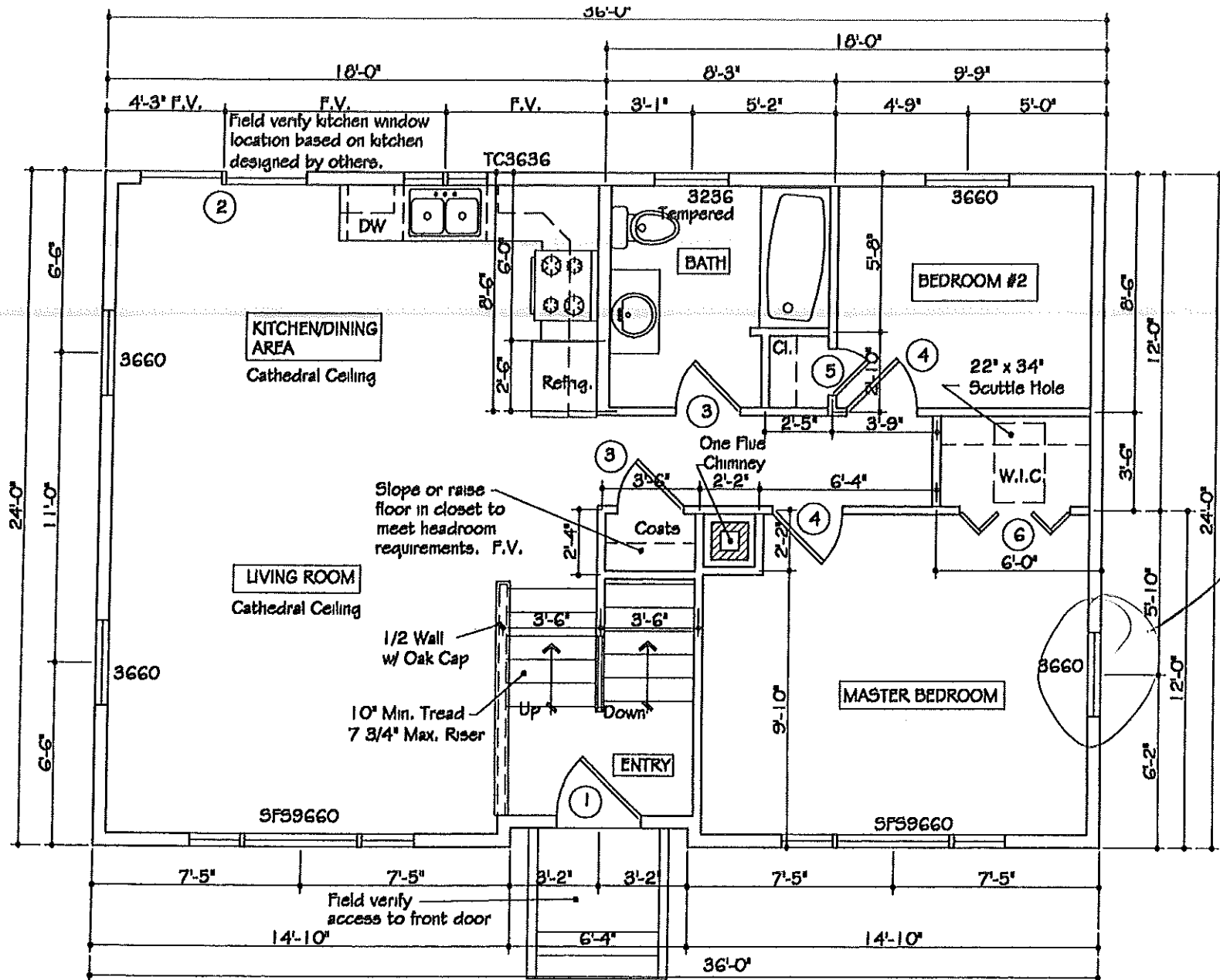


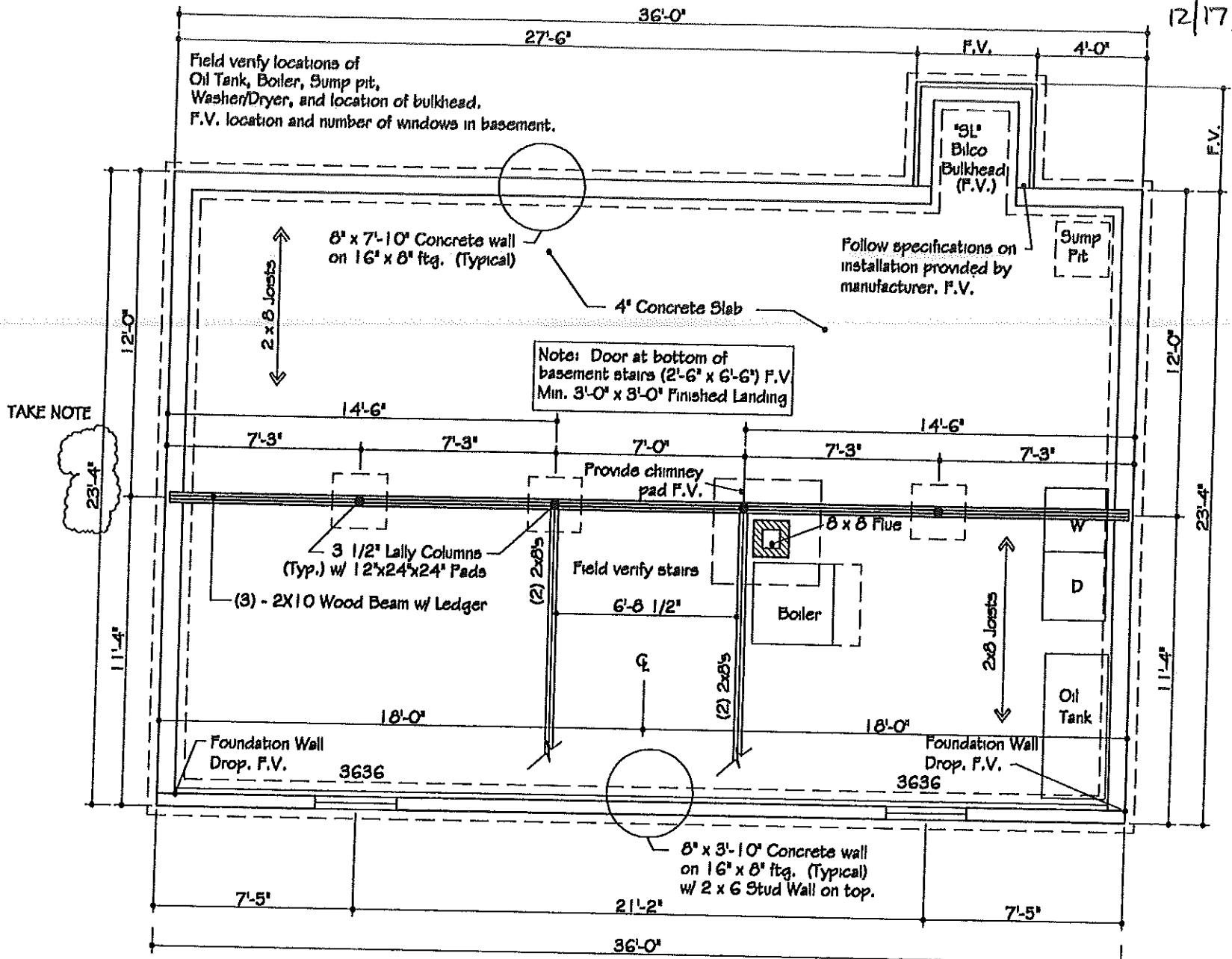
Fig 1005

FIRST FLOOR PLAN

~~Scale: 1/4" = 1'-0"~~

KNIGHT

12/17/01



TAKE NOTE

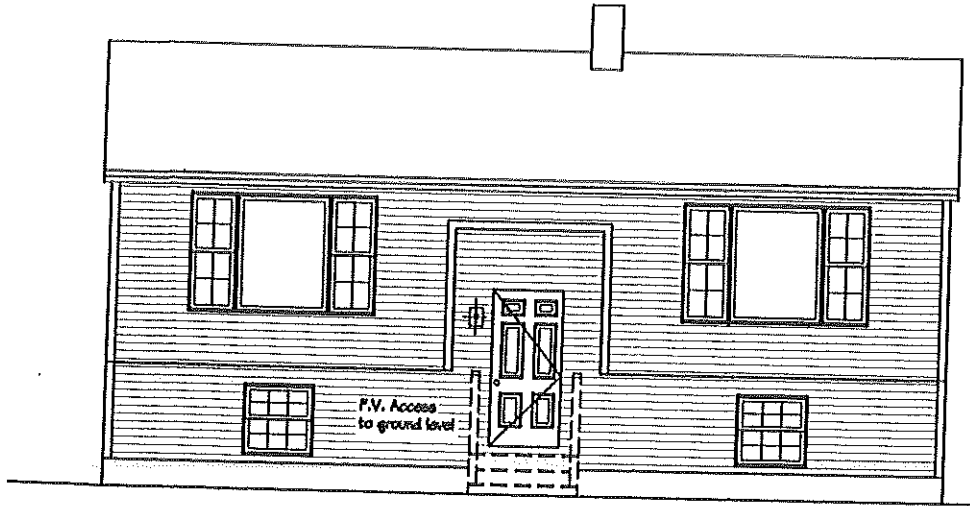


FOUNDATION PLAN

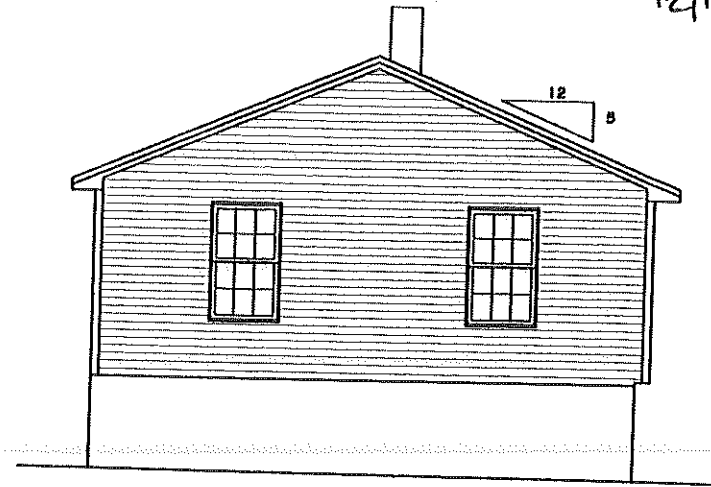
Scale: 1/4" = 1'-0"

KNIGHT

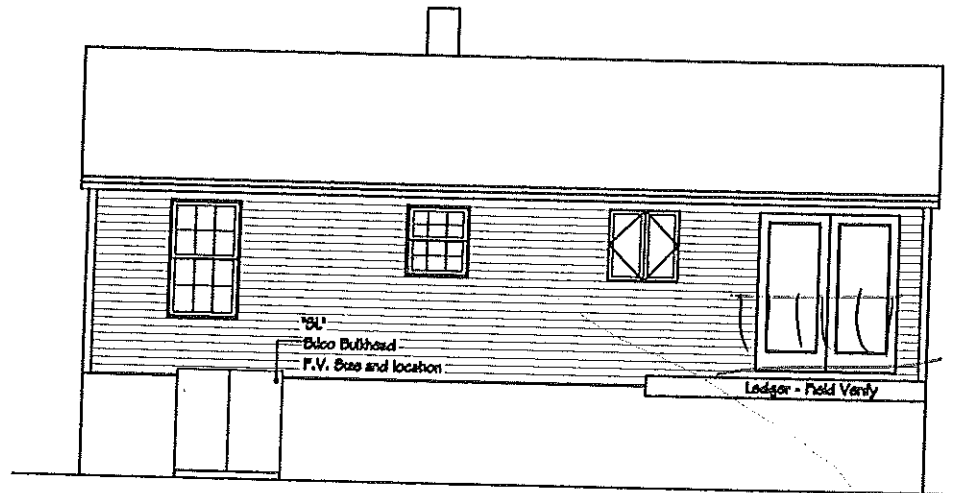
12/17/01



FRONT ELEVATION
Scale: N.T.S.

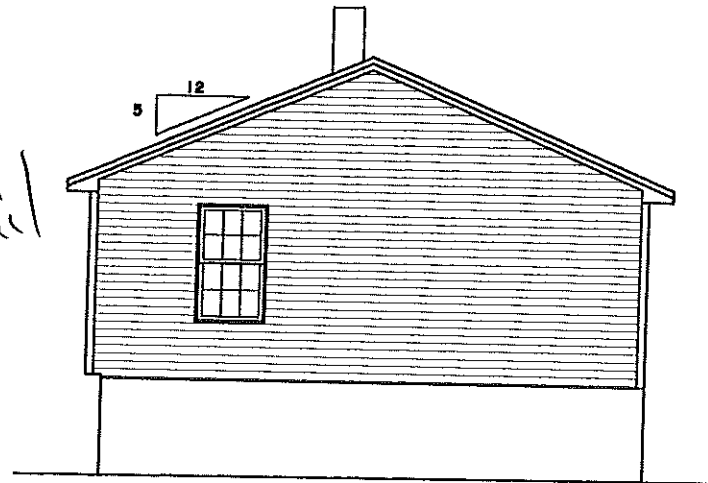


LEFT ELEVATION
Scale: N.T.S.



REAR ELEVATION
Scale: N.T.S.

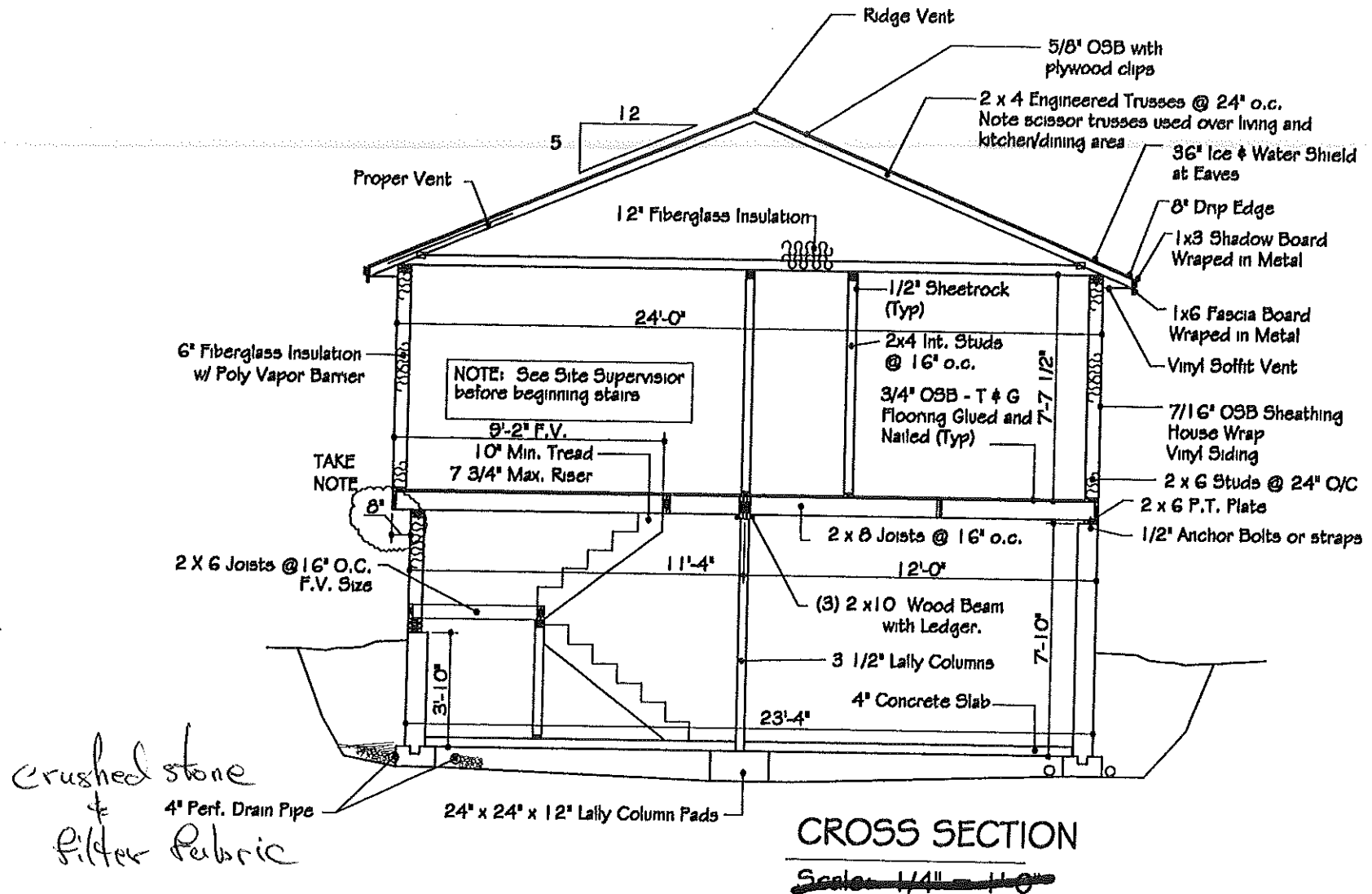
Guardrail



RIGHT ELEVATION
Scale: N.T.S.

KNIGHT

12/17/01



KNIGHT

12/17/01

DOOR SCHEDULE

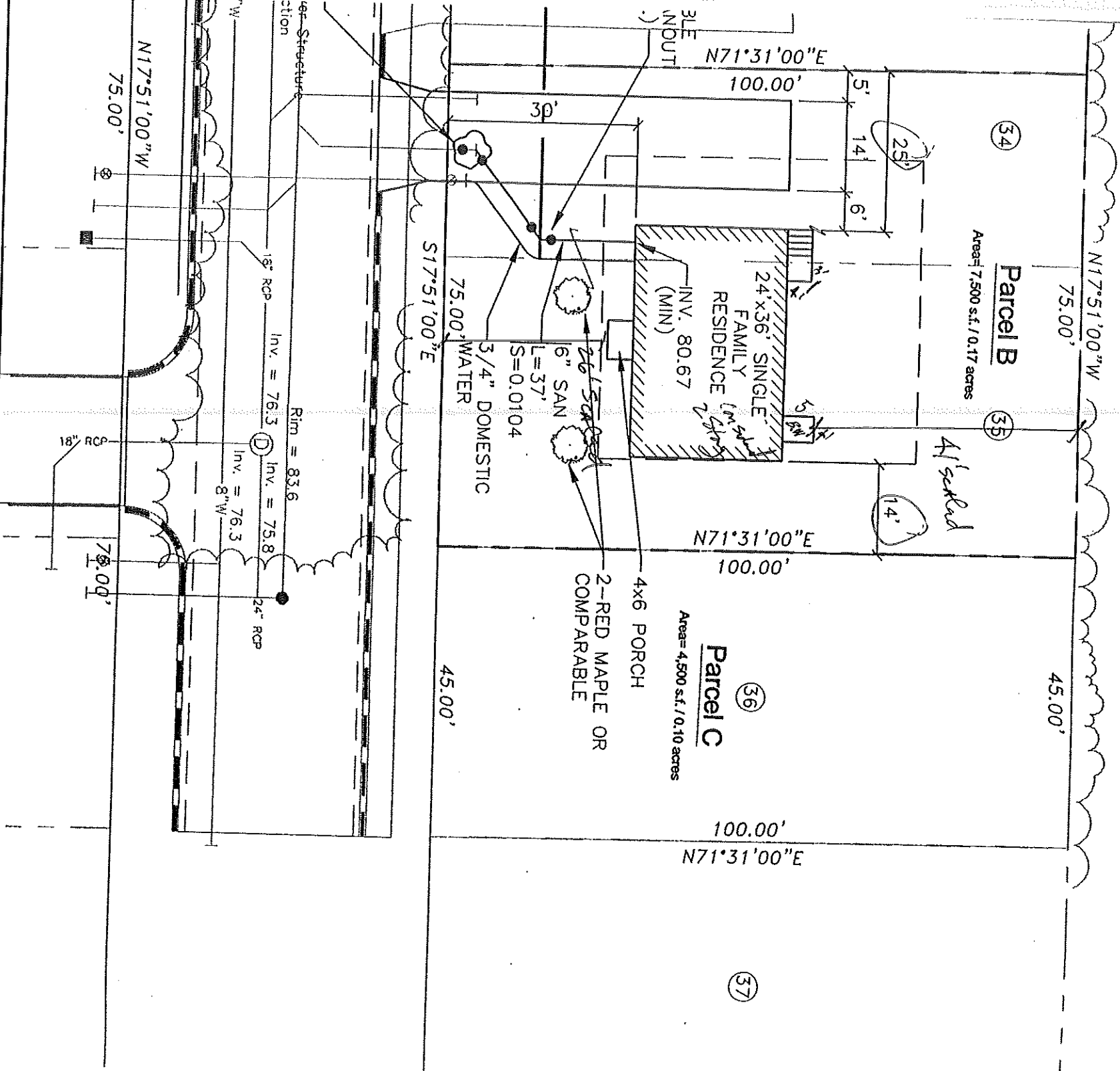
1. 3'-0" x 6'-8" Entry
2. 6'-0" x 6'-8" Entry Slider
3. 2'-4" X 6'-6" Interior
4. 2'-6" x 6'-6" Interior
5. 1'-6" x 6'-6" Interior
6. 4'-0" x 6'-6" Interior Bifold

FOUNDATION SPECIFICATIONS
<ol style="list-style-type: none"> 1. Concrete walls as indicated w/ keyway. 2. Anchors 6" o.c. & 1" from each corner. 3. Concrete @ 2500 psi footing. 3000 psi walls/slab 4. Soil bearing @ 2500 psf. All footings to frost depth. 5. 3 1/2" steel & concrete lally columns on 24" x 24" x 12" pad. 6. 4" concrete slab on 6 mil vapor barrier on 8" min. crushed stone. 7. 4" dia. perforated underdrain pipes, both sides of wall to sump pit or daylight by gravity flow 8. 4" dia. perforated radon pipes under slab @ 20' max.. Connect to underdrain. Provide two (2) stubs for future ventilation. 9. Control joints as indicated. 10. Asphalt paint exterior walls below grade. 11. 8" x 16" Footing, 2500 psi

FRAME SPECIFICATIONS
<p><u>FLOOR SYSTEM:</u></p> <p>Joists as indicated Bridging at center 2 x 6 pt sill w/ sealer Subfloor as indicated Finish floor as per specs</p> <p><u>EXTERIOR WALL:</u></p> <p>2 X 6 studs as indicated Sheathing as indicated Air infiltration wrap Vapor barrier Siding/finish as indicated</p> <p><u>INTERIOR WALLS:</u></p> <p>2 x 4 studs as indicated</p> <p><u>ROOF SYSTEM:</u></p> <p>Rafters/trusses as indicated</p> <p>Trusses (ea) fastened with Simpson HI hurricane anchor, all holes filled per Simpson Strong Tie.</p> <p>Sheathing as indicated 1 5/8" underlayment Ice shield up to 3' min. shingles as indicated</p> <p><u>INSULATION:</u></p> <p>Exterior walls - R19 Atbc cap - R38 Sills - R19</p> <p><u>VENTILATION:</u></p> <p>Soffits - 2" cont. strip Ridges - cont. ridge vent Vents/lowers as indicated Proper vents between rafters/trusses</p> <p><u>HEADERS:</u></p> <p>3 - 2 x 6 w/ plywood - 40' max. span 3 - 2 x 8 w/ plywood - 72' max. span Beams as indicated Min. 6" brng. all beams</p> <p><u>INTERIOR FINISH:</u></p> <p>1/2" gyp. bd. on walls/ceilings Paint/stain as per specs</p>

KNIGHT

12/17/01



P.O. Box 1237
 26 Main Street
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: gpc@maininc.com

Drawing Name: **Site Layout and Utility Plan**
 Project: **PENNELL AVENUE - PARCEL B**

Figure No. **2**

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Sanitation DATE 12/15/66
 RECEIVED FROM St. Dunstan's Home Inc
 ADDRESS Box 39 - 35 Raymond Case

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Building		834.00
	site		300.00
	Check # 19607		
	CBL 347 A 007		
TOTAL			834.00

CASH CHECK OTHER

RECEIVED BY [Signature]

RECEIVED BY
GPF INFORMATION SYSTEMS Box 87B, Portland, ME 04104 (207) 774-1492
Commercial Printing • Sumner Form • Advertising Specialties • Labels 200747-6P

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD

25 FT.

REAR YARD

25 FT.

SIDE YARD*

1 STORY

8 FT.

1 1/2 STORY

8 FT.

2 STORY

14 FT.

2 1/2 STORY

16 FT.

MINIMUM LOT WIDTH:


75 FT.

OTHER USES:

* 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 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 384.3
Checked: AMP	Scale: NTS
File Name: 384_3-SP.dwg	

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

Drawing Name: **Space & Bulk Requirements**
Project: **PENNELL AVENUE, PORTLAND**

Figure No.

1

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT

SIDE YARD*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH: 1

OTHER USES: 75 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 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design:	DBR	Date:	5/27/2001
Drawn:	CM	Job No.:	452.4
Checked:	AMP	Scale:	NTS
File Name:	394_3-SP.dwg		

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

Drawing Name:	Space & Bulk Requirements
Project:	PENNELL AVENUE, PORTLAND

Figure No.

1