

PERMIT ISSUED

Permit No: 01-0954-01-22-0001 Issue Date: 2/2/2001 CBL: 350 B014001

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

Location of Construction:	183 Regan Ln	Owner Name:	Regan Leonard J	Owner Address:	366 Park Ave	City:	PORTLAND	Phone:	
Business Name:	n/a	Contractor Name:	Stiffler & Close Builders	Contractor Address:	56 Roosevelt Trail	Windham		Phone:	2078923375
Lessee/Buyer's Name:	n/a	Phone:	n/a	Permit Type:	Single Family			Zone:	R-23

Past Use:	Vacant	Proposed Use:	New Single Family 24' x 32' Colonial	Permit Fee:	\$804.00	Cost of Work:	\$130,000.00	CEO District:	2
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Proposed Project Description: Build 24' x 32' Colonial with attached garage and 16' x 12' rear deck

FIRE DEPT:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied
Signature:	<i>[Signature]</i>	Signature:	<i>[Signature]</i>
Action:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Signature:	<i>[Signature]</i>
Signature:	<i>[Signature]</i>	Date:	

Permit Taken By:	gg	Date Applied For:	08/02/2001	Zoning Approval			
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj: <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> A Date: <i>1/2/01</i>	<input checked="" 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

PERMIT ISSUED WITH REQUIREMENTS

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 _____

010957

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>183 REGAN LANE</u>	
Total Square Footage of Proposed Structure <u>1536</u>	Square Footage of Lot <u>11051</u>
Tax Assessor's Chart, Block & Lot Chart# <u>350</u> Block# <u>B</u> Lot# <u>014</u>	Owner: <u>Kaja O'Brien</u> Telephone: <u>892-3375</u>
Lessee/Buyer's Name (If Applicable) <u>LISA O'BRIEN</u>	Applicant name, address & telephone: <u>52 Roosevelt Tr. Windham. No 892-3375</u> Cost Of Work: \$ <u>136,000</u> Fee: \$ <u>804.00</u> <u>869.</u>
Current use: <u>Vacant Lot</u>	<u>Total 1104.00</u>
If the location is currently vacant, what was prior use: <u>?</u>	<u>Vacant</u>
Approximately how long has it been vacant: <u>?</u>	
Proposed use: <u>Single Family Residential</u>	
Project description: <u>Single Family residence, with 2 car garage</u>	
Contractor's name, address & telephone: <u>STEFAN & CLOSE BUILDERS 50 Roosevelt Trail Windham, Me 04062</u>	<u>892-3375</u>
Who should we contact when the permit is ready: <u>Kaja O'Brien</u>	
Mailing address: <u>Same</u>	Phone: <u>892-3375</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~~ ^{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~~ ^{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 hereby 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: Kaja O'Brien Date: 8-2-01

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

8/9/01
Couff

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: January 7, 2002

RE: C. of O. for # 185 Regan Lane
Lead CBL (350-B-013) ID# (2001-0185)

After visiting # 185 Regan Lane, I have the following comment:

1. Final Grading/Loam and Seed Incomplete.

Due to the time of year, these items cannot be completed. I anticipate these items can be completed by **June 1, 2002**.

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\185regan1.doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: January 7, 2002

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

File: O:\drc\185regan1.doc

PLUMBING APPLICATION

350854014

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: Portland
 Street: 183 Ream Lane
 Subdivision Lot #:
PROPERTY OWNERS NAME

Last: O'Brien First: Bourke
 Applicant Name: Row Leonard

Mailing Address of Owner/Applicant (if Different): 6 Salisbury Dr. Scarborough, Me. 04094

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.
J. Jernigan

9-10-01

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

Date Approved

9-10-01 7336 TOWN COPY

Date Permit Issued: 09 10 01 \$ 1170 Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 062211

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

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER - SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>06456</u></p>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p>OR</p> <p>TRANSFER FEE [\$6.00]</p>	02	Hosebibb / Sillcock	01	Bathtub (and Shower)
	02	Floor Drain		Shower (Separate)
	01	Urinal	01	Sink
	02	Drinking Fountain	02	Wash Basin
	02	Indirect Waste	02	Water Closet (Toilet)
	01	Water Treatment Softener, Filter, etc.	01	Clothes Washer
	01	Grease / Oil Separator	01	Dish Washer
	01	Dental Cuspidor	01	Garbage Disposal
	01	Bidet		Laundry Tub
	01	Other: _____		Water Heater
Fixtures (Subtotal) Column 2			09	Fixtures (Subtotal) Column 1
Fixtures (Subtotal) Column 2			02	Fixtures (Subtotal) Column 2
Total Fixtures			11	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Fixture Fee	6
Transfer Fee	
Hook-Up & Relocation Fee	
Permit Fee	<u>60</u>
@ (Total)	

TOWN COPY

Stiffler & Close
Builders
"CUSTOM BUILDING ... FOR LESS"

56 Roosevelt Trail - Windham, Me 04062
Phone: 892-3375 Fax: 892-3374

FAX

Date: 10/16/01
To: *Jon Mackley* From: *Mary*

Fax: 874-8716 # of pages: (incl. Cover) 2

Re: *Re: letter from Timberland Assoc. 183 Ragan Lane*

Urgent For Review Please Reply

MESSAGE:

*Hi TOR,
If you have any questions, please don't
hesitate to call.
Thanks
Mary*

PLEASE CALL IF FAX IS INCOMPLETE



Titcomb Associates

Land Surveying
Land Farming
133 Gony Road
Farmington, Maine 04105-5029
(207) 787-9199
Fax (207) 878-3142
Beth (207) 442-7188
New Gloucester (207) 826-4088

October 16, 2001

Keith Stiffler
Stiffler & Close
56 Roosevelt Trail
Windham, ME 04062

VIA FAX: (207) 892-3374

re: Lot 49, 183 Regan Lane, Portland, Maine

Dear Keith:

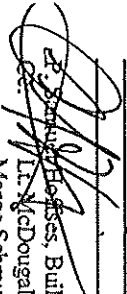
On September 24, 2001 a field crew from our office located the foundation at 183 Regan Lane and found the location to be within the setbacks required by the City of Portland.

Please call if you have any questions.

Sincerely,

David E. Titcomb, PLS
President, Titcomb Associates

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4394-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *All future permits and conditions on the attached*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *5. The Development Review Sheets shall be met.*
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 Lt. McDougall, PFD
 Marge Schmuekel, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval

**THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

*****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

CITY OF PORTLAND, ME
 BOCA 1999 Plan Review Record
 One and Two Family Dwelling

Valuation: 130,000 Plan Review # 960/2001

Fee: \$84400 Date: 10/18/01

Building Location: 183 Regan Ln CBL: 350-D-014

Building Description: Single Family dwelling / garage

Reviewed By: S. Hoffstedt

Use or Occupancy: A-3 Type of Construction: 5B

Numerals indicated in parenthesis are applicable code sections of the 1999 Edition of the BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings. It does not reference all code provisions, which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

NO:	Correction List	Description	Code Section
1.		All site plan and building code requirements shall be completed before a certificate of occupancy can or will be issued.	111.0 118.0
2.		Foundation drains shall comply with	1503-d
3.		Foundation anchors shall comply with	2305.17
4.		Water proofing & damp proofing shall comply with	1813-d
5.		Attached garages shall comply with	402-d
6.		Chimneys shall comply with	1909.2.11
7.		Guardrails & handrails shall comply with	1021.0
8.		Stair construction shall comply with	1022-d
9.		Sleeping room egress or rescue windows shall comply with	1014-d
10.		Smoke detectors shall comply with	920.3.2
11.		Fastenings shall comply with	2305.1.1
12.		Drainage shall comply with	2305.4
13.			

REVISED

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

X Depth below (outside) grade 4' minimum,
but below frost line except for insulated footings.
NA Insulated footing provided
X Soil bearing value (table 1804.3)
X Footing width
X Concrete footing (1810.0) 3.1, 3.2

Foundation Walls

X Design (1812.1)

X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
X Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
X Anchorage bolting in concrete (2305.17)
X Columns (1912)
X Crawl space (1210.2) Ventilation
X Crawl opening size (1210.2.1)
X Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305

Floors (contd.)

- Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- Bridging (2305.16)
- Boring and notching (2305.5.1)
- Cutting and notching (2305.3)
- Fastening table (2305.2)
- NA Floor trusses (AFPNDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
-
-
-
-

Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- NA Metal construction
- Masonry construction (Chapter 21)
- Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Materials (1404)
- Veneers (1405)
- Interior finishes (Chapter 8)
- Roof-Ceiling Construction (Chapter 23)

Roof rafters - Design (2305.15) spans
 X Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
 X Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

 X Approved materials (1404.1)
 Performance requirement (1505)
 Fire classification (1506)
 Material and installation requirements (1507)
 NA Roof structures (1510.0)
 Type of covering (1507)

Chimneys and Fireplaces
BOCA Mechanical/1993

 SA Masonry (1206.0)
 Factory - built (1205.0)
 Masonry fireplaces (1404)
 Factory - built fireplace (1403)
 SA NFPA 211

Mechanical
1993 BOCA Mechanical Code

State Plumbing Code
Public Water
Public Sewer
Page 5

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	X
Floor live load non sleeping	<u>40 PSE</u>	X
Roof live load	<u>42 PSF</u>	X
Seismic Zone	<u>C</u>	X
Weathering area	<u>S</u>	X
Frost line depth	<u>4' MIN</u>	X
Exterior balconies	<u>60 PSF</u>	X
Decks	<u>42 PSF</u>	X
Guardrails & Handrails	<u>200 Live Load</u>	X

Glazing (Chapter 24)

S1 Labeling (2403.1)
 Louvered window or jalousies (2403.5)
 Human impact loads (2406.0)
 Specific hazardous locations (2406.2)
 Sloped glazing and skylights (2405)
 Safety glazing (2406.0)

Private Garages (Chapter 4)

S1 General (407)
 Beneath rooms (407.3)
 Attached to rooms (407.4)
 Door sills (407.5)
 Means of egress (407.8)
 Floor surface (407.9)

Egress (Chapter 10)

- ~~NA~~ One exit from dwelling unit (1010.2)
- ~~NA~~ Sleeping room window (1010.4)
- ~~NA~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~NA~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~NA~~ Stairways (1014.3) 36" W
- ~~NA~~ Treads (1014.6) 10" min.
- ~~NA~~ Riser (1014.6) 7 3/4" max.
- ~~NA~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~NA~~ Handrails (1022.2.2) Ht.
- ~~NA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~NA~~ Guards (1012.0) 36" min.

Smoke Detectors (920.3.2)

- ~~NA~~ Location and interconnection
- ~~NA~~ Power source

Dwelling Unit Separation
Table 602



Applicant: Steffen i Close Bldgs Date: 8/21/01
Address: 183 Regan Lane C.R.L: 350-B-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - NEWS

Zone Location - R-3

Interior of corner lot - of Pines Ave

Proposed Use/Work - construct 24' x 32' single family attached garage
Sewage Disposal - city And rear deck 10' x 12'

Lot Street Frontage - 50' min - 100' shown

Front Yard - 25' req - 28' shown

Rear Yard - 25' req 35' shown

Side Yard - side yard on side st - 20' req - 41' shown
25' req
Backside yard 14' req - 14.5' shown

Projections - Front Deck 10' x 12'

Width of Lot - 75' req - 111' shown

Height - 35' max - 22' shown

Lot Area - 6,500 sq ft min 11,051 sq ft

Lot Coverage/ Impervious Surface - 25% = 2762.75 sq ft

Area per Family - 6,500 sq ft

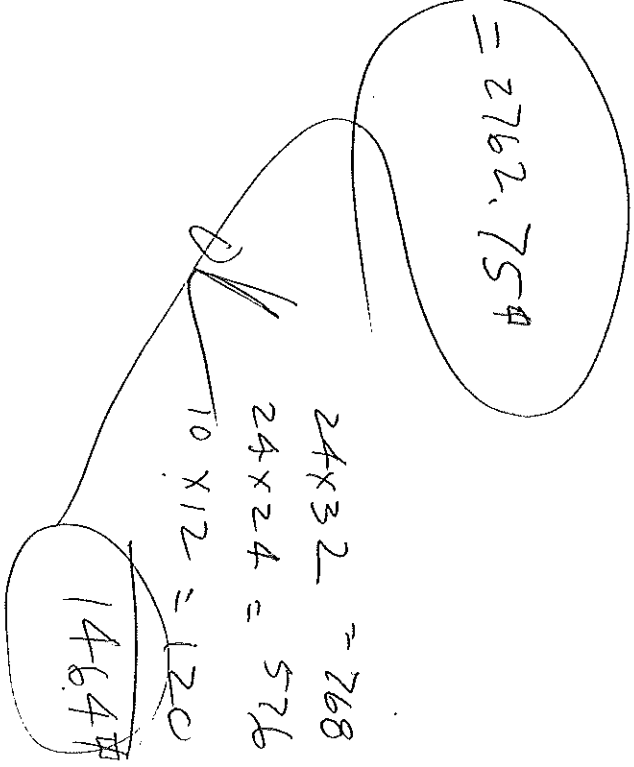
Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - was submitted # 2001-0185

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X



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

2001-0185
 Application I. D. Number

Nesleijn Christien M

Applicant

108 Primrose Lane, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):

Manufacturing Warehouse/Distribution Parking Lot

1536 sq. ft.

Proposed Building square Feet or # of Units

11051
 Acreage of Site

Zoning

183 Regan Lane
 Project Name/Description

108 - 108 Primrose Ln, Portland, Maine

~~Address of Proposed Site~~

350 B013001

Assessor's Reference: Chart-Block-Lot

New Building Building Addition Change Of Use Residential Office Retail
 Other (specify) 24' x 32' Colonial

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 8/7/01

Insp Approval Status:

Approved

Approved w/Conditions See Attached

Reviewer _____

Denied

Approval Date _____

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

signature _____

date _____

Performance Guarantee

Required*

Not Required

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 _____

signature _____

Performance Guarantee Released

date _____

signature _____

Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

Defect Guarantee Released

date _____

signature _____

* No building permit may be issued until a performance guarantee has been submitted as indicated below

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

2001-0185
Application I. D. Number

08/02/2001

Application Date

Nuestlein Christen M
Applicant
108 Primrose Lane, Portland, ME 04103
Applicant's Mailing Address

183 Regan Lane
Project Name/Description

Consultant/Agent

183 - 183 Regan Lane, Portland, Maine
Address of Proposed Site

350 B013001

Assessor's Reference: Chart-Block-Lot

Agent Ph: _____
Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

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 Please note that a 10' x 12' rear deck is being approved as per submittal.

Approval Conditions of DRC

- 1 DRIVEWAY DESIGN SHALL MEET THE ATTACHED STANDARDS, IN PARTICULAR, THE ALLOWABLE SLOPES.
- 2 IF EXISTING TREES IN THE FRONT OF THE PROPERTY ARE TO REMAIN, THEY SHOULD BE BUFFERED FROM THE CONSTRUCTION AND PROTECTED DURING THE CONSTRUCTION.
- 3 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.
- 4 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.
- 5 Your new street address is now 183 Regan Lane, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 6 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.
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- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

Nuestein Christen M
Applicant

108 Primrose Lane, Portland, ME 04103
Applicant's Mailing Address

2001-0185
Application I. D. Number
08/02/2001
Application Date
183 Regan Lane
Project Name/Description

Consultant/Agent
Agent Ph: _____ Agent Fax: _____

183 - 183 Regan Lane, Portland, Maine
Address of Proposed Site
350 B013001
Assessor's Reference: Chart-Block-Lot

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) 24' x 32' Colonial

1536 sq. ft. 11051
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: 08/07/2001

Insp Approval Status:

- Approved Approved w/Conditions See Attached Denied Additional Sheets Attached

Approval Date 08/21/2001 Approval Expiration 08/21/2002 Extension to _____
 Condition Compliance Marge Schmuckal signature 08/21/2001 date

Performance Guarantee Required* Not Required

Performance Guarantee Accepted _____ amount _____ expiration date

Inspection Fee Paid _____ amount _____ expiration date

Building Permit Issued _____ date _____

Performance Guarantee Reduced _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date

Final Inspection _____ date _____ signature _____

Certificate Of Occupancy _____ date _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

* No building permit may be issued until a performance guarantee has been submitted as indicated below

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

Applicant Nueslein Christian M

108 Primrose Lane, Portland, ME 04103

Agent Ph: _____ 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) 24' x 32' Colonial

1536 sq. ft. 11051 Acreage of Site Zoning

2001-0185
Application I. D. Number
08/02/2001
Application Date

183 Regan Lane
Project Name/Description

183 - 183 Regan Lane, Portland, Maine
Address of Proposed Site
350 B035001

Assessor's Reference: Chart-Block-Lot

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 08/07/2001

DRC Approval Status: Approved Approved w/Conditions See Attached Denied Rejected Revoked Withdrawn Incomplete Other _____
Reviewer Jay Reynolds

Approval Date 08/16/2001 Approval Expiration 08/16/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds signature 08/16/2001 date

Performance Guarantee Required* Not Required

Performance Guarantee Accepted _____ amount _____ expiration date _____

Inspection Fee Paid _____ amount _____ expiration date _____

Building Permit Issue _____ amount _____ expiration date _____

Performance Guarantee Reduced _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy Conditions (See Attached) _____ expiration date _____

Final Inspection _____ signature _____

Certificate Of Occupancy _____ signature _____

Performance Guarantee Released _____ amount _____ expiration date _____

Defect Guarantee Submitted _____ signature _____

Defect Guarantee Released _____ date _____ signature _____

* No building permit may be issued until a performance guarantee has been submitted as indicated below

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

2001-0185

Application I. D. Number

08/02/2001

Application Date

Nueslein Christien M

Applicant

108 Primrose Lane, Portland, ME 04103

Applicant's Mailing Address

183 Regan Lane

Project Name/Description

183 - 183 Regan Lane, Portland, Maine
Address of Proposed Site

Consultant/Agent

350 B013001

Agent Ph:

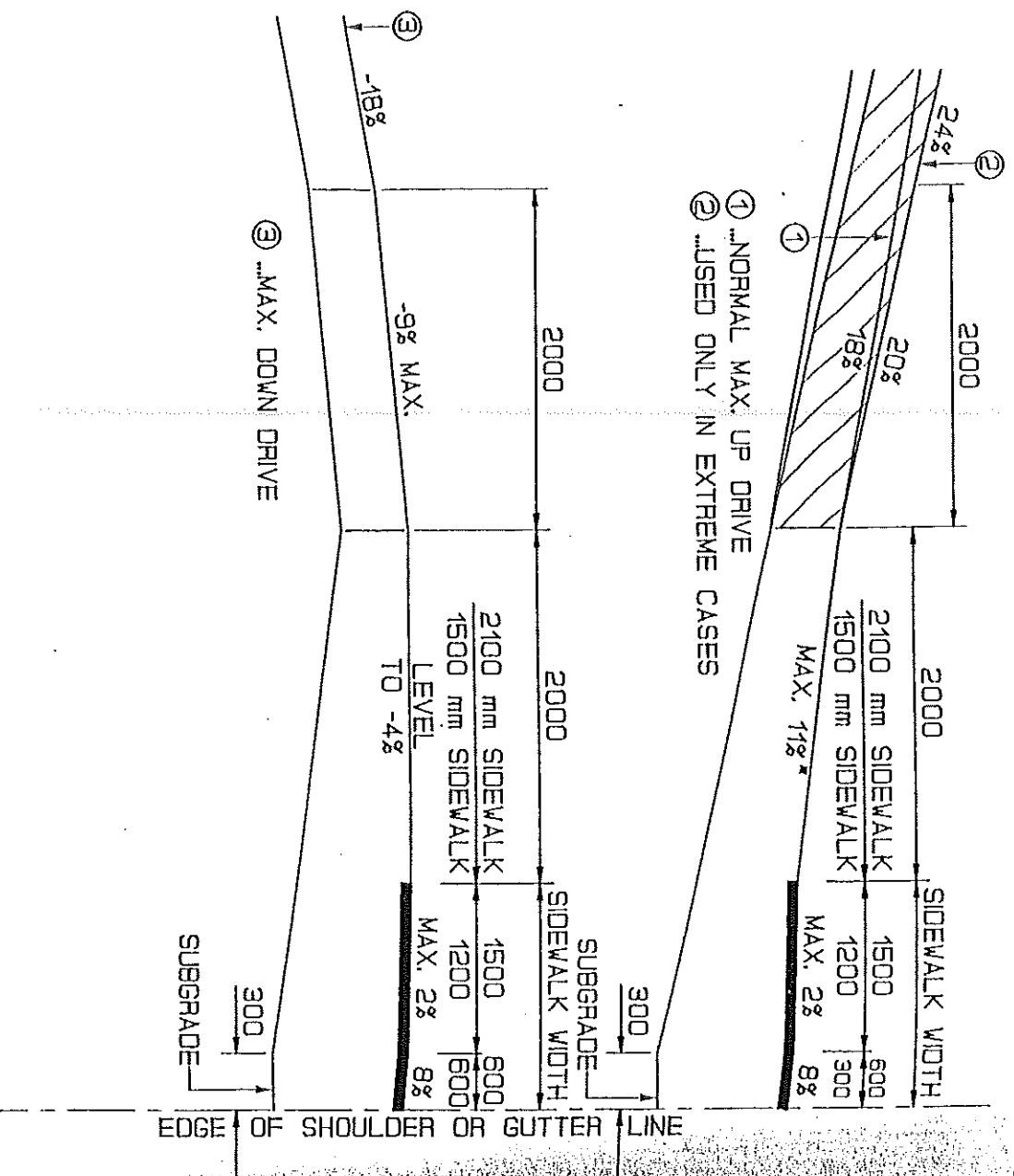
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Agent Fax:

Approval Conditions of DRG

- 1 DRIVEWAY DESIGN SHALL MEET THE ATTACHED STANDARDS, IN PARTICULAR, THE ALLOWABLE SLOPES.
- 2 IF EXISTING TREES IN THE FRONT OF THE PROPERTY ARE TO REMAIN, THEY SHOULD BE BUFFERED FROM THE CONSTRUCTION AND PROTECTED DURING THE CONSTRUCTION.
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GENERAL NOTES:

1. THE SIDEWALK WIDTH SHALL BE PAVED IN ALL CASES.
2. ALL RESIDENTIAL OR COMMERCIAL DRIVES 10% AND OVER SHALL BE PAVED.

NOTES ON MAXIMUM DRIVEWAY PROFILES:

1. THESE PROFILES ARE A GUIDE FOR THE MAJORITY OF CASES, BUT SHOULD BE FIELD CHECKED WHEN THE MAIN LINE GRADE IS STEEP (4% TO 6% OR GREATER) OR THE ANGLE OF APPROACH TO THE DRIVE IS UNUSUAL.
2. GENERALLY THE MAJORITY OF DRIVES ON A PROJECT WILL BE BUILT WITH FLATTER PROFILES THAN THESE MAXIMUM CASES.
3. WHEN GRADING DRIVES WHICH ARE FLATTER THAN THE MAXIMUM PROFILES THE FOLLOWING RULE OF THUMB SHOULD BE USED. DO NOT EXCEED A GRADE % CHANGE OF MORE THAN 9% IN A 2000 mm INCREMENT OF DRIVEWAY LENGTH. THIS APPLIES TO BOTH UP AND DOWN PROFILES.

DRIVES ON SIDEWALK SECTIONS

800(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:	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 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: July 2001
Draft: TAP	Job No.: 390
Checked: AMP	Scale: NTS
File Name: 390-SP.dwg	

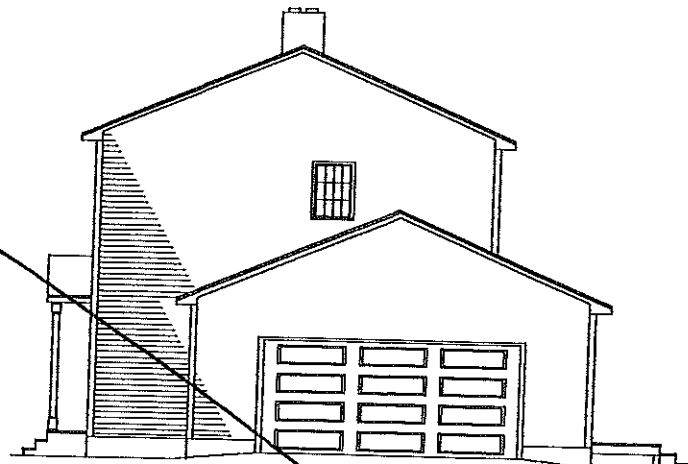
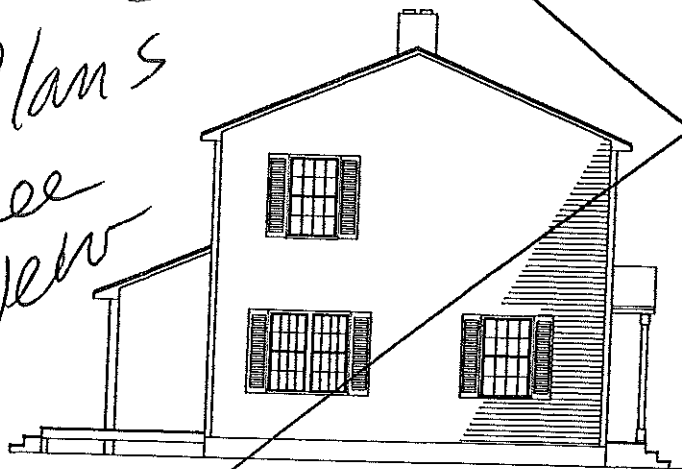
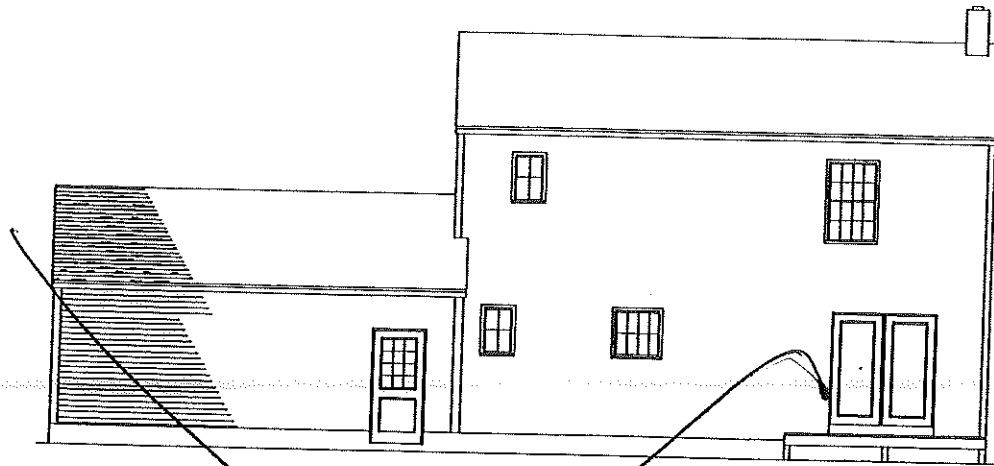


Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

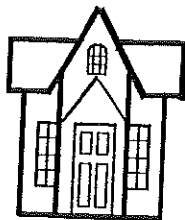
Drawing Name: **Space & Bulk Requirements**
 Project: **REGAN LANE, PORTLAND**

Figure No. **1**

9/19/01
Wrong
Plans
See
New



Plans reviewed
10/24/01
on larger set



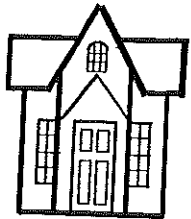
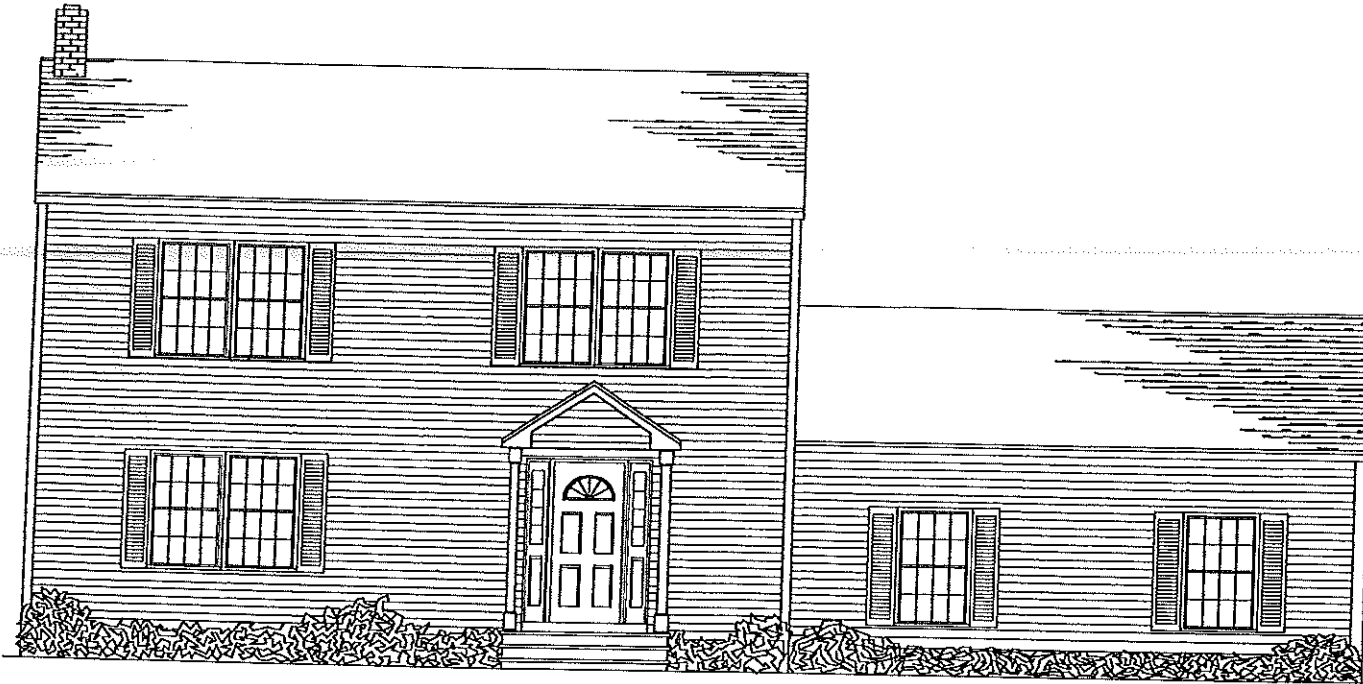
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NAME

O'BRIEN
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HOME PLANNING
& DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME



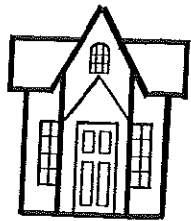
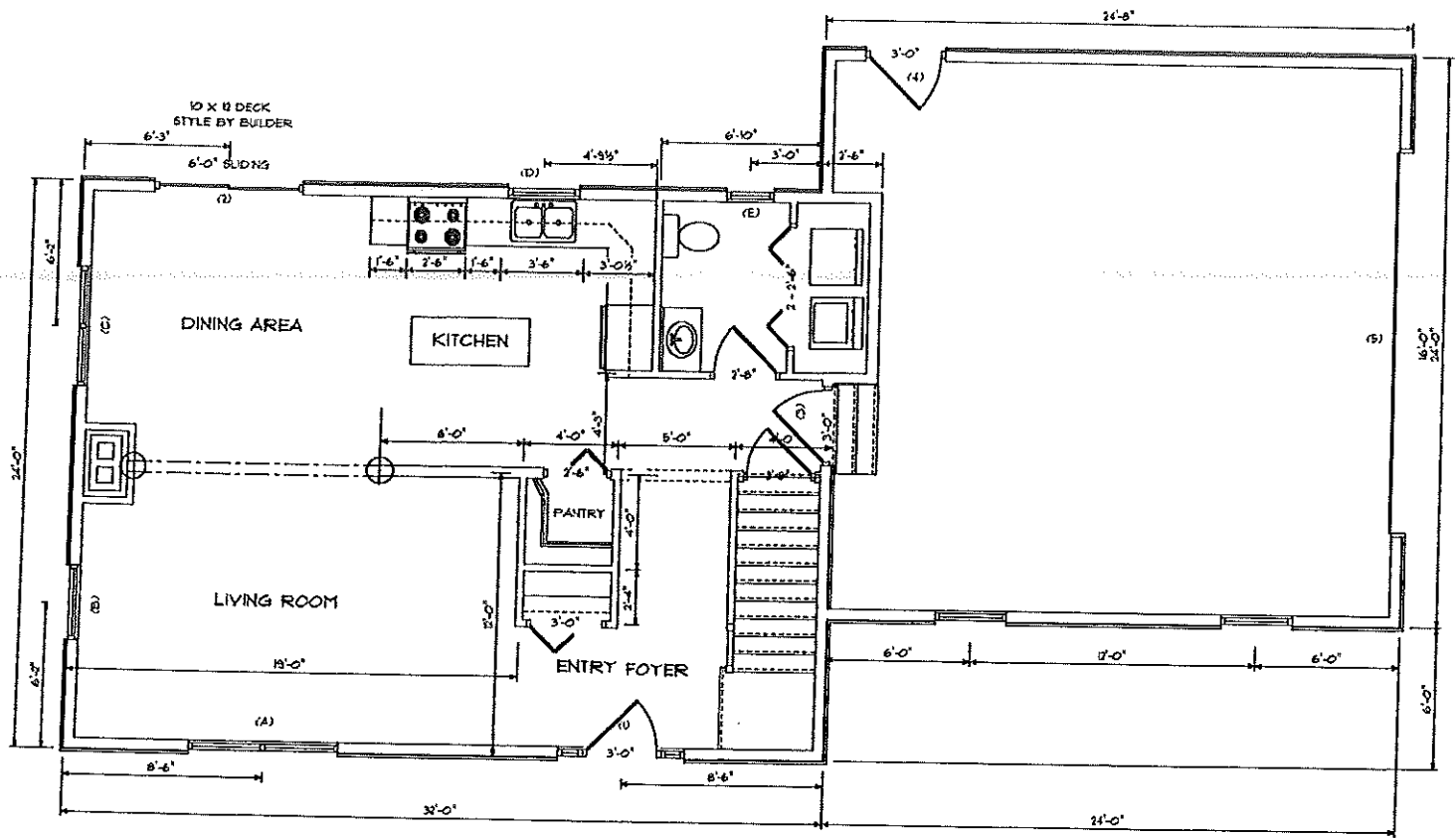
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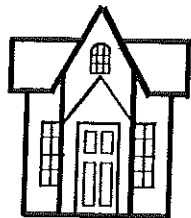
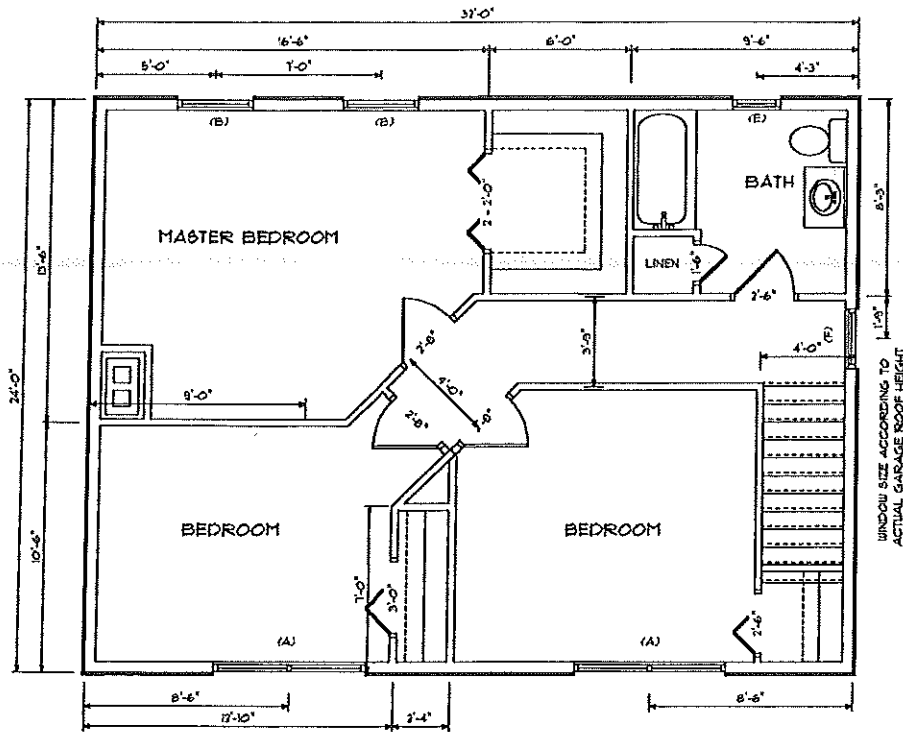
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 & DESIGN
 151 ROOSVELT TRAIL, WINDHAM, ME

Stiffler & Close Builders

"CUSTOM BUILDING ... FOR LESS"

56 Roosevelt Trail - Windham, Me 04062
Phone: 892-3375 Fax: 892-3374

FAX

350-B-14

9/19/01
J.E.M.
Plans
Corresponds
w/ Blue Print

Date: 9-19-01

To: Jeanne

From: Mary

City of Portland

Fax: 874-8716

of pages: (incl. Cover) 6

Re: O'Brien

Urgent

For Review

Please Reply

MESSAGE:

Hi Jeanne

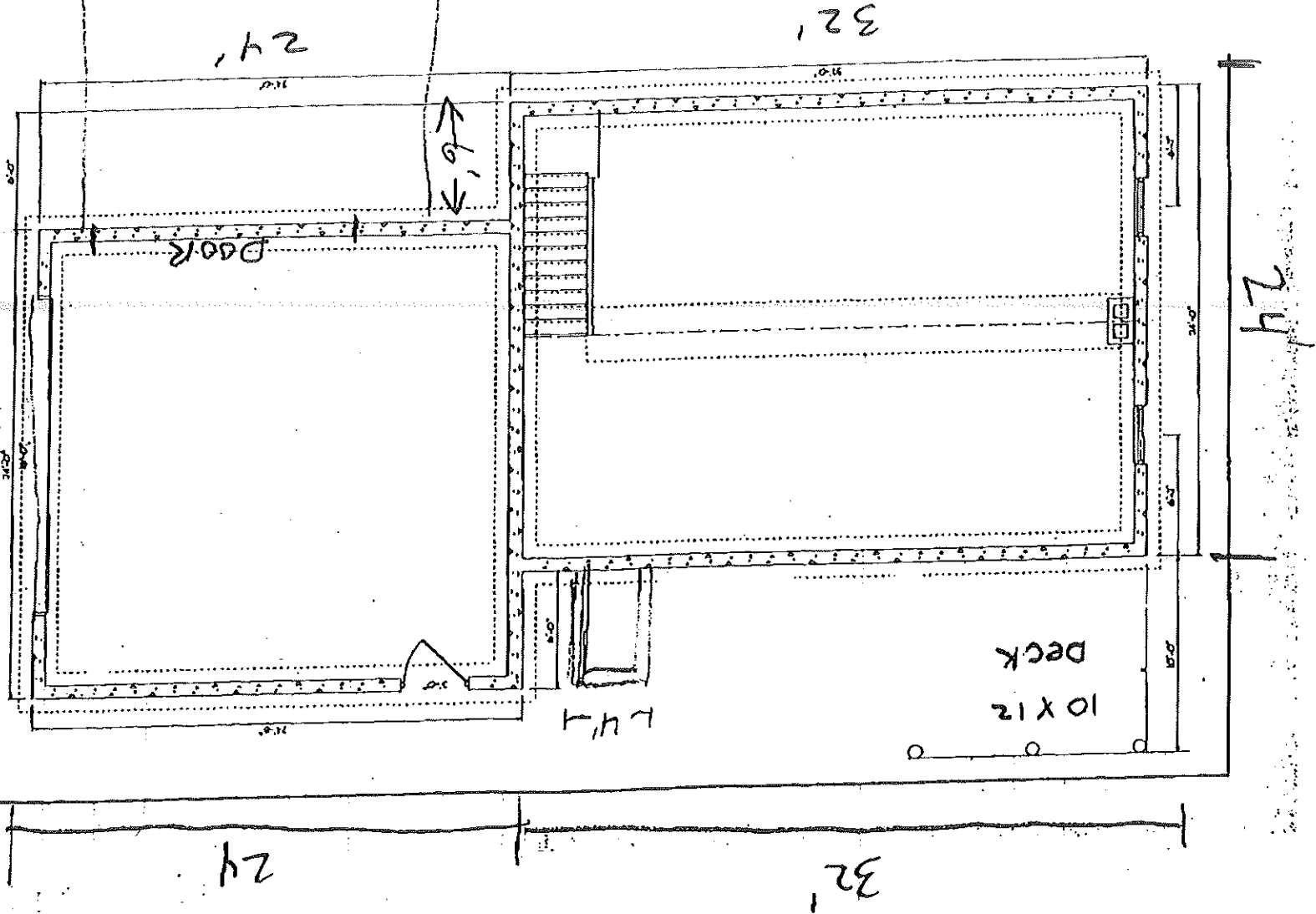
If you have any questions, please don't
hesitate to call.

Jeanne

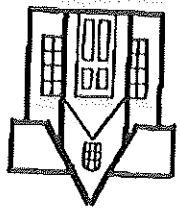
Mary

PLEASE CALL IF FAX IS INCOMPLETE

O'BRIEN / REGAN L.N. PORTLAND



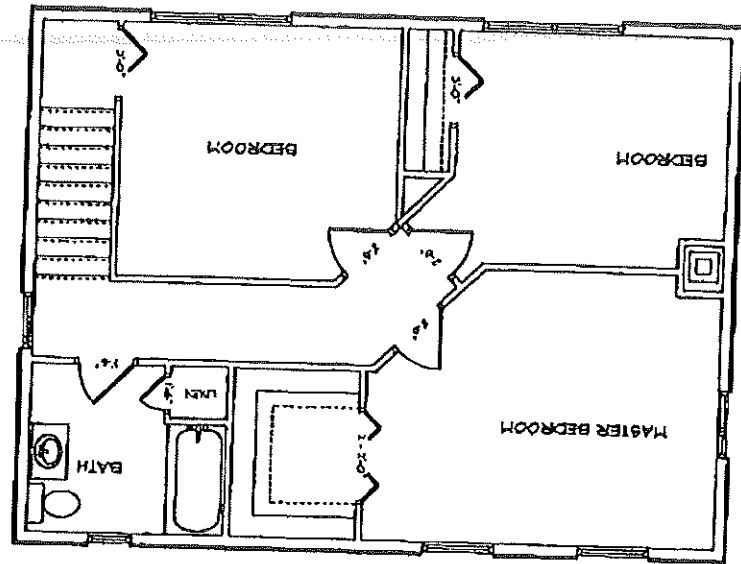
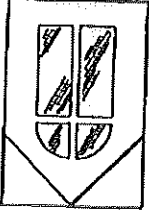
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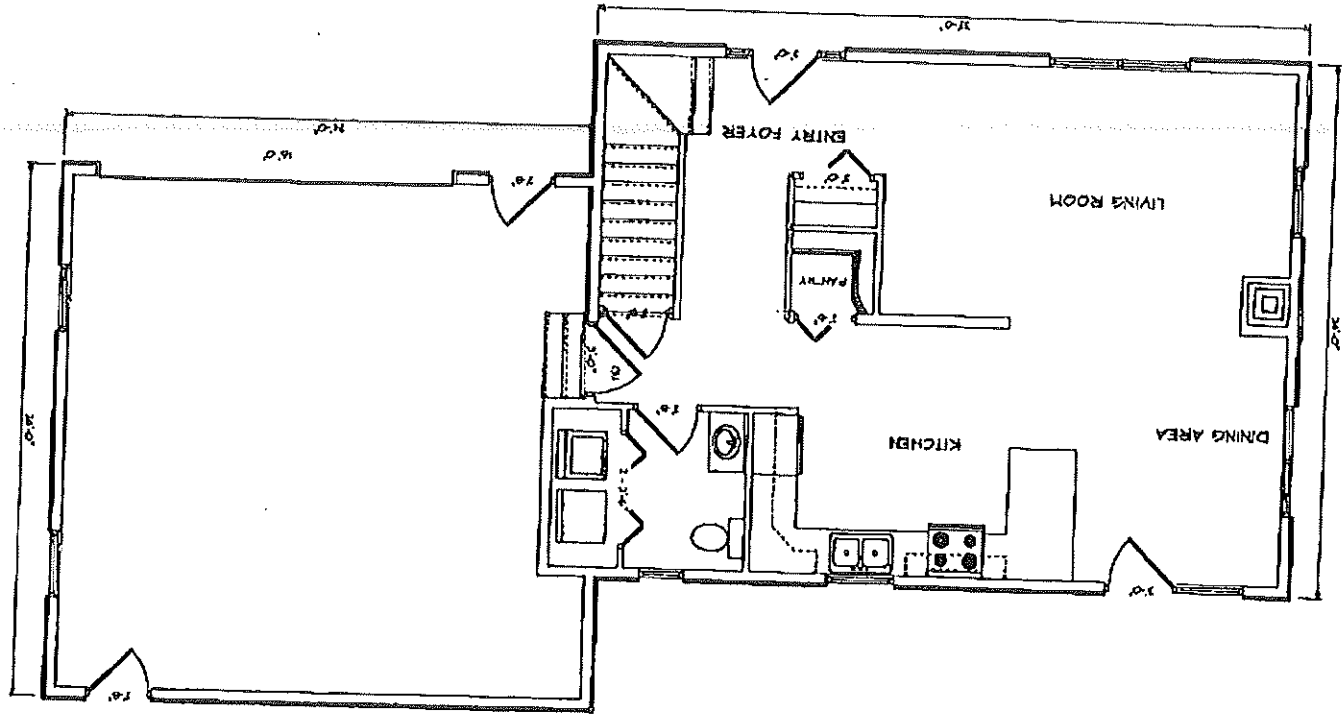
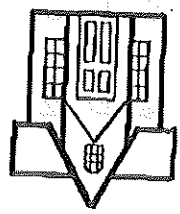
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03/20/2014 20:31 FAX

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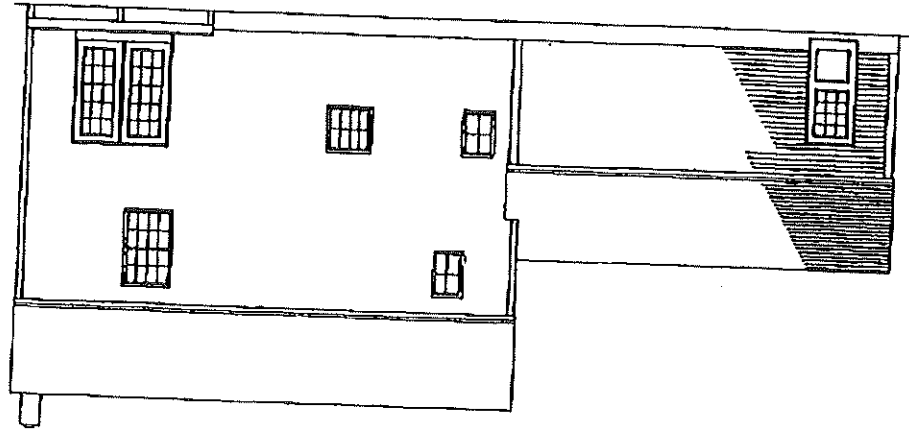
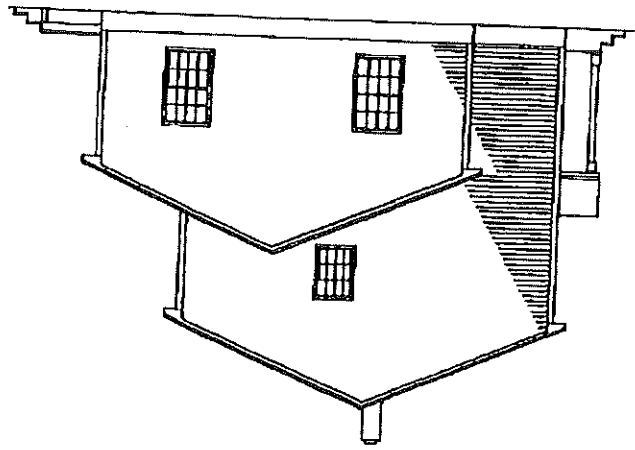
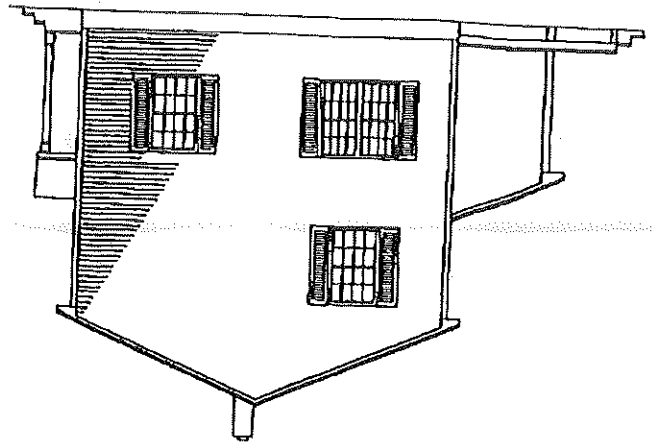
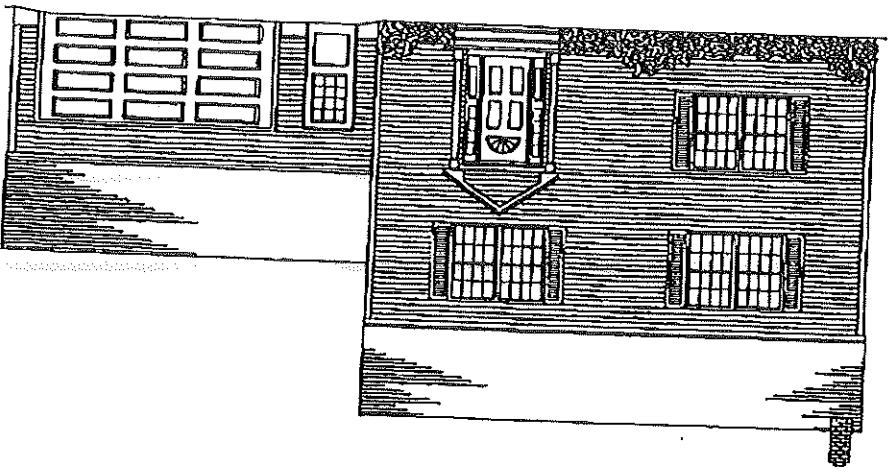
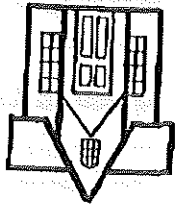
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