

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Solid Anbler Assoc. 797-0898

Applicant

February 26, 1987

Date

P.O. Box 1561, DTS, Portland, Maine 04112

Lot 39 Lane Avenue

Mailing Address

Address of Proposed Site

Single Family

317-B-10 & 11

Proposed Use of Site

Site Identifier(s) from Assessors Maps

3,740

024

R-2

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (X) No

Proposed Number of Floors 2

Board of Appeals Action Required: () Yes (X) No

Total Floor Area 124,844 sq. ft.

Planning Board Action Required: () Yes (X) No

Other Comments:

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

RECEIVED
MAR 17 1987
DEPT. OF PUBLIC WORKS
CITY OF PORTLAND

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	CONDITIONS SPECIFIED BELOW	REASONS SPECIFIED BELOW
APPROVED	✓	✓	✓						✓		✓						
APPROVED CONDITIONALLY										✓		✓					
DISAPPROVED																	

REASONS: 1) The foundation/garage slab shall be checked immediately by the Code Enforcement Officer for any encroachment within the Storm Drain easement, the limits of which are 15 feet from and parallel with the lot line between Lots 35 and 36.

(Attach Separate Sheet if Necessary)

- 2) No filling or grading shall take place within the storm water drain easement at the rear of the lot. The storm drain inlet shall not be altered or plugged.
- 3) Sewer connection permits shall be obtained prior to connecting the services into Lane Ave.

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 11, 1987

Euclid Ambler Assoc.
P.O. Box 7561 DTS
Portland, Maine 04112

Re: Lot 39 Lane Avenue

Gentlemen:

Please note that this office is placing a STOP WORK notice on the above site, and all work must cease immediately.

Our records indicate that the site plan has not yet been approved nor building permit issued for this lot. Permit cannot be issued under Section 14-526(F) of the Zoning Ordinance until site plan approval has been granted.

Work on this site shall cease until such time as the proper permits have been issued.

Sincerely,

Kathleen A. Taylor
Code Enforcement Officer

cc: P. Samuel Hoffses, Chief of Inspection Services
Warren J. Turner, Zoning Enforcement Inspector
Bob Roy, Engineer

/ksc



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Bob Roy, Engineer

/ksc

Applicant: *Peter E. Hoglund P.O. B. # 7561 DTS Portland 04112*
Date: *March 20, 1987*
Address: *Lot 39, Lane Ave.*
Assessors No.: *307-B-10411*

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *R-3*
Interior or corner lot - *Interior*
Use - *Single Family w/attached garage*
Sewage Disposal - *City*
Rear Yards - *55'*
Side Yards - *10' and 15' 14' and 5' (attached garage)*
Front Yards - *25'*
Projections -
Height - *2 story Garrison*
Lot Area - *8100 sq ft*
Building Area - *624*
Area per Family - *6500 sq ft*
Width of Lot - *75'*
Lot Frontage - *75'*
Off-street Parking - *O.K.*
Loading Bays - *N/A*
Site Plan -
Shoreland Zoning -
Flood Plains -

*Public Works says
Hold up on Permit
until drainage
plans are approved
3/20/87 M.D.T.*

*O.K. per Bob Roy
3/24/87*

*Bldg Plan received
3/25/87 M.D.T.*



CITY OF PORTLAND

DEPARTMENT OF PLANNING & ZONING
INSPECTION SERVICES DIVISION

MAR 25 1987

Euclid Ambler Assoc.

P.O. Box 7561 DTS

Portland, Maine 04112

Re: Lot 39 Lane Avenue

Dear Sir:

Your application to construct a single family dwelling 24' X 26' has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirement

Inspection Services Approved W.J. Turner 03/20/87

Public Works Approved with conditions

1. The foundation/garage slab shall be checked immediately by the Code Enforcement officer for any encroachments within the storm drain easement, the limits of which are 15 feet from and parallel with the lot line between lots 35 and 36.
2. No filling or grading shall take place within the storm water drain inlet shall not be altered or plugged.
3. Sewer connection permits shall be obtained prior to connecting to services into Lane Avenue.

R.J. Roy 03/16/87

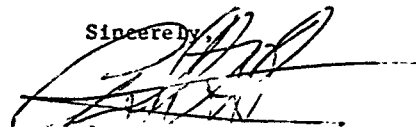
Building Code Requirements

1. All lot lines and the lot shall be clearly marked before calling for a foundation inspection.
2. All concrete and the earth below the foundation shall be protected from freezing.

3. The foundation shall be 12" thick, front walls a minimum of 8" thick.
4. Please read and implement items 5, 6 and 7 of the attached work sheet.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



Chief of Inspection Services

cc: R. Roy, Public Works

Attachment

/ksc

DATE: 24/mar/87

REASON FOR PERMIT:

510116 - Family Dwelling
W/TT ATTACHED GARAGE

BUILDING OWNER:

Euclid Amber Assoc

CONTRACTOR:

PERMIT APPLICANT

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.

- X 5.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 15, 1987
Receipt and Permit number D 10781

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 Portland Electrical Ordinance, the National Electrical Code and the following specification:

LOCATION OF WORK: Lot #39 Lane Avenue

OWNER'S NAME: Peter Hoglund ADDRESS: 56 Lane Avenue

		FEES
OUTLETS:		
Receptacles	Switches	Plugmole
ft. TOTAL <u>31-60</u>		<u>5.00</u>
FIXTURES: (number of)		
Incandescent	Flourescent	(not strip) TOTAL <u>12</u>
Strip Flourescent		ft. <u>3.20</u>
SERVICES:		
Overhead <u>X</u>	Underground	Temporary
TOTAL amperes <u>200</u>		<u>3.00</u>
METERS: (number of) <u>1</u>	<u>.50</u>	
MOTORS: (number of)		
Fractional		
1 HP or over		
RESIDENTIAL HEATING:		
Oil or Gas (number of units)		
Electric (number of rooms) <u>8</u>	<u>8.00</u>	
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler)		
Oil or Gas (by separate units)		
Electric Under 20 kws	Over 20 kws	
APPLIANCES: (number of)		
Ranges	<u>1</u>	Water Heaters
Cook Tcps		Disposals
Wall Ovens		Dishwashers
Dryers	<u>1</u>	Compactors
Fans		Others (denote)
TOTAL <u>5</u>		<u>7.50</u>
MISCELLANEOUS: (number of)		
Branch Panels		
Transformers		
Air Conditioners Central Unit		
Separate Units (windows)		
Signs 20 sq. ft. and under		
Over 20 sq. ft.		
Swimming Pools Above Ground		
In Ground		
Fire/Burglar Alarms Residential		
Commercial		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under		
over 30 amps		
Circus, Fairs, etc.		
Alterations to wires		
Repairs after fire		
Emergency Lights, battery		
Emergency Generators		
INSTALLATION FEE DUE:		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:		
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		
TOTAL AMOUNT DUE:		<u>27.30</u>

INSPECTION:

Will be ready on Rough ready, 1987; or Will Call

CONTRACTOR'S NAME: R. Scott Robinette

ADDRESS: 219 Virginia Street

TEL: 892-5058

MASTER LICENSE NO.: 9896

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

R. Scott Robinette

INSPECTOR'S COPY -- WHITE

OFFICE COPY -- CANARY

CONTRACTOR'S COPY -- GREEN



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to: **Euclid Ambler Assoc.** Lot 39 Lane Avenue Date of Issue: **October 8, 1987**

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. **87-266**, 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

Limiting Conditions: **entire**

single family dwelling with attached garage

This certificate supersedes certificate issued

Approved:

[Signature]
(Date)
Inspector

[Signature]
Inspector of Buildings

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.

PERMIT * BUILDING PERMIT APPLICATION Portland 2/26/87 Previous permit: *
APPLICANT FILL OUT I - XVII AND DETAILS OF WORK ON REVERSE
Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION
Location/address of construction: Lot 39, Lane Avenue
Owner or lessee's name: Euclid Ambler Assoc.
Address: P.O. Box 7561 DTS, Portland, Maine 04112
Tel.: 797-8898

Contractor's name: _____
Address: _____
Subcontractors: _____

City of Portland
MAR 26 1987

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE
Name: Lane Avenue
Lot: 39
Block: _____
Bk. & pg. Reg'd deeds: _____
Date recorded: _____

III. PROPOSED USE: 102 Seasonal Condominium Apartment
CODE: if other, explain: _____

IV. PAST USE: vacant lot

V. OWNERSHIP: Public (federal, state, local government) PRIVATE (individual, corp, nonprofit)

VI. DESCRIPTION OF WORK: Site Plan Review to construct 1-family house with attached garage, as per plan.
ISSUE PERMIT TO OWNER

VII. BUILDING DIMENSIONS: length 26' width 24' square footage 624 height 25' #stories 2
VIII. EST. CONSTRUCTION COST: _____
IX. GR. SQ. FT. OF LAND: _____
X. RESIDENTIAL BUILDINGS ONLY: 1 BDRM 2 BDRMS 3 BDRMS
NEW DWELLING UNITS WITH: _____
EXISTING DWELLING UNITS WITH: _____
XI. RESIDENTIAL UNITS: 1 # NEW DWELLINGS
EXISTING DWELLINGS
NET RESIDENTIAL UNITS: 1

XII. SIGNATURE OF APPLICANT: _____
DATE: 2-28-87

XIII. ZONING: _____
DISTRICT: _____
STREET FRONTAGE: _____
SETBACKS: front _____ back _____ side _____
ZONING BOARD APPROVAL: no ☐ yes ☐ (date) _____
PLANNING BOARD APPROVAL: no ☐ yes ☐ (date) _____

XIV. OFFICE USE: TAX MAP # 307 LOT # B-10 & 11 VALUE/STRUCTURE 100,000 PERMIT EXPIRATION: _____

XV. CONDITIONAL USE: variance _____ site plan _____ subdivision _____ other _____ (explain) _____ shore and floodplain mgmt _____

XVI. SIGNATURE OF FIELD INSPECTOR (CEO): _____
DATE: _____

XVII. FEES: base fee 220.00 subdivision fee _____ site plan review fee 50.00 other fees _____ late fee _____ TOTAL 270.00

XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS: _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

1. WATER SUPPLY ☐ public ☐ private ☐ fuel
2. SEWER ☐ public ☐ private, type _____
3. HEAT type _____
4. FOUNDATION type _____ thickness _____ footing _____
5. ROOF type _____ pitch _____ load _____
6. PLUMBING # tubs _____ # showers _____ # lavatories _____ # laundry tubs _____
SPRINKLER SYSTEM? ☐ yes ☐ no
flushes _____
7. ELECTRICAL service entrance size _____ # smoke detectors _____
enclosed outdoors
NUMBER OF OFF-STREET PARKING SPACES: _____
11. BEDROOM WINDOWS height _____ width _____ sill height _____
10. If 1-story building w/ masonry walls, wall thickness _____
9. FRAMING: floor joists _____ size _____ max. on centers _____ ceiling joists _____ rafters _____ studs _____
8. CHIMNEY # flues _____ material _____ fireplaces _____
eigress window? _____
White - Municipal Office
Green - Applicant
Yellow - CEO
Pink - Tax Assessor
Gold - GPCUG



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