



Permitting and Inspections Department
Michael A. Russell, MS, Director

96 LEDGEWOOD
PROPOSED DECK
Permitting and Inspections Department
Approved with conditions

One- and Two-Family Addition/Alteration Check

03/14/2019

(Including shed, deck, accessory structure, pool, change of use and amendment)

Applications shall be submitted online via the Citizen Self Service portal. Refer to the attached documents for complete instructions. The following items shall be submitted (please check and submit all items):

- One- and Two-Family Additions/Alterations Checklist (this form)
- A plot plan drawn to scale, showing the shape and dimensions of the lot, shapes and dimensions of all existing and proposed structures including distance from property lines, location and dimension of all parking areas and driveways (required for any additions to the footprint or volume of the structure, any new or rebuilt structures or accessory detached structures)
- Proof of Ownership (e.g. deed, purchase and sale agreement) if the property was purchased within the past six months

Applications for pools shall also include the following:

- A complete set of plans with structural details, dimensions and a cross section showing the slope and depth ratios (for in-ground pools)
- Design specifications from the manufacturer (for above ground pools)
- Details of required barrier protection including the design of fencing, gates, latches, ladders or audible alarms (if applicable), and showing the location and construction detail for all features. This information can often be obtained from the manufacturer.

Applications for sheds for storage only and 200 square feet or less shall also include the following:

The length, width and height of the structure as described in:

- A copy of the brochure from the manufacturer; or
- A picture or sketch/plan of the proposed shed/structure

Applications for additions, alterations and detached accessory structures shall also include the following information per the IRC 2009 (As each project has varying degrees of complexity and scope of work for repairs, alterations and renovations, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.):

NOTE: All plan shall be drawn to a measurable scale (e.g., 1/4 inch = 1 foot) and include dimensions.

- Floor plans with dimensions - existing and proposed
- Elevations with dimensions – existing and proposed
- Foundation plan with footing/pier (sonotube) size and location
- Cross sections with framing material (foundation anchor size/spacing, rebar, drainage, damp proofing, floors, walls, beams, ceilings, rafters etc.)
- Detail new wall/floor/ceiling partitions including listed fire rated assemblies and continuity
- Window and door schedules including dimensions, and fire rating
- Stair details, including dimensions of rise/run, head room, guards/handrails, and baluster spacing
- Insulation (R-factors) of walls, ceilings and floors and the heat loss (U-factors) of windows
- Indicate location of egress windows and smoke/carbon monoxide detection
- Deck construction including pier layout, framing, fastenings, guards, handrails, and stair dimensions **3 DRAWINGS**

Separate permits are required for internal & external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems and appliances.



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FAST TRACK ELIGIBLE PROJECTS

SCHEDULE A

03/14/2019

(Please note: The appropriate Submission Checklist and General Building Permit Application must be submitted with any Fast Track application.)

Type of Work:

- One/two family swimming pool, spa, or hot tub.
- One/two family first floor deck, stair, or porch.
- One/two family detached one-story accessory structure less than 600 sq. ft. without habitable space.
- Fences over 6 feet in height (residential or commercial).

Zone: _____

- Shoreland zone? Yes No
- Stream protection zone? Yes No
- Historic district? Yes No
- Flood zone (if known)? Yes No

This information may be found on the city's
online map portal at:
<http://click.portlandmaine.gov/gisportal/>

1. Setbacks to project:

- a. Front
- b. Rear
- c. Left side
- d. Right side
- e. Side street
- f. Other structures (for pools only)

Proposed Project Ordinance Requirement

± 24'	25'
± 31'	20'
± 120'	20'

2. Lot coverage or impervious surface coverage (total after project):

7.5% 20%

3. Landscaped open space (R-6 zone only):

4. Height of structure:

30"

5. For fences only:

- a. Distance from fence to street line
- b. Height of fence within 25 feet of street line
- c. Height of fence more than 25 feet from street line

I certify that (all of the following must be initialed for this application to be accepted):

- I am the owner or authorized owner's agent of the property listed below.
- I am aware that this application will not be reviewed for determination of the zoning legal use and the use may not be in compliance with City records.
- I assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.
- I assume responsibility for scheduling inspections of the work as required, and agree that the inspector may require modifications to the work completed if it does not meet applicable codes.

Initials
 TS
 TS
 TS
 TS

Project Address: 96 LEDGEWOOD, PEAKS ISLAND ME

Print Name: TATYANNA SEREDIN Date: 3-6-19

This is a legal document and your electronic initials are considered a legal signature per Maine state law.



Permitting and Inspections Department
Approved with Conditions

WARRANTY DEED
(Maine Statutory Short Form)

03/14/2019

KNOW ALL PERSONS BY THESE PRESENTS, that, **Brigitte S. McDonald** of **Portland, Maine**, and **Daniel McDonald of Hope Mills, North Carolina**, for consideration paid, hereby GRANT to **18 Pleasant Street Associates**, whose mailing address is 76 Elizabeth Street, Peaks Island, Maine 04108, with **WARRANTY COVENANTS**, the land with any buildings thereon situated at 96 LedgeWood Road, Peaks Island, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Brigitte S. McDonald and Daniel McDonald by virtue of deed dated December 5th, 2012 and recorded in the Cumberland County Registry of Deed in Book 30244 Page 315

Witness our hands and seals this 28th day of February, 2017.

Christine Hedder
Witness

Brigitte McDonald
Brigitte S. McDonald

STATE OF MAINE
COUNTY OF Cumberland

February 28, 2017

Then personally appeared before me the above named Brigitte S. McDonald and acknowledged the foregoing instrument to be her free act and deed.

Before me,
Brenda M. Buchanan

Notary Public/ Attorney at Law

Printed Name: **BRENDA M. BUCHANAN**

My Comm. Exp:

N/A

MAINE REAL ESTATE TAX PAID



Witness our hands and seals this 14 day of February, 2017.

Permitting and Inspections Department
Approved with Conditions

Michelle Knisley
Witness Michelle Knisley

D. McDonald
Daniel McDonald

03/14/2019

STATE OF _____ WITH THE U.S. ARMED FORCES IN EUROPE
COUNTY OF _____ AT SHAPE, BELGIUM, APO AE 09708

February 14, 2017

Then personally appeared before me the above named Daniel McDonald and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Chen M. Walsh

Notary Public/ Attorney at Law

Printed Name: Chen M. Walsh

My Comm. Exp:

INDEFINITE IAW 10 USC 1044a

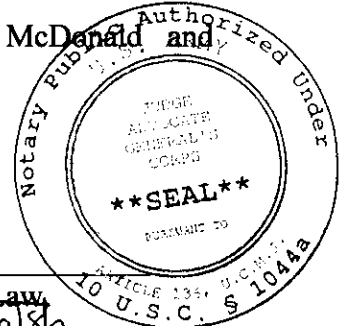




EXHIBIT A

Permitting and Inspections Department
Approved with Conditions

A certain lot or parcel of land with the improvements thereon situated on Peaks
Cumberland and State of Maine, and more particularly described and made a part hereof.

03/14/2019

A certain lot or parcel of land together with the buildings thereon, situated on Peaks Island, the same being further described as being the most southerly one-half part of lot numbered two (2) as shown on plan of land of the Robert G. Skilling heirs as recorded at the Cumberland County Registry of Deeds, and purporting to contain four thousand (4,000) square feet of land.

Also another certain lot or parcel of land, being all and the same premises as were conveyed to Ralph C. Purinton by Ada E. Lorrette by her deed recorded in the Cumberland County Registry of Deeds in Book 1564, Page 330, the same being further identified as being shown on Assessors Plans of the City of Portland under designation of 87-E-9 and 87-O-5.

Being the second and third parcels of land described in deed from Cumberland Savings and Loan Association to Leslie L. Hoar, dated April 10, 1956, and recorded in the Cumberland County Registry of Deeds in Book 2284, Page 70.

Parcel ID# 087 E008001

**** This deed was prepared without the benefit of a title exam****

Received
Recorded Register of Deeds
Feb 28, 2017 10:25:52A
Cumberland County
Nancy A. Lane



Permitting and Inspections Department
Approved with Conditions

03/14/2019

**QUITCLAIM DEED WITHOUT COVENANT
(RELEASE DEED)
MAINE STATUTORY SHORT FORM**

KNOW ALL PERSONS BY THESE PRESENTS

18 PLEASANT STREET ASSOCIATES, a Maine partnership with a mailing address of 76 Elizabeth Street, Peaks Island, Maine 04108, for consideration paid, hereby RELEASES to **CAROL I. EISENBERG** of Peaks Island, Maine, whose mailing address is 100 Ledgewood Street, Peaks Island, Maine 04108, the following real property on Peaks Island, in the City of Portland, County of Cumberland and State of Maine.

A certain lot or parcel of land situated northerly of Ledgewood Street and easterly of the easterly end of Sterling Street on Peaks Island in the City of Portland, County of Cumberland and State of Maine, said lot being shown as "Parcel to be conveyed to Carol I. Eisenberg" on a plan of land entitled, "Boundary Survey of Former Ralph Purington Property, 96 Ledgewood Street, Peaks Island, Portland, Maine" dated April 6, 2017, revised through April 18, 2017, prepared by Four Points Associates, Inc., to be recorded at the Cumberland County Registry of Deeds ("CCRD"), said lot being more particularly bounded and described as follows:

Beginning at a 5/8" iron rebar with cap "Four Points, PLS 2147" set on the southerly side of a 10 foot wide right of way encumbering land now or formerly owned by David and Pamela Manning described in a deed recorded in the CCRD, Book 31102, Page 145, which right of way leads from the easterly end of Sterling Street to land of the Grantee, said rebar being situated North 58° 27' 11" East a distance of seventy nine and ninety-one hundredths (79.91') feet from a field stone monument marking the northwesterly corner of Lot 1 as shown on a plan of the division of lots made for Orrin B. Whitten and Sarah Innis recorded as part of a deed from Orrin B. Whitten to Sarah Innis dated June 16, 1892 recorded in the CCRD, Book 588, Page 571;

Thence continuing North 58° 27' 11" East along said right of way and land of Manning a distance of nineteen and forty-nine hundredths (19.49') feet to the northwesterly corner of land of the Grantee, being also the corner of Lot 2 as shown on said Whitten and Innis plan;

Thence South 21° 13' 21" East along land of the Grantee and said Lot 2 a distance of thirty-nine and fifty-seven hundredths (39.57') feet to another 5/8" iron rebar with cap "Four Points, PLS 2147" set at the northwesterly corner of a parcel this day being conveyed to the Grantor by the Grantee as shown on said plan prepared by Four Points Associates, Inc.;

Thence South 55° 07' 37" West passing through land of the Grantor a distance of eleven and eighteen hundredths (11.18') feet to another 5/8" iron rebar set with cap "Four Points, PLS 2147";



Permitting and Inspections Department
Approved with Conditions

03/14/2019

Thence North 33° 20' 33" West passing through land of the Grantor a distance of thirty-nine and fifty-six hundredths (39.56') feet to the point of beginning.

The above described parcel containing 600 square feet being conveyed in exchange for another parcel of the same area for the purpose of establishing a new common boundary between the Grantor and Grantee as shown on said plan prepared by Four Points Associates, Inc., being recorded as part of the exchange.

Bearings are based on Grid North established by a rapid static observation using a dual frequency Global Positioning System unit during the survey completed for the above described exchange.

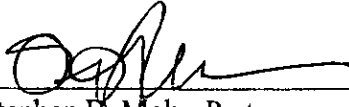
MEANING AND INTENDING TO describe and release, and hereby releasing a portion of those premises conveyed by Brigitte S. McDonald and Daniel McDonald to 18 Pleasant Street Associates dated February 28, 2017 and recorded in the Cumberland County Registry of Deeds, Book 33848, Page 317.

Dated this 27 day of ~~May~~ ^{FEB, 2018} 2017.

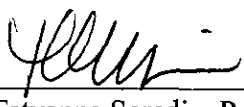
SIGNED, SEALED AND DELIVERED
in the presence of



18 Pleasant Street Associates

By: 

Stephen B. Mohr, Partner

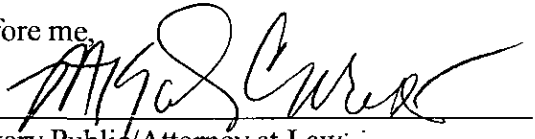
By: 

Tatyanna Seredin, Partner

STATE OF MAINE
CUMBERLAND, ss

Date: 2/27/2018

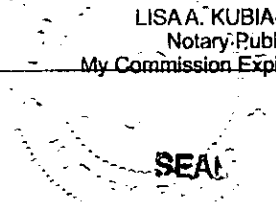
Then personally appeared the above-named STEPHEN B. MOHR and TATYANNA SEREDIN, duly authorized partners of 18 Pleasant Street Associates, who acknowledged the foregoing instrument to be the free act and deed of said partnership.

Before me, 

Notary Public/Attorney at Law

LISA A. KUBIAK CHRISTIE
Notary Public, Maine
My Commission Expires June 21, 2020

Printed Name
Commission Expires:



Received
Recorded Register of Deeds
Mar 06, 2018 12:40:52P
Cumberland County
Nancy A. Lane



**QUITCLAIM DEED WITHOUT COVENANT
(RELEASE DEED)
MAINE STATUTORY SHORT FORM**

Permitting and Inspections Department
Approved with Conditions

03/14/2019

KNOW ALL PERSONS BY THESE PRESENTS

CAROL I. EISENBERG of Peaks Island, Maine, whose mailing address is 100 Ledgewood Street, Peaks Island, Maine 04108, for consideration paid, hereby RELEASES to **18 PLEASANT STREET ASSOCIATES**, a Maine partnership with a mailing address of 76 Elizabeth Street, Peaks Island, Maine 04108, the following real property on Peaks Island, in the City of Portland, County of Cumberland and State of Maine.

A CERTAIN LOT or parcel of land situated northerly of Ledgewood Street on Peaks Island in the City of Portland, County of Cumberland and State of Maine, said lot being shown as "Parcel to be conveyed to 18 Pleasant Street Associates" on a plan of land entitled, Boundary Survey of Former Ralph Purington Property, 96 Ledgewood Street, Peaks Island, Portland, Maine" dated April 6, 2017, revised through April 18, 2017, prepared by Four Points Associates, Inc., to be recorded at the Cumberland County Registry of Deeds ("CCRD"), said lot being more particularly bounded and described as follows:

Beginning at a 5/8" iron rebar with cap "Four Points, PLS 2147" set on the westerly sideline of land now or formerly owned by David C. Simpson and the Grantee by deed recorded in the CCRD, Book 26240, Page 156, being also the westerly line of Lot 3 as shown on a plan of the division of lots made for Orrin B. Whitten and Sarah Innis recorded as part of a deed from Orrin B. Whitten to Sarah Innis dated June 16, 1892 recorded in the CCRD, Book 588, Page 571, said iron rebar being situated North 21° 04' 16" West along said westerly sideline of said land of Simpson et al., a distance of forty-five and eighty-seven hundredths (45.87') feet from another 5/8" iron rebar with cap "Four Points, PLS 2147" set on the northerly side of Ledgewood Street;

Thence South 66° 17' 57" West along the northerly sideline of land of the Grantee by deed recorded in the CCRD, Book 33848, Page 317, being the first parcel described in said deed, a distance of sixty-eight and eighty-seven hundredths (68.87') feet to a point at the northwesterly corner of the first parcel;

Thence North 21° 13' 21" West along land of the Grantee, being the easterly sideline of the second parcel described in the deed recorded in CCRD, Book 33848, Page 317, a distance of six and eighty-five hundredths (6.85') feet to another 5/8" iron rebar with cap "Four Points, PLS 2147" set at the southeasterly corner of a parcel this day being conveyed to the Grantor by the Grantee as shown on said plan prepared by Four Points Associates, Inc.;

Thence North 55° 07' 37" East passing through land of the Grantor a distance of thirty-six and forty-nine hundredths (36.49') feet to another 5/8" iron rebar with cap "Four Points, PLS 2147" set at an angle point;



Thence North 89° 17' 42" East passing through land of the Grantor a distance of thirty-five and sixty-one hundredths (35.61') feet to the point of beginning.

Permitting and Inspections Department
Approved with Conditions

The above described parcel containing 600 square feet being conveyed in exchange parcel of the same area for the purpose of establishing a new common boundary between Grantor and Grantee as shown on said plan prepared by Four Points Associates, Inc., being recorded as part of the exchange.

03/14/2019

Bearings are based on Grid North established by a rapid static observation using a dual frequency Global Positioning System unit during the survey completed for the above described exchange.

MEANING AND INTENDING TO describe and release, and hereby releasing a portion of those premises conveyed by Louis W. Dobson, Jr. to Carol I. Eisenberg by deed dated June 6, 2014 and recorded in the Cumberland County Registry of Deeds, Book 31659, Page 210.

Dated this 27th day of ~~May, 2017~~ February 2018.

SIGNED, SEALED AND DELIVERED
in the presence of

Katrina Niidas Holm

CAROL I. EISENBERG

STATE OF MAINE
CUMBERLAND, ss

Date: Feb. 27, 2018

Then personally appeared the above-named CAROL I. EISENBERG, who acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney at Law

Printed Name: MICHELLE K. SEACORD
Commission Expires: ~~NOTARY PUBLIC~~
State of Maine
My Commission Expires
January 27, 2023

SEAL

Received
Recorded Register of Deeds
Mar 06, 2018 12:40:20P
Cumberland County
Nancy A. Lane

18 Pleasant Street Associates
18 Pleasant Street, Portland, Maine 04101
(207) 871 - 0003



Permitting and Inspections Department
Approved with Conditions

03/14/2019

March 7, 2019

Ms. Tatyanna Seredin
18 Pleasant Street
Portland, ME 04101

Re: Proposed Deck at 96 Ledgewood Street

Dear Tatyanna,

Per the City of Portland I am sending you this letter to serve as formal acknowledgement of, and to let you know that I am in agreement with, the permit application and documents for the proposed deck at 96 Ledgewood Street on Peaks Island. The above mentioned property is jointly owned by you (Tatyanna Seredin) and myself (Stephen B. Mohr) through 18 Pleasant Street Associates. Please proceed with this deck project with my blessing.

Your loving husband and joint owner of 18 Pleasant Street Associates,

A handwritten signature in black ink, appearing to read 'Stephen B. Mohr', with a long horizontal line extending to the right.

Stephen B. Mohr



Thence North 33° 20' 33" West passing through land of the Grantor a distance of thirty-nine and fifty-six hundredths (39.56') feet to the point of beginning.

Permitting and Inspections Department
Approved with Conditions

03/14/2019

The above described parcel containing 600 square feet being conveyed in exchange for another parcel of the same area for the purpose of establishing a new common boundary between the Grantor and Grantee as shown on said plan prepared by Four Points Associates, Inc., being recorded as part of the exchange.

Bearings are based on Grid North established by a rapid static observation using a dual frequency Global Positioning System unit during the survey completed for the above described exchange.

MEANING AND INTENDING TO describe and release, and hereby releasing a portion of those premises conveyed by Brigitte S. McDonald and Daniel McDonald to 18 Pleasant Street Associates dated February 28, 2017 and recorded in the Cumberland County Registry of Deeds, Book 33848, Page 317.

Dated this 27 day of ~~May~~ ^{FEB, 2018} 2017.

SIGNED, SEALED AND DELIVERED
in the presence of

18 Pleasant Street Associates
By: Stephen B. Mohr, Partner
By: Tatyanna Seredin, Partner
Date: 2/27/2018

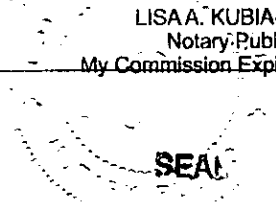
STATE OF MAINE
CUMBERLAND, ss

Then personally appeared the above-named STEPHEN B. MOHR and TATYANNA SEREDIN, duly authorized partners of 18 Pleasant Street Associates, who acknowledged the foregoing instrument to be the free act and deed of said partnership.

Before me,

Notary Public/Attorney at Law
LISA A. KUBIAK CHRISTIE
Notary Public, Maine
My Commission Expires June 21, 2020

Printed Name
Commission Expires:



Received
Recorded Register of Deeds
Mar 06, 2018 12:40:52P
Cumberland County
Nancy A. Lane

**SCHEDULE B-1
(Form 1065)**

(Rev. September 2017)
Department of the Treasury
Internal Revenue Service

**Information on Partners Owning 50% or
More of the Partnership**
▶ Attach to Form 1065.



Go to www.irs.gov/Form1065 for the latest information.

Name of partnership

18 PLEASANT STREET ASSOCIATES

Employer identification number (EIN)

01-0472009

Permitting and Inspections Department
Approved with Conditions

Part I Entities Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3a)

03/14/2019

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
				0.000
				0.000
				0.000
				0.000
				0.000
				0.000
				0.000
				0.000

Part II Individuals or Estates Owning 50% or More of the Partnership (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
TATYANNA SEREDIN	[REDACTED]	US	50.000
STEPHEN MOHR	[REDACTED]	US	50.000
			0.000
			0.000
			0.000
			0.000
			0.000

For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule B-1 (Form 1065) (Rev. 9-2017)