

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 100258

### PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that Jeffrey Keeler II/self  
has permission to Demolition of one story storage room  
85 Essenden St CBL 17 B016001 APR 23 2010

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Jeannie Bonke* 4/23/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0258	Issue Date:	CBL: 117 B016001
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Location of Construction: 83 Fessenden St	Owner Name: Jeffrey Keeler II	Owner Address: 83 Fessenden St	Phone: 603-828-5100
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: R-5

Past Use: Two Family	Proposed Use: Two Family / Demolition of one story storage room.	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
<i>legai use - 2 d.v.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>U</i> Type: <i>SB</i> <i>Demolition</i>	

Proposed Project Description: Demolition of one story storage room. (12.5' x 15.5')	Signature:	Signature: <i>AMB 4/23/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 03/17/2010	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/cond-hon</i> Date: <i>3/19/10 ABM</i>	<b>Zoning Appeal</b> <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 Date: _____	<b>Historic Preservation</b> <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: _____
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PERMIT ISSUED

APR 23 2010

City of Portland

### 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, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0258	Date Applied For: 03/17/2010	CBL: 117 B016001
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Location of Construction: 83 Fessenden St	Owner Name: Jeffrey Keeler II	Owner Address: 83 Fessenden St	Phone: 603-828-5100
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: Two Family / Demolition of one story storage room.	Proposed Project Description: Demolition of one story storage room 12.5' x 15.5'.
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**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

Received from Jeffrey Keeler II 2010

Location of Work 83 Fessenden St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_ Total: \_\_\_\_\_

Building (1L)  Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other None

CBL: 117 B016001

Check #: None

Total Collected \$ \_\_\_\_\_

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

**PERMIT ISSUED**  
APR 23 2010  
City of Portland



# Demolition of a Structure 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>83 Fessenden St.</u>		
Total Square Footage of Proposed Structure 194 SF		Square Footage of Lot: 6194 SF
Tax Assessor's Chart, Block & Lot: Chart#      Block#      Lot# 117      B      016	Owner: Jeffrey Keeler II	Telephone: 603 828 5100
Lessee/Buyer's Name (If Applicable)  N/A	Applicant name, address & telephone: Jeffrey Keeler II 83 Fessenden St Portland, ME 04103 603 828 5100 <i>xx mail</i>	Cost Of Work: \$ <u>300</u>  Fee: \$ <u>30.00</u>
Current legal use: (i.e. garage, warehouse) <u>Storage Room</u> If vacant, what was the previous use? _____ How long has it been vacant? _____ <b>Project description:</b> The 1-story storage room will be removed from the property. It will be brought down by hand and the debris sorted and brought to Riverside Recycling Facility No heavy equipment will be used, and no digging will be necessary.		
Contractor's name, address & telephone: <u>Same as Applicant Above</u>		
Who should we contact when the permit is ready : <u>Same as Applicant Above</u>		
Mailing address: _____ Telephone: _____		

RECEIVED

MAR 17 2010

Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

Dept. of Building Inspections  
City of Portland Maine

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: <u><i>Jeffrey Keeler II</i></u>	Date: <u>3/17/10</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

**Jeanie Bourke - Demo sign off for 83 Fessenden Street**

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**From:** "Monti, Barbara" <monti@unitil.com>  
**To:** "Jeanie Bourke" <JMB@portlandmaine.gov>  
**Date:** 3/17/2010 9:09 AM  
**Subject:** Demo sign off for 83 Fessenden Street

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Jeanie,

Mr Keeler is all set to demo the attached structure at the back of his property.

Any questions please let me know.

barb

Barbara Monti  
Unitil Service Corp  
1075 Forest Avenue  
PO Box 3586  
Portland ME 04104-3586  
Phone: 207-541-2533  
Email: monti@unitil.com



# Demolition Call List & Requirements

Site Address: 83 Fessenden St. Portland, ME 04103

Owner: Jeffrey Keeler II

Structure Type: Attached 1-story storage room. Wood framed.

Contractor: Jeffrey Keeler II

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	Pauline 3/16/10
Northern Utilities	797-8002 ext 6241	Barbara Monty, ex 2533 3/16/10
Portland Water District	761-8310	Stephanie, ex 3095 3/16/10
Dig Safe	1-888-344-7233	Ticket# 20101203212 3/16/10

**After calling Dig Safe, you must wait 72 business hours before digging can begin.**

DPW/ Traffic Division (L. Cote)	874-8891	Lucy Cotte 3/16/10
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	Carole Merritt 3/16/10
Historic Preservation	874-8726	Deb Andrews 3/16/10
Fire Dispatcher	874-8576	Captain Kuttrow 3/16/10
DEP – Environmental (Augusta)	287-2651	Sandy Moody 3/16/10

## Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

Additional Requirements 1-3 are included on attached pages.

Additional Requirement 4 not needed as per a phone conversation with Lannie Dobson on 3/16/10

**All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.**

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

**I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.**

Signed: 

Date: 3/17/10

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

Jake and Eleanor Keeler

83 Fessenden St.

Portland, ME 04103

March 16, 2010

[Keeler.jake@gmail.com](mailto:Keeler.jake@gmail.com) or Eleanor.bates@gmail.com

Hello Neighbors!

My wife Eleanor and I are planning on doing some work to our house this spring. That work will happen in two stages and requires two permits from the city. The first bit of work involves the removal of the storage room attached to the back of our house. It's the only 1-story part of the house. (It's also the part that looks like a good wind could take it down). Later this spring we'll be looking to put up an addition in its place, but that's separate work. For the demolition permit, the city requires that I send this letter to all property abutters about the application for a demolition permit, so that's you!

Just to let you know, I'll be doing the work myself and the removal of this structure will not require heavy equipment nor any interruption in services to the street. It will be a pretty simple and painless affair. Part of the future addition will require foundation work, but that will be a separate permit and separate work later this spring.

Thank you and please come over or email if you have any questions, or if you just want to see how it's going.

Cheers,

Jake and Eleanor Keeler



Foundation and structure of the main house will not be affected. The 1-story room is the room to be demolished.

Interior view of the storage room



1-story attached structure is to be demolished. No heavy equipment necessary and no disturbance of the soil will be necessary.



Existing Site Coverage

Site - 6194 ft<sup>2</sup>

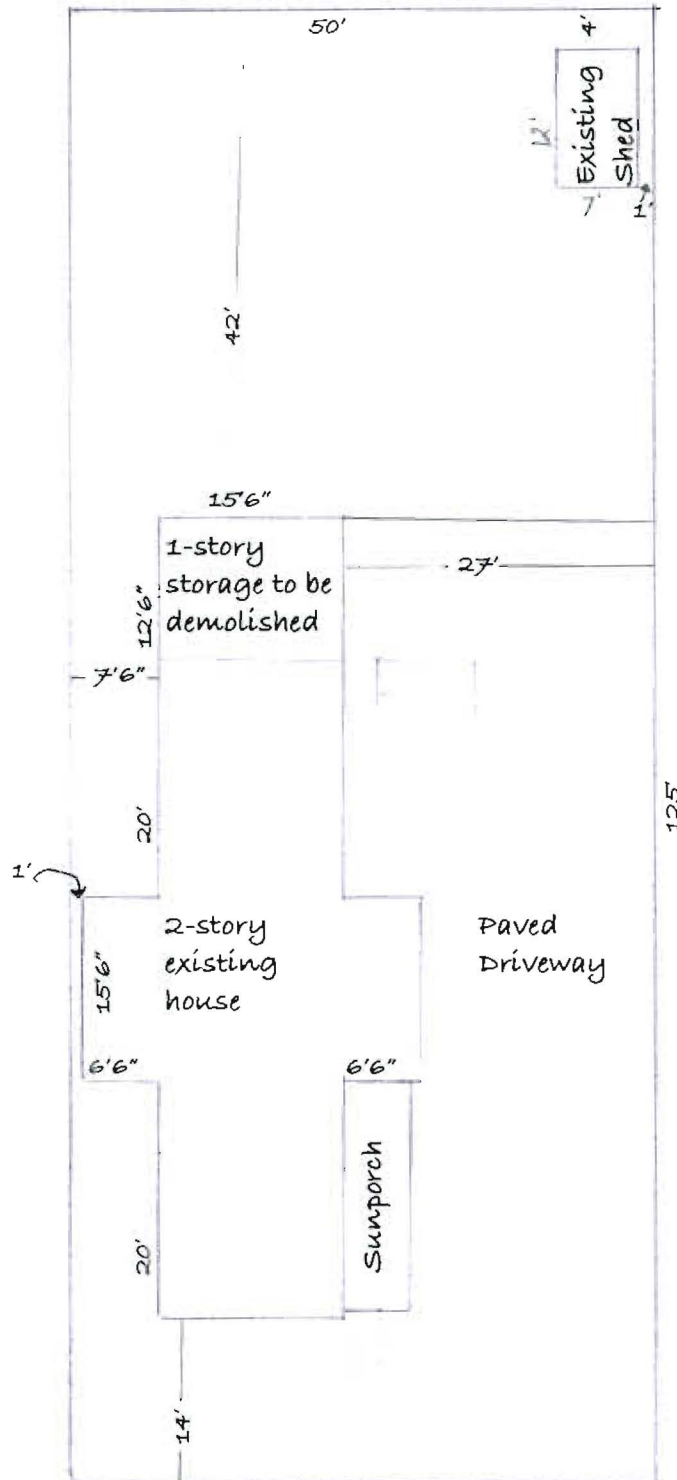
Shed - 84 ft<sup>2</sup>

2-story House - 1062 ft<sup>2</sup>

1-story storage - 194 ft<sup>2</sup>

Sunporch - 104 ft<sup>2</sup>

Total Coverage = 1444 ft<sup>2</sup> / 6194 ft<sup>2</sup> = 23% covered



Existing Plot Plan Scale: 1/16" = 1'-0"

A U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
**SETTLEMENT STATEMENT**

1. LTV	2. LIMA	3. X CONV	4. LINS
5. CONV	6. LOAN NUMBER		
7. LOAN NUMBER		8. MORE LOANS CASE NO.	

The house closing was 2/26/10 and thus the assessor's office may not have updated ownership records yet.

This HUD statement copy from the closing documents shows proof of ownership.

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to you by the settlement agent are shown. Items marked "P" or "T" were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. NAME & ADDRESS OF BORROWER:	Jeffrey G. Keeler, II and Eleanor B. Keeler 299 Westbrook Street, Apt. 301C, South Portland, ME 04106
E. NAME & ADDRESS OF SELLER:	Jonathan W. Evans and Hanna C. Evans P.O. Box 1065, Soldotna, AK 99669
F. NAME & ADDRESS OF LENDER:	TD Bank, NA One Portland Square, Portland, ME 04101
G. PROPERTY LOCATION:	83 Fessenden Street, Portland, ME 04103
H. SETTLEMENT AGENT:	Horizon Settlement Services, Inc. 6 Garvins Falls Road, Concord, NH 03301 (603) 225-7654
I. PLACE OF SETTLEMENT:	Coldwell Banker Residential Brokerage 53 Baxter Boulevard, Portland, ME 04101 (603) 225-7654
J. SETTLEMENT DATE:	2/26/2010
K. DISBURSEMENT DATE:	2/26/2010

J. Summary of Borrower's Transaction      K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:	243,000.00	400. Gross Amount Due To Seller:	243,000.00
101. Contract sales price	243,000.00	401. Contract sales price	243,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 120)	9,204.82	403.	
104. Escrow Holdback	4,500.00	404.	
105.	405.		

Adjustments For Items Paid By Seller In Advance:		Adjustments For Items Paid By Seller In Advance:	
106. City/town taxes 02/26/10 to 06/30/10	1,404.83	406. City/town taxes 02/26/10 to 06/30/10	1,404.83
107. County taxes	00	407. County taxes	00
108. Assessments	00	408. Assessments	00
109.	409.		
110.	410.		
111.	411.		
112.	412.		
113.	413.		
114.	414.		
115.	415.		
116.	416.		

120. Gross Amount Due From Borrower:	258,199.65	420. Gross Amount Due To Seller:	244,404.83
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200. Amounts Paid By Or In Behalf Of Borrower:	5,000.00	500. Reductions In Amount Due To Seller:	15,305.00
201. Deposit or earnest money	5,000.00	501. Excess deposit or earnest money	00
202. Principal amount of new loan(s)	190,000.00	502. Settlement charges to seller (line 120)	15,305.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mgt. 1st Overhome Mortgage Company	227,571.00
205.		505. Payoff 2nd Mgt. 1st	
206.		506. Courier, postage & handling fee (payoff)	105.00
207.		507. Loan initiation & processing fee	29.00
208.		508. City Taxes-Marble Mills	2,067.00
209.		509. Escrow Holdback - Sewer	350.00

Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/town taxes	00	510. City/town taxes	00
211. County taxes	00	511. County taxes	00
212. Assessments	00	512. Assessments	00
213.	513.		
214.	514.		
215.	515.		
216.	516.		
217.	517.		
218.	518.		
219.	519.		

220. Total Paid By/For Borrower:	195,000.00	520. Total Reductions In Amount Due Seller:	245,680.00
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300. Cash At Settlement From/To Borrower:	258,199.65	600. Cash At Settlement From/To Seller:	243,000.00
301. Gross amount due from borrower (line 120)	258,199.65	601. Cash to seller (line 420)	243,000.00
302. Less amount paid by borrower (line 200)	195,000.00	602. Less cash to seller (line 520)	245,680.00
303. Cash (X FROM) TO) Borrower:	63,199.65	603. Cash (X TO) (X FROM) Seller:	1,245.00



Page 1 of 1  
 JKE  
 JW

L.		SETTLEMENT		CHARGES		Escrow 106CN-00024	
700.	Total Seller's Commission Based On Price \$	7.17	(100.00)	0	6.00	0	1,580.00
<b>Division of Commission (line 700) As Follows:</b>							
701.	\$	7,200.00	to	Coldwell Banker Residential Brokerage			
702.	\$	7,200.00	to	Lakepoint Real Estate			
703.	Commission paid at settlement						14,580.00
704.							
<b>800. Items Payable In Connection With Loan:</b>							
801.	Loan Origination fee		%				
802.	Loan Discount	2,000.00		% TD Bank, NA			3,800.00
803.	Appraisal fee to: FIServ Lending Solutions						475.00
804.	Credit report to: CBC Innovis						10.95
805.	Lender's inspection fee						
806.	Mortgage insurance application fee to						
807.	Assumption fee						
808.							
809.							
810.	Tax Service Fee To: First American Real Estate Tax Svc						60.00
811.	Underwriting Fee To: TD Bank, NA						350.00
812.	Flood Zone Cert. Fee To: First American Flood Data Services						5.00
813.							
814.							
815.							
816.	Credit Score Disclosure To: CBC Innovis POC	\$1.50	By L				
817.							
818.							
819.							
820.	Customer Auth Report To: CBC Innovis						1.70
821.							
<b>900. Items Required By Lender To Be Paid In Advance:</b>							
901.	Interest from 2/26/2010 to 3/01/2010				24,673.95		13,400.81
902.	Mortgage insurance premium for		mo. to				74.02
903.	Hazard insurance premium for	1	yr. to	Amica Mutual Ins. Co.			922.00
904.	Flood insurance premium for		yr. to				
905.							
906.							
<b>1000. Reserves Deposited With Lender:</b>							
1001.	Hazard insurance	3	months @ \$	76.82 per month			230.46
1002.	Mortgage insurance	0	months @ \$	0.00 per month			
1003.	City property taxes	3	months @ \$	344.60 per month			1,033.80
1004.	County property taxes	0	months @ \$	0.00 per month			
1005.	Annual assessments	0	months @ \$	0.00 per month			
1006.	Flood insurance	0	months @ \$	0.00 per month			
1007.		0	months @ \$	0.00 per month			
1008.	Aggregate Adjustment						0.00
1009.							
<b>1100. Title Charges:</b>							
1101.	Settlement or closing fee to Horizon Settlement Services, Inc						100.00
1102.	Abstract or title search to						
1103.	Title examination to Horizon Settlement Services, Inc						130.00
1104.	Title insurance binder to						
1105.	Document preparation to						
1106.	Notary fees to						
1107.	Attorney's fees to						
	(includes above item Numbers)						
1108.	Title insurance to Fidelity National Title Ins - ME						927.25
	(includes above item Numbers)						
1109.	Lender's coverage \$ 190,000.00 Premium \$275.00						
1110.	Owner's coverage \$ 243,000.00 Premium \$352.25						
1111.	Document Preparation Fee -Deed & Discharge to Horizon Settlement Services, Inc						175.00
1112.							
1113.							
1114.							
<b>1200. Government Recording and Transfer Charges:</b>							
1201.	Recording fees Deed \$ 20.00 Mortgage \$ 50.00 Releases \$ 0.00						70.00
1202.	City/county tax/stamps Deed \$ 0.00 Mortgage \$ 0.00						
1203.	State tax/Stamps Deed \$ 1,069.20 Mortgage \$ 0.00						534.60
1204.	Release Recording Fee To: Registry of Deeds						16.00
1205.							
<b>1300. Additional Settlement Charges:</b>							
1301.	Survey to Northeast Civil Solutions, Inc						260.00
1302.	Pest inspection to						
1303.							
1304.							
1305.	Courier Fee To: elyrs, Ltd						10.00
1306.	MERS Fee To: MERS POC \$6.95 By L						
1307.							
1308.							
1400.	<b>Total Settlement Charge</b> (Enter on line 109, Section 3, and line 502, Section 4)						9,203.82

*T. J. W.*  
*G. W.*

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, this is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

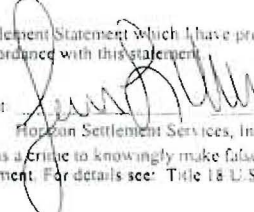
Borrowers/Purchasers

  
Jeffrey G. Keeler II  
  
Eleanor B. Keeler

Sellers

\_\_\_\_\_  
Jonathan W. Evans  
\_\_\_\_\_  
Hanna C. Evans

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent   
Foran Settlement Services, Inc.

Date 2/21/2010

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include fine or imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.