

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED
Permit Number: 051129
OCT 3 2005
CITY OF PORTLAND

This is to certify that Two Sills Llc & /Mark Green

has permission to Build a 2 unit condo

AT 11 Bryant St

129 C003001

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 work in progress must be reported before this building or part thereof is occupied or closed-in. HEAVY 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 DepartmentName

Handwritten signature and date 9/30/05
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:	05-1129	Issue Date:	OCT 3 2005	CEI:	129 CC03001
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Location of Construction:	11 Bryant St	Owner Name:	Two Sills Llc &
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Owner Address:	15 Blythe Ct	Phone:	
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Business Name:		Contractor Name:	Mark Green
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Contractor Address:	37 Willow Street Peaks Island	Phone:	2077123618
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Lessee/Buyer's Name		Phone:	
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Permit Type:	R-5
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Past Use:	Vacant Land	Proposed Use:	2 Unit Condo/ Build a 2 unit condo
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Permit Fee:	\$2,421.00	Cost of Work:	\$250,000.00	CEO District:	4
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Proposed Project Description:
Build a 2 unit condo

FIRE DEPT:	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION:	Use Group: R Type: SB State Board of Manufactured Homes
Signature:	<i>N/A</i>	Signature:	<i>[Signature]</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:	Idobson	Date Applied For:	08/08/2005
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- 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..

Zoning Approval		
Special Zone o views	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2005-0103 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> LMM <input type="checkbox"/> Denied Date: <i>9/22/05</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date:	Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1129	Date Applied For: 0810812005	CBL: 129 C003001
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Location of Construction: 11 Bryant St	Owner Name: Two Sills Llc &	Owner Address: 15 Blythe Ct	Phone:
Business Name:	Contractor Name: Mark Green	Contractor Address: 37 Willow Street Peaks Island	Phone (207) 712-3618
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	
Proposed Use: 2 Unit Condo/ Build a 2 unit condo		Proposed Project Description: Build a 2 unit condo	

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 09/30/2005

Note: **Ok to Issue:**

- 1) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 2) A certificate of third party inspection must be submitted to this office prior to issuance of the Certificate of Occupancy. A photo of the sticker stating third party inspection placed in the structure must be submitted to this office as well.
- 3) This permit approves the modular unit only. Any on site building of porches, decks, walls, stairs, etc. needs to have separate permits
- 4) Separate permits are required for any electrical, plumbing, or heating

Dept: DRC **Status:** Approved **Reviewer:** Jay Reynolds **Approval Date:** 09/22/2005

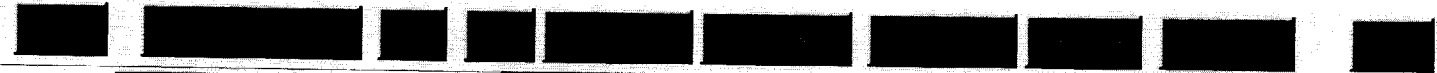
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved **Reviewer:** Kandi Talbot **Approval Date:** 09/22/2005

Note: **Ok to Issue:**

Comments:

9/21/05-tmm: called and left message - need details for any on site building (porches, stairs, etc)- need 11" x 17" plans.



Prmt Text93 18676 Constr Type New Num1 51129

Permit Nbr 05-1129 Location of Construction 11 Bryant St Appl. Date 08/08/2005
Status Hold Permit Type Duplex Issue Date
CBL 129 C003001 District Nbr 4 Estimated Cost \$250,000.00 Date Closed

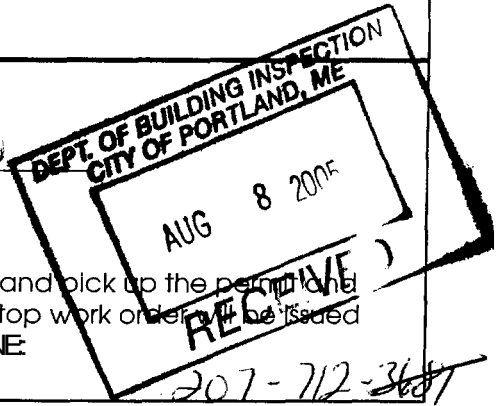
Comment Date	Comment				
09/21/200	called and left message - need details for any on site building (porches, stairs, etc)- need 11" x 17" plans.				
Name	tmm	Follow Up Date		Completed	<input type="checkbox"/>

CreatedBy Idobson CreateDate 08/15/2005 ModBy tmm ModDate 09/27/2005

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>11 BRYANT STREET, PORTLAND, ME.</u>		
Total Square Footage of Proposed Structure <u>2,577.46</u>	Square Footage of Lot <u>9,044.7</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>129 C 3+6</u>	Owner: <u>FOUR SELLS, LLC</u>	Telephone: <u>207 712 3681</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>FOUR SELLS, LLC</u> <u>37 WILLOW ST., PORTLAND</u> <u>ISLAND 712 3681</u>	cost Of Work: \$ Fee: \$ <u>2271</u> <u>300</u> <u>\$2,721</u>
Current use: <u>EMPTY LOT</u>		
If the location is currently vacant, what was prior use: <u>-</u>		
Approximately how long has it been vacant: <u>-</u>		
Proposed use: <u>WE PLAN TO BUILD A 2-UNIT DUPLEX & SELL EACH</u> Project description: <u>AS A SEPARATE CONDOMINIUM.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>MARK GREEN</u>		
Mailing address: <u>37 WILLOW ST.</u> <u>PEAKS ISLAND, ME 04108</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-712-3681</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. 3618

Signature of applicant: <u>[Handwritten Signature]</u>	Date: <u>MAY 1 2005</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

WARRANTYDEED

KNOW ALL PERSONS BY THESE PRESENTS

TWO SILLS LLC, a Maine limited liability company with a mailing address of 15 Blythe Court, Portland, Maine 04102, and **MARK GREEN** and **JEANNE GULNICK** of Peaks Island, County of Cumberland and State of Maine, and both with a mailing address of 37 Willow Street, Peaks Island, ME 04108, for consideration paid, hereby grant to **FOUR SILLS LLC**, a Maine limited liability company with a mailing address of 15 Blythe Court, Portland, Maine, with **WARRANTY COVENANTS**, certain real property located on the southerly side of Bryant Street in Portland, County of Cumberland and State of Maine more particularly described as follows:

BEGINNING at an iron pipe found on the apparent southerly sideline of Bryant Street; said point lies $S\ 75^{\circ}40'07''\ W$, 11.35' from a stone monument found that marks an angle in the southerly highway line of Bryant Street; said iron pipe also being the northwest corner of land of Percy **A.** and Annie Margaret Northrup **as** described in Book 2373, Page 198 at the Cumberland County Registry of Deeds;

THENCE along said Bryant Street $S\ 75^{\circ}40'07''\ W$ a distance of 50.65' to a PK nail set in the edge of a driveway at land of Kathleen Wong **as** described in Book 10006, Page 143 at said Registry;

THENCE $S\ 14^{\circ}19'53''\ E$ a distance of 125.26' to an iron rod set with Cap #1208

THENCE $S\ 69^{\circ}10'03''\ E$ a distance of 41.80' to an iron rod set with Cap #1208;

THENCE $N\ 41^{\circ}06'08''\ E$ a distance of 54.57' to an iron rod set with Cap #1208;

THENCE $N\ 27^{\circ}21'14''\ W$ a distance of 43.90' to a $\frac{3}{4}$ " iron pipe found;

THENCE $N\ 28^{\circ}07'51''\ W$ a distance of 77.84' to the **POINT OF BEGINNING**.

The above described parcel contains 9,044.7 Square Feet.

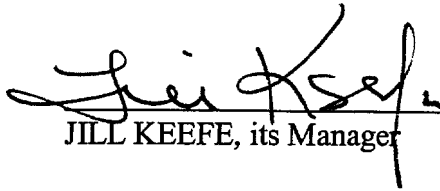
The bearings above referred to are referenced to Magnetic North 2004 **as** depicted on a plan entitled "Plan Prepared for Stephanie L. Mathews, Bryant Street, Portland, Maine," dated October 7, 2004, **as** surveyed by Reed Surveying & GPS, Inc., Scarborough, Maine, which plan is recorded in the Cumberland County Registry of Deeds, Plan **Book** 205, Page 467.

MEANING AND INTENDING to describe and convey and hereby conveying all those same premises conveyed to the Grantors herein by Warranty Deed of Stephanie L. Mathews dated March 10, 2005 and recorded in the Cumberland County Registry of Deeds, Book 22402, Page 169.

IN WITNESS WHEREOF, Jill Keefe, duly authorized manager of TWO SILLS LLC, MARK GREEN and JEANNE GULNICK have executed this instrument this 28th day of July, 2005.


TWO SILLS LLC

Witness



JILL KEEFE, its Manager

Witness



MARK GREEN

Witness



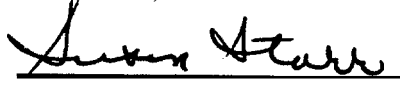
JEANNE GULNICK

STATE OF MAINE
CUMBERLAND, ss

Date: 7/28/05

Then personally appeared JILL KEEFE, duly authorized Manager of TWO SILLS LLC who acknowledged her execution of the foregoing instrument to be her free act and deed in such capacity and the free act and deed of said Company.

Before me,



Notary Public/Attorney at Law

SUSAN R. STARR
Notary Public, Maine

Printed Name Susan R. Starr My Commission Expires July 30, 2009

Commission Expires:

STATE OF MAINE
CUMBERLAND, ss

Date: 7/28/05

Then personally appeared MARK GREEN, who acknowledged his execution of the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

BRENDA M. BUCHANAN

Printed Name

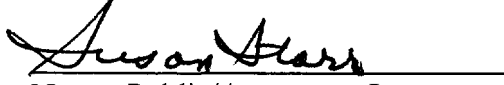
Commission Expires: N/A

STATE OF MAINE
CUMBERLAND, ss

Date: 7/28/05

Then personally appeared JEANNE GULNICK, who acknowledged her execution of the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

SUSAN R. STARR

~~Notary Public, Maine~~

Printed Name ~~My Commission Expires July 30, 2009~~

Commission Expires:

**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER
TAX DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641 - 4641N



PLEASE TYPE OR USE A BALL POINT PEN. FILE BOTH COPIES WITH THE COUNTY REGISTRY OF DEEDS. DO NOT USE STAPLES OR TAPE AND DO NOT DETACH!

1. MUNICIPALITY OR TOWNSHIP Portland	COUNTY Cumberland
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▶ BOOK/PAGE

GRAN Four Sills LLC	20-2494520
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3. NUMBER AND STREET 15 Blythe Court	CITY OR TOWN Portland	STATE AND ZIP CODE ME 04102
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4. IDENTITY: NAME(S) - LAST, FIRST, INITIAL OR CORPORATE NAME(S) Two Sills LLC Green, Mark, & Gulnick, Jeanne	TS MG JG	▶ ENTER SSN OR FED ID HERE 20-1773394 111-44-7924 158-46-6778
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5. NUMBER AND STREET 15 Blythe Court 37 Willow Street	CITY OR TOWN Portland Peaks Island	STATE AND ZIP CODE 04102 04108
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PROPERTY	▶ 6. TAX MAP & LOT NUMBER OR PHYSICAL DESCRIPTION Map 129 Block C Lots 3 & 6	WARNING TO BUYER! If the property is classified as Farmland, Open Space or Tree Growth, a substantial financial penalty could be triggered by Development, subdivision, partition or change in use. <input type="checkbox"/> Classified <input checked="" type="checkbox"/> Not Classified
	▶ 7. DATE OF TRANSFER MO: 7 DAY: 28 YEAR: 05	

CONSIDERATION	8. Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller. See reverse for instructions. FAIR MARKET VALUE \$ 100,000 .00 ▶ CONSIDERATION \$.00 (ACTUAL PRICE PAID OR REQUIRED TO BE PAID)
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EXEMPTION	9. If one or more parties are exempt from the real estate transfer tax, please explain the basis for exemption pursuant to Title 36, M.R.S.A., Section 4641-C. Complete only if the transfer is claimed to be fully or partially exempt. <input type="checkbox"/> GRANTEE Reason: - - - - <input checked="" type="checkbox"/> GRANTOR Reason: <u>Deed between limited liability company members</u>
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SPECIAL CIRCUMSTANCES	10. Were there any special circumstances in the transfer which suggests that the price of the property was either more or less than its fair market value? (IF YES, PLEASE EXPLAIN) ▶ NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
------------------------------	--

INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input checked="" type="checkbox"/> Consideration for the property is less than \$50,000 <input type="checkbox"/> Foreclosure sale: exempt per 36 MRSA 55250-A. sub 3-A
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OATH	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. GRANTEE(S) or AUTHORIZED AGENT: <u>Four Sills LLC</u> DATE: <u>7/28/05</u> GRANTOR(S) or AUTHORIZED AGENT, DATE: <u>Two Sills LLC</u> <u>Mark Green</u> <u>7/28/05</u> <u>Jeanne Gulnick</u>
-------------	--

PREPARER	13. Name, address and phone number of person or firm preparing this form Warren Currier & Buchanan, 57 Exchange St., Portland, ME 04101
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2005-0183
Application I. D. Number
08/05/2005
Application Date
Duplex
Project Name/Description

Two Sills Llc &
Applicant
15 Blythe Ct , Portland, ME 04102

Applicant's Mailing Address
Mark Green

Consultant/Agent

Agent Ph: (207)712-3681 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

11 - 11 Bryant St, Portland, Maine

Address of Proposed Site

129 C003001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Duplex/ Condo's**

25774:

Propos

9044.7

Acreage of Site

Zoning

Check

Site (ma

PAD Review

14-403 Streets Review

Flo

Historic Preservation

DEP Local Certification

Zon Use

Other

Fees Pi

Engineer Review

Date **09/13/2005**

DRC

App

Reviewer Jay Reynolds

Denied

Approv

Approval Expiration **09/22/2006**

Extension to

Additional Sheets Attached

Condition Compliance

Jay Reynolds signature

09/22/2005 date

Performance Guarantee

Required'

Not Required

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

Performance Guarantee Accepted

09/22/2005 date

\$14,720.00 amount

06/15/2006 expiration date

Inspection Fee Paid

09/22/2005 date

\$294.40 amount

Building Permit Issue

date

Performance Guarantee Reduced

date

Temporary Certificate of Occupancy

date

Final Inspection

date

Certificate Of Occupancy

date

Performance Guarantee Released

date

Defect Guarantee Submitted

submitted date

amount

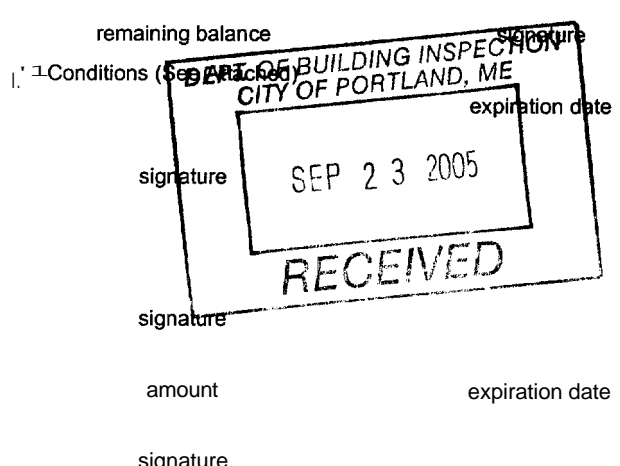
expiration date

Defect Guarantee Released

date

signature

*Mike,
Kandi just
brought this
down - please
put with the
permit with
still old zoning
map*



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

2005-0183
Application I. D. Number
08/05/2005
Application Date
Duplex
ProjectName/Description

Two Sills Llc **8**
Applicant
15 Blythe Ct , Portland, ME 04102
Applicant's Mailing Address
Mark Green
Consultant/Agent
Agent Ph: **(207)712-3681** Agent Fax:
Applicant or Agent Daytime Telephone, Fax

11 - 11 Bryant St, Portland, Maine
Address of Proposed Site
129 C003001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Duplex/ Condo's

257746 **9044.7**
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 (ZBAIPB) Zoning Variance Other

Fees Paid: Site Plan **\$100.00** Subdivision Engineer Review Date **09113/2005**

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions See Attached Denied

Approval Date **09/22/2005** Approval Expiration **09/22/2006** Extension to Additional Sheets Attached
 OK to Issue Building Permit Kandi Talbot signature **09/22/2005** date

Performance Guarantee Required* Not Required

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

- | | | | |
|--|---------------------------|--|--------------------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | 09/22/2005
date | \$14,720.00
amount | 06/15/2006
expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid | 09/22/2005
date | \$294.40
amount | |
| <input type="checkbox"/> Building Permit Issue | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | date | <input type="checkbox"/> Conditions (See Attached) | expiration date |
| <input type="checkbox"/> Final Inspection | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | date | | |
| <input type="checkbox"/> Performance Guarantee Released | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | date | signature | |

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 129 C003001
 Location 11 BRYANT ST
 Land Use VACANT LAND

Owner Address TWO SILLS LLC & JEANNE D GULNICK & MARK A GREEN
 15 BLMHE CT
 PORTLAND ME 04102

Book/Page 22402/169
Legal 129-C-3
 BRYANT ST REAR 11-15
 4375 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$3,320	\$ 0.00	\$3,320

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$3,700	\$ 0.00	\$3,700

* Value subject to change based upon review of property status as of 4/1/06.
 The **tax** rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.1	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/01/1999	LAND	\$7,000	14865-341

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or e-

This page contains a detailed description of the Parcel ID **you** selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 129 C006001
 Location 11 BRYANT ST
 Land Use VACANT LAND

Owner Address TWO SILLS LLC & JEANNE D GULNICK & MARK A GREEN
 15 BLYTHE CT
 PORTLAND ME 04102

Book/Page 22402/169
 Legal 129-C-6
 BRYANT ST 11-13
 4944 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$3,780	\$ 0.00	53,780

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$4,200	\$ 0.00	\$4,200

* Value subject to change based upon review of property **status as of 4/1/06**.
 The tax rate will be determined by City Council in May 2006.

Property information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.113	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
04/01/1996	LAND	578,800	12427-079

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning **tax** payments should be directed to the Treasury office at **874-8490** or e-

Applicant: Two Sills LLC

Date: 9/20/05

Address: 11 Bryant St

C-B-L: 129-C-3e6

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

05-1129

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - to Construct 2 Dwelling Unit Condominiums ^{34x44} 2 Rear Decks

Sevage Disposal - City

Lot Street Frontage - 50' req - 50' shown

Front Yard - 20' min - 21' scaled

Rear Yard - 20' min - 22.5' scaled

Side Yard - 12' min - 12.5' & 12.5' scaled

Projections ^{2 story} 2(4x6) front entry ways - 2(2x10 bay windows) - 2 rear decks 3'x9'

Width of Lot - 60' min - 67' scaled at narrowest

Height - 35' MAX - 25' scaled

Lot Area - 6,000[#] min - 9,319[#] ^{assessor} { 4375, 4944

Lot Coverage Impervious Surface - 40% MAX = 3727.6[#] MAX

Area per Family - 3,000[#] per D.U

Off-street Parking - 2 pkg spaces per D.U. = 4 req - four (4) shown

Loading Bays - N/A

Site Plan - # 2005-0103

Shoreland Zoning/Stream Protection - ^{minor site plan} N/A

Flood Plains - Panel 7 Zone X

No Daylight basement shown

34 x 44 =	1496
2(4 x 6) =	48
2(2 x 10) =	40
2(3 x 9) =	54
<hr/>	
	1638

1638