



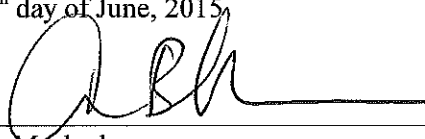
CITY OF PORTLAND

CERTIFICATE OF SETBACK REDUCTION

I, Ann Machado, the Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 17th day of June, 2015, the following setback reduction was granted pursuant to the provisions of Section 14-437 of the City of Portland's Code of Ordinances.

1. **Current Property Owners: Abbey & Christopher Darus**
2. **Address and Assessor's Chart, Block and Lot of Subject Property:**
230 Clifton Street, Portland, ME CBL: 139-A-004
3. **Recordation:** Cumberland County Registry of Deeds, **Book: 25231 Page: 37**
Last recorded deed in chain of Title: 6/26/07
4. **Setback Reduction Granted:**
To allow the reduction of the required side yard on side street setback of twenty feet [section 14-90(d)(4)] to eighteen feet due to the misplacement of the structure.

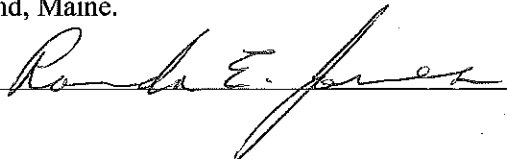
In WITNESS WHEREOF, I have hereto set my hand and seal this 17th day of June, 2015.



Ann Machado,
Zoning Administrator

State of Maine
Cumberland, ss.

Then personally appeared the above-named Ann Machado and acknowledged the above certificate to be her free act and deed in her capacity as Zoning Administrator for the City of Portland, Maine.



RONDA E. JONES, NOTARY PUBLIC
Printed or typed **STATE OF MAINE** public
MY COMMISSION EXPIRES 4/12/2018

This certificate must be recorded by the property owner in the Cumberland County Registry of Deeds with all required attachments for the setback reduction to be valid.



CITY OF PORTLAND, MAINE

RECEIVED

JUN 08 2015

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES Dept. of Building Inspections
City of Portland Maine

Applicant's name and address: Abbey Darus

3 Quaker Lane, Falmouth, ME 04105

Applicant's interest in property (e.g. owner, purchaser, etc.):

Owner

Owner's name and address (if different): _____

Address of property and Assessor's chart, block, and lot number:

230 Clifton Street 139-A-4-5

Zone: R3 Present Use: Single Family Residence

Setback Reduction from: Section 14- 8690 Future Use: Single Family Residence

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

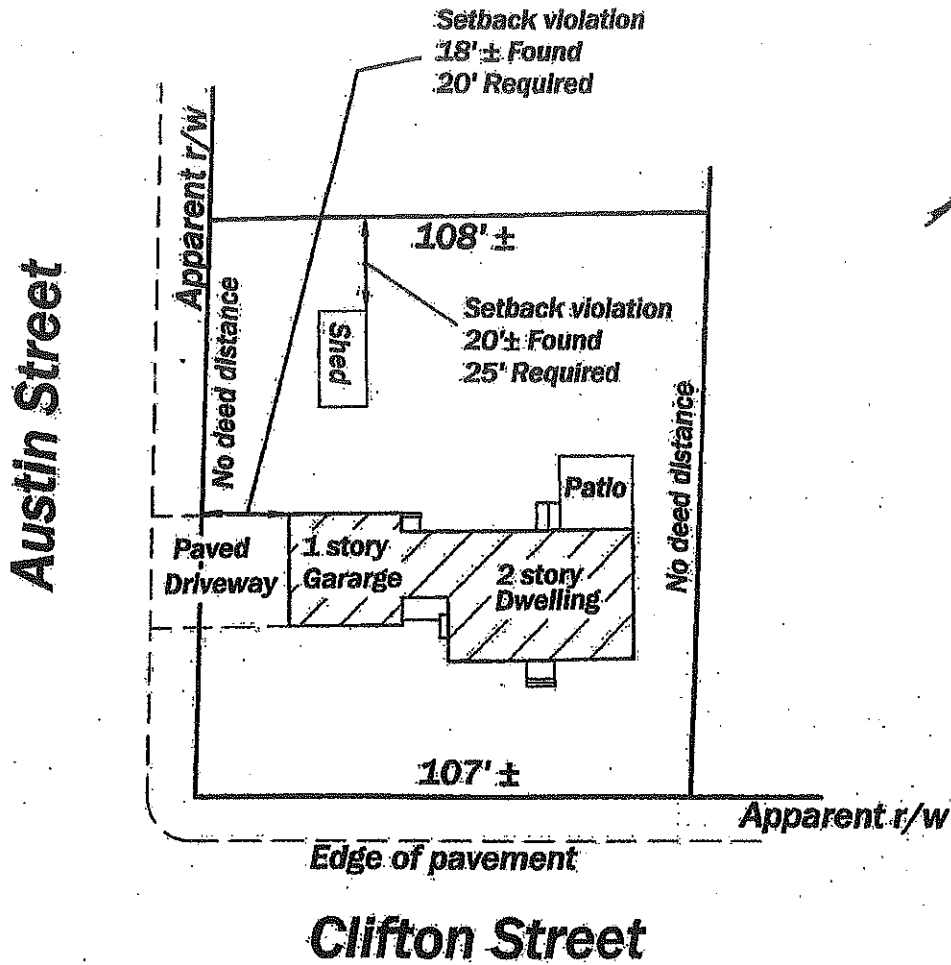
Dated: 6-6-15

Abbey Darus
Signature of Applicant

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RECORDED OR USED IN LOCATING BOUNDARIES

ADDRESS: 230 Clifton Street
Portland, Maine

INSPECTION DATE: 5/27/2015
SCALE: 1" = 40'



Note: A Boundary Survey is recommended for an accurate location.

THE DWELLING DOES NOT HORIZONTALLY SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP: 230051 PANEL: 7C ZONE: C DATE: 12/8/1998

THE DWELLING IS NOT IN COMPLIANCE WITH MUNICIPAL ZONING SETBACKS.

OWNER: Christopher J. Darus & Abbey L. Darus
 APPLICANT: _____
 REQUESTING PARTY: Shelley P. Carter, Esq.
 LENDER: _____
 FILE #: _____
 MUNICIPAL REFERENCE:
 MAP: 199 BLOCK: A LOT: 45
 TITLE REFERENCE:
 DEED BOOK: 25231 PAGE: 37 COUNTY: Cumberland
 PLAN BOOK: _____ PAGE: _____ LOT: _____

MORTGAGE LOAN INSPECTION PLAN

FLYNN LAND SURVEYING, LLC
 136 PLAINS ROAD
 RAYMOND, MAINE 04071
 207 329-9913



THIS INSPECTION IS FOR MORTGAGE LENDER USE ONLY. ITS SPECIFIC PURPOSE IS TO RENDER AN OPINION ON COMPLIANCE TO MUNICIPAL ZONING SETBACKS AND ZONE LOCATION ON THE FEMA FLOOD MAPS FOR THE EXISTING DWELLING AND ACCESSORY STRUCTURES. THERE ARE NO MONUMENTS SET OR MARKINGS MADE IN THE FIELD TO DEPICT THE LOCATION OF TITLE OR EASEMENT BOUNDARIES. THE LOCATION OF THE IMPROVEMENTS SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED TO OBTAIN A BUILDING PERMIT. DISTANCES SHOWN ARE TAKEN FROM THE PROVIDED TITLE REFERENCES. SEE TITLE REFERENCES FOR ANY APPURTENANCES. A BOUNDARY SURVEY IS RECOMMENDED FOR AN ACCURATE LOCATION. THIS INSPECTION MAKES EXCEPTION TO ALL THE TECHNICAL STANDARDS ESTABLISHED BY THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. LOCATION OF WETLANDS ARE NOT DETERMINED AND ANY SHOWN ARE TAKEN FROM THE PROVIDED REFERENCES. COMPLIANCE TO DEEDED COVENANTS AND RESTRICTIONS NOT DETERMINED.

JOB NUMBER: 1564

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2227	Applicant: DARUS CHRISTOPHER J & ABBE
Project Name: 230 CLIFTON ST	Location: 230 CLIFTON ST
CBL: 139 A004001	Application Type: Determination Letter
Invoice Date: 06/08/2015	

Previous Balance		Payment Received		Current Fees		Current Payment		Total Due		Payment Due Date
\$0.00	-	\$0.00	+	\$50.00	-	\$50.00	=	\$0.00		On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$50.00
		\$50.00
Total Current Fees:	+	\$50.00
Total Current Payments:	-	\$50.00
Amount Due Now:		\$0.00

CBL 139 A004001
Bill To: DARUS CHRISTOPHER J & ABBEY L DARUS JTS
 3 QUAKER LN
 FALMOUTH, ME 04105

Application No: 0000-2227
Invoice Date: 06/08/2015
Invoice No: 49536
Total Amt Due: \$0.00
Payment Amount: \$50.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>
[Click Here to Pay On Line](#)



R3 RESIDENCE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
766
AUG 7 1968
CITY OF PORTLAND

Class of Building or Type of Structure Hard Class
Portland, Maine, July 25, 1968

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 24-24 Clifton St. cor. Austin St. Within Fire Limits? Dist. No.
Owner's name and address Jacob Appel, 98 Hersey St. Telephone
Lessee's name and address Telephone
Contractor's name and address New England Lanes, Freeman's Point, Portsmouth, N.H. Telephone 603-436-8850
Architect Specifications Plans No. of sheets 3
Proposed use of building Dwelling - No Car Garage (unsewered) No. families
Last use No. families
Material Frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot

Estimated cost \$ 22,000.00
8,000.00
\$30,000.00

General Description of New Work

Fee \$ 44.00
add. fee \$ 16.00 (1/2) (1/8)
\$60.00 (X.C.)
total fee.

To construct 2-story frame dwelling 28' x 40' with attached two car garage 24' x 24' and enclosed breezeway 10' x 12'.
The inside of the garage will be covered where required by law with 5/8" sheetrock, solid core door 1 3/4" thick self-closing.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** corner-415 Congress St.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? YES
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Has septic tank notice been sent? yes Form notice sent? yes
Height average grade to top of plate 14 1/2' Height average grade to highest point of roof 22'
Size, front 40' depth 28' No. stories 2 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4" below grade Thickness, top 10" bottom 10" cellar yes
Kind of roof hip Rise per foot 30" Roof covering asph. fl. Class C Und Label
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat oil fuel oil
Framing Lumber Kind hemlock Dressed or full size? dressed Corner posts 4x6 Sills 4x8
Size Girder 6x10 lam. Columns under girders 1-1 1/2" Size 3" Max. on centers 6'8"
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. 2x6 ceiling 2x8-2x6
Joists and rafters: 1st floor 2x10 2nd 2x10 roof 16" 16"
On centers: 1st floor 16" 2nd 16" 3rd 16" roof 16" 16"
Maximum span: 1st floor 15' 2nd 16' 3rd 16' roof 16' 12"
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 2 number commercial cars to be accommodated 0
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

APPROVED:
AK-8/7/68 - Allen w/letter

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent

2' CHURCH ST - 7/25/65 - Allen
2- Story dwelling - New England Home

R3

CHECK AGAINST ZONING ORDINANCE

- ↳ Date - Now
- ↳ Zone Location - R3
- ↳ Interior or corner Lot - Austin St. - 20' - Reg. 20'
- ↳ 40 ft setback area? (Section 21) NO
- ↳ Use - Dwelling
- ↳ Sewage Disposal - Sewer
- ↳ Rear Yards - 6.3' ± - Reg. 25'
- ↳ Side Yards - 7.0' - 12' - Reg. - 20' - 8'
- ↳ Front Yards - 2.5' - Reg. 25'
- ↳ Projections - Bay window etc.
- ↳ Height -
- ↳ Lot Area - 12,816 sq'
- ↳ Building Area - 3,129 sq' - Dwelling 1,276 sq'
- ↳ Area per Family -
- ↳ Width of Lot -
- ↳ Lot Frontage -
- ↳ Off-street Parking -

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #228-234 Clifton St.

Issued to **Jacob Agger**
228-234 Clifton St.

Date of Issue **May 22, 1969**

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. **68/766**, 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

Entire

APPROVED OCCUPANCY

**One family dwelling with
attached two car garage.**

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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.