

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT

Permit Number: 050184

PERMIT ISSUED

FEB 22 2005

This is to certify that Hogan Thomas P/n/a

has permission to 10' x 20' after the fact deck for decking replacement

AT 11 Phipps Rd

183A A011001

CITY OF PORTLAND

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 altered or enclosed-in. **HEAR 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

Dan Burke 2/22/05
 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:	Issue Date:	CBL:
05-0184	FEB 22 2005	183A A011001

Location of Construction: 11 Phipps Rd	Owner Name: Hogan Thomas P	Owner Address: 11 Phipps Rd	Phone: 771-0313
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/after the fact permit for a 10' x 20' rear deck	Permit Fee: \$39.00	Cost of Work: \$1,500.00	CEO District: 5
Proposed Project Description: 10' x 20' after the fact deck for zoning requirements		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type	
		Signature: JMB 2/22/05		
		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: jmb	Date Applied For: 0212212005
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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..

Special Zone or Reviews <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"/> Date: JMB 2/22/05	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmar <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: JMB
---	---	---

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: 05-0184		Date Applied For: 02/22/2005	CBL: 183A A01 1001
Location of Construction: 11 Phipps Rd	Owner Name: Hogan Thomas P	Owner Address: 11 Phipps Rd	Phone: () 771-0313
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Single Family w/after the fact permit for a 10' x 20' rear deck		Proposed Project Description: 10' x 20' after the fact deck for zoning requirements	



CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 5-0184

Applicant: Hogan Thomas P

Project Name:

Location: 11 Phipps Rd

CBL: 183A A01 1001

Development Type:

Invoice Date: 02/22/2005

Previous Balance	-	Payment Received	+	Current Fees	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$39.00		\$39.00	On Receipt

First Billing

Previous Balance

\$0.00

Fee Description	Qty	Fee Charge
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	1	\$9.00
		<u>\$39.00</u>
Total Current Fees:		+ \$39.00
Amount Due Now:		\$39.00

Detach and remit with payment

Bill to: Hogan Thomas P
11 Phipps Rd
Portland, ME 04102

CBL 183A A01 1001
Application No: 5-0184
Invoice Date: 02/22/2005
Invoice No: 17725
Total Amt Due: \$39.00
Payment Amount: _____

Make checks payable to the **City of Portland**, ATTN: Karen Dunfey, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Tom Board

Phone #

Home 771-0313

Office 317-4001

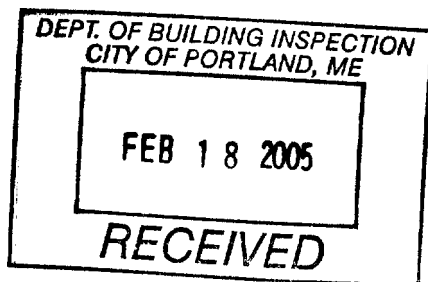
Cell 339-6701

Jeanie,

I sure appreciate
your help.

Mark

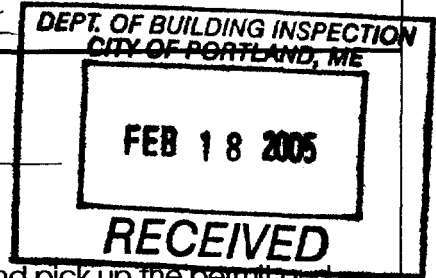
Tom



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 Phillips Rd</u>		
Total Square Footage of Proposed Structure <u>200</u>	Square Footage of Lot <u>8875</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>12</u> Block# <u>11</u>	Owner: <u>Thomas P. Moran</u>	Telephone: <u>771-0313</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>5 Ave</u>	Cost Work: <u>\$1500</u> Fee: \$ <u>39.00</u>
Current use: <u>P</u> <u>4</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: <u>After the fact permit 10x20 deck</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: _____		
Mailing address: _____		
<p>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: _____</p>		



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.

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>[Signature]</u>	Date: <u>2/16/05</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

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTE: (1) DIMENSIONS SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO PROVIDE AN OPINION AS FOLLOWS: A) DETERMINE AND ACCESSORY STRUCTURE'S COMPLIANCE WITH APPLICABLE MUNICIPAL ZONING, SETBACKS, AND B) FLOOD HAZARD DETERMINATION BY INDICATING SCALING ON AREAS REFERENCED FROM MAP. (3) THIS INSPECTION EXCEPTS ALL PHYSICAL STANDARDS COMMENTED OUT PART OF STATE OF MAINE BOARD OF Licensure FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE MORTGAGE LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANY OTHER PARTY FOR ANY OTHER PURPOSES OR LAND TITLE MATTERS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO PROVIDE A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

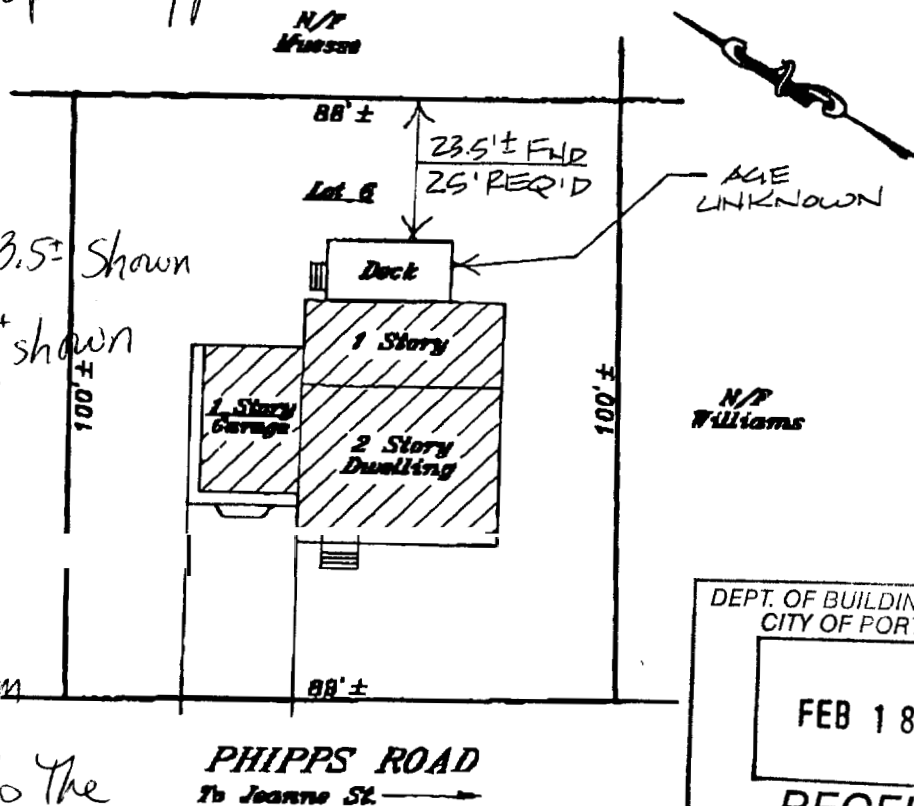
ADDRESS: 11 PHIPPS ROAD INSPECTION DATE: FEBRUARY 14, 2005
PORTLAND, MAINE SCALE: 1" = 25'

after the
fact permit
deck built in
2002 with no permit approved

R-3

Rear 25' Req 23.5' Shown
 Sides 8' Req 20' & 25' shown

Sec. 14-1425
 allows a sill to
 overhang into the
 Setback a maximum
 of 2'
 This dimension into the
 required setback is 18"



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME

FEB 18 2005

RECEIVED

INSP. BY: TPB

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPEARANCES, IF ANY

APPLICANT: VINCENT R. CALIENDO REQUESTING PARTY: ATLANTIC TITLE CO.
 OWNER: THOMAS P. HOGAN ATTORNEY: _____
 LENDER: BANK OF AMERICA FILE No. 20517127 FIELD BOOK: 330

TITLE REFERENCES:

DEED BOOK: 13785 PAGE: 1
 PLAN BOOK: 177 PAGE: 64 LOT: 6
 COUNTY: CUMBERLAND

YOUR FILE #: 1001032

MUNICIPAL REFERENCE:

MAP: 183A BLOCK: A LOT: 11

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD
 HAZARD ZONE PER FEMA COMMUNITY MAP No. 220051
 PANEL: 0002 ZONE: 1 DATE: DECEMBER 8, 1999

THE DWELLING WAS NOT IN COMPLIANCE WITH
 MUNICIPAL ZONING SETBACK REQUIREMENTS AT
 THE TIME OF CONSTRUCTION.

COMMENTS:

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS

300 BRIGHTON AVENUE
 PORTLAND, ME 04101
 (207) 878-7878

300 CLARK STREET
 LYNN, ME 04003
 (207) 434-3533

[Signature]
 2-15-5

THIS INSPECTION IS VALID ONLY WITH AN
 EMBOSSED SEAL AND IS NULL & VOID
 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

11 PHOTOS 07000

4 SPOYS 11"
6" STEP UP

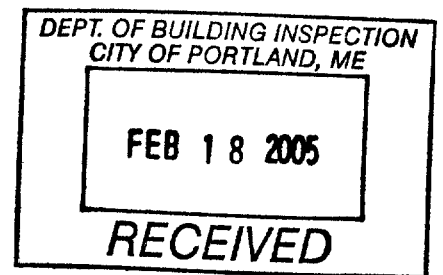
27" From Ground (highest Point)
TO FLOOR

○ Balusters - 12
47" From base

10.1 inch 35"
+ 2-3" to Deck
per Tom H
2/22/05

Deck

Deck Rail/Post



54" 10' 28" 10" = 18" overhang
Post (Foundation) 15 25' 10"
Setback to carrying
Post (Foundation) 15 25' 10"
28" - 10" = 18" overhang
into the required
Setback

8 FT TO END OF HOUSE

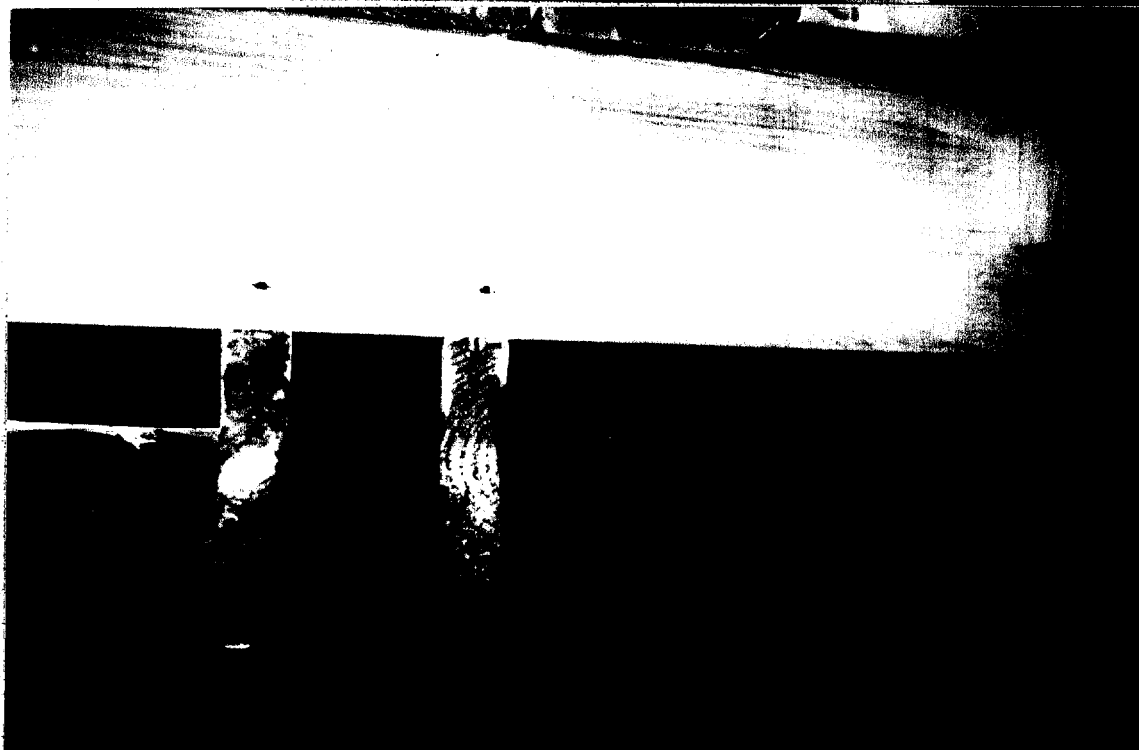
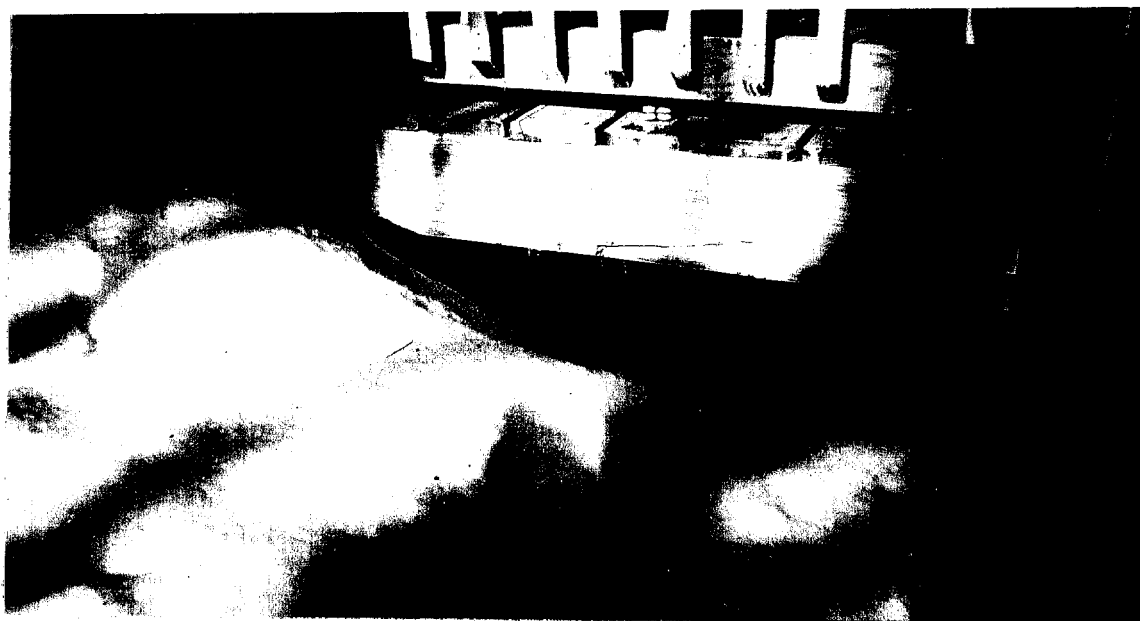
Post ~~Pressure~~ deck
sill 118"

For Tom Hogen
2/22/05

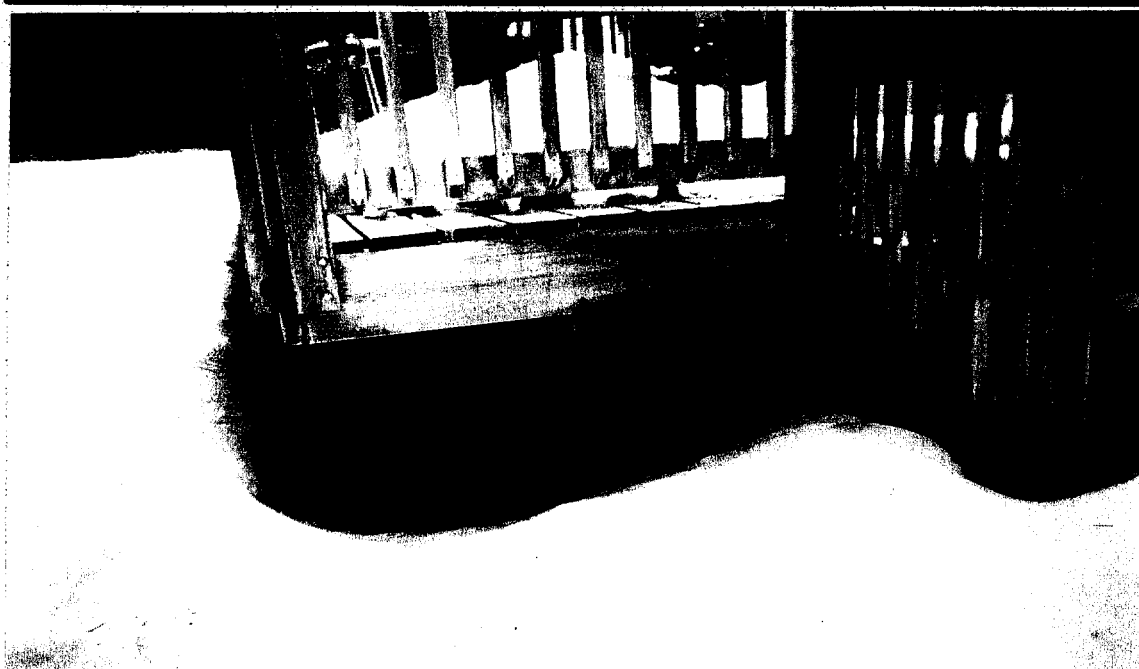
17" from Ground

Pressure Treated
Standard Convt.

2 x 6



11 Phipps Rd
Deck Beam
detail



ATLANTIC TITLE COMPANY

76 Atlantic Place • South Portland, Maine 04106 • (207)774-4400
Telefax (207)774-5935 • 1-800-625-7502

February 15, 2005

Vincent R. Caliendo
74 Coach ~~Lantern~~ Lane
Scarborough, ME 04074

Re: Mortgage Loan Inspection Plan – 11 Phipps Road, Portland, ME

~~Dear~~ Mr. Caliendo:

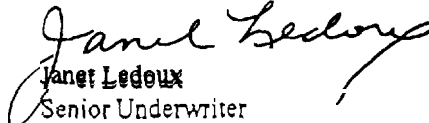
As you may know, Atlantic Title Company was requested by Bank of America to assist in the processing of your purchase of ~~the~~ above-referenced property. To that end, we were asked to order a Mortgage Loan Inspection Plan on the premises. I am enclosing for you a copy of the Plan that ~~was~~ prepared by Nadeau & Lodge, Professional Land Surveyors. Please note that the Plan ~~shows~~ that the deck appears to violate the municipal zoning setback requirement.

Please note that you do ~~not~~ need to have any additional work done for the purposes of your purchase transaction, ~~as~~ we are able to provide your lender the title insurance policy it requires in order to close the loan. In addition, we are able to offer you affirmative "faced removal" coverage for the apparent violations should you decide to purchase an ~~Owner's~~ Policy. The language in your title insurance policy will be ~~as~~ follows:

Such state of facts as disclosed by a certain Mortgage Loan Inspection Plan dated February 14, 2005, prepared by Nadeau & Lodge, Inc., Professional Land Surveyors, and revealing that the deck does not conform to the municipal zoning setback requirement. This Policy will insure against the forced removal of the deck from the setback area.

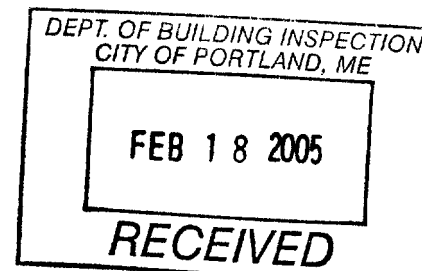
Please understand that Atlantic Title Company represents your Lender's interest in this transaction; we are sending you this letter for notice purposes ~~only~~. You should be aware that title insurance is not a legal cure (such ~~as~~ a variance) for the apparent violation. You may wish to consult with your own attorney if you have any questions concerning the enclosed plan. Please do not hesitate to give me a call should you have any questions.

Very truly yours,


Janet Ledoux
Senior Underwriter

Enclosure

Copies: Tracy DeMatteis, Bank of America, via fax 874-5534
Ridge York, Agency One Real Estate, via fax 883-9791
Paula Hogan, Coldwell Banker Residential Brokerage, via fax 774-1 116



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	183A A011001
Location	11 PHIPPS RP
Land Use	SINGLE FAMILY
Owner Address	HOGAN THOMAS P 11 PHIPPS RD PORTLAND ME 04102
Book/Page	13785/1
Legal	183A-A-11 PHIPPS RD 11
	8875 SF

Valuation Information

Land	Building	Total
\$32,970	\$129,470	\$162,440

Property Information

Year Built 1980	Style Garrison	Story Height	Sq. Ft. 2408	Total Acres 0.204	
Bedrooms 3	Full Baths	Half Baths	Total Rooms 8	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

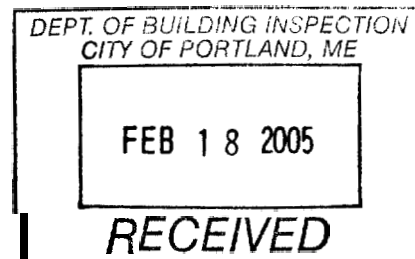
Date	Type	Price	Book/Page
------	------	-------	-----------

☐ View Sketch
☐ View Map

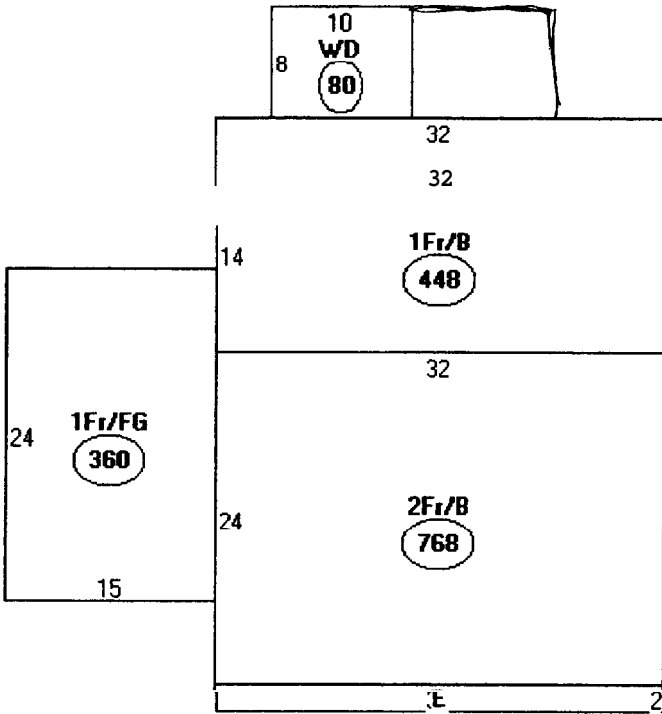
to view Tax Roll Information.

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

New Search!







Descriptor/Area

A: 2Fr/B
768 sqft

B: 1Fr/FG
360 sqft

C: 1Fr/B
448 sqft

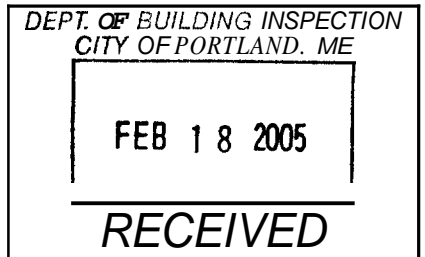
D: WD
80 sqft 200

E: FOH
64 sqft

1840

OK

Lot 8875
* 35%
3106.25



MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278(fax)

Borrower(S): Thomas Hogan

St. No.: 00011

Street: Phipps Rd.

Town: Portland, ME

Source Deed Bk. 10952 Pg. 00224

CL No.: 012424

Job No.: CTC17-01.

Date: 4/29/98

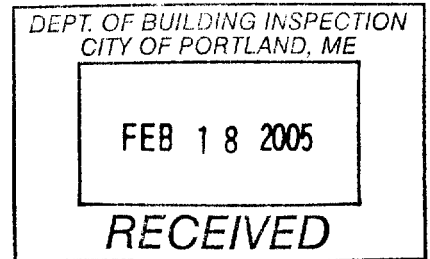
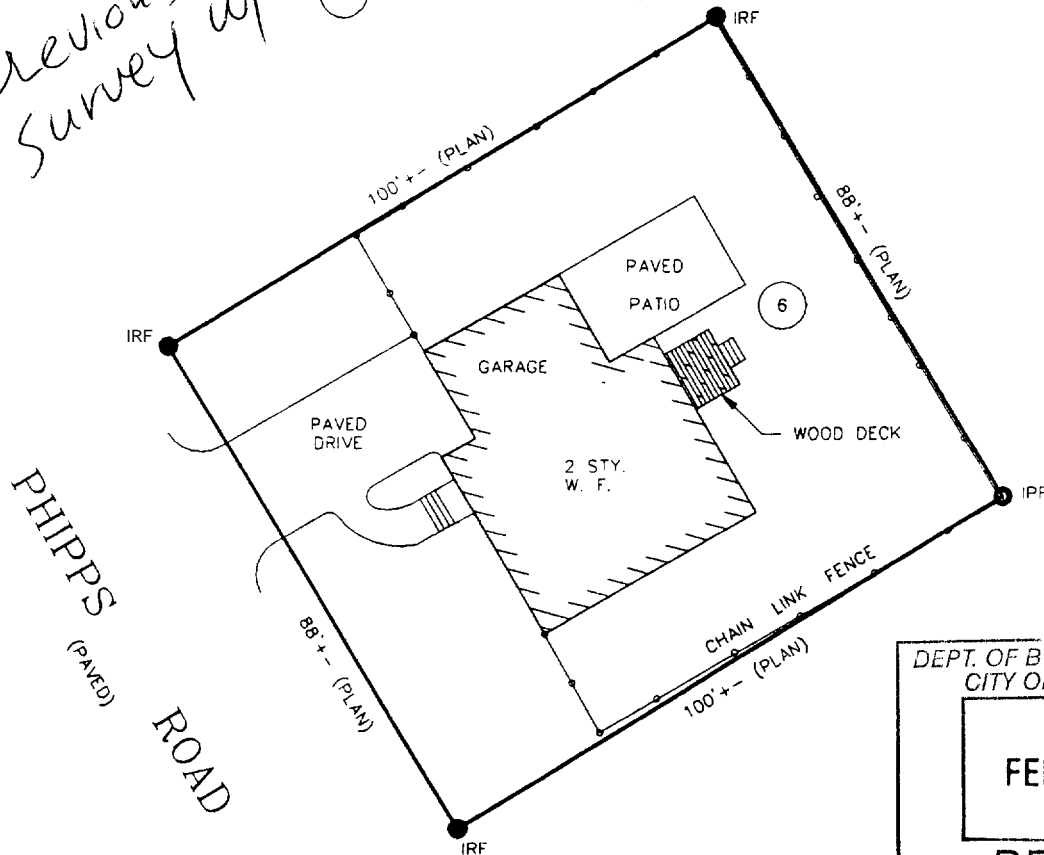
County: Cumberland

Plan Bk. 00117 Pg. 64

Lot(S): 00006

Scale: 1"= 30'

Previous survey w/ smaller deer



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATON: I hereby certify to *Peoples Heritage Savings* Bad,
and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- a) this plan was made from an inspection of the site.
- b) there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in **effect** at time of construction.
- c) the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the **flood** maps used by the Federal Emergency Management Agency.

Will

BORROWER

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278(fax)

Borrower(S): **Thomas Hogan**

St. No.: 00011

Street: Phipps Rd.

Town: Portland, ME

Source Deed Bk. 10952 Pg. 00224

CL No.: 012424

Job No.: CTC17-01.

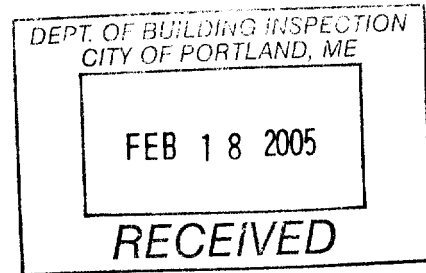
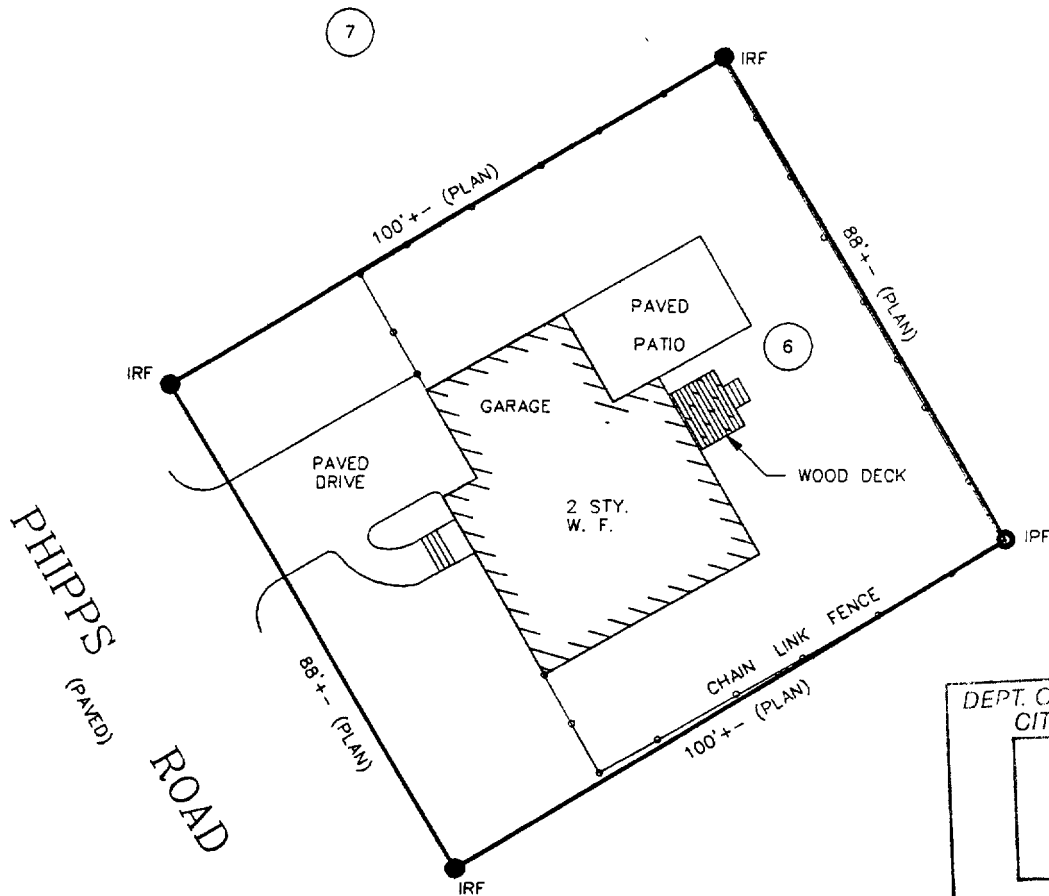
Date: 4/29/98

County: Cumberland

Plan Bk. 00117 Pg. 64

Lot(S): 00006

Scale: 1"= 30'



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTRY.**

CERTIFICATION: I hereby certify to **Peoples Heritage Savings Bank,** and its mortgage title insurer that based upon inspection made with reasonable certainty, that:

- a) this plan was made from an inspection of the site.
- b) there ARE NO apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- c) the principal structure(s) located on the premises ARE NOT in a floodhazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Thomas W. Hogan

DUE SEPT 10, 2004	DUE MARCH 4, 2005	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
\$2,107.02	\$2,107.02	\$2,107.02	\$0.00	\$2,107.02

SECOND BILLING
183A- A-011-001

ACCOUNT NUMBER **26046**

183A- A-011-001

Assessed Property Description

PHIPPS RD 11
8875 SF

RE 26046
HOGAN THOMAS P

11 PHIPPS RD
PORTLAND ME 04102

BAING COMPLETE TAX BILL WHEN
PAYING IN PERSON

Please Make Your **Check Payable** to
City of Portland

PARTIAL PAYMENTS MAY BE MADE
AT ANY TIME

Change of Address

REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

2005

Fiscal Year
July 1, 2004 - June 30, 2005
Owner of Record as of April 1, 2004

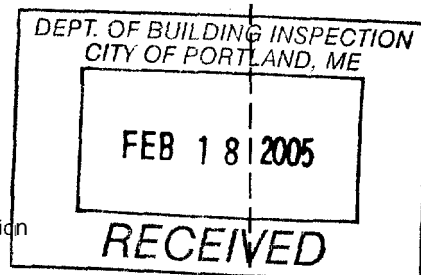
HOGAN THOMAS P

11 PHIPPS RD
PORTLAND ME 04102

CBL
183A- A-011-001

Assessed Property Description

PHIPPS RD 11
8875 SF



CURRENT BILLING DISTRIBUTION

	\$22 12.38
School	\$383.48
Debt Repayments	\$337.12
Police	\$324.48
Fire	\$231.77
Public Works	\$181.20
General Government	\$143.28
County Tax	\$105.35
Library	\$105.35
Parks & Recreation	\$88.49
Regional Waste Systems	\$80.07
Metro Transit District	\$16.86
Health & Human Set	\$4.21
Enterprise Funds	

CURRENT BILLING INFORMATION

	\$32,970.00
Land Value	\$129,470.00
Building Value	\$162,440.00
Total Value	
	\$0.00
Exemptions	\$3,600.00
Homestead	\$158,840.00
Taxable Value	\$26.53
Tax Rate	
TOTAL TAX	\$4,214.04
AMOUNT PAID	\$2,107.02

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to mail in your payment

Use top right margin for change of address

Remit To: **CITY OF PORTLAND MAINE**
FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION
P O BOX 544
PORTLAND ME 04112-0544

BORROWER

Lawyers Title
Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

CASE NO: CL-12424-6

SURVEY AFFIDAVIT

State of **Maine**

April 26, 2002

County of **Cumberland**

I/We **Thomas P. Hogan** being duly sworn, depose and say as follows:

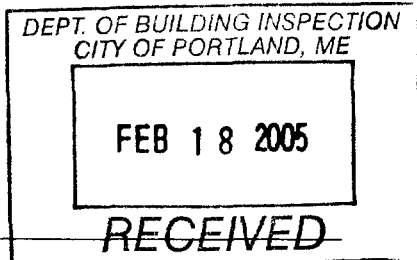
1. The Undersigned owns that certain premises in the Town (City) of **Portland**, County of **Cumberland** and State of **Maine**, known as **11 Phippe Road** and more particularly described in LAWYERS TITLE INSURANCE CORPORATION commitment or policy to be issued for said premises.
2. The Undersigned has owned the property now being sold or mortgaged continuously for 4 years last past, and the enjoyment thereof has been peaceable and undisturbed and the title to said property has never been disputed or questioned to the knowledge of the Undersigned nor does the Undersigned know of any facts by reason of which the title to or possession of said property might be disputed or questioned, or by reason of which any claim to any of said property might be asserted adversely against the Undersigned.
3. That during the time of ownership of the premises above described, the Undersigned conveyed no portion of the premises nor done any act or allowed any act to be done which has changed or could change boundaries of the premises.
4. That the Undersigned has allowed and knows of no encroachments on the premises above described by any adjoining land owners nor has the Undersigned encroached upon any property of adjoining land owners.
5. That the Undersigned has allowed and knows of no easements, rights of way, continuous driveway usage, drain, sewer, gas or oil pipeline of other rights of passage to others over the premises above described and has no knowledge of such adverse rights.
6. That the Undersigned has no knowledge of any old highways, abandoned roads, lanes, cemetery or family burial grounds, springs, streams, rivers, ponds, or lakes bordering or running through said premises.
7. That the Undersigned has allowed and knows of no violation of any covenants, restrictions, agreements, conditions or zoning ordinances affecting said premises.
8. If a prior Mortgage Inspection Plan is attached hereto, there have been no changes to the buildings or of the lot lines as depicted thereon.

This affidavit is made for the purpose of inducing a purchase or lease of said premises, and/or for the purpose of inducing the granting of a mortgage on said premises, and for the purpose of inducing LAWYERS TITLE INSURANCE CORPORATION to issue a policy (policies) of title insurance.

Thomas P. Hogan

Subscribed and sworn to before me this **26th day** of **April, 2002**.

Notary Public:
My commission expires:



FOR RESIDENTIAL MORTGAGE PURPOSES ONLY