

PERMIT ISSUED

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:	CEB#:
01-374	DEC 2 2001	194 C034001

Location of Construction: 1417 Congress St <i>4 Boody St</i>	Owner Name: Moschetto Marcus L Wvii Vet &	Owner Address: 4 Boody St	Phone: 773-0438
Business Name: n/a	Contractor Name: Thacker, Robert Contractor	Contractor Address: 63 McArthur Circle South Portland	Phone: 2078284972
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R-5

CITY OF PORTLAND

Fast Use: 2 Family Unit	Proposed Use: 3 Family Unit / Change of Use renovations.	Permit Fee:	Cost of Work: \$7,500.00	CEO District: 3
Proposed Project Description: Change of Use from 2 unit to 3 unit & Renovations.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: RZ Type: 5B <i>Boody St with Conditions</i>	

Signature: *[Signature]*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 11/02/2001	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- 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.

Special Zone or Reviews <input type="checkbox"/> Sherland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>H 2001-0306</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>3/12/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approval <input type="checkbox"/> Denial Date: _____	Historic Preservation <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: <i>[Signature]</i>
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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.

Paul David Angelo Moschetto
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

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: 1417-1419 Congress St (Boody Street)

Total Square Footage of Proposed Structure <u>3,025 Sq ft</u>	Square Footage of Lot <u>30,100 Sq ft</u>
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28350

Tax Assessor's Chart, Block & Lot Chart# <u>194</u> Block# <u>C</u> Lot# <u>34</u>	Owner: <u>Marcus + Beatrice Maschietto</u>	Telephone: <u>207-773-0438</u>
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Lessee/Buyer's Name (if Applicable) <u>Gregory Mezoian</u>	Applicant name, address & telephone: <u>Gregory Mezoian</u> <u>168 Saco Street</u> <u>OOB, ME</u>	Cost Of Work: \$ <u>7,500</u> Fee: \$ <u>69.00</u>
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Current use: 2 family (Building is a 2 family dwelling with a finished 3rd floor consisting of 2 bedrooms, living room and full bath)
If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____ Change of use

Proposed use: 3 Family Dwelling

Project description: Change of use from 2 family dwelling to 3 family dwelling
3rd floor - install new kitchen and door opening between kitchen and living room
New front and rear entrance door - 2nd floor - Install new entrance door
to 2nd floor unit - Replace existing french doors with sheetrock

Contractor's name, address & telephone: Robert Tracker Contractor - 63 McArthur Circle, South Portland 04106 207-888-1972

Who should we contact when the permit is ready: Gregory Mezoian

Mailing address: 168 Saco Street
06 Orchard Beach, ME

If any question call Greg at 934-2268 also to pick up Phone: _____

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 Officer's authorized representative shall have the authority to enter all areas covered by the permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Gregory Mezoian</u>	Date: <u>11-02-01</u>
--	-----------------------

This is not a permit, you may not commence ANY work until the permit is issued



Max's met with Kandi 11/20/01

City of Portland Site Plan 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: 4 Boody St PORTLAND ME 04102		
Total Square Footage of Proposed Structure	Square Footage of Lot 30100	
Tax Assessor's Chart, Block & Lot Chart# 194 Block# C Lot# 34	Property owner, mailing address: 4 Boody St PORTLAND ME 04102	Telephone: 773-0438
Consultant/Agent, mailing address, phone & contact person	Applicant name, mailing address & telephone: MARCUS, BEATRICE, ALSO GREGORY MEDJIAN KATHLEEN MOSCHETTO 4 Boody St 773-0438 PORTLAND ME 04102	Project name: 168 SACO AVE 008 ME 04044
Proposed Development (check all that applies) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input type="checkbox"/> Other: _____		
Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00		
Who billing will be sent to: Mailing address: State and Zip: _____ Contact person: _____ Phone: _____		

- Nine (9) separate packets must include the following:
- copy of application
 - cover letter stating the nature of the project
 - site plan containing the information found in the attached sample plans check list

All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: cl.portland.me.us chapter 14

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 Officer'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: Gregory Medjian	Date: 11-19-01
--	-----------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct

Marcus J Moschetto 11-19-01
Beatrice Moschetto 11-19-01



CITY OF PORTLAND

December 2, 2001

Marcus Moschetto
1417 Congress Street
Portland ME, 04104

RE: Permit Application #01-1374 - 1417 Congress Street (4 Boody St.) CBL: 194-C-034

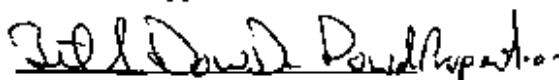
Dear Applicant,

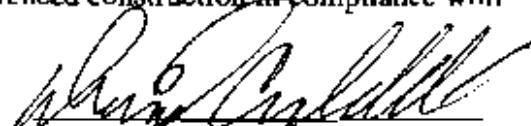
Please be advised that your building permit to change the use from a two family dwelling to a three unit / multi-family dwelling is approved. The following are compliance issues in your construction documents that are modified and /or clarified in order to comply with the building code.

No Certificate of Occupancy will be issued until the following are completed

- 1 - Electrical Service Upgrade to Multi-Family Condition
- 2 - Stairway Enclosures to be proven 2 HR Fire Rating
- 3 - Unit Separation including floor ceiling assemblies, chase ways and any penetrations to be proven 2 HR Fire Rating
- 4 - Minimum of One Egress Window present in each sleeping area
- 5 - Furnace Room to be enclosed with 1 hr fire rating and sprinkled
- 6 - Smoke Detectors to be upgraded throughout in accordance with new construction standards

The undersigned agrees to perform the above referenced construction in compliance with all applicable codes and ordinances.


Dave Caddell / Witness


Marcus Moschetto

Agent For - Marcus Moschetto

City Of Portland
Inspection Services
RETURN OF SERVICE

CBL 144-C-34

RE: 1417 Congress St

On the 3 day of Dec, 2001, I made service of the Building Permit Condition
upon Marcus Moschetti, at 389 Congress

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.
- By delivering a copy to an agent authorized to receive service of process, and whose name is Bill Dowd.
- By (describe other manner of service) _____.

DATED: 12/5/01

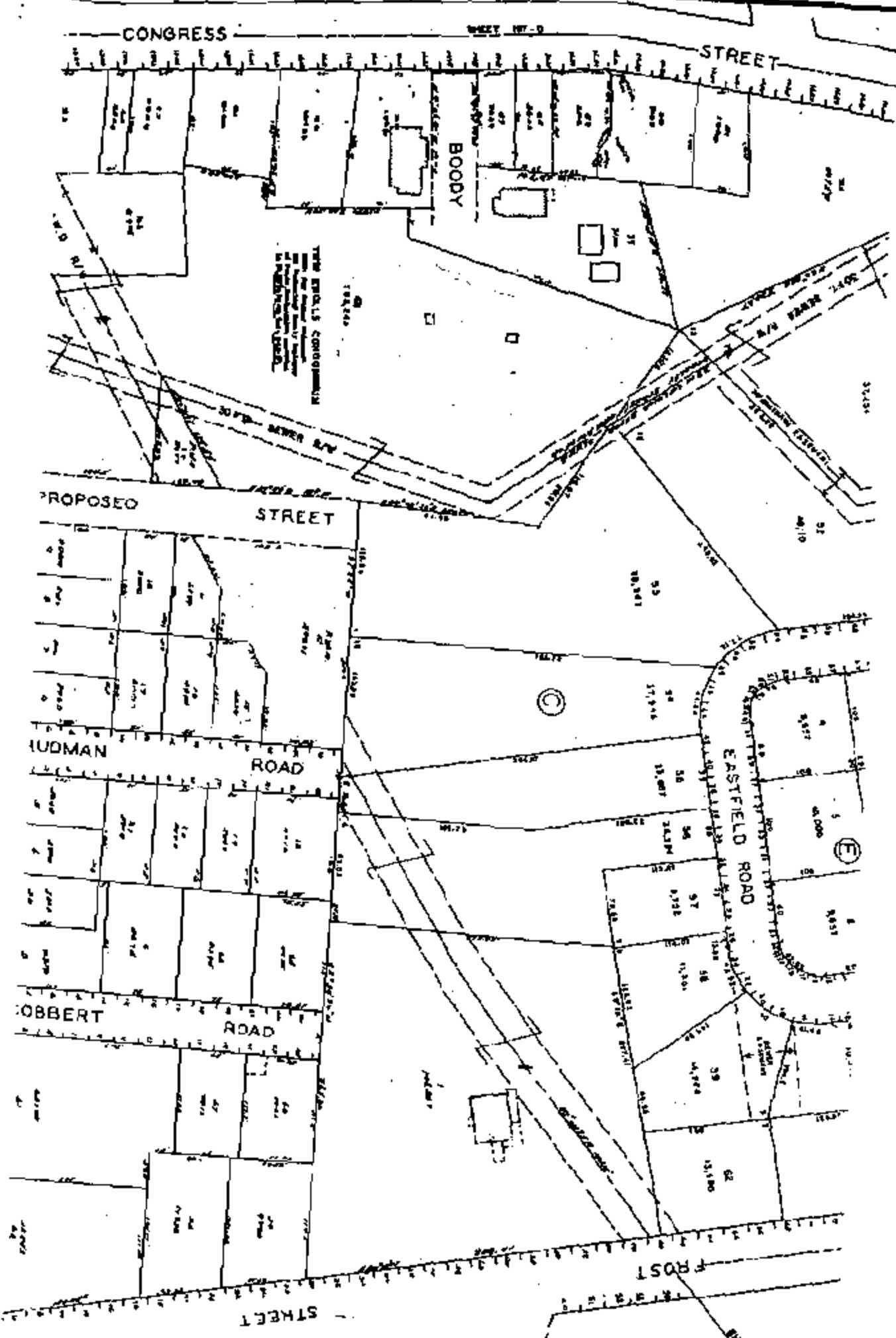
[Signature]
Signature of Person Making Service

CEO
Title

I have received the above referenced documents

[Signature]
Person Receiving Service Agent for Marcus Moschetti

Refused to sign
 Unable to sign



CONGRESS

WEST 1/4-D

STREET

BODDY

THE SPILLS CONDOMINIUM

PROPOSED STREET

LUDMAN ROAD

ROBERT ROAD

FROST

STREET

EASTFIELD ROAD

(C)

(E)

(C)

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 194 C034001
Location 1417 CONGRESS ST
Land Use TWO FAMILY

Owner Address MOSCETTO MARCUS L WWII VET & BEATRICE P JTS
 4 BOODY ST
 PORTLAND ME 04102

Book/Page 14865/59
Legal 194-C-34
 BOODY ST
 CONGRESS ST 1417-1419
 30100 SF

Valuation Information

Land	Building	Total
\$40,220	\$108,250	\$148,470

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1900	Old Style	2.5	3067	0.691	6	2		10	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1950	23X30	C	F
SHED-FRAME	1	1950	20X30	C	B

Sales Information

Date	Type	Price	Book/Page
06/01/1999	LAND + BUILDING	\$130,000	

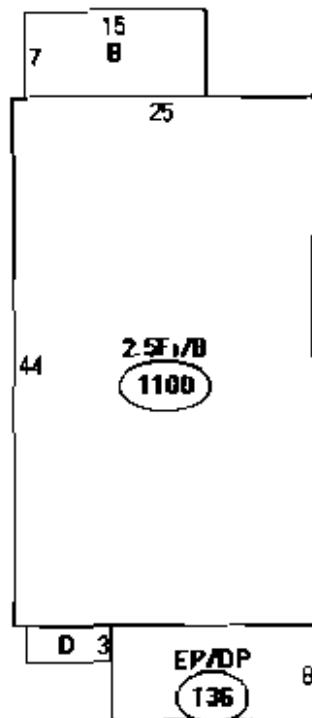
Picture and Sketch

Picture **Sketch**

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

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





Designator/Area

- A: 2.5Fr/B
1100 sqft
- B: EP/DP
105 sqft
- C: EP/DP
136 sqft
- D: 2Fr/B
21 sqft

MORTGAGE LOAN INSPECTION PLAN

I HEREBY STATE TO
LEVES & HULL, P.A.
BANKNOTH
AND ITS TITLE INSURER

THE BUILDING SETBACKS ARE
IN CONFORMITY WITH THE
TOWN ZONING REQUIREMENTS

THE DWELLING DOES NOT FALL
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED BY
F.E.M.A.

THE LAND DOES NOT FALL
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED
BY F.E.M.A. ON COMMUNITY/
PANEL # 230051 0013B

LOCUS ADDRESS

BOODY STREET
PORTLAND, MAINE

BUYER: GREGORY MEZOIAN

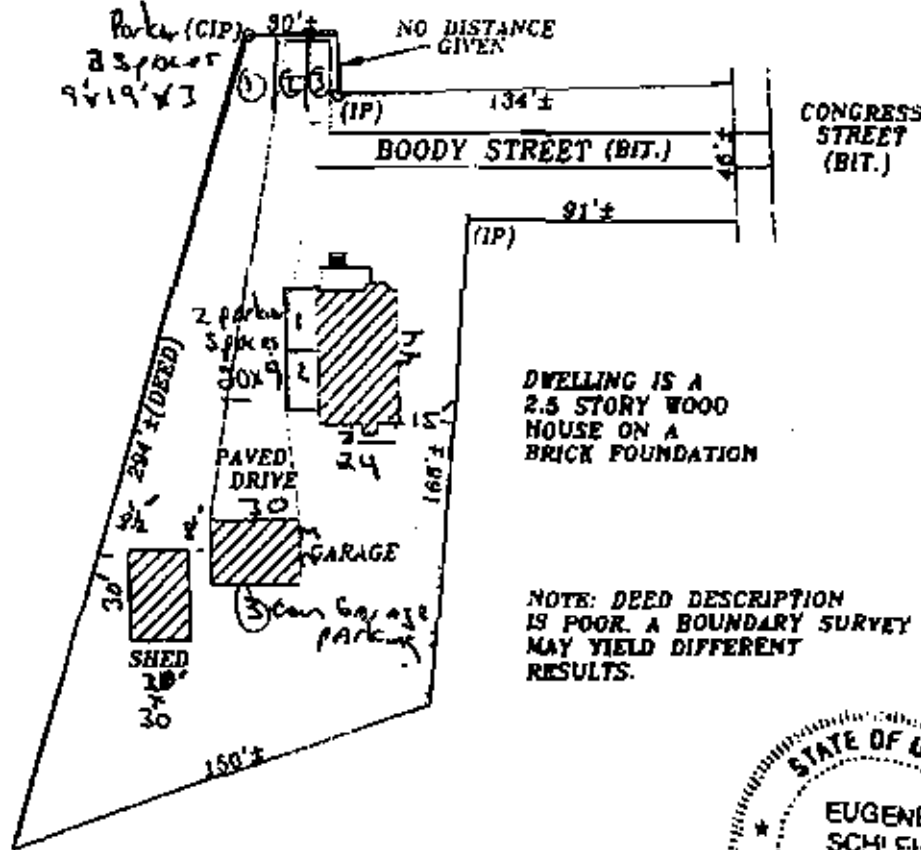
SELLERS: BEATRICE & MARCUS
MOSCHETTO

NORTHEASTERN LAND
SURVEYING

134 SCHOOL STREET
GORHAM, MAINE 04038
PHONE (207) 839-2090
FAX (207) 839-8361

JOB NUMBER 158-03
INSPECTION DATE

10-18-01
SCALE: 1"=80'



THIS IS NOT A BOUNDARY SURVEY
AND IS NOT FOR RECORDING
PURPOSES. THIS PLAN MAY NOT
REVEAL CONFLICTS WITH ADJUTING
DEEDS. THE PROPERTY IS SUBJECT TO
ALL RIGHTS, COVENANTS, RESTRICTIONS,
AND EASEMENTS OF RECORD.

REFERENCES

PLAN BOOK 182 PAGE 1 LOT ---
DEED BOOK 1888 PAGE 89
COUNTY CUMBERLAND DRAWN BY JJT

Table 3408.7
SUMMARY SHEET — BUILDING SCORE

Existing use group	A4/R3		Proposed use group	R2	
Year building was constructed	1900		Number of stories	3	
Type of construction	5B		Area per floor	11,001.2 ~ 320 880	
Percentage of open perimeter	%		Percentage of height reduction	%	
Completely suppressed:	Yes	No	Corridor wall rating		
Compartmentation:	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Required door closers:	Yes	No
Fire resistance rating of vertical opening enclosures	None		Number of floors		
Type of HVAC system	OFF		type and location		
Automatic fire detection:	Yes	No <input checked="" type="checkbox"/>	type		
Fire alarm system:	Yes	No <input checked="" type="checkbox"/>	type		
Smoke control:	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Dead ends:	Yes	No
Adequate exit routes:	Yes <input checked="" type="checkbox"/>	No	Elevator controls:	Yes	No
Maximum exit access travel distance	22		Mixed use groups:	Yes	No
Means of egress emergency lighting:	Yes	No <input checked="" type="checkbox"/>			

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height	-7		
3408.6.2 Building area	4	4	4
3408.6.3 Compartmentation	22	22	22
3408.6.4 Tenant and dwelling unit separations	24	24	24
3408.6.5 Corridor walls	-7	-7	-7
3408.6.6 Vertical openings	-6	-6	-6
3408.6.7 HVAC systems	5	5	5
3408.6.8 Automatic fire detection	-10	-10	-10
3408.6.9 Fire alarm system	-10	-10	-10
3408.6.10 Smoke control	....	0	0
3408.6.11 Means of egress	....	0	0
3408.6.12 Dead ends	....	2	2
3408.6.13 Max. travel distance	....	17.8	17.8
3408.6.14 Elevator control	0	0	0
3408.6.15 Means of egress emergency lighting	0	0	0
3408.6.16 Mixed use groups	0	....	0
3408.6.17 Sprinklers	0	+2 = 6	0
3408.6.18 Specific occupancy area protection	0	0	0
Building score — total value	-5	14.8	14.8

.... No applicable value to be inserted.

File

November 1, 2001

City of Portland
Office of Code Enforcement
389 Congress Street
Portland, Maine 04101

Re: 2-4 Boody Street
Portland, Maine 04102

To Whom It May Concern:

Enclosed please find the Building Permit Application for the above referenced property. We are requesting the permit to convert the property from its current use, a 2 family dwelling to a 3 family dwelling.

We will be installing a new kitchen on the third floor, fire rated doors to the 1st, 2nd and 3rd floor units. Fire rated sheetrock will be installed in place of the French doors on 2nd floor hall. All work shall be completed to city and state code. See attached for further detail.

Should you need anything further please do not hesitate to call.

Sincerely,


Gregory Mezoian

LOCATION: 2-4 Boody Street
1417-1419 Congress Street
Portland, Maine 04102

3rd floor –

Install new kitchen approximately
12 lineal feet of cabinets including counter top
Double bowl kitchen sink and faucet
Kitchen to be painted
New linoleum for kitchen floor (\$800 allowance)
Appliance allowance (\$800 allowance)

Install door opening between kitchen and living room
38 inch opening
Wood trim (match existing)

New front and rear entrance doors
Install fire rated front and rear doors
All doors to be lock sets and dead bolts keyed alike

2nd floor front hall –

Install new front and rear entrance fire rated doors to 2nd floor unit
Replace existing French doors with fire rated sheet rock

1st floor –

Install fire rated rear entrance door

Electrical –

Hardwire Smoke Detectors in all 3 units
2 Hardwire smoke Detectors in basement
Ground fault outlets in all 3 units

Plumbing –

Installation of new sink and faucet

All new sheet rock to be taped and painted to match existing
All work to be completed to city and state codes

Oct 12 01 01:10P

Docd PROPERTIES

207 773 0046

8.5

Doc 08 01 03:20

Docd PROPERTIES

207 773 0046

8.5

9046050

BC14866P059

WARRANTY DEED

Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Catherine K. Cheney and Robert K. Cheney

of Dallas County of Dallas State of Texas

for consideration paid, grant to Marcus L. Moschetti and Beatrice P. Moschetti

of Portland County of Cumberland State of Maine

whose mailing address is 4 Moody Street, Portland, Maine 04101

with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of

Maine described on the attached EXHIBIT A.

WITNESS our/my hand(s) and seal(s) this 11th Day of June, 1999

Signed, Sealed and Delivered in presence of:

Mary Francis

Ronald Chisholm

Catherine K. Cheney
Catherine K. Cheney

Robert K. Cheney
Robert K. Cheney

NOTARIAL PUBLIC STATE OF TEXAS

STATE OF TEXAS

10022 1999

COUNTY OF Dallas

Then personally appeared the above named Catherine K. Cheney and Robert K. Cheney, and

acknowledged the foregoing instrument to be his/her/their free act and deed

Before me, Mary Doman
Catherine K. Cheney

Notary Public
Printed Name Mary Doman
My Commission Expires 10/22/01



(Circular stamp with initials)

BK 44866 20060

Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon situated on Boody Street, in the City of Portland, in the County of Cumberland and State of Maine, being the parcels of land conveyed by Daniel O. Cheney to Mary C. Boody, dated June 8, 1915, said deed being recorded in Cumberland County Registry of Deeds in Book 949, Page 259, and later devised to said Mary C. Boody under the Will of said Daniel O. Cheney, late of Portland, Maine, deceased, October 25, 1926, whose Will was duly probated in the Cumberland County Probate Court at Portland, Maine, Docket Number 18443.

Excepting from the said parcels of land the parcel of land conveyed by Mary C. Boody to the Portland Water District by deed dated November 11, 1902, said deed being recorded in said Registry of Deeds in Book 179, Page 192, and the parcel of land conveyed by Mary C. Boody to Central Maine Power Company by deed dated May 7, 1951, said deed being recorded in said Registry of Deeds in Book 2044, Page 43

Reference may be had to the Plan of Land of the Mary C. Boody Estate made by H. I. & E. C. Jordan, Surveyors, a division of Edward C. Jordan Co., Inc., said Plan being dated August 9, 1976, and being recorded in said Registry of Deeds in Plan Book 122, Page 5.

Excepting the parcel of land conveyed by Robert K. Cheney et al. to Custom Built Homes of Maine, Inc., dated September 8, 1987, recorded in the Cumberland County Registry of Deeds in Book 8020, Page 341.

Also conveying all our rights and interest in Boody Street which we do, acquire.

Being the same premises conveyed to Catherine K. Cheney and Robert K. Cheney by virtue of an executor's Deed from Walter F. Murrell, Executor in the Estate of Mary C. Boody dated December 29, 1978, recorded in the Cumberland County Registry of Deeds in Book 4369, Page 163

(67)
12-09-01

RECEIVED
RECORDED REGISTRY OF DEEDS:

1989 JUN 29 PM 3:57

CUMBERLAND COUNTY

John B. O'Brien

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

2001-0306
Application I. D. Number
11/18/2001
Application Date
2 unit to 3 unit (1417-1419 Congress St.)
Project Name/Description

Gregory Mezolan
Applicant
168 Saco Avenue, DOB, ME 04084
Applicant's Mailing Address
City
Consultant/Agent
Applicant P/c: (307) 773-0438 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

4 - 4 Booday Street, Portland, Maine
Address of Proposed Site
184 0884081
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) 2 unit to 3 unit

Proposed Building square Feet or # of Units: 30100 sq. ft.
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 (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 11/18/2001

Zoning Approval Status:

Approved Approved w/Conditions See Attached Denied
Reviewer: Marge Schmeckel

Approval Date: 11/28/2001 Approval Expiration: 11/28/2002 Extension to: _____
 Condition Compliance Marge Schmeckel signature 11/28/2001 date Additional Sheets Attached

Performance Guarantee Required Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	

City of Portland Site Plan 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.

Congress 1417 - 1419

Location/Address of Construction: 4 Boody ST PORTLAND ME 04102		
Total Square Footage of Proposed Structure	Square Footage of Lot 30100	
Tax Assessor's Chart, Block & Lot Chart# 194 Block# C Lot# 34	Property owner, mailing address: 4 Boody ST PORTLAND ME 04102	Telephone: 773-0438
Consultant/Agent, mailing address, phone & contact person none	Applicant name, mailing address & telephone: MARCUS, BEATRICE, ALSO GREGORY MEZIAN KATHLEEN MOSCHETTO 4 Boody ST 773-0438 PORTLAND ME 04102	Project name: 168 Saco Ave COB ME 04064
Proposed Development (check all that applies) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot Subdivision, amount of lots _____ Other: 2 unit to 3 unit		
Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00		
Who billing will be sent to: GREGORY MEZIAN Mailing address: 168 Saco Ave State and Zip: COB ME 04064 Contact person: Gregory Mezian Phone: 934-3184		

Nine (9) separate packets must include the following:

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- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

All plans must be folded neatly and in packet form

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Signature of applicant: Gregory Mezian	Date: 11-19-01
---	-----------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct

Marcus & Moschetto 11-19-01

Beatrice Moschetto 11-19-01

**CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST**

Project Name, Address of Project _____

I.d. Number _____

Submitted & Date _____

Item

Required Information

Section 14-525 (b,c)

- | | | | |
|-------|------|---|----|
| _____ | (1) | Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: | 1 |
| _____ | (2) | Name and address of applicant and name of proposed development | a |
| _____ | (3) | Scale and north point | b |
| _____ | (4) | Boundaries of the site | c |
| _____ | (5) | Total land area of site | d |
| _____ | (6) | Topography - existing and proposed (2 foot intervals or less) | e |
| _____ | (7) | Plans based on the boundary survey including: | 2 |
| _____ | (8) | Existing soil conditions | a |
| _____ | (9) | Location of water courses, marshes, rock outcroppings and wooded areas | b |
| _____ | (10) | Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used | c |
| _____ | (11) | Approximate location of buildings or other structures on parcels abutting the site | d |
| _____ | (12) | Location of on-site waste receptacles | e |
| _____ | (13) | Public utilities | e |
| _____ | (14) | Water and sewer mains | e |
| _____ | (15) | Culverts, drains, existing and proposed, showing size and directions of flows | e |
| _____ | (16) | Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed | f |
| _____ | (17) | Location and dimensions of on-site pedestrian and vehicular accessways | g |
| _____ | (18) | Parking areas | g |
| _____ | (19) | Loading facilities | g |
| _____ | (20) | Design of ingress and egress of vehicles to and from the site onto public streets | g |
| _____ | (21) | Curb and sidewalks | g |
| _____ | (22) | Landscape plan showing: | h |
| _____ | (23) | Location of existing proposed vegetation | h |
| _____ | (24) | Type of vegetation | h |
| _____ | (25) | Quantity of plantings | h |
| _____ | (26) | Size of proposed landscaping | h |
| _____ | (27) | Existing areas to be preserved | h |
| _____ | (28) | Preservation measures to be employed | h |
| _____ | (29) | Details of planting and preservation specifications | h |
| _____ | (30) | Location and dimensions of all fencing and screening | i |
| _____ | (31) | Location and intensity of outdoor lighting system | j |
| _____ | (32) | Location of fire hydrants, existing and proposed | k |
| _____ | (33) | Written statement | c |
| _____ | (34) | Description of proposed uses to be located on site | l |
| _____ | (35) | Quantity and type of residential, if any | l |
| _____ | (36) | Total land area of the site | b2 |
| _____ | (37) | Total floor area and ground coverage of each proposed building and structure | b2 |
| _____ | (38) | General summary of existing and proposed easements or other burdens | c3 |
| _____ | (39) | Method of handling solid waste disposal | 4 |

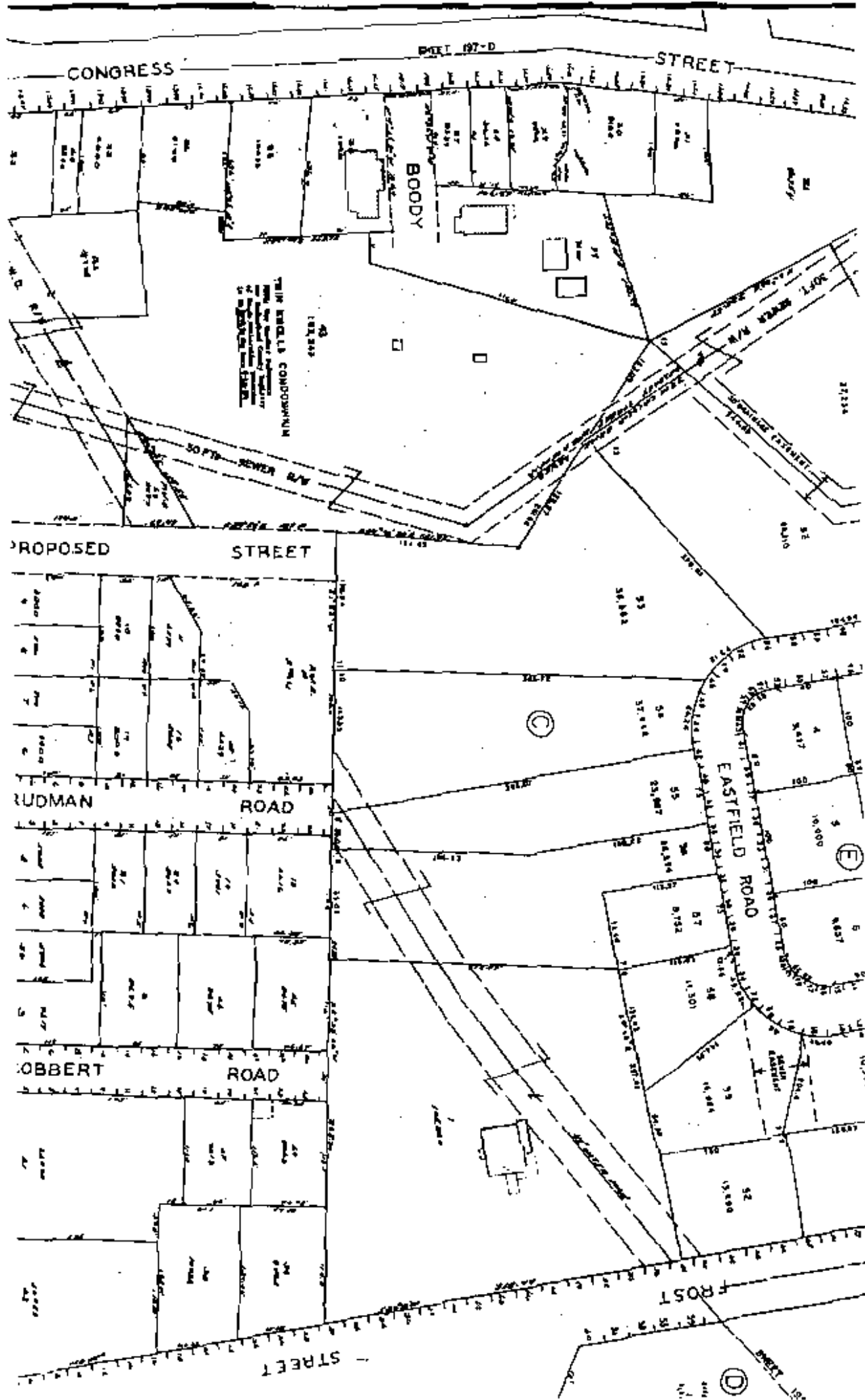
_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	3
_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	7
_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject	8
_____	(44)	The status of any pending applications	8
_____	(45)	Anticipated timeframe for obtaining such permits	h8
_____	(46)	A letter of non-jurisdiction	h8
_____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions; and
- a wind impact analysis.

Other comments:

N/A



CONGRESS STREET

SHEET 197-D

STREET

BOODY

THE BELL COMPANY
BUILDING

PROPOSED STREET

STREET

RUDMAN ROAD

ROAD

LOBBERT ROAD

ROAD

FROST STREET

STREET

SHEET 197

Gregory G. Mezolan
Jennine F. Mezolan
168 Saco Ave.
Old Orchard Beach, ME 04064
PH. 207-934-3184

DATE 11-15-01 221

30-47502112

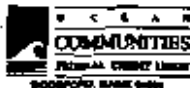
PAY TO THE
ORDER OF

City of Portland

\$ 400.-

Four Hundred 00/100

DOLLARS  UNION MADE IN U.S.A.



MEMO

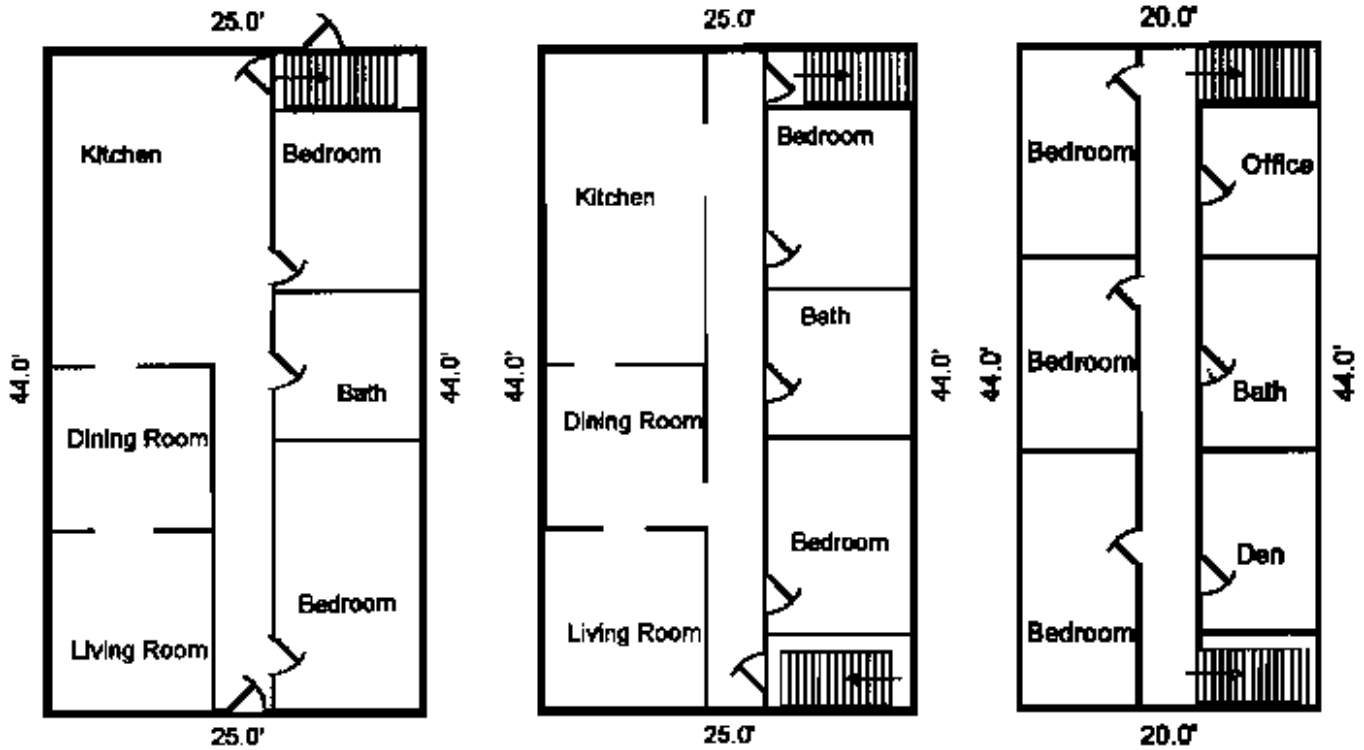
Gregory Mezolan

02112875020 711200620984 0221

FLOORPLAN

Borrower/Client: Marcus Mochetto	File No.: 0178784a
Property Address: 2-4 Boody st & 1417-1419 Congress St	Case No.: 2 unit plid
City: Portland	State: ME Zip: 04103

NOT TO SCALE ROOM CONFIGURATION NOT TO SCALE FOR REFERENCE ONLY



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Total
GLA1	First Floor	1100.00	1100.00
GLA2	Second Floor	1100.00	1100.00
GLA3	Third Floor	880.00	880.00
TOTAL LIVABLE (rounded)			3080

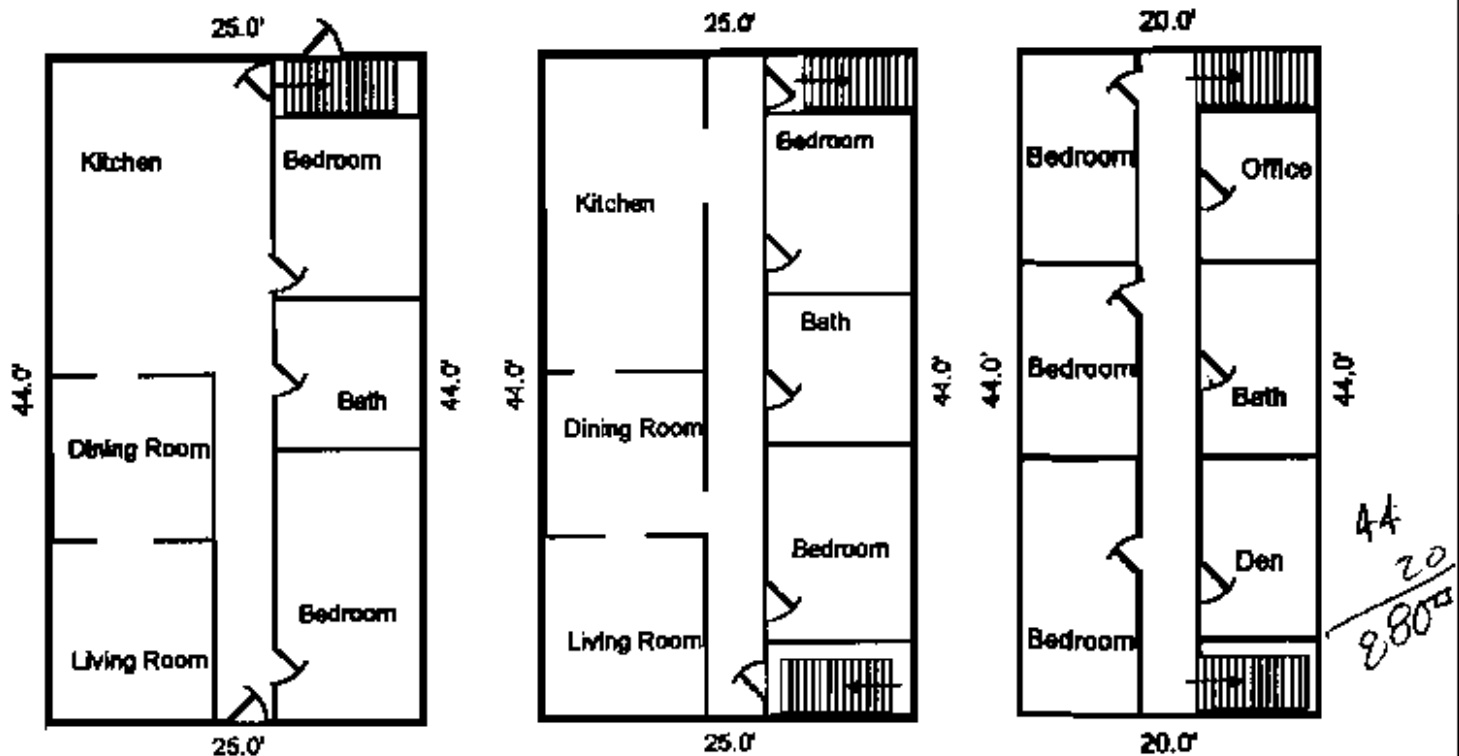
LIVING AREA BREAKDOWN			
Breakdown		Square Feet	
First Floor	25.0 x 44.0		1100.00
Second Floor	25.0 x 44.0		1100.00
Third Floor	20.0 x 44.0		880.00
3 Areas Total (rounded)			3080



FLOORPLAN

Borrower/Client: Marcia Moschitta
 Property Address: 2-4 Boody St & 1417-1418 Congress St
 City: Portland
 File No.: 0170784a
 Case No.: 2 unit ptd
 State: ME
 Zip: 04103

NOT TO SCALE ROOM CONFIGURATION NOT TO SCALE FOR REFERENCE ONLY



44
 20
 880

Sketch by Apex N' Windows™

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	1100.00	1100.00
GLA2	Second Floor	1100.00	1100.00
GLA3	Third Floor	880.00	880.00
TOTAL LIVABLE (rounded)			3080

LIVING AREA BREAKDOWN		
	Breakdown	Subtotal
First Floor	25.0 x 44.0	1100.00
Second Floor	25.0 x 44.0	1100.00
Third Floor	20.0 x 44.0	880.00
3 Areas Total (rounded)		3080



DIKEE

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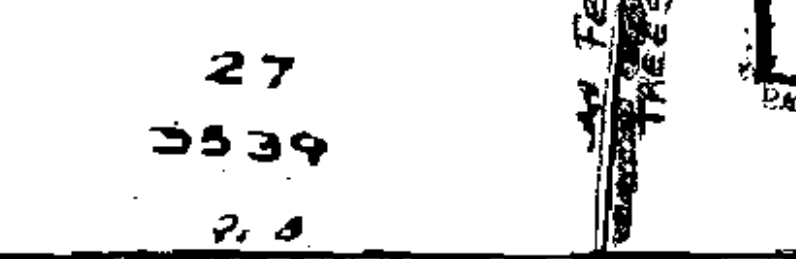
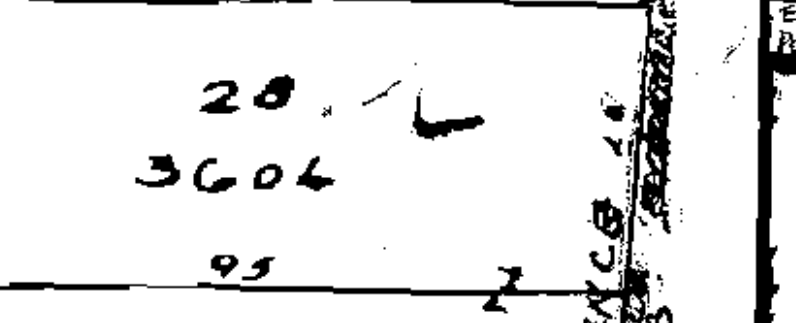
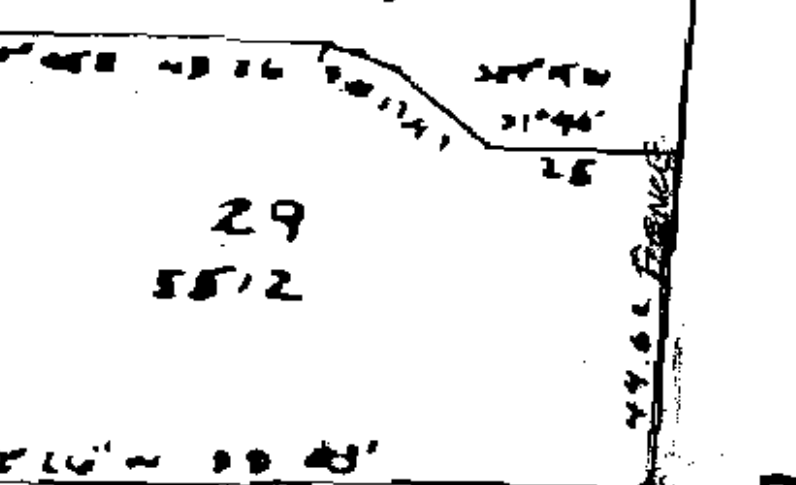
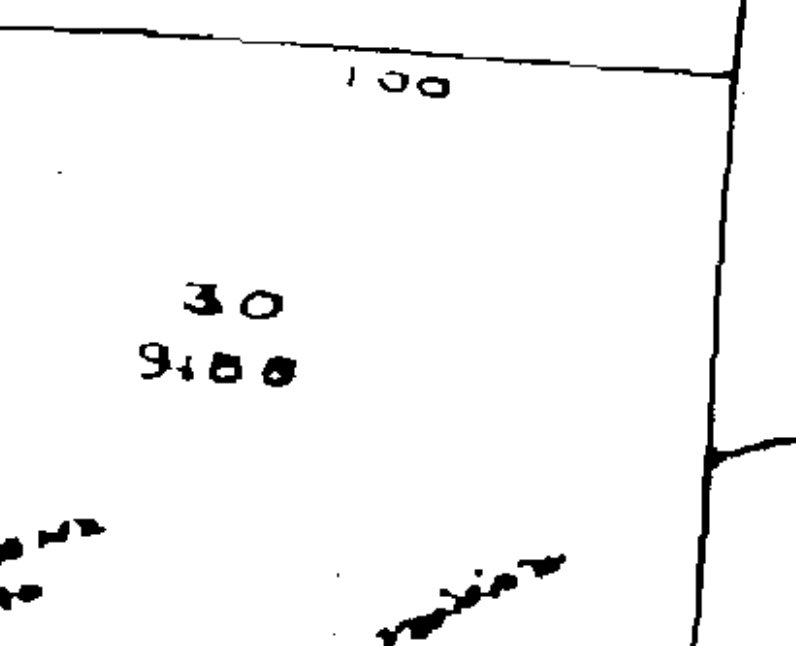
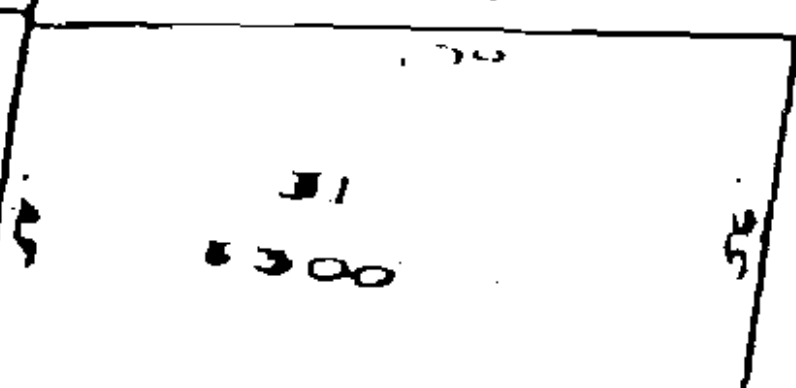
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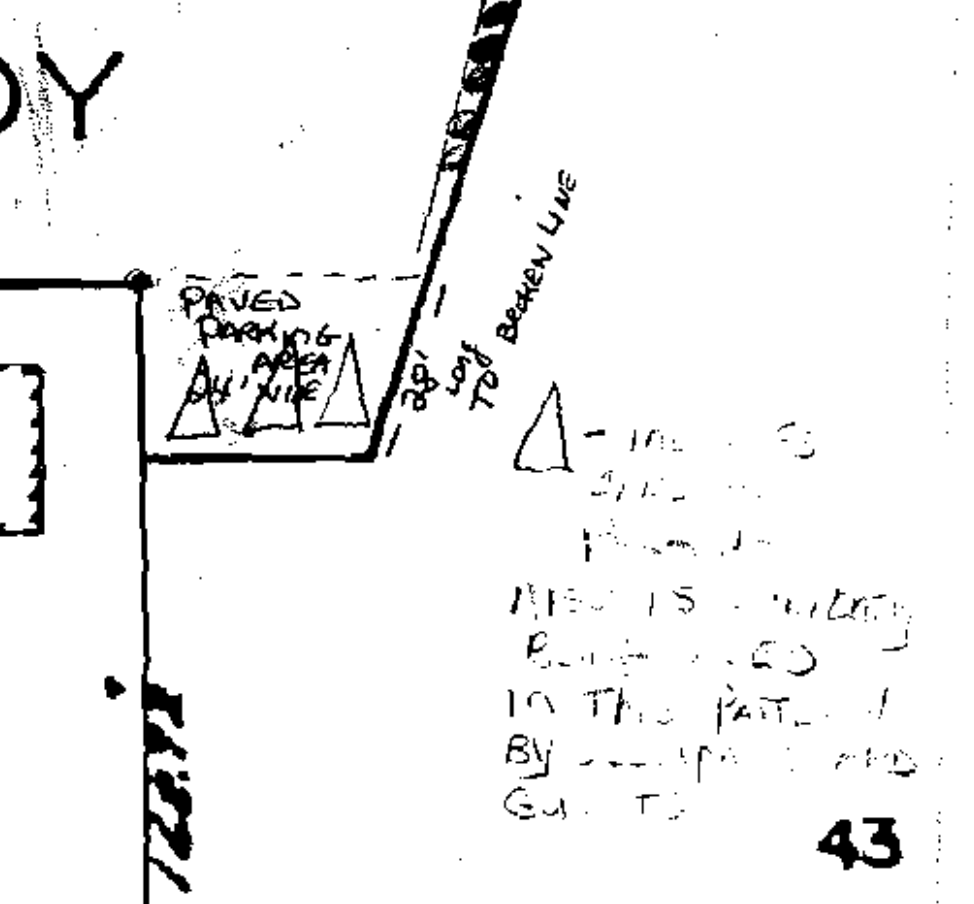
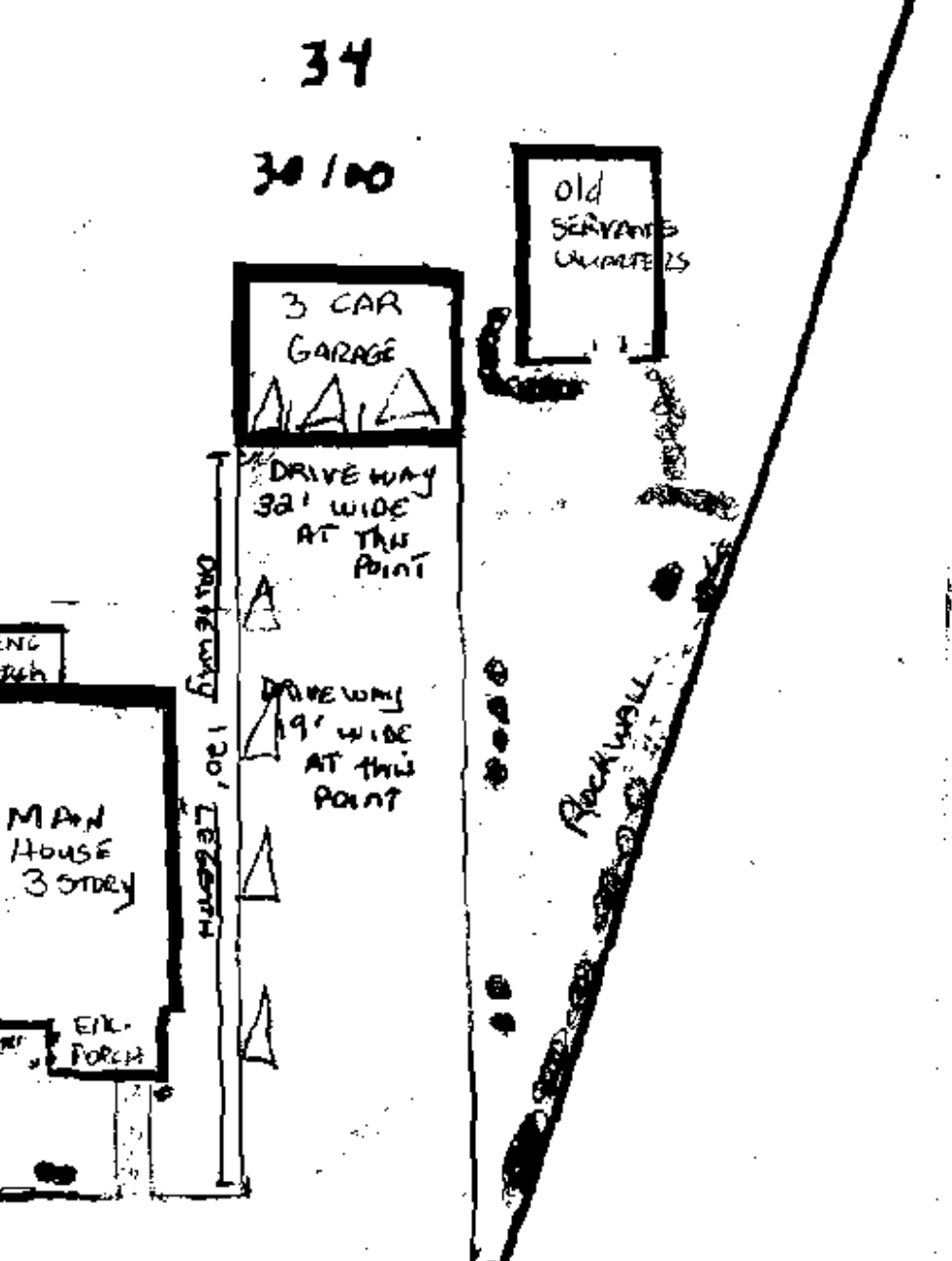
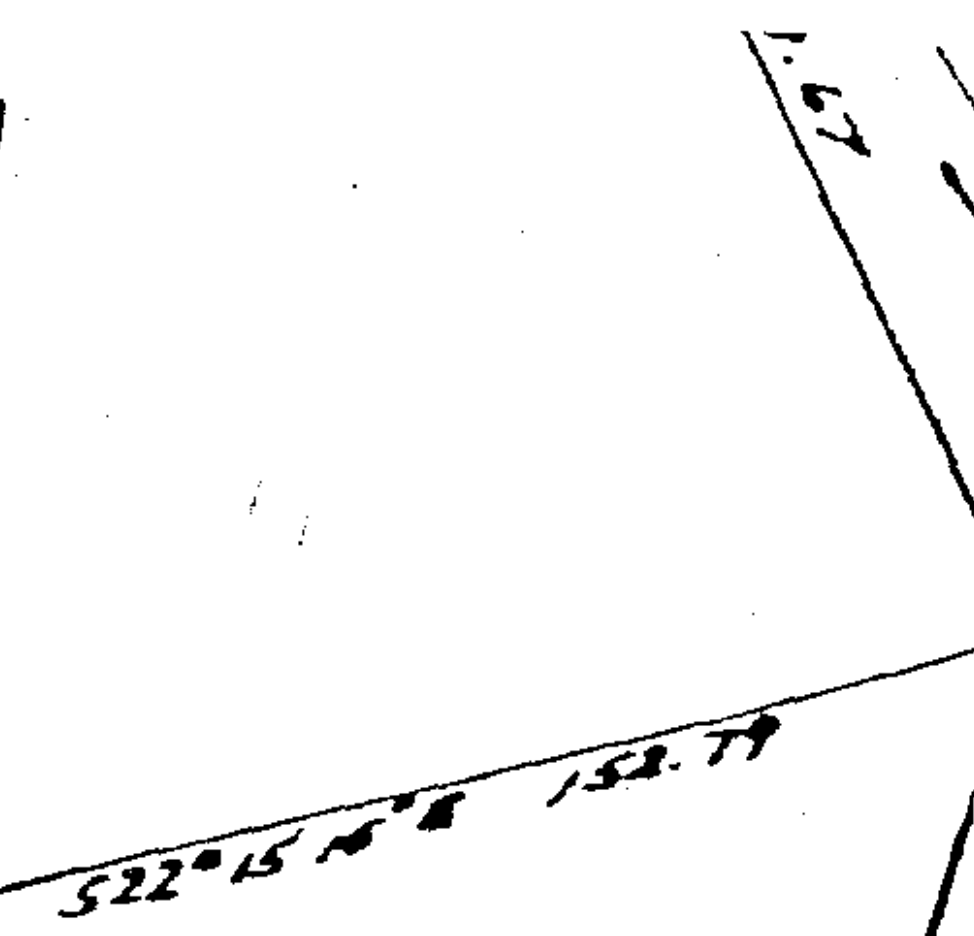
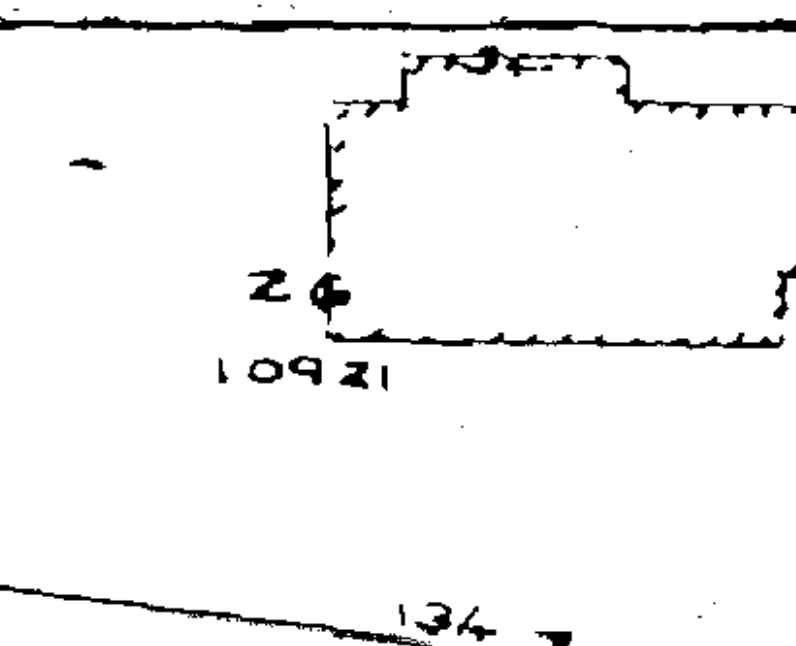
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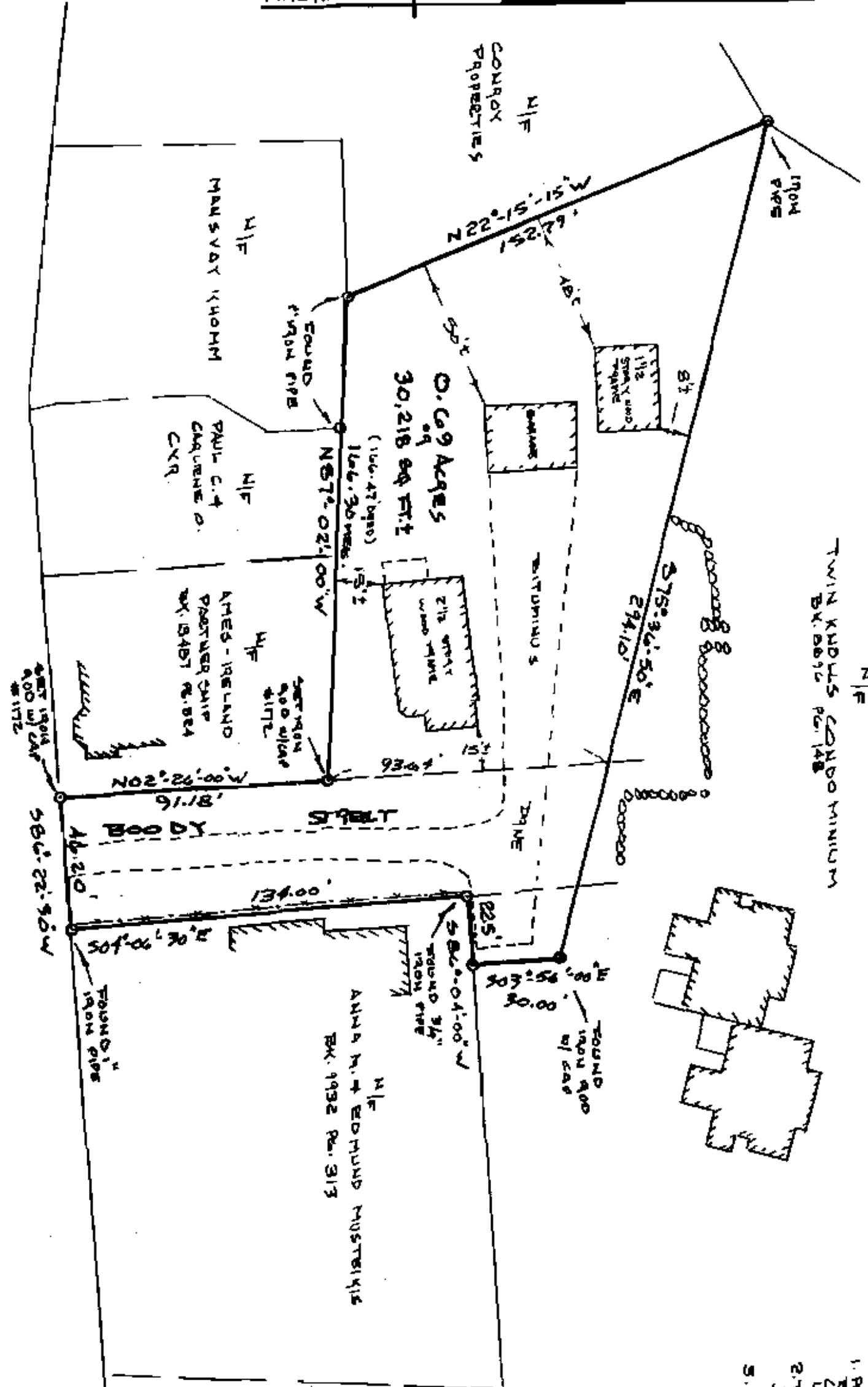
BOODY



163
 43
 163

MAGNETIC 1915

CONGRESS STREET



Handwritten signature: Ronald J. ...

- PLAN REFERENCE:**
1. PLAN SHOWING A PARTIAL STRAIGHTED BOUNDARY SURVEY MADE FOR CORRECTING LINE NUMBER 10, 11, 12 BY DANIEL & DANIELS LAND SURVEYOR
 2. TWIN KUDLUS CONDO MINUTY DATED SUBDIVISION / CADDING PLAN DATED FEBRUARY 12, 1988 BY DANIEL & DANIELS INC
 3. PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR E. H. & E. C. JOHNSON - SURVEYORS DATED 08-09-72

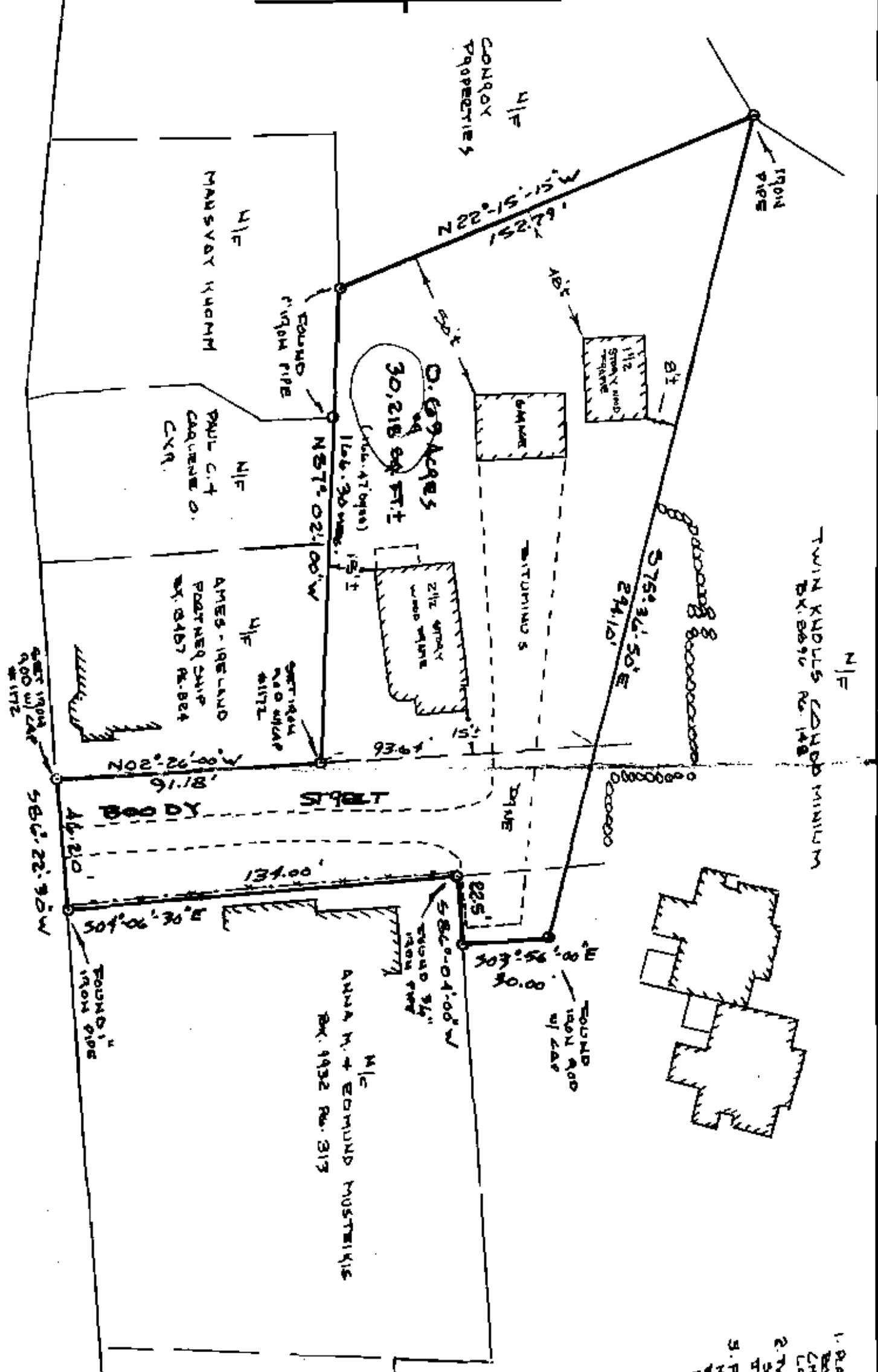
NOTES:

1. TOTAL AREA INCLUDING ROAD FRONTAGE: 0.69 ACRES OR 30,218 SQ. FT.
2. AREA UNDER SIDE ROAD FRONTAGE (RIVER ST.): 0.50 ACRES OR 21,691 SQ. FT.
3. ZONE: R-5 RESIDENTIAL SPACE AND BULK REQUIREMENTS: MAXIMUM STREET FRONTAGE 300' FRONT YARD (REQUIREMENT) 30' SIDE YARD (REQUIREMENT) 5' SIDEYARD 1 1/2 STORY 8' 2 1/2 STORY 14'
4. LOCUS METHOD: TAX MAP 1942-34
5. LANDS DEED NECESSARY: BOOK 4807 PAGE 46 B N/F CONVERSE & ROBERT CHANDLER
6. THIS PLAN IS THE RESULT OF A PARTIAL STRAIGHTED BOUNDARY SURVEY MADE FOR CORRECTING THE LINE NUMBER (10, 11, 12) SHOWING THE LINE NUMBER (10, 11, 12) SHOWING ON TWIN KUDLUS SUBDIVISION (REQUIREMENT) AS REQUIRED BY DANIEL & DANIELS INC SURVEYORS DATED 08-09-72

BOUNDARY SURVEY PLAN MADE FOR	
MARCUS MOSCETTI	
4 BOODX STREET PORTLAND, MAINE	
SCALE: 1" = 40'	APPROVED BY:
DATE: 11-18-01	DRAWN BY:
BY: DANIEL & DANIELSONS LLC LAND SURVEYORS 87A OCEAN STREET SO. PORTLAND, MAINE 04106	
PHONE: 799-0598	DRAWING NUMBER
	581-A

MAGNETIC 1915

CONGRESS STREET



Handwritten signature

PLAN REFERENCE:

1. PLAN SHOWING A PARTIAL STRAIGHT BOUNDARY SURVEY MADE FOR CORNEQUE CHEMBAK 10.5118 BY DANIEL T. DALBOSCO LAND SURVEYOR
2. TWIN KNOLLS CONDO MINIMUM SUBDIVISION / CONDO MINIMUM PLAN DATED JANUARY 12, 1988 BY DANIEL T. DALBOSCO INC
3. PLAN OF PROPERTY IN CONCORD MAINE MADE FOR MARY C. BOGGS SURVEYOR BY W. L. + S. C. ZOSSEMAN - SURVEYORS DATED 08.09.72

NOTES:

1. TOTAL AREA INCLUDING ROAD SURVEY 0.49 ACRES OR 30,218 SQ. FT.
2. AREA UNDER SIDE ROAD SURVEY (PROP. PT.): 0.50 ACRES OR 31,001 SQ. FT.
3. ZONING: R-5 RESIDENTIAL - SINGLE AND BULK REQUIREMENTS: MAXIMUM STREET FRONTAGE 150' FRONT YARD (Requirements) 20' REAR YARD (Requirements) 5' SIDEYARD 1 1/2 STORY 8' 2 1/2 STORY 14'

LAND 50 FT. FOR BUILDING SET BACK WIDTHS: 10' MINIMUM LOT COVERAGE: 40% LOT WIDTH: 60' (MULTIPLY MINIMUM LOT COVERAGE)

4. LOCALS MAPS: TAX MAP

194-C-34

5. LOCALS DEED REFERENCES:

MAINE 4907 P. 83 W/F CONCORD + PROPERT CHEMBRY

6. THIS PLAN IS THE RESULT OF A PARTIAL STRAIGHT BOUNDARY SURVEY MADE FOR CORNEQUE CHEMBAK (PLAN 1). BOTH OWNED LOTS ARE IN REGISTRATION SHOWING THE TWIN KNOLLS SUBDIVISION (PLAN 2). AS A RESULT OF THIS SURVEY THE BOUNDARY BETWEEN THE LAND SURVEYED BY DALBOSCO AND THE LAND SURVEYED BY ZOSSEMAN IS ESTABLISHED.

BOUNDARY SURVEY PLAN MADE FOR MARCUS MOSCHETTI

4 BOOBY STREET
FOOTLAND, MAINE

SCALE: 1" = 40'

APPROVED BY:

DRAWN BY:

REVISION:

BY: DANIEL T. DALBOSCO LLC
LAND SURVEYOR
87A OCEAN STREET
SO. FOOTLAND, MAINE 04095

PHONE: 799-0598

DRAWING NUMBER
581-A

DIYEE

1.67

31
5300

100

30
9100

522°15' N
152.77
Showing 10 SPACES
5 Reg. of 2
no kitchen

34
30100

old
SERVANTS
QUARTERS

3 CAR
GARAGE

DRIVEWAY
33' WIDE
AT THIS
POINT

ENC
Porch
MAIN
HOUSE
3 STORY
E/W
PORCH

DRIVEWAY
19' WIDE
AT THIS
POINT

29
5512

N 2° 16' W 39.83'

28
3604

95

27
3539

7.0

44' FENCE
18'
TREES

DRIVEWAY
120' LENGTH

Rock wall

BEKEN LINE

BOODY

PAVED
PARKING
AREA
45' WIDE

△ - INDICATES
CARS FOR
PARKING
ALSO IS CURRENTLY
BEING USED
IN THIS PATTERN
BY OCCUPANTS AND
GUESTS

26
10921

43

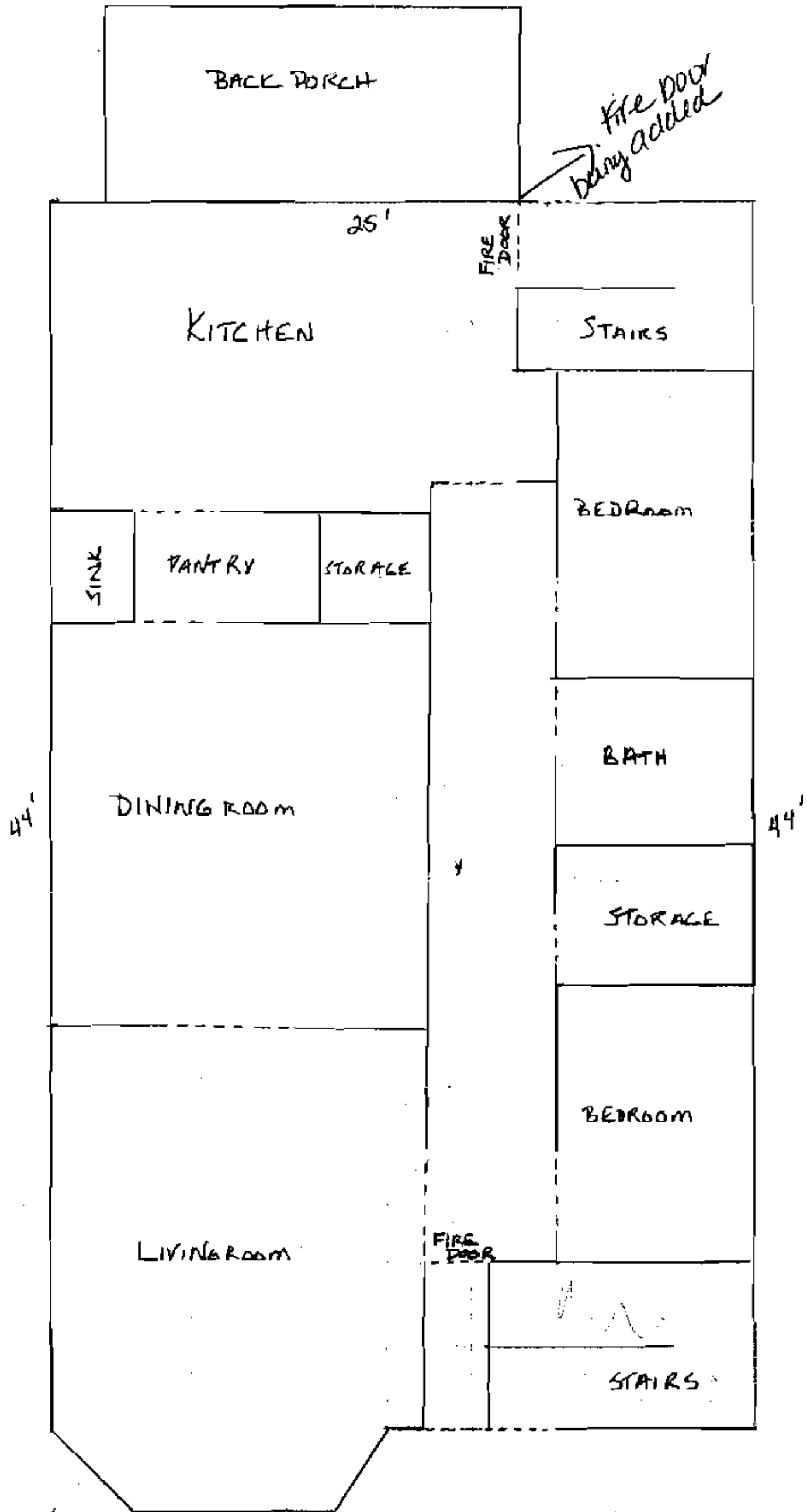
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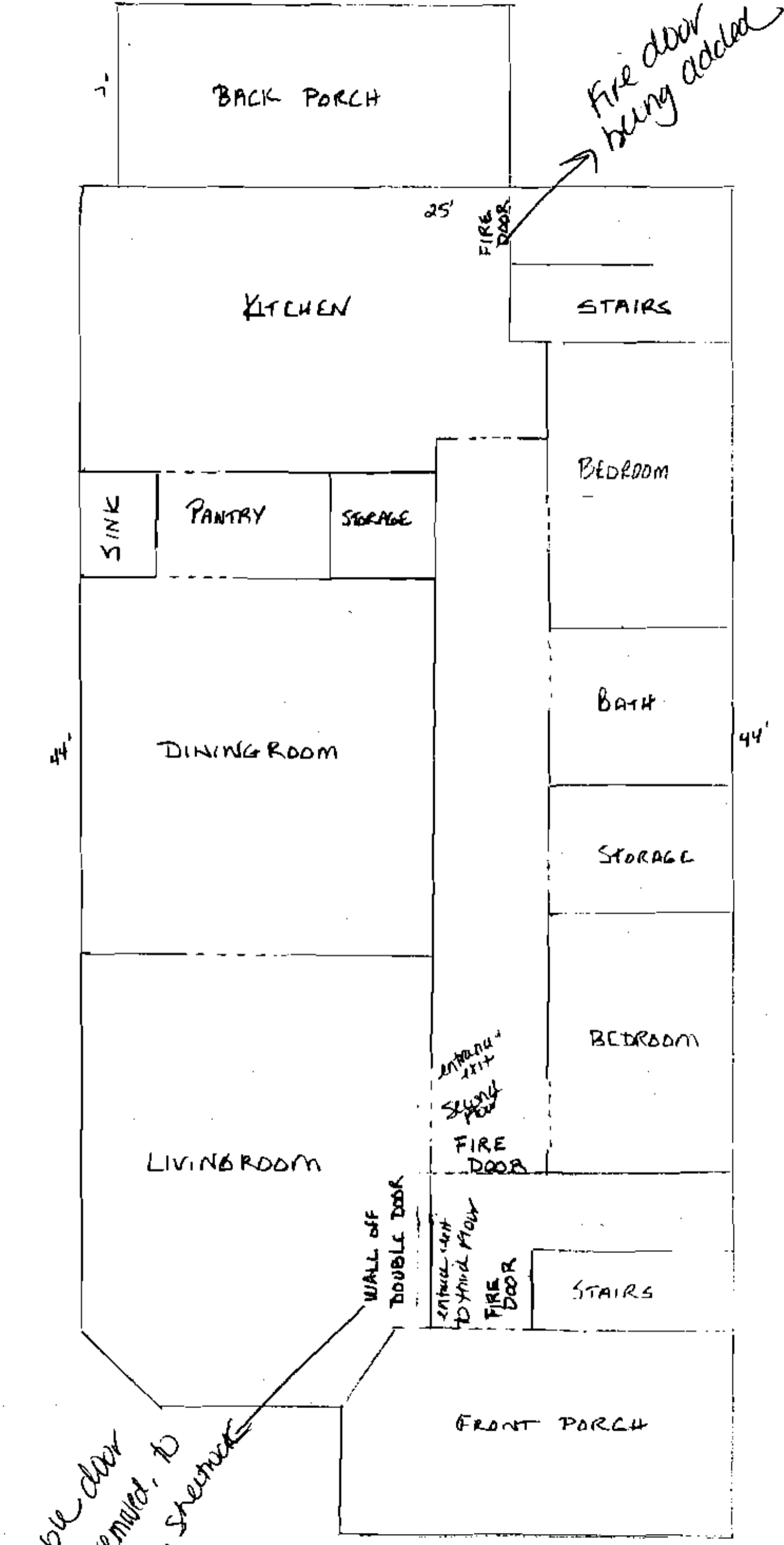
1st FLOOR TO REMAIN THE SAME



1/4" = 1'

1100 Square Feet

2ND FLOOR AS PROPOSED

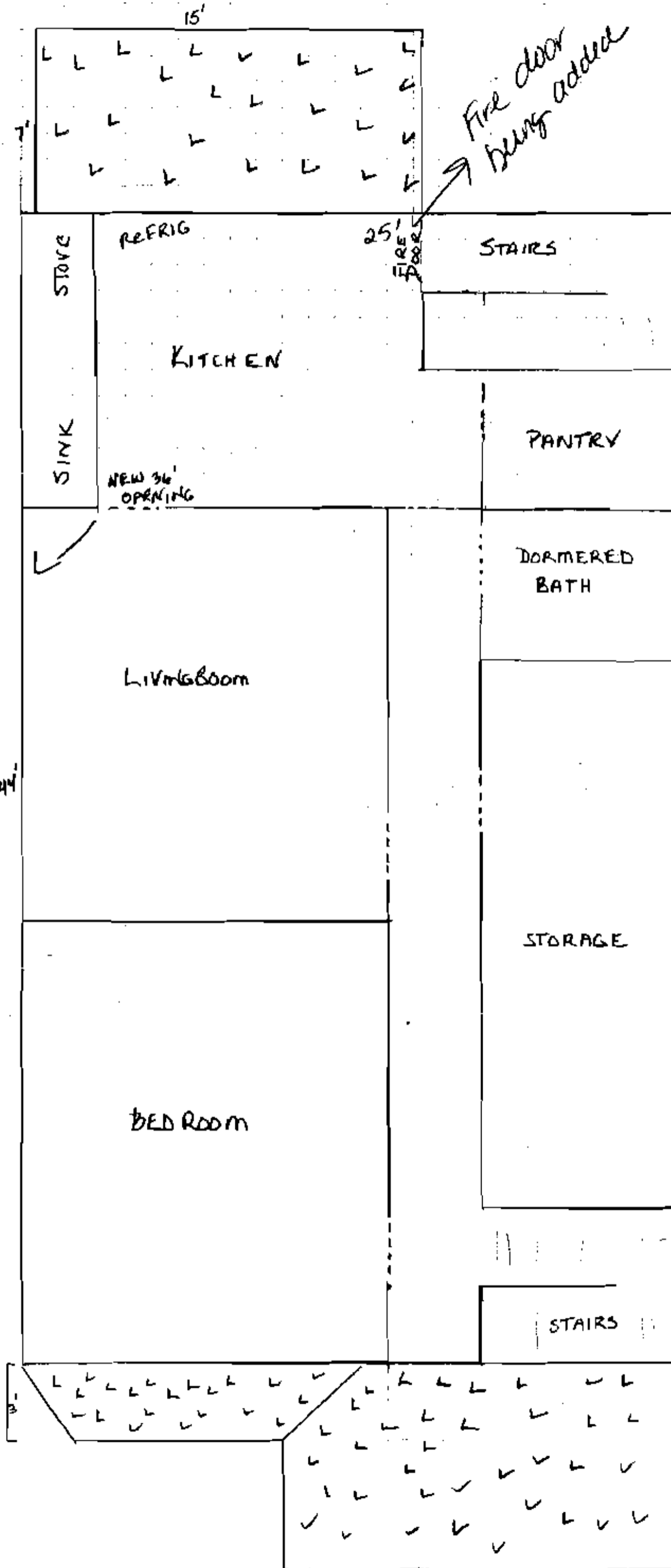


Fire door being added

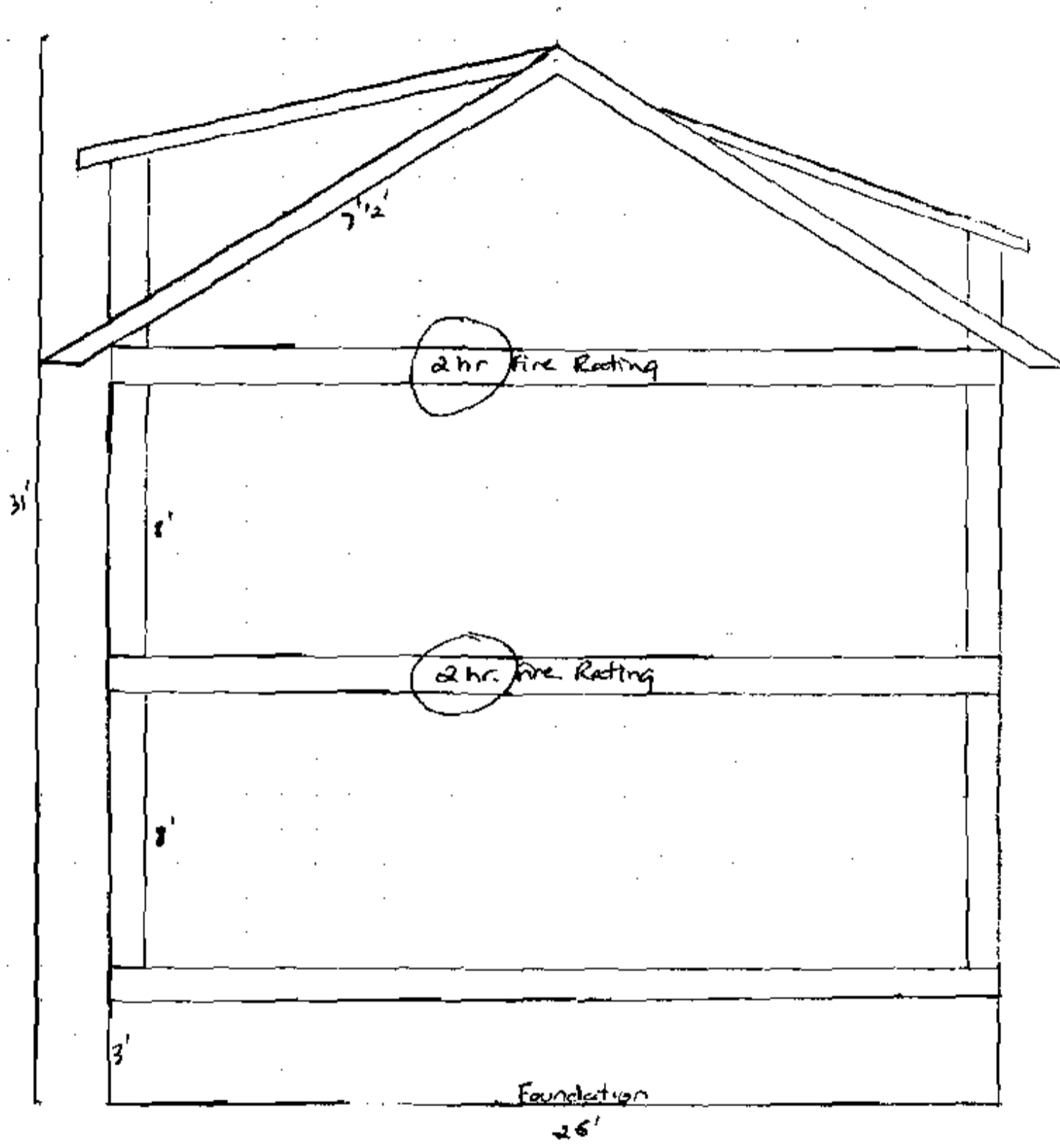
Double door being removed, to be braced sheetrock wall

1/4" = 1'
1100 Square Feet

3RD FLOOR AS PROPOSED



1/4" = 1'
850 Square Feet



$$\frac{1}{4}'' = 1'$$

