

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0972	Issue Date: NOV 20 2003	CBL: 260 A017001
-----------------------	----------------------------	---------------------

Location of Construction: 21 Rowe Ave	Owner Name: Forest City Chevrolet	Owner Address: 100 Brighton Ave	Phone: 774-5971
Business Name: 11 Rowe	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: 2077738499
Lessee/Buyer's Name:	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Single family on 33,605 s.f lot	Proposed Use: Move existing 19' x31' SFR onto 6,514 sf portion of parcel; Lot #3 on proposed plan	Permit Fee:	Cost of Work: \$0.00	CEO District: 3
--	--	-------------	-------------------------	--------------------

Proposed Project Description:
Move existing 19' x31' SFR onto 6,514 sf portion of parcel: Lot #3 on proposed plan

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied NA	INSPECTION: Use Group: R3 Type: JB 10/30/03 Signature: [Signature]
--	--

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: kwd	Date Applied For: 08/12/2003
-------------------------	---------------------------------

Zoning Approval

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p>Date: 10/30/03</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
---	---	--	---

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

October 29, 2004

Lee Urban
Planning & Development Department
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Rowe Street

Dear Mr. Urban,

Attached to this letter is a survey showing the location of the house on Lot #3 Rowe Street. The house was set at 18.4 feet from the back lot line instead of the 25 feet which was required in this zone. This was an unintentional mistake made by a draftsman in my office. The neighboring property, Lot #2 owned by Mr. Duc Van Chu has agreed that they do not have any problems with the present house location.

Please call me with any concerns or questions.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a smaller 'L' and 'OYD'.

David Lloyd

CONSENT TO VARIANCE

WHEREAS, Forest City Chevrolet is the owner of a certain lot or parcel of land located on the northwesterly side of Rowe Avenue, Portland, Maine, being Lot numbered three (#3) as shown on plan entitled "Plan of Rowe Avenue Housing Subdivision Recording Plat on Rowe Avenue and Terrace Avenue, Portland, Maine", dated December 20, 2002 and revised August 5, 2003 and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 458 by virtue of a deed from Dennis G. Temm and Judith A. Balzano f/k/a Judith A. Temm dated September 30, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18167, Page 80; and


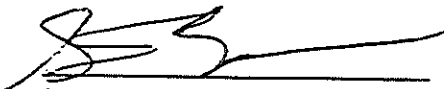
WHEREAS, the building located on Lot #3 does not comply with the setback requirements of the City of Portland; and

WHEREAS, the City of Portland has agreed to grant a variance for the location of the existing building located on Lot #3 provided that Forest City Chevrolet obtains the consent of the owner of Lot #2; and

WHEREAS, Duc Van Chu is the owner of Lot #2 by virtue of a Warranty Deed from Forest City Chevrolet dated August 30, 2004 recorded in the Cumberland County Registry of Deeds in Book 21729, Page 103.

NOW THEREFORE, Duc Van Chu does hereby consent to the City of Portland granting a variance to Forest City Chevrolet for the existing setback encroachment for the building located on Lot #3, a/k/a 11 Rowe Avenue, Portland Maine.

Witness:

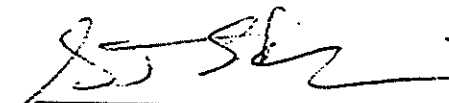


10-21-04
Duc Van Chu

STATE OF MAINE
CUMBERLAND, SS.

October 21
September __, 2004

Then personally appeared before me the above-named Duc Van Chu and acknowledged the foregoing instrument to be his free act and deed.



Notary Public/Attorney at Law
Scott F. Hancock
Print Name



City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0972	Issue Date:	CEL: 260 A017001
-----------------------	-------------	---------------------

Location of Construction: 21 Rowe Ave	Owner Name: Forest City Chevrolet	Owner Address: 100 Brighton Ave	Phone: 774-5971
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone:

Past Use: Single family on 33,605 s.f lot	Proposed Use: Move existing 19' x31' SFR onto 6,514 sf portion of parcel; Lot #3 on proposed plan	Permit Fee:	Cost of Work: \$0.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>10/30/03</i>	

Proposed Project Description: Move existing 19' x31' SFR onto 6,514 sf portion of parcel; Lot #3 on proposed plan	Signature:	Signature:
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: kwd	Date Applied For: 08/12/2003	Zoning Approval	
-------------------------	---------------------------------	------------------------	--

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 checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	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	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>10/30/03</i>	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

3/26/04 - Forms in - set backs OK - Side 75 + 29

(14 kg) Clear is 25 ft 6 inches Front is 39 ft. OK

to pour footings. Jon M

4/9/04 - DID Foundation inspection - no problems seen - OK to Backfill. Jon M

6/18/04 - Final - Stars ok - Egress windows ok - Smoke & a
OK for Coy &

Applicant:

Date: 10/28/03

Address:

Lot 3 Rowe Ave. B.L.: 260-A-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 10/28/03

Zone Location - R-3

Interior or corner lot - Int.

Proposed Use/Work - Relocate single fam.

Sevage Disposal - Public

Lot Street Frontage - 75' shown - 50' Req. OK

Front Yard - 25' Req. - 40'+ shown - OK

Rear Yard - 25' Req. - 25' show

Side Yard - 2 stories - 14' Req. - 14'+ 30' shown

Projections -

Width of Lot - 75' Req - 75' scaled

Height - 35' Max -

Lot Area - 6500 Req. 6514 shown

Lot Coverage/ Impervious Surface - 25% - OK

Area per Family -

Off-street Parking - 2 spaces Req - More than 2 shown

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 11 Rowe Ave

CBL 260 A017001

Issued to Forest City Chevrolet /Keeley Construction

Date of Issue 06/18/2004

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. 03-0972, 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

Single Family Residency, Use Group R-3, Type 5b,
Boca1999

Limiting Conditions:

This was a relocated structure and have not inspected internal walls for framing, electric or plumbing. This does not constitute Code Compliance for these internal components not inspected.

This certificate supersedes
certificate issued

Approved:

18 June 04
(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.

ELECTRICAL PERMIT

City of Portland, Me.



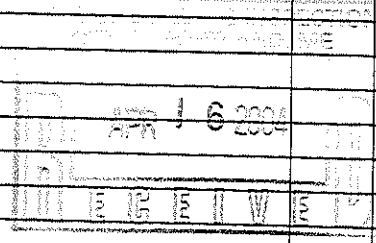
4135

To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 4/16/04
 Permit # 2004 4341
 CBL# 260 A 019

LOCATION: 19 Rowe St. (21) METER MAKE & # _____
 CMP ACCOUNT # 4411737543009 OWNER _____
 TENANT _____ PHONE # _____

							TOTAL EACH FEE		
OUTLETS	35	Receptacles	15	Switches	5	Smoke Detector	55	.20	11.00
FIXTURES	8	Incandescent		Fluorescent		Strips	8	.20	1.60
SERVICES	1	Overhead		Underground		TTL AMPS <800		15.00	15.00
		Overhead		Underground		>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
METERS	1	(number of)						25.00	
MOTORS		(number of)						1.00	1.00
RESID/COM		Electric units						2.00	
HEATING	1	oil/gas units		Interior		Exterior	1	5.00	5.00
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens		2.00	2.00
		Insta-Hot		Water heaters		Fans		2.00	
	1	Dryers		Disposals		Dishwasher		2.00	2.00
		Compactors		Spa		Washing Machine	1	2.00	
		Others (denote)						2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS	1	Service		Remote		Main		4.00	4.00
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
MINIMUM FEE/COMMERCIAL 45.00							TOTAL AMOUNT DUE		41.60
							MINIMUM FEE 35.00		45.00



CONTRACTORS NAME EASTERN ELECTRICAL CORP MASTER LIC. # MCL60011182
 ADDRESS 20 Bedford St. Portland ME 04101 LIMITED LIC. # _____
 TELEPHONE 772-6762

SIGNATURE OF CONTRACTOR Justin J. Varney (David Bradbury)
 White Copy - Office • Yellow Copy - Applicant

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: Portland
 Street Subdivision Lot #: 217 Bowe St.
PROPERTY OWNERS NAME
 Last: Formst First: City Council
 Applicant Name: Marc Gauthier
 Mailing Address of Owner/Applicant (If Different): 34 Target Rd, New Gloucester Me

2007-81430640
 Date Permit Issued: 4/21/07 \$ 21410.00 Double Fee FEE Charged
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 0640
260 4017

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Marc Gauthier 4/21/07
 Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for 1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>MS60007076</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number Type of Fixture	Column 1 Number Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	<input checked="" type="checkbox"/> Hosebibb / Sillcock	<input type="checkbox"/> Bathtub (and Shower)
	<input type="checkbox"/> Floor Drain	<input type="checkbox"/> Shower (Separate)
	<input type="checkbox"/> Urinal	<input type="checkbox"/> Sink
	<input type="checkbox"/> Drinking Fountain	<input type="checkbox"/> Wash Basin
	<input type="checkbox"/> Indirect Waste	<input type="checkbox"/> Water Closet (Toilet)
	<input checked="" type="checkbox"/> Water Treatment Softener, Filter, etc.	<input type="checkbox"/> Clothes Washer
	<input type="checkbox"/> Grease / Oil Separator	<input type="checkbox"/> Dish Washer
	<input type="checkbox"/> Dental Cuspidor	<input type="checkbox"/> Garbage Disposal
	<input type="checkbox"/> Bidet	<input type="checkbox"/> Laundry Tub
	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Water Heater
<input type="checkbox"/> TRANSFER FEE [\$6.00]	Fixtures (Subtotal) Column 2	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE		Fixtures (Subtotal) Column 2
		Total Fixtures
		Fixture Fee
		Transfer Fee
		Hook-Up & Relocation Fee
		Permit Fee (Total)

Alt # 261
+ cash

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation: Portland
Street Subdivision Lot #: 27 Rowe St.

PROPERTY OWNERS NAME

Last: Forrest City Council
First: _____

Applicant Name: Marc Bouthier
Mailing Address of Owner/Applicant (If Different): 84 Target Rd, New Charleston Me

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: Marc Bouthier Date: 4/26/04

Permit Number: 2004-81430640
Date Permit Issued: _____
Local Plumbing Inspector Signature: _____
L.P.I. #: 0640
FEE: \$ 2410.00 (If Double Fee Charged)
TOWN COPY: 260 4017

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____

Date Approved _____

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 10260007076

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<p>OR</p> <p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> <p>OR</p> <p>TRANSFER FEE [\$6.00]</p>	1	Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
	Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
<p>SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE</p>		Fixtures (Subtotal) Column 2		Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
		Permit Fee (Total)		34

Alt # 261
class

26
40

TOWN COPY

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: June 21, 2004
RE: C. of O. for 11 Rowe Ave., Lot #3 Rowe Ave. Subdivision
(CBL 260A017) (ID 2003-0227)

After visiting the site, I have the following comments:

Site work complete.

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\rowe11a.doc

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 030972

This is to certify that Forest City Chevrolet /Keele construction
has permission to Move existing 19' x31' SFR on 6,514 sq ft portion of parcel; Lot 3 on proposed plan
AT 21 Rowe Ave CL 260 A017001

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 when permission procured before this building or part thereof is started or closed-in. **24 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name

Cheryl... 10/30/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

2003-0224

Application I. D. Number

10/27/2003

Application Date

21 Rowe Ave. Lot # 2

Project Name/Description

Forest City Chevrolet

Applicant

100 Brighton Ave , Portland , ME 04104

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

21 - 21 Rowe Ave, Portland, Maine

Address of Proposed Site

260 A017001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 A SEPARATE APPLICATION TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION IS REQUIRED FOR WETLAND FILLING.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **City Enterprises II, LLC**, a Maine Limited Liability Company, with a mailing address of 1000 Brighton Avenue, Portland, Maine, 04103, in consideration of One Dollar (\$1.00) and other valuable consideration paid by **Forest City Chevrolet**, a Maine Corporation, with a mailing address of 1000 Brighton Avenue, PO Box 3564, Portland, Maine, 04103 the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY**, and forever **QUITCLAIM** unto the said **Forest City Chevrolet**, its successors and assigns forever, with quitclaim covenants, certain lots or parcels of land with the buildings thereon, all situated in said Portland, being more particularly bounded and described as follows:

Parcel One

A certain lot or parcel of land with the buildings thereon situated in Portland, County of Cumberland and State of Maine, on Webb Street, and being Lots 34, 35 and 36 as shown on the Plan of Lots at Brighton Avenue Terrace, which plan is dated July 9, 1906 and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 13, to which plan reference is hereby made for a more particular description.

Parcel One being the same premises conveyed to Forest City Chevrolet by deed of Keeley Properties, Inc. dated March 24, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15383, Page 25.

Parcel Two

Two certain lots or parcels of land with the buildings thereon situated on Webb Street, in Portland, in the County of Cumberland and State of Maine and being lots No. Thirty-two (32) and Thirty-three (33) as shown on Plan of Lots of Brighton Avenue Terrace, made by A. L. Eliot, dated July 9, 1906, and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 13, said lots measure each thirty (30) feet in width by seventy and fifty-eight hundredths (70.58) feet in depth and contain each two thousand one hundred seventeen (2,117) square feet, more or less.

Being the same premises conveyed to John F. McGovern by deed of Mary J. McGovern dated August 18, 1914 and recorded in said Registry of Deeds in Book 936, Page 367.

Also another certain lot or parcel of land situated on Webb Street in said Portland in said County of Cumberland and State of Maine and being bounded and described as follows:

Beginning at the point of intersection of the northerly line of said Webb Street, so called, with the northeasterly line of Lot #32 and the southwesterly line of Lot #31, as shown on plan of lots of Brighton Avenue Terrace, made by A. L. Eliot, dated July 9, 1906, and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 13; thence from this point of intersection in a general northeasterly direction over and along the southeasterly side of said Lot #31 sixteen (16) feet to a point; thence in a general northwesterly direction on a line parallel to the line of division between said Lot #31 and Lot #32 seventy (70) feet to a point on the northwesterly line of said Lot #31; thence in a general southwesterly direction over and along the northwesterly line of said Lot #31 to the northeasterly corner of said Lot #32; thence in a general southeasterly direction over and along the line of division between said Lot #31 and Lot #32 to said Webb Street seventy (70) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying part of Lot #31, on the southwesterly side, that lies adjacent to and abutting said Lot #32.

Being the same premises conveyed to said John F. McGovern by deed of Mary A. Wylie dated July 23, 1946 and recorded in said Registry of Deeds in Book 1831, Page 273, and deed of Susan M. McGovern to said John F. McGovern dated October 11, 1945, and recorded in said Registry of Deeds in Book 1800, Page 407, and acquired by said John F. McGovern under the Laws of Descent of the State of Maine from his sister, Mary E. McGovern, late of said Portland, deceased, intestate.

Also a certain lot or parcel of land situated in said Portland, in said County of Cumberland and State of Maine, beginning at the most westerly corner of a lot of land now owned by the said John F. McGovern, said land being the same as deeded to the said McGovern by deed recorded in the Cumberland County Registry of Deeds in Book 936, Page 367; thence in a northerly direction a distance of ninety (90) feet to a point; thence in an easterly direction at right angles a distance of seventy-six (76) feet to a point; thence in a southerly direction a distance of ninety (90) feet to a point; thence in a westerly direction, and holding the width of ninety (90) feet, a distance of seventy-six (76) feet to the point of beginning.

Being the same premises conveyed to said John F. McGovern by deeds of Udeil Bramson dated August 18, 1945, and September 22, 1945, and recorded in said Registry of Deeds in Book 1800, Page 406, and Book 1794, Page 368, respectively.

The title of Beatrice F. McGovern in and to all of the within described parcels of land was acquired under the will of her husband, said John F. McGovern, late of said Portland, deceased, testate.

Parcel Two being the same premises conveyed from William A. McGovern and Marie E. McGovern to Forest City Chevrolet by warranty deed, dated June 18, 1998 and recorded in said Registry of Deeds in Book 13915, Page 10.

IN WITNESS WHEREOF, the said City Enterprises II, LLC has caused this instrument to be signed this 2nd day of ~~June~~ July, 2003 by James H. Burke, Jr., its ~~President~~ Manager thereunto duly authorized.

Signed, Sealed and Delivered
In the Presence of.

City Enterprises II, LLC

By: James H. Burke, Jr.
Its Manager

STATE OF MAINE
Cumberland, ss

July 2
June 2003

Then personally appeared the above-named James H. Burke, Jr., in his capacity as Manager of said City Enterprises II, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Limited Liability Company.

Before me,

Notary Public/Attorney at Law
Scott E. Herrick
PRINTED NAME:



Keeley Construction Company, Inc.

19 Westfield Street, Portland, ME 04102 (shipping)

P.O. Box 1074, Portland, ME 04104-1074 (mailing)

Telephone: 207-773-8499

Fax: 207-773-6619

FACSIMILE COVER SHEET

TO: CITY OF PORTLAND

DATE: July 25, 2003

FAX #: 874-8716

ATTN: MARLE

TIME: 3:15 pm

FROM: Jim Keeley

COMMENTS:

Roux St project

 PAGES TO FOLLOW

if enclosures are not as indicated, please notify sender.

From: Marge Schmuckal
To: Kandi Talbot
Date: Fri, Jul 25, 2003 3:00 PM
Subject: Re: Forest City Chevrolet

Kandi,

Their application states that they are coming from Webb Street. It does not say which particular houses. I will call James Keeley from Keeley construction and pass on what you stated.
Marge

>>> Kandi Talbot 07/24 8:47 AM >>>
Marge,

Where are they relocating the single family homes from? Are they coming from Webb Street? The Planning Board approved the Rowe Avenue Subdivision (but still waiting for plans) but did not approve the relocation of the single family homes from Webb Street because of right-title reasons.

Kandi

>>> Marge Schmuckal 07/23 4:10 PM >>>

Kandi,

I have a building permit application for Forest City to relocate two single family homes. You gave out an e-mail recently to contact you on any demolition. Is there any concerns for the relocation of these homes? Have they finished their minor site plan reviews on these? Please advise.
Marge

CC: Alex Jaegerman ; Lee Urban; Mark Adelson; Sarah...

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2003-0227

Application I. D. Number

10/28/2003

Application Date

Lot #3 21 Rowe Avenue

Project Name/Description

Forest City Chevrolet

Applicant

100 Brighton Ave , Portland , ME 04104


Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax


~~21~~ 21 Rowe Ave, Portland, Maine

Address of Proposed Site

260 A017001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now 21 ROWE AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

2003-0227
Application I. D. Number
10/28/2003
Application Date
Lot #3 21 Rowe Avenue
Project Name/Description

Forest City Chevrolet
Applicant
100 Brighton Ave , Portland , ME 04104
Applicant's Mailing Address



Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

21 - 21 Rowe Ave, Portland, Maine
Address of Proposed Site
260 A017001
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) move existing building onsite

19 x 31 6,514
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions
See Attached Denied

Approval Date 10/28/2003 Approval Expiration 10/28/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 10/28/2003
signature date

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 Issue	_____		
	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	_____	_____	
	date	signature	

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that City Enterprises II, LLC, a Maine Limited Liability Company, with a mailing address of 1000 Brighton Avenue, Portland, Maine, 04103, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Forest City Chevrolet, a Maine Corporation, with a mailing address of 1000 Brighton Avenue, PO Box 3564, Portland, Maine, 04103, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY**, and forever **QUITCLAIM** unto the said Forest City Chevrolet, its successors and assigns forever, with quitclaim covenants, certain lots or parcels of land with the buildings thereon, all situated in said Portland, being more particularly bounded and described as follows:

Parcel One

A certain lot or parcel of land with the buildings thereon situated in Portland, County of Cumberland and State of Maine, on Webb Street, and being Lots 34, 35 and 36 as shown on the Plan of Lots at Brighton Avenue Terrace, which plan is dated July 9, 1906 and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 13, to which plan reference is hereby made for a more particular description.

Parcel One being the same premises conveyed to Forest City Chevrolet by deed of Keeley Properties, Inc. dated March 24, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15383, Page 25.

Parcel Two

Two certain lots or parcels of land with the buildings thereon situated on Webb Street, in Portland, in the County of Cumberland and State of Maine and being lots No. Thirty-two (32) and Thirty-three (33) as shown on Plan of Lots of Brighton Avenue Terrace, made by A. L. Eliot, dated July 9, 1906, and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 13, said lots measure each thirty (30) feet in width by seventy and fifty-eight hundredths (70.58) feet in depth and contain each two thousand one hundred seventeen (2,117) square feet, more or less.

Being the same premises conveyed to John F. McGovern by deed of Mary J. McGovern dated August 18, 1914 and recorded in said Registry of Deeds in Book 936, Page 367.

Also another certain lot or parcel of land situated on Webb Street in said Portland in said County of Cumberland and State of Maine and being bounded and described as follows:

Beginning at the point of intersection of the northerly line of said Webb Street, so called, with the northeasterly line of Lot #32 and the southwesterly line of Lot #31, as shown on plan of lots of Brighton Avenue Terrace, made by A. L. Eliot, dated July 9, 1906, and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 13; thence from this point of intersection in a general northeasterly direction over and along the southeasterly side of said Lot #31 sixteen (16) feet to a point; thence in a general northwesterly direction on a line parallel to the line of division between said Lot #31 and Lot #32 seventy (70) feet to a point on the northwesterly line of said Lot #31; thence in a general southwesterly direction over and along the northwesterly line of said Lot #31 to the northeasterly corner of said Lot #32; thence in a general southeasterly direction over and along the line of division between said Lot #31 and Lot #32 to said Webb Street seventy (70) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying part of Lot #31, on the southwesterly side, that lies adjacent to and abutting said Lot #32.

Being the same premises conveyed to said John F. McGovern by deed of Mary A. Wylie dated July 23, 1946 and recorded in said Registry of Deeds in Book 1831, Page 273, and deed of Susan M. McGovern to said John F. McGovern dated October 11, 1945, and recorded in said Registry of Deeds in Book 1800, Page 407, and acquired by said John F. McGovern under the Laws of Descent of the State of Maine from his sister, Mary E. McGovern, late of said Portland, deceased, intestate.

Also a certain lot or parcel of land situated in said Portland, in said County of Cumberland and State of Maine, beginning at the most westerly corner of a lot of land now owned by the said John F. McGovern, said land being the same as deeded to the said McGovern by deed recorded in the Cumberland County Registry of Deeds in Book 936, Page 367; thence in a northerly direction a distance of ninety (90) feet to a point; thence in an easterly direction at right angles a distance of seventy-six (76) feet to a point; thence in a southerly direction a distance of ninety (90) feet to a point; thence in a westerly direction, and holding the width of ninety (90) feet, a distance of seventy-six (76) feet to the point of beginning.

Being the same premises conveyed to said John F. McGovern by deeds of Udell Bramson dated August 18, 1945, and September 22, 1945, and recorded in said Registry of Deeds in Book 1800, Page 406, and Book 1794, Page 368, respectively.

The title of Beatrice F. McGovern in and to all of the within described parcels of land was acquired under the will of her husband, said John F. McGovern, late of said Portland, deceased, testate.

Parcel Two being the same premises conveyed from William A. McGovern and Marie E. McGovern to Forest City Chevrolet by warranty deed, dated June 18, 1998 and recorded in said Registry of Deeds in Book 13915, Page 10.

City Enterprises II, LLC

IN WITNESS WHEREOF, the said ~~James H. Burke, Jr.~~ has caused this instrument to be signed this 2nd day of ~~June~~ *July*, 2003 by James H. Burke, Jr., its ~~President~~ *MANAGER* thereunto duly authorized.

Signed, Sealed and Delivered
In the Presence of.

City Enterprises II, LLC

By: James H. Burke, Jr.
its Manager

STATE OF MAINE
Cumberland, ss

July 2
~~June~~ 2003

Then personally appeared the above-named James H. Burke, Jr., in his capacity as Manager of said City Enterprises II, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Limited Liability Company.

Before me,

Notary Public/Attorney at Law

Scott E. Herrick
PRINTED NAME:

03-0841

030972

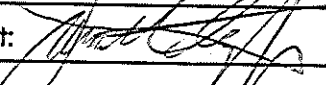
All Purpose Building Permit Application

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>x 21 Rowe Ave</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>260 A 017</u>	Owner: <u>FOREST CITY CHEVROLET</u>	Telephone: <u>774-5971</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>KEELEY CONST Co inc PO BOX 1074 PORTLAND, Maine 04101</u>	Cost Of Work: <u>\$ 50,000</u> Fee: <u>\$ 471.00</u>
Current use: <u>x House/VACANT SF + Lot</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>(2) Single Family Home</u>		
Project description: <u>Construct 2 New Single Family Homes - relocated from Webb St.</u>		
Contractor's name, address & telephone: <u>x KEELEY CONST Co INC PO BOX 1074 PORTLAND, ME 04104</u>		
Who should we contact when the permit is ready: <u>JAMES KEELEY</u>		
Mailing address: <u>207-773-8499* James</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:		

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: 	Date: <u>15 July 2003</u>
---	---------------------------

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

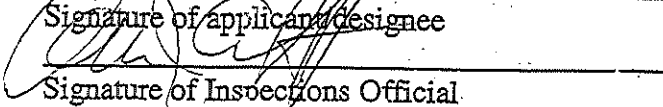
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of applicant/designee

11/04/03
Date


Signature of Inspections Official

11/04/03
Date

CBL: 2607017 Building Permit #:

030841

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED



Signature of applicant/designee

11/04/03

Date



Signature of Inspections Official

11/04/03

Date

CBL: 260 A017 Building Permit #: 030972

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

2002-0185
Application I. D. Number
08/27/2002
Application Date
Rowe Avenue Housing
Project Name/Description

Forest City Motor Co.
Applicant
1000 Brighton Avenue, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 774-5971 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Rowe Ave, Portland, Maine
Address of Proposed Site
260 A017001
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) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning R3

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review \$98.20 Date 07/09/2003

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 12/03/2002 Approval Expiration 12/03/2003 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit Kandi Talbot 08/13/2003
signature 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	<u>07/08/2003</u> date	<u>\$22,110.00</u> amount	<u>07/15/2005</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>07/08/2003</u> date	<u>\$442.20</u> 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	

**DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2002-0185
Application I. D. Number
08/27/2002
Application Date
Rowe Avenue Housing
Project Name/Description

Forest City Motor Co.
Applicant
1000 Brighton Avenue, Portland, ME 04101
Applicant's Mailing Address

Rowe Ave, Portland, Maine
Address of Proposed Site
260 A017001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 774-5971 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning R3

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 \$500.00 Subdivision _____ Engineer Review \$98.20 Date 07/09/2003

DRC Approval Status:

Reviewer Sebago Technic

Approved Approved w/Conditions See Attached Denied

Approval Date 12/03/2002 Approval Expiration 12/03/2003 Extension to _____ Additional Sheets Attached

Condition Compliance Kandi Talbot 08/13/2003
signature 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	<u>07/08/2003</u> date	<u>\$22,110.00</u> amount	<u>07/15/2005</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>07/08/2003</u> date	<u>\$442.20</u> 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	

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2002-0185
Application I. D. Number

Forest City Motor Co.
Applicant
1000 Brighton Avenue, Portland, ME 04101
Applicant's Mailing Address

08/27/2002
Application Date
Rowe Avenue Housing
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 774-5971 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Rowe Ave, Portland, Maine
Address of Proposed Site
260 A017001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 that the applicant submit a subdivision plat based on the subdivision ordinance for review and approval. Subdivision notes #2 and #3 shall be deleted from Plan S11.
- 2 that the applicant provide a letter from Portland Water District stating that there is water capacity in this area.
- 3 that the three driveways be paved the entire length.
- 4 that the plans show a fire hydrant within 500 ft. Of the subdivision.

Approval Conditions of DRC

- 1 See Planning's conditions

Approval Conditions of Fire

- 1 Applicant must show hydrant within 500' path of travel.

Applicant:

Date: 10/28/03

Address:

Lot 3 Rowe Ave. B-I: 260-A-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 10/28/03

Zone Location - R-3

Interior or corner lot - Int.

Proposed Use/Work - Relocate single fam.

Sewage Disposal - Public

Lot Street Frontage - 75' shown. - 50' Req. OK

Front Yard - 25' Req. - 40' + shown - OK

Rear Yard - 25' Req. - 25' show

Side Yard - 2 stories - 14' Req. - 14' + 30' shown

Projections -

Width of Lot - 75' Req. - 75' scaled

Height - 35' Max -

Lot Area - 6500 Req. - 6514 shown

Lot Coverage/Impervious Surface - 25% - OK

Area per Family -

Off-street Parking - 2 spaces req. - More than 2 shown

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Mark Malone, Vice Chair
Orlando E. Delogu
Kevin Beal
Lee Lowry III
Michael Patterson
Janice E. Tevastian

July 22, 2003

Mr. Tim Reardon
Forest City Chevrolet
1000 Brighton Avenue
Portland, ME 04103

RE: Rowe Avenue 3-Lot Single-Family Subdivision
ID #2002-0185, CBL #260-A-017

Dear Mr. Reardon:

On December 3, 2002 the Portland Planning Board voted 4-0 (Beal absent, Lowry abstained) on the following motions regarding the Rowe Avenue subdivision:

1. That overhead utilities are appropriate for the Rowe Avenue Subdivision.
2. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
 - i. that the applicant submit a subdivision plat based on the subdivision ordinance for review and approval. Subdivision notes #2 and #3 shall be deleted from Plan S11.
 - ii. that the applicant provide a letter from Portland Water District stating that there is water capacity in this area.
 - iii. that the three driveways be paved the entire length.
 - iv. that the plans show a fire hydrant within 500 ft. of the subdivision.
3. That the applicant has shown sufficient right, title and interest to move forward with this proposal.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #72-02, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓ Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File



CITY OF PORTLAND, MAINE
 Department of Building Inspections

June 20 2004

Received from Kesley Const.
 Location of Work 11 Boro

Cost of Construction \$ _____
 Permit Fee \$ 75.00

Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____
 Other Cy O

CBL: _____
 Check # Cash Total Collected \$ 75.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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



CITY OF PORTLAND, MAINE
Department of Building Inspections

July 13 20 11

Received from Ben Rossley

Location of Work 21 Rowland St.

Cost of Construction \$ _____

Permit Fee \$ 34.00

Building (IL) Plumbing (15) Electrical (12) Site Plan (U2)

Other _____

CBL: 260 H 017

Check #: 157 Total Collected \$ 34.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 11 Rowe Ave

CBL 260 A017001

Issued to Forest City Chevrolet /Keeley Construction

Date of Issue 06/18/2004

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. 03-0972, 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

APPROVED OCCUPANCY

Entire

Single Family Residency, Use Group R-3, Type 5b,
Boca1999

Limiting Conditions:

This was a relocated structure and have not inspected internal walls for framing, electric or plumbing. This does not constitute Code Compliance for these internal components not inspected.

This certificate supersedes
certificate issued

Approved:

18 June 04 *Thomas M. Moulley*

(Date)

Inspector

[Signature]

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.