

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT

Permit Number: 030841

This is to certify that Forest City Chevrolet /Keele Construction  
has permission to Move existing 16' x35' SFR on 14,733 sq ft portion of parcel; Lot #2 on proposed plan  
AT 21 Rowe Ave 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 work on permit on procedure 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

*[Signature]*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>03-0841 | Issue Date: | CBL:<br>260 A017001 |
|-----------------------|-------------|---------------------|

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

|   |   |   |   |                    |
|---|---|---|---|--------------------|
| Past Use:<br>Single Family on 33,605 sf lot   | Proposed Use:<br>Move existing 16' x35' SFR onto 14,733 sf portion of parcel; Lot #2 on proposed plan | Permit Fee:<br>\$471.00   | Cost of Work:<br>\$50,000.00  | CEO District:<br>3 |
| Proposed Project Description:<br>Move existing 16' x35' SFR onto 14,733 sf portion of parcel; Lot #2 on proposed plan |   | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied  | INSPECTION:<br>Use Group: <i>R3</i> Type: <i>5B</i><br><i>10/30/03</i><br>Signature: <i>[Signature]</i> |                    |
|   |   | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |   |                    |

|  |  |  |   |  |
|--|--|--|---|--|
| Permit Taken By:<br>gad  | Date Applied For:<br>07/15/2003  | <b>Zoning Approval</b>   |   |  |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building permits do not include plumbing, septic or electrical work.<br>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<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/><br>Date: <i>10/30/03</i> | Zoning Appeal<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: _____ | Historic Preservation<br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: _____ |  |

*[Signature]*

**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

Applicant: Keeley Construction

Date: 10/28/03

Address: 21 Rowe Lot 2

C-B-I: 260-A-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 10/28/03

Zone Location - R-3

Interior or corner lot - Interior

Proposed Use/Work - Relocate House

Sevage Disposal - Public

Lot Street Frontage - 50' Req - 67' Shown (scaled)

Front Yard - 25' Req - 93' Shown (scaled)

Rear Yard - 25' Req - 25' shown - OK

Side Yard - 2 stories - 14'   
 2 1/2 stories - 16'   
 14' + 82' Shown   
 2 stories - OK

Projections -

Width of Lot - 75' Req - 130' shown

\* Height - 35' Max - Unable to verify -

Lot Area - 6500 SF Req - 14,733 SF Shown

Lot Coverage/Impervious Surface - 25% - OK

Area per Family -

Off-street Parking - 2 Parking   
 spaces req - More shown - OK

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Wetlands Shown!

Flood Plains -

JAY REYNOLDS   
 IS DEALING W/ THIS   
 THROUGH M/M   
 SITE REVIEW

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

**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

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **moving existing building**  
**16' x 35'** **14,733**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Pla **\$50.00** Subdivision \_\_\_\_\_ Engineer Review **\$250.00** Date **10/27/2003**

**Building Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached  
 Condition Compliance \_\_\_\_\_ 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 408, and Book 1784, 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~~, 2003 by James H. Burke, Jr., its ~~Manager~~ July thereunto duly authorized.  
Manager

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  
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. Hewitt  
PRINTED NAME: