

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

2006-0044
Application I. D. Number

3/1/2006
Application Date

Chase David A
Applicant

50 Gray Rd , Falmouth, ME 04105
Applicant's Mailing Address

David Chase
Consultant/Agent

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

Single Family Home
Project Name/Description

5 - 5 Verrill St, Portland, Maine
Address of Proposed Site

299 D028001
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) _____

19" x 36" _____ 8225 _____
Proposed Building square Feet or # of Units 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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 3/1/2006

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 3/3/2006 Approval Expiration 3/3/2007 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 3/3/2006
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	

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM

2006-0044
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Approval Conditions of DRC

- 1 Granite Curbing removed for the driveway apron shall be returned to the City's public works facility on outer Congress Street.
- 2 A cleanout shall be installed on the sewer lead at 80' from the connection to the main.
- 3 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 4 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.
- 5 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.
- 6 A sewer permit is required for your 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.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Visit site + review
Which lot?
Comment on sewer
Sub to City condition

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	date	signature	
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	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

From: Penny Littell
To: Jay Reynolds
Date: Wed, May 10, 2006 3:33 PM
Subject: Wirt Verrill

Jay: Please obtain deed to the lot that is proposed to be split. I want to review whether it has any private restrictions against lot splits. likely, it does not but this was an issue we have faced in the past, most recently with Eastfield Green/Hayward. In addition, our ordinance requires where the movement of lot lines creates an additional lot, it is considered a subdivision. This language will need to be changed to come into line with state law, while still protecting the City from unregulated development.

With all that being said, under these circumstances, if there are not private restrictions on the lot to be divided, and the lot otherwise meets all zoning requirements then subdivision review is not required. However, as a City we may want to notify abutters of the division to avoid the anger which arose on Eastfield Green/Hayward. I will leave that to Alex and Sarah to discuss.

CC: ALEX JAEGERMAN; Sarah Hopkins

**IMPORTANT NOTICE FROM CITY OF PORTLAND
PLANNING DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS
IN THE VICINITY OF 5 VERRILL STREET**

WHAT A Single Family application was submitted to the City of Portland Planning Division by David Chase. The applicant is proposing a single-family house and the division of an existing parcel.

FOR MORE INFORMATION

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions, please call Jay Reynolds, Development Review Coordinator, at 874-8632.

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6 parcels

BK 13903PG223

007265

-299-E-6-7
-299-D-23 to 26
-299-D-28 to 33
-299-D-34 to 36
-299-D-37 to 39
-299-D-40 to 42

SHORT FORM WARRANTY DEED

6/16/98

Falmouth FSE

Robert J. Esposito of 6 Birkdale Road, North Yarmouth, ME, 04106, FOR CONSIDERATION PAID, grants to David A. Chase of Falmouth, ME, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Certain lots or parcels of land, with any improvements thereon, situated on Verrill Street, in the City of Portland, County of Cumberland and State of Maine, being Lots 175 and 176 and Lots 271 through 289, as shown on Plan of Lots at Portland Villa Sites, belonging to J.W. Wilbur Company Incorporated, said plan being made by Ernest W. Branch, C.E., dated July 9, 1918, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 7. The foregoing premises are further shown on a plan entitled "amended Recording Plat" as recorded in said Registry of Deeds in Plan Book 184, Page 15.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Joseph A. Raynes and Bonnie Belanger, dated May 7, 1997 and recorded in Book 13068, Page 290 and by deed of Robert M. Close dated April 11, 1997 and recorded in Book 13027, Page.

WITNESS my hands and seals this day of June, 1998.

WITNESS

[Signature of Robert J. Esposito]
Robert J. Esposito

STATE OF MAINE
Cumberland, ss.

June 11th, 1998

Personally appeared the above named Robert J. Esposito, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature of Notary Public/Attorney at Law]
Notary Public/Attorney at Law

ROBERT M. HUNT
NOTARY PUBLIC, MAINE
BY COMMISSION EXPIRES SEPTEMBER 11, 1999

print name 175 & 176 = 299-E-6 & 7
✓ 271 & 289 = 299-D-23 to 26
✓ 299-D-28 to 42

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 JUN 16 PM 1:41

CUMBERLAND COUNTY

10 10 10

299

MAINE REAL ESTATE TAX PAID

037266

BK 13903PG224

299-E-20,21,22

6-16-98

Handwritten initials

SHORT FORM WARRANTY DEED

C31641

Nicholas DePaolo of 84 Snowberry Drive, South Portland, ME, 04106, FOR CONSIDERATION PAID, grants to David A. Chase of Falmouth, ME, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

15 India Way Falmouth

Certain lots or parcels of land, with any improvements thereon, situated on Verrill Street, in the City of Portland, County of Cumberland and State of Maine, being Lots 184, 185 and 186, as shown on Plan of Lots at Portland Villa Sites, belonging to J.W. Wilbur Company Incorporated, said plan being made by Ernest W. Branch, C.E., dated July 9, 1918, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 7. The foregoing premises are further shown on a plan entitled "amended Recording Plat" as recorded in said Registry of Deeds in Plan Book 184, Page 15.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Espaolo, Inc., dated January 20, 1998 and recorded in Book 13566, Page 78.

WITNESS my hands and seals this 11th day of June, 1998.

WITNESS

Nicholas DePaolo signature

Nicholas DePaolo

STATE OF MAINE
Cumberland, ss.

June 11th, 1998

Personally appeared the above named Nicholas Depaolo, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Signature
Notary Public/Attorney at Law

Notary Name
print name

1

deeds\client\esposito\chase depaolo.wd

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 JUN 16 PM 1:41

CUMBERLAND COUNTY

299-E-00

... STATE REAL ESTATE TAX PAID

From: Penny Littell
To: Jay Reynolds
Date: 5/10/2006 3:33:31 PM
Subject: Wirt Verrill

Jay: Please obtain deed to the lot that is proposed to be split. I want to review whether it has any private restrictions against lot splits. likely, it does not but this was an issue we have faced in the past, most recently with Eastfield Green/Hayward. In addition, our ordinance requires where the movement of lot lines creates an additional lot, it is considered a subdivision. This language will need to be changed to come into line with state law, while still protecting the City from unregulated development.

With all that being said, under these circumstances, if there are not private restrictions on the lot to be divided, and the lot otherwise meets all zoning requirements then subdivision review is not required. However, as a City we may want to notify abutters of the division to avoid the anger which arose on Eastfield Green/Hayward. I will leave that to Alex and Sarah to discuss.

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CC: ALEX JAEGERMAN; Sarah Hopkins



Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105
(207) 797-8199
Fax (207) 878-3142
www.titcombsurvey.com

MEMORANDUM

To: David Chase
Chase Excavating
50 Gray Road
Falmouth, ME 04105

From: David Titcomb

Date: February 18, 2006

Subject: Verrill Street, Portland

David:

The attached sketch shows the dimensions and size of the division of Lot 14 as shown on the subdivision plan made by Downeast Surveying & Development. Lot 14 closes mathematically.

Hope this helps.

David

Sarah

April 7, 2006

Sarah Hopkins, Planning Coordinator
Planning Department
City of Portland
389 Congress St.
Portland, ME 04101

Re: **Wirt and Verrill St. Lot, Portland, ME**
Land of David Chase

Dear Sarah;

I have been working with David Chase on the siting for his new house at the corner of Verrill and Wirt Street in Portland. Apparently, there has been some concern raised by City staff about David's ability to separate the combined lots at the corner of Verrill and Wirt from the established Lot 14 on Verrill St. This letter is submitted to you on David's behalf to confirm that the proposed separation of the lot is not a subdivision.

As you know from your review of the project information this is part of an old subdivision from the early part of the twentieth century. In 1999 the Planning Department approved a plan that combined the lots and permitted the construction of the roads within the subdivision. As part of that approval package Lot 14 was created by merging six of the lots from a subdivision plan in the Cumberland County Registry of Deeds, Plan Book 184, Page 15. David is now proposing to reconfigure the lot so that three of the former lots remain with the parcel created in 1999 (Lot 14) and three of the lots will constitute the new house lot (Lot 14A).

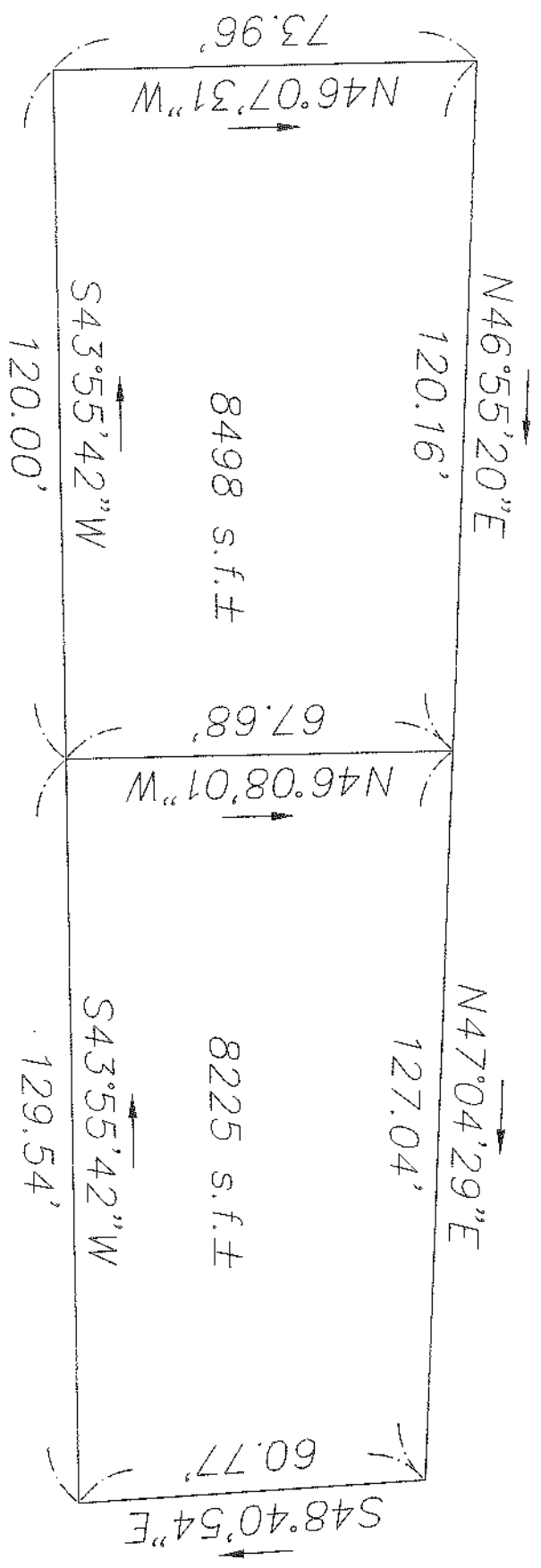
As permitted by State Law the separation of the parcel into two lots has occurred in a time period greater than 5 years and the lot that has been created follows the alignment of the original subdivision plan. The lot that is proposed for the corner of Verrill and Wirt does conform to the current zoning regulations and includes a buildable window, as shown on the plans previously submitted to Zoning, Code Enforcement, and the Planning Departments. I believe that this lot exists without the need of subdivision approval; I believe that the City also thinks this because there is a separate tax bill sent to David Chase for the three lots in question that David Wants to build upon.

I trust that this letter will provide the information you need for the City to approve David's building permit request. Please call if you need additional information or want to discuss this in detail.

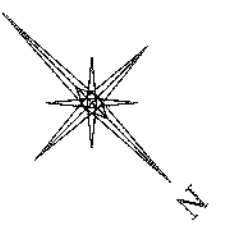
Sincerely,

Stephen B. Mohr, ASLA

CC: David Chase
Marge Schumuckal



1" = 30'





299-D-31-32-33

WARRANTY DEED 7-2-2004
(Maine Statutory Short Form)

Handwritten initials/signature in the top right corner.

KNOW ALL PERSONS BY THESE PRESENTS, that I, **DAVID CHASE** of the Town of Falmouth, County of Cumberland, State of Maine, for consideration paid, **GRANT** with **WARRANTY COVENANTS** to:

MILTJADE MILI MAKOCI,

whose mailing address is: 19 Verrill Street
Portland, Maine 04103

A certain lot or parcel of land with the buildings thereon situated on the northwesterly side of Verrill Street in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point on the northwesterly sideline of Verrill Street at the southwesterly corner of lot 14 as shown on a Plan entitled "Subdivision Site Plan For David Chase" dated December 15, 1998, prepared by Downeast Surveying & Development, recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 129;

Thence; N 46° 07' 31" W along lot 13 as shown on said Plan, a distance of 73.96 feet to a point and land of the City of Portland;

Thence; N 46° 55' 20" E along said land of the City of Portland a distance of 120.16 feet to a point;

Thence; S 46° 07' 31" E a distance of 67 feet, more or less, to the sideline of Verrill Street;

Thence; S 43° 55' 42" W along said Verrill Street a distance of 120 feet to the point of beginning

MAINE REAL ESTATE TAX PAID

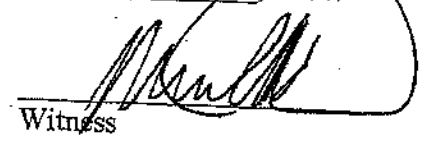
31.82.23

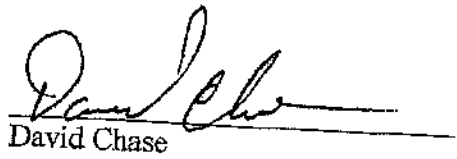
Handwritten signature and date 299-D-28 at the bottom center.

299-D-25-2
299-E-20-21-22

BEING a portion of the premises conveyed to David Chase by deed of Robert J. Esposito dated June, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13903, Page 223 and by deed of Nicholas DePaola dated June 11, 1998 and recorded in said Registry of Deeds in Book 13903, Page 224. - 299-E-20-21-22

IN WITNESS WHEREOF, David Chase has hereunto set his hand and seal this 29th day of JUNE, 2004.

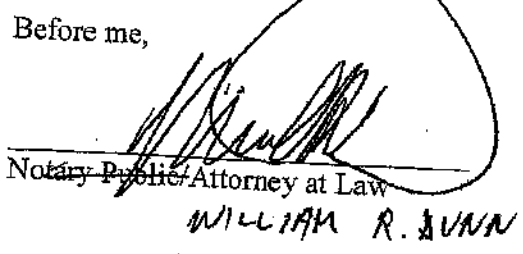

Witness


David Chase

STATE OF MAINE
CUMBERLAND, ss.

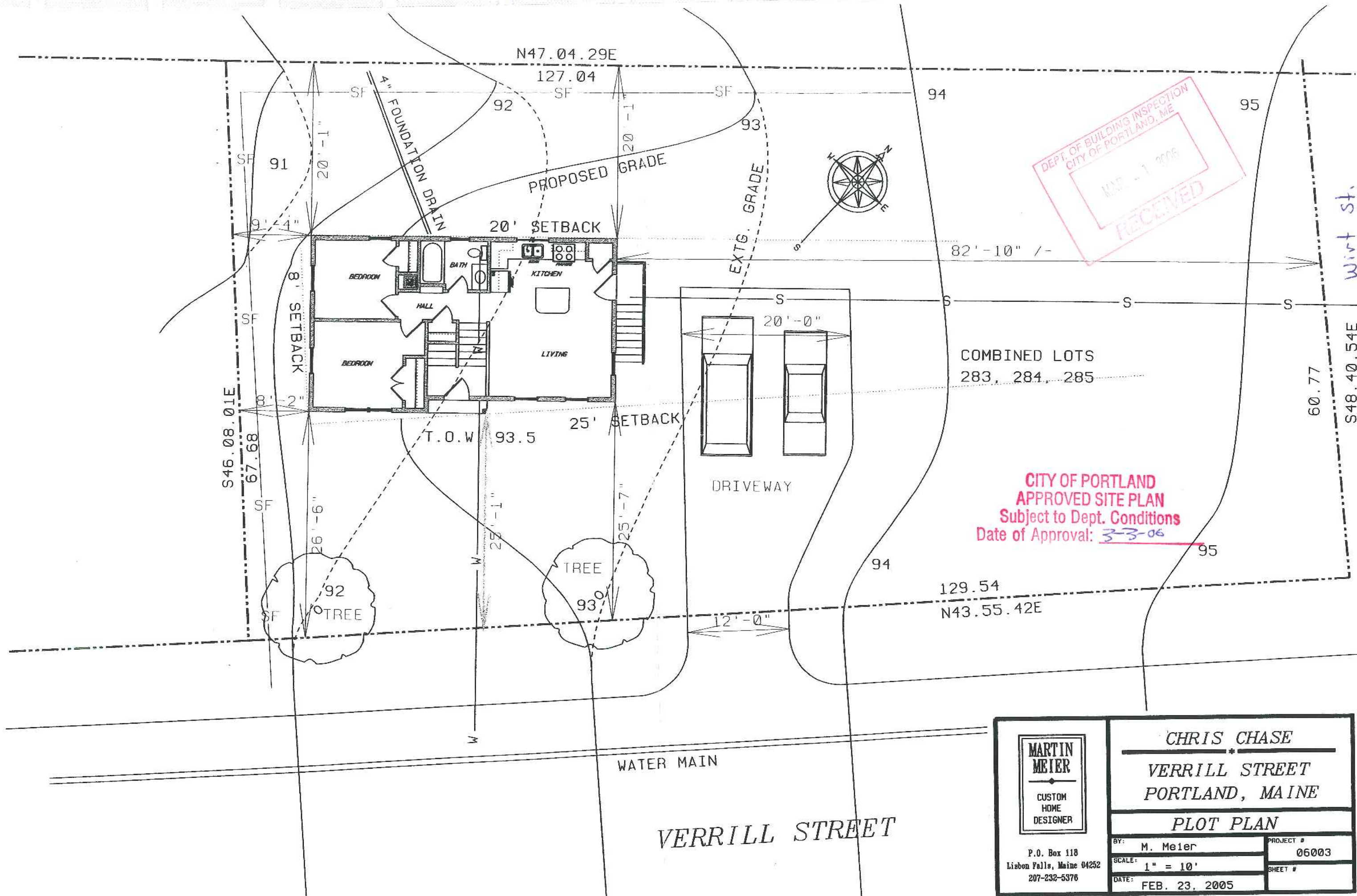
JUNE 29, 2004

Personally appeared the above named David Chase and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law
WILLIAM R. JUAN

Received
Recorded Register of Deeds
Jul 02 2004 09:41:08A
Cumberland County
John E O'Brien





DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 1 2006
RECEIVED

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-3-06

 P.O. Box 118 Lisbon Falls, Maine 04252 207-232-5376	CHRIS CHASE VERRILL STREET PORTLAND, MAINE	
	PLOT PLAN	
	BY: M. Meier	PROJECT # 06003
	SCALE: 1" = 10' DATE: FEB. 23, 2005	SHEET #

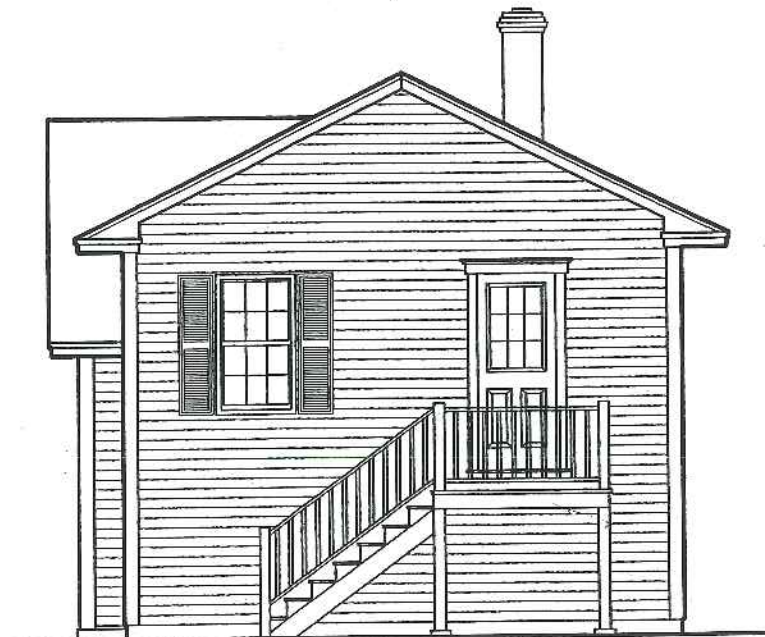
wirt st.
 60.77
 S48.40.54E



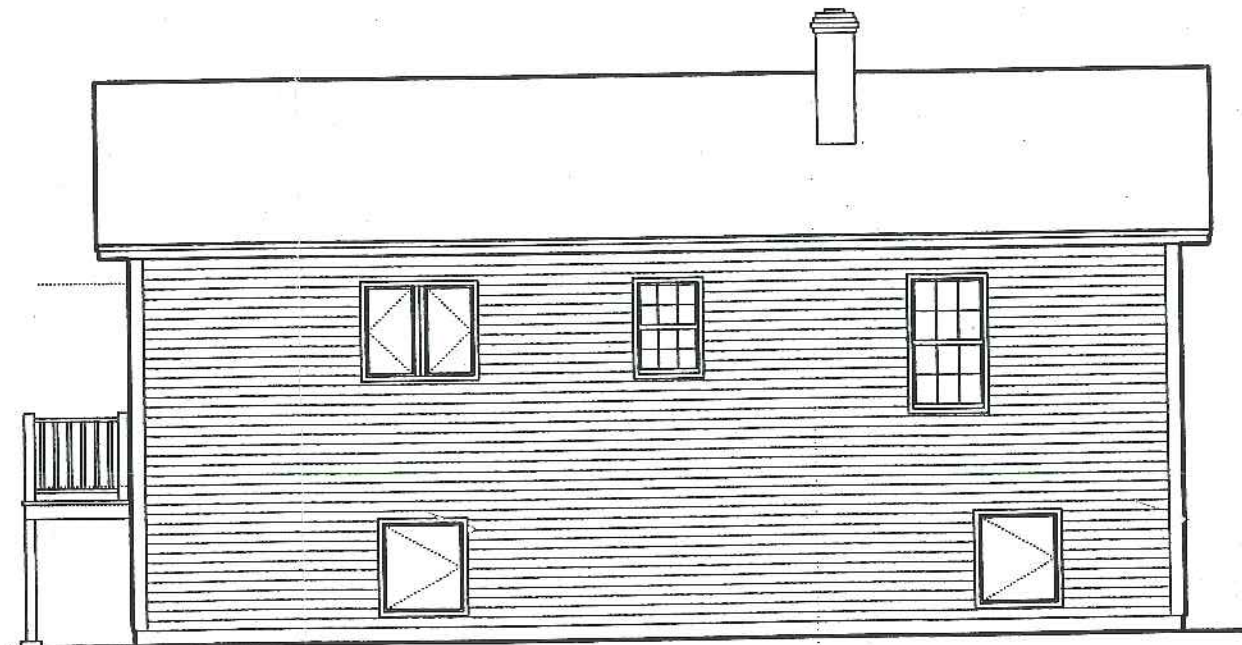
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

299 D 28

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 1 2006
RECEIVED

NOTICE:

THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.

Copyright © 2006 Martin N. Meier

MARTIN MEIER
CUSTOM HOME DESIGNER

P.O. Box 118
Lisbon Falls, Maine
04252
207-232-5376

CHRIS CHASE

VERRILL STREET
PORTLAND, MAINE

ELEVATIONS

BY: M. Meier	PROJECT # 06003
SCALE: 1/4" = 1'-0"	SHEET # 1 of 5
DATE: FEB. 23, 2006	