

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

Location of Construction: 318 Bailey Avenue		Owner: ***James & Kristina Hodgdon		Phone: ***797-0279		Permit No: <b>000873</b>
Owner Address: Same		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: Kennebec Carpentry Services Inc.		Address: RR1 Box 1550 Albion, ME 04910		Phone:		Permit Issued:  AUG 14 2000
Past Use:  Single family		Proposed Use:  same		<b>COST OF WORK:</b> \$ 8,000 <b>PERMIT FEE:</b> \$ 72.00 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type: Signature: Signature:		
Proposed Project Description:  Build 2 car garage		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		Signature: Date: Zoning Approval: OK with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		Zone: <b>A-2</b> CBL: 333 E018-025 8/14/00
Permit Taken By: Kathy		Date Applied For: July 31, 2000				

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..

PLEASE CALL JAMES & KRISTINA HODGDON @797-0279

**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 provisions of the code(s) applicable to such permit

August 1, 2000

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**

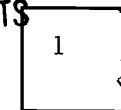
- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**  
CEO DISTRICT



COMMENTS

9-28-2K, Checked set backs to front's left side: front = 7 then 30'  
left side = 12'6" @ least point measured. 6" floating  
slab 1/2 Rebaring Wire. Contractor stated each  
bolt to be @ 1' from corner, every 6'. S.W.

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

**BUILDING PERMIT REPORT**

DATE: 1 Aug. 2000 ADDRESS: 318 Bailey Ave. CBL: 333-E-018-025  
 REASON FOR PERMIT: To Construct a 24'x24' detached Private garage  
 BUILDING OWNER: The Hodgdon's  
 PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Keanobec Carp. Ser. Inc.  
 USE GROUP: U CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$8,000 PERMIT FEES: \$2,000

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*4, \*11, \*13, \*22, \*29, \*32, \*34, \*36, \*37, \*38, #31, #39

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36" and not more than 42". Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

21. The Fire Alarm System shall maintained to NFPA #72 Standard.

22. The Sprinkler System shall maintained to NFPA #13 Standard.

23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).

27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements.

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code

33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999)

36. The propose slab Foundation shall comply with section 1806.0 of the bldg. code. (Frost protection.)

37. If distance between proposed garage and dwelling is less than 5' the walls within 5' shall be 1 Hour fire rated.

38. Maximum span for 2x8 @ 16" OC floor joist is 12' 3"

P. Bannister, Building Inspector  
Cc. Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 11/25/99

\*\*This Permit is herewith issued, on the basis of plans submitted and conditions placed the plans, any deviations shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

\*\*\*\* Certificate of Occupancy Fees: \$50.00 each

\*\*\*\*\* All PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.

*reside set back shall be 12' to the closest line. you will be required to show the code office where your line actually is located or measure*

*(39) - Any other use other than a garage use shall not be allowed without a permit and review prior to any change*


**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*** 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: 318 Bailey Avenue

Tax Assessor's Chart, Block & Lot Number Chart# <u>333</u> Block# <u>E</u> Lot# <u>18+23</u>		Owner: <u>JAMES + Kristina Hodgdon</u> <input checked="" type="checkbox"/>	Telephone#: <u>797-0279</u>
Owner's Address: <u>SAME</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 8,000.00</u>	Fee: <u>\$ 200</u>
Proposed Project Description:(Please be as specific as possible) <u>2 CAR GARAGE to be built</u>			
Contractor's Name, Address & Telephone <u>Kennebec Carpentry Services Inc. RR1 Box 1550 Albion, ME 04910</u>		Rec'd By: 	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

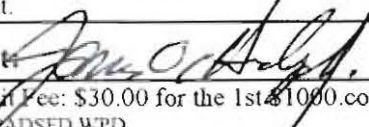
4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

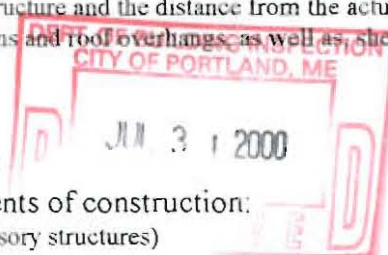
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: 7/30/00

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.



# Kennebec Carpentry Services, Inc.

RR1 Box 1550  
Albion, ME 04910  
437-4567- Phone 437-4567- Fax

David R. Frankenfield, President

Contract # \_\_\_\_\_

## PROPOSAL / CONTRACT

Customer: Jim Hodgdon  
Address: 318 Bailey Ave. Portland, ME 04103  
Phone: 797-0279  
Location of Work: Portland

Date: 06-02-00

**Completion Dates:**

Estimated date of commencement: Early August

Estimated date of completion: Ten days after start

Method of Payment (initial down payment is limited to no more than 1/3 of the total contract price): ~~\_\_\_\_\_~~

~~\_\_\_\_\_~~

**Description of Work:**

I propose to furnish all materials and perform all labor necessary to complete the following:

Roof Pitch:             5/12             6/12             8/12             9/12             12/12  
Size: 24x24'             Gambrel             Other:

<input checked="" type="checkbox"/>	Concrete Slab 6" with reinforcement wire ✓	<input checked="" type="checkbox"/>	8" Galvanized Drip edge ✓
<input checked="" type="checkbox"/>	Pressure treated Shoe ✓	<input checked="" type="checkbox"/>	Shingles- Asphalt IKO Brand 20Year ✓
<input checked="" type="checkbox"/>	Anchor Bolts		
	Wall Framing		Windows vinyl thermopane easy tilt sash
<input checked="" type="checkbox"/>	16" On Center 2x4" ✓	<input checked="" type="checkbox"/>	30x40" ✓
<input type="checkbox"/>	16" On Center 2x6"	<input type="checkbox"/>	36x36"
	Wall Sheathing		Entrance Door Steel Insulated 1/2 Glass
<input checked="" type="checkbox"/>	5/8 Texture 1-11 ✓	<input checked="" type="checkbox"/>	Left Hand ✓
<input type="checkbox"/>	7/16 OSB	<input type="checkbox"/>	Right Hand
<input type="checkbox"/>	1/2 Plywood		Overhead doors Steel Clopay
<input type="checkbox"/>	Ideal Steel	<input checked="" type="checkbox"/>	9x7' Solid ✓
	Ceiling Joists	<input type="checkbox"/>	9x7' With Glass
<input checked="" type="checkbox"/>	2x6" 48" On Center ✓	<input type="checkbox"/>	9x8' Solid
	Floor Joists	<input type="checkbox"/>	9x8' With Glass
<input checked="" type="checkbox"/>	2x8" 16" On Center ✓	<input type="checkbox"/>	Insulated
<input type="checkbox"/>	2 x10 16" On Center	<input checked="" type="checkbox"/>	Non- Insulated ✓
	Flooring		
<input checked="" type="checkbox"/>	3/4 " T&G OSB ✓		Trim
	Roof Framing	<input checked="" type="checkbox"/>	Pine ✓
<input type="checkbox"/>	Trusses 24" O.C.	<input type="checkbox"/>	Aluminum
<input checked="" type="checkbox"/>	2x6" Rafters 16" O.C. ✓		Siding
<input type="checkbox"/>	2x8" Rafters 16" O.C.	<input type="checkbox"/>	Vinyl
	Roof Sheathing	<input type="checkbox"/>	Color
<input checked="" type="checkbox"/>	5/8" T&G OSB ✓		
<input type="checkbox"/>	1/2 Plywood		

All of the above work to be completed in a substantial and workmanlike manner according to standard practices for the sum of: ~~\_\_\_\_\_~~

Comments: Build 24x24' Gambrel Garage 2x4" Construction 16" O.C. Two 9x7' steel O.H. Doors, one 36" solid entry, three 30x40" thermopane Vinyl windows with easy tilt sash for cleaning. Full floor upstairs with triple stringer 36" stair case with railing. Top Front Gable to have Barn type Access door. Building to have 8" overhang on gable ends. Slab included in price.

Warranties: The contractor provides the following express warranty: One year Labor warranty.

In addition to any additional express warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

Resolution of Disputes: If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

- (1) Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision (\_\_\_\_);
- (2) Non binding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit (\_\_\_\_);
- (3) Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences (\_\_\_\_);

The parties are not required to select one of these dispute resolution methods. They are optional. If the parties do *not* select one of these dispute resolution options, check here: \_\_\_\_\_.

Change Orders. Any alteration or deviation from the above contractual specifications that involve extra cost will be executed *only upon the parties entering into a written change order.*

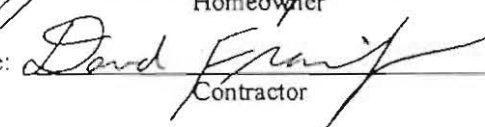
Additional Provisions: ESTIMATED DATES OF COMMENCEMENT AND COMPLETION MAY VARY DUE TO INCLEMENT WEATHER OR INJURY / SICKNESS.

PLEASE NOTE: if this contract is being used by contractors who sell door-to-door it must meet any applicable requirements of 32 M.R.S.A. §§ 4661-4671. Consumer solicitation Sales Act 32 M.R.S.A. §§ 14501 - 14512. Door-to-Door Home Repair Transient Sellers, and 9-A M.R.S.A. §§ 3-501-3-507, including a description of the consumer's 3 day right to cancel the contract. If this contract includes the installation of insulation in an existing residence it must contain a detailed description of the insulation as required by 10 M.R.S.A. § 1482. If this contract includes construction of a new residential building or a new addition to an existing residence, it must contain a statement that 10 M.R.S.A. §§ 1411-1420 establishes minimum energy efficient building standards for new residential construction and whether this building or addition will meet or exceed those standards.

Contract acceptance:

Signature:   
Homeowner

Date: 6/5/00

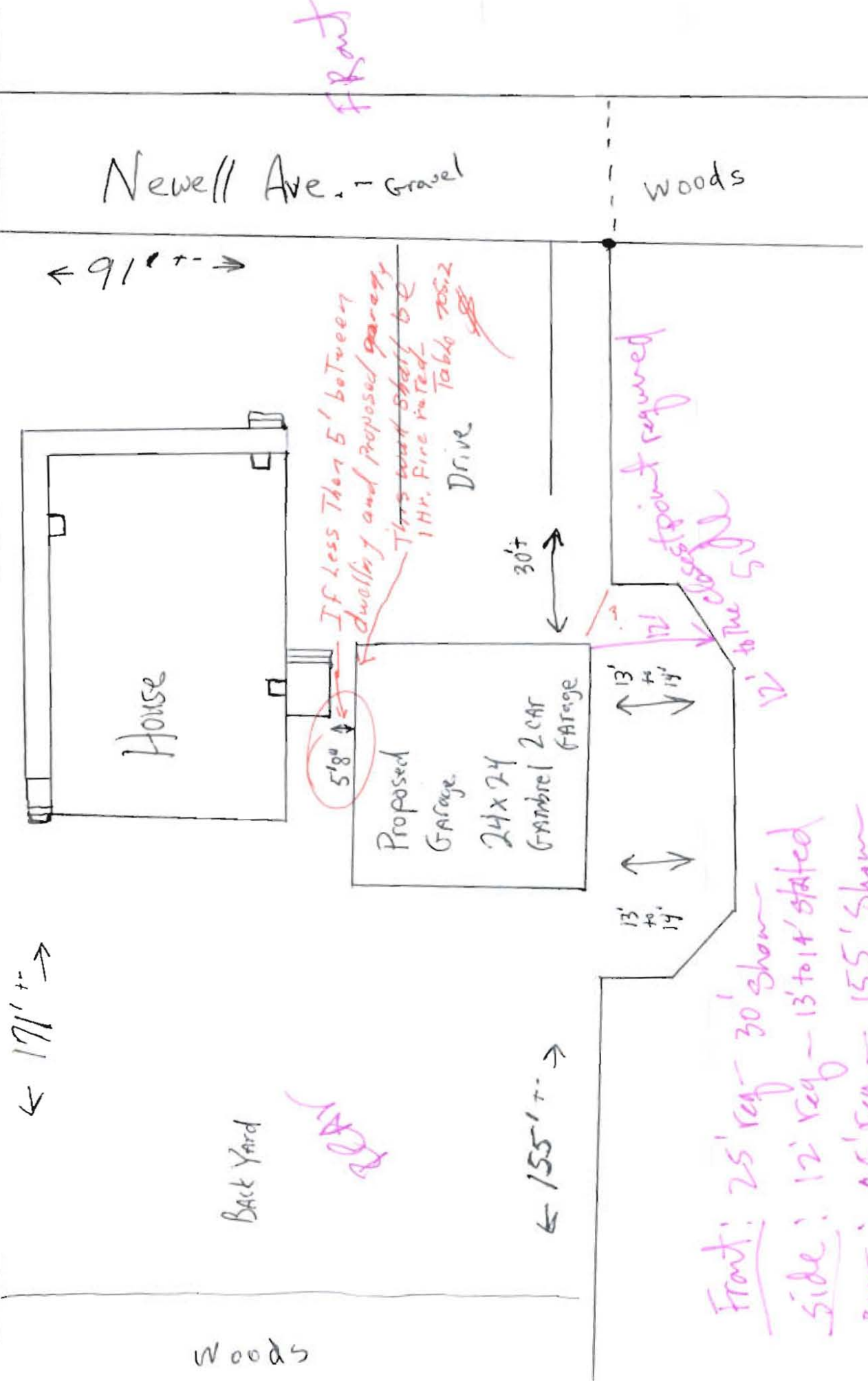
Signature:   
Contractor

Date: 6/6/00

EACH PARTY MUST RECEIVE A COPY OF THIS SIGNED CONTRACT BEFORE WORK CAN BE STARTED.

side

Bailey Ave. - gravel



FRONT

REAR

If Less Than 5' between  
dwelling and Proposed Garage,  
Tires must shall be  
1 Hr. Fire Rated  
Table 706.2

point required  
to the 5' 12'

FRONT: 25' Req - 30' shown  
SIDE: 12' Req - 13' to 14' stated  
REAR: 25' Req - 155' shown

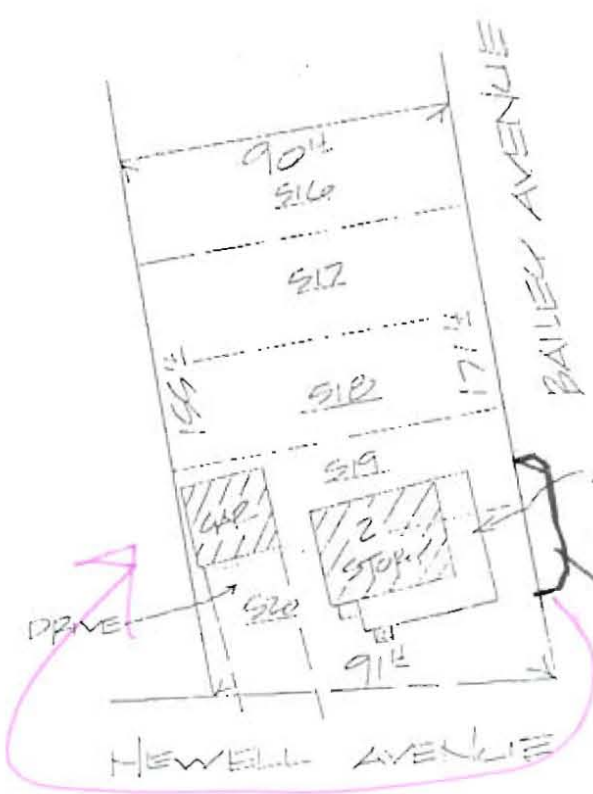
Woods



# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: DIMENSIONS SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (CERTAIN INSPECTION EXAMINES EXISTING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY (SJR) STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO OBTAIN A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. EXISTING EXISTING PARTS ALL VISIBLE STRUCTURAL ELEMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND SETBACKS ONLY. DIMENSIONS & RIGHTS OF THIS STATE OR JURISDICTION IN WHICH PROVIDED TITLE REFERENCES AND DO NOT REVEAL ANY DISCREPANCY WITH WRITING DEEDS. (SJR) HAZARD DETERMINATION IS MADE BY SEALING DISTANCES ON SAID REFERENCES FROM MAP. (CERTAIN INSPECTION IS TO BE USED ONLY BY SAID LISTED LENDER, TITLE COMPANY, OR ATTORNEY AND ITS TITLE INSURANCE)

ADDRESS: 219 BAILEY AVE INVENTORY DATE: 12-15-98  
PORTLAND, ME SCALE: 1"=42'



North  
↑

AGE OF DECK UNKNOWN  
Land WAS Added to Exhibit A  
Added land from the opposite side

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY

APPLICANT: REGDON REQUESTING PARTY: LEETE & LENTIEUX  
DRAWN BY: MANI ATTORNEY: JAMES R. LENTIEUX  
LENDER: \_\_\_\_\_ FILE NO: 985633

TITLE REFERENCES:  
PLOT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
PLAN BOOK: \_\_\_\_\_ PAGE: 5 LOT: 516  
COUNTY: CO. CRAWFORD 921

YOUR FILE # \_\_\_\_\_  
**NADEAU & LODGE, INC.**  
PROFESSIONAL LAND SURVEYORS  
444 STATE ST. SUITE 100  
PORTLAND, ME 04101  
(207) 873-1233

MUNICIPAL REFERENCE:  
MAP: \_\_\_\_\_ BLOCK: E LOT: 18-22

THE DRAINAGE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 22005-1 (DATE: \_\_\_\_\_ ZONE: \_\_\_\_\_ DATE: 02-15-92)

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

COMMENTS

*James R. Lentieux*

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

James O. & Kristina J. Hodgdon  
318 Bailey Avenue  
Portland, ME 04103

December 14, 1999

RE: 318 Bailey Avenue - 333-E-18 to 23 - R-2 zone

Dear Mr. & Mrs Hodgdon,

I have received your voice mail and have tried to return your call. On 12/7/99 I return a voice message and stated that you do have the right to appeal my decision on your garage as was outlined in the letter to you. You do have the right to appeal my decision. You have 30 days from the date of my original letter dated December 6, 1999 in which to exercise your option to appeal.

I have enclosed information outlining the requirements for appeal. I would be glad to set up an appointment in which we could meet and discuss this matter in depth.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

cc: Mark Adelson, Housing & Neighborhood Services  
Rick Knowland, Planning Division  
Alex Jeagerman, Planning Division  
Charlie Lane, Corporation Counsel  
Area Code Enforcement Officer  
✓file

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

James O. and Kristina J. Hodgdon  
318 Bailey Avenue  
Portland, Maine 04103

December 6, 1999

RE: 318 Bailey Avenue - 333-E-18 to 23 - R-2 Zone

Dear Mr. & Mrs Hodgdon,

Recently you applied for a permit to demolish a barn/garage at your location at 318 Bailey Avenue. On that permit application it appeared that you had a legally nonconforming rear setback for that barn/garage that showed the structure right on the lot line. It was stated in the paper work given to you that you would have one year in which to replace that structure within the same footprint.

It has just recently come to our attention that the rear setback, as shown on the lot line, is not a qualified nonconforming use. Your lot was divided off from a larger parcel of land within the last five years. This split created a setback nonconformity from the Zoning Ordinance. The City's Planning Division is presently reviewing a proposed subdivision that is part of that same land division.

Please note that, because of this existing non-conforming setback, this office will not be able to approve a permit to replace your barn/garage within the original footprint. You will be required to meet the current setbacks of the Zoning Ordinance. Using information given me, it appears that Section 14-428 (corner lot provision), would allow you to use a side yard setback for your rear yard requirements. Again initial observations of your property, indicate that you might be able to meet these requirements, if you were to rebuild your barn/garage, but you cannot rebuild in the original footprint.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

cc: Mark Adelson, Housing & Neighborhood Services  
Rick Knowland, Planning Division  
Alex Jeagerman, Planning Division  
Charlie Lane, Corporation Counsel  
Area Code Enforcement Officer  
File

92435

(11)

## SHORT FORM WARRANTY DEED

Philip M. Germani and Nancy T. Germani, of 318 Bailey Avenue, Portland, Maine, FOR CONSIDERATION PAID, grants to James O. Hodgdon and Kristina J. Hodgdon, of 22 Munjoy South, Portland, Maine, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Bailey Avenue, in the City of Portland, County of Cumberland and State of Maine, and being Lots 516, 517, 518, 519, 520 and 521 as delineated on Plan of Lots at Forest Avenue Terrace, which Plan is dated May 7, 1910 and recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 5.

Including in this conveyance all rights of way, in common with others, which the grantor has in the streets delineated on said Plans.

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 Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantors herein by deed of Algie D. Fischer, dated August 11, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3725, Page 132.

WITNESS our hands and seals this 18th day of December, 1998.

WITNESS

Kimberly O. Adams

Philip M. Germani  
Philip M. Germani

Nancy T. Germani  
Nancy T. Germani

MAINE REAL ESTATE TAX PAID

BK 14419PG071


12

STATE OF MAINE  
County of Cumberland, ss

December 18, 1998

Personally appeared the above named Philip M. Germani and acknowledged the foregoing instrument to be his free act and deed.

Before me

  
Notary Public/Attorney at Law  
Kimberly A. Adams  
Print Name  
My commission expires 5/7/05

SEAL

STATE OF MAINE  
County of Cumberland, ss

December 18, 1998

Personally appeared the above named Nancy T. Germani and acknowledged the foregoing instrument to be her free act and deed.

Before me

  
James R. Lemieux, Attorney at Law

RECEIVED  
RECORDS REGISTRY OF DEEDS  
1998 DEC 23 PM 3:52  
CUMBERLAND COUNTY  
John B. O'Brien

# Exhibit A

## QUITCLAIM DEED WITH COVENANT

Diversified Properties, Inc. a Maine corporation with a principal place of business in Portland, County of Cumberland and State of Maine, and a mailing address of P O Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

James O. Hodgdon and Kristina J. Hodgdon, of 318 Bailey Avenue, Portland, Maine, as joint tenants and not as tenants in common, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land situated in the City of Portland, County of Cumberland, and State of Maine, and more particularly described in EXHIBIT A annexed hereto and made a part hereof

Being a portion of the premises conveyed to Grantor herein by deed of Phillip M. Germani and Nancy T. Germani dated October 4, 1999, and recorded at the Cumberland County Registry of Deeds.

In Witness whereof, the said Diversified Properties, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Lloyd B. Wolf, its President thereunto duly authorized this 29<sup>th</sup> day of December, 1999.

DIVERSIFIED PROPERTIES, INC


  
By: Lloyd B. Wolf, Its President

STATE OF MAINE  
CUMBERLAND, SS

Date: December 29, 1999

That personally appeared the above-named LLOYD B WOLF, President of Diversified Properties, Inc. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation

Before me,

  
Notary Public  
Printed name PATRICIA G. WALKER  
My commission expires 1-31-2006

**MAINE REVENUE SERVICES**

Property Tax Division  
24 State House Station  
Augusta Maine 04333



FILE BOTH COPIES  
OF THIS FORM WITH  
COUNTY REGISTRY OF DEEDS  
DO NOT DETACH!

**PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION**

**REAL ESTATE TRANSFER TAX DECLARATION** TITLE 36, M.R.S.A., SECTIONS 4841 through 4841-N

1. MUNICIPALITY OR TOWNSHIP <b>Portland</b>		COUNTY <b>Cumberland</b>	BOOK	PAGE
(REGISTRY USE ONLY)				
GRANTEE (BUYER)				
2. IDENTITY NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <b>Hodgdon James O.</b> <b>Hodgdon Kristina J.</b>				
3. NUMBER AND STREET <b>318 Bailey Avenue</b>		CITY OR TOWN <b>Portland</b>	STATE AND ZIP CODE <b>Maine 04103</b>	
GRANTOR (SELLER)				
4. IDENTITY NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <b>Diversified Properties, Inc.</b>				
5. NUMBER AND STREET <b>P.O. Box 10127</b>		CITY OR TOWN <b>Portland</b>	STATE AND ZIP CODE <b>Maine 04104</b>	
PROPERTY	6. TAX MAP & LOT NUMBER (Required) <b>portion of 333-E-44-45</b>			Warning to Buyer: If the property is classified as Farmland, Open Space, or Tree Groves, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.  <input type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)			
CONSIDERATION	7. DATE OF TRANSFER (Use numerals) <b>12 29 99</b>			8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller) <b>if exempt, complete line 9</b>
	FULL CONSIDERATION <b>\$ 1.00</b>		TAXABLE CONSIDERATION \$                      DC	
EXEMPTION	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4841-C)			
SPECIAL CIRCUMSTANCES	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) <b>PLEASE EXPLAIN.</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> seller has qualified as a Maine resident. <input type="checkbox"/> a waiver has been received from the State Tax Assessor. <input checked="" type="checkbox"/> consideration for the property is less than \$50,000. <input type="checkbox"/> foreclosure sale: exempt per 36 MRSA §5250-A, sub 3-A			
OATH	12. Aware of penalties as set forth by Title 36, Section 4841-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.			
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
				<b>12/29/99</b>
13. Name and address of person or				

## EXHIBIT A

A certain lot or parcel located on the westerly side of, but not adjacent to, Milton Street, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows.

Beginning at a point on the easterly sideline of land now or formerly of James O. Hodgdon and Kristina J. Hodgdon as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14419, Page 70, said point being located S 16E25'34" E a distance of Twenty-Six and 69/100 (26.69) feet from a point at the northeasterly corner of land of said Hodgdon and the southerly sideline of Newell Avenue. Thence:

- (1) N 73E34'26" E a distance of Seven and 00/100 (7.00) feet to a point.
- (2) S 61E25'34" E a distance of Seven and 07/100 (7.07) feet to a point.
- (3) S 16E25'34" E a distance of Thirty-Seven and 73/100 (37.73) feet to a point.
- (4) S 28E34'26" W a distance of Seven and 07/100 (7.07) feet to a point.
- (5) S 73E34'26" W a distance of Seven and 00/100 (7.00) feet to a point and land of said Hodgdon.
- (6) N 16E25'34" W by land of said Hodgdon a distance of Forty-Seven and 73/100 (47.73) feet to the point of beginning.

The above described parcel contains 548 square feet and being a portion of property described in a deed to Philip M. Germani and Nancy A. Tourangeau recorded in the Cumberland County Registry of Deeds in Book 3725, Page 132. Bearings are referenced to magnetic north as shown on a plan of A Hillcrest West@ recorded in said Registry in Plan Book 178, Page 52.

Reference is herein made to A Milton Street Extension Subdivision@ made for Diversified Properties by Titcomb Associates dated 10/08/99 and revised 12/21/99.





Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director

lot # 179  
5ft. From house  
12ft setback

CITY OF PORTLAND

Congratulations!!!!

**Building or Use Permit Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.