



CITY OF PORTLAND

February 22, 2005

RE: 239 Auburn Street
Portland, ME 04103
Assessor's Map #379, Block A, Lot 3 and 24

To Whom It May Concern:

The Purpose of this letter is to meet GMAC Mortgage Corporation's requirements in obtaining a partial release of a mortgage on the above-referenced property. I have reviewed the survey titled "Plan of Land on 239 Auburn Street, Portland, Maine, Made For Record Owners: Greg and Dorcas Bartley by Owen Haskell, Inc. dated August 6, 2004" for the triangular parcel to be conveyed from the Episcopos to the Bartleys. As a result of that review and upon review of the applicable R-2 residential zoning ordinances of the City of Portland, I am able to certify that the remaining lot owned by the Episcopos after the conveyance of the triangular parcel will continue to conform to all City zoning restrictions and/or requirements, such as, but not limited to, setback and lot size ordinance requirements, and that the necessary access (street frontage and driveway access) is still available.

Please contact me if you have any questions or concerns. Thank you.

Sincerely,

Marge Schmuckal
Zoning Administrator

NORMAN, HANSON & DETROY, LLC

ATTORNEYS AT LAW
415 CONGRESS STREET

P.O. BOX 4600
PORTLAND, MAINE 04112-4600

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CHRISTOPHER C. TAINTOR	C. LINDSEY MORRILL

OF COUNSEL
DAVID C. NORMAN

August 17, 2004

City of Portland Inspection Services
Attn: Ms. Marge Schmuckal
Room 315
389 Congress Street
Portland, ME 04101



Re: 239 Auburn Street, Portland, Maine
Map 379, Block A, Lot 3

Dear Ms. Schmuckal:

My clients, the Bartleys, are purchasing a small portion of the above-referenced lot owned by the Episcopos. Enclosed please find a copy of the survey showing the location of the triangular parcel to be conveyed and the remaining lot to be owned by the Episcopos.

The purpose of this letter is to request a signed document from your office stating that the remaining property owned by the Episcopos will continue to conform to all city zoning restrictions and/or requirements, such as, but not limited to, set back and lot size requirements, and that the necessary access (ingress and egress) is still available. This is a requirement that the Episcopos's mortgagee has imposed on the transfer.

We understand the above-referenced lot is located in the Division 3 R-2 Residential zone and that the applicable side, rear and front setbacks are as follows 16 feet, 25 feet and 25 feet, respectively. The side and rear setbacks are affected. The surveyor has noted that access is not affected by the proposed conveyance.

Please return the letter to: NORMAN, HANSON & DeTROY, LLC, Attn: Adrian P. Kendall, Esq., 415 Congress Street, P.O. Box 4600, Portland, Maine 04112-4600. As

Never get a response from A.K. - so I mailed out the letter

City of Portland Inspection Services
Attn: Ms. Marge Schmuckal
August 17, 2004
Page 2

requested, a sample of a formatted letter is included. Also, I have enclosed a self-addressed stamped envelope for your convenience.

The Episcopo property is used as a single family residence and we understand that the processing fee is therefore inapplicable.

Please do not hesitate to contact me if you have any questions. Thank you for your prompt attention to this matter. Best wishes.

Sincerely yours,
NORMAN, HANSON & DETROY, LLC

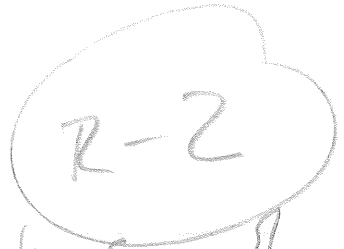
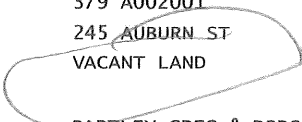
By: *Adrian P. Kendall*
Adrian P. Kendall

APK/rcp
Enclosures
871732

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 379 A002001
 Location 245 AUBURN ST
 Land Use VACANT LAND
 Owner Address BARTLEY GREG & DORCAS J BARTLEY JTS
 9 CEDAR WOOD DR
 FALMOUTH ME 04105
 Book/Page 20167/108
 Legal 379-A-2
 AUBURN ST 245-251
 10783 SF



Purchaser of Land

will be 12,677 sq ft

Valuation Information

Land	Building	Total
\$31,190	\$ 0.00	\$31,190

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.248	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
09/10/2003	LAND	\$19,496	20167-108

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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

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



Selma's property
379-A-3, 2A



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 379 A003001
 Location 239 AUBURN ST
 Land Use SINGLE FAMILY
 Owner Address EPISCOPO JOHN SCOTT & SALLY ANN JTS
 239 AUBURN ST
 PORTLAND ME 04103
 Book/Page 17562/290
 Legal 379-A-3-24
 AUBURN ST 239
 15129 SF

R-2

Seller of Land

see 13,260[#]

Valuation Information

Land	Building	Total
\$37,590	\$81,590	\$119,180

Property Information

Year Built 1920	Style Old Style	Story Height 2	Sq. Ft. 1581	Total Acres 0.347
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 7	Attic Full Fin./wh
				Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1920	24X32	C	A
GARAGE-WD/CB	1	1985	22X24	C	A

Sales Information

Date	Type	Price	Book/Page
04/24/2002	LAND + BLDING		17562-290
01/09/1992	LAND + BLDING	\$100,000	10226-349

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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

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

New Search!

August 17, 2004

Re: 239 Auburn Street
Portland, ME 04103
Map 379, Block A, Lot 3

To Whom It May Concern:

The purpose of this letter is to meet GMAC Mortgage Corporation's requirements in obtaining a partial release of a mortgage on the above-referenced property. I have reviewed the survey titled "Plan of Land on 239 Auburn Street, Portland, Maine" Made For Record Owners: Greg and Dorcas Bartley by Owen Haskell, Inc. dated August 6, 2004 for the triangular parcel to be conveyed from the Episcopos to the Bartleys. As a result of that review and upon review of applicable zoning ordinances of the City of Portland, I am able to certify that the remaining lot owned by the Episcopos after the conveyance of the triangular parcel will continue to conform to all city zoning restrictions and/or requirements, such as, but not limited to, setback and lot size ordinance requirements, and that the necessary access (ingress and egress) is still available.

Please contact me if you have any questions or concerns. Thank you.

Sincerely,

Marge Schmuckal
Zoning Administrator

MS

NORMAN, HANSON & DETROY, LLC

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415 CONGRESS STREET
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(1944 - 2004)

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JENNIFER A.W. RUSH
DANIEL J. EDWARDS

OF COUNSEL
DAVID C. NORMAN

January 13, 2005

City of Portland Inspection Services
Attn: Ms. Marge Schmuckal
Room 315
389 Congress Street
Portland, ME 04101

Re: Premises located at 239 Auburn Street, Portland, Maine

Dear Ms. Schmuckal:

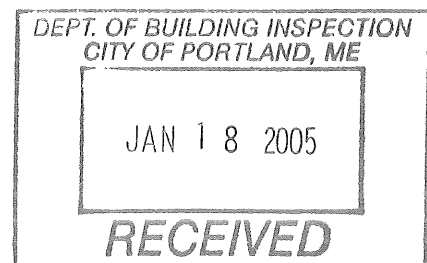
I am following up on a request that was initially made of you dated August 17, 2004 by correspondence from this firm with respect to the above-referenced premises. A copy of that correspondence is enclosed for your ease of reference. The matter concerns the transfer of a small parcel of property. The mortgage company for the grantors in this case has asked for certification from your office with respect to certain standards, all as outlined in the enclosed correspondence. To date we have not received any response to this request, nor have we received any response to various messages and e-mails that have been left for you by Ms. Pittman of this office. We understand that you are no doubt burdened by a heavy work load but would appreciate your attention to this matter at your very next convenience. Alternatively, if this is a matter that you are simply not willing to act on, I would appreciate learning that from you directly as well. I look forward to hearing from you.

Sincerely yours,
NORMAN, HANSON & DETROY, LLC

By: Adrian P. Kendall
Adrian P. Kendall

APK/cjw
Enclosure

cc: (w/ Encl.)
Mr. John S. and Ms. Sally Ann Episcopo
Mr. Gregory Bartley



NORMAN, HANSON & DETROY, LLC

ATTORNEYS AT LAW

415 CONGRESS STREET
P.O. BOX 4600
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OF COUNSEL
DAVID C. NORMAN

February 18, 2005

City of Portland Inspection Services
Attn: Ms. Marge Schmuckal
Room 315
389 Congress Street
Portland, ME 04101

Re: Premises located at 239 Auburn Street, Portland, Maine

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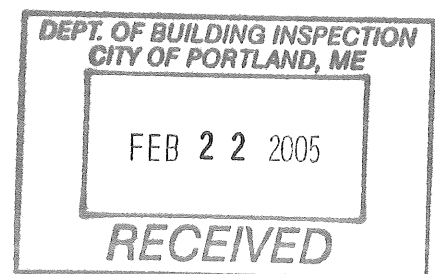
I understand that Mr. Bartley and Mr. Episcopo met with you this morning and that you have received the necessary funds for you to process the zoning determination request. I also understand that you have stated that your response will be furnished in approximately 10 days. I will calendar that date for follow up with your office. Please direct your response to me at the above address. I look forward to hearing from you.

Sincerely yours,
NORMAN, HANSON & DETROY, LLC

By: Adrian P. Kendall
Adrian P. Kendall

APK/cjw
71732

cc: Mr. John S. and Ms. Sally Ann Episcopo
Mr. Gregory Bartley



NORMAN, HANSON & DETROY, LLC

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DAVID C. NORMAN

August 17, 2004

City of Portland Inspection Services
Attn: Ms. Marge Schmuckal
Room 315
389 Congress Street
Portland, ME 04101

Re: 239 Auburn Street, Portland, Maine
Map 379, Block A, Lot 3

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City of Portland Inspection Services
Attn: Ms. Marge Schmuckal
August 17, 2004
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Sincerely yours,
NORMAN, HANSON & DETROY, LLC

By: Adrian P. Kendall
Adrian P. Kendall

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Enclosures
871732

August 17, 2004

Re: 239 Auburn Street
Portland, ME 04103
Map 379, Block A, Lot 3

To Whom It May Concern:

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Zoning Administrator

MS