

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

Location of Construction: <b>36 Melody Lane 04103</b>		Owner: <b>John Mather ****</b>	Phone: <b>878 4487****</b>	Permit No: <b>001139</b>
Owner Address: <b>36 Melody Lane 04103</b>		Lessee/Buyer's Name: <b>John Mather ****</b>	Business Name:	
Contractor Name: <b>Same</b>		Address:		Permit Issued: <b>OCT 12 2000</b>
Past Use: <b>Single Family</b>	Proposed Use: <b>Single Family w/Accessory Dwelling over Garage</b>	COST OF WORK: <b>\$ 21,000.00</b>	PERMIT FEE: <b>\$ 150.00</b>	
Proposed Project Description: <b>Add Accessory Dwelling Unit over Existing Garage</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>4.3</b> Type: <b>5</b>	CBL: <b>379-E-004</b>
Permit Taken By: <b>GD</b>		Date Applied For: <b>GD October 2, 2000</b>		

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
  - Building permits do not include plumbing, septic or electrical work.
  - 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 John at 878-4487 for P/U

PERMIT ISSUED WITH REQUIREMENTS

**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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <b>October 2, 2000</b>	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

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	Zoning Approval: <input type="checkbox"/> 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 major <input type="checkbox"/> minor <input type="checkbox"/> mm
Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____	

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 2

1/3/01 P6 Inspections ok. Framing ok. *[Signature]*

COMMENTS

Foundation: \_\_\_\_\_ Type \_\_\_\_\_ Inspection Record \_\_\_\_\_ Date \_\_\_\_\_  
Framing: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Final: \_\_\_\_\_  
Other: \_\_\_\_\_

LAND USE - ZONING REPORT

ADDRESS: 34 Melody Lane DATE: 10/11/00

REASON FOR PERMIT: Change the use from single family to single family and

BUILDING OWNER: John McHot C-B.L: 379-E-4 An Accessory unit on the garage

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#1, #6, #11

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the \_\_\_\_\_ in place and in phases. with an Accessory unit over the garage
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition Please Note That The Ordinance requires that one of the units be occupied by a handicapped person or a person 60 years of age or older. If it can not be rented or leased as such, the secondary unit shall be dismantled and this office notified.  
Marge Schmuckal Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 03 OCT. 2008 ADDRESS: 34 Melody Lane CBL: 379-F-004

REASON FOR PERMIT: Add dwelling unit over garage

BUILDING OWNER: John Mathat

PERMIT APPLICANT: CONTRACTOR Owner

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 21,000.00 PERMIT FEES: 150.00

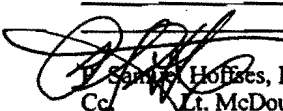
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1 \*8 \*11 \*12 \*13 \*15 \*17 \*19 \*22 \*29 \*32 \*34 \*36 # 31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
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.
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.
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.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- \*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 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 be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and 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 and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by 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/1996).
- 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. *- see attached*
- \*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 2406.0)
- 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. All flashing shall comply with Section 1406.3.10.

  
 Marge Schmuckal, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 10/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these 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.**

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

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

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: 34 Melody Ln Portland ME 04103

Tax Assessor's Chart, Block & Lot Number		Owner:	Telephone:	
Chart# <u>379</u>	Block# <u>E</u>	Lot# <u>4</u>	<u>John Methot</u>	<u>878-4487*</u>
Owner's Address:		Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
<u>34 Melody Ln Port ME 04103</u>			<u>\$21,000</u>	<u>\$150.00</u>
Proposed Project Description:(Please be as specific as possible)				
<u>ADD accessory dwelling over existing garage</u>				
Contractor's Name, Address & Telephone:			Rec'd By:	
<u>John Methot 34 Melody Ln Port ME 04103</u>			<u>878-4487</u>	

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)

*Please call John for Plw 878-4487*

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)**

OCT - 2 2000

- 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.

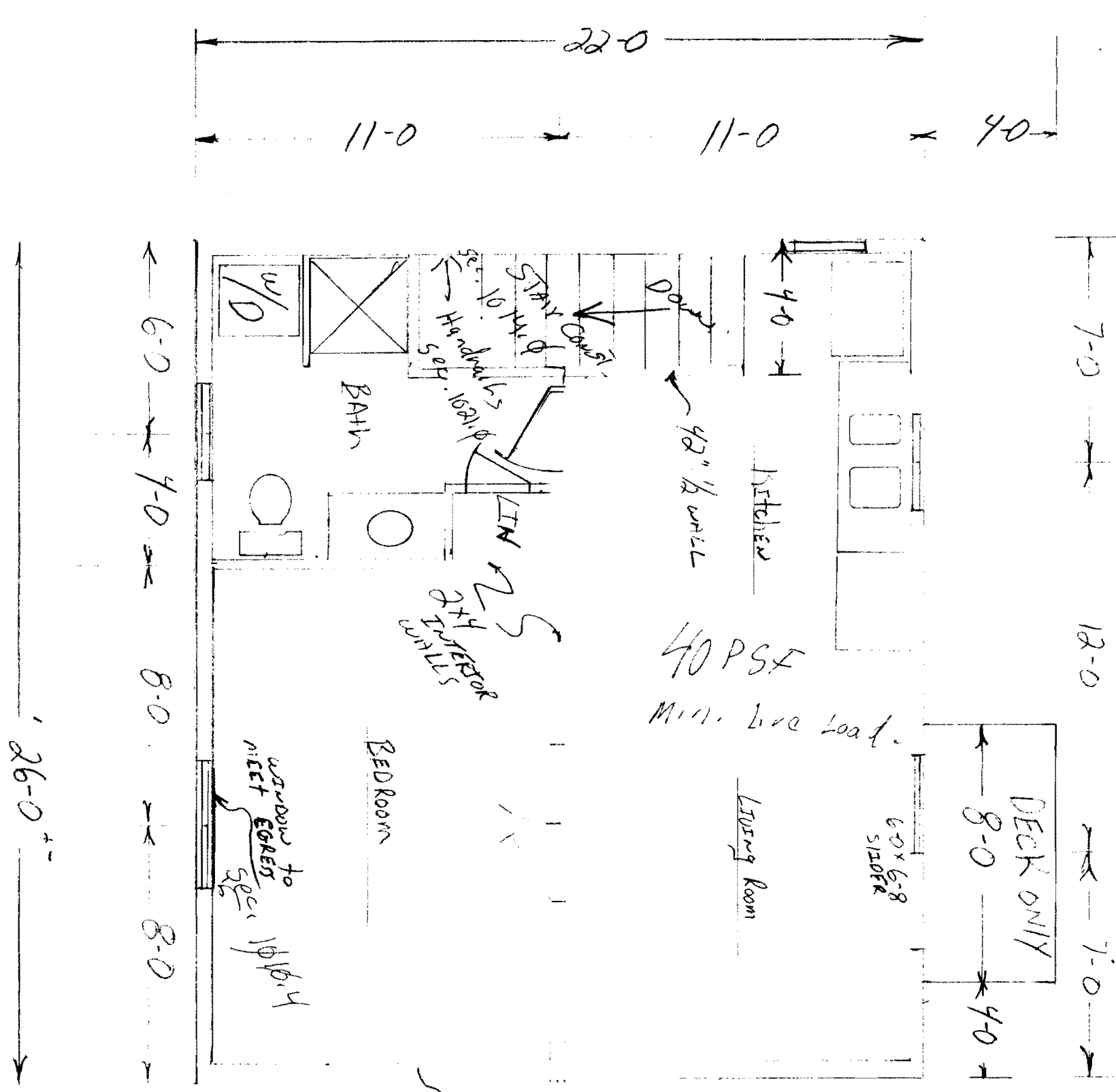
**Certification**

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: John Methot Date: 9/29/00

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
 O:\NSP\CORRESP\MNUGENT\AP\BFD.WPD

9-27-2000

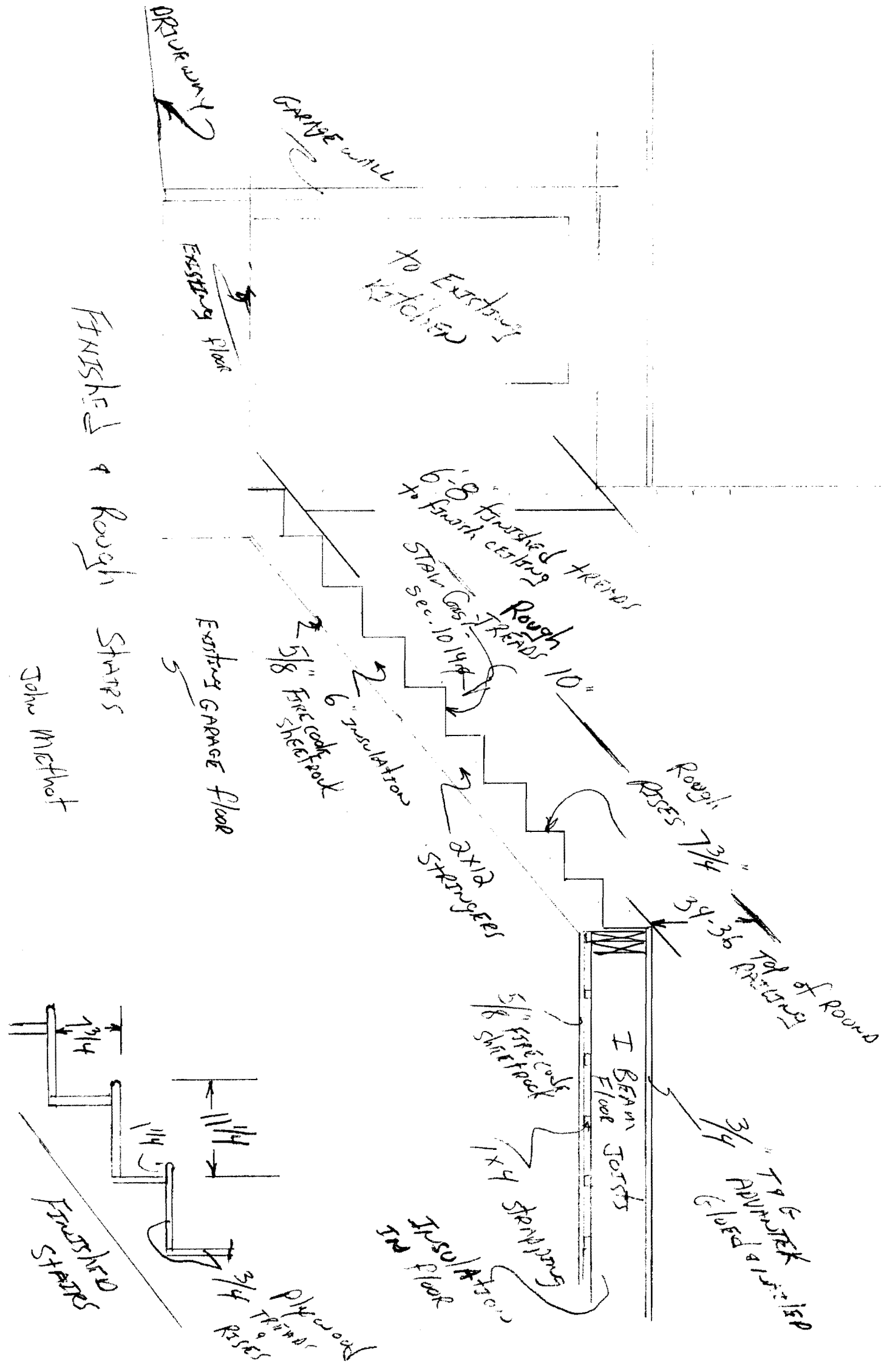


pid = \$

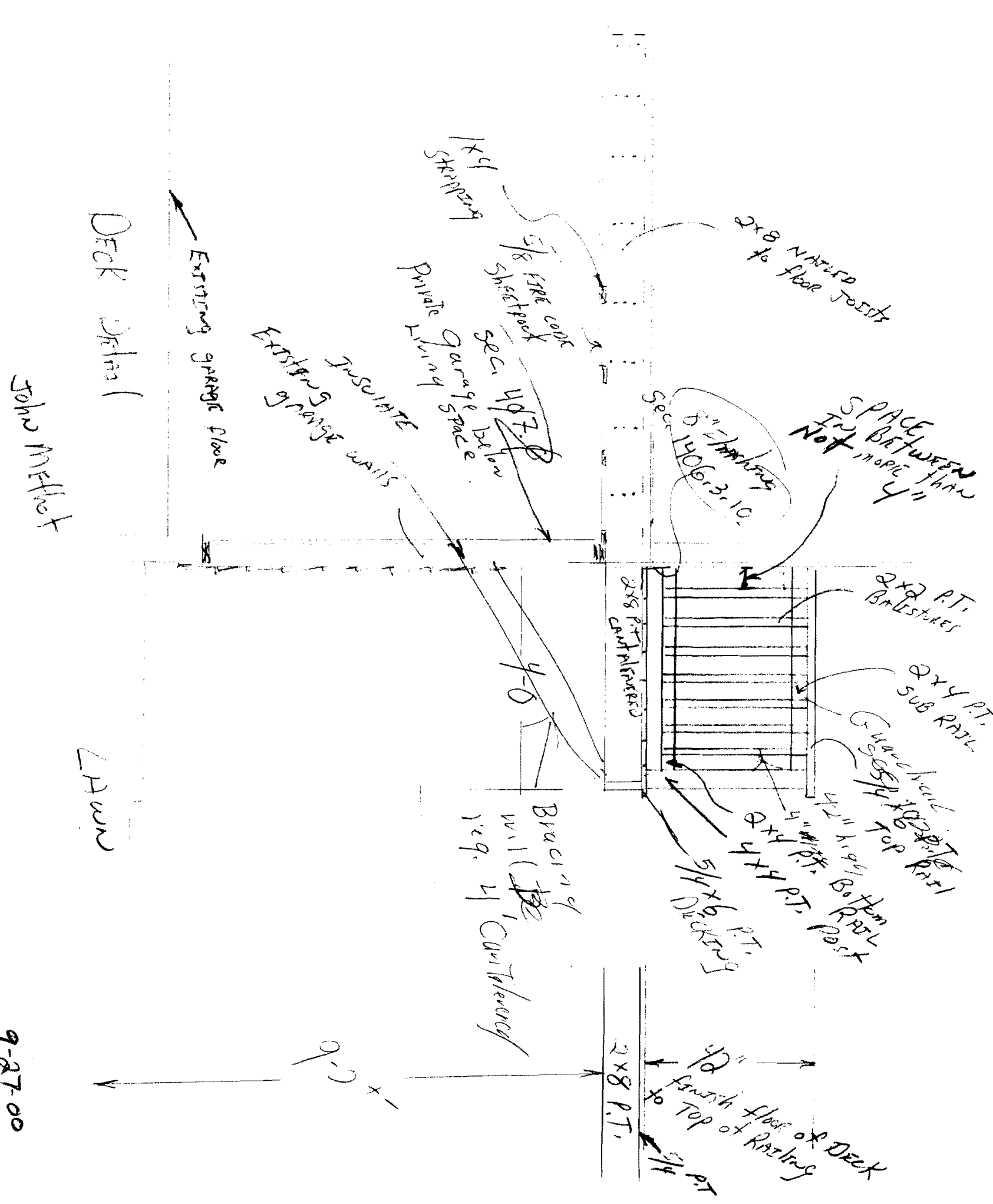
2x6  
Exterior walls  
1/2" gyp bd  
TYPICAL  
6" insulation  
CAP STUDS

John M. Hoff

9-37-00







9-27-00

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

File No. dc903593

ESTIMATED SITE VALUE		= \$ 33,000		Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Cost figures derived from Marshall and Swift Residential Cost Handbook and area contractors. The estimated remaining economic life is 53 to 55 years.
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:				
Dwelling	1,932 Sq. Ft. @ \$ 52.00	=	\$ 100,464	
Bsmnt. 936	Sq. Ft. @ \$ 14.00	=	13,104	
Finished Basement Rms., F/P, Porch		=	15,000	
Garage/Carport 572	Sq. Ft. @ \$ 16.00	=	9,152	
Total Estimated Cost New		=	137,720	
Less 60 Physical Functional External		Est. Remaining Econ. Life:	55	
Depreciation 10%	0	0	= \$ 13,772	
Depreciated Value of Improvements		=	\$ 123,948	
*As-is* Value of Site Improvements		=	\$ 5,400	
INDICATED VALUE BY COST APPROACH = \$ 162,300				

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
34 Melody Lane	Portland, ME	26 Melody Lane Portland, ME	49 Wendy Way Portland, ME	82 Frost Hill Road Portland, ME
Proximity to Subject		Next door	.50 mile northeast	.35 miles north
Sales Price	\$ 159,500	\$ 158,000	\$ 153,000	\$ 157,500
Price/Gross Liv. Area	\$ 82.56 /sq ft	\$ 69.06 /sq ft	\$ 99.61 /sq ft	\$ 93.53 /sq ft
Date and/or Verification Sources	Insp/Prc DOI 3-30-99	REMS#246766/Pub. Rec. Realtor	REMS#249929/Pub. Rec. Appraiser	REMS#225786/Pub. Rec. Appraiser

VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions	Conv. Fin. None noted	Conv. Fin. None noted			Conv. Fin. None noted			Conv. Fin. None noted		
Date of Sale/Time	Pending	11-10-98			11-13-98			5-29-98		
Location	Suburb/Good	Suburb/Good			Suburb/Good			Suburb/Good		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	.28 Acres	.28 Acres			.22 Acres			.18 Acres		
View	Neighborhood	Neighborhood			Neighborhood			Neighborhood		
Design and Appeal	Colonial/Good	Colonial/Good			Gambrel/Good			Cape/Good		
Quality of Construction	Average	Similar			Similar			Similar		
Age	33A/5-7E	33A/ Inferior	+5,000		14A/SI Superior	-2,500		14A/Similar		
Condition	Good	SI Inferior	+2,500		SI Superior	-2,500		Similar		
Above Grade	Total: 8: 4: 2.25	Total: 8: 4: 2.50			Total: 6: 3: 1.50			Total: 6: 3: 2.00		
Room Count	15	15	-1,000		15	+2,000		15	+1,000	
Gross Living Area	1,932 Sq.Ft.	2,288 Sq.Ft.	-5,300		1,536 Sq.Ft.	+5,900		1,684 Sq.Ft.	+3,700	
Basement & Finished Rooms Below Grade	Full FamRm, 50B, LR	Full Familyroom	+2,000		Full Familyroom	+2,000		Full FamRm, Bedrm		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FHW/CenAir	FHW/CenAir			FHW/None	+1,000		FHW/None	+1,000	
Energy Efficient Items	None	None			None			None		
Garage/Carport	2 Car Garage	2 Car Garage			2 Car Garage			2 Car Garage		
Porch, Patio, Deck, Fireplaces(s), etc.	Encl.Porch,Patio 1 Fireplace	Deck,Patio,Shed 1 Fireplace			Deck 1 Fireplace	+2,000		Deck,Patio 2 Hearths		
Fence, Pool, etc.	None	Fence, IngrdPool	-5,000		None			None		
Mod. Kit&Bth	Mod. Kit&Bth	Mod. Kit&Bth			Mod. Kit&Bth			Mod. Kit&Bth		
Net Adj. (total)		[X] + [ ] - \$ 1,800			[X] + [ ] - \$ 7,900			[X] + [ ] - \$ 5,700		
Adjusted Sales Price of Comparable		Gross: 13.2% Net: -1.1% \$ 156,200			Gross: 11.7% Net: 5.2% \$ 160,900			Gross: 3.62% Net: 3.62% \$ 163,200		

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See Attached Addendum.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source for prior sales within year of appraisal	Subject sold on 6-5-98 for \$153,000.	Comparable has not re-sold in the past year. MLS & Pub rec.	Comparable has not re-sold in the past year. MLS & Pub rec.	Comparable has not re-sold in the past year. MLS & Pub rec.

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: See Attached Addendum.

INDICATED VALUE BY SALES COMPARISON APPROACH = \$ 160,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A Mo. x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans and specifications.

Conditions of Appraisal: Appraisal completed "as is" with no conditions or repairs required.

Final Reconciliation: Direct Sales Comparison Approach was given the greatest weight as it most replicates typical buyer reaction in the market. Cost Approach lends support with typical accrued depreciation. Income Approach not applied as single family dwellings are not typically rented.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 430 (Form 1004) (Revised 6/93).

(WE ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF March 30, 1999 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$160,000

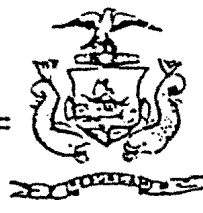
APPRaiser: Signature: Dawn Casavant SUPERVISOR (if required): Signature: Christopher Karagorge  Did  Did Not Inspect Property

Name: Dawn Casavant RA#1375 Name: Christopher Karagorge

Date Report Signed: April 1, 1999 Date Report Signed: April 1, 1999

State Certification # RA#1375 State Maine State Certification # CR#778 State Maine

Or State License # Or State License #



CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: John Methot 34 Melody Ln

Portland, ME 04103

Applicant's interest in property (e.g., owner, purchaser, etc.):  
OWNER

Owner's name and address (if different): \_\_\_\_\_

Address of property and Assessor's chart, block and lot number:  
34 Melody Ln Tax Map #379, block E, Lot 4

Zone: R-2 Present use: Single family home

Type of conditional use proposed: Create in-law Apt. over existing attached garage

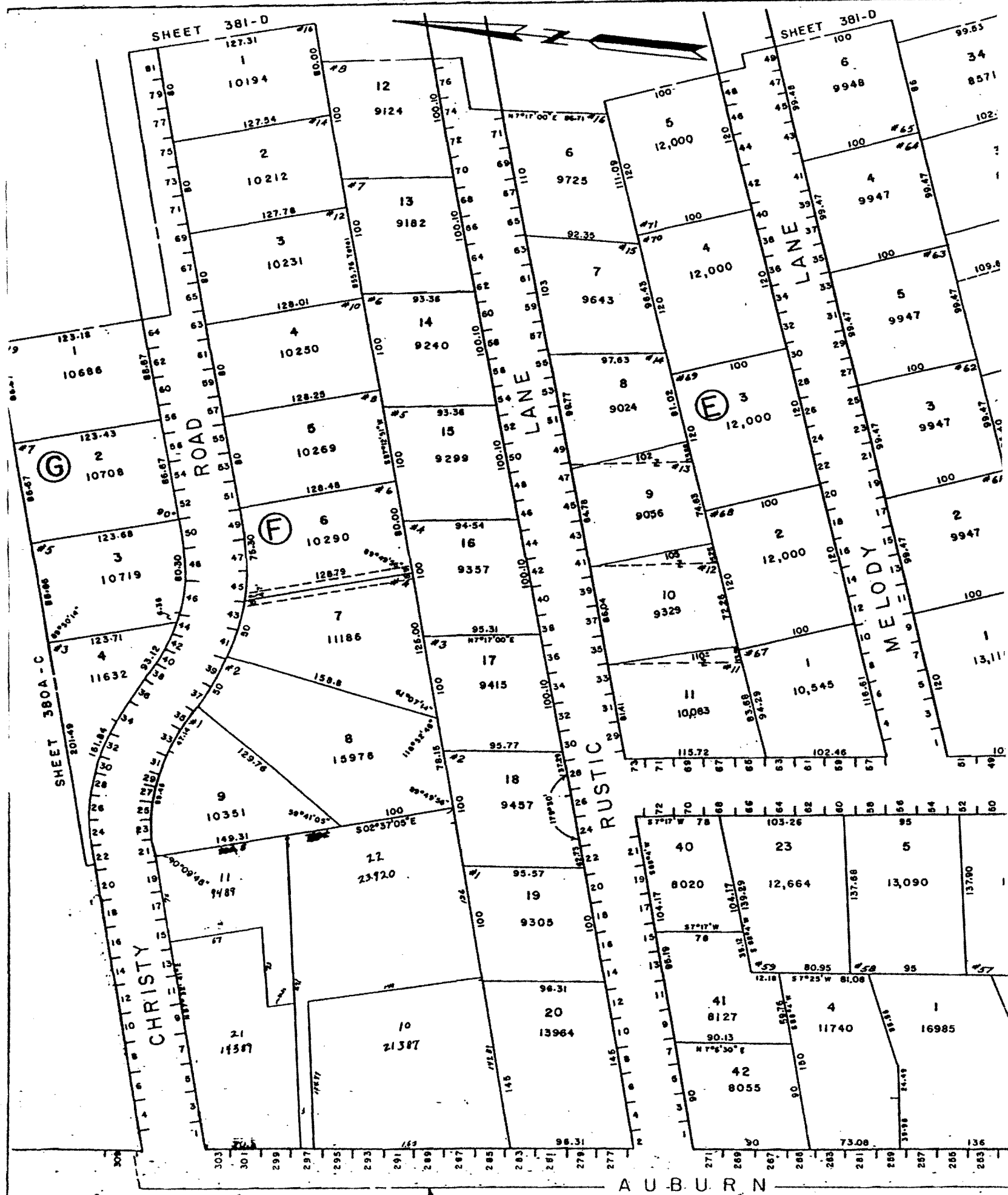
Conditional use authorized by: section 14-78 1B

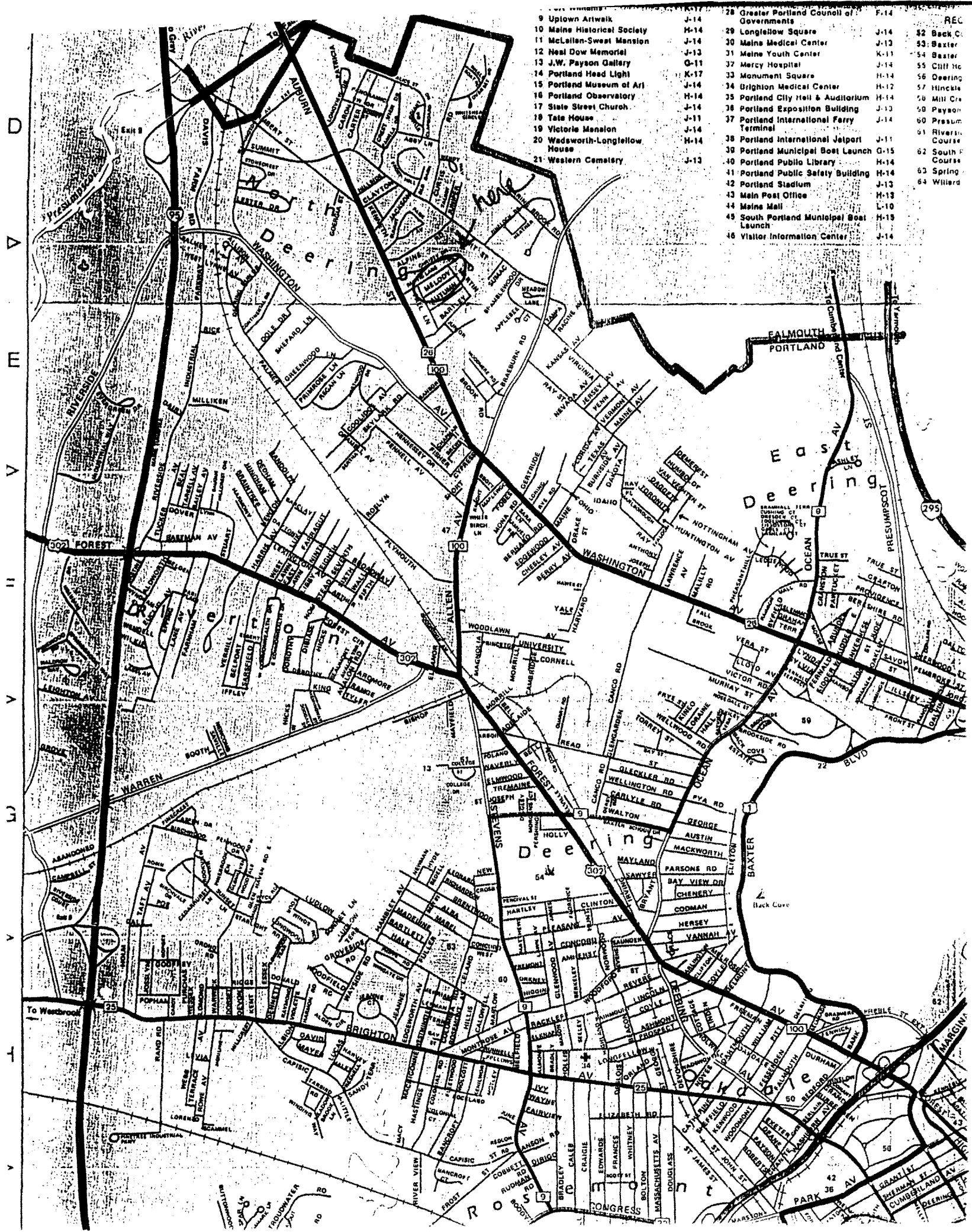
NOTE: If site plan approval is required, attached preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Date: 9/5/00

John Methot  
Signature of Applicant





- 9 Uplown Artwalk J-14
- 10 Maine Historical Society H-14
- 11 McLintin-Sweet Mansion J-14
- 12 Neal Dow Memorial J-13
- 13 J.W. Payson Gallery Q-11
- 14 Portland Head Light K-17
- 15 Portland Museum of Art J-14
- 16 Portland Observatory H-14
- 17 State Street Church J-14
- 18 Tappan House J-13
- 19 Victoria Mansion J-14
- 20 Wadsworth-Longfellow House J-14
- 21 Western Cemetery J-13

- 28 Greater Portland Council of Governments F-14
- 29 Longfellow Square J-14
- 30 Maine Medical Center J-13
- 31 Maine Youth Center K-13
- 32 Mercy Hospital J-14
- 33 Monument Square H-14
- 34 O'Connell Medical Center H-12
- 35 Portland City Hall & Auditorium H-14
- 36 Portland Exposition Building J-13
- 37 Portland International Ferry Terminal J-14
- 38 Portland International Jetport J-11
- 39 Portland Municipal Boat Launch G-15
- 40 Portland Public Library H-14
- 41 Portland Public Safety Building H-14
- 42 Portland Stadium J-13
- 43 Main Post Office H-13
- 44 Maine Mall L-10
- 45 South Portland Municipal Boat Launch H-13
- 46 Visitor Information Center J-14

- REC
- 47 Back C
- 48 Baxter
- 49 Cliff Ho
- 50 Deering
- 51 Hinchey
- 52 Mt. O
- 53 Payson
- 54 River
- 55 Course
- 56 South
- 57 Course
- 58 Spring
- 59 Wiscard

---

ITEM 2D

---

ITEM 2A



COPY

Beacon Appraisal Company, Inc.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. dc903593

Table with columns for 'REDUCTION COST-NEW OF IMPROVEMENTS' and 'Comments on Cost Approach'. Includes rows for Sq. Ft. @ \$, Total Estimated Cost New, and Depreciation.

INDICATED VALUE BY COST APPROACH

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include property details like address, sales price, and various adjustments.

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See Attached Addendum.

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Date, Price and Data, and Source for prior sales.

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: See Attached Addendum.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 160,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A

This appraisal is made [X] "as is" subject to the repairs, alterations, inspections or conditions listed below

Conditions of Appraisal: Appraisal completed "as is" with no conditions or repairs required.

Final Reconciliation: Direct Sales Comparison Approach was given the greatest weight as it most replicates typical buyer reaction in the market.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 4399 (Annual) and Form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF March 30, 1999

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 160,000

APPRAISER: Signature Dawn Casavant RA#1375

SUPERVISOR SIGNATURE (IF REQUIRED): Signature Christophe Karagorge

Name Dawn Casavant RA#1375 Date Report Signed April 1, 1999

Name Christophe Karagorge Date Report Signed April 1, 1999





CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: John Methot 34 Melody Ln

PORTLAND, ME 04103

Applicant's interest in property (e.g., owner, purchaser, etc.):  
OWNER

Owner's name and address (if different): \_\_\_\_\_

Address of property and Assessor's chart, block and lot number:  
34 Melody Ln TAX MAP #379, block E, Lot 4

Zone: R-2 Present use: Single family home

Type of conditional use proposed: Create in-law Apt. over existing attached garage

Conditional use authorized by: section 14-78 1B

NOTE: If site plan approval is required, attached preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Date: 9/5/00

John Methot  
Signature of Applicant

John Methot  
34 Melody Lane  
Portland, Maine 04103  
207-878-4487

To: Board of Appeals – City of Portland

It is my desire to build an in-law apartment over my existing garage at 34 Melody Lane, Portland, Maine 04103 being lot numbered seventy (70) as shown on plan of Bartley Gardens Section G, recorded in Cumberland County Registry of Deed in Plan Book 58, page 10, to which reference may be had for a more particular description.

The existing garage is a 22-foot by 26 foot-attached structure. The proposed in-law apartment that is to be occupied by my mother, Theresa Methot, who is 68 years of age, is to be approximately 572 square feet.

The proposed in-law apartment will be approximately 20% of the existing livable space that now exists.

The existing garage is 30 feet from the back or northern property line and 22 ½ feet from my easterly neighbor. All other distances from the garage to property lines are greater than 30 feet.

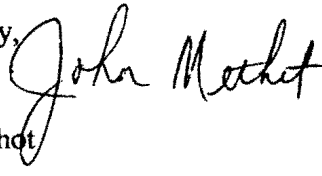
The proposed entrance to the in-law apartment will be from the interior of the garage that now exists. Another entrance would be at the rear to the garage and not visible from the street. This entrance would be accessible from a fenced in back yard.

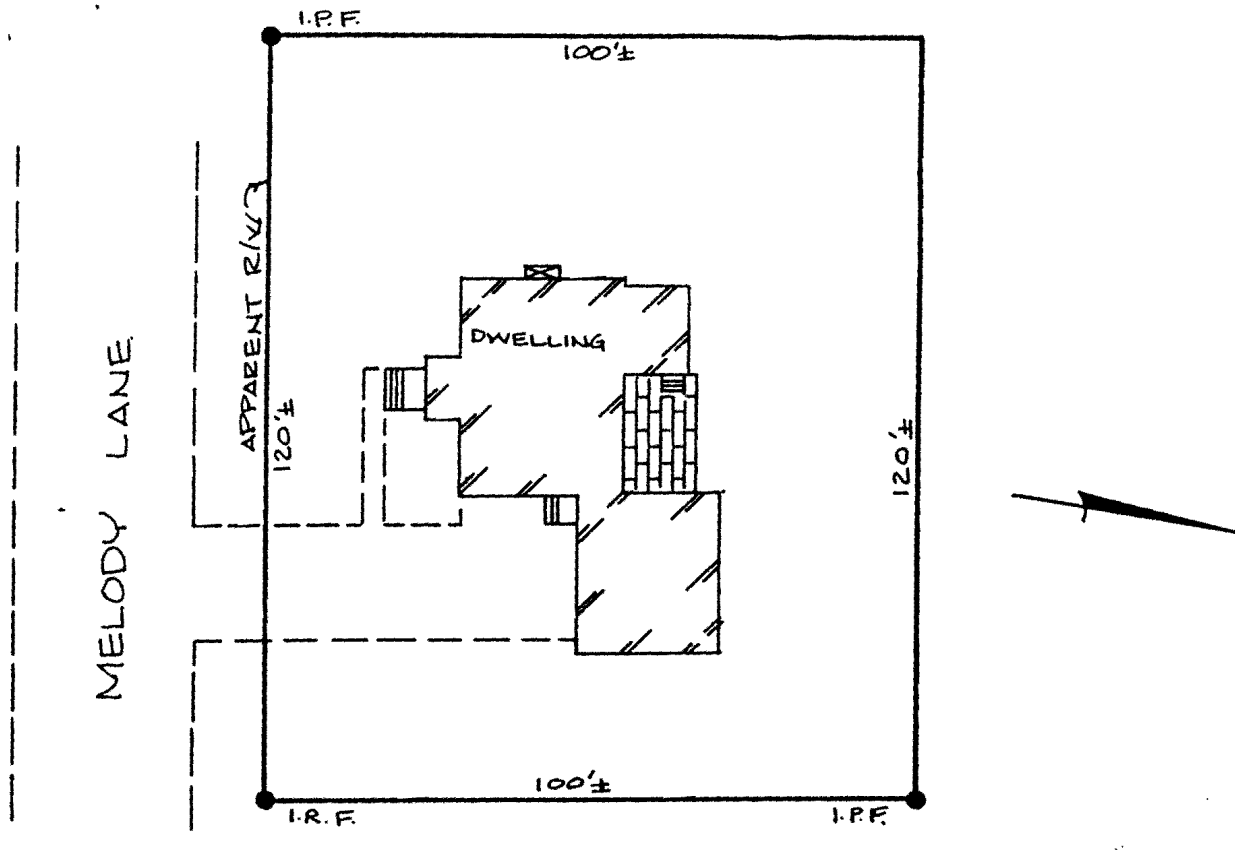
After reviewing the R-2 zone requirements for expansion or house modification I feel I have met the requirements for an in-law apartment. Also, similar exterior structures now exist within the Bartley Garden neighborhood and my proposed addition would conform to the now existing homes.

Hopefully, the Board of Appeals will accept my application for an in-law apartment at 34 Melody Lane, Portland, Maine 04103.

Sincerely,

John Methot





NOTE: LOT SIZE 12,000 Sq. ft.

**MORTGAGE LOAN INSPECTION PLAN**

The dwelling does conform to local zoning building setbacks at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate map 230051-0002 dated 7-15-1992.

**THIS IS NOT A STANDARD BOUNDARY SURVEY.** Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information. A **STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** This plan may not be recorded or used for any land divisions. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may not be shown on this plan.

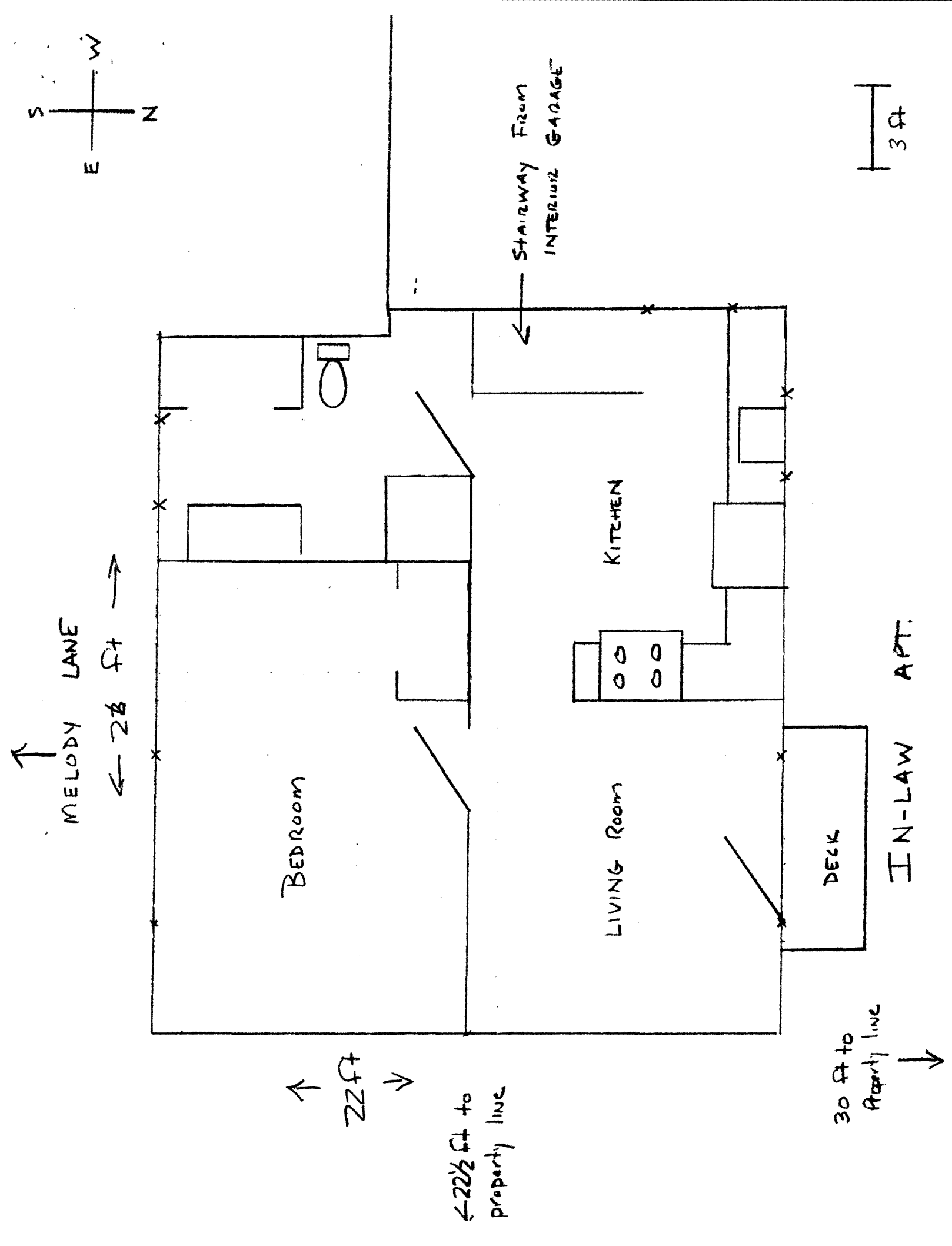
This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a Mortgage Loan Inspection.

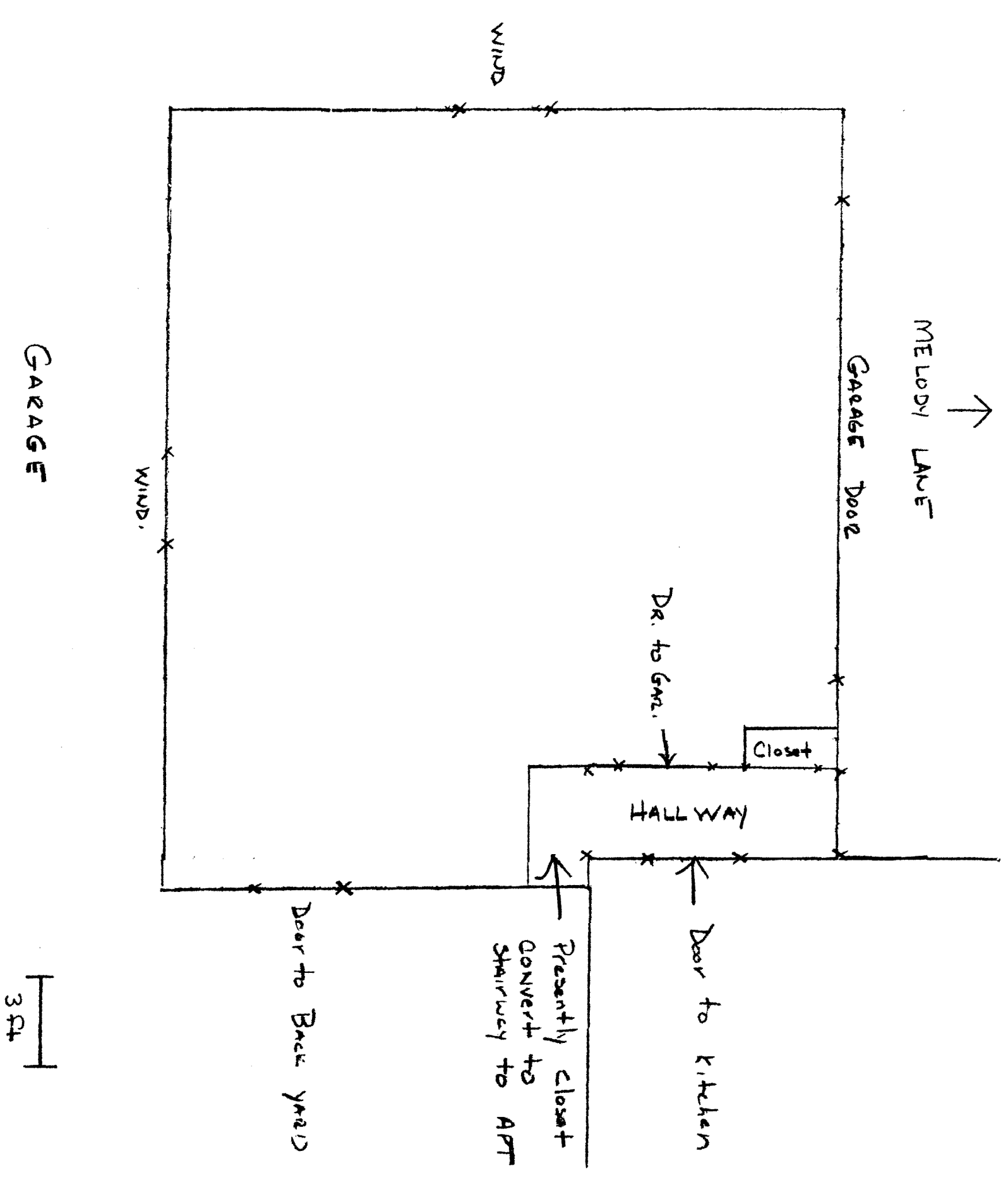
**PROPERTY INFORMATION**

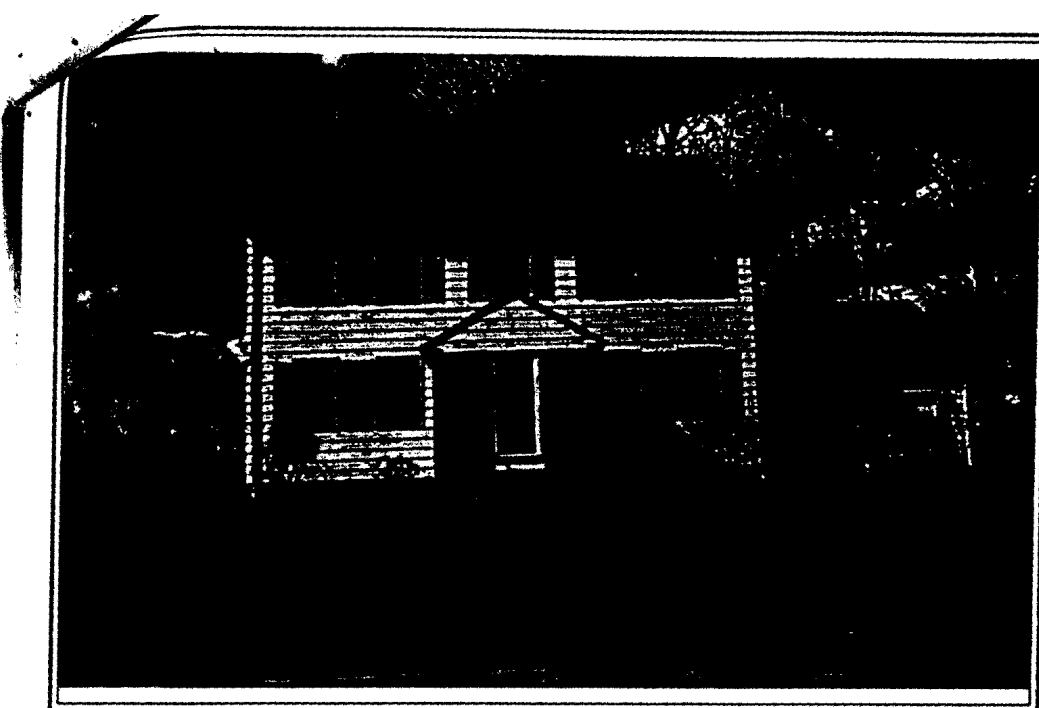
Street: 34 MELODY LANE Town: PORTLAND County: CUMBERLAND , Maine  
 Owner: JAMES FAHEY & EILEEN MCGLINCHY FAHEY  
 Buyer: JOHN & LEEANNE METHOT  
 Deed Reference: book 13877 page 54  
 Plan Reference: book page lot  
 Tax Map # 379 Lot 4 Block E  
 Lending Institution: COUNTRYWIDE  
 Scale: 1 inch = 30 feet Date: MARCH 6, 1999

Atlantic Title Company  
 76 Atlantic Place  
 South Portland, Maine 04106  
 Telephone (207) 774-4400

*[Handwritten Signature]*  
 WILLIAM G. ALSTON  
 STATE OF MAINE  
 PROFESSIONAL LAND SURVEYOR # 2174







**FRONT VIEW OF  
SUBJECT PROPERTY**  
Appraised Date: March 30, 1999  
Appraised Value: \$ 160,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

**WARRANTY DEED**  
(Statutory Short Form)

WE, **James R. Fahey and Eileen McGlinchey Fahey**, of Portland, County of Cumberland, and State of Maine, for consideration paid, grant to **John A. Methot and LeeAnne Methot**, both of said Portland, County of Cumberland, and State of Maine, as **joint tenants and not as tenants in common, their heirs and assigns forever**, WITH WARRANTY COVENANTS, the following described real estate in Portland, County of Cumberland, and State of Maine:

A certain lot or parcel of land together with the buildings thereon, situated on the northerly side of Melody Lane in said Portland and being Lot numbered Seventy (70) as shown on Plan of Bartley Gardens, Section G, recorded in Cumberland County Registry of Deeds in Plan Book 58, Page 10, to which reference may be had for a more particular description.

Being the same premises conveyed to James R. Fahey and Eileen McGlinchey Fahey by deed dated June 5, 1998, and recorded in the Cumberland County Registry of Deeds in Book 13877, Page 053.

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 24<sup>th</sup> day of May 1999.

Michele D. Brooks  
Witness

James R. Fahey  
James R. Fahey

Michele D. Brooks  
Witness

Eileen McGlinchey Fahey  
Eileen McGlinchey Fahey

STATE OF MAINE  
CUMBERLAND, ss.

May 24<sup>th</sup>, 1999

Then personally appeared the above-named JAMES R. FAHEY and EILEEN McGLINCHEY FAHEY, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Michele D. Brooks  
Attorney at Law **Michele D. Brooks**  
Printed Name: Attorney at Law

My commission expires: \_\_\_\_\_

Location of Construction: 34 Melody Lane 04103		Owner: John Methot ****		Phone: 878-4487****		Permit No: <b>001139</b>	
Owner Address: Same		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Owner		Address:		Phone:		Permit Issued: OCT 12 2000	
Past Use: Single Family		Proposed Use: Single Family w/Accessory Dwelling over Garage		COST OF WORK: \$ 21,000.00		PERMIT FEE: \$ 150.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>A3</i> Type: <i>5B</i>	
Proposed Project Description: Add Accessory Dwelling Unit over Existing Garage		Signature:		Signature: <i>[Signature]</i>		Zone: <i>19-2</i> CBL: 379-E-004	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK with conditions</i> 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"/>	
Permit Taken By: GD		Date Applied For: GD		October 2, 2000		Date: <i>10/11/00</i>	

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 John at 878-4487 for P/U

**PERMIT ISSUED WITH REQUIREMENTS**

**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

October 2, 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

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved *9/21/00*  
 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**