

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

Location of Construction: Garso Drive Lot 10		Owner: Robert Nelson - Donata Nelson		Phone: 197 8256	Permit No: 991194
Owner Address: 836 Washington Ave. #3 Portland, ME 04103		Lessee/Buyer's Name: N/A		Phone: SAA	Business Name: N/A
Contractor Name: CBRN, Inc. Gen. Contractor		Address: 836 Washington Ave. #3 Portland, ME 04103		Phone: SAA	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  NOV 7, 1999                  CITY OF PORTLAND             </div>
Past Use: Vacant		Proposed Use: 1-Family Building only Foundation at this time		COST OF WORK: \$ 10,000 PERMIT FEE: \$ 84.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:	
Proposed Project Description: Single Family 2 story home with attached 1 car garage. APPLICANT TO BUILD FOUNDATION AT PRESENT TIME. WILL APPLY FOR BUILDING PERMIT AT LATER DATE.		Signature:		Signature:	
Permit Taken By: UA		Date Applied For: 10-18-99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____	

Zone: R-2 CBL: 386-A-A-010

Zoning Approval:

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

- 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..

Send To: Robert & Donata Nelson  
 836 Washington Ave.  
 Portland, ME 04103 #3

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

Action:

Approved  
 Approved with Conditions  
 Denied

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 10-14-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED  
WITH REQUIREMENTS

CEO DISTRICT

2

COMMENTS

1-3-00 Spoke w/ owner concerning setbacks. I have asked for a surveyor's letter because house is right to both sidelines on 14' setback JR

1/14/00 Went to site, met w/ surveyor. He will fax a letter verifying compliance w/ setbacks JR

2-4-00 Checked for backfill msp. all O.K. JR

99-1194

3861A 010

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

# JOHN D. PALMITER

REGISTERED LAND SURVEYOR

29 MAYBERRY ROAD, GRAY, ME 04039  
(207) 657-4630

1-14-00

Jonathan J. Reed, CEO  
City of Portland  
389 Congress St  
Portland, Maine 04101

Re: Sideline setbacks Lot 10 - Auburn Pines

Dear Jonathan:

I hereby certify that on 1-14-2000 I found the top of the foundation forms to be 14'-3" from the northeast sideline of said lot 10. This measurement is for both the front & rear corners of the proposed structure.

Sincerely yours  
John D. Palmiter  
PLS #1057

Date: 1-14-00		QUICK FAX <small>OPTIONAL SERVICE</small>	
To: J. Reed, CEO		From: J. Palmiter	
Co./Dept.		Co./Dept.	
Fax: 874-8716		Fax: 657-4630	
Phone: 874-8702		Phone: 657-4630	
NSIS:		E-MGR:	

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

19990145

I. D. Number

Nelson, Robert & Donata

Applicant

836 Washington Ave #3, Portland, ME 04103

Applicant's Mailing Address

same as above

Consultant/Agent

797-8256

Applicant or Agent Daytime Telephone, Fax

10/14/99

Application Date

single family w/ att. garage

Project Name/Description

95 Garsoe Dr, (Lot #10)

Address of Proposed Site

386A-A-010

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) attached garage

72x32

R-2

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: \_\_\_\_\_

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved  **Approved w/Conditions**  
see attached  Denied

Approval Date 10/29/99 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Foundation only  
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 Issued             | _____          |  |                 |
|   | 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           |  |                 |
| <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          |                |  |                 |

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

19990145  
I. D. Number

Nelson, Robert & Donata

Applicant

836 Washington Ave #3, Portland, ME 04103

Applicant's Mailing Address

same as above

Consultant/Agent

797-8256

Applicant or Agent Daytime Telephone, Fax

10/14/99

Application Date

single family w/ att. garage

Project Name/Description

95 Garsoe Dr, (Lot #10)

Address of Proposed Site

386A-A-010

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved Subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

Your new street address is now 95 Garso Drive, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

The applicant shall satisfy the above conditions prior to the issuance of a building permit. The applicant shall be responsible for all drainage improvements and shall avoid impacts to abutting properties. The applicant shall install erosion control measures in accordance with the State of Maine Management Practices, Erosion and Sediment Control Handbook for Construction.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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

19990145

I. D. Number

**Nelson, Robert & Donata**

Applicant

**836 Washington Ave #3, Portland, ME 04103**

Applicant's Mailing Address

**same as above**

Consultant/Agent

**797-8256**

Applicant or Agent Daytime Telephone, Fax

**10/14/99**

Application Date

**single family w/ att. garage**

Project Name/Description

**95 Garsoe Dr, (Lot #10)**

Address of Proposed Site

**386A-A-010**

Assessor's Reference: Chart-Block-Lot

- 
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
  2. This permit is for FOUNDATION ONLY. You shall apply for the structural permit prior to any structural work commences.
  3. Your side setbacks are right on the building lines. It may be necessary to verify those setbacks by your surveyor before the code officer approves pouring.
- 

**Fire Conditions of Approval**

BUILDING PERMIT REPORT

DATE: 19 OCT. 99. ADDRESS: Garso Dr. Lot #10 CBL: 386-A-A-010  
REASON FOR PERMIT: Foundation (only) For Single Family Dwelling with ATT/garage  
BUILDING OWNER: Nelson's  
PERMIT APPLICANT: Contractor CBRN, Inc. Gen Const.  
USE GROUP R-3 CONSTRUCTION TYPE 5-B

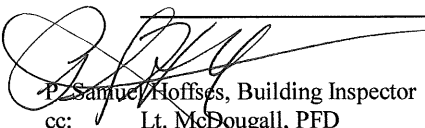
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) Construction Cost: \$10,000.00  
Permit Fees: \$84.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*5, \*6, \*35, \*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. (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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 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", except Use Group R which is 36". 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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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 3/4" 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/1996), 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
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
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/1996)
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/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 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- \*35. ~~If permit for dwelling is not obtained before winter condition~~
- x 36. ~~The Foundation shall be protected from winter damage~~  
~~All Steel beams shall have a design done by a structural engineer~~  
~~and submitted to this office for approval before installed.~~
37. \_\_\_\_\_
38. \_\_\_\_\_

  
 P. Samuel Hoffes, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Sehmuckal, Zoning Administrator

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**



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

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
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: <i>LOT 10 - Garso Dr.</i>			
Total Square Footage of Proposed Structure <i>3665 sq ft.</i>		Square Footage of Lot <i>17,865</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>386</i> Block# <i>AA</i> Lot# <i>010</i>		*Owner: <i>Robert Nelson</i> <i>Donata Nelson</i>	Telephone#: <i>797-8256</i>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: <i>04103</i> <i>836 Washington Ave. #3</i>	Cost Of Work: <i>\$10,800</i> Fee: <i>\$84.00</i>
Proposed Project Description:(Please be as specific as possible) <i>work to be done today is foundation only</i> <i>2 story - single family - 2 car attached garage - will apply at later date but this</i>			
Contractor's Name, Address & Telephone <i>C B R N, INC. General Contractor 836 Washington Ave #3 Portland</i>			Rec'd By: <i>permit</i>

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)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

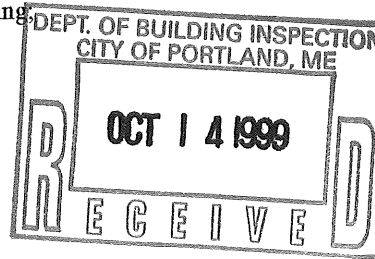
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

*COST of work 84.00*  
*FEE MN/ML 300.00*  
*384.00*

**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: <i>Donata R Nelson</i>	Date: <i>10-13-99</i>
--	-----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

*Application For Foundation Permit - will Apply For  
House permit in November*

Inspection Services  
Michael J. Nugent  
Manager



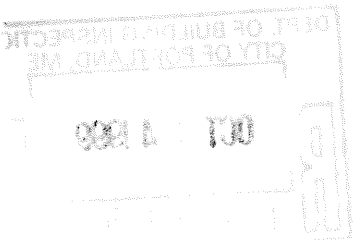
Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*congratulations!!!!!!*

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
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.



Applicant: Donata Nelson

Date: 10/29/99

Address: 95 GARBOE Drive (lot #10)

C-B-L: 386A-A-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct 1 family with attached garage

Foundation ONLY

32 x 48 = 1536

12 x 22 = 264

24 x 28 = 672

Sevage Disposal - City

Lot Street Frontage - 50' req - 105.0' shown

Front Yard - 25' req - 30' shown

Rear Yard - 25' req - 50' shown

Side Yard - 14' req - 14' shown

Projections - None shown

Width of Lot - 80' req - 100' shown

Height - 2 story setbacks shown

Lot Area - 10,000<sup>sq ft</sup> req - 17,658<sup>sq ft</sup> shown

Lot Coverage/ Impervious Surface - 20% = 3531.6<sup>sq ft</sup> MAX

Area per Family - 10,000<sup>sq ft</sup>

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - mm of mm or # 19990145

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

2572<sup>sq ft</sup>

OK

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

**19990145**  
I. D. Number

**Nelson, Robert & Donata**

Applicant

**836 Washington Ave #3, Portland, ME 04103**

Applicant's Mailing Address

**same as above**

Consultant/Agent

**797-8256**

Applicant or Agent Daytime Telephone, Fax

**10/14/99**

Application Date

**single family w/ att. garage**

Project Name/Description

**95 Garso Dr, (Lot #10)**

Address of Proposed Site

**386A-A-010**

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) \_\_\_\_\_

**72x32**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan **\$300.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: \_\_\_\_\_

**DRC Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
see attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	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		
<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	

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT NEPTUNE PROPERTIES, LLC, a Maine Limited Liability Company, in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by Donata R. Nelson, whose mailing address is 67 Olde Birch Lane, Portland, Maine, 04103, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Donata R. Nelson, her heirs and assigns, certain property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Lot No. 10 as depicted on the Auburn Pine Subdivision Plan recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 393

The property described herein is conveyed subject to the general notes and Conditions set forth on said plan together with the Declaration of Restrictions and Covenants for Auburn Pines as set forth in an instrument dated August 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14981, Page 172. Also conveying an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan.

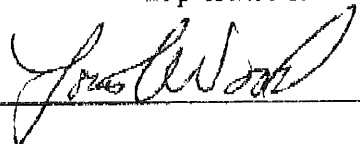
Being a portion of the premises conveyed to the Grantor herein by Deed of Provost, Inc., dated June 9, 1999, and recorded in the Cumberland County Registry of Deeds, Book 14817, Page 100.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Donata R. Nelson, her heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, her heirs and assigns, that NEPTUNE PROPERTIES, LLC, is lawfully seized in fee of the premises, that is free of all encumbrances and that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that NEPTUNE PROPERTIES, LLC, shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, NEPTUNE PROPERTIES, LLC, has hereunto set its hand and seal this 29<sup>th</sup> day of the month of September 1999.

Signed, Sealed and Delivered  
In presence of

  
\_\_\_\_\_

NEPTUNE PROPERTIES, LLC

  
\_\_\_\_\_  
Michael Scarks, President

STATE OF MAINE  
CUMBERLAND, SS

September 29, 1999

Then personally appeared the above-named Michael Scarks and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Neptune Properties, LLC.

Before me,

Patricia A. Conant  
Notary Public/ Attorney at Law

PATRICIA A. CONANT  
Notary Public, Maine  
Commission Expires April 9, 2005

**MAINE REVENUE SERVICES**

Property Tax Division  
P.O. Box 9106  
Augusta, Maine 04332

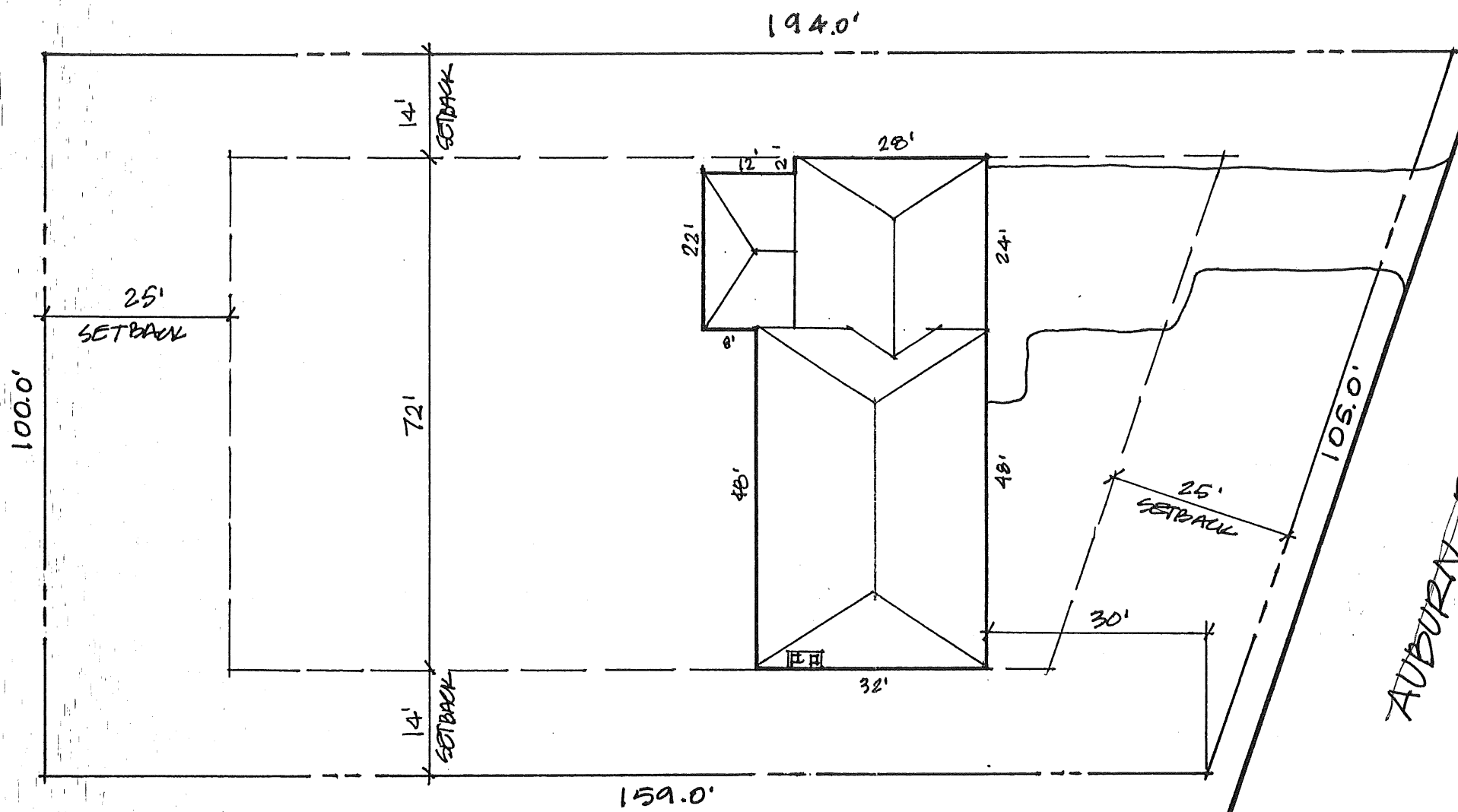


FILE BOTH COPIES  
OF THIS FORM WITH  
COUNTY REGISTRY OF DEEDS  
DO NOT DETACH!

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

**REAL ESTATE TRANSFER TAX DECLARATION** TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP <b>PORTLAND</b>		COUNTY <b>CUMBERLAND</b>		BOOK  (REGISTRY USE ONLY)	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>NELSON, DONATA R.</b> <span style="float: right;">004   66   5123</span>					
3. NUMBER AND STREET <b>67 OLDE BIRCH LANE</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>NEPTUNE PROPERTIES, LLC</b> <span style="float: right;">01   041   6676</span>					
5. NUMBER AND STREET <b>120 EXCHANGE STREET</b>		CITY OR TOWN <b>PORTLAND</b>		STATE AND ZIP CODE <b>MAINE, 04101</b>	
PROPERTY	6. TAX MAP & LOT NUMBER (Required) <b>386 A Lot 10</b>				Warning to Buyer If the property is classified as Farmland, Open Space, or Tree Growth, 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 MO. DAY YR. (Use numerals) <b>10   6   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>\$ 57,500 .00</b>		TAXABLE CONSIDERATION <b>\$ 57,500 .00</b>
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 §4641-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 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 checked="" type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor. <input 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 4641-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 <i>Donata R Nelson</i>	DATE <i>10/6/99</i>	GRANTOR(S) or AUTHORIZED AGENT <i>Neptune Properties LLC</i>	DATE <i>10/1/99</i>	
PREPARER	13. Name and address of person or firm preparing this form				



**SITE PLAN**  
1" = 20' 0"

~~AUBURN PINES DRIVE~~  
#95 GARSOE DRIVE  
(Lot #10)

Auburn Pines Subdivision

Robert and DANA NELSON <b>NELSON - RESIDENCE</b> <del>10 AUBURN PINES DRIVE - PORTLAND</del>	<b>SITE PLAN</b>	1" = 20' 0" 10 OCT 99	S.1
--	------------------	--------------------------	-----