



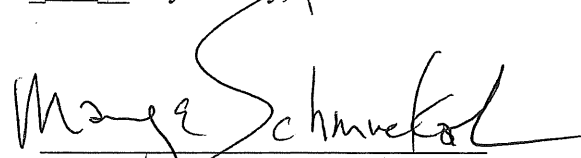
CITY OF PORTLAND

CERTIFICATION OF SETBACK REDUCTION

I, Marge Schmuckal, Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 21st day of May, 2004, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

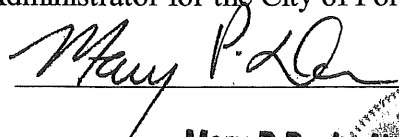
1. **Property Owner:** Lise B. & Kenneth A. Matthews
2. **Address and Assessor's Chart, Block and Lot of subject property:**
86 Clapboard Road, Portland, ME 04103 CBL: 389-E-008
3. **Property:** Cumberland County Registry Book 10577, Page 110.
(Last recorded Deed in Chain of Title):
4. **Setback Reduction Granted:** This is to authorize an appropriate twenty (20) foot rear yard setback in the R-2 Zone instead of the required twenty-five (25) foot rear yard setback.

In WITNESS WHEREOF, I have hereto set my hand and seal this 21st day of May, 2004.


Marge Schmuckal
Zoning Administrator

State of Maine
Cumberland, ss.

Then personally appeared the above-named Marge Schmuckal and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Zoning Administrator for the City of Portland.


Mary P. Davis, Notary Public
State of Maine
Printed on My Commission Expires 07/27/2010

THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.



CITY OF PORTLAND, MAINE

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: Lise B. Matthews + Kenneth A. Matthews
71 Clapboard Road - 878-0655

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

Seller

Owner's name and address (if different): James + Lisa Gillis
86 Clapboard Road

Address of property and Assessor's chart, block, and lot number:

86 Clapboard Road 389 E 8

Zone: R2

Present Use: Single Family dwelling

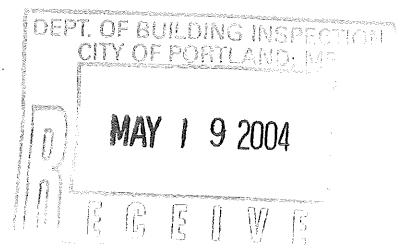
Setback Reduction from: Section 14- 80(d) 2 Future Use: Same

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

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

Dated: 5/18/04

Lise B. Matthews
Signature of Applicant



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	389 E008001
Location	86 CLAPBOARD RD
Land Use	SINGLE FAMILY
Owner Address	MATTHEWS KENNETH A & LISE B 86 CLAPBOARD RD PORTLAND ME 04103
Book/Page	10577/110
Legal	389-E-8 CLAPBOARD 82-90 9755 SF

Valuation Information

Land	Building	Total
\$32,240	\$111,190	\$143,430

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1987	Garrison	1.5	1530	0.224	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	2		6	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/25/1993	LAND		10577-110

Picture and Sketch

[Picture](#) [Sketch](#)

[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](#).

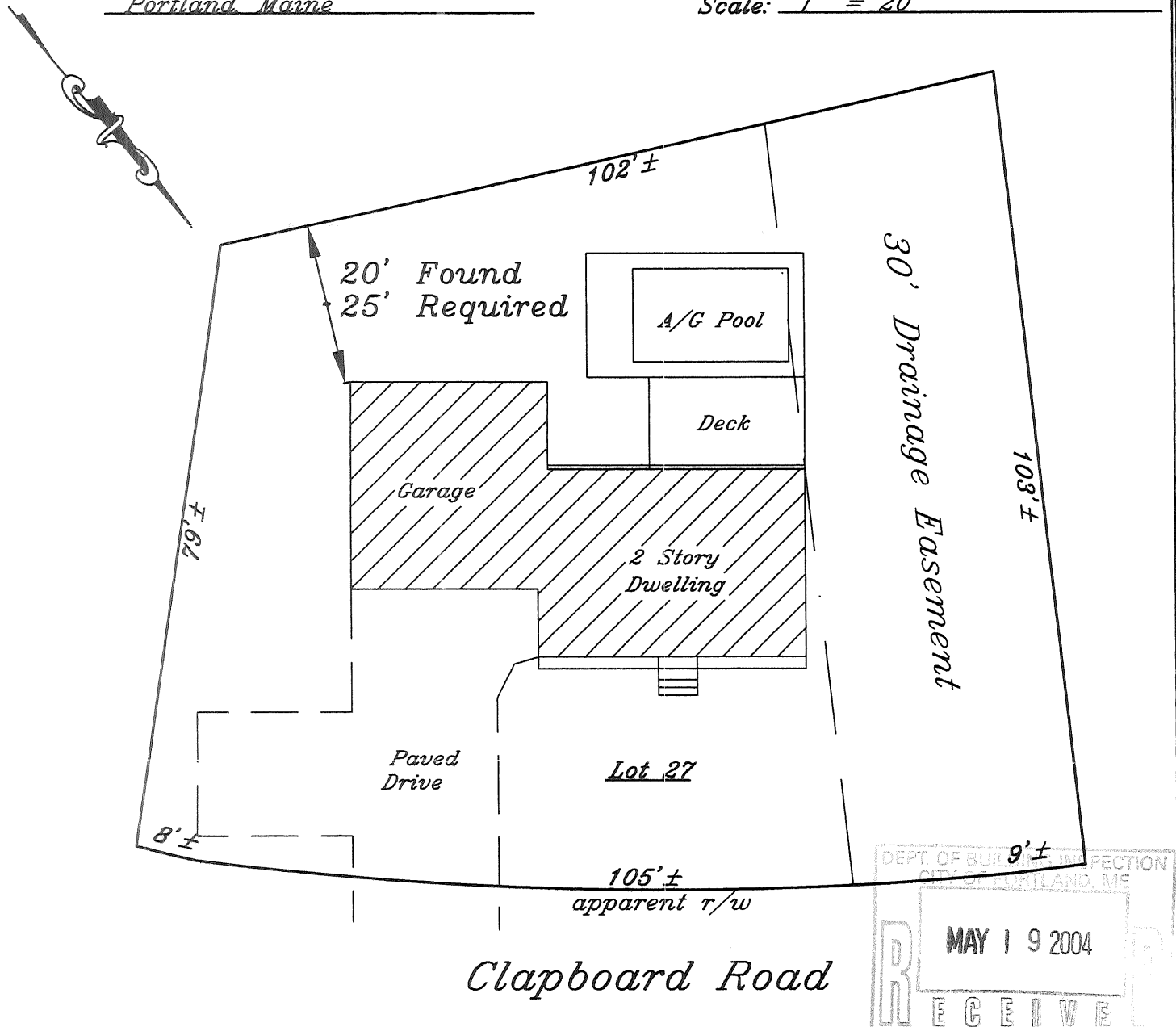
New Search!

FOR MORTGAGE LENDER USE ONLY

General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning setbacks, and B) flood zone determination by horizontal scaling on the below referenced FEMA map. (3) This inspection excepts out all technical standards set forth by state of Maine Board Of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney & title insurer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 86 Clapboard Road
Portland, Maine

Inspection Date: 5-6-4
Scale: 1" = 20'



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 19 2004
RECEIVED

See title references for appurtenances.

Applicant: Gillis Requesting Party: New England Title

Owner: Mathews Attorney: _____

Lender: First Financial Mortgage Corp Your File: A04-466

File # 20415572 Field Book: 292-37

Title References:

Deed Book: 10577 Page: 110
Plan Book: 141 Page: 42 Lot: 27
County: Cumberland

Municipal References:

Map: 389 Block: E Lot: 8

The dwelling does not fall within a Special Flood Hazard Zone Per Fema Community Map No. 230051
Panel: 2C Zone: X Date: 12-8-98

The dwelling was not in compliance with municipal zoning setback requirements at the time of construction.

Comments: See Above violation.

A portion of the pool and deck are in the drainage easement.

Nadeau & Lodge, Inc.
Professional Land Surveyors

918 Brighton Avenue 1A Depot Street, Box 618
Portland, Maine 04102 Alfred, ME 04002-0618
(207)878-7870 (207)324-8712

James G. Nadeau
5-7-4

Prepared by: CJF

This Is Not A Boundary Survey

Not For Recording