

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 HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS ONLY ALL TECHNICAL STANDARDS CURRENTLY 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 IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS.

REV. 1/2006

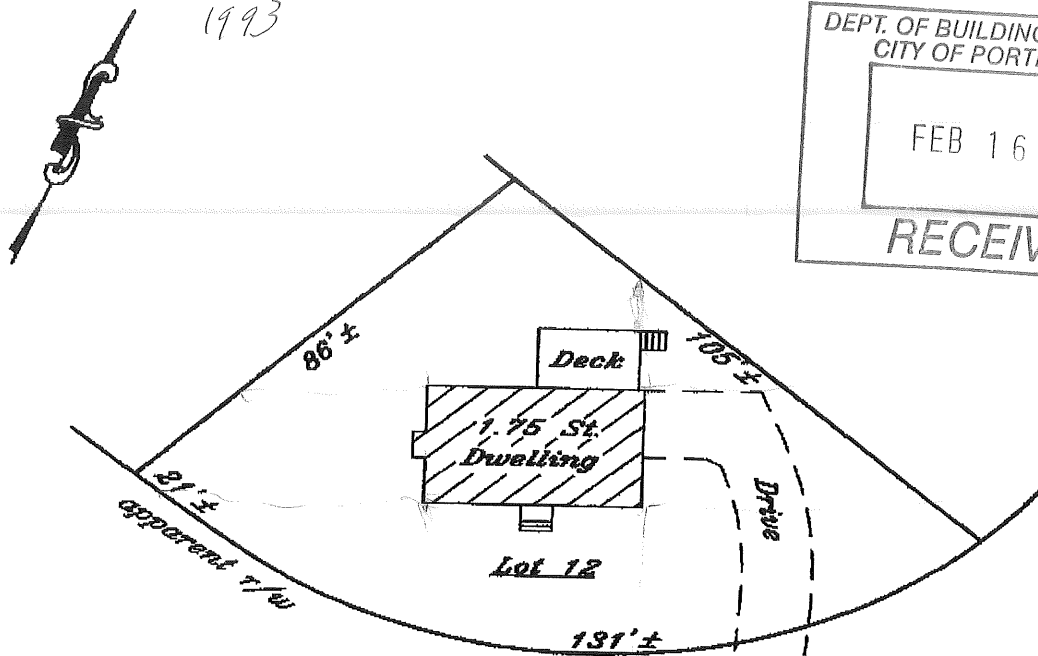
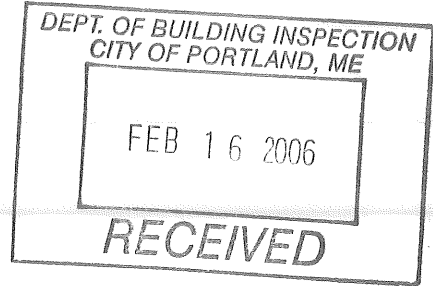
THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.

ADDRESS: 50 Racine Avenue 399-A-14
Portland, Maine

INSPECTION DATE: 2-13-06

SCALE: 1" = 30'

built 1993



Racine Avenue

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY. INSP. BY CJP

APPLICANT: Theresa M. Nickse REQ. PARTY: Gateway Title of Maine, Inc.
 OWNER: A. Brad Monarch ATTORNEY: _____
 LENDER: WMC Mortgage Corp. FILE No. 20619120 CLIENT No. _____

TITLE REFERENCES:
 DEED BOOK: 17876 PAGE: 129
 PLAN BOOK: 179 PAGE: 63 LOT: 12
 COUNTY: Cumberland

MUNICIPAL REFERENCE:
 MAP: _____ BLOCK: _____ LOT: _____

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051 PANEL: 20 ZONE: X DATE: 12-8-99

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

COMMENTS:

James D. Nadeau, LLC
 Professional Land Surveyors

ATTN MARGE FROM CHRIS FLYNN

THIS IS NOT A BOUNDARY SURVEY

Applicant: Bay state Dev
Address: 50 Racine Ave

Date: 11-17-93

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - R3
Interior or corner lot -
Use - single
Sewage Disposal - city
Rear Yards - 25' 25' req
Side Yards - 8' 8' req
Front Yards - 25' 25' req
Projections - front steps 5'
Height - 1 1/2 story
Lot Area - 7,283 #
Building Area - 24 x 34
Area per Family - entire
Width of Lot - OK
Lot Frontage - OK
Off-street Parking - 2 cars
Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

931081 931081

Permit # City of Portland BUILDING PERMIT APPLICATION Fee 245 Zone Map # Lot #
50 - MMSP

Owner: Bay State Develop Phone # 829-5352

Address: 400-1 Totten Pond Rd- Waltham, MA 02254

LOCATION OF CONSTRUCTION +17= Racine Ave

Contractor: owner 50 Sub:

Address: Phone #

Est. Construction Cost: 45,000 Proposed Use: 1-fam dwlg w garage under

Past Use: vacant lot

of Existing Res. Units # of New Res. Units

Building Dimensions L 34 W 24 Total Sq. Ft.

Stories: 1 1/2 # Bedrooms 3 Lot Size:

Is Proposed Use: Seasonal Condominium Conversion

Explain Conversion const 1-fam w garage under

For Official Use Only

Date 11/12/93 Subdivision:

Inside Fire Limits Name NOV 18 1993

Bldg Code Lot

Title Limit Ownership: Public

Estimated Cost 45,000 Private

Street Frontage Provided:

Provided Setback: Front Back Side Side

Review Required:

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shoreland Zoning Yes No Floodplain Yes No

Special Exception

Other WDA 11-17-93 (Explain)

Foundation: MMSP

1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor: dual-axle dump prmt: #07093 - \$140

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:

1. Studing Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

Ceiling:

1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing Not in Disturb. nor Loadred.
3. Type Ceilings: Does not require review.
4. Insulation Type Size Requires Review.
5. Ceiling Height:

Roof:

1. Truss or Rafter Size Spacing: Approved.
2. Sheathing Type Size Approved with conditions.
3. Roof Covering Type Design

Chimneys: Date 11/12/93

Type: Number of Fire Places Signature

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size: Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Date 11/12/93

CEO's District 7 Greg Holden

PERMIT ISSUED WITH LETTER

CONTINUED TO REVERSE SIDE

White - Tax Assessor

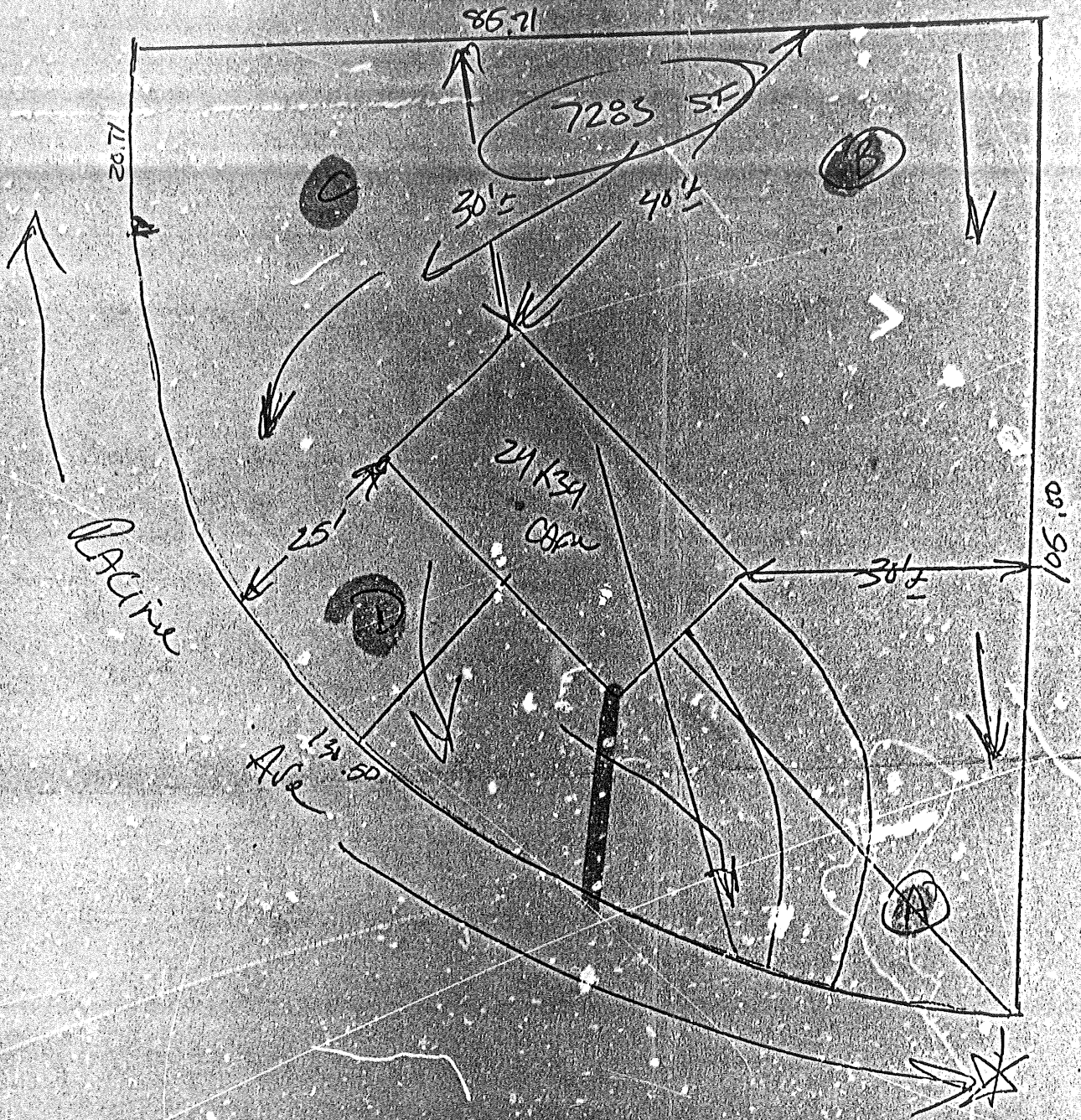
Ivory Tag - CEO

[Handwritten Signature]

Grey Holden

112
50

Washburn



Water
Power

lot # 12 Racine Ave

EL @ ST
Garage Fl
Top of FFD



CITY OF PORTLAND, MAINE

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: _____

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

Owner's name and address (if different): _____

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

Zone: _____ Present Use: _____

Setback Reduction from: Section 14- _____ Future Use: _____

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: _____

Signature of Applicant

City of Portland, Maine

IN THE CITY COUNCIL

AMENDMENT TO PORTLAND CITY CODE §14-437 (ZONING ORDINANCE) RE: SETBACK REDUCTIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That Section 14-437 of the Portland City Code is hereby enacted,
said section to read as follows:

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the City Council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

- ✓(1) The name and address of the applicant and his or her interest in the subject property;
- ✓(2) The name and address of the owner, if different from the applicant;
- ✓(3) The address or location and the city assessor's chart, block and lot number of the subject property;
- ✓(4) The present use and zoning classification of the subject property;
- ✓(5) Plot plan showing sufficient monumentation to indicate the location of all structures existing and proposed in relation to the lot lines. Such a plan must be prepared by a State of Maine Registered Land Surveyor. If, in the opinion of the surveyor, sufficient monumentation is not available, then a standard boundary survey will be necessary to meet the requirements of this section.

(c) *Purpose.* The purpose of setback reductions is to validate the situs of mislocated single-family, owner-occupied residential structures and those structures accessory thereto,

which are not otherwise legally sited and which were in existence on (date of passage). *November 15, 1993*

(d) *Conditions for setback reductions.* Setback reductions which may be granted by the zoning administrator are subject to the following conditions:

- (1) The sole use of the property is: (and, if the application should be granted, will remain) as a single-family detached dwelling.
- (2) The property is located in R-1, R-2, R-3, R-4, R-5, R-6, IR-1, IR-2, IR-3 or RP zones.
- (3) The reduction sought can not be reduced by more than the following:

IR-1, IR-2, IR-3, R-3, RP, R-1 R-2, R-4 and R-5 zones:

Front yard: Ten (10) feet

Rear yard: Ten (10) feet

Side yard: Five (5) feet

R-6 zone:

Front yard: Five (5) feet

Rear yard: Ten (10) feet

Side yard: Five (5) feet

- (4) No relief may be granted under this section in cases where the building authority determines that the setback violation was the result of a willful act by either the applicant or a prior owner.
- (5) This section shall only apply to the inadvertent misplacement of a structure.
- (6) *Recording of setback reduction.* The zoning administrator shall provide a signed instrument in recordable form, indicating any setback reduction granted under the terms of this section. The applicant for such reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds. The abuttor's affidavit will also be recorded.