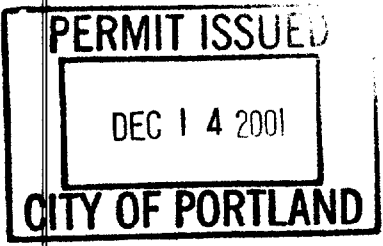


**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-1324 Issue Date: DEC 14 2001 CBL: 400 A003001

<b>Location of Construction:</b> 535 Allen Ave	<b>Owner Name:</b> Jordon John	<b>Owner Address:</b> 19 Mitchell	<b>Phone:</b> 72-2127
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Pines of Portland, Inc.	<b>Contractor Address:</b> 426 Forest Ave. Portland	<b>Phone:</b> 2077722127
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Building Miscellaneous	<b>Zone:</b> R-3
<b>Past Use:</b> Vacant Lot	<b>Proposed Use:</b> New Single Family 25' x 28'	<b>Permit Fee:</b> \$534.00	<b>Cost of Work:</b> \$85,000.00
<b>Proposed Project Description:</b> Build New Single Family 25' x 28'		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R-3 Type: 5B BOCA 99
		<b>Signature:</b>	<b>Signature:</b>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature: _____ Date: _____			

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 10/23/2001	<b>Zoning Approval</b>		
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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone panel 2 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2001-0296 Maj <input type="checkbox"/> Min <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 11/21/01	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:	



**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

011324

# All Purpose Building Permit Application

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: Allen Ave.

Total Square Footage of Proposed Structure 1372 sq' Square Footage of Lot 8380 sq'

41002

Tax Assessor's Chart, Block & Lot 03 Owner: John R. Jordan Telephone: 7722127  
Chart# 400 Block# A Lot# 3

Lessee/Buyer's Name (If Applicable) N/A Applicant name, address & telephone: Greg McCormack Cost Of Work: \$ 85,000  
426 Forest Ave. Fee: \$ 534-  
Portland, Me 7722127

Current use: vacant land minor/minor  
If the location is currently vacant, what was prior use: same 400  
Approximately how long has it been vacant: continuous \$300.00  
Proposed use: single family residence  
Project description: construction of single family residence

Contractor's name, address & telephone: Greg McCormack  
Who should we contact when the permit is ready: same  
Mailing address: 426 Forest Ave  
Portland, Maine 04101 Phone: 7722127

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: [Signature] Date: 10/23/01

**This is not a permit, you may not commence ANY work until the permit is issued**

Applicant: James B. Patland Date: 11/2/01  
 Address: 535 Allen Ave C-B-L: 400-A-003 & Part of 004

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Permit # 01-1324

Zone Location - R-3

Interior of corner lot -

Proposed Use/Work - New Single family dwelling 25' x 28' - NO GARAGE  
 8x10 rear deck

Sewage Disposal - City

Lot Street Frontage - 50' min - 75' given

Front Yard - 25' req - 48' shown

Rear Yard - 25' req - 33' shown

Side Yard - 16' req (Allowed to reduce 1 side to not less than 8' if for every foot taken off it is added to other side) 15' & 32' shown  
 2 1/2 story shown 15' & 17' req.

Projections - 4x6 front stoop - 4x4 right side stoop - 8x10 rear deck

Width of Lot - 75' req - 75' shown

Height - 35' MAX 25' shown

Lot Area - 6,500 sq ft min - 8380 sq ft shown

Lot Coverage/ Impervious Surface - 25% or 2095 sq ft MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 shown in Drive

Loading Bays - N/A

Site Plan - mm or mm or #2001-0296

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel Z- Zone X

25' x 28' = 700  
 8 x 10 = 80  
 4 x 4 = 16  
 2 x 4 x 6 = 24  
 820 sq ft

No Daylight basement shown

Application ID Number: 1-1324

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Address: 535 Allen Ave

Approval Date: 11/02/2001

Close On Date: 10/30/2001

OK to Issue Permit

By: Marge Schmuckal

Date: 11/02/2001

Date 2:

Definitions Section:

Separate permits shall be required for future decks, sheds, pools, and/or garages.

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

No daylight basement is being shown. No daylight basement is being allowed with this approval.

Create Date: 10/30/2001

By: gg

Update Date: 11/02/2001

By: mes

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

2001-0296

Application I. D. Number

10/23/2001

Application Date

Pines Of Portland Inc

Applicant

426 Forest Ave, Portland, ME 04101

Applicant's Mailing Address

Greg McCormack

Consultant/Agent

Applicant Ph: (207) 772-2127 Agent Fax: 871-8695

Applicant or Agent Daytime Telephone, Fax

Project Name/Description

535 - 535 Allen Ave, Portland, Maine

Address of Proposed Site

400 A003001

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) 25' x 28'

1372 sq. ft.

8380 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # 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 Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date: 10/23/2001

**Zoning Approval Status:**

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 11/02/2001 Approval Expiration 11/02/2002 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Marge Schmuckal signature 11/02/2001 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		expiration 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

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

2001-0296  
Application I. D. Number

10/23/2001  
Application Date

Pines Of Portland Inc  
Applicant  
426 Forest Ave, Portland, ME 04101  
Applicant's Mailing Address  
Greg McCormack  
Consultant/Agent  
Applicant Ph: (207) 772-2127 Agent Fax: 871-8695  
Applicant or Agent Daytime Telephone, Fax

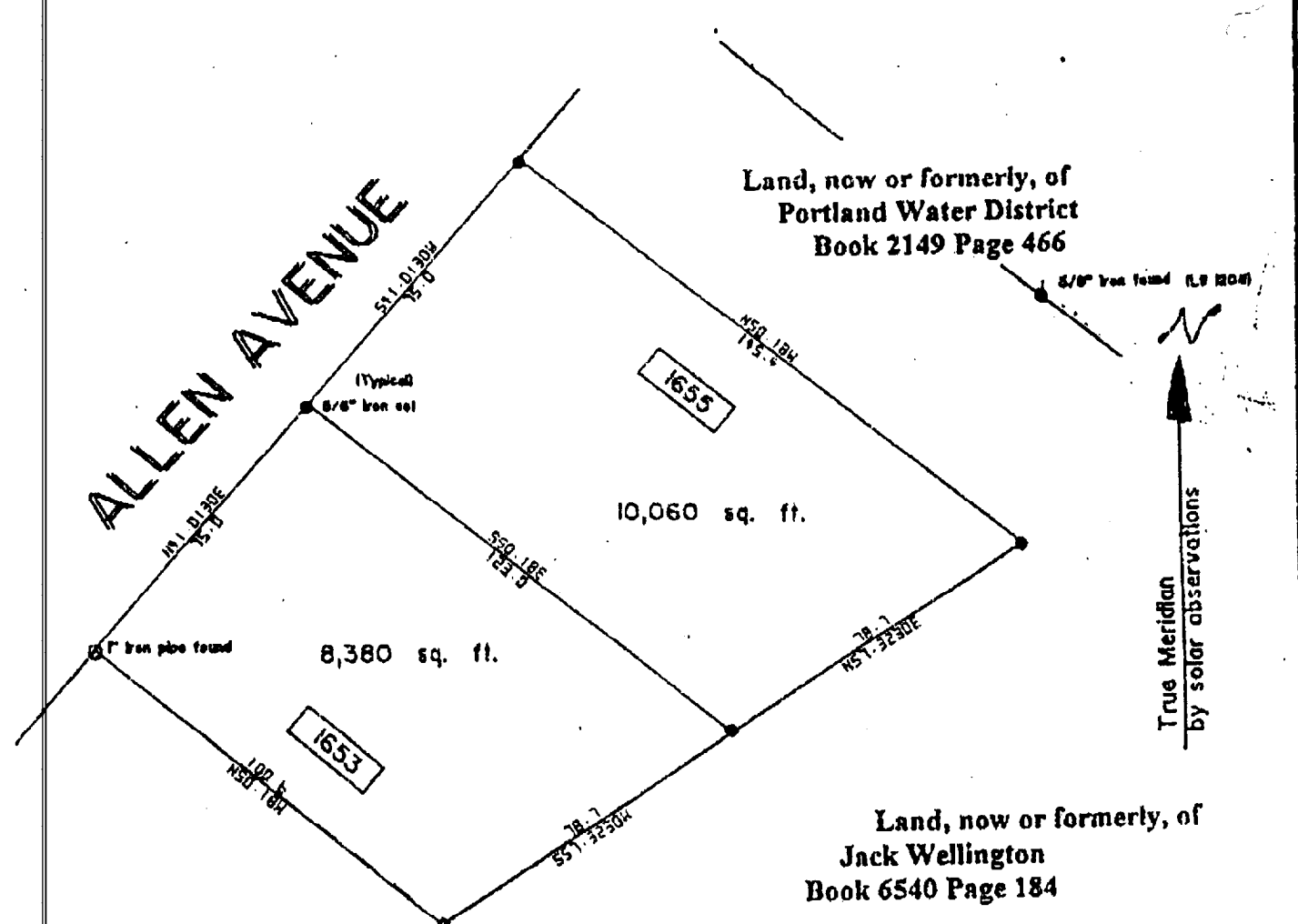
Project Name/Description  
535 - 535 Allen Ave, Portland, Maine  
Address of Proposed Site  
400 A003001  
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Zoning

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3 No daylight basement is being shown. No daylight basement is being allowed with this approval.

To the best of my knowledge, this survey, hereon, conforms to the Maine Board of Licensure for Professional Land Surveyors - Category 1 Condition III.


Plan of The Pines, Section D, made by O. E. Stephenson, CE, dated June 1926, Plan Book 17, page 7



Land, now or formerly, of  
Mary Jane Wellington  
Book 4053 Page 171

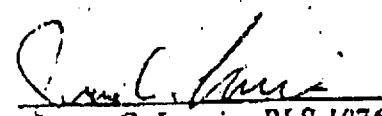
Land, now or formerly, of  
Portland Water District  
Book 2149 Page 466

Land, now or formerly, of  
Jack Wellington  
Book 6540 Page 184

 nail found in apple tree  
See Plan of Jack Wellington Survey  
Made by Daniel Lapoint, Dated June 1985

**OWNER OF RECORD:**  
John R. Jordan  
Recorded in the CCRD Bk. Pg.  
AREA = 18,440 sq. ft. or 0.423 acres

**MADE FOR:**  
John R. Jordan  
19 Mitchell Wood Drive  
Falmouth, ME 04105

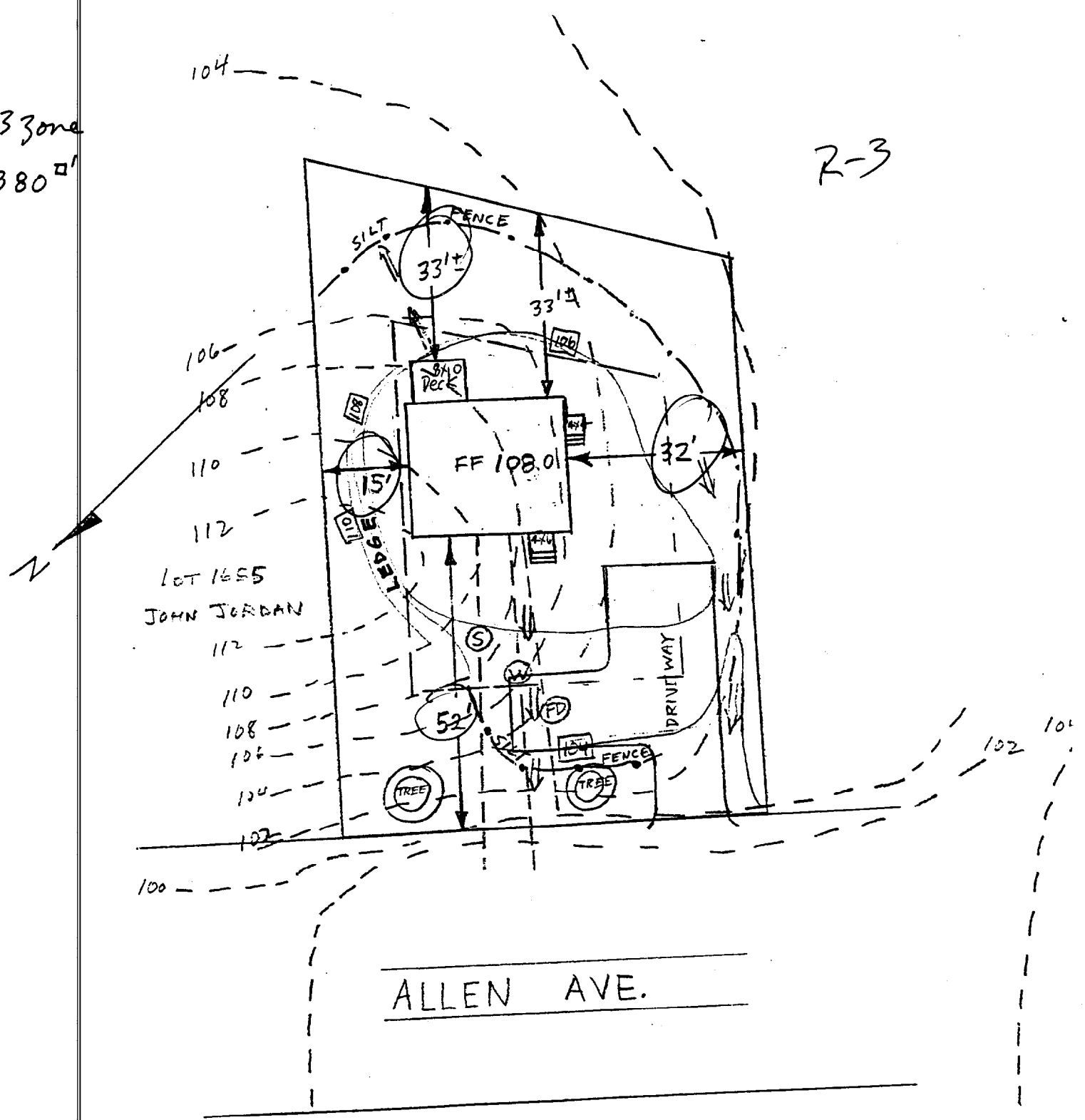
  
James C. Lauzier PLS 1076  
PO BOX 234, 457 GRAY ROAD  
SOUTH WINDHAM, MAINE 04083

Graphic Scale @ 1:480 or 1 inch = 40 feet  
40 0 40 80 FEET

SURVEY DATE FEB 1998  
PLAN DATE 02/09/98

R-3 Zone  
8380 sq'

R-3



OCTOBER 18, 2001

MINOR SITE PLAN PREPARED BY GREG MCCORMACK  
PROPERTY OF JOHN R. JORDAN (LOT 1653)

NOTES: SILT FENCE INSTALLED ON DOWNSLOPE AREAS  
TWO TREES TO BE PLANTED OR CONSERVED.  
OVER HEAD POWER  
DRIVEWAY GRADE TO AGENT MDOT SPECS

Trees  
standards  
site 5/10/02

SCALE: 1" = 25'



CBL 400 A003 STREET ADDRESS 535 - ALLEN AVE.

DATE	TIME	CONTACT	NARRATIVE	INITIALS
11/30	11 AM		1) NEED NEW DECK PER MARGO	
			<del>2) TOPOGRAPHY SHOWS 6 FOOT GRADE DEVIATION FROM LEFT TO RIGHT. DAYLIGHT BASEMENT? IF SO NEED STRUCTURAL &amp; FOUNDATION PLAN SHOWING STEP DOWNS</del>	
			<del>3) EXTERIOR STAIR GUARD</del>	
			DETAILS	
			4) RAILS FOR FRONT STEPS?	8 greater than 15 1/2"
			5) IF BATHROOM WINDOW IS WITHIN 3 FEET OF INSIDE EDGE OF TUB SAFETY GLAZING.	✓
			<del>6) STAIRS WON'T MEET CODE IF BUILT ACCORDING TO FLOOR PLAN.</del>	
			7) BEAM DETAIL + HEADER DETAILS REQUIRED	
			8) DECK FRAMING / SUPPORT & GUARD DETAILS.	
			9) EGRESS WINDOW DETAILS	
			10) SLEEPING SPACE IN ATTIC?	

OVER-

Jordon. qui.dmk  
11.18.97

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by John Jordon of Falmouth, County of Cumberland, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said John Jordon, his heirs and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane Kline, its duly authorized Director of Finance, this 19<sup>th</sup> day of November, 1997.

CITY OF PORTLAND

Donna M. Katsiaticas  
Witness

By: [Signature]  
Duane Kline, Director of Finance

STATE OF MAINE  
CUMBERLAND, ss.

Date: November 19, 1997

Personally appeared the above-named Duane Kline, in his capacity as the Director of Finance of the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,

Donna M. Katsiaticas  
Notary Public/Attorney at Law

Donna M. Katsiaticas  
Printed Name

Jordon.qui.dmk  
11.18.97

#### Schedule A

A certain lot or parcel known as Tax Map and Lot 400-A-3 to 5 on the maps of the Tax Assessor for the fiscal year 1998, on file in the office of the Tax Assessor of the City of Portland.

Meaning and intending to convey a portion of the property obtained by the Grantor by Tax Collector's Deed dated February 24, 1932 and recorded in the Cumberland County Registry of Deeds in Book 1770 Page 65.

Also a portion of the property obtained by this Grantor from Mount Oxford Spring and Fruit Company by deed dated February 1, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1807 Page 281.