

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

Location of Construction: 31 Meadow Ave. Great Diamond Island		Owner: Howie & Kathy Carr		Phone: 324-0532		Permit No: <b>000985</b>	
Owner Address: 55 Cottage St. Wellesley Mass.		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Tim Leddy		Address: 101 Moose Lane Alfred ME 04002		Phone: 324-0532		Permit Issued:  SEP 5 2000	
Past Use: Single		Proposed Use: Same		COST OF WORK: \$ 8,000.00		PERMIT FEE: \$ 72.00	
Proposed Project Description:  Construct 8x36 Deck w/Roof		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A.3 Type: 50 BOCS 94		Zoning: <i>2-2</i>	
		Signature:		Signature: <i>[Signature]</i>		CBL: 083A-A-002-8-9	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 9/1/00	
Permit Taken By: GG		Date Applied For: GD August 29, 2000		Signature:		Date:	

Special Zone or Review:  
 Shoreland *ova 100' from Hwy*  
 Wetland  
 Flood Zone *ZMC*  
 Subdivision  
 Site Plan maj  minor  mm   
*built - 1894*

Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date: *[Signature]*

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..

\*\*\*\*\* Call Tim 324-0532 for P/U \*\*\*\*\*

**CERTIFICATION**

**PERMIT ISSUED WITH REQUIREMENTS**

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: August 29, 2000	PHONE:	PERMIT ISSUED WITH REQUIREMENTS
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:	CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 30 August 20K ADDRESS: 31 Meadow Ave, G.D.I CBL: 083A-A-000

REASON FOR PERMIT: To Construct 8' x 36' deck with roof

BUILDING OWNER: Ther Davis

PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Tim Leddy

USE GROUP: R-3 CONSTRUCTION TYPE: S-2 CONSTRUCTION COST: \$000 PERMIT FEES: \$200


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, 2, 11, 13,  
24, 32, & 27

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 1813.52
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. Preparation 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
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 and 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", 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 34" 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 1/2" 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 1/2" 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 (118mm) 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 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 basementsA 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)
20. The Fire Alarm System shall maintained to NFPA #72 Standard.
21. The Fire Alarm System shall installed and maintained to NFPA #13 Standard.
22. The Sprinkler System shall 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 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/1999).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1999). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- \*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 2405.0)
- \*35. All signage, shall be done in accordance with Section 3107.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

  
Marge Schmuckel, Zoning Administrator  
C. M. McDougall, PFD  
Margaret Hoffes, Building Inspector

PER 11/2/99

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

\*\*\*\* Certificate of Occupancy Fees: \$50.00 each

\*\*\*\*\* 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 OR EQUIVALENT.

**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 owns 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: 31 MEADOW AVE. GREAT DIAMOND

Tax Assessor's Chart, Block & Lot Number	8-10	Owner:	HOWIE + KATY DARR
Chart# <u>83-A</u> Block# <u>A</u> Lot# <u>2-9</u>		Telephone#:	<u>334-0533</u>
Owner's Address:	<u>ST COYRAGE ST WELLESLEY MA</u>		
Proposed Project Description: (Please be as specific as possible)	<u>ADD ON EX 36 DECK W/ ROOF</u>		
Issued Buyer's Name (If Applicable)			
Fee Of Work:	<u>\$ 8,000</u>		
Fee:	<u>\$ 1,200</u>		

Contractor's Name, Address & Telephone: XX TIM LEDDY 101 MOOSE LN. ALFRED ME - 04002 Read By: Carly

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

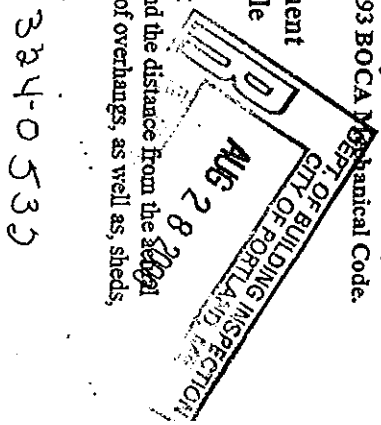
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-ART II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation, Ventilation and Air Conditioning installation must comply with Section 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)

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 set back 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)
- 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.

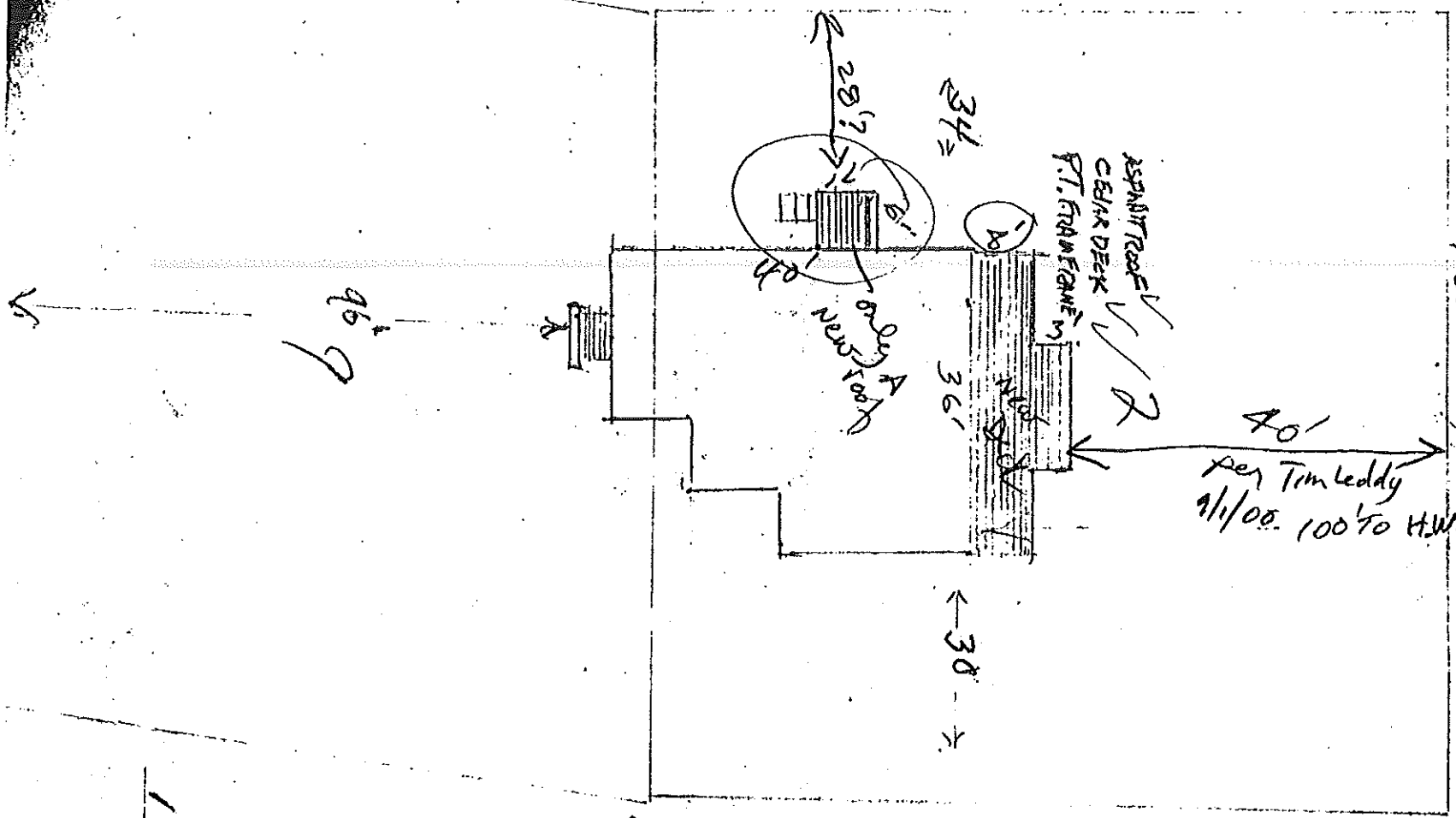
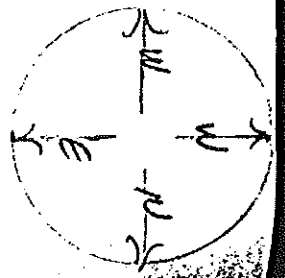
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Signature of applicant: [Signature] Date: \_\_\_\_\_

0-UNSPCORRESPMNTGENTAPADSFDPWD Building Permit Fee: \$30.00 for the 1st \$1,000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

BAY AVE.



$$\frac{34}{28} = 1.21$$

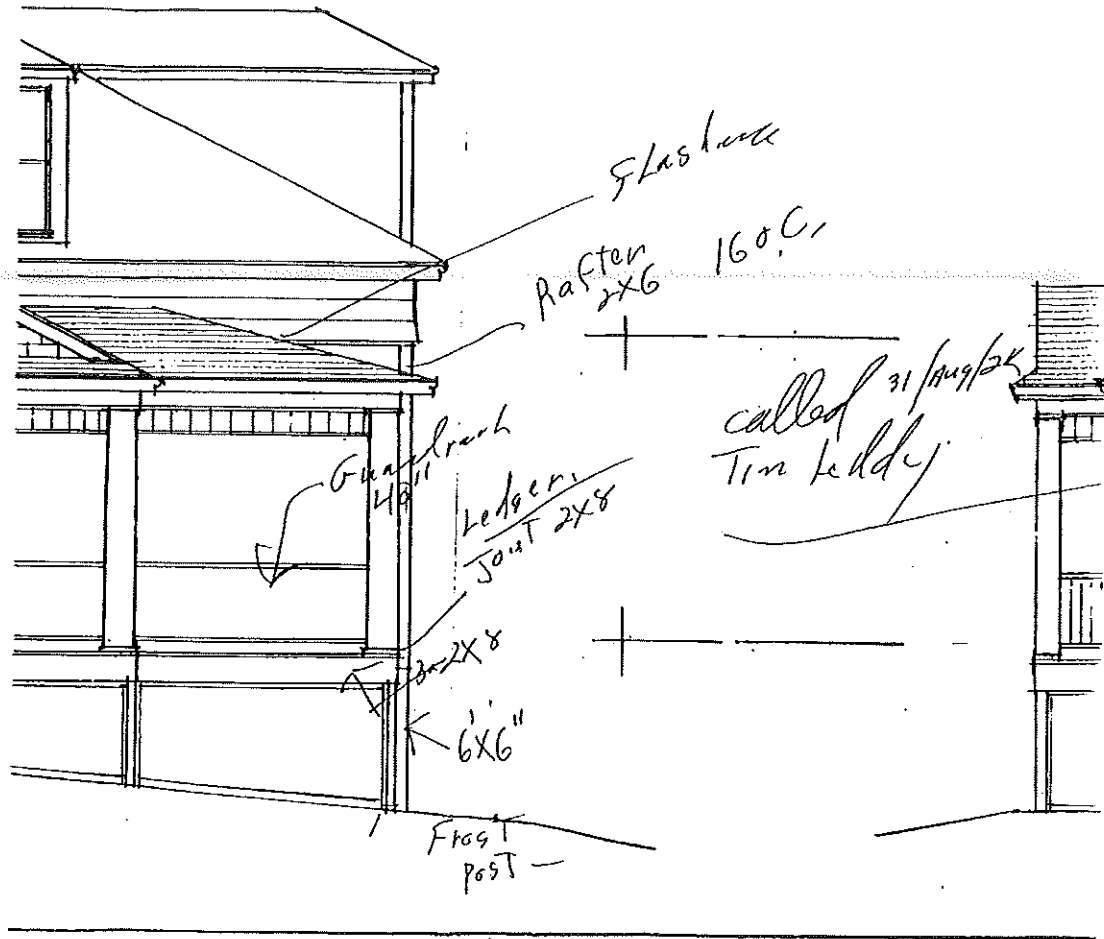
40'  
per Tim Leddy  
9/1/05. 100' TO HWY.

Front: 25' req  
40' (40' W)

Rear: N/A  
(25' req)

Sides: 20' req  
30' (28' S)

1" = 20'



Flashback

Rafters 2x6 16 o.c.

Guanahua 4x8

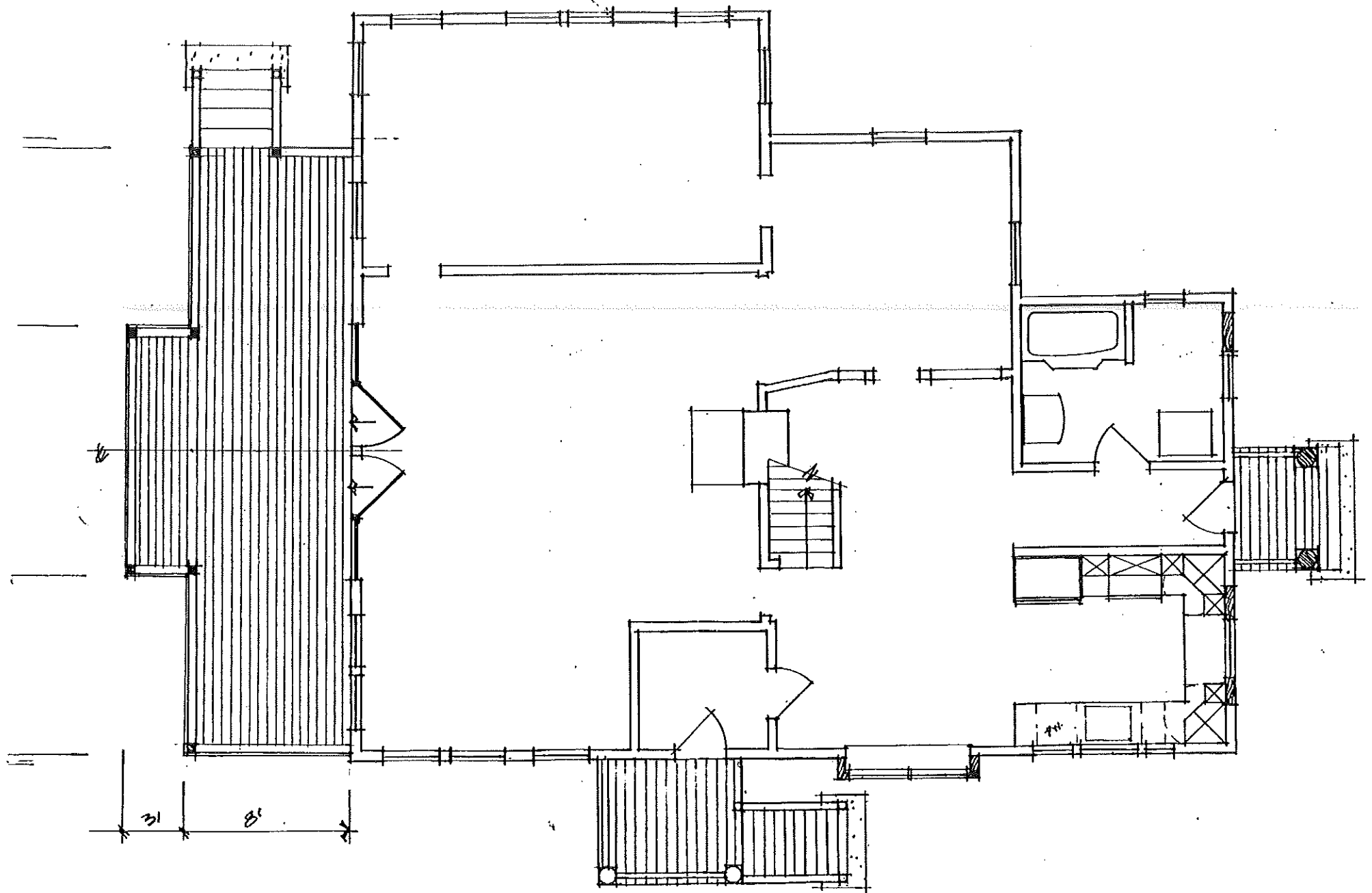
Ledgers Joint 2x8

2x8

6x6"

Frost Post

called 31 Aug 2004  
Tim Kelly



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Additions/Alterations/Accessory Structures  
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In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

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Owner's Address: <u>ST COTTAGE ST WELLESLEY MA</u>	Telephone#: <u>3240532</u>
Proposed Project Description: (Please be as specific as possible) <u>ADD ON 8' X 36' DECK w/ RAMP</u>	Lessee/Buyer's Name (If Applicable): <u></u>
Contractor's Name, Address & Telephone: <u>XX TIM LEBDY 101 MORTON LN. ALFRED ME. 04002</u>	Cost Of Work: <u>\$ 8,000</u>
	Fee: <u>\$ 200</u>
	Rec'd By: <u>Carp</u>

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• 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:

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324-0532

**4) Building Plans (Sample Attached)**

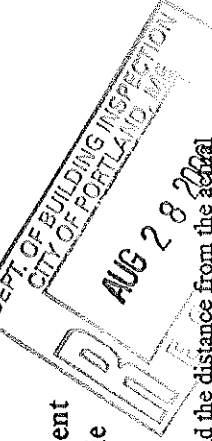
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Signature of applicant: <u>Tim Lebdy</u>	Date: _____
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Building Permit Fee: \$30.00 for the 1st \$1,000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.





BUILDING PERMIT REPORT

DATE: 30 August 2008 ADDRESS: 31 Meadow Ave. G.D.I. CBL: 083A-B-000

REASON FOR PERMIT: To Construct 8' x 36' deck with roof

BUILDING OWNER: The Carls

PERMIT APPLICANT: CONTRACTOR Tim Ledda

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: \$8,000 PERMIT FEES: \$77.00

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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)

Location of Construction: 31 Reading Ave. Great Diamond Island  
 Owner Address: 35 Orange St. Scarborough, Maine  
 Contractor Name: The Taddy  
 Past Use: Storage

Proposed Use: Same  
 Proposed Project Description: Concrete back w/door  
 Owner: Lessee/Buyer's Name: [Blank] Phone: [Blank]  
 Address: 101 Orange St. Scarborough, ME 04107  
 City: [Blank] State: [Blank] Zip: [Blank]  
 Signature: [Blank]  
 Date: [Blank]

Permit Taken By: [Blank]  
 Date Applied For: August 29, 2000  
 Action:  Approved  Denied  Approved with Conditions  
 Signature: [Blank]  
 Date: [Blank]

EXPIRED

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SIGNATURE OF APPLICANT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 DATE: August 29, 2000  
 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_  
 PHONE: \_\_\_\_\_

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Permit No: 000985  
 Permit Issued: SEP 5 2000  
 Zone: [Blank] CBL: [Blank]  
 Zoning Approval: [Blank]  
 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  
 Action:  Approved  Denied  Approved with Conditions  
 Date: \_\_\_\_\_

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- In each story within a dwelling unit, including basements

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21. The Fire Alarm System shall maintained to NFPA #72 Standard.

22. The Sprinkler System shall 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 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/1999).

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)

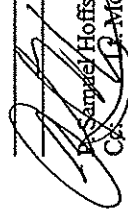
31. Please read and implement the attached Land Use Zoning report requirements.

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 2405.0)

35. All signs, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).



M. Schmuuckal, Building Inspector  
C. J. McDougall, PFD

Marge Schmuuckal, Zoning Administrator

FSH 11/25/99

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

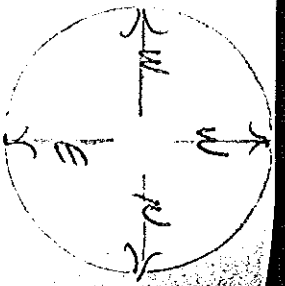
\*\*\*\* Certificate of Occupancy Fees: \$50.00 each

\*\*\*\*\* 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 OR REQUIVALENT.

BAY AVE.

100'

40'  
per Tim Leddy  
9/1/00. 100' to H.W.



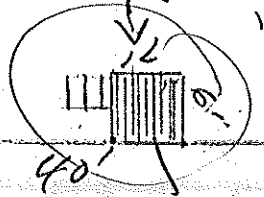
ASPHALT ROOF  
CEILING DECK  
PT. FRAME FRAME

34'

36'

30'

28'7"



new PT  
deck



$$\frac{34}{-6} \\ \hline 28'$$

95'

Rear: N/A  
(25' req)

Front 25' req  
40' app

Sides: 20' req  
30' show

$$\frac{1''}{80'}$$

SHORT FORM DEED OF SALE  
BY PERSONAL REPRESENTATIVES (TESTATE)

Daniel J. Carr, III of 45 Kenwood Street, Portland, ME, 04103, duly appointed and acting Personal Representative of the Estate of Kathleen V. Carr, deceased (testate), as shown by the probate records of Cumberland County, Maine, Docket No. 97-717, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, FOR CONSIDERATION PAID, grants to Katherine C. Simpson of 55 Cottage Street, Wellesley, MA, 02482, the following described real property located on Great Diamond Island, within the limits of the City of Portland, County of Cumberland and State of Maine:

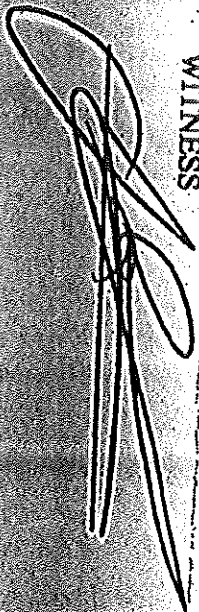
Certain lots or parcels of land, with the buildings thereon, situated on Great Diamond Island, in Casco Bay, within the limits of the City of Portland, County of Cumberland and State of Maine, and being Lots 2, 3, 4 and 6 as shown on a plan of lands of the Diamond Island Association, recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 42, together with all the rights and privileges, and subject to all agreements, conditions and limitations contained in the original deeds of said lots from the Diamond Island Association, to which deeds reference is hereby made for a full description thereof.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

IN WITNESS WHEREOF, Daniel J. Carr, III, Personal Representative of the Estate of Kathleen V. Carr, has executed this instrument this 12<sup>th</sup> day of May, 2000.

WITNESS



Daniel J. Carr, III  
Daniel J. Carr, III, Personal Representative of the  
Estate of Kathleen V. Carr

STATE OF MAINE  
Cumberland, ss.

May 12, 2000

Personally appeared the above named Daniel J. Carr, III, Personal Representative of the Estate of Kathleen V. Carr, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law

\_\_\_\_\_  
Print Name

*James R. Lariviere*

**RECEIVED**  
RECORDED REGISTRY OF DEEDS

2000 MAY 12 PM 1:55

CUMBERLAND COUNTY

*John B. Coburn*

CSC: 083A-A-002, 008, 009, 010

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development  
Lee Urban, Director



## CITY OF PORTLAND

April 26, 2002

Howard W. Davis, Esq.  
BCEC Project Director  
Boston Convention & Exhibition Center  
348 D Street  
South Boston, MA 02127

RE: Meadow Ave. and Bay Ave., Great Diamond Island – 083A-A-2-8-9-10 – IR-2 Zone

Dear Mr. Davis,

I have reviewed the proposed splitting of the lots (083A-A-2-8-9-10) as shown on the plans prepared by Back Bay Boundary, Inc. dated 03-29-2002. There is a current residence located on one of the described lots (083A-A-2). These properties are located within an IR-2 Zone which requires a minimum lot size of 20,000 square feet. The proposed Sheehan lot is shown to have 22,468.72 square feet of land and the proposed Davis lot is shown to have 20,750.34 square feet of land. Both lots meet the minimum lot size requirement.

The IR-2 Zone also requires a front and rear yard of 25 feet. I believe the front yard of the proposed Sheehan lot faces Meadow Avenue. With the revised lot line, it is showing a 25 foot front setback as required. Both proposed lots are also showing the minimum street frontage requirements. Side setbacks on the existing dwelling are not affected by the proposed lot line revisions. I believe that all dimensional requirements are being met with this proposed lot line revision.

My only concern is with an existing out-building which is located on 083A-A-10. With the creation of the new Davis lot, this currently accessory storage structure, becomes a principal structure. Under the principal uses listed for the IR-2 Zone, a general storage structure is not a permitted listed use. This structure becomes a nonconforming uses with the proposed lot line changes. This office should receive a written intent for the use of this structure with included time frames prior to the transfer of this property.

Please note that this letter is not intended to guarantee any future building permits for any structures. At the time of any permit application, there is a review period in which this office

examines all the required submittals to be sure that all City of Portland requirements have been met in full.

If you have any questions regarding this matter, please do not hesitate to contact me at this office.

Very truly yours,

A handwritten signature in cursive script that reads "Marge Schmuckal". The signature is written in black ink and is positioned above the printed name and title.

Marge Schmuckal  
Zoning Administrator

Cc: Rob Whitten, Whitten Architects, P.O. Box 404, Portland, ME 04112  
File





## CITY OF PORTLAND

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Howard W. Davis, Esq.  
BCEC Project Director  
Boston Convention & Exhibition Center  
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WHITTEN ARCHITECTS  
37 SILVER STREET - P.O. BOX 404  
PORTLAND, ME 04112  
(207) 774-0111

MAINE BANK & TRUST  
PORTLAND, ME 04104  
52-150/112

5177

PAY TO THE  
ORDER OF

CITY OF PORTLAND

4/11/07

\$150<sup>00</sup>/<sub>100</sub>

ONE HUNDRED FIFTY AND NO<sup>00</sup>/<sub>100</sub>S

DOLLARS

MEMO DETERMINATION CENTER 87A, A-10A8

*G. G. W. W. W.*

0118

⑆005177⑆ ⑆011201500⑆ 0050606 0118

Howard Davis wrote:

Rob,

As soon as you have them, please send me (by fax or email) copies of the legal description of the property we're buying and the final lot configuration drawing (including easement). I don't want to hold up Jim Lemieux, but rather look at them at the same time he's putting the deeds and other closing documents together. Also, as I emphasized, getting the City (through Marge) to confirm in writing that everything is in accordance with zoning requirements is important. I know you'll use all the tools at your disposal.

Thanks.

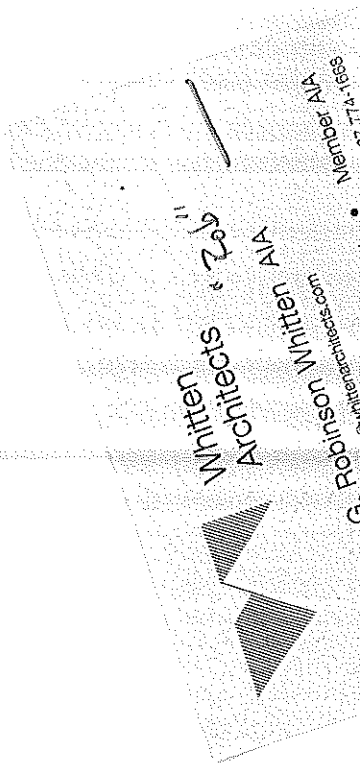
Howard W. Davis, Esq.  
BCEC Project Director

Boston Convention & Exhibition Center  
348 D Street  
South Boston, MA 02127

617-954-2450 (Phone)  
617-269-4035 (Fax)

hdavis@mccahome.com

4/10/02



Jonathan Whittear, Architect  
Whittear Architects, Inc.  
617-269-4035  
Member AIA