

PERMIT ISSUED

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

Permit No:	03-0900	Issue Date:	SEP 25 2003	CBL:	RB
					392 X022001

Location of Construction:	161 Hope Ave <i>1st-222</i>	Owner Name:	Volger Theodore Jr &	Owner Address:	1705 Washington Ave	Phone:	797-8800
Business Name:		Contractor Name:	Paul Volger Ted Volger	Contractor Address:	1705 Washington Avenue Portland	Phone:	2077978800
Lessee/Buyer's Name		Phone:		Permit Type:	Single Family	Zone:	R2

Past Use:	Vacant Land	Proposed Use:	New Single Family w/Attached Garage	Permit Fee:	\$2,106.00	Cost of Work:	\$190,000.00	CEO District:	
				FIRE DEPT:	<input type="checkbox"/> Approved			INSPECTION:	Use Group: R3 Type: SB
					<input type="checkbox"/> Denied				

Propor:		Attached 2 Car	Signature:		Signature:	
Com:			PEDESTRIAN ACTIVITIES DISTRICT (PAD)	Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Gar:				Signature:		Denied
Per	1			Date:		Date:

Kevin her closing is at 9:00 AM tomorrow (Tues)
MUST Talk to your family Julie @ 553-8190 (cell)

Special Zoner Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>NP</i>	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>Wetland</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan <i># 2003-0161</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Mail <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Major	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>01/09/03</i>	Date:	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

CR1 99 03-0900

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.

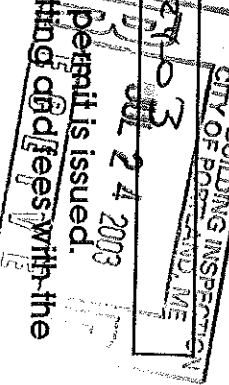
Location/Address of Construction: <u>157-107 Lot # 82 Xbox Avenue Portland, ME</u>	
Total Square Footage of Proposed Structure <u>2800</u>	Square Footage of Lot <u>37,566 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>8A2</u> Block# <u>8B</u> Lot# <u>032</u>	Owner: <u>Theodore T Vojtek III</u> Telephone: <u>797-8800</u>
Lessee/Buyer's Name (Applicable) <u>Open Lots / CBL's</u>	Applicant name, address & telephone: <u>Carroll</u>
Current use: <u>Vacant</u>	Cost Of Work: \$ <u>190,000</u> Fee: \$ <u>214</u> , <u>1701.00</u> <u>Site</u> <u>300.00</u> <u>95.00</u>
If the location is currently vacant, what was prior use: <u>\$ 2076.00</u>	
Approximately how long has it been vacant: <u>30' x 40' 10' x 22' long way</u>	
Proposed use: <u>garage</u>	
Project description: <u>2 car attached garage</u>	
Contractor's name, address & telephone: <u>doce 19' x 22'</u>	
Who should we contact when the permit is ready: <u>Ted + Paul Vojtek 12' x 12' sewer</u>	
Mailing address: <u>1705 Washington Ave Portland, Me 04103</u>	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>797-8800</u>	

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 or any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:  Date: 7-24-03

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting of adjacent lots with the Planning Department on the 4th floor of City Hall



Applicant: Ted & Paul Volger

Date: 8/4/03

Address: 161 Hope (lot #22)

C-B-L: 392-B-22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Construction # 03-0900

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct New Single Family dwel. w/ detached garage
Sewage Disposal - City 24x25

Lot Street Frontage - 50' w $\approx 140'$ scaled
25.25' new plans 8/10/03

Front Yard - 25' min req - ~~27'~~ 11' shown

12' is min allowed
25' min req - 110' ft plus shown
14 ft min with 12' setbacks 8.25' shown (12 min permitted)
12' min shown 34.41' shown

Side Yard - 25' x 5' 12x23 rear bed

Projections - left side chimney - 12x12 rear screened porch - 12x23 rear bed

Width of Lot - 80' req - 120' scaled

Height - 35' max - 29.5' to ridge

Lot Area - 10,000 sq ft 37,566 sq ft
Lot Coverage/Impervious Surface - 20% max = 7513.2 sq ft

Area per Family - 10,000 sq ft

Off-street Parking - 2 req - 2 car garage attached

Loading Bays - N/A
Site Plan - ~~min/max~~ Not assigned yet

Shoreland Zoning/Stream Protection - N/A
6x40 = 240
12x12 = 144
12x23 = 276
30x40 = 1200
10x25 = 250
24x25 = 600

Flood Plains - Panel 2 Zone X

2710 sq ft

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
03-0900	07/24/2003	392 B022001

Location of Construction:	Owner Name:	Owner Address:	Phone:
161 Hope Ave	Volger Theodore J Jr &	1705 Washington Ave	() 797-8800
Business Name:	Contractor Name:	Contractor Address:	Phone
	Paul Volger Ted Volger	1705 Washington Avenue Portland	(207) 797-8800
Lessee/Buyer's Name	Phone:	Permit Type:	
		Single Family	

Proposed Use:

Proposed Project Description:

New Single Family w/Attached Garage
Construct a 30'x40' SF w/10'x22" Breezeway and a 25'x24' Attached 2 Car Garage

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 08/18/2003

Note: 08/04/03 No site plan review for this project is in the system - side setback is 8.25 - the R-2 zone does not permit less than 12' - I will write letter 08/18/03 received revised drawings Ok to Issue:

- 1) No certificate of occupancy shall be issued for any house lot in the subdivision until the base pavement has been completed along the entire length of Hope Avenue in Portland as well as Falmouth.
- 2) "No Parking" street signs shall be installed along the subdivision roadways PRIOR to the issuance of the first house lot certificate of occupancy (whether permanent or temporary) for this subdivision.
- 3) All driveways shall be paved within six (6) months of the receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveways.
- 4) Your setbacks are very close to the minimum allowed. It is the responsibility of the owner/developer/contractor to call the Code Enforcement Officer to measure setbacks PRIOR to placing any concrete. There may be a requirement of a written certificate of placement by a surveyor prior to placement.
- 5) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 6) This permit is being approved on the basis of revised plans submitted on 8/18/03. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 09/25/2003
 Note: 8/27/03 Contacted Ted V. For more information based on the review sheets w/permit 9/9/03 Received call from Chris Brown @ Associated Design Partners verifying the information required for the review and said new plans would be submitted. Ok to Issue:

- 1) Hard-wired battery back up smoke detectors are required in every bedroom, protecting the bedroom and on each level
- 2) Exterior stairs & rails to be built to BOCA 1999
- 3) Tempered windows may be required for any window within 3' of the tub/shower under 60" from the walking surface
- 4) Separate permits are required for any electrical or plumbing work.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

08/05/2003-kwd: 8.25' setback denied, letter sent 8/5/03 by Marge.

161 Hope Ave lot 22
392-B-22

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Review	Inspection/Date/Findings
2' x 1' scaled	STRUCUTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(D), Section 403.1.2)	OK	OK
? not shown	Foundation Drainage Dampproofing (Section 406)	OK	OK
4 windows	Ventilation (Section 409.1) Crawls Space ONLY	OK	OK
? not shown	Anchor Bolts/Straps (Section 403.1.4)	OK	OK
4" Lally Shafts - 8'0" - 6'6" max span allowed 6'1" & 7'0"	Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK	per design prof. stamp calculations & built up OK
3-2x12 not sufficient	Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	OK	Beam are adequate 9/18/03 Chris Brown OK
2x10	Sill/Band Joist Type & Dimensions	OK	OK
2x10 16 O.C.	First Floor Joist Species Dimensions and Spacing (Table 503.3.1(D) & Table 503.3.2(1))	OK	OK

3
2
1

Roof Covering (Chapter 9)	Safety Glazing (Section 308)	Attic Access (BOCA 1211.1)	Draft Stopping around chimney	Header Schedule	Type of Heating System	Smoke Detectors	Location and type/Interconnected
Asphalt	? 2nd FL. BATH	? NOT shown	EXHAUST	Schedule Garage steel Beam OK Garage 3x3/4 x 11/4 LVL	? verify	? verify where	Condition OK
OK	Condition of tempered	OK in hall					

See Chimney Summary Checklist

9.
10.
11.
12.

HPs 2-2x12
rafters 2x10/6 o.c.
ceiling joists - 2x8
Header 3-2x8 OK

Beam 2-13/4 x 9 1/4" PSL
2-2x10 sides 3'0"

OK Screen porch

Front Deck
2-2x10 Beams
condition.
Porch Deck

2x10 + 6 o.c.
3-2x10 Beams

Rear Deck

? stairs

		2x10 16 o.c.	Second Floor Joist Species Dimensions and Spacing Table(503.3.1(I) & Table 503.3.2(I))
	OK	2x8 16 o.c.	Attic or additional Floor Joist Species Dimensions and Spacing Table 802.4.2 or 503.3.1(I) & Table 503.3.2(I))
	OK	8:12 2x10 16 o.c. 2-2x12 Ridge Beam posted LVL tips	Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))
	OK	3/4 T&G 1/2" x 5/8" tr	Sheathing; Floor, Wall and roof (Table 503.2.1(I))
	OK	? Typical w/ showm	Fastener Schedule (Table 602.3(I) & (2))

14,
13,

TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth. 2-inch minimum thickness for hearth extension.	1003.9.1 1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet. 12 inches for fireplace opening greater than or equal to 6 square feet.	1003.10
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet. 20 inches for fireplace opening greater than or equal to 6 square feet.	1003.10
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
Thickness of wall of firebox	F	12-inch minimum firebox depth for Rumford fireplaces.	1003.5
Distance from top of opening to throat	G	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.7
Smoke chamber		8 inches minimum.	
Wall thickness		6 inches lined; 8 inches unlined.	1003.8
Dimensions	H	Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbelled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/2-inch ties at each 18 inches and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7 ^c
Effective flue area (based on area of fireplace opening and chimney)	M	1/2-inch girt or airspace between liner and wall. See Section 1001.12.	1001.9 1001.12
Clearances			
From chimney		2 inches interior, 1 inch exterior.	1001.15
From fireplace	N	2 inches front, back or sides.	1003.12
Combustible trim or materials		6 inches from opening.	1003.13
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6
Anchorage ^a			
Strap		3/16 inch by 1 inch.	
Number	O	Two.	1003.4
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts		Two 1/2-inch diameter.	
Footings			
Thickness	P	12-inch minimum.	1003.2
Width		6 inches each side of fireplace wall.	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad

^a Required only in Seismic Zones 3 and 4.

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716

FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Ted Volger</u>	FROM: <u>Jeanie Bourke</u>
FAX NUMBER: <u>878-6300</u>	NUMBER OF PAGES, WITH COVER: <u>5</u>
TELEPHONE: _____	RE: <u>Permit Review Record</u>
DATE: <u>8/27/03</u>	_____

Comments: ^{Ted} Hopefully This will be clear —
Please call if questions —

874-8715
Jeanie

SPACE AND BULK REQUIREMENTS - R-2 ZONE

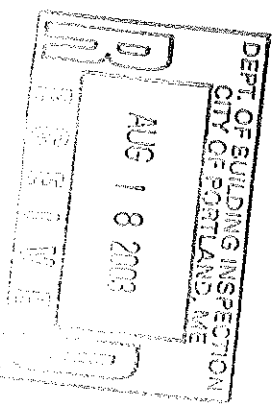
MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	80 FT.
OTHER USES:	

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

*2nd submitted set plans
used for reviewing*

*Zanmas
8/16/03*



Design:	NER	Date:	JAN 2003
Draft:	SOB	Job No.:	712
Checked:	AMP	Scale:	NTS
File Name:	712-sp.dwg		

GP Traffic and Civil Engineering Services
PO Box 1237, 15 Shaker Road
Groy, ME 04039
207-657-6910

Drawing Name:	Space & Bulk Requirements
Project:	PRESUMPCOT RIVER PLACE

Figure No.	1
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

DRC Copy

Volger Theodore J Jr &
Applicant
1705 Washington Ave, Portland, ME 04103
Applicant's Mailing Address

2003-0161
Application I. D. Number
07/24/2003
Application Date

1705 Washington Ave, Portland, ME 04103

161 - 161 Hope Ave, Portland, Maine

Consultant/Agent

Address of Proposed Site

Agent Ph: _____

392 B022001

Agent Fax: _____

Applicant or Agent Daytime Telephone, Fax

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) _____

2790 s.f.

37566 sf

R-2

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____

Engineer Review _____

Date 08/05/2003

DRC Approval Status:

Approved

Approved w/Conditions See Attached

Denied

Reviewer Jay Reynolds

Approval Date 08/28/2003

Approval Expiration 08/28/2004
Jay Reynolds signature

Extension to 08/28/2003 date

Additional Sheets Attached

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	_____	expiration date	_____
<input type="checkbox"/> Building Permit Issue	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Performance Guarantee Reduced	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Final Inspection	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Certificate Of Occupancy	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Performance Guarantee Released	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Defect Guarantee Submitted	_____	date	_____	amount	_____	expiration date	_____
<input type="checkbox"/> Defect Guarantee Released	_____	date	_____	amount	_____	expiration date	_____

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

Volger Theodore J Jr &
Applicant
1705 Washington Ave , Portland , ME 04103
Applicant's Mailing Address

2003-0161
Application I. D. Number
07/24/2003
Application Date

Consultant/Agent
Agent Ph:
Agent Fax:
Applicant or Agent Daytime Telephone, Fax

161 - 161 Hope Ave , Portland, Maine
Address of Proposed Site
392 B022001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 THE EXISTING UNDISTURB ZONE SHALL NOT BE AFFECTED BY CONSTRUCTION.
- 2 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.
- 3 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.
- 4 Your new street address is now #161 HOPE AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8822. 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.
- 6 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.
- 7 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.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

Applicant Volger Theodore J Jr &
1705 Washington Ave, Portland, ME 04103

2003-0161
Application I. D. Number
7/24/2003
Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent
Agent P#: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

161 - 161 Hope Ave, Portland, Maine
Address of Proposed Site
392 B022001
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) _____

2790 s.f. 37566 sf R-2
 Proposed Building square Feet or # of Units
 Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 7/24/2003

Building Approval Status:

Approved Approved w/Conditions See Attached Denied
 Reviewer _____

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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____ amount _____ expiration date _____

Building Permit Issue _____ date _____ amount _____ expiration date _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ signature _____ expiration date _____

Final Inspection _____ date _____ signature _____ expiration date _____

Certificate Of Occupancy _____ date _____ signature _____ expiration date _____

Performance Guarantee Released _____ date _____ signature _____ expiration date _____

Defect Guarantee Submitted _____ date _____ signature _____ expiration date _____

Defect Guarantee Released _____ date _____ signature _____ expiration date _____

SPACE AND BULK REQUIREMENTS - R-2 ZONE

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	80 FT.
OTHER USES:	

OPD
PLANS

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

DESIGN	USER	DATE
DATE:	SCB	JAN 2003
CHECKED:	AUP	JOB NO.: 712
FILE NAME:	712-sp.dwg	SCALE: NTS

GP Traffic and Civil Engineering Services
PO Box 1337, 15 Shaker Road
Groy, ME 04039
207-657-6910

DRAWING NAME:
Space & Bulk Requirements
PROJECT:
PRESUMPCOT RIVER PLACE

FIGURE NO.
1

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

*Received by Neat King
8/18/03*

August 5, 2003

Ted & Paul Volger
1705 Washington Avenue
Portland, ME 04103

RE: 157-167 Hope Avenue (lot #22) – R-2 zone – 392-B-022 – permit application #03-0900

Dear Ted and Paul,

I am in receipt of your permit application to construct a new single family home with an attached garage at 157-167 Hope Avenue. Your permit is being denied because your site plan does not meet the requirements of the R-2 residential zone.

new plan shown 12.25' on closest side

Your construction plans show a two story dwelling. The R-2 zone requires a fourteen (14) foot side yard setback for a two story dwelling. ~~The required side yard setback may be reduced on one side yard to no more than twelve (12) feet, if for every foot reduced on that one side, it is added to the opposite required side yard.~~ Your plans show one side yard to be eight and one quarter (8.25) feet from the side property line. This is less than the minimum required side yard setback. Please also note that a chimney may not extend more than two (2) feet into a required setback.

You have the right to appeal my decision concerning required setbacks. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal. If you wish to amend your current submittal, you will have thirty days from the date of this letter in which to do so. After thirty days your permit application will expire. Any future application will require a separate application with all required fees.

Very truly yours,
Marge Schmuckal
Marge Schmuckal
Zoning Administrator

STATUTORY WARRANTY DEED

BUER

GOLDENEYE CORP., a Maine corporation with a principal place of business in Falmouth, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

THEODORE J. VOLGER, JR., and JULIA B. VOLGER, whose mailing address is 1705 Washington Avenue, Portland, Maine 04103, as JOINT TENANTS

A certain lot or parcel of land situated on the northeasterly sideline of Hope Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 22 shown on plan entitled "Presumpscot River Place Phase III - Subdivision Plan Portland, Maine" dated December 4, 2001, as revised, prepared by Titcomb Associates, and recorded at the Cumberland County Registry of Deeds in Plan Book 202, Page 650, together with a right-of-way in common with others over "Hope Avenue" as shown on the plan.

Being a portion of the premises conveyed to the Grantor herein by deed of Robert L. Adam and Lloyd B. Wolf dated October 17, 2002 and recorded at the Cumberland County Registry of Deeds in Book 18262, Page 159. Reference is further made to a confirmation deed from Lloyd B. Wolf to Grantor herein dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 57.

EXCEPTING AND RESERVING to the Grantor, its successor and assigns, all right, title and interest in and to the fee interest in "Hope Avenue", so-called, as shown on the plan. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq. together with the right to convey said fee interest to the City of Portland.

This conveyance is subject to and with the benefit of the following:

1. Notes 1 through 19, restrictions, conditions, easements and covenants as may be set forth on said Plan recorded in Plan Book 202, Page 650.

2. Rights and easements granted to Central Maine Power Company in instruments dated February 10, 1954 and recorded at said Registry of Deeds in Book 2167, Pages 432 and 435, subject to restrictions set forth therein.
3. Rights and easements granted to Portland Water District in an instrument dated December 30, 1955 and recorded at said Registry of Deeds in Book 2267, Page 257.
4. Rights and easements granted to New England Telephone and Telegraph and Central Maine Power Company in an instrument dated December 29, 1955 and recorded at said Registry of Deeds in Book 2276, Page 277.
5. Such State of Facts as set forth or depicted on plan showing Plan of Property for Robert Adam dated August 1978 and recorded at said Registry of Deeds in Plan Book 125, Pages 45 and 46.
6. A ten (10) foot pedestrian easement along the easterly sideline of Lot 22 and extending in a southwesterly direction to land now or formerly of the City of Portland as shown on said Plan recorded in Plan Book 202, Page 650.
7. A thirty (30) foot pedestrian easement as shown on said Plan recorded in Plan Book 202, Page 650.
8. An easement deed from Goldeneye Corp. to the City of Portland of recent date herewith, to be recorded at said Registry of Deeds.
9. Terms and conditions of a State of Maine Department of Environmental Protection Site Location of Development Natural Resources Protection Act Water Quality Certification Findings of Fact and Order dated August 23, 2002 and recorded at said Registry of Deeds in Book 18084, Page 64 (incorrectly referred to as 94 in previous deed) together with the requirement that all future conveyances shall include reference to this permit.
10. Terms and conditions of a Declaration of Covenants and Restrictions dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 59.

Also hereby conveying together with and subject to all rights, easements, privileges and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, the said GOLDENEYE CORP. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Lloyd B. Wolf, its Treasurer, therunto duly authorized this 9th day of December, 2002.

GOLDENEYE CORP.

By: _____
Its Treasurer

STATE OF MAINE
CUMBERLAND, SS.

December 9, 2002

Then personally appeared the above-named Lloyd B. Wolf, its Treasurer, of GOLDENEYE CORP. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Attorney at Law/Notary Public

A. Settlement Statement

U.S. Department of Housing
and Urban Development

Loan #
OMB No. 2502-0265

B. Type of Loan		6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Units	4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins	CT-1065-B-22		

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.

D. Name/Address of Buyer: Julia B. Volger and Theodore J. Volger, Jr.
1705 Washington Avenue, Portland, Maine 04103

E. Name and Address of Seller: Goldeneye Corp.
25 Alice Street, Portland, Maine 04103

BUYER

F. Name and Address of Lender:

G. Property Location: Lot 22, Hope Avenue, Portland, Maine 04103

H. Settlement Agent: Cumberland Title Company
Agent's Address: One Canal Plaza, P.O. Box 4843, Portland, Maine 04112-4843
Place of Settlement: One Canal Plaza, P.O. Box 4843, Portland, Maine 04112-4843
I. Settlement Date 12/04/2002

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Buyer		400. Gross Amount Due To Seller	\$80,000.00
101. Contract sales price	\$80,000.00	401. Contract sales price	\$80,000.00
102. Personal property		402. Personal property	
103. Settlement charges to Buyer (line 1400)	\$856.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	12/04/02 to 12/31/02	406. City/town taxes	12/04/02 to 12/31/02
107. County Tax		407. County Tax	
108. Assnmts		408. Assnmts	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Buyer	\$80,856.00	420. Gross Amount Due To Seller	\$80,000.00
200. Amounts Paid By Or In Behalf of Buyer		500. Reductions In Amount Due to Seller	
201. Deposit of Earnest Money	\$5,000.00	501. Excess Deposit (see instructions)	\$5,000.00
202. Principal Amount of New Loan		502. Settlement charges to seller (line 1400)	\$187.00
203. Existing Loan(s) taken subject to		503. Existing Loan(s) taken subject to	
204.		504. BankNorth (Release)	\$71,072.35
205.		505.	
206.		506. Dep. Retained by R.E. Agent	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County Tax		511. County Tax	
212. Assnmts		512. Assnmts	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Buyer	\$5,000.00	520. Total Reduction Amount Due Seller	\$76,259.35
300. Cash At Settlement From/To Buyer		600. Cash At Settlement To/From Seller	
301. Gross Amount due from Buyer (line 120)	\$80,856.00	601. Gross Amount due to seller (line 420)	\$80,000.00
302. Less amounts paid by/for Buyer (line 220)	\$5,000.00	602. Less reductions in amt due seller (line 520)	\$76,259.35
303. Cash from Buyer	\$75,856.00	603. Cash to Seller	\$3,740.65

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement on December 4, 2002.

Buyers: Julia B. Volger

Sellers:

Goldeneye Corp. by its Treasurer
Lloyd B. Wolf

Theodore J. Volger, Jr.

Sellers:

Settlement Charges.

700. Total Sales/ Brokerage Commission based on price: \$90,000.00 @ 0.00000% = \$0.00		Paid From	Paid From
Division of Commission (line 700) as follows:		Buyer's	Sellers
		Funds at	Funds at
		Settlement	Settlement
701.	\$0.00 to		
702.	\$0.00 to		
703.	Commission paid at Settlement		
704.			
800.	Items Payable In Connection With Loan		
801.	Loan Origination Fee		
802.	Loan Discount		
803.	Appraisal Fee		
804.	Credit Report		
805.	Lender's Inspection Fee		
806.	Mortgage Insurance Application Fee		
807.	Assumption Fee		
808.			
809.			
810.			
811.			
900.	Items Required by Lender To Be Paid In Advance		
901.	Interest from / / to / / @ \$0.0000 / day 0 days		
902.	Mortgage Insurance Premium for 0 months to 0 months to		
903.	Hazard Insurance Premium for 0 years to 0 years to		
904.			
905.			
1000.	Reserves Deposited With Lender		
1001.	Hazard Ins months @ per month		
1002.	Mortgage Ins months @ per month		
1003.	City Tax months @ per month City of Portland, ME		
1004.	County Tax months @ per month		
1005.	Assessments months @ per month		
1006.	months @ per month		
1007.	months @ per month		
1008.	Aggregate Adjustment	\$0.00	
1100.	Title Charges		
1101.	Settlement/Closing Fee		
1102.	Abstract/Title Search		
1103.	Title examination		
1104.	Title insurance binder		
1105.	Document preparation		
1106.	Notary fees		
1107.	Attorney's Fees	\$425.00	
1108.	(includes above line numbers) 1101 & 1102		
1108.	Title Insurance	\$240.00	
1108.	(includes above line numbers) 1108 & 1104		
1109.	Lender's coverage \$0.00 @ \$0.00		
1110.	Owner's coverage \$80,000.00 @ \$240.00		
1111.			
1112.			
1113.			
1200.	Government Recording and Transfer Charges		
1201.	Recording Fee: Deed \$15.00/Mq \$0.00 Ris \$11.00	\$15.00	\$11.00
1202.	City/county tax/stamps: Deed \$0.00/Mq \$0.00		
1203.	State tax/stamps: Deed \$352.00/Mq \$0.00	\$176.00	\$176.00
1204.	Assignment Recording		
1205.			
1300.	Additional Settlement Charges		
1301.	Obtain/Review Survey		
1302.			
1303.			
1304.			
1305.	Courier Fee		
1306.			
1307.			
1308.			
1400.	Total Settlement Charges	\$856.00	\$187.00

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement (pages 1 and 2) on December 4, 2002.

Buyers: Julia B. Volger Theodore J. Volger, Jr.

Sellers: Goldeneye Corp. by its Treasurer

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: December 4, 2002