

# WARRANTY DEED

Know All Men By These Presents That *Hughes Construction Co., Inc.*

of 328 Royal Road, North Yarmouth,  
County of Cumberland and State of Maine,

for consideration paid, grant to Michael J. Ferrante and Janice E. Ferrante

of 51 Regan Lane, Portland,  
County of Cumberland and State of Maine  
as Joint Tenants  
with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

In Witness Whereof, have hereunto set hand(s) this 19th day of  
October, 2001, Hughes Construction Co., Inc.

Witness

*Kevin Hughes*  
President

MAINE REAL ESTATE TAX PAID

State of Maine  
County of Cumberland ss.

On this 19th day of October, 2001 Hughes Construction Co., Inc. appeared before me the  
above named *Kevin Hughes, President of Hughes Construction*  
and acknowledged the foregoing to be his/her/their free act and deed, in his *sole capacity*,

Notary Public, Attorney at Law

Return to: Michael J. Ferrante

o: 01032860

## Exhibit A - Deed

A certain lot or parcel of land situated at Alice Court, so-called, in the City of Portland, County of Cumberland and State of Maine, being Lot No. 16 on a Plan entitled "Neptune Properties, Inc., Auburn Pines Subdivision Plan", prepared by Pinkham & Greer Consulting Engineers, Inc., dated April 28, 1999 and recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 393.

The property described herein is conveyed subject to the general notes, zoning requirements, and conditions set forth on said plan, together with the Declaration of Restrictions and Covenants for Auburn Pines as set forth in an instrument dated August 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14981, Page 172; Also conveying an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan.

This property is SUBJECT to a Drainage Easement to the City of Portland along the southerly sideline of the property and a Detention Pond Easement to the City of Portland located on the easterly portion of the property, both of which are shown on said plan.

T

Meaning and intending to convey and hereby conveying the same premises described in a deed from Busque Construction Co., Inc. dated April 20, 2001 to Hughes Construction Co., Inc. and recorded in the Cumberland County Registry of Deeds in Book 16263, Page 54.

RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 OCT 23 PM 12:07

CUMBERLAND COUNTY

John B. O'Brien

# CITY OF PORTLAND, MAINE

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## ZONING BOARD OF APPEALS

### APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, April 16, 2009 at 6:30 p.m. on the second floor in room 209 at the Portland City Hall, 389 Congress Street, Portland, Maine, to hear the following Appeals:

**1. New Business:**

**A. Conditional Use Appeal:**

43 Alice Court, Michael and Janice Ferrante, owners, Tax Map 386A, Block B, Lot 016, R-2 Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners.

**B. Practical Difficulty Variance Appeal:**

122 Pine Street, Edward and Karen Rea, owners, Tax Map 062, Block B, Lot 008, R-6 Residential Zone: The appellants would like to enclose the existing 14'x 3'10" porch and stairs and to build a 5'6"x 3'10" deck to connect the enclosed porch to the rear deck. The appellants need a variance to keep the 170 square foot rear deck that was built without a permit. The appellants are requesting a variance for the side setback on a side street from a required 10' to 5' [section 14-139(1)(d)(4)]. The appellants are also seeking a variance for the maximum allowable lot coverage of 50% [section 14-139(1)(e)]. The lot is 2600 square feet. The footprint of the building with the 5'6" x 3'10" deck extension and the 170 square foot rear deck is 1416.75 square feet which covers 54.49% of the lot. Representing the appeal are the owners.

**2. Other Business:**

**3. Adjournment:**



## City of Portland Zoning Board of Appeals

April 8, 2009

Janice & Michael Ferrante  
43 Alice Court  
Portland, Maine 04103

Dear Appellant,

Your Conditional Use Appeal has been scheduled to appear before the Zoning Board of Appeals on **Thursday, April 16, 2009 at 6:30 p.m.** on the second floor room #209 of City Hall.

Please remember to bring a copy of the packet with you to the meeting to answer any questions the Board may have.

I have included an agenda with your appeal highlighted, as well as the procedures of the meeting for you to familiarize yourself.

I have also included the bill for the legal ad and notices. The check should be written as follows:

MAKE CHECK OUT TO: City of Portland  
MAILING ADDRESS: Room 315  
389 Congress Street  
Portland, ME 04101

Please feel free to contact me at 207-874-8701 if you have any questions.

Sincerely,

Gayle Guertin  
Office Assistant

Cc: File

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
389 Congress Street  
Portland, Maine 04101

**INVOICE FOR FEES**

<b>Application No:</b>	0000-1499	<b>Applicant:</b>	Ferrante Michael J & Janice
<b>Project Name:</b>	43 Alice Ct	<b>Location:</b>	43 ALICE CT
<b>CBL:</b>	386A B016001	<b>Application Type:</b>	Conditional Use Appeal
<b>Invoice Date:</b>	03/25/2009		

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$100.00		\$100.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

<b>Fee Description</b>	<b>Qty</b>	<b>Fee/Deposit Charge</b>
Legal Advertisements	1	\$46.00
Notices	25	\$18.75
Appeal Fee	1	\$100.00
		<b>\$164.75</b>
<b>Total Current Fees:</b>		<b>+ \$164.75</b>
<b>Total Current Payments:</b>		<b>- \$100.00</b>
<b>Amount Due Now:</b>		<b>\$64.75</b>

**Bill to:** Ferrante Michael J &  
43 Alice Ct  
Portland , ME 04103

**CBL** 386A B016001  
**Application No:** 0000-1499  
**Invoice Date:** 03/25/2009  
**Invoice No:** 34067  
**Total Amt Due:** \$0.00  
**Payment Amount:** \$100.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

# CITY OF PORTLAND, MAINE

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#### 2. Other Business:

#### 3. Adjournment:

**IMPORTANT NOTICE FROM CITY OF PORTLAND  
INSPECTIONS DIVISION**

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 43 ALICE COURT**

**WHAT** A. Conditional Use Appeal:  
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Lot 016, R-2 Zone: The appellants are seeking a Conditional Use Appeal under  
section 14-78(a)(2) to add an accessory dwelling unit to their single family  
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**WHEN** The Zoning Board of Appeals meeting will be held on Thursday, April 16, 2009  
at 6:30 pm at Portland City Hall, located at 389 Congress Street. The meeting will  
take place on the second floor in Room 209, 2nd Floor, City Hall.

**FOR MORE INFORMATION**

For more information you may contact Marge Schmuckal, Zoning Administrator, at 207-874-  
8695.

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**CITY OF PORTLAND, MAINE**  
Zoning Board of Appeals

**Zoning Board of Appeals Committee**

**DATE:** 4/16/2009  
**TIME:** 6:30:00 PM  
**LOCATION:** 389 Congress Street

**AGENDA**

- 1 New Business: A. Conditional Use Appeal: 43 Alice Court, Michael and Janice Ferrante, owners, Tax Map 386A, Block B, Lot 016, R-2 Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners.
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R-2 Zone: The appellants are seeking a Conditional Use Appeal under section 14-78(a)(2) to add an accessory dwelling unit to their single family dwelling. Representing the appeal are the owners.

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
386A A007001	CATHCART CHARLES J JR & WENDY S JTS	63 GARSOE DR PORTLAND, ME 04103	63 GARSOE DR	1
386A A009001	PIERTER MICHAEL M & SUSAN E JTS	87 GARSOE DR PORTLAND, ME 04103	87 GARSOE DR	1
386A A010001	FRIEDMAN GREG S & HANNAH H	95 GARSOE DR PORTLAND, ME 04103	95 GARSOE DR	1
386A A011001	BUSH JENNIFER B & JEFFREY L BUSH JTS	14 ALICE CT PORTLAND, ME 04103	14 ALICE CT	1
386A A012001	GALLACHER VINCENT & CLAIRE GALLACHER JTS	4 ALICE CT PORTLAND, ME 04103	4 ALICE CT	1
386A B013001	MILLIKEN ROBERT G & JANET A MILLIKEN TRUSTEES	9 ALICE CT PORTLAND, ME 04103	9 ALICE CT	1
386A B014001	LEBORGNE DAVID L & ADELE C	186 LESTER DR PORTLAND, ME 04103	29 ALICE CT	1
386A B015001	ISHERWOOD GREGG W & DONNA M JTS	39 ALICE CT PORTLAND, ME 04103	39 ALICE CT	1
386A B016001	FERRANTE MICHAEL J & JANICE E FERRANTE JTS	43 ALICE CT PORTLAND, ME 04103	43 ALICE CT	1
386A B017001	NELSON DONATA R	47 ALICE CT PORTLAND, ME 04103	47 ALICE CT	1
386A B018001	CHORK REAP & TANN CHORK JTS	50 ALICE CT PORTLAND, ME 04103	50 ALICE CT	1
386A B019001	HOLLAND JENNIFER M & JOSEPH G FERNANDEZ JTS	44 ALICE CT PORTLAND, ME 04103	44 ALICE CT	1
386A B020001	WALP MICHAEL R & ANNE D JTS	38 ALICE CT PORTLAND, ME 04103	38 ALICE CT	1
386A B021001	HOWARD MARIANNE B	89 WHITES POINT RD STANDISH, ME 04084	106 GARSOE DR	1
386A B022001	MYERS STEPHEN R & LINDA L JTS	98 GARSOE DR PORTLAND, ME 04103	98 GARSOE DR	1
386A B023001	SMALLY STEVEN T & SHARON R	88 GARSOE DR PORTLAND, ME 04103	88 GARSOE DR	1
386A B024001	POWERS KATHLEEN M	82 GARSOE DR PORTLAND, ME 04103	82 GARSOE DR	1
386A B033001	SIMPSON STEPHEN B	20 ARMSTRONG HEIGHTS PORTLAND, ME 04103	20 ARMSTRONG HEIGHTS	1
386A B034001	ARMSTRONG JULIE L & KIRK ARMSTRONG JTS	38 ARMSTRONG HEIGHTS PORTLAND, ME 04103	38 ARMSTRONG HEIGHTS	1
386A B035001	APGAR WADE N	15 ALICE CT PORTLAND, ME 04103	15 ALICE CT	1
386A X001001	MAINE TURNPIKE AUTHORITY	430 RIVERSIDE ST PORTLAND, ME 04103	MAINE TURNPIKE	1
387 A034001	HESELINK DAVID A & LAURA F JTS	3 ALICE ST PORTLAND, ME 04103	3 ALICE ST	1
387 D035001	DOWNEY LAURIE J & DANIEL S DOWNEY SR JTS	2 ALICE ST PORTLAND, ME 04103	2 ALICE ST	1
387 D036001	KENNEY BARRY R & PATRICIA A JTS	125 CARTER ST PORTLAND, ME 04103	4 ALICE ST	1
448 A004001	WOLF LLOYD B	9 LOVEITT'S FIELD RD SOUTH PORTLAND, ME 04106	22 HOPE AVE	1

CBL	OWNER		OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed	25	UNITS	25		

Applicant: James Michael Tennant C-B-L: 380 AB C16  
Address: 43 Olive Co.  
Type of Appeal: Conditional Use Appeal

**Check list**

1. Type agenda Done 4/6/09
2. Address list of abutters to go in folder Done 3/25/09
3. Type abutters notice Done 4/6/09
4. Notify abutters: Done 4/8/09
5. Letter of acknowledgment to owner, bill & procedures outline: Done 4/8/09
6. Send agenda to the paper: Done 4/6/09
7. Send copies of agenda to all people on labels (citizen list attached to members labels) also in-house label list Done 4/8/09
8. Mail out packets: Done 4/10/09
9. Send packet to Corporation Counsel Done 4/10/09
10. Put agenda on the web site (office assistant) Done 4/6/09

**In each packet to members include the following:**

1. Agenda
2. Agenda item number on face of each appeal
3. Assessors map of each appellant
4. Abutters that are notified
5. Copy of decision form for each packet

**After the meeting**

1. Type decision from agenda Done 4/21/09
2. Give copy of decision to Clerk's Office including: Done 4/28/09
  - Tape
  - Handwritten decisions from Board
  - Agenda
  - Agenda with decision
3. Make 10 copies of Notice of decision Done 4/21/09
  - One for each packet
  - One for each applicant
  - One for Joe and Aaron & Lee
  - ORIGINAL goes to City Clerk
4. Type cover letter of decision to applicant to include:
  - Letter of approval
  - Final bill
  - Copy of decision from agenda (taken from 10 copies): Done 4/21/09



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

March 29 2009

Received from John F. [unclear]

Location of Work 430 [unclear]

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 1070

Building (IL) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other 400

CBL: 71 A 6016

Check #: 15915 Total Collected \$ 1070

### **No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



Heated  
Sun room

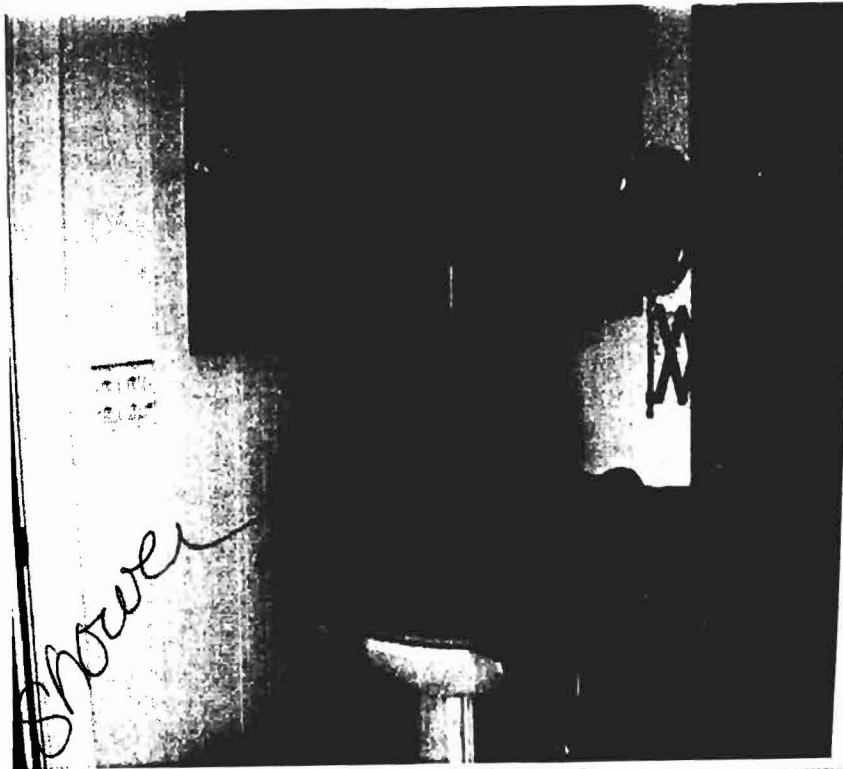
Living  
Room



Full  
Kitchen



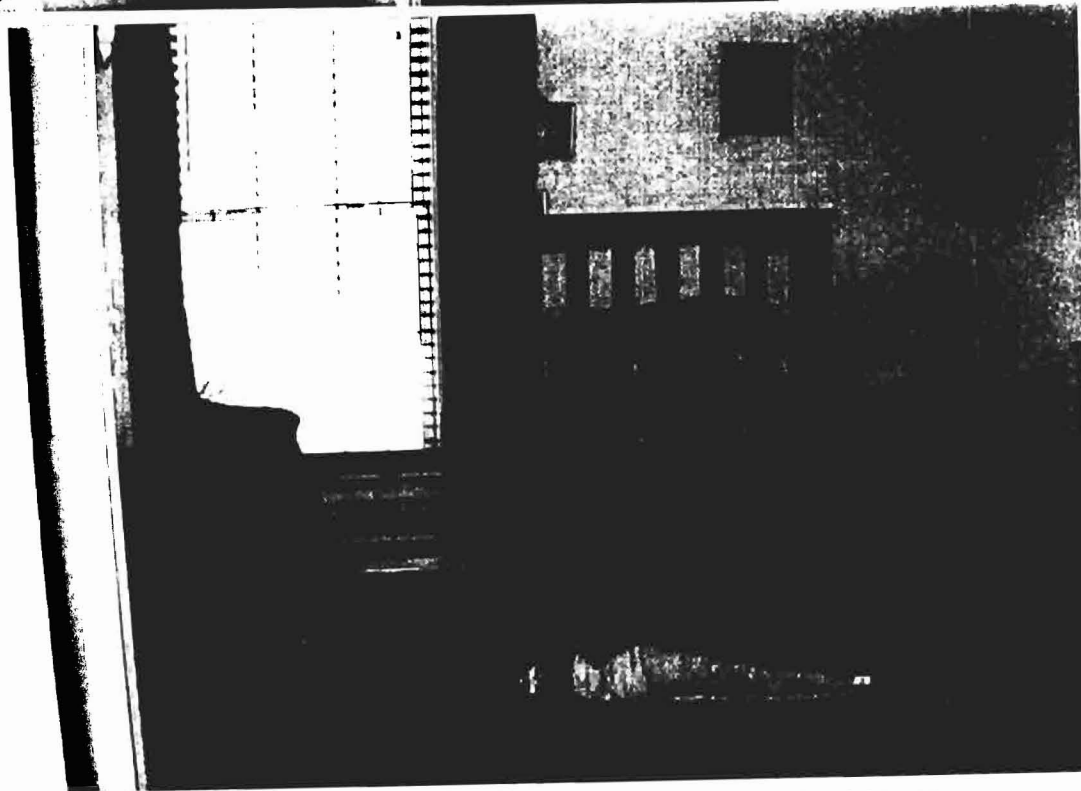
Back  
Deck  
Door  
Patio



Full Bath

Shower

← Toilet



Bedroom



Front door  
Back Garage  
Door

Comptee Area

