

File No: 99030089

Exhibit A - Deed

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the southwesterly side of Forest Avenue, bounded and described as follows:

Beginning at a point on said southwesterly side of Forest Avenue distant northerly sixty (60) feet from a fence on line between land formerly of A.C. Frost and land formerly of Charles O. Lord; thence northwesterly by said line of Forest Avenue eighty and eighty-seven one hundredths (80.87) feet to the southerly side of a concrete driveway at land formerly of said A.C. Frost; thence at right angles with said Forest Avenue on a course about S 60° 5' W one hundred twenty (120) feet to a point; thence making an angle to the left of twenty-five (25°) degrees four (4) minutes on a course about S 35° 1' W forty (40) feet to a point; thence on a course about S 50° 42' E sixty-eight and three-tenths (68.3) feet to a point; thence on a course about N 60° 5' E on a line at right angles with said Forest Avenue one hundred thirty-two (132) feet to the point of beginning.

Subject to the right reserved by Arthur C. Frost to enter upon said land for the purpose of connecting with the drain and cesspool upon said land and using the same for sewerage purposes in connection with any buildings upon other lands owned by said Arthur C. Frost, which reservation is set forth in his deed to Bertha M. Abbott, dated June 10, 1912, recorded in Cumberland County Registry of Deeds in Book 894, Page 174.

Also another certain lot or parcel of land, with the buildings thereon, situated in said Portland, on the southwesterly side of Forest Avenue, and bounded and described as follows:

Beginning on the southwesterly side of Forest Avenue at the northerly corner of a lot of land conveyed by Arthur C. Frost to Bertha M. Abbott on June 10, 1912 by deed recorded in Cumberland County Registry of Deeds in Book 894, Page 174, being the first parcel herein; thence northwesterly by said side of Forest Avenue ten (10) feet to a stake; thence S 60° 52' W by land formerly of Arthur C. Frost one hundred ten (110) feet to an iron driven in the ground; thence S 33° 32' W by land formerly by said Arthur C. Frost fifty-three and three-tenths (53.3) feet to an iron driven in the ground; thence S 50° 10' E by land formerly of said Arthur C. Frost three and five tenths (3.5) feet to the westerly corner of said former Abbott land; thence about N 35° 33' E and adjoining said Abbott land forty (40) feet to an iron driven in the ground; thence about N 60° 37' E adjoining said Abbott land one hundred twenty (120) feet to said Forest Avenue at the point of beginning.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Mark Stimson Associates dated November 9, 1972 to George M. Townsend and Dorothy I. Townsend and recorded in the Cumberland County Registry of Deeds in Book 1225 Page 55 Dorothy I. Townsend died on December 21 1992

BK 4572 PG 3171

LEGAL DESCRIPTION - CONTINUED

leaving George M. Townsend as surviving joint tenant.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 FEB 26 PM 12:19

CUMBERLAND COUNTY

John B. O'Brien

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier-chair
Jill E. Hunter
Gordan Smith-secretary
William Getz
Trish McAllister
Sara Moppin

October 5, 2009

Charles B. Messer
P.O. Box 1980
Portland, ME 04102

RE: 1476 Forest Avenue
CBL: 298 B023
ZONE: R-3

Dear Mr. Messer:

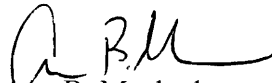
As you know, at the October 1, 2009 meeting, the Zoning Board voted 6-0 to grant your Conditional Use Appeal to add an accessory dwelling unit to your single family dwelling.

Enclosed is the Zoning Board of Appeals decision. You are now required to submit a Change of Use permit to add the accessory dwelling unit to your single family dwelling. Enclosed is an application for your change of use. You have six months from the date of this letter, referenced under section 14-474 (f), to apply for the change of use, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

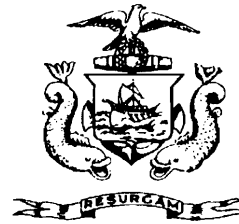
Should you have any questions, please feel free to contact me at 207-874-8709.

Sincerely,



Ann B. Machado
Zoning Specialist

Cc: file



City of Portland Zoning Board of Appeals

September 22, 2009

Charles B. Messer
P.O. Box 1980
Portland, ME 04104

Dear Mr. Messer,

Your Conditional Use Appeal has been scheduled to be heard before the Zoning Board of Appeals on **Thursday, October 1, 2009 at 6:30 p.m.** in Room 209, located on the second floor of City Hall.

Please remember to bring a copy of your application 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 a handout outlining the meeting process for the Zoning Board of Appeals.

I have also included the bill for the Legal Ad, Processing Fee and the 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 207-874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist

Cc: File

CHARLES B. MESSER
34 GALVIN ST. PH. 207-775-3210
P.O. BOX 1980
PORTLAND, ME 04103

52-7445/2112
021174818

844

DATE 10-1-09

PAY TO THE
ORDER OF

City of Portland

\$ 181.88

One hundred eightyone 88/100

DOLLARS

SECURITY FEATURES:
MICROFILM
EXTRAORDINARY DATA



MEMO

1476 rec

11

[Signature]

⑆211274450⑆ 0211 74818⑈ 0844

0959900004

PREPARED 10/02/09, 10:52:25
PROGRAM CR400L
CITY OF PORTLAND, ME

CASH EDIT LISTING

PAGE 1

BATCH ID - JMY10/02/09 00 OVER THE COUNTERDRAWER #: 1

RECEIPT	TOTAL PAYMENT	CUSTOMER	LOCATION NAME	CUST TP	DETAIL AMOUNT	PT	SV +- LIEN +- TM ERROR / WARNING MESSAGES	CHECK#	TOTAL TENDERED
0024156	181.88		PL-BD OF APPEALS		181.88	PL200		CK	181.88
CR=10024023260800			Non-Business Licenses / Board of Ap					CK #844 AP #0959900004	

BATCH ID - JMY10/02/09 00 OVER THE COUNTERDRAWER #: 1

DETAIL TOTALS					
PYMT TYPE	DESCRIPTION	COUNT	AMOUNT	ZERO/VOID COUNT	
PL200	PL-BD OF APPEALS	1	181.88	0	
TENDER METHOD	DESCRIPTION	COUNT	TENDERED AMOUNT		NON-CASH AMOUNT
CK	CHECK	1	181.88		181.88
			-----		-----
			TENDERED TOTAL	181.88	NON-CASH TOTAL
			CHANGE	.00	CASH IN DRAWER
			-----		-----
			GRAND TOTAL	181.88	GRAND TOTAL
					181.88
ENDORSEMENT CODES	DESCRIPTION	COUNT	AMOUNT		
**	DEFAULT ENDORSEMENT . . .	1	181.88		
BANK CODE TOTALS					
CODE			AMOUNT		
00	DEFAULT BANK CODE		181.88		
VOIDED OR ZERO RECEIPTS		0	.00		
ENTERED TOTAL		0	.00		
COMPUTED NON-ZERO RCPTS		1	181.88		
**** OUT OF BALANCE ****					

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1551	Applicant: Messer Charles B
Project Name: 1476 Forest Ave	Location: 1476 FOREST AVE
CBL: 298 B023001	Application Type: Conditional Use Appeal
Invoice Date: 09/22/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$281.88		\$281.88		\$0.00	On Receipt

Previous Balance

\$0.00

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$83.88
Notices	64	\$48.00
Processing Fee	1	\$50.00
Zoning Conditional Use	1	\$100.00
		\$281.88
	Total Current Fees:	+ \$281.88
	Total Current Payments:	- \$281.88
	Amount Due Now:	\$0.00

Bill to: Messer Charles B
Po Box 1980
Portland, ME 04104

CBL 298 B023001
Application No: 0000-1551
Invoice Date: 09/22/2009
Invoice No: 35567
Total Amt Due: \$0.00
Payment Amount: \$281.88

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

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
Portland, Maine 04101

INVOICE FOR FEES

Application No: 0000-1551	Applicant: Messer Charles B
Project Name: 1476 Forest Ave	Location: 1476 FOREST AVE
CBL: 298 B023001	Application Type: Conditional Use Appeal
Invoice Date: 09/22/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$281.88		\$100.00		\$181.88	On Receipt

First Billing

Previous Balance

\$0.00

Fee Description	Qty	Fee/Deposit Charge
Legal Advertisements	1	\$83.88
Notices	64	\$48.00
Processing Fee	1	\$50.00
Zoning Conditional Use	1	\$100.00
		\$281.88
Total Current Fees:		
		+
		\$281.88
Total Current Payments:		
		-
		\$100.00
Amount Due Now:		
		\$181.88

Detach and remit with payment

Bill to: Messer Charles B
Po Box 1980
Portland, ME 04104

CBL 298 B023001
Application No: 0000-1551
Invoice Date: 09/22/2009
Invoice No: 35567
Total Amt Due: \$181.88
Payment Amount:

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

PREPARED 9/17/09, 13:39:17
City of Portland

PAYMENTS DUE INVOICE
PROGRAM PZ821L

PROJECT NUMBER: 09-59900004 CONDITIONAL USE - 1476 FOREST AVE.

FEE DESCRIPTION	AMOUNT DUE
ZONING BOARD OF APPEALS	100.00
TOTAL DUE	100.00

Please present this invoice to the cashier with full payment.

from Paul Maxson
MIS
X 8740

From: Joan Jensen <jjensen@pressherald.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 9/22/2009 10:16:20 AM
Subject: Re: Zoning Board of Appeals Legal Ad

Sorry, the cost is \$83.88.
Thanks,
Joan

Ann Machado wrote:

> Thanks Joan.
>
> What is the cost of the ad?
>
> Ann
>
> >>> Joan Jensen <jjensen@pressherald.com> 09/22 10:06 AM >>>
> Hi Ann,
> All set to run your ad on Friday, September 25.
> Thank you,
> Joan
>
> Joan Jensen
> Legal Advertising
> Portland Press Herald/Maine Sunday Telegram
> P.O. Box 1460
> Portland, ME 04104
> Tel. (207) 791-6157
> Fax (207) 791-6910
> Email jjensen@pressherald.com
>
>
>
> Ann Machado wrote:
> > Joan -
> >
> > Attached is the Zoning Board of Appeals legal ad for Friday, September
> > 25, 2009.
> >
> > Thank you.
> >
> > Ann Machado
> > Zoning Specialist
> > City of Portland
> > 207.874.8709
> >
>
>
>
>
>
>

--
Joan Jensen

Legal Advertising
Portland Press Herald/Maine Sunday Telegram
P.O. Box 1460
Portland, ME 04104
Tel. (207) 791-6157
Fax (207) 791-6910
Email jjensen@pressherald.com

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	ACETO LOUIS J JR TD VN VET & JANE S ACETO JTS	80 DIBIASE ST PORTLAND, ME 04103	80 DIBIASE ST	1
	ALBORANO JOSEPH W VN VET & BARBARA A ALBORANO JTS	28 ARTHUR ST PORTLAND, ME 04103	28 ARTHUR ST	1
	ALLEN MARK ERIC & GARRY L STEWART JTS	1513 FOREST AVE PORTLAND, ME 04103	1513 FOREST AVE	1
	ALLEN ROBERT P & LORETTA B OR SURV	39 HICKS ST PORTLAND, ME 04103	39 HICKS ST	1
	ANDERSON WALTER D & BLANCHE E COTTON-ANDERSON	19 ARTHUR ST PORTLAND, ME 04103	19 ARTHUR ST	1
	ASALI ALBERT P JR & DEBORAH ASALI JTS	1491 FOREST AVE PORTLAND, ME 04103	1491 FOREST AVE	1
	AXELSON GINA M & ANTHONY J LOMBARDO JTS	84 DIBIASE ST PORTLAND, ME 04103	84 DIBIASE ST	1
	BOMBARD LEONA A WID WWII	42 COMMONWEALTH DR PORTLAND, ME 04103	42 COMMONWEALTH DR	1
	BOWMAN ANDREW P	1483 FOREST AVE PORTLAND, ME 04103	1483 FOREST AVE	1
	BREWER LAURA J	19 HOMESTEAD AVE PORTLAND, ME 04103	19 HOMESTEAD AVE	1
	BROBST RICHARD W JR & SHARON M BROBST JTS	168 DOROTHY ST PORTLAND, ME 04103	168 DOROTHY ST	1
	CASTLE GROUP LLC	1519 FOREST AVE PORTLAND, ME 04103	1519 FOREST AVE	1
	CHANDLER ANITA L	52 CONGRESS ST PORTLAND, ME 04101	22 LIBBY ST	1
	CHASE MICHAEL L & HILARY K JOHNSTON JTS	1446 FOREST AVE PORTLAND, ME 04103	1446 FOREST AVE	2
	CHRISTIANSSEN SHANE T	64 DIBIASE ST PORTLAND, ME 04103	64 DIBIASE ST	1
	CITIBANK NA TRUSTEE	800 STATE HIGHWAY 121 BYPASS LEWISVILLE, TX 75067	1445 FOREST AVE	2
	DELMONTE TERRY M JR & JENNIFER M JTS	24 ARTHUR ST PORTLAND, ME 04103	24 ARTHUR ST	1
	DUFFETT WAYNE W	52 E COMMONWEALTH DR PORTLAND, ME 04103	52 COMMONWEALTH DR	1
	ELDER ROBERT M JR	16 HOMESTEAD AVE PORTLAND, ME 04103	16 HOMESTEAD AVE	1
	F G LAND LLC	1500 FOREST AVE OFFICE 6E PORTLAND, ME 04103	1512 FOREST AVE	0
	FOREST GLEN LLC	PO BOX 1003 PORTLAND, ME 04104	1500 FOREST AVE	60
	FREUDENBERGER FLORENCE E	56 EAST COMMONWEALTH DR PORTLAND, ME 04103	56 COMMONWEALTH DR	1
	HARRIS CHRISTOPHER M & JAMIAN L WALKER JTS	74 DIBIASE ST PORTLAND, ME 04103	74 DIBIASE ST	1
	HAWES SUSAN M & PHILIP F D HAWES JTS	3 FOREST CIR # 3 PORTLAND, ME 04103	3 FOREST CIR	3
	HIGGINS ALLAN S	PO BOX 10957 PORTLAND, ME 04104	1 FOREST CIR	1
	HO LEON	1440 FOREST AVE PORTLAND, ME 04103	1440 FOREST AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HOLMES ADELE T HEIRS	19 TREMAINE ST PORTLAND , ME 04103	1455 FOREST AVE	1
	JOHNS JOHN H WWII VET & THERESA M OR SURV	45 HICKS ST PORTLAND, ME 04103	45 HICKS ST	1
	JOHNSON LLOYD F & PATRICIA J JTS	19 HICKS ST PORTLAND, ME 04103	19 HICKS ST	1
	JONES STEVEN D & CHARLES H CAMP JTS	25 ARTHUR ST PORTLAND , ME 04103	25 ARTHUR ST	1
	KELLY CLEOPHUS L	180 DOROTHY ST PORTLAND, ME 04103	180 DOROTHY ST	1
	KNOWLES WILLIAM C	14 ARTHUR ST PORTLAND, ME 04103	14 ARTHUR ST	1
	LANCIA BENEDETTO D WWII VET JOAN M JTS	38 COMMONWEALTH DR PORTLAND, ME 04103	38 COMMONWEALTH DR	1
	LAZETTE AUDREY M	33 HICKS ST PORTLAND, ME 04103	33 HICKS ST	1
	LYDEN MARTIN H KW VET	P.O.BOX 10735 PORTLAND, ME 04104	33 HOMESTEAD AVE	1
	MACK SAMUEL S KW VET & RUTH M OR SURV	61 DIBIASE ST PORTLAND, ME 04103	61 DIBIASE ST	1
	MACKEIL ARTHUR D KW VET & LAURA E FOLSTER OR SURV	5 HOMESTEAD AVE PORTLAND, ME 04103	5 HOMESTEAD AVE	1
	MAROTTO ANNA M	90 DIBIASE ST PORTLAND, ME 04102	90 DIBIASE ST	1
	MERRILL SHERWOOD S KW VET & ETALS	73 DIBIASE ST PORTLAND, ME 04103	73 DIBIASE ST	1
	MESERVE JEAN M & JOHN A JTS	18 ARTHUR ST PORTLAND, ME 04103	18 ARTHUR ST	1
	MESSER CHARLES B	PO BOX 1980 PORTLAND, ME 04104	1470 FOREST AVE	1
	MESSER CHARLES B	PO BOX 1980 PORTLAND, ME 04104	1476 FOREST AVE	2
	MIHILL AMY	2 FOREST CIR PORTLAND , ME 04103	2 FOREST CIR	1
	MOULTON GUY & PAMELA JTS	33 ARTHUR ST PORTLAND , ME 04103	33 ARTHUR ST	1
	OSHANA DAVID & ANDREA OSHANA JTS	1501 FOREST AVE PORTLAND , ME 04103	1501 FOREST AVE	1
	PALERMO ANDREA M	6 HOMESTEAD AVE PORTLAND, ME 04103	6 HOMESTEAD AVE	1
	PARKER LINDA L & ROBERT R JTS	48 COMMONWEALTH DR PORTLAND, ME 04103	48 COMMONWEALTH DR	1
	PETERSON JONATHAN N & BETH M PETERSON JTS	11 HOMESTEAD AVE PORTLAND , ME 04103	11 HOMESTEAD AVE	1
	PHILBRICK ELAINE B	11 LIBBY ST PORTLAND, ME 04103	11 LIBBY ST	1
	PHILLIPS DAVID R	1436 FOREST AVE PORTLAND, ME 04103	1436 FOREST AVE	1
	RIDLON PAUL S & LORRAINE R	30 HICKS ST PORTLAND, ME 04103	30 HICKS ST	1
	ROSENGREN ELIZABETH C & COURY R MCGLINN JTS	20 ARTHUR ST PORTLAND , ME 04103	20 ARTHUR ST	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	RUSH JOYCE B LIFE ESTATE	1494 FOREST AVE PORTLAND , ME 04103	1494 FOREST AVE	2
	RUSSELL FILOMENA M & ROBERT J RUSSELL SR JTS	27 WINSLOW RD GORAHM , ME 04038	1433 FOREST AVE	1
	RUSSELL ROBERT J SR & FILOMENA M RUSSELL JTS	27 WINSLOW RD GORHAM , ME 04038	1435 FOREST AVE	1
	SPIROUNIAS NICHOLAS WWII ATHENA IONIS JTS	4 FOREST CIR PORTLAND, ME 04103	4 FOREST CIR	1
	STANISEWSKI KEITH & HALLIE C BIBEAU JTS	1460 FOREST AVE PORTLAND , ME 04103	1460 FOREST AVE	2
	STRUM AMY R & ALBERT W CECERE JR JTS	1514 FOREST AVE PORTLAND , ME 04103	1514 FOREST AVE	2
	SUZMAN IVAN M	18 LIBBY ST PORTLAND , ME 04103	12 LIBBY ST	0
	SUZMAN IVAN M	18 LIBBY ST PORTLAND , ME 04103	18 LIBBY ST	1
	TIGERMAN TIMOTHY J & LAUREN GRANESE JTS	1466 FOREST AVE PORTLAND , ME 04103	1466 FOREST AVE	2
	WATERMAN DONALD J KW VET & BEVERLY B OR SURV	67 DIBIASE ST PORTLAND, ME 04103	67 DIBIASE ST	1
	WEEKS JULIE A	PO BOX 8009 PORTLAND , ME 04104	174 DOROTHY ST	1
	WIGGIN ANGEL	15 LIBBY ST PORTLAND , ME 04103	15 LIBBY ST	1
	WILBUR ALLISON J	15 EASTLAWN RD PORTLAND , ME 04103	15 EASTLAWN RD	1
	WILLETT JEAN C & MICHAEL J JTS	13 HICKS ST PORTLAND, ME 04103	13 HICKS ST	1

09/21/2009

298 B023

11:46 AM

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
Total Listed:	66			132



