

21 Bishop

← Bishop Ave
South Portland, Maine



21 Bishop map



Property Information

Property ID 032*0000*164*

Location 21 BISHOP AV

Owner CHARETTE, AMY JEAN



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Parcels updated 4/1/2015
Properties updated 4/1/2015

21 BISHOP AV

Location 21 BISHOP AV

Mblu 032/ / 164/ /

Owner CHARETTE, AMY JEAN

Assessment \$204,700

PID 5370

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$147,800	\$56,900	\$204,700

Owner of Record

Owner CHARETTE, AMY JEAN

Sale Price \$215,000

Co-Owner

Certificate

Address 21 BISHOP AV

Book & Page 31831/0151

SOUTH PORTLAND, ME 04106

Sale Date 10/03/2014

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHARETTE, AMY JEAN	\$215,000		31831/0151	WD	10/03/2014
MICHAEL BUTLER LLC	\$48,000		30728/0064	WD	05/20/2013
DIMATTEO, JOSEPH R., JR.	\$20,000		11860/0117	Y	03/27/1995
BLOTNER, LILLIAN	\$0		11404/0340	I	04/26/1994

Building Information

Building 1 : Section 1

Year Built: 2014

Living Area: 1,384

Replacement Cost: \$147,807

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$147,800

Building Attributes	
Field	Description
Style	Conventional
Model	Residential

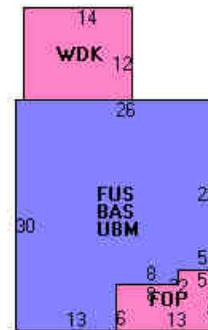
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	

Building Photo



(<http://images.vgsi.com/photos/SouthPortlandMEphotos//\00\0>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	692	692
FUS	Upper Story, Finished	692	692
FOP	Porch, Open, Finished	88	0
UBM	Basement, Unfinished	692	0
WDK	Deck, Wood	168	0
		2,332	1,384

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	1010	Size (Acres)	0.14
Description	SINGLE FAM MDL-01	Frontage	0
Zone	A	Depth	0
Neighborhood	BH	Assessed Value	\$56,900
Alt Land Appr Category	No		

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$147,800	\$56,900	\$204,700
2013	\$0	\$46,100	\$46,100
2012	\$0	\$50,500	\$50,500

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2016	HE	HOMESTEAD	\$15,000

22 Augusta

← Augusta St
South Portland, Maine



22 Augusta map



Property Information

Property ID 079*0000*095*

Location 22 AUGUSTA ST

Owner FINNIE, DANIEL J.



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Parcels updated 4/1/2015
Properties updated 4/1/2015

22 AUGUSTA ST

Location 22 AUGUSTA ST

Mblu 079/ / 095/ /

Owner FINNIE, DANIEL J.

Assessment \$221,400

PID 9283

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$150,300	\$71,100	\$221,400

Owner of Record

Owner FINNIE, DANIEL J.

Sale Price \$251,000

Co-Owner FINNIE, BRITTANY L.

Certificate

Address 22 AUGUSTA ST

Book & Page 32286/0137

SOUTH PORTLAND, ME 04106

Sale Date 05/20/2015

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FINNIE, DANIEL J.	\$251,000		32286/0137	WD	05/20/2015
DYER, CHRISTOPHER S.	\$229,000		27871/0271	WD	06/23/2010
STAR HOMES, INC.	\$72,500		26755/0189	WD	03/27/2009
MCFADDEN, DIANE A.	\$0		12071/0153	I	08/15/1995
MCFADDEN, JOHN L.	\$0		07300/0203		07/29/1986

Building Information

Building 1 : Section 1

Year Built: 2010

Living Area: 1,424

Replacement Cost: \$150,256

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$150,300

Building Attributes	
Field	Description
Style	Conventional

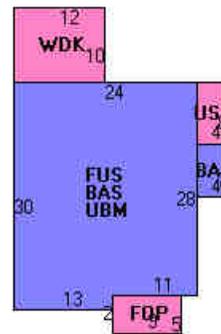
Model	Residential
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asbestos Shing
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	

Building Photo



(<http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0>)

Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	726	726
FUS	Upper Story, Finished	698	698
FOP	Porch, Open, Finished	45	0
UBM	Basement, Unfinished	698	0
UST	Utility, Storage, Unfinished	32	0
WDK	Deck, Wood	120	0
		2,319	1,424

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone A
Neighborhood SPK
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.14
Frontage 0
Depth 0
Assessed Value \$71,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$150,300	\$71,100	\$221,400
2013	\$150,300	\$71,100	\$221,400
2012	\$150,300	\$71,100	\$221,400

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25 Drew



25 DREW RD

Location 25 DREW RD

Mblu 001/A / 009/B /

Owner BACKER, DAVID J. TRUSTEE

Assessment \$650,200

PID 107914

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$232,200	\$418,000	\$650,200

Owner of Record

Owner BACKER, DAVID J. TRUSTEE
Co-Owner DAVID J. BACKER LIVING TRUST
Address C/O DAVID BACKER
25 DREW RD
SOUTH PORTLAND, ME 04106

Sale Price \$303,000
Certificate
Book & Page 31464/0218
Sale Date 04/16/2014
Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BACKER, DAVID J. TRUSTEE	\$303,000		31464/0218	WD	04/16/2014
YOUMANS, TIMOTHY J.	\$0		24028/ 238		06/01/2006

Building Information

Building 1 : Section 1

Year Built: 2015
Living Area: 3,060
Replacement Cost: \$435,892
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$435,900

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	2
Occupancy	1

Building Photo



Outbuildings**Legend**

No Data for Outbuildings

Valuation History

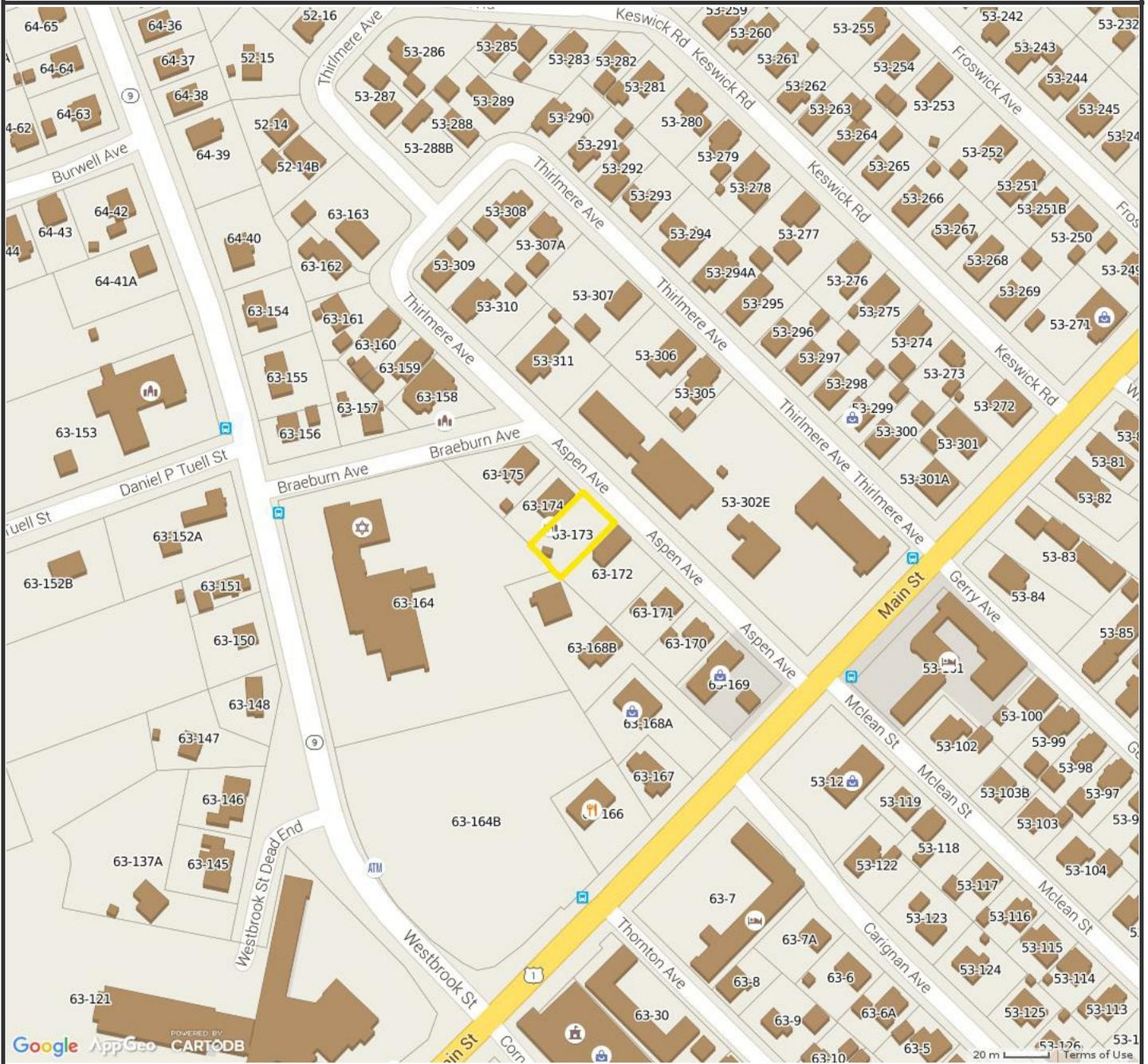
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$0	\$250,800	\$250,800

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26 Aspen



26 Aspen



Property Information

Property ID 063*0000*173*
Location 26 ASPEN AV
Owner SANDMAIER, LOUIS E.



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Parcels updated 4/1/2014
 Properties updated 4/1/2014

26 ASPEN AV

Location 26 ASPEN AV

Mblu 063/ / 173/ /

Owner SANDMAIER, LOUIS E.

Assessment \$233,300

PID 8503

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$162,300	\$71,000	\$233,300

Owner of Record

Owner SANDMAIER, LOUIS E.

Sale Price \$238,551

Co-Owner SANDMAIER, PATRICIA T.

Certificate

Address 26 ASPEN AV

Book & Page 30635/0245

SOUTH PORTLAND, ME 04106

Sale Date 05/10/2013

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SANDMAIER, LOUIS E.	\$238,551		30635/0245	WD	05/10/2013
AEU INC	\$57,500		30220/0054	WD	12/14/2012
FLYNN, ROBERT A.	\$0		03561/0097		

Building Information

Building 1 : Section 1

Year Built: 2013

Living Area: 1,382

Replacement Cost: \$162,298

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$162,300

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	1.5

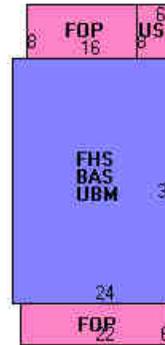
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2 Full
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5

Building Photo



(http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	864	864	
FHS	Half Story, Finished	864	518	
FOP	Porch, Open, Finished	260	0	
UBM	Basement, Unfinished	864	0	
UST	Utility, Storage, Unfinished	48	0	
		2,900	1,382	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Land Line Valuation

Use Code	1010	Size (Acres)	0.13
Description	SINGLE FAM MDL-01	Frontage	0
Zone	A	Depth	0
Neighborhood	TH	Assessed Value	\$71,000
Alt Land Appr Category	No		

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$162,300	\$71,000	\$233,300
2013	\$146,100	\$71,000	\$217,100
2012	\$0	\$63,900	\$63,900

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26 Augusta



26 Augusta Street



Property Information

Property ID 079*0000*095B
Location 26 AUGUSTA ST
Owner POMEROY, ELYSE W.



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Parcels updated 4/1/2015
 Properties updated 4/1/2015

26 AUGUSTA ST

Location 26 AUGUSTA ST

Mblu 079/ / 095/B /

Owner POMEROY, ELYSE W.

Assessment \$208,500

PID 106463

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$138,400	\$70,100	\$208,500

Owner of Record

Owner POMEROY, ELYSE W.

Sale Price \$231,000

Co-Owner

Certificate

Address 26 AUGUSTA ST

Book & Page 28724/0039

SOUTH PORTLAND, ME 04106

Sale Date 05/26/2011

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
POMEROY, ELYSE W.	\$231,000		28724/0039	WD	05/26/2011
STAR HOMES, INC	\$72,500		26755/0189	WD	03/27/2009

Building Information

Building 1 : Section 1

Year Built: 2011
Living Area: 1,352
Replacement Cost: \$138,380
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$138,400

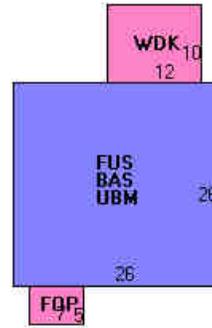
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Stories:	2
Occupancy	1

Building Photo



Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	676	676
FUS	Upper Story, Finished	676	676
FOP	Porch, Open, Finished	35	0
UBM	Basement, Unfinished	676	0
WDK	Deck, Wood	120	0
		2,183	1,352

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	A
Neighborhood	SPK
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.11
Frontage	0
Depth	0
Assessed Value	\$70,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$138,400	\$70,100	\$208,500
2013	\$138,400	\$70,100	\$208,500
2012	\$138,400	\$70,100	\$208,500

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**CITY OF SOUTH PORTLAND
PLANNING BOARD FINDINGS OF FACT AND DECISION**

Date: 1/11/2011

RE: Site Plan for a Non Conforming Lot of Record – Star Homes, Inc. – 26 Augusta Street

The South Portland Planning Board issues the following findings of fact and decision based upon the application, all plans and submissions, and public hearing as of this date:

1. Star Homes, Inc. had requested a site plan application review to develop a non-conforming residential lot of record. The applicant proposes to develop a nonconforming lot of record that is 4,725 square feet in area located at 26 Augusta Street. The applicant proposes to construct a 26' x 26' two story single family home on the lot. Public utilities are available in the Augusta Street right of way. Foundation and site drainage is proposed to be discharged into a drainage swale that is owned and maintained by the City. The property is further identified as is Assessor's Map 79, Lot 95B located in the Residential District A.

Public hearing notices were mailed on January 4, 2011 to 197 property owners within 500 feet, and to the applicant, Conservation Commission, Planning Board, and the City Council.

This site plan submission was reviewed under Chapter 27, Article III. Nonconformance, Article XVIII Site Plan Review, and in compliance with Article XII. Residential District A.

2. This submission is for a single-family dwelling on a nonconforming residential lot of record. Pursuant to Ordinance Section 27-304 (a) Separate unimproved nonconforming lots of record.

The residential lot was recorded in the Cumberland County Registry of Deeds by Ralph P. Cummings, C.E., dated June 15, 1942 in Plan Book 28, Page 26 as Lot # 372 of the "Revised Plan of Sunset Park".

3. The applicant states that the traffic network can accommodate the minor amount of traffic generated by the additional single-family dwelling in the area.

Property access is via a new curb cut from Augusta Street. The applicant has designed the driveway to accommodate parking for at least two (2) vehicles, meeting the City's parking standards for a detached single-family dwelling.

4. The proposed new structure will be connected to the sanitary sewer via a 4" line to an existing sewer stub located on the property. The existing sewer stub will convey the home's sanitary flow to a 4" PVC sanitary sewer main located in the Augusta Street right-of-way (ROW).

The proposed single-family home will generate 270 GPD of sanitary sewer flow (90 GPD per bedroom for 3 bedrooms). The applicant has provided an "Ability to Serve" letter from the Director of Water Resource Protection

The applicant is proposing to provide a 6" foundation drain to outlet into the rip-rap drainage area along the northeastern corner of the property. The foundation drain will discharge into a City

owned field inlet and be conveyed to the City's separated storm drain line. The applicant will install a rodent guard to prevent rodents and other animals from entering the home.

Water service will be conveyed through a 1" line that will be connected to the 8" public water line within the City's ROW. Portland Water District has provided a letter of service for the proposed home and a statement that the structure is within 500' of a fire hydrant.

5. The applicant has submitted a stormwater runoff plan that meets the City's ordinance requirements of Sec. 27-1536(e), Standards for a Drainage Plan. The site will be graded to sheet flow stormwater runoff to drain away from the new structure and all existing structures. The runoff will sheet flow towards the easterly property line and into an existing drainage swale within a City owned parcel that eventually enters into the City's separated storm drain system.

A satisfactory level one erosion and sedimentation control and maintenance program has been submitted.

6. The applicant is proposing to install a 2" to 2 ½" caliper Red Maple tree in the northeast corner of the property. Lighting will be through conventional lighting fixtures found on a single-family home.
7. The applicant anticipates no potential nuisances will be generated by this project. The project is not anticipated to generate noise impacts above those permitted by Chapter 30, Control of Noise from New Development.
8. The applicant has submitted proof of right, title, and interest; corporate status; financial capability; and technical capability to complete the project.
9. Per Ordinance Section 27-304 (g) (2) (i), the front yard setback of the proposed home will be aligned with existing homes on the same side of Augusta Street.

Per Ordinance Section 27-304 (g) (2) (ii), the width of the proposed structure will be 26 feet, which is consistent with the width of the existing homes in the neighborhood.

Per Ordinance Section 27-304 (g) (2) (iii), the new home will have a hipped roof with a 12" roof overhang on all four sides.

Per Ordinance Section 27-304 (g) (2) (iv), the existing homes in the neighborhood vary in height from 28 to 30 feet. The proposed home will be two (2) stories with a height of 26 feet.

Per Ordinance Section 27-304 (g) (2) (v), the front façade of the home shows a covered porch, a front entrance, and multiple windows with shutters.

Per Ordinance Section 27-304 (g) (2) (vi), the home will have asphalt roof shingles, vinyl clapboard siding and window shutters, which is consistent with the homes in the neighborhood. The proposed building color will be "Parchment" with white trim.

10. Per Ordinance Section 27-304 (g) (2) (vii), The landscaped open space will cover 72% of the lot. The submitted building elevations and floor plans show a two (2) story three (3) bedroom American Foursquare single-family dwelling with a covered front porch.

The applicant proposes to use a 6" foundation drain pipe which will outlet at the northeast corner of the parcel into the City owned and maintain stormwater field inlet. The City's field inlet connects to a 12" subsurface storm drain which crosses a small portion of the applicant's property and eventually discharges the area's stormwater into the City's separated stormwater system.

The applicant has provided a draft easement to allow the Water Resource Protection division to maintain and grade the City owned drainage swale, rip-rap areas, and stormwater field inlet as part of this proposal.

1/11/2011

26 Augusta Street

Star Homes

Site Plan for a Non Conforming Lot of Record

CONCLUSION:

With the inclusion of the condition of approval, all-applicable site plan and Nonconformance standards are met by this submission.

DECISION:

The approved site plan application from Star Homes, Inc., to build a single family home on a "grandfathered" lot of record, located at 26 Augusta Street, dated November 29, 2010 through January 4, 2011; drawings dated October 12, 2010 through January 4, 2011, is hereby

DENIED APPROVED WITH CONDITION (S-O) as follows:

Jensch Abschal ; District - ONE - VACANT

CONDITIONS

1. Planning Board Regulation #5: This approval is dependent upon and limited to the proposal and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plan, proposals, and supporting documents, except de minimis changes as determined by the Director of Planning and Development that do not affect approval standards, is subject to the review and approval of the Planning Board prior to implementation.
2. Prior to issuing building permits, the applicant shall provide evidence to the Planning and Development Director that they have recorded the Certificate of Approval and Finding of Facts for the development in the Cumberland County Registry of Deeds (CCRD) and that they have signed the Level One Contractor's Erosion and Sediment Control Certification.
3. Prior to issuing the certificate of occupancy, the applicant shall complete all improvements in accordance with the approved site plan, and said improvements shall have been inspected and found satisfactory by the City's Engineer or other duly designated person.
4. Prior to the issuance of the certificate of occupancy, the applicant shall provide the Planning & Development Director with evidence satisfactory to the Corporation Counsel that a drainage easement over and across the southeasterly corner of the property has been accepted by the City of South Portland and executed and recorded @ the Cumberland County Registry of Deeds (CCRD).
5. Prior to issuing the certificate of occupancy, the applicant shall provide to the Planning and Development Director a certified "as-built" grading plan meeting the City's G.I.S. requirements; grades will not be modified without first obtaining a Planning Board approval.

[Signature]

Carol G. Thorne

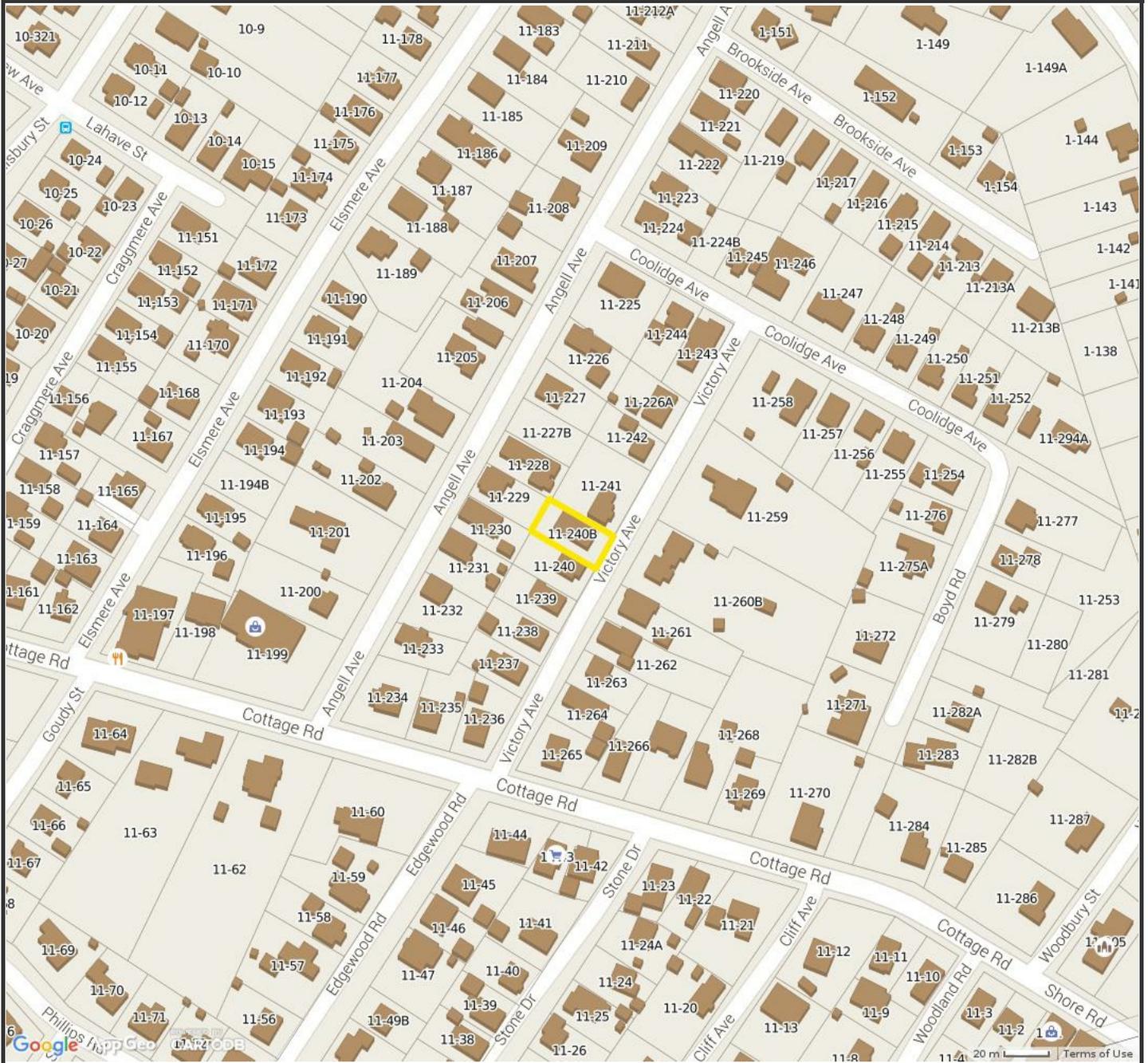
[Signature]

Caroline S. Hendley

26 Victory



26 Victory



Property Information

Property ID 011*0000*240B
Location 26 VICTORY AV
Owner CASSIDY, KATHLEEN L.



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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Parcels updated 4/1/2014
 Properties updated 4/1/2014

26 VICTORY AV

Location 26 VICTORY AV

Assessment \$251,500

Mblu 011/ / 240/B /

PID 106594

Owner CASSIDY, KATHLEEN L.

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$166,200	\$85,300	\$251,500

Owner of Record

Owner CASSIDY, KATHLEEN L.

Sale Price \$259,900

Co-Owner

Certificate

Address 26 VICTORY AV

Book & Page 28734/0283

SOUTH PORTLAND, ME 04106

Sale Date 06/01/2011

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CASSIDY, KATHLEEN L.	\$259,900		28734/0283	WD	06/01/2011

Building Information

Building 1 : Section 1

Year Built: 2011
Living Area: 1480
Replacement Cost: \$166,249
Building Percent Good: 100
Replacement Cost Less Depreciation: \$166,200

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	1.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood

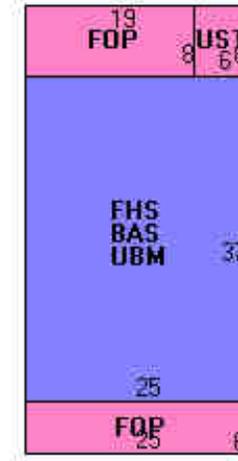
Building Photo



(<http://images.vgsi.com/photos/SouthportlandMEPhotos//\00\>)

Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	

Building Layout



Building Sub-Areas			<u>Legend</u>	
Code	Description	Gross Area	Living Area	
BAS	First Floor	925	925	
FHS	Half Story, Finished	925	555	
FOP	Porch, Open, Finished	302	0	
UBM	Basement, Unfinished	925	0	
UST	Utility, Storage, Unfinished	48	0	
		3125	1480	

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone A
Neighborhood MH
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.11
Frontage 0
Depth 0
Assessed Value \$85,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$166,200	\$85,300	\$251,500
2013	\$166,200	\$85,300	\$251,500
2012	\$166,200	\$85,300	\$251,500

28 Edgewood



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Google earth

28 EDGEWOOD RD

Location 28 EDGEWOOD RD

Mblu 011/ / 049/B /

Owner FETTERER, JEFFREY S.

Assessment \$246,200

PID 106814

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$150,100	\$96,100	\$246,200

Owner of Record

Owner FETTERER, JEFFREY S.
Co-Owner STANDIFORD, SARAH E.
Address 28 EDGEWOOD RD
SOUTH PORTLAND, ME 04106

Sale Price \$229,900
Certificate
Book & Page 29928/0091
Sale Date 09/10/2012
Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FETTERER, JEFFREY S.	\$229,900		29928/0091	WD	09/10/2012
MAXAVA LLC	\$170,000		28392/0061	SP	12/23/2010

Building Information

Building 1 : Section 1

Year Built: 2012
Living Area: 1,420
Replacement Cost: \$150,080
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$150,100

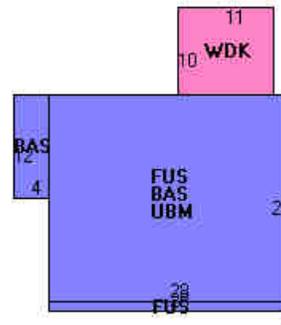
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Stories:	2
Occupancy	1

Building Photo



Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	720	720
FUS	Upper Story, Finished	700	700
UBM	Basement, Unfinished	672	0
WDK	Deck, Wood	110	0
		2,202	1,420

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.11
Description	SINGLE FAM MDL-01	Frontage	0
Zone	A	Depth	0
Neighborhood	MH	Assessed Value	\$96,100
Alt Land Appr Category	No		

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$150,100	\$96,100	\$246,200
2013	\$150,100	\$96,100	\$246,200
2012	\$150,100	\$96,100	\$246,200

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2013	HE	HOMESTEAD	\$15,000

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**CITY OF SOUTH PORTLAND
PLANNING BOARD FINDINGS OF FACT AND DECISION**

Date: 9/13/2011

RE: Site Plan for a Non Conforming Lot of Record – Non-conforming Residential Lot of Record – Maxava, LLC – 28 Edgewood Road

The South Portland Planning Board issues the following findings of fact and decision based upon the application, all plans and submissions, and public hearing as of this date:

1. Maxava, LLC had requested a site plan application approval to develop a non-conforming residential lot, located at 30 Edgewood Road. The applicant is proposing to construct a 729 SF footprint, two-story Colonial home. The parcel is 4,658 SF in size with public utilities available in the Edgewood ROW. The property is further identified as Assessor's Map 79, Lot 95B located in the Residential District A.

Public hearing notices were mailed on September 6, 2011 to 108 property owners within 500 feet, and to the applicant, Conservation Commission, Planning Board, and the City Council.

This site plan submission was reviewed under Chapter 27, Article III. Nonconformance, Article XVIII Site Plan Review, and in compliance with Article XII. Residential District A.

2. This submission is for a single-family dwelling on a nonconforming residential lot of record. Pursuant to Ordinance Section 27-304 (a) Separate unimproved nonconforming lots of record.

The residential lot was created by deed and conveyed from Annie F. Cady to Richard F. Legrow and Dallas E. Legrow, March 27, 1939, and recorded in the Cumberland County Registry of Deeds in Plan Book 1580, Page 31.

3. The applicant states that the traffic network can accommodate the minor amount of traffic generated by the additional single-family dwelling in the area.

Property access is via a new curb cut from Edgewood Road. The applicant has designed the driveway to accommodate parking for at least two (2) vehicles, meeting the City's parking standards for a detached single-family dwelling.

4. The proposed new structure will be connected to the sanitary sewer via a 4" PVC line to a 10" VCP sanitary sewer main located in the Edgewood Road right-of-way (ROW).

The proposed single-family home will generate 270 GPD of sanitary sewer flow (90 GPD per bedroom for 3 bedrooms). The applicant has provided an "Ability to Serve" letter from the Director of Water Resource Protection

The applicant is proposing to provide a foundational drainpipe with a rip-rap outlet to convey the sump pump discharge to a rain garden located on southwest corner of the property.

Water service will be conveyed through a 1" copper line that will be connected to the 8" public water line within the City's ROW. Portland Water District has provided a letter of service for the proposed home and a statement that the structure is within 500' of a fire hydrant.

5. The applicant has submitted a stormwater runoff plan that meets the City's ordinance requirements of Sec. 27-1536(e), Standards for a Drainage Plan. The site will be graded to sheet flow stormwater runoff to drain away from the new structure and all existing structures. The runoff will sheet flow into a sub-surface filtration system. The home's roof runoff will be captured by gutters to down spouts and conveyed to the subsurface isolator rows. The infiltration system has the capacity to store 303 cubic feet and infiltrate up to 0.05 cfs (cubic feet per second). The applicant states that there is enough storage and infiltration capacity from Drainage Area #2, reducing the pre-development stormwater draining into the Edgewood Road ROW. The system is also designed capture some of the existing sheet flow runoff currently impacting the rear yard of the abutter's property located at 20 Edgewood Road and convey, through swales, to the infiltration system. The applicant agrees to maintain drainage swales by providing a "record drawing" prior to scheduling a Certificate of Occupancy inspection

A satisfactory erosion and sedimentation control program proposal has been submitted.

6. The applicant is proposing to install two (2) 2" to 2 1/2" caliper Red Maple trees located north new home, along the street, on either side of the proposed driveway. Lighting will be through conventional lighting fixtures found on a single-family home.
7. The applicant anticipates no potential nuisances will be generated by this project. The project is not anticipated to generate noise impacts above those permitted by Chapter 30, Control of Noise from New Development.
8. The applicant has submitted proof of right, title, and interest, corporate status, and technical capability to complete the project.
9. Per Ordinance Section 27-304 (g) (2) (i), the proposed 29' front yard setback of the home is setback somewhat further from street than the neighboring building along the same side of the street. The existing building front yard setbacks along that side of Edgewood Road vary from 12' to 22'.

Per Ordinance Section 27-304 (g) (2) (ii), the width of the proposed structure will be 26 feet, which is consistent with the width of the existing homes in the neighborhood.

Per Ordinance Section 27-304 (g) (2) (iii), the new home will have a gable roof with the ridgeline parallel to the street.

Per Ordinance Section 27-304 (g) (2) (iv), the existing homes in the neighborhood vary in height from 28 to 30 feet. The proposed home will be two (2) stories with a height of 26 feet.

Per Ordinance Section 27-304 (g) (2) (v), the front façade of the home shows a front entrance facing the street, which is consistent with other homes in the neighborhood.

Per Ordinance Section 27-304 (g) (2) (vi), the home will have asphalt roof shingles, vinyl and wood clapboard siding, which is consistent with the homes in the neighborhood. Muted gray clapboards and white trim the exterior material color.

Per Ordinance Section 27-304 (g) (2) (vii), the landscaped open space will cover 68% of the lot.

10. The submitted building elevations and floor plans show a two (2) story-three (3) bedroom Colonial single-family dwelling with a rear deck off the kitchen area.

The applicant has provided a draft "Drainage Maintenance Agreement" with the City. As part of the agreement, the owner shall provide a maintenance and inspection report every two (2) years to the Water Resource Protection on or before July 15th.

9/13/2011

28 Edgewood Road
Maxava, LLC

Site Plan for a Non Conforming Lot of Record

With the inclusion of the condition of approval, all-applicable site plan standards are met by this submission.

DECISION:

The approved the site plan application of Maxava, LLC to build a single family home on a nonconforming lot of record, located at 28 Edgewood Road, dated May 17, 2011 through August 26, 2011; drawings dated June 29, 2011 through August 26, 2011, is hereby

DENIED APPROVED WITH CONDITION *(50) Jensen opposed; Hanson resub*
as follows:

CONDITIONS

1. Planning Board Regulation #5: This approval is dependent upon and limited to the proposal and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plan, proposals, and supporting documents, except de minimis changes as determined by the Director of Planning and Development that do not affect approval standards, is subject to the review and approval of the Planning Board prior to implementation.
2. Prior to issuing building permits, the applicant shall provide evidence to the Planning and Development Director that they have recorded the Certificate of Approval and Finding of Facts for the development in the Cumberland County Registry of Deeds (CCRD) and that they have signed the Level One Contractor's Erosion and Sediment Control Certification.
3. Prior to issuing the certificate of occupancy, the applicant shall complete all improvements in accordance with the approved site plan, and said improvements shall have been inspected and found satisfactory by the City's Engineer or other duly designated person.
4. Prior to the issuance of the certificate of occupancy, the applicant shall provide the Planning & Development Director with evidence satisfactory to the Corporation Counsel that a maintenance plan and drainage maintenance agreement has been accepted by the City of South Portland and will be executed and recorded at the Cumberland County Registry of Deeds (CCRD).
5. Prior to issuing the certificate of occupancy, the applicant shall provide to the Planning and Development Director a certified "as-built" grading plan meeting the City's G.I.S. requirements; grades will not be modified without first obtaining a Planning Board approval.

Paul Smith
[Signature]

[Signature]
Erney Belle

Caroline L. Henchey

over for
#6 →

28 Thadeus



28 Thadeus map



Property Information

Property ID 040*0000*165*

Location 28 THADEUS ST

Owner DEWEESE, JEREMY



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Parcels updated 4/1/2015
Properties updated 4/1/2015

28 THADEUS ST

Location 28 THADEUS ST

Mblu 040/ / 165/ /

Owner DEWEESE, JEREMY

Assessment \$241,800

PID 107159

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$172,200	\$69,600	\$241,800

Owner of Record

Owner DEWEESE, JEREMY

Sale Price \$266,000

Co-Owner DEWEESE, LINDSEY L.

Certificate

Address 28 THADEUS ST

Book & Page 32160/0331

SOUTH PORTLAND, ME 04106

Sale Date 03/25/2015

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DEWEESE, JEREMY	\$266,000		32160/0331	WD	03/25/2015
NLM ENTERPRISES LLC	\$50,000		32154/0179	WD	03/23/2015
V & C ENTERPRISES, INC	\$106,000		29380/ 269		02/27/2012

Building Information

Building 1 : Section 1

Year Built: 2014

Living Area: 1,532

Replacement Cost: \$172,178

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$172,200

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	2

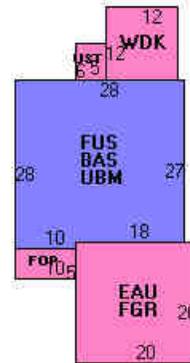
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6

Building Photo



(<http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0>)

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	766	766	
FUS	Upper Story, Finished	766	766	
EAU	Attic, Expansion, Unfinished	400	0	
FGR	Garage, Framed	400	0	
FOP	Porch, Open, Finished	50	0	
UBM	Basement, Unfinished	766	0	
UST	Utility, Storage, Unfinished	30	0	
WDK	Deck, Wood	144	0	
		3,322	1,532	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone A
Neighborhood CC
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.18
Frontage 0
Depth 0
Assessed Value \$69,600

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$0	\$62,700	\$62,700
2013	\$0	\$53,300	\$53,300

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32 Thadeus



32 Thadeus map



Property Information

Property ID 040*0000*164*

Location 32 THADEUS ST

Owner STEVENS, ERIC C.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of South Portland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 4/1/2015
Properties updated 4/1/2015

32 THADEUS ST

Location 32 THADEUS ST

Mblu 040/ / 164/ /

Owner STEVENS, ERIC C.

Assessment \$230,900

PID 107158

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$168,500	\$62,400	\$230,900

Owner of Record

Owner STEVENS, ERIC C.

Sale Price \$240,625

Co-Owner STEVENS, HEATHER M.

Certificate

Address 32 THADEUS ST

Book & Page 31763/0315

SOUTH PORTLAND, ME 04106

Sale Date 09/05/2014

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STEVENS, ERIC C.	\$240,625		31763/0315	WD	09/05/2014
NLM ENTERPRISES LLC	\$50,000		31763/0313	WD	09/04/2014
V & C ENTERPRISES, INC	\$106,000		29380/ 269		02/27/2012

Building Information

Building 1 : Section 1

Year Built: 2014

Living Area: 1,694

Replacement Cost: \$168,495

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$168,500

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Stories:	2

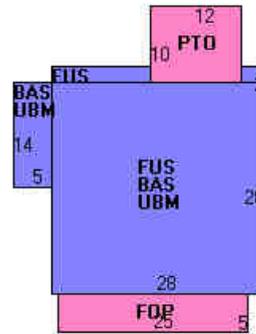
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6

Building Photo



(<http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0>)

Building Layout



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	854	854
FUS	Upper Story, Finished	840	840
FOP	Porch, Open, Finished	125	0
PTO	Patio	120	0
UBM	Basement, Unfinished	854	0
		2,793	1,694

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 1010
Description SINGLE FAM MDL-01
Zone A
Neighborhood CC
Alt Land Appr No
Category

Size (Acres) 0.18
Frontage 0
Depth 0
Assessed Value \$62,400

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

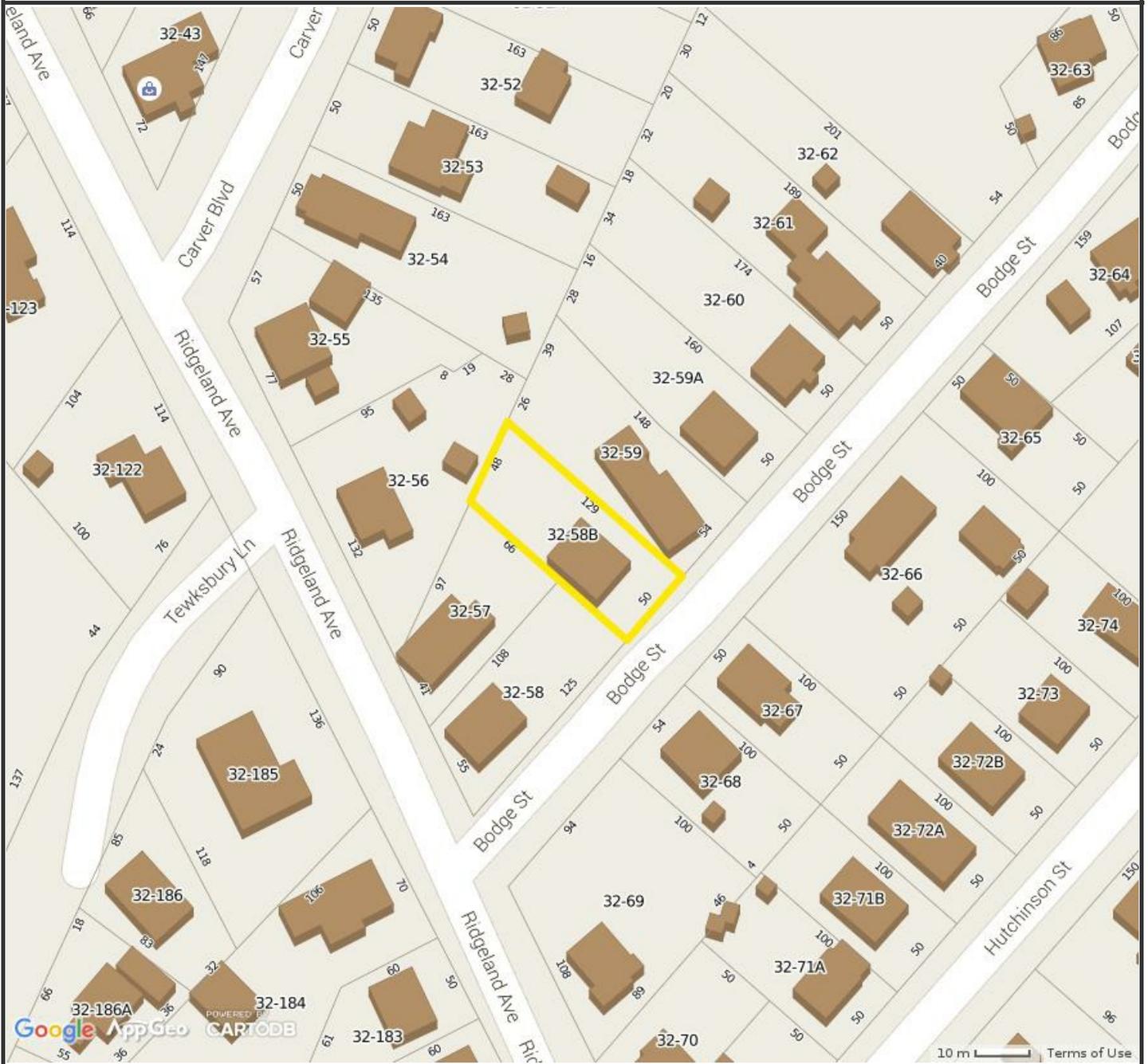
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$0	\$55,600	\$55,600
2013	\$0	\$49,900	\$49,900

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33 Bodge



33 Bodge map



Property Information

Property ID 032*0000*058B
Location 33 BODGE ST
Owner PISTONE, JOSEPH C.



**MAP FOR REFERENCE ONLY
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Parcels updated 4/1/2015
 Properties updated 4/1/2015

33 BODGE ST

Location 33 BODGE ST

Mblu 032/ / 058/B /

Owner PISTONE, JOSEPH C.

Assessment \$221,000

PID 105694

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$153,300	\$67,700	\$221,000

Owner of Record

Owner PISTONE, JOSEPH C.

Sale Price \$219,000

Co-Owner

Certificate

Address 33 BODGE ST

Book & Page 26629/0142

SOUTH PORTLAND, ME 04106

Sale Date 02/04/2009

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PISTONE, JOSEPH C.	\$219,000		26629/0142	WD	02/04/2009
KING, CAROL	\$55,000		26263/0165	WD	08/08/2008
BAIN, ANNE RUTH	\$0		03574/0010		07/16/1974

Building Information

Building 1 : Section 1

Year Built: 2008

Living Area: 1,568

Replacement Cost: \$153,270

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$153,300

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Stories:	2

Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1 Full
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6

Building Photo



(http://images.vgsi.com/photos/SouthPortlandMEPhotos//\00\0

Building Layout



Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	784	784	
FUS	Upper Story, Finished	784	784	
FOP	Porch, Open, Finished	156	0	
UBM	Basement, Unfinished	784	0	
WDK	Deck, Wood	144	0	
		2,652	1,568	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	1010	Size (Acres)	0.14
Description	SINGLE FAM MDL-01	Frontage	0
Zone	A	Depth	0
Neighborhood	BH	Assessed Value	\$67,700
Alt Land Appr Category	No		

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$153,300	\$67,700	\$221,000
2013	\$153,300	\$67,700	\$221,000
2012	\$153,300	\$67,700	\$221,000

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2010	HE	HOMESTEAD	\$15,000