



1065 Broadway
South Portland, ME 04106
(207) 799-1501



SELLER'S DISCLOSURE

L 6374 P

Property Address: *20 Orchid Road
Cape Elizabeth*

Price: *\$159,900.00*

Taxes: *\$1,869.00* Tax Year: *93/94*

Occupancy: *TOT*
Directions: *Oakhurst Road to Orchid*

Listing Broker: *Ellen Knight* Home Tel: *1799-2943*
Seller: *Donald L. & Joan F. Spencer* Tel: *1799-2943* Date Purchased: *1/76* Book: *3864* Page: *321*

INTERIOR

| Floor: | 1st | 2nd | Basemnt |
|----------|-------------|----------|-------------|
| LR | <i>X FP</i> | | |
| DR | <i>X</i> | | |
| KIT | <i>X</i> | | |
| BDR | | <i>3</i> | |
| BATH | <i>.5</i> | <i>1</i> | |
| PANTRY | <i>X</i> | | |
| B'KFST | <i>X CS</i> | | |
| R | <i>X</i> | | <i>X CS</i> |
| TOTAL RM | <i>9</i> | | |

Foundation Size: *30 X 32 + 12 X 4*
or sq.ft. living space:

BASEMENT :

Basement: Full Partial Crawl Slab
 Daylight Bulkhead
Evidence of seepage/leakage: Yes No Unknown
If yes, explain: *SMP PMP FOR THAW/HVY RAINS*

APPLIANCES INCLUDED:

Stove Microwave Washer
 Hood Dishwasher Dryer
 Fan Trash Compactor Other
 Refrigerator. Disposal

Floor Sink: *ENAMEL*

Coverings *HARDWOOD, LINOLEUM,* Cabinets: *OAK*

W/W CARPET Counters: *FORMICA*

FirePlaces:# *2* Location: *LR & FR*

Stoves:(Wood/Coal)# *X* Location: *FR & BKFST*

of Chimneys: *1*

of Flues: *2* Tile lined: Yes No Unknown

Date of Last Cleaning: Unknown

Fireplaces/Stoves used in last year? Yes No

Items included: *ALL KIT. APPL., REFRIG IN BTLR*

PANTRY, ALL WINDOW QUILTS, 2 COAL STVS. JEN-

AIR GRILL. REC RM SOFA

Items excluded: *KIT REP & MICRO NEG. FP FEND-*

ER, SCREEN EQUIP. WASH/DRY NOT INCL.

EXTERIOR

Style: *Saltbox* Condo: Yes No
Age: *45+* Condo/Assoc. Fee:
Siding: *STND CLAPBOARD* Color: *BROWN*
Roof Type: *SHINGLED* Age: *UNKNOWN*
Needed repairs:
Windows: Storm Ins. Glass Screens
Garage: *NONE** Auto Doors: *-*
Driveway Surface: *HARD TOP*

Lot Size: Road Front: *88'* Water Front:
Rear: *65'* Depth: *120'*
Sq. Ft.: *7980* or Acres:

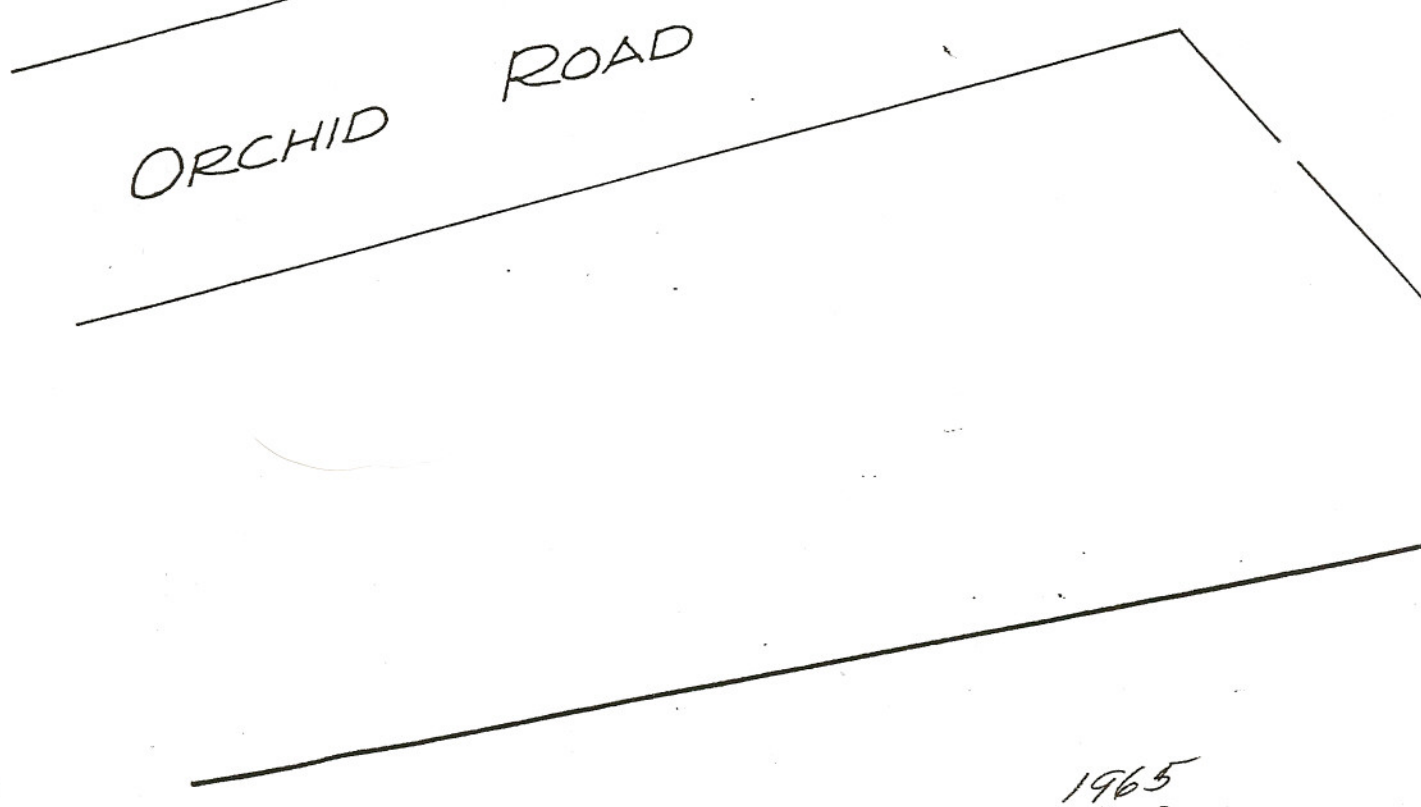
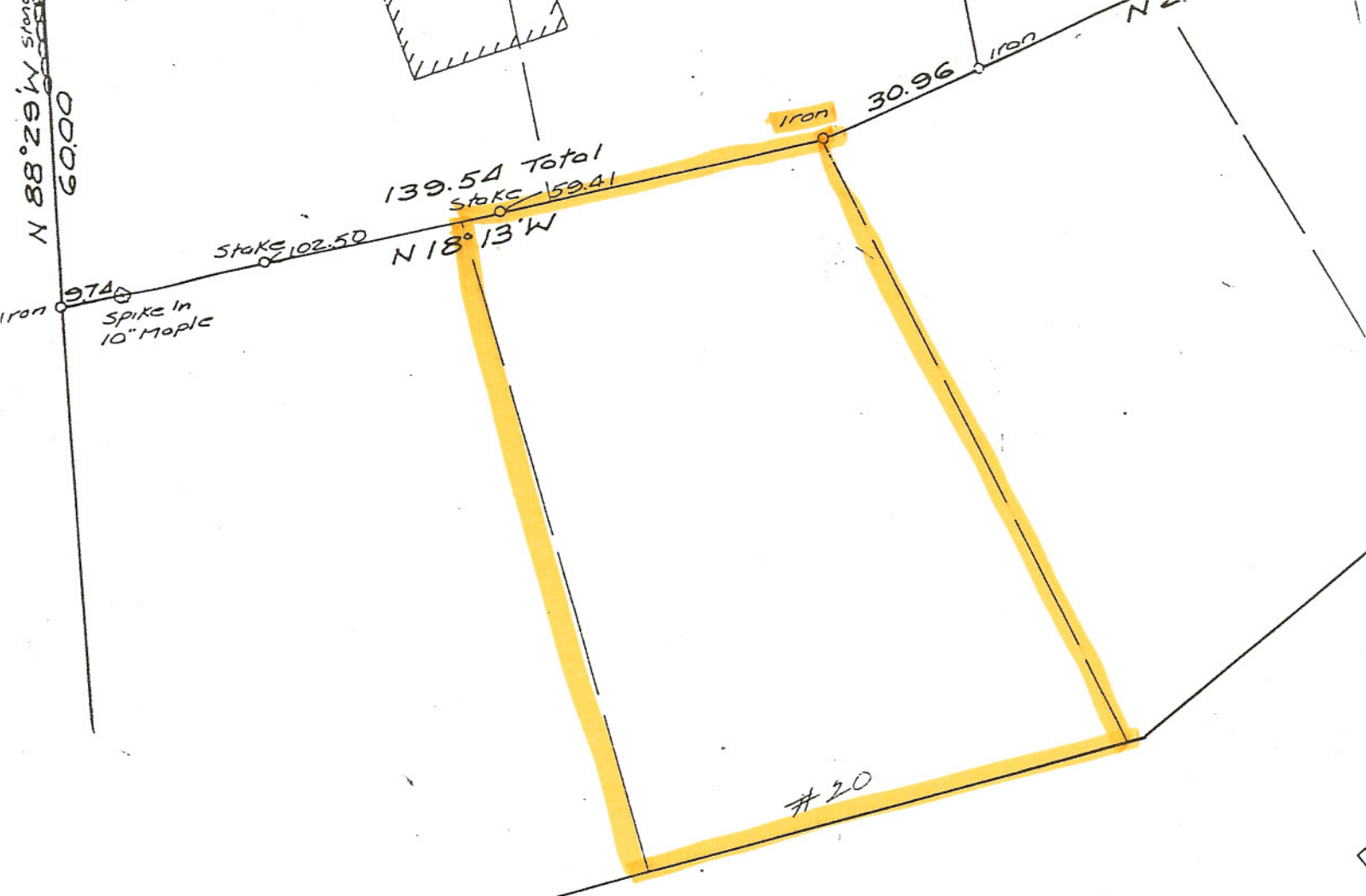
Zoning: *RESIDENTIAL*

SCHOOLS

Elementary: *POND COVE K-5*
Jr. High: *CAPE ELIZABETH MIDDLE 6-8*
High: *CAPE ELIZABETH HIGH SCHOOL 9-12*

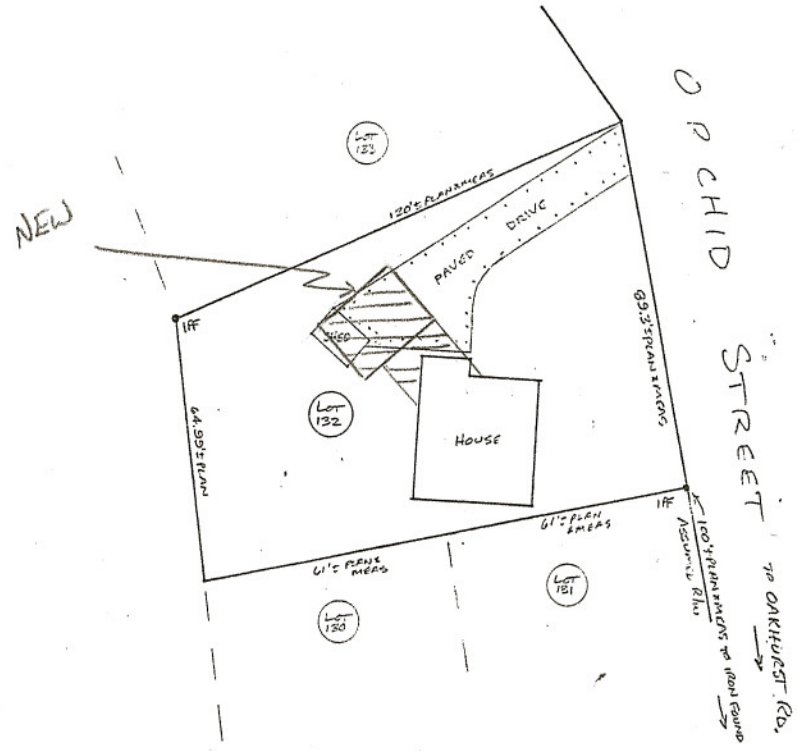
REMARKS: *WINDOW QUILTS. HARDWOOD FLOORS EXCEPT DEN, KITCHEN, PANTRY, BATHS. SPACIOUS SALTBOX IN DESIRED AREA OF CAPE. BEACH PRIVILEGES. PARTIAL UPSTARIS DORMER. KITCHEN/BREAKFAST ROOM 18 YRS OLD. DEN, 8 YRS OLD. ELECTRIC WIRING ON ROOF IN BACK TO PREVENT ICING. * UTILITY SHED - NO GARAGE * EASEMENT TO NEIGHBOR TO HOOKUP SEWER. WOULD NOT INTERFERE W/GARAGE BUILDING*





1965
EC Jordan
30' = 1"

N



PLAN REFERENCE
 PG 30, PG 27
 LOT 132

Bruce Van Note

* REVISED 7-20-84 (BOOK REMOVED)

IMPORTANT NOTES:

- THIS IS NOT A BOUNDARY SURVEY.** A boundary survey could yield significantly different boundaries. This sketch is prepared solely for the mortgagee specified below and its title insurer for the sole purpose of determining whether the building(s) and any other obvious improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**
- Based upon inspection made with reasonable certainty, Dirigo Land Services, Inc. hereby certifies to the mortgagee specified below and its title insurer that:
 - this sketch is an approximate representation of the premises (or a portion of the premises) described in Book 3864, Page 321 of the CUMBERLAND County Registry of Deeds, the building(s), and any other obvious improvements thereon;
 - the principal structure(s) on the premises are are not in a flood hazard zone as delineated on flood maps used by the Federal Emergency Management Agency (if any) (Map Panel # if in flood zone: _____); and
 - the municipality has indicated that there are are no apparent violations of municipal ordinances regarding building setbacks, lot size or lot frontage in effect at the time of construction (if any).

BORROWER'S COPY

MORTGAGE LOAN INSPECTION

LOCATION: 20 ORCHID STREET, CAPE ELIZABETH
 MORTGAGOR(S): HOWE, ANDREW
 SELLER(S): SPENCER, DONALD L. & JOAN F.
 MORTGAGEE: BANKERS COOPERATIVE MORTGAGE SERVICES
 DATE: 7-1-94* SCALE: 1" = 30' MLI#: 94-245

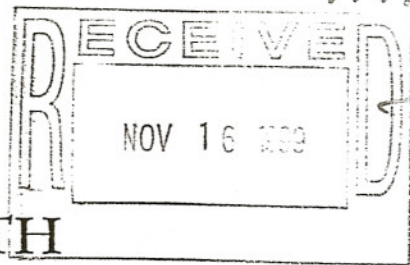
Prepared By:
DIRIGO LAND SERVICES, INC.
 Bruce A. Van Note, President (PLS #1283)
 Reach Road, Great Island
 P.O. Box 6, Brunswick, Maine 04011
 Tel: (207) 833-5343 Fax: (207) 833-5344



199949



APPROVED
11/19/99



TOWN OF CAPE ELIZABETH

Code Enforcement Office
P.O. Box 6260
320 Ocean House Road
Cape Elizabeth, Maine 04107-0060

Phone: 207-799-1619
Fax: 207-799-5598
Email: cecodes@maine.rr.com

APPLICATION FOR BUILDING PERMIT # 000219

MAP U04 LOT 118

LOCATION 20 Orchid Road

OWNER Andrew & Gay Howe

ADDRESS 20 Orchid Rd

TELEPHONE HOME 799-3753 WORK 772-2466

APPLICANT Same

ADDRESS _____ TELEPHONE _____

CONTRACTOR DoBri Building & Remodeling, Brian Dobson

ADDRESS 29 Watson Mill Rd, Saco TELEPHONE 283-6683

APPLICATION TYPE

- ALTERATION
- NEW CONSTRUCTION
- CHANGE OF USE
- REPLACEMENT STRUCTURE
- DEMOLITION
- SIGN

ESTIMATED COST \$ 60,000 TOTAL ESTIMATED VALUES 60,000
~~42,500~~

PERMIT FEE \$ 300.00
~~212.50~~
MINIMUM FEE \$10 OR \$5 PER \$1,000 ESTIMATED VALUE

OFFICE USE ONLY

PERMIT#000219

MAP U04 LOT 118

ADDITIONAL PERMITS REQUIRED:

PLUMBING

DISPOSAL

ELECTRIC

HEATING

FLOOD HAZARD

STATE FIRE MARSHALL

DEP

OTHER

DISTRICT(S) RC OVERLAYDISTRICT NONE

ZONING BOARD OF APPEALS APPROVAL REQUIRED YES NO

APPEAL TYPE APPROVED YES NO

APPROVAL DATE

PLANNING BOARD APPROVAL REQUIRED YES NO

APPLICATION TYPE APPROVED YES NO

APPROVAL DATE

FLOOD ZONE C

THIS PERMIT IS HEREBY

APPROVED



BRUCE A. SMITH
CODE ENFORCEMENT OFFICER

November 19, 1999

DATE

1) DESCRIPTION: _____
SIZE OF NEW STRUCTURE OR ADDITION: 16x24 Garage w/ attachment (open 1st floor, enclosed 2nd floor)

2.) LOT SERVICED BY:
_____ PRIVATE SEPTIC SYSTEM

SIZE OF EXISTING SEPTIC TANK _____ DESIGN FLOW _____ GALLONS PER DAY

OF EXISTING BEDROOMS 3 # OF PROPOSED BEDROOMS 4

PUBLIC SEWER

3.) BUILDING HEIGHT
(THE VERTICAL DISTANCE FROM THE AVERAGE ORIGINAL GRADE TO THE TOP OF THE HIGHEST ROOF BEAMS OF A FLAT ROOF, OR TO THE MEAN LEVEL OF THE HIGHEST GABLE OR SLOPE OF A GABLE OR HIP ROOF)

24 EXISTING 23 PROPOSED (MAX 35' ALLOWED)

4.) IF ADDING BEDROOMS, NET CLEAR OPENING OF BEDROOM EGRESS WINDOWS
(MIN 5.0 SQUARE FEET FOR FIRST FLOOR / MIN 5.7 SQUARE FEET FOR SECOND FLOOR)

Windows
24 ft
door
18 ft

New BDRM #1 BDRM #2 BDRM #3 BDRM #4 BDRM #5 BDRM #6

NOTE: THE BOTTOM SASH OF TILTWASH DH WINDOWS MUST MEET MINIMUM SETBACKS EXISTING STRUCTURES

FRONT 35 SIDES 2 1 25 REAR 60

PROPOSED STRUCTURE SETBACKS

FRONT 35 SIDES 2 1 10 REAR 40

NO BUILDING HEREAFTER ERECTED SHALL BE OCCUPIED OR USED, IN WHOLE OR IN PART, UNTIL A CERTIFICATE OF OCCUPANCY SHALL HAVE BEEN ISSUED BY THE CODE ENFORCEMENT OFFICER.

APPROVED PLANS MUST BE RETAINED ON JOB ALONG WITH PERMIT UNTIL FINAL INSPECTION HAS BEEN MADE.

MINIMUM OF THREE INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK. PLEASE SCHEDULE INSPECTIONS WITH THE CEO SECRETARY. 1.) FOUNDATIONS (FOOTINGS AND WALLS) 2.) FRAMING (PRIOR TO COVERING STRUCTURAL MEMBERS) 3. FINAL INSPECTION BEFORE OCCUPANCY.

WHERE APPLICABLE, SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS.

THIS PERMIT APPLICATION DOES NOT PRECLUDE THE APPLICANT (S) FROM MEETING APPLICABLE STATE AND FEDERAL RULES.

THIS PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION IS NOT STARTED WITHIN SIX MONTHS OF PERMIT ISSUE DATE.

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE NAMED PROPERTY, OR THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS THEIR AGENT. I AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THIS JURISDICTION. IN ADDITION, IF THIS PERMIT IS ISSUED, I CERTIFY THAT THE CODE OFFICIAL OR HIS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO ENTER ALL AREAS COVERED BY SUCH PERMIT AT ANY REASONABLE HOUR FOR THE PURPOSES OF INSPECTING SAID WORK.

SIGNED X [Signature] DATE 11/15/99
OWNER / AUTHORIZED AGENT

1000 WILSON ST. SUITE 1000, PORTLAND, ME 04102

Subject: Notes 9 & 10 for Zach Greenfield
Date: January 9, 2012 3:52:05 PM EST
To: <swag@zwi.net>
1 Attachment, 414 KB

-----Original Message-----
From: dell@northeastcivilsolutions.com
mailto:dell@northeastcivilsolutions.com
Sent: Monday, January 09, 2012 3:50 PM
To: nan.whitten@northeastcivilsolutions.com
Subject: Scanned Image...

9. BASED ON MONUMENTATION FOUND ALONG THE RIGHT-OF-WAY OF WOODCREST ROAD, WE HAVE A HIGH LEVEL OF CONFIDENCE IN THE LAYOUT OF THE RIGHT-OF-WAY AND THE FRONTAGES OF THE 3 LOTS WITHIN THE SUBJECT BLOCK OF THE PLAN REFERENCED IN NOTE 4.a. ABOVE. IN ADDITION, THE RECORD ANGLE AT THE NORTHEAST CORNER OF THE LOCUS PRODUCES A LINE THAT INTERSECTS A DRILL HOLE WHICH IS SHOWN ON THE PLAN REFERENCED IN NOTE 4.b. HOWEVER, DUE TO THE FACT THAT THE SUBJECT BLOCK ON THE PLAN IN NOTE 4.a. DOES NOT MATHEMATICALLY CLOSE AND THERE ARE NO MONUMENTS SHOWN ON SAID PLAN, STANDARD PRORATION WAS USED TO ADJUST THE DISTANCES OF THE REAR LINE EQUALLY BETWEEN THE 3 LOTS OF THE BLOCK.
10. ALTHOUGH THE SOUTHERLY PROPERTY LINE OF THE LOCUS DOES NOT INTERSECT THE EXISTING PIPE FOUND NEAR THE SOUTHWEST CORNER OF THE PROPERTY, SAID PIPE IS A LONG STANDING MONUMENT THAT APPEARS TO BE USED FOR OCCUPATION PURPOSES. WE RECOMMEND USING THE LINE FROM THE FRONT CAPPED REBAR SET TO THE FOUND IRON PIPE AS A BASIS FOR THE BUILDING SETBACK.

| Revised | By | Date | Changes |
|--|----|------|-------------------------|
| | | | |
| PROJECT: 33006 | | | DRAWING NAME: 33006.dwg |
| DATE: DECEMBER 12, 2011 | | | SCALE: 1" = 20' |
| FIELD BY: JAP / ADA | | | DRAWN BY: JAP |
| Drawing Name and Location | | | |
| BOUNDARY SURVEY 17 WOODCREST ROAD, CAPE ELIZABETH, MAINE | | | |
| Owner: | | | |
| ZACHARY & ABIGAIL GREENFIELD 17 WOODCREST ROAD, CAPE ELIZABETH, MAINE 04107 | | | |
| Prepared For: | | | |
| ZACHARY & ABIGAIL GREENFIELD 17 WOODCREST ROAD, CAPE ELIZABETH, MAINE 04107 | | | |



The Greenfields
17 Woodcrest Road
Cape Elizabeth, ME 04107

January 10, 2012

Andrew and Gay Howe
21 Woodcrest Road
Cape Elizabeth, ME 04107

Re: Support for Variance

Dear Andy and Gay:

We understand that you have decided to apply for a variance to address the issue of a small corner of your garage being within the side-yard setback based upon the survey we recently obtained. Your house is certainly one of the nicest in our neighborhood and you have always been excellent neighbors. We therefore fully support your application for a variance for this matter.

Please feel free to include this letter with the materials you submit to the Town.

Sincerely,

Zachary Greenfield

Abigail Greenfield