

CITY OF GARDINER BOARD OF APPEALS

www.gardinermaine.com

ADMINISTRATIVE APPEAL APPLICATION Code Enforcement Historic Preservation Commission Planning Board
Applicant Information:
Name: Latoshia Egan Tel #: 207588 7660 Mailing Address:
Mailing Address: Quith Gardiner ME 04359
Property Owner Information
Property Owner as evidenced by deed recorded: Deed Book Number 13 740 Page 196
Name: Balder Singh Vij Tel #:
Mailing Address: Bongine Way Myrrieta, (A 92563
Property Information:
Location: 25 Butlett St Geraner, Me 04345 City Tax Map: 040 Lot: 019 Zoning District
$i \setminus C$
Lot size (acres): Road frontage: Shoreland frontage:
Existing use of property:
Abutting Property uses: North: (16) (2) (5) South: (15) (2) (5)
Total (Carlotte)
East: Insidential West: Insidential

Please describe the action taken by the Code Enforcement Officer, Historic Preservation Commission or the Planning Board that you are appealing:

Do march 28th 2022 I Called city of Gardiner
town I all cost ask I is then the
town hall and asked if there was a limit to how many dogs someone could own and was
told thed as long as one does were Devited them
The state of the s
come back monday and he did everything
he Still wasn't Sure how many dogs her Could have he said he would find but
my could have he said he would find but
and cat occle to us later that do he
diont hear anything until the next affermen
when he sayd we could gold keed 5 of
OU GOGS T COM think its tails to GSK
LAS TO SILT C. J OF a/3 OF OU COSES he course
we wered given misinformation I tried to
5. No out now many dogs we could have back
when most of our boys were amonths old
now they are 8 months old and we are being to to get oil of with all
The state of the s
to us when we would have rehomed
they when they were I months old book
we became cottached to them I me had
been told we cantant keep them I
and believe we should have to get
IN OF 2/3 OF OUR COOK BECAUSE SOMEONE
Use made a mistaled the one and of
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, motivaly frounatizing not Just for us
but for of dons to have to get his of
them by oust coumping then at a Bennel
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11/- 2-
Appellant's Signature: Duty 22
Property Owner's Signature: Donald L. Essen Dated: 9/13/22
1 / Daicu, I J del



August 22, 2022

25 Bartlett St South Gardiner, Maine 04359

NOTICE OF VIOLATION IMMEDIATE CORRECTIVE ACTION REQUIRED

Dear Donald Eagan

This notice of violation regards your property at 25 Bartlett St (Tax Map 040, Lot 019) in South Gardiner, Maine. In response to several complaints, I visited 25 Bartlett Street on August 3rd 2022. While at the property, it was disclosed that there were 14 dogs and about 6 cats being kept on the property. This number of Dogs constitutes a kennel as defined in the Land Use Ordinance. Section 7.6.3 states that Kennels are not an allowed use in the High Density Residential Zone. The number of dogs on the property must be reduced to 5 or less.

Please note this Notice of Violation constitutes an enforcement order of the Gardiner Code Enforcement Officer. As permitted by Section 2.4.4 of the Gardiner LUO, an appeal of this enforcement order may be taken to the Gardiner Board of Appeals (BOA) within thirty (30) days of the date of this Notice of Violation, by submitting to the BOA a written statement and application of the relief requested and why it should be granted.

<u>Do not disregard this Notice of Violation.</u> Failure to exercise this administrative procedure will jeopardize your right to appeal, and this Notice of Violation will be a final judgment on the above violations.

The City of Gardiner is willing to work with you towards a resolution of the violations found on your property. This can be accomplished by immediately correcting the violations on the property no later than September 19th, 2022. Please note that any efforts to voluntarily resolve this Notice of Violation does **not** toll or continue any appeal period.

If you fail to comply with this Notice of Violation and voluntarily resolve this matter, the City of Gardiner may file a Land Use Enforcement Action in Maine District Court. Title 30-A M.R.S.A. Subsection 4452 establishes a fine of \$100 - \$2,500 for each violation of the Ordinance. (A separate fine will be assessed for each day a violation continues). The City will seek an order for corrective action, a substantial fine, plus attorneys' fees and costs in such an action.

Clearly it is in your best interest to resolve this matter out of court. Please contact me immediately to discuss your intentions regarding these violations or to schedule an inspection once the violations are corrected. You can reach me at my office in the City Hall building, by telephone at (207) 582-6892 or email at ceo@gardinermaine.com during regular working hours.

Sincerely,

Kris McNeill

Code Enforcement Officer

Copies to: Property File

Correspondence

BK13740

PGS 196 - 199 10/08/2020 11:30:17 AM

INSTR#: 2020025826

ATTEST: BEVERLY BUSTIN-HATHEWAY

RECEIVED KENNEBEC SS REGISTER OF DEEDS

eRecorded Document

NO REAL ESTATE TRANSFER TAX PAID

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 Dace Stoole 1	urz inte foi	r processing date	·

QUITCLAIM DEED

THIS INDENTURE, made this 30th day of September, 2020, by and between Singma Investments, Inc., a California Corporation, hereinafter called GRANTOR, whose mailing address is 39710 Bonaire Way, Murrieta, CA 92563, and, Baldev Singh Vij, herein after, whether one or more, called GRANTEE, whose mailing address is 39710 Bonaire Way, Murrieta, CA 92563 (the words GRANTOR and GRANTEE to include the respective heirs, successors and assigns of each where the context requires or permits).

WITNESSETH THAT:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00), lawful money of the United States of America, to GRANTOR in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, has remised, released and quitclaimed to the GRANTEE, GRANTEE'S heirs and assigns forever, all the rights, title, interest and claim of the GRANTOR in and to the following described land in the COUNTY OF Kennebec, STATE OF Maine to-wit:

SEE EXHIBIT A

More Commonly Known as 25 Bartlette St, S Gardiner, ME 04359 Folio number 002569 RE

Prior Recordation Instrument 2016000419

Witness #1	By:Baldev Singh Vij
Witness #2	
STATE OF)	
COUNTY OF	
I certify that on this day of authority, personally appeared produced a driver's license for identifi acknowledged the execution thereof to mentioned, and who did take an oath.	, 2020, before me, the undersigned , and who is personally known to me, or who ication, and who executed the foregoing instrument and be his/her free act and deed for the uses and purposes herein
WITNESS my hand and official stamp	the date aforesaid.
	Notary Public in and for the State of My Commission Expires:

PREPARED BY:

Baldev Singh Vij 39710 Bonaire Way, Murrieta, CA 92563

MAIL TAX STATEMENTS TO:

Baldev Singh Vij 39710 Bonaire Way, Murrieta, CA 92563

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF Riverside)
On 1 Oct. 2020 before me, Kimberly	J. Lane, notary public e Insert Name and Title of the Officer)
personally appeared Baldev Singh Vij	evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknow	wledged to me that he/she/they executed the same hat by his/her/their signature(s) on the instrument
I certify under PENALTY OF PERJURY under the paragraph is true and correct.	e laws of the State of California that the foregoing
WITNESS my hand and official seal.	KIMBERLY J. LANE Notary Public – California Riverside County Commission # 2231643 My Comm. Expires Feb 18, 2022
Signature of Notary Public	(Notary Seal)
ADDITIONAL OP	TIONAL INFORMATION
Description of Attached Document	
Title or Type of Document:	Document Date:
Number of Pages: Signer(s) Other That Additional Information:	n Named Above:

EXHIBIT "A"

A certain lot or parcel of land situated in that part of Gardiner, County of Kennebec, and State of Maine, known as South Gardiner and bounded as follows, viz ...

Situated on the northerly side of Bartlett Street, so called and bounded on the south by said street on the east by land now or formerly of Jerry Preble on the west and north by land now or formerly of A. Y. Bartlett. Said lot having 68 feet frontage on Bartlett Street and having a depth of 138 feet.

Also all right, title, and interest in and to a certain lot or parcel of land in the City of Gardiner, in that part known as S. Gardiner, County of Kennebec, and State of Maine, more specifically located on the northerly side of Bartlett Street bounded and described as follows, to wit:

Commencing at an iron pin, said iron pin being the southwesterly comer of land of Mae Groves as recorded in Book 714, page 309, thence N 59 degrees 39' W a distance of 103 feet, more or less along the northerly right of way of Bartlett Street to an iron pin the point of beginning; thence from said iron pin N 30 degrees 45' feet E a distance of 132 feet more or less, along the westerly line of land now or formerly of Dorothy E. Hall to an iron pin in the land of Mae Groves, as recorded in Book 806, page 432, thence N 59 degrees 39' feet west a distance 8.5 feet, more or less along the southerly line of Groves to a point in the land of Homer and Doris Kenerson; thence S 31 degrees 24' feet W a distance of 132 feet, more or less, along the easterly line of Kenerson to a point in the northerly right of way of Bartlett Street, thence S 59 degrees 39' feet E a distance of 1.5 feet, more or less, along the northerly right of way line of Bartlett Street to an Iron pin, the point of beginning, being 0.02 acres, more or less.

The present day description was furnished by Dewey C. Gray, Jr. on October 19, 1975.

Also all right, title and interest in and to a certain lot or parcel of land in the City of Gardiner, in that part known as S. Gardiner, County of Kennebec, State of Maine, more specifically located on the northerly side of Bartlett Street, bounded and described as follows, to wit:

Commencing at an iron pin on the northerty side of said Bartlett Street at the southeast comer of land set forth in deed recorded in the Kennebec County Registry of Deeds in Book 1865, page 63; thence northerly along the easterly boundary of said land previously conveyed a distance of 132.9 feet, more or less, to the boundary of land of Mae Groves; thence easterly along the southerly boundary of land of Mae Groves 5.5 feet to a pin; thence southerly to the northerly side of said Bartlett Street at a pin located .5 feet easterly of the point of beginning; thence westerly along the northerly side of said Bartlett Street a distance of .5 feet to the southeast corner of land previously conveyed at the point of beginning.

Excepting and reserving a 12 foot right of way for passage by foot and vehicle along the easterly boundary of land of the herein described premises, said right of way leading from Bartlett Street, so called in a northerly direction to land of Mae Groves.

Also excepting and reserving any portion of the above-described premises included in a parcel conveyed by Homer Kenerson and Doris Kenerson to Ronald P. J. Blais and Rose M. Blais by deed dated December 17, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1885, page 61.

SARDINER, ME	Market Assessed 18,800 19,400 19,400	Total 38200		18,800	0	19,400	38,200	0	Purpost/Result	Inspected Building Permit Inspection Assessor Review Building Permit Inspection Field Review Measure/Znd Visit Measure/1st Visit	L	nit P Land Value	2.23 19,400	000
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ASSESSMENT Appraised 19,400	38,200	38200 Total 38200 Total Total This signature acknowledges a visit by a Data Collector or Assessor	APPRAISED	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg) Special Land Value	Total Appraised Parcel Value	Exemption	Date Id Type	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6		Notes Location		
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2563	GIS ID NANERSHIP SINC ERTIES LLC AL SERVICES INC	EXEMPTIONS Description		T	Nbhd Name				-			ition Zone Land Type	72	Total Day I page
SINGH VIJ BALDEV 39710 BONAIRE WAY MURRIETA CA 9	GINGH VIJ BALDEV SINGH VIJ BALDEV SINGMA INVESTMENTS INC KINGDOM FIRST PROPERTIES LLC PJ GLOBAL INC SPRINGLEAF FINANCIAL SERVICES INC	Year Code			Nbhd 0000				-	Yermit to Issue Date		B Use Code Description	1030 Manu Home	

DETAIL (CONTINUED) Description	Cost 100 A 1	
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