

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 007354

Please Read
Application And
Notes, If Any,
Attached

This is to certify that John & Agnes Gromley/TBD
has permission to Add 2 dormers (13' & 12' 8" - both on north side) to increase ceiling height - renovation of bathroom
AT 46 TURNER ST CE 014 J002001 City of Portland

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise worked-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. [Signature]
Appeal Board _____
Other _____
Department Name

[Signature] 12/18/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1354	Issue Date:	CBL: 014 J002001
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Location of Construction: 46 TURNER ST	Owner Name: John & Agnes Gromley	Owner Address: 46 Turner Street	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: Multi - Family - 3 unit	Proposed Use: Multi - Family - 3 unit - Add 2 dormers (13' & 12' 8" - both on north side) to increase ceiling height - renovation of bathroom	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 1
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Proposed Project Description: Add 2 dormers (13' & 12' 8" - both on north side) to increase ceiling height - renovation of bathroom	FIRE DEPT: w/conditions 12/8/09 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB IBC 2003
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Permit Taken By: Ldobson	Date Applied For: 11/30/2009	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. <p style="font-size: 24pt; font-weight: bold; text-align: center;">PERMIT ISSUED</p> <p style="text-align: center;">DEC 18 2009</p> <p style="text-align: center;">City of Portland</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Ok w/cond. have Date: 12/8/09 <i>ASB</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ASB</i> Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1354	Date Applied For: 11/30/2009	CBL: 014 J002001
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Location of Construction: 46 TURNER ST	Owner Name: John & Agnes Gromley	Owner Address: 46 Turner Street	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: Multi - Family - 3 unit - Add 2 dormers (13' & 12' 8" - both on north side) to increase ceiling height - renovation of bathroom	Proposed Project Description: Add 2 dormers (13' & 12' 8" - both on north side) to increase ceiling height - renovation of bathroom
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/08/2009
Note: Using section 14-436(a), 50% of the first floor footprint is 586.5 sf. Two dormers are adding 89.85 sf of floor area - using 15.3% of allowable 50% increase.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 12/18/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Ben Wallace Jr.	Approval Date: 12/08/2009
Note: Addition of 2 dormers and minor work on third floor.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Carbon monoxide and smoke alarms shall be installed. 2) Abandoned chimney shall be entirely sealed up or entirely removed and penetrations sealed. 3) Entire structure shall comply with NFPA 101 and 1. 			



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>46 Turner Street</u>		
Total Square Footage of Proposed Structure/Area <u>63 bath area + raised ceiling height</u>	Square Footage of Lot <u>2,100</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>14</u> <u>J</u> <u>2</u>	Applicant * must be owner, Lessee or Buyer* Name <u>John H. Gormley Jr</u> Address <u>9 Ridley Cove Rd</u> City, State & Zip <u>Harpwell Maine 04079</u>	Telephone: <u>207 2320643</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>270</u>
Current legal use (i.e. single family) <u>multifamily</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same/rental</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>creation of two dormers to increase ceiling height</u> <u>renovation of bathroom</u>		
Contractor's name: <u>Not yet chosen</u> Address: _____ City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: <u>John Gormley</u> Telephone: <u>2320643</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

RECEIVED
NOV 30 2009
Dept. of Building Inspections
City of Portland Maine

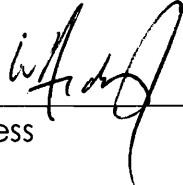
Signature: <u>John H. Gormley Jr</u>	Date: <u>11/30/09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **Milton J. Vickerson and Philomena Vickerson** of Portland, County of Cumberland and State of Maine, for consideration paid, grant to **John H. Gormley, Jr. and Agnes Gormley** whose mailing address is 9 Ridley Cove Road, Harpswell, ME 04079 with **WARRANTY COVENANTS**, as joint tenants, the real property 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, We have hereunto set our hands and seals this November 5, 2009.



Witness



Milton J. Vickerson




Philomena Vickerson

State of Maine
County of Cumberland

November 5, 2009

Personally appeared before me the above named Milton J. Vickerson and Philomena Vickerson and acknowledged the foregoing instrument to be their free act and deed.



Robert E. Danielson
Attorney at Law

MAINE REAL ESTATE TAX PAID

Exhibit A

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

Beginning on Turner Street at a point thirty-two and seven tenths (32.7) feet easterly from the southeasterly corner of Howard and Turner Streets; thence easterly on the southerly side of Turner Street thirty-four and seven tenths (34.7) feet to the westerly sideline of lot numbered 11 as shown on a plan of lots recorded in Volume 61, Page 400 of the Supreme Judicial Court Records of Cumberland County; thence southerly by said lot number 11, sixty (60) feet to the northerly sideline of lot number 8 as shown on said plan; thence westerly by said lot number 8, thirty-four and seven tenths (34.7) feet to a point thirty-two and seven tenths (32.7) feet from Howard Street; thence northerly parallel with Howard Street, sixty (60) feet to the starting point.

Subject however, to all such rights of way and drainage as are excepted or reserved in a deed from John F. Randell to Mable A. Merrill dated June 8, 1886 and recorded in the Cumberland County Registry of Deeds in Book 529, Page 23.

Meaning and intending to convey and hereby conveying the same premises as set forth in deed from Philomena Vickerson, Personal Representative of the Estate of Vincenzo A. Caiazzo to Philomena Vickerson dated June 28, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8365, Page 59; as affected by deed from Philomena Vickerson to Milton J. Vickerson and Philomena Vickerson dated September 9, 1988 and recorded in Book 8466, Page 286.

Received
Recorded Register of Deeds
Nov 06, 2009 01:58:03P
Cumberland County
Pamela E. Lovley

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Old Port Title Co.

TD Bank, NA, and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"

The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0014 B

46 Turner Street
Portland, Maine

Job Number: 405-96
Inspection Date: 10-29-09
Scale: 1" = 20'

BUYER: John & Agnes Gormley
SELLER: Philomena & Milton Vickerson

R-6

lot size - 2334 ϕ

side setback - 10' min \approx 4

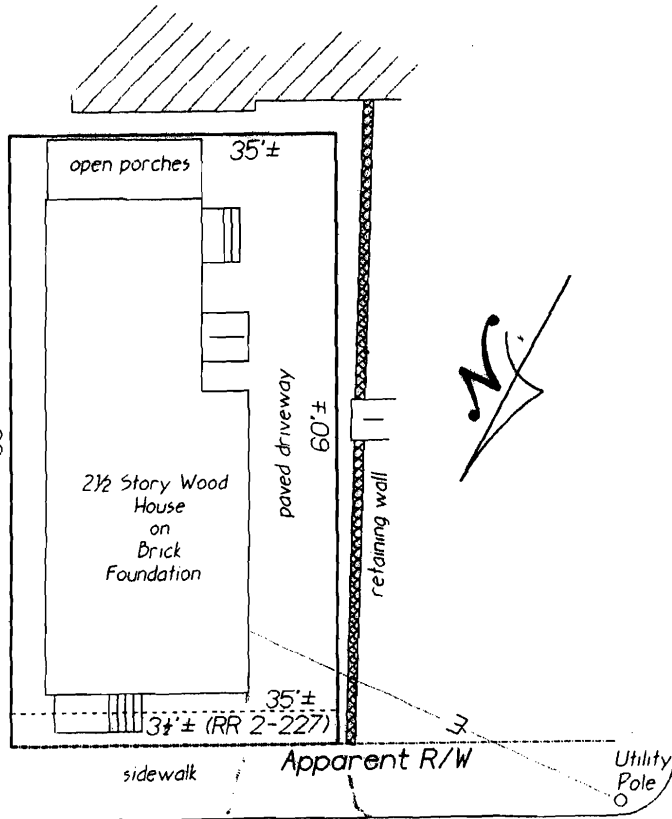
rear setback - 20' min \pm 1

land area prod - 1,000 needs 3,000 ϕ
* using section section 14-4 3(A)

50% of lot floor footprint (1173 ϕ)
= 586.5 ϕ

doorways adding 89.15 ϕ footprint \pm 0.9

15.13%



Howard Street
(bituminous)

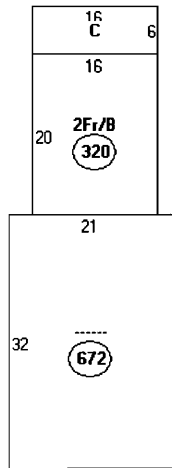
Turner Street
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED
184 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-1663
Fax: (207) 846-1664

PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 8466 PAGE 286 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: RB



Descriptor/Area

- A: -----
672 sqft
- B: 2F1/B
320 sqft
- C: 0P/0P
96 sqft

= 1088

side steps 4' x 6' = 24 ϕ
 front steps 4' x 9' = 36 ϕ
 bulkhead - 5' x 5' = 25 ϕ

total = 1173 ϕ