

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

Permit Number: 050512

This is to certify that Buchanan Donna /M & M Builders
has permission to Addition/ new rooms 1st, 2nd 3rd floor deck
AT 52 Atlantic St 016 E008001

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 altered or closed-in. **HEAR 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. _____
Health Dept. _____
Appeal Board _____
Other _____

PERMIT ISSUED
JUN 1 2005
CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

[Signature] 6/1/05
Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Location of Construction: 52 Atlantic St	Owner Name: Buchanan Donna <i>Judy George</i>	Owner Address: 201 Harvard St	Permit No: 05-0512	Issue Date: JUN 1 2005	CBL: 06 E008001
Business Name:	Contractor Name: M & M Builders	Contractor Address: 16 Tenney Street Yarmouth	Phone: 319-2445		
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R-6		

Past Use:	Proposed Use: Residential / Addition/ new rooms 1st, 2nd & 3rd flr new deck	Permit Fee: \$246.00	Cost of Work: \$25,000.00	CEO District: 1	
Proposed Project Description: Addition/ new rooms 1st, 2nd & 3rd flr new deck		FIRE DEPT: <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB IRC 2003		

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By : Idobson	Date Applied For: 05/03/2005	Zoning Approval
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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"/> Date: <i>6/1/05</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 Date: <i>6/1/05</i>
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PERMIT ISSUED
 JUN 1 2005
 JUN 1 2005
 CITY OF PORTLAND

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

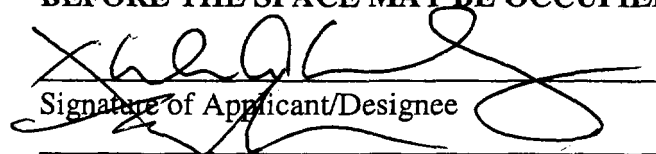
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete
- N/A **Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

 CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee

6/1/05
Date
6/1/05

Signature of Inspections Official

Date

CBL: 16-E-8

Building Permit #: 05-0512

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0512	Date Applied For: 05/03/2005	CBL: 016 E008001
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Location of Construction: 52 Atlantic St	Owner Name: Buchanan Donna	Owner Address: 201 Harvard St	Phone:
Business Name:	Contractor Name: M & M Builders	Contractor Address: 16 Tenney Street Yarmouth	Phone (207) 846-0774
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Residential / Addition/ new rooms 1st, 2nd & 3rd flr new deck		Proposed Project Description: Addition/ new rooms 1st, 2nd & 3rd flr new deck	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 06/01/2005**Note:** ok under 14-436B - 80% expansion allowed**Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) 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:** 06/01/2005**Note:****Ok to Issue:**

- 1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 2) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, or heating.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:****Reviewer:****Approval Date:****Note:** **Ok to Issue:**

TEMPORARY CONSTRUCTION EASEMENT

This Agreement, made this 31ST day of MAY, 2005, between David & Kelly Hawkiser, hereinafter designated Grantor, and M&M Industries, hereinafter designated Grantee, does hereby grant unto the Grantee, its successors, assigns, agents, contractors, subcontractors, and employees permission to enter the property described as 50 Atlantic Street, Portland, Maine, and grants the exclusive right to perform construction activities necessary to do construction work at 52 Atlantic Street, Portland, Maine.

David & Kelly Hawkiser, Grantor, for the true and actual consideration of \$1.00 does grant to M&M Industries, its successors, assigns, agents, contractors, subcontractors, and employees, a Temporary Easement for a work area from the existing driveway to the rear property line, being an area totaling 100 Square Feet for the purpose of constructing a foundation and addition.

Grantor agrees the consideration recited herein is just compensation for the property, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of 52 Atlantic Street.

The Grantor also grants to the Grantee, its successors, assigns, agents, contractors, and employees the right to erect and use construction equipment at the site of the construction project, whichever is sooner.

IT IS UNDERSTOOD that the Easement rights herein granted shall terminate four (4) months from the date hereof or upon completion of the above-mentioned construction project, whichever is sooner.

IT IS ALSO UNDERSTOOD that the Easement herein granted does not convey any right or interest in the above-described property, except as stated herein, nor prevents Grantor from the use of said property; provided, however, that such use does not interfere with the rights herein granted.

In addition, the Grantee, its successors, assigns, agents, contractors, subcontractors, and employees agree to the following conditions of entry:

1. **DAMAGE TO PROPERTY:** Shall exercise care to avoid damaging the property in any manner not consistent with the purposes for which this Agreement is issued.
2. **COOPERATION WITH GRANTOR:** shall at all times cooperate with Grantor(s) and comply with reasonable requests not inconsistent with the purpose for which this Agreement is issued.
3. **PLANTINGS:** Grantee will replace any flowers, trees, shrubs with like in kind upon completion of job.
4. **CLEANUP:** Shall spread material uniformly over the construction site, seed, and fertilize. Upon completion of the addition, shall clean all the ground occupied of all rubbish, excess material, temporary structures, and equipment.
5. **ACCEPTANCE:** All parts of the site shall be left in acceptable condition.

MSM INDUSTRIES
 Grantee [Signature] Pres.
Mark A. MASHWAY
 Grantee's Printed Name
5/31/05
 Date

[Signature]
 Grantor
David Hochheiser
 Grantor's Printed Name
5/31/05
 Date

COPY

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 06-08-05. Reproduction and/or dissemination after this date is unauthorized

MORTGAGE INSPECTION OF: DEED BOOK 21506 PAGE 139 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 52 Atlantic Street, Portland, Maine

Job Number: 460-71

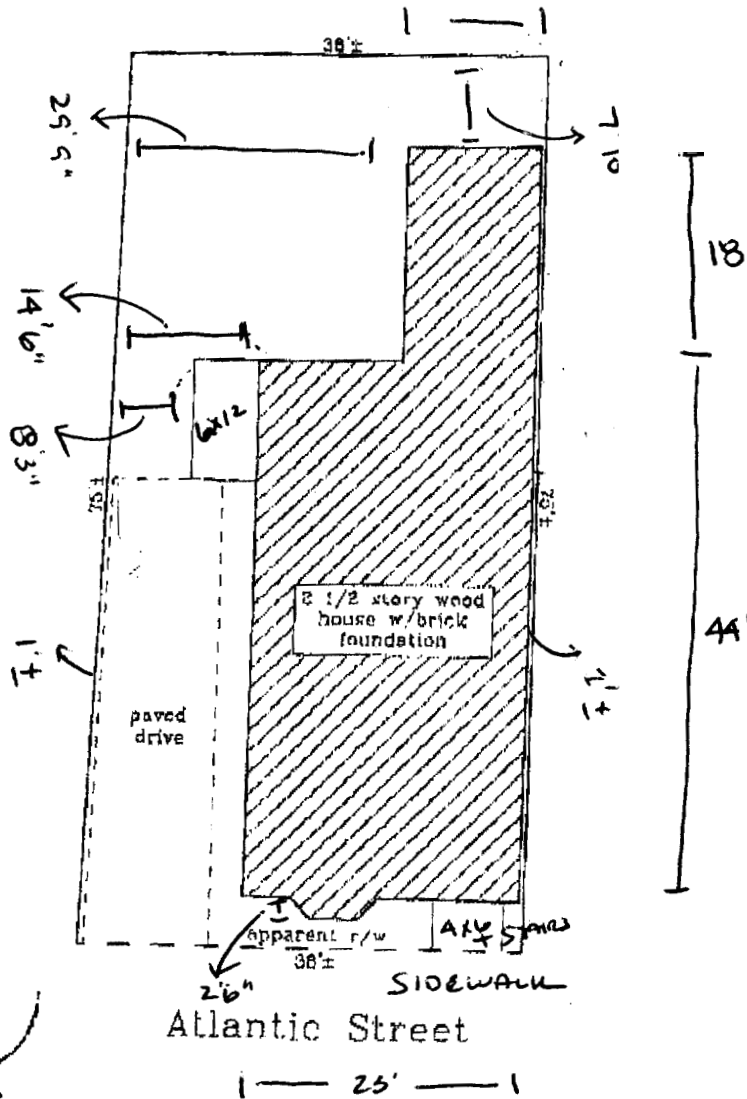
Inspection Date: 3-08-05

Buyer: Judy George

Scale: 1" = 15'

Client File #: ---

Sellers: Nicholas Oppedisano & Donna Buchanan



[Handwritten signature]

I HEREBY CERTIFY TO: Bay Area Title Services, Inc.
Residential Mortgage, and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do not violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone 207-967-4831 fax
www.livingston-hughesurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



Residential 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: 52 ATLANTIC STREET

Total Square Footage of Proposed Structure: 420 SQ. FT. REPLACEMENT / 420 SQ. FT. NEW Square Footage of Lot: .059 ACRE = 2570 SQ. FT.

Tax Assessor's Chart, Block & Lot Chart# 16 Block# E Lot# B Owner: JUDY GEORGE Telephone: 207-892-6193
253 SMITH ROAD
WINDHAM, ME 04062

Lessee/Buyer's Name (If Applicable): _____ Applicant name, address & telephone: M+M INDUSTRIES Cost Of Work: \$25,000.00
33 CHAPL STREET #1 Fee: \$
SOUTH PORTLAND, ME 04106

Current Specific use: STORAGE / EXTRA ROOMS 1ST & 2ND FLOOR Addition -

Proposed Specific use: NEW ROOMS 1ST & 2ND & 3RD FLOOR W/ DECK

Project description: DEMOLISH EXISTING "SARV" (SEE PERMIT #050336) AND REPLACE FOUNDATION. FOOTPRINT OF NEW STRUCTURE WILL REMAIN THE SAME. 1ST & 2ND FLOOR ROOMS WILL BE BEDROOMS WITH FLOOR WINDOWS. THE 3RD FLOOR ROOM WILL BE ACCESS TO THE OUTSIDE DECK. WINDOWS ON THIS PORTION WILL ALSO BE FLOORS.

Contractor's name, address & telephone: AS ABOVE BR FLOORS.

Who should we contact when the permit is ready: MARIL

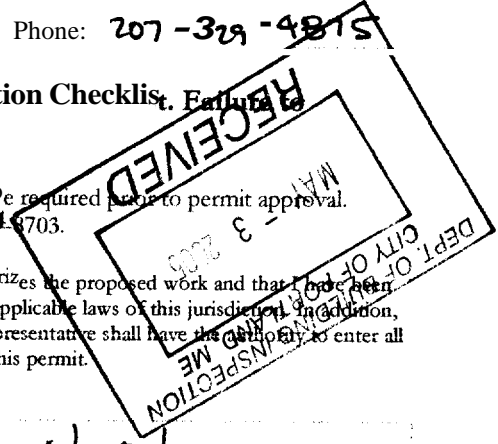
Mailing address: AS ABOVE

Phone: 207-329-4815

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-4703.

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.



Signature of applicant: [Signature] Date: 4/28/05

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$2.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

M & M Industries
33 Chapel Street #1
South Portland, Me **04106**
207-329-4875

May 3, 2005


Building Inspections
City of Portland
389 Congress Street
Portland, Maine **04101**

To whom it may concern:

Arthur Rowe met with my client, Judy George, on May 2nd, 2005 in regards to the construction of the deck and the rebuilding of the elle. My client is of the understanding that this addition will not be used to facilitate the construction of an extra unit on the premises.

At the present time my client has pulled all permits (electrical & demolition) and is presenting this permit to do as stated, and understands that the city and code does not allow a third unit in this building.

Sincerely yours,


Mark A. Mawhinney
Mark A. Mawhinney

M & M Industries
33 Chapel Street #1
South Portland, Me 04106
207-329-4875

April 28,2005

Building Inspections
City of Portland
389 Congress Street
Portland, Maine 04101

General Description of Work:

Remove existing structure and replace on the same footprint a new structure with a third floor and deck above. The demolition has been permitted by Permit #050336.

Lot description:

The lot is approx 26' x **75'** with a structure that has a footprint of 1141 square feet. The structure takes up most of the lot with an attached porch of 84 square feet, and a detached set of steps of approximately 60 square feet. The driveway and the walkway take up an additional 416 square feet.

Ordinance restrictions:

According to ~~14-436~~(a) the addition cannot contain more than 50% of the first floor. The addition is 432 square feet of third floor and deck above. This is less than the 50% of the existing first floor.

According to 14-139(G) the addition must be 45' or less. The proposal is for 42'6".

The addition will be built on exactly the same footprint of the existing building with references established in the pre-demolition meeting with city inspectors.

Sincerely yours,


Mark **A.** Mawhinney

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new **query**.

Current Owner Information

Card Number	1 of 1
Parcel ID	016 E008001
Location	52 ATLANTIC ST
Land Use	TWO FAMILY
 Owner Address	 BUCHANAN DONNA 201 HARVARD ST PORTLAND ME 04103
 Book/Page	 /
Legal	46-E-8 ATLANTIC ST 50-52 2554 SF

Current Valuation Information

Land	Building	Total
\$31,290	\$105,950	\$137,240

New Estimated Valuation information

Land	Building	Total	Phase-In Value
\$106,200	\$154,200	9261,600	9199,420

Property information

Year Built 1910	Style old style	Story Height 2	sq. Ft. 2849	Total Acres 0.059		
Bedrooms 7	Full Baths 2	Half Baths	Total Rooms 12	Attic Full Finsh	Basement Full	

Outbuildings

<i>Type</i>	<i>Quantity</i>	<i>Year Built</i>	<i>Size</i>	<i>Grade</i>	<i>Condition</i>
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Sales information

Date 07/29/2004	Type LAND + BLDING	Price \$137,240	Book/Page 21606-139
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

[Click here](#) to view comparable sales or below to view by:

[Map](#)
[Street](#)
[Neighborhood](#)


WARRANTY DEED
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, That I/we **Donna Buchanan** of the City/Town of Portland in the State of Maine, for consideration paid, grant(;) to **Justin D. George and Judy D. George** whose mailing address is 233 Smith Road, Windham, Maine 04062, as joint tenants with **WARRANTY COVENANTS**, 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, I/we have hereunto set my/our hands(s) and seal(s) this 17th day of March, 2005

Witness




Donna Buchanan

State of Maine
Cumberland. ss.

March 17, 2005

Personally appeared before me the above named Donna Buchanan and acknowledged the foregoing instrument to be his/her/their free act and deed.



Notary Public/Attorney at Law

SUSAN GAGE KNEEDLER
Notary Public, Maine
My Commission Expires November 22, 2011

EXHIBIT A
(DEED)

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

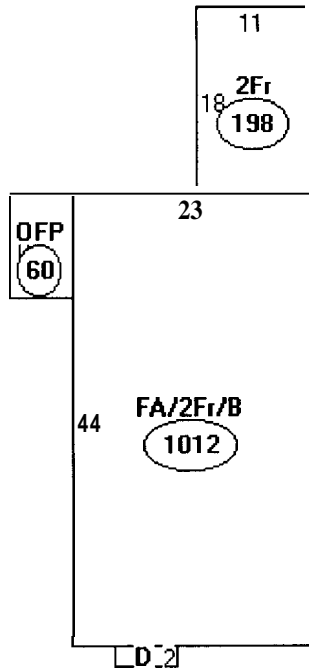
Beginning on said southwesterly side of Atlantic Street at a point distant Northwesterly thereon, forty-seven (47) feet four (4) inches from the stone monument on the corner of said Atlantic Street and Gilbert Court, which point of beginning is the most northerly corner of land conveyed by Portland Savings Bank to Maggie M. Martin;

Thence running Northwesterly by said Atlantic Street thirty-eight (38) feet, two (2) inches, more or less, to land formerly of Abbie C. True; thence Southwesterly by said True land, seventy-five (75) feet, more or less, to land formerly of Joseph Ring; thence Southeasterly by said Ring land and said land conveyed to Maggie M. Martin, thirty-five (35) feet six (6) inches, more or less to said Martin land; thence Northeasterly by said Martin land seventy-five (75) feet, more or less to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Nicholas Oppedisano to Nicholas Oppedisano and Donna Buchanan dated July 28, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21606, Page 139.

Received
Recorded Register of Deeds
Mar 18, 2005 02:39:41P
Cumberland County
John B O'Brien

Reviewed and Approved: JB _____



Descriptor/Area

A: FA/2Fr/B
1012 sqft

E: OFF
60 sqft

C: 2Fr
198 sqft

D: 2FBAY/B
12 sqft

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	016 E008004
Location	52 ATLANTIC ST
Land Use	TWO FAMILY
Owner Address	GEORGE JUSTIN D & JUDY D GEORGE JTS 52 ATLANTIC ST PORTLAND NE 04101
Book/Page	22430/285
Legal	16-E-8 ATLANTIC ST 50-52 2554 SF

Current Valuation Information

Land	Building	Total
\$31,290	\$105,950	\$137,240

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$106,800	\$154,800	\$261,600	\$199,420

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1910	Old Style	2	2849	0.059	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
7	2		42	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/29/2004	LAND + BLDING	\$137,240	21606-139

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

[Click here to view comparable sales or below to view by:](#)

Map
Street
Neighborhood
All Sales Used

New Search!

