

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that DONALDL DONNELLY

Located At 492 CUMBERLAND AVE.

Job ID: 2011-06-1415-ALTR

CBL: 047 - - B - 005 - 001 - - - -

has permission for interior renovations to existing bathroom(s) and kitchen.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 06/27/2011
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-06-1415-ALTR	Date Applied: 6/13/2011	CBL: 047 - B - 005 - 001 - - - -	
Location of Construction: 492 CUMBERLAND AVE	Owner Name: JWAY LLC	Owner Address: 34 DANFORTH STREET - PORTLAND, ME - MAINE 04101	Phone: 776-5226
Business Name:	Contractor Name: JOE FLYNN	Contractor Address: 918 FOREST AVE, PORTLAND, ME 04103	Phone: 776-5226
Lessee/Buyer's Name:	Phone:	Permit Type: Interior renovations	Zone: R-6
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling- interior renovations to bathrooms and existing kitchen area	Cost of Work: \$3000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	Inspection: Use Group: R3 Type: SE JRS, 2009 Signature: <i>[Signature]</i>
Proposed Project Description: interior renovations		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ok with conditions</i> <i>6/16/11</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 <i>with</i> <input type="checkbox"/> Not in Dist 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>Any exterior work requires A separate Review & Approval</i>
	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 appication 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	PHON



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-06-1415-ALTR

Located At: 492 CUMBERLAND

CBL: 047 - - B - 005 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any separate, additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Mechanical or natural ventilation required in the bathroom.
2. See attached documentation for bathroom fixtures clearance and headroom requirements.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

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BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close-In: (Electrical, Plumbing, Framing)
 2. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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>492 CUMBERLAND ROAD, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>2701</u>	Square Footage of Lot <u>2701</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>047</u> Block# <u>B05</u> Lot# <u>01</u>	Applicant *must be owner, Lessee or Buyer* Name <u>JWAY LLC</u> Address <u>110 MARGINAL WAY SUITE 252</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>207-776-5226</u>
Lessee/DBA (If Applicant is not the owner) <u>RECEIVED</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>DEPT. OF BUILDING INSPECTIONS</u> <u>CITY OF PORTLAND MAINE</u>	Cost Of Work: \$ <u>3000.00</u> C of O Fee: \$ <u>50.00</u> Total Fee: \$ <u>50.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>ADDING 2 SHOWER WALLS AND NEW 2X6 WALLS REPLACING 2X4 WALLS</u> <u>ON 2 BATHROOMS.</u> <u>SOME NEW SHEETROCK IN HALF BATH AND SHEETROCK IN KITCHEN.</u>		
Contractor's name: <u>JOE FLYNN</u> Address: <u>918 FOREST AVENUE</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>776-5226</u> Who should we contact when the permit is ready: <u>JOE FLYNN 776-5226</u> Telephone: <u>207-776-5226</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.

Signature: [Signature]

Date: 6/13/11

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 I, Donald L. Donnelly, Jr., now of Portland,
County of Cumberland, State of Maine, for consideration paid,
grant to JWAY, LLC, a Maine limited liability company doing
business in Portland, County of Cumberland, State of Maine,
whose mailing address is 34 Danforth St., Portland, ME 04101,
with warranty covenants, the land in Portland,
County of Cumberland, State of Maine, described as follows:

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

Beginning on said side of Cumberland Avenue at the
northwesterly corner of land now or formerly of Georgia E.
Harris, said corner being also the northeasterly corner of land
conveyed by Georgie E. Harris and Lyman E. Kimball to Ella A.
Gourlay by deed dated September 15, 1914 and recorded in
Cumberland County Registry of Deeds in Book 938, Page 48; thence
westerly by said Cumberland Avenue to a point which would be
intersected by a line running through the middle of a partition
wall separating house numbered 492 Cumberland Avenue from house
numbered 494 Cumberland Avenue if extended northerly to said
southerly side of Cumberland Avenue; thence from said point
southerly to said middle of said partition wall, and continuing
southerly through said middle of said partition wall and the
line thereof extended to land formerly of E. P. Chase; thence
easterly by said Chase land to a corner thereof; thence
southerly by said Chase land thirteen (13) feet, more or less,
to land formerly of Charles Payson; thence easterly by said
Payson land twenty-five (25) feet, more or less, to said land of
Georgie E. Harris; thence northerly by said Harris land to said
Cumberland Avenue at the point of beginning.

Being the same premises devised to me by the will of Donald
L. Donnelly, allowed December 22, 1980 in Cumberland County
Probate Court, docket no. 81388, an abstract of which is
recorded in Cumberland County Registry of Deeds in Book 4732,
Page 95.

MAINE REAL ESTATE TAX PAID

Received
Recorded Register of Deeds
Apr 22, 2011 01:17:45P
Cumberland County
Pamela E. Lovley

Witness my hand and seal this 19th day of the month
of April, 2011

Signed, Sealed and Delivered
in presence of

Steven W. Rand.....

Donald L. Donnelly, Jr......
Donald L. Donnelly, Jr.

By Charles Kahill.....
Charles Kahill, his Agent

State of Maine
County of Cumberland, ss.

April 19, 2011

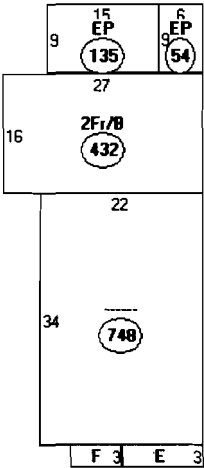
Then personally appeared the above named Charles J. Kahill
in his said capacity and acknowledged the foregoing instrument
to be his free act and deed.

Before me,

Steven W. Rand.....

Notary Public/Attorney at Law

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)



Descriptor/Area

- A: -----
748 sqft
- B: 2F1/B
432 sqft
- C: EP
135 sqft
- D: EP
54 sqft
- E: OFP
33 sqft
- F: 2FBAY/B
21 sqft

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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links a-z](#)

CBL 047 B005001
Land Use Type SINGLE FAMILY
Property Location 492 CUMBERLAND AVE
Owner Information DONNELLY DONALD L JR
494 CUMBERLAND AVE
PORTLAND ME 04101
Book and Page
Legal Description 47-B-5
CUMBERLAND AVE 490-492
4200 SF
Acres 0.096

Current Assessed Valuation:

TAX ACCT NO.	7422	OWNER OF RECORD AS OF APRIL 2010 DONNELLY DONALD L JR
LAND VALUE	\$148,100.00	494 CUMBERLAND AVE
BUILDING VALUE	\$129,500.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$277,600.00	
TAX AMOUNT	\$4,974.60	

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



Best viewed at
800x600, with
Internet Explorer

Building Information:

Cerd 1 of 1

Year Built 1890
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 7
Full Baths 1
Total Rooms 11
Attic FULL FINSH
Basement FULL
Square Feet 2701

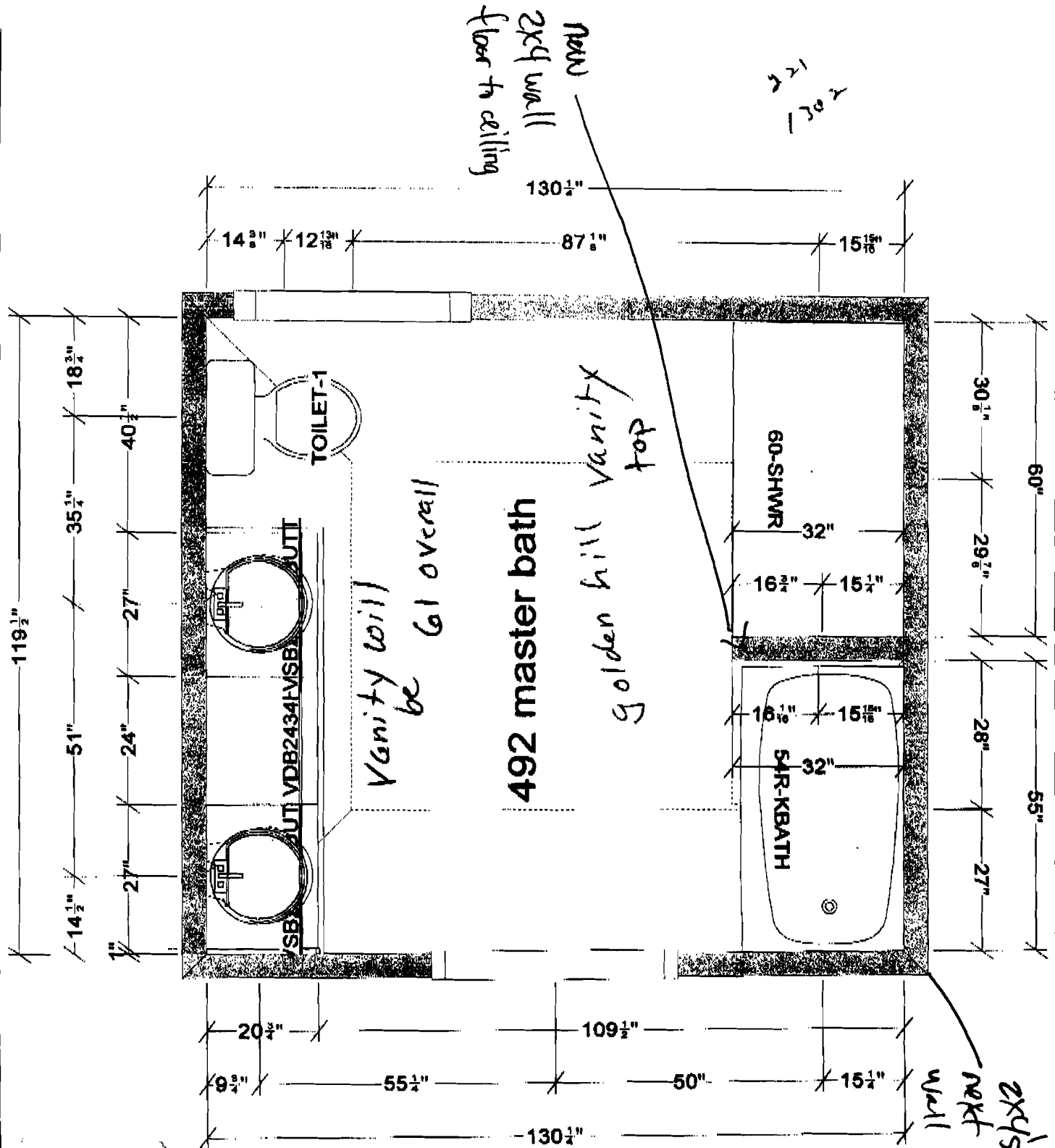
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All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



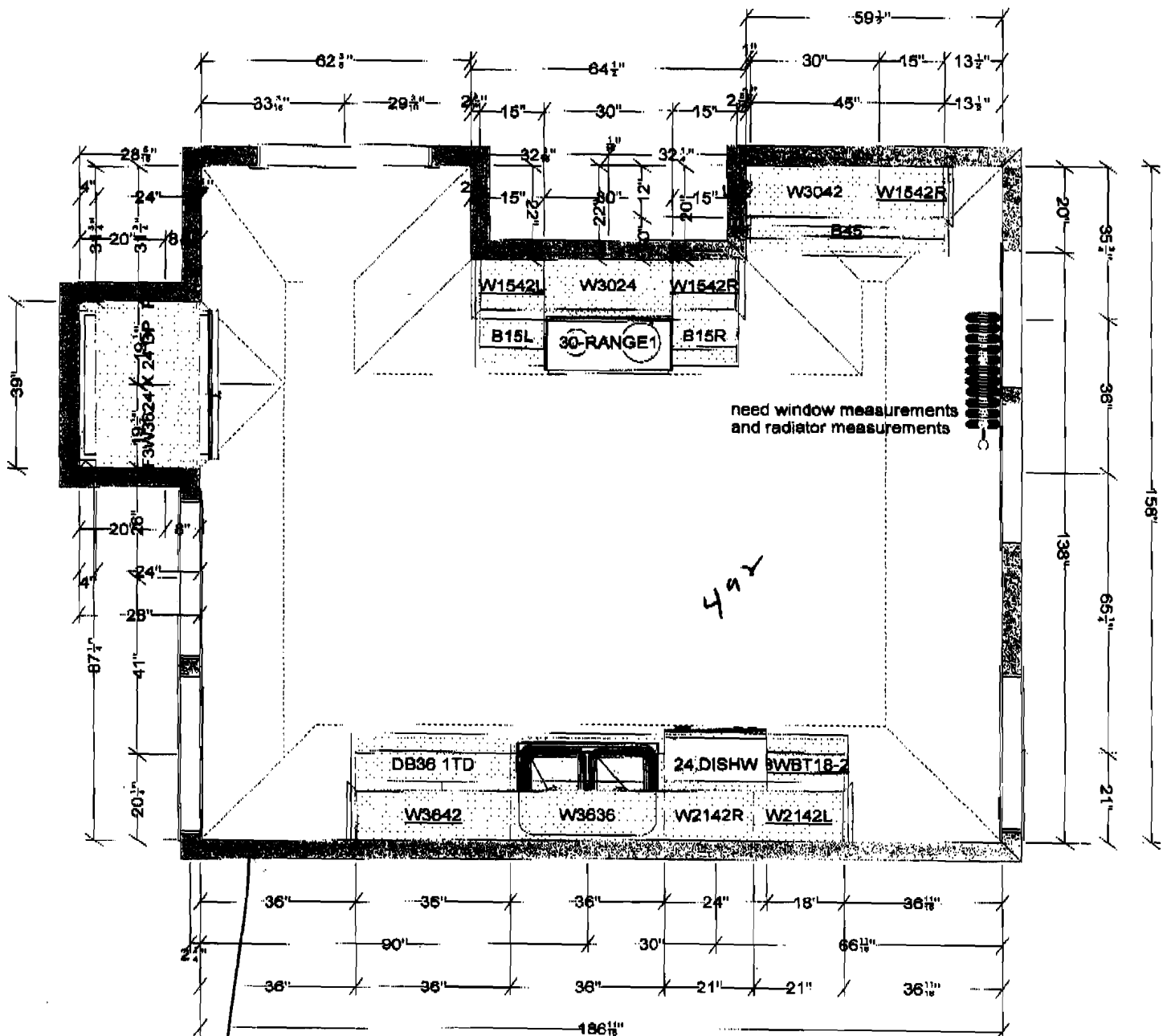
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 5/7/2011
Printed: 5/7/2011

30707D6F.KIT

All

Drawing #: 1



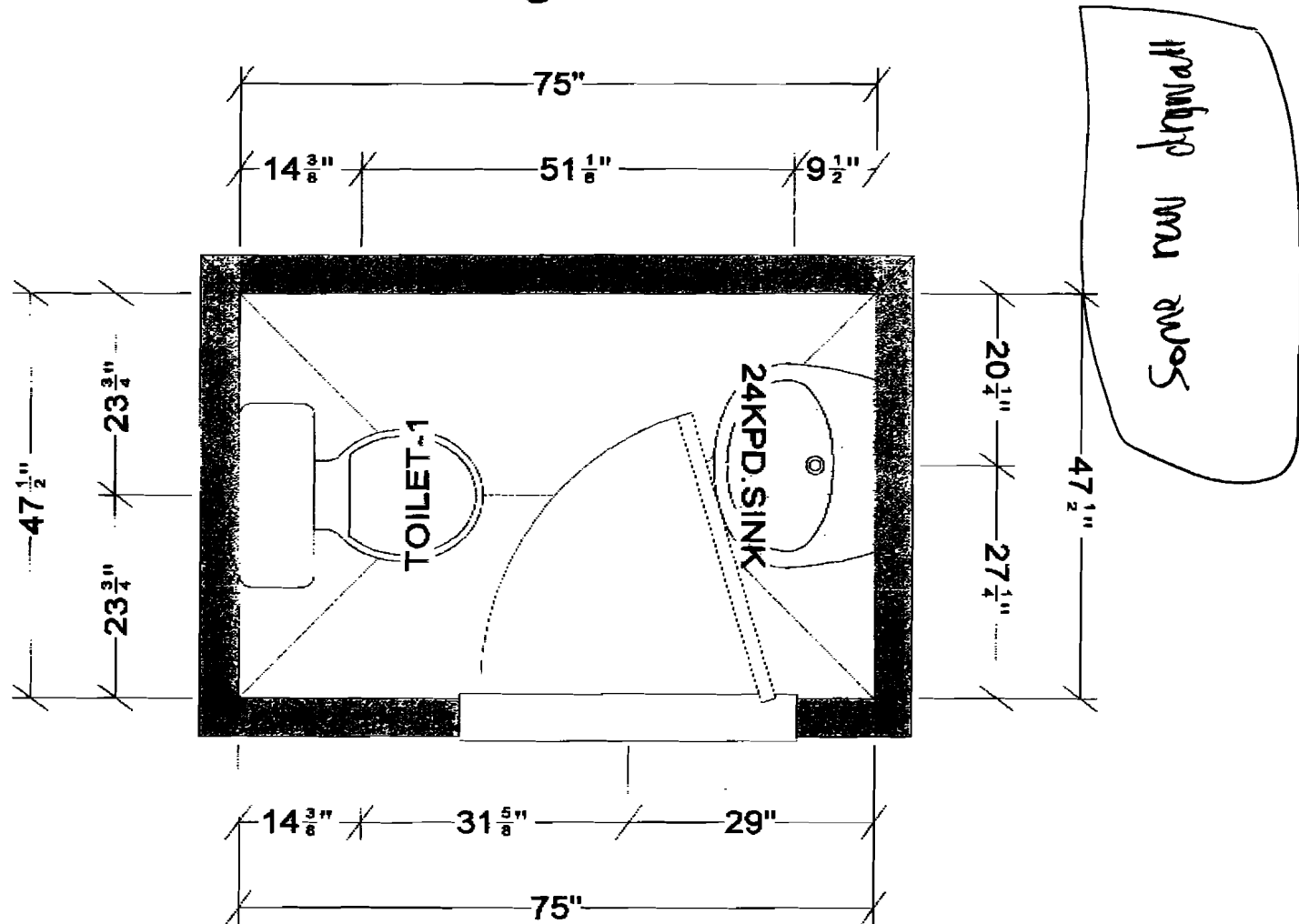
All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 4/29/2011
Printed: 6/13/2011

492 1/2 bath tight concerns with door clearing fixtures



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



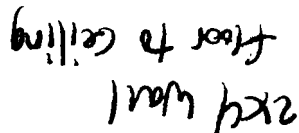
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 5/7/2011
Printed: 6/13/2011

50707F41.kit

All

Drawing #: 1



Designed: 5/7/2011
Printed: 6/13/2011

Drawing #: 1