

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040910

PERMIT ISSUED

This is to certify that Kiladjian Gerard & /Owner

has permission to Build 352 sq ft deck for single family ho

AT 42 Rivers Edge Dr

217 A036001

CITY OF PORTLAND

JUL 22 2004

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 inspection must given and work on permit on proced before this building or part thereof lated or closed-in.  
48 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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*James Burke* 7/21/04  
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: 04-0910	Issue Date: JUL 1 2004	CBL: 217 A036001
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Location of Construction: 42 Rivers Edge Dr	Owner Name: Kiladjian Gerard &	24 Partridge Cir CITY OF PORTLAND 774-2162	
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: 0000000000
Lessee/Buyer's Name	Phone:	Alterations - Dwellings <b>CG/R3</b>	
Past Use: single family home	Proposed Use: single family home w/352 sq ft deck	Permit Fee: \$46.20	Cost of Work: \$2,800.00
Proposed Project Description: Build 352 sq ft deck for single family home		CEO District: 3	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <b>R3</b> Type: <b>accessory SB</b> Signature: <b>JMB 7/21/04</b> Signature: <b>JMB 7/21/04</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: jodinea	Date Applied For: 07/01/2004	<b>Zoning Approval</b>	
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Special Zone or R	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland <i>Approved</i>	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone <i>orig permit #03-071</i>	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>see D.A.</i>
Date: <b>JMB 7/21/04</b>	Date: _____	Date: <b>7/21/04</b> <i>JMB</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 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

Permit No: 04-0910	Date Applied For: 07/01/2004	CBL: 217 A036001
-----------------------	---------------------------------	---------------------

Location of Construction: 42 Rivers Edge Dr	Owner Name: Kiladjian Gerard &	Owner Address: 24 Partridge Cir	Phone: ( ) 774-2162
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (000) 000-0000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family home w/352 sq ft deck	Proposed Project Description: Build 352 sq ft deck for single family home
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 07/20/2004
Note:			Ok to Issue: <input type="checkbox"/>
1) Separate permits shall be required for future decks, sheds, pools, and/or garages.			
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: Pending	Reviewer: Jeanine Bourke	Approval Date: 07/21/2004
Note: 7/20/04 left vm w/Gerard K. For more info on construction and need for historic approval. 7/20 Ann K. Called, she will have the contractor call me with details, she will call Deb A. For historic			Ok to Issue: <input checked="" type="checkbox"/>
1) If grade change is over 15-1/2" guardrails will be required			
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			



JUN 30 2004

# All Purpose 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>42 River's Edge Dr Portland 04102</u>	
Total Square Footage of Proposed Structure <u>352 sq ft.</u>	Square Footage of Lot <u>17,500</u>

Chart# <u>217</u>	Block# <u>A</u>	Lot# <u>0360</u>	<u>Gerard Kiladjian</u>	<u>774 2162</u>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone:		cost Of Work: \$ <u>2800</u> Fee: \$ <u>57.00</u>

Current use: single family home

If the location is currently vacant, what was prior use: \_\_\_\_\_

Approximately how long has it been vacant: \_\_\_\_\_

Proposed use: \_\_\_\_\_

Project description: \_\_\_\_\_

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Gerard Kiladjian 838-7811

Mailing address: 42 River's edge Dr. Portland 04102

We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 838-7811

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: _____	Date: <u>6.30.04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

CK# 132

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.

CB

**Current Owner Information**

Card Number	1 of 1
Parcel ID	217 A036001
Location	42 RIVERS EDGE DR
Land Use	SINGLE FAMILY
Owner Address	KILADJIAN GERARD & ANNIE KILADJIAN JTS 24 PARTRIDGE CIR PORTLAND ME 04102

R3

Historic

Book/Page	20667/278
Legal	217-A-36 RIVERS EDGE DR 17531 SF LOT b

**Valuation Information**

Land	Building	Total
\$34,860	\$ 0.00	\$34,860

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
2004	Colonial	2	2892	0.402	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2	1	9	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
12/12/2003	LAND	\$334,488	20667-278
06/01/2003	LAND	\$95,000	19610-22

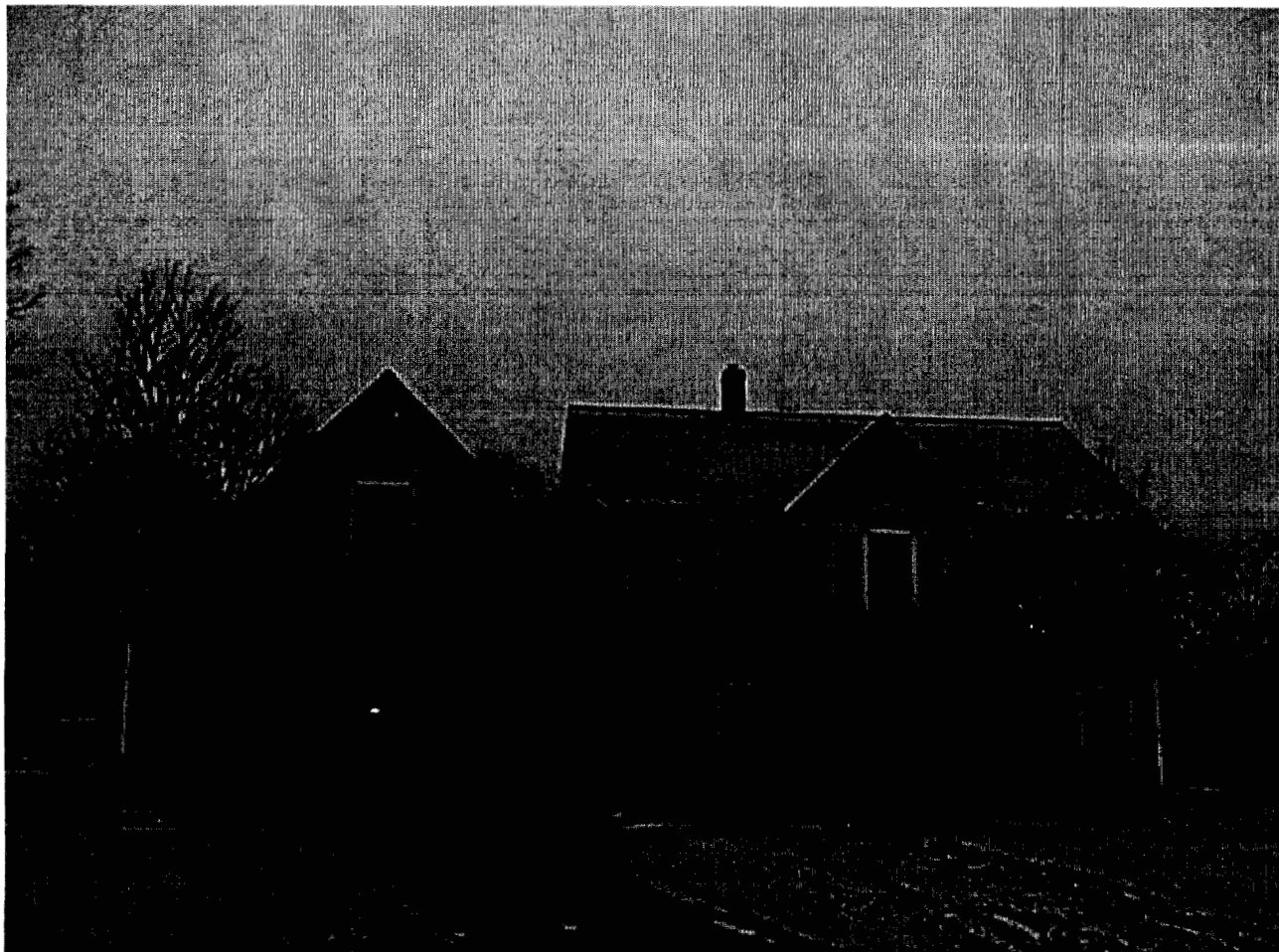
**Picture and Sketch**

<u>Picture</u>	<u>Sketch</u>
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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.

**New Search!**



<http://www.portlandassessor.com/images/pictures/0445680.jpg>

07/20/2004

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK --- PAGE --- COUNTY Cumberland  
PLAN BOOK 201 PAGE 494 LOT 6

ADDRESS: lot 6, River's Edge, Portland, Maine

Job Number: -

Buyers: Gerard Kiladjian

Inspection Date: 8-25-03

Scale: =

Sellers: Stroudwater Farms Associates

Client File#: 03-03-2446

C8

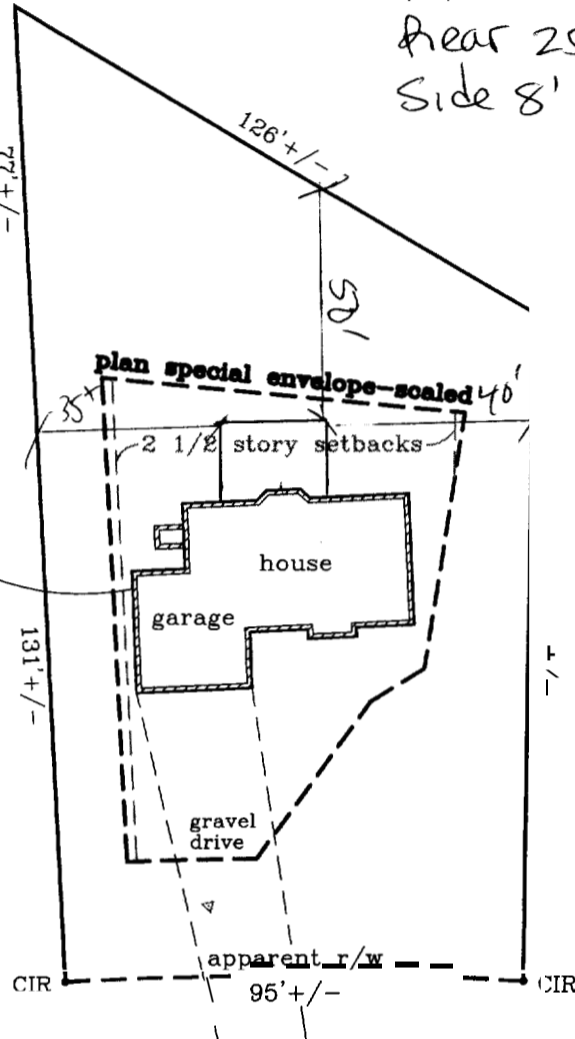
R-3 Historic

near 25' Reg 50' shown  
Side 8' Reg 35' & 40' shown

orig permit  
# 03-0711

concrete  
foundation  
only

Lot 17,531  
x 25%  
4,382.72  
OK



217 A CR.

.30

to Outer Congress St.

River's Edge Drive

I HEREBY CERTIFY TO: Stewart Title of Northern N.E., Inc.  
Downeast Mortgage Corp., and its title insurer

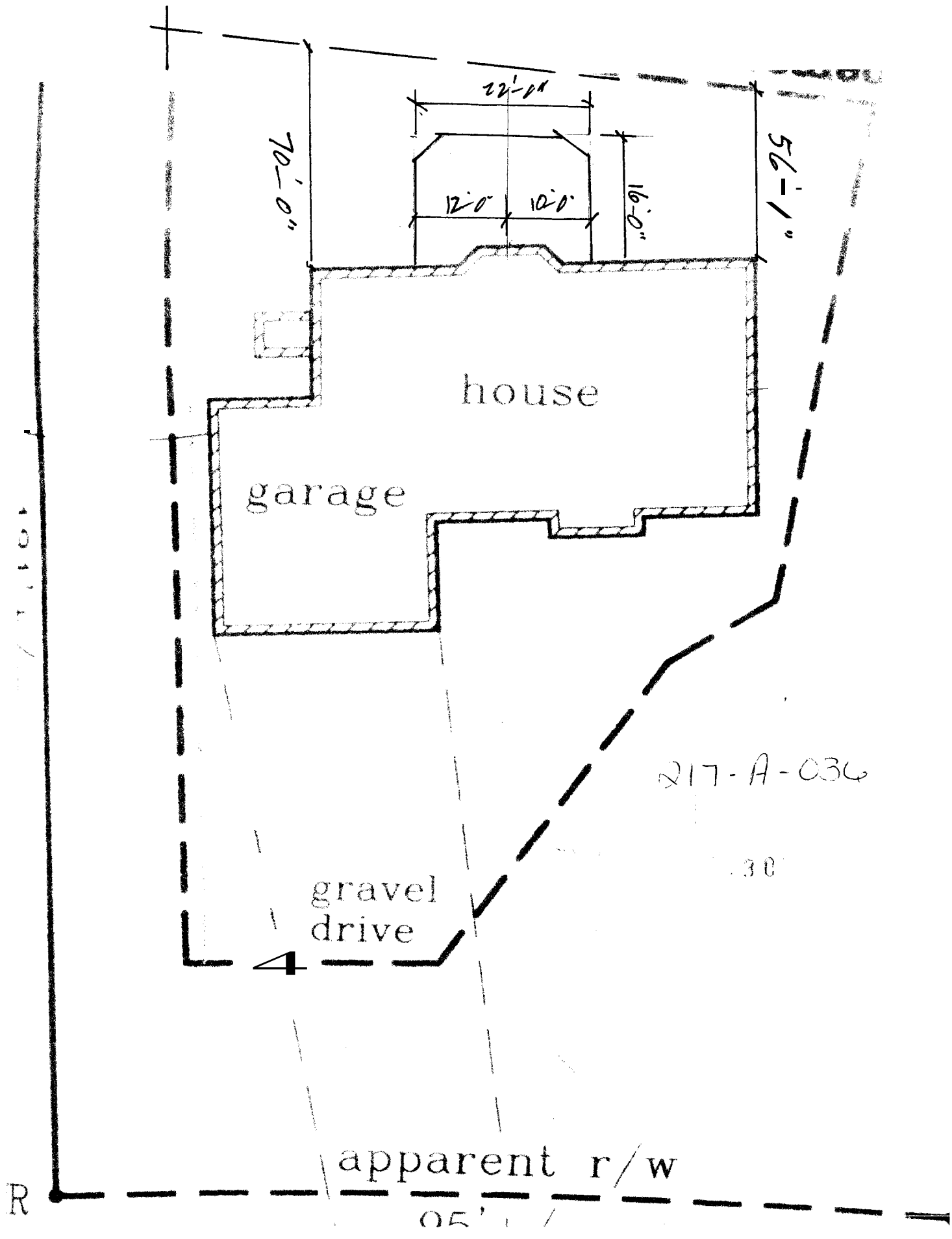
APPARENT EASEMENTS AND RIGHTS OF  
WAY ARE SHOWN. OTHER ENCUMBRANCES,  
RECORDED OR NOT, MAY EXIST. THIS  
SKETCH WILL NOT REVEAL ABUTTING  
DEED CONFLICTS, IF ANY.

copyright © 1994

- 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: 230051-0012 B
- 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.

**Livingston - Hughes**  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport - Maine 04046  
207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



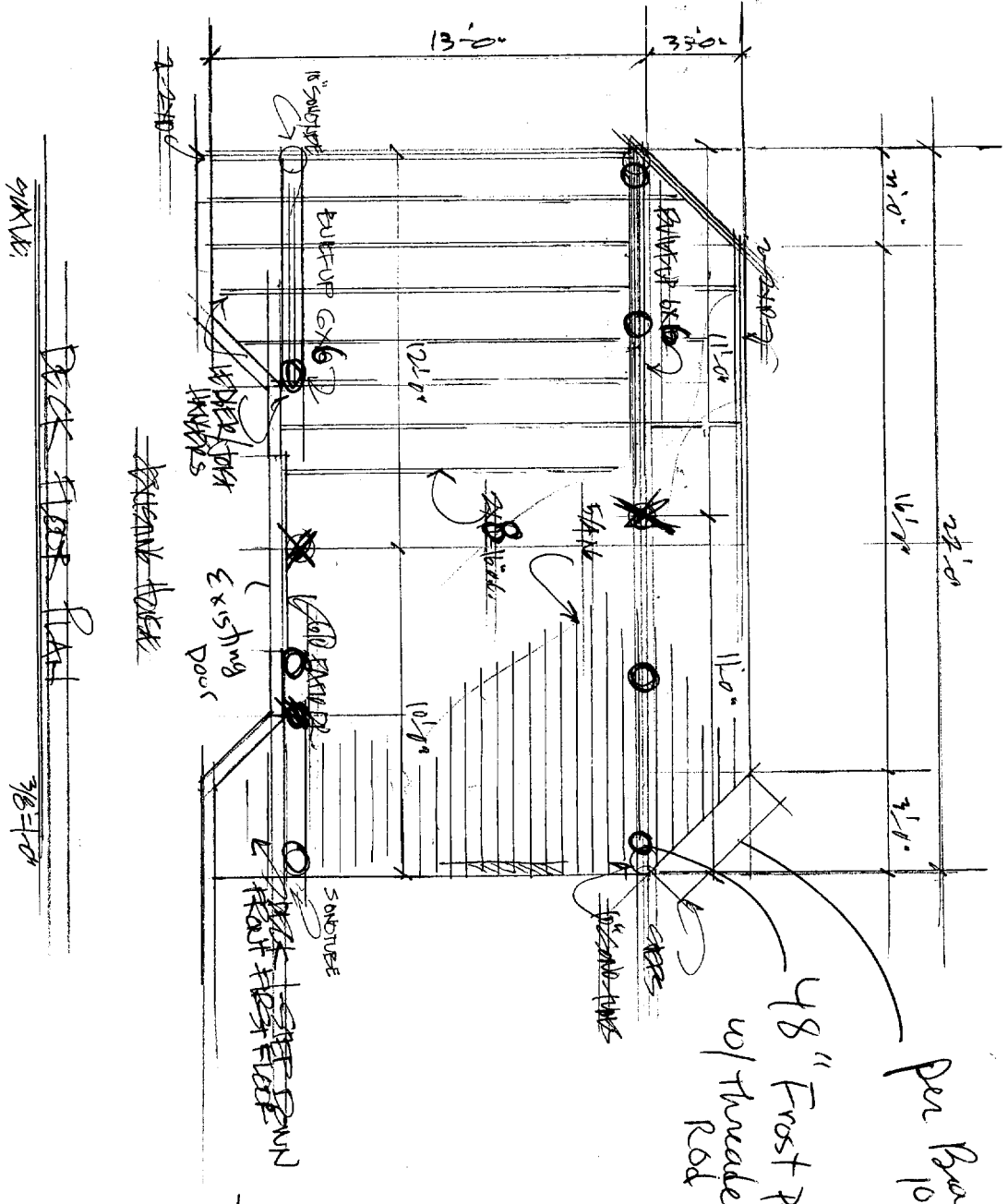


Roofs  
 \* Cautions can be 2.5' if 10' span w/ joist/beams  
 " " " 2.75 if 11' " " " "

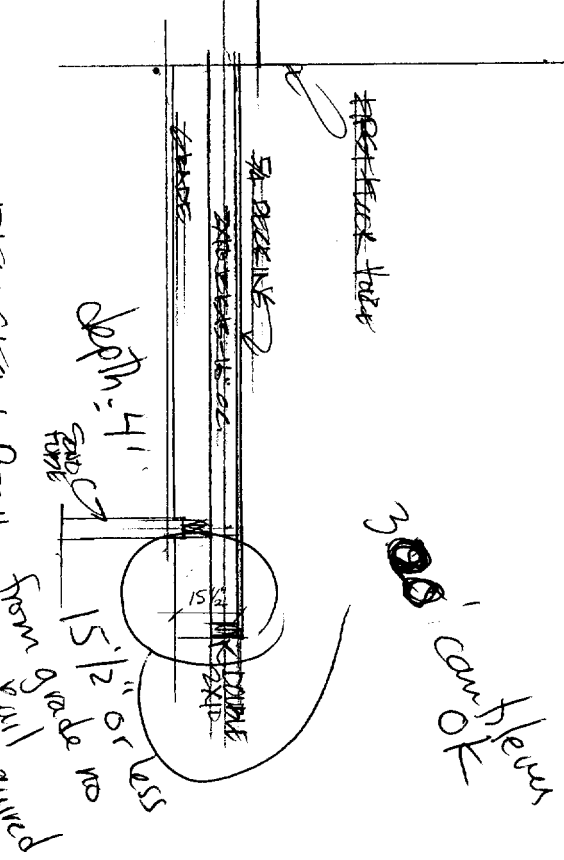
6x6 max span 6'6"

217 A 03C

JUL 1 2004



48" Frost Post  
 w/ threaded Rod  
 Per Board P. & Treas  
 10" max rise  
 13/4" max rise  
 14 1/2" Grange



3 00' Comblew

Deck String Details  
 From 6' max  
 3/8" x 1"

017 17 036

30

### **EXHIBIT A**

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

Being Lot No. 6 as shown on a plan entitled "*Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine, made for Stroudwater Farms Associates,*" dated April 10, 2001, revised through July 9, 2001, prepared by Owen Haskell, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 494.

Together with the right in common with all other lot owners in and to the use of all streets and ways as shown on said plan for the purpose of ingress and egress.

Together with a Recreational and River Easement as reserved in a deed from Stroudwater Farms Associates to Portland Trails, dated June 15, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11498, Page 24 and together with all other appurtenant easements shown on the plan.

This conveyance is subject to the Declaration of Protective Covenants for River's Edge Subdivision, dated September 24, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18187, Page 320 and the Stroudwater Farms Homeowners Association By-Laws dated October 3, 2002 and recorded in said registry of deeds in Book 18187, Page 329.

Stroudwater Farms Associates reserves for itself, its successors and assigns, the fee interest in all streets and ways as shown on said plan.

Being a portion of the premises conveyed to Stroudwater Farms Associates by virtue of a Quitclaim Deed With Covenant from Robert C. Hunt, dated July 29, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8403, Page 350 and a Quitclaim Deed With Covenant from E. Harriet Caron, dated August 17, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8429, Page 302.

03035363

**WARRANTY DEED**  
**Joint Tendency**

Know all persons by these present that **RISBARA BROS. CONSTRUCTION CO., INC.**, a Maine corporation with a place of business in Scarborough, County of Cumberland and State of Maine GRANTS TO **GERARD KILADJIAN and ANNIE KILADJIAN**, as joint tenants, whose mailing address is 24 Partridge Circle, Portland, Maine 04102 with **Warranty Covenants** a certain lot or parcel of land with any improvements thereon situated in the City of Portland, County of Cumberland and State of Maine and bounded and described as follows:

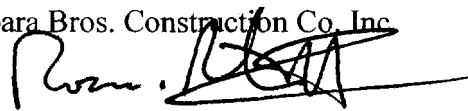
See Exhibit A attached hereto and made a part hereof.

Being the same premises described in a Warranty Deed dated June 20, 2003 from Stroudwater Farms Associates to Risbara Bros Construction Co., Inc. and recorded in the Cumberland County Registry of Deeds in Book 19610, Page 22.

In witness whereof the undersigned has caused this instrument to be signed and sealed on December 9, 2003.

Risbara Bros. Construction Co. Inc.

By:



Rocco C. Risbara, III  
Its President

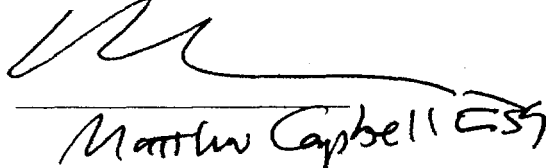
\_\_\_\_\_  
Witness

State of Maine  
Cumberland, ss

12/9, 2003

Then personally appeared the above-named Rocco C. Risbara, III in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me

  
Matthew Campbell ESQ