

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0536	Issue Date:	CBL: 056 D008001
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Location of Construction: 26 CUSHMAN ST	Owner Name: John R. & Linda A. Coleman	Owner Address: 26 CUSHMAN ST	Phone: 939-4444
Business Name:	Contractor Name: Casco Bay Woodworks	Contractor Address: 656 Duck Pond Road Westbrook	Phone: 5168847278
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: Two family	Proposed Use: Single family Home - Change of use to single family -	Permit Fee: \$165.00	Cost of Work: \$7,000.00	CEO District: 2
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC, 2003	

Proposed Project Description: Change of use to single family	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: 05/17/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK w/ conditions Date: APR 12/7/10</p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p>Any exterior work requires a separate review & approval thru historic preservation Date:</p>
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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

BAXTER TITLE COMPANY

95 EXCHANGE STREET
P.O. BOX 7740
PORTLAND, MAINE 04112

(207) 879-9440
FAX (207) 879-9445

Notification of Transfer of Real Estate

April 20, 2010

City of Portland
P.O. Box 544
Portland, ME 04112-0544

Re: **MAP 56, BLOCK D, LOT 8**
26 Cushman Street, Portland, Maine 04102

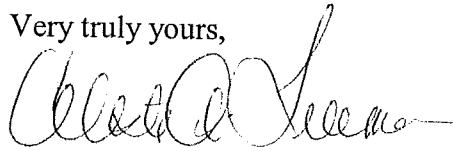
Ladies & Gentlemen:

The above mentioned property, assessed to Tammie L. Snow and Ted W. Loeffler, has recently been sold.

As of this date, the new owner of the property is John R. Coleman and Linda A. Coleman, who will be residing at the property.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Celeste A. Freeman
Closing Specialist

/caf
4191-10-

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

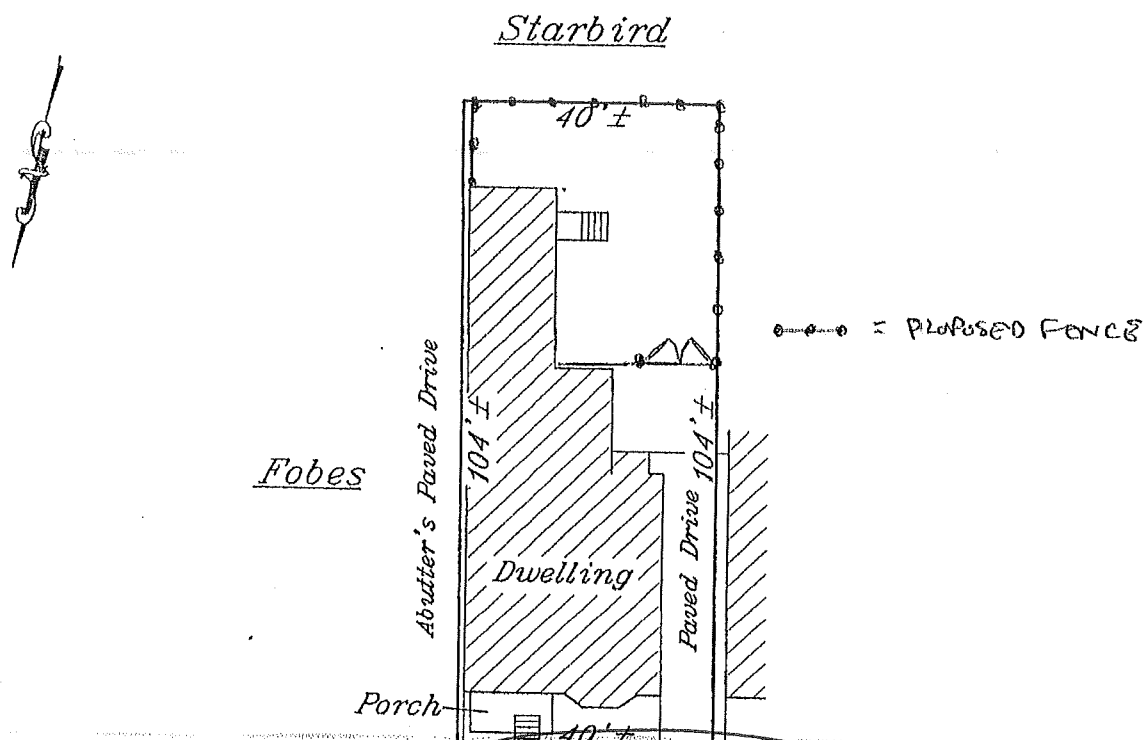
REV. 09/22/2009

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 26 Cushman Street
Portland, Maine

INSP. DATE: 04/10/2010

SCALE: 1" = 30'



No apparent property corners found. Geometric shape shown per assessor's map. Recommend Boundary Survey for accurate location.

26 Cushman Street apparent r/w

JDN

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: John P. Coleman FILE#: 21022705
 OWNER: Snow & Lefler CLIENT#: 4191-10
 LENDER: _____
 REQ. PARTY: Baxter Title Company

James D. Nadeau, LLC
 Professional Land Surveyors
 Certified Floodplain Managers

TITLE REFERENCES: COUNTY: Cumberland
 DEED BOOK: 24985 PAGE: 147
 PLAN BOOK: _____ PAGE: _____ LOT: _____

MUNICIPAL REFERENCE:
 MAP: 56 BLOCK: D LOT: 8

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: Q013B ZONE: C DATE: 07/17, 1986

THE DWELLING WAS ~~NOT~~ IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

[Signature]
4-12-10
 918 BRIGHTON AVE. PH.(207)878-7870
 PORTLAND, ME. 04102 F.(207)878-7871
 THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

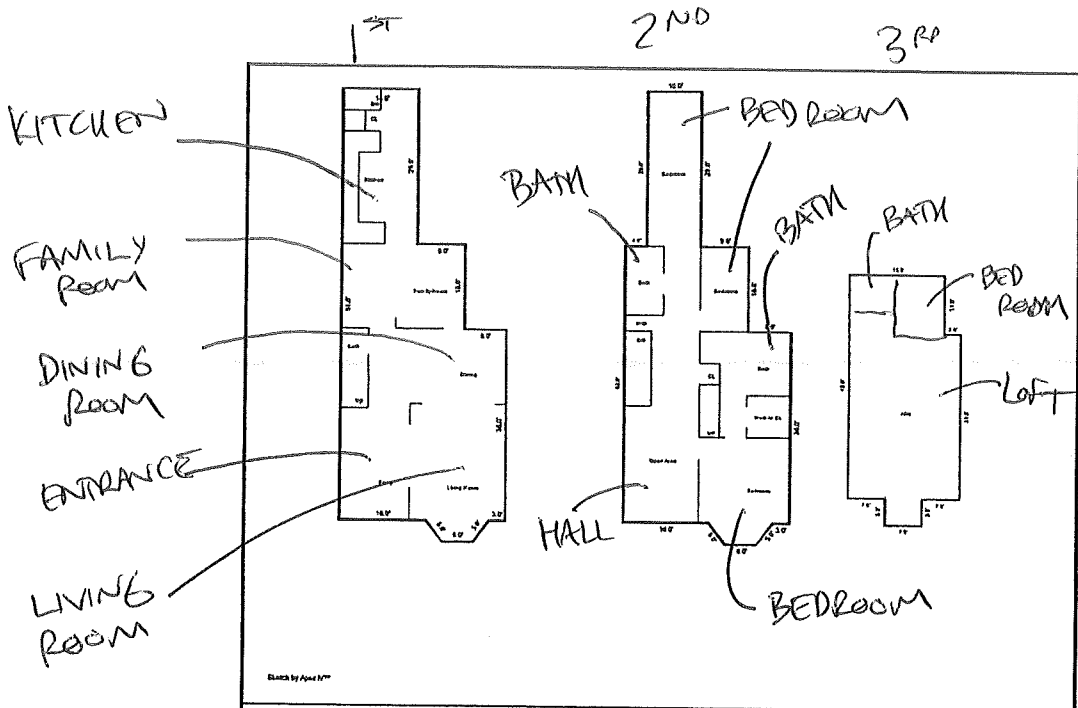
Total Billed: Total Paid:

FeeType	Qty	Billed	Item Status	Paid	Create By	Create Date
101195				100536	37338	
Building Permit Fee First \$1000	1.0	\$30.00	Paid	\$30.00	ldobson	05/19/10
Building Permit Fee Add'l \$1000	1.0	\$60.00	Paid	\$60.00	ldobson	05/19/10
Certificate of Occupancy	1.0	\$75.00	Paid	\$75.00	ldobson	05/24/10

ModBy:
ModDate:

Building Sketch

Client	TD Bank		
Property Address	26 Cushman Street		
City	Portland	County	Cumberland
Lender	TD Bank	State	ME
		Zip Code	04102-3702



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Sbs	Net Totals
GLA1	First Floor	1926.0	1926.0
GLA2	Second Floor	1810.0	1810.0
Net LIVABLE Area		(Rounded)	3736

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor	15.0 x 36.0	540.0
	4.0 x 6.0	24.0
	0.5 x 3.0	6.0
	0.5 x 3.0	6.0
	7.0 x 16.0	112.0
	14.0 x 81.0	1134.0
Second Floor	2.0 x 52.0	104.0
	15.0 x 36.0	540.0
	4.0 x 6.0	24.0
	0.5 x 3.0	6.0
	0.5 x 3.0	6.0
	7.0 x 16.0	112.0
	16.0 x 52.0	832.0
	10.0 x 29.0	290.0
14 Items	(Rounded)	3736

RECEIVED

MAY 24 2010

Dept. of Building Inspections
City of Portland Maine



General Building Permit Application

Location/Address of Construction: <u>26 Cushman St Portland</u>		
Total Square Footage of Proposed Structure/Area <u>336 sq'</u>		Square Footage of Lot <u>4160 sq'</u>
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>D</u> Lot# <u>8</u>	Applicant * must be owner, Lessee or Buyer * Name <u>John Coleman</u> Address <u>26 Cushman St</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>707-939-4444</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>same</u> Address City, State & Zip	Cost Of Work: \$ <u>7,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Outdoor Deck</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>construct of 12x28' deck w/ 2 sets of stairs to ground. CHANGE OF USE TO LEGAL FAMILY.</u>		
Contractor's name: <u>Casco Bay Wood works</u>		
Address: <u>656 Duck Pond Rd</u>		
City, State & Zip <u>Westbrook Me 04092</u>		Telephone: <u>671-4488 cell</u>
Who should we contact when the permit is ready: <u>Casco Bay John</u>		Telephone: <u>856-2299 office</u>
Mailing address: <u>656 Duck Pond Rd Westbrook</u>		

ABM
not doing
per city
(2/13)
to
not meet
lot
coverage.

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: John Coleman Date: 5-10-2010

This is not a permit; you may not commence ANY work until the permit is issue

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100536

Please Read
Application And
Notes, If Any,
Attached

This is to certify that John R. & Linda A. Coleman/Casco Bay Woodworks
has permission to Change of use to single family
AT 26 CUSHMAN ST CBL 056 D008001

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.

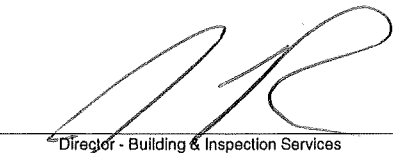
Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD