

PERMIT ISSUED

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

Permit No: 01-1239	Issue Date: OCT 15 2001	CBL: 057 C019001
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Location of Construction: 15 May St	Owner Name: Wirth, Christine A.	Owner Address: 15 May St	Phone: 828-0489
Business Name:	Contractor Name: HOLMES, DAVID	Contractor Address: 467 AUBURN ST Portland	Phone: 2077979349
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6

Past Use: Attic/Two Family	Proposed Use: Additional Living Space for Unit 2	Permit Fee: \$84.00	Cost of Work: \$10,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB BOCA 1999	

Proposed Project Description: Construct Dormer & Master Bedroom/Bath in Unit 2	Signature: <i>N/A</i>	Signature: T. Munson
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: gad	Date Applied For: 10/09/2001	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.. 	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>10/15/01</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: <i>10/15/01</i>	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>10/15/01</i>
	<i>OK per section 14-436</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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **WE, ROBERT A. STRONG, JR.**, whose address is 17 May Street, Portland, Maine and **ROBERT A. STRONG, SR.** and **VICTORIA B. STRONG**, whose address is 11 Elliot Street, Thomaston, Maine

for consideration paid grant to **CHRISTINE A. WIRTH**, whose address is 185 Pleasant Avenue, Portland, Maine

with **WARRANTY COVENANTS**,

a certain lot or parcel of land with the buildings thereon, situated in the City of **PORTLAND**, County of Cumberland and State of Maine, and more particularly bounded and described as follows, to wit:

BEGINNING on the northeasterly side line of said May Street one hundred forty-eight and five tenths (148.5) feet northwesterly from Danforth Street; thence running thirty-two (32) feet northwesterly on said May Street and from these two points and between lines at right angles with said May Street and parallel with each other running back and northeasterly one hundred and twelve (112) feet to the Bartol lot.

Being the same premises conveyed to these Grantors by Warranty Deed of Robert J. LeBlond and Connie C. LeBlond dated August 31, 2000 and recorded in the Cumberland County Registry of Deeds at Book 15700, Page 333.

WITNESS our hands this 1st day of OCTOBER, 2001.

[Signature]
Witness

[Signature]
Robert A. Strong, Jr.

Witness

[Signature]
Robert A. Strong, Sr.

[Signature]
Witness

[Signature]
Victoria B. Strong

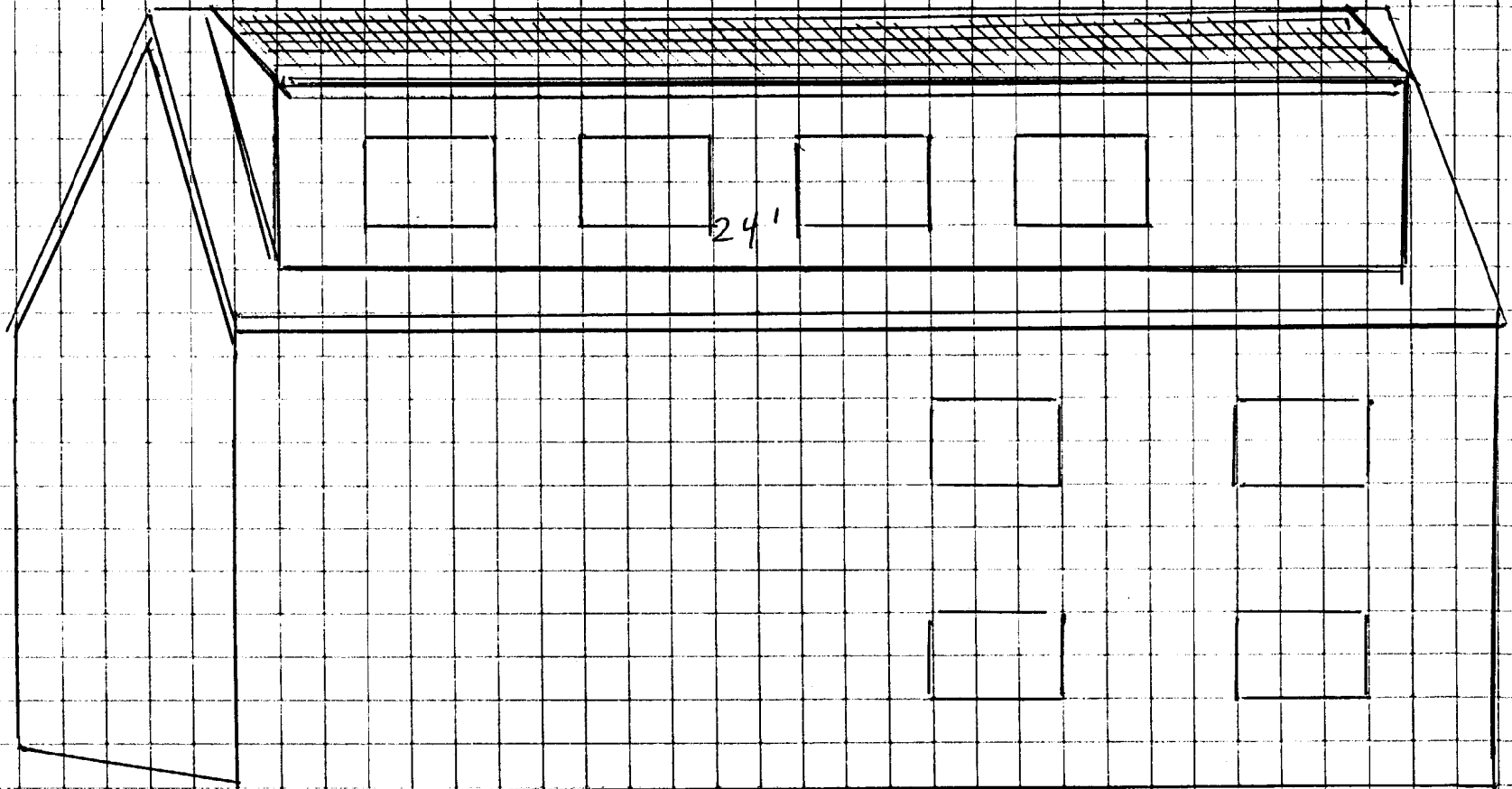
STATE OF MAINE

CUMBERLAND SS. October 1, 2001

Personally appeared the above named Robert A. Strong, Jr. and acknowledged the foregoing instrument to be his free act and deed. Before me,

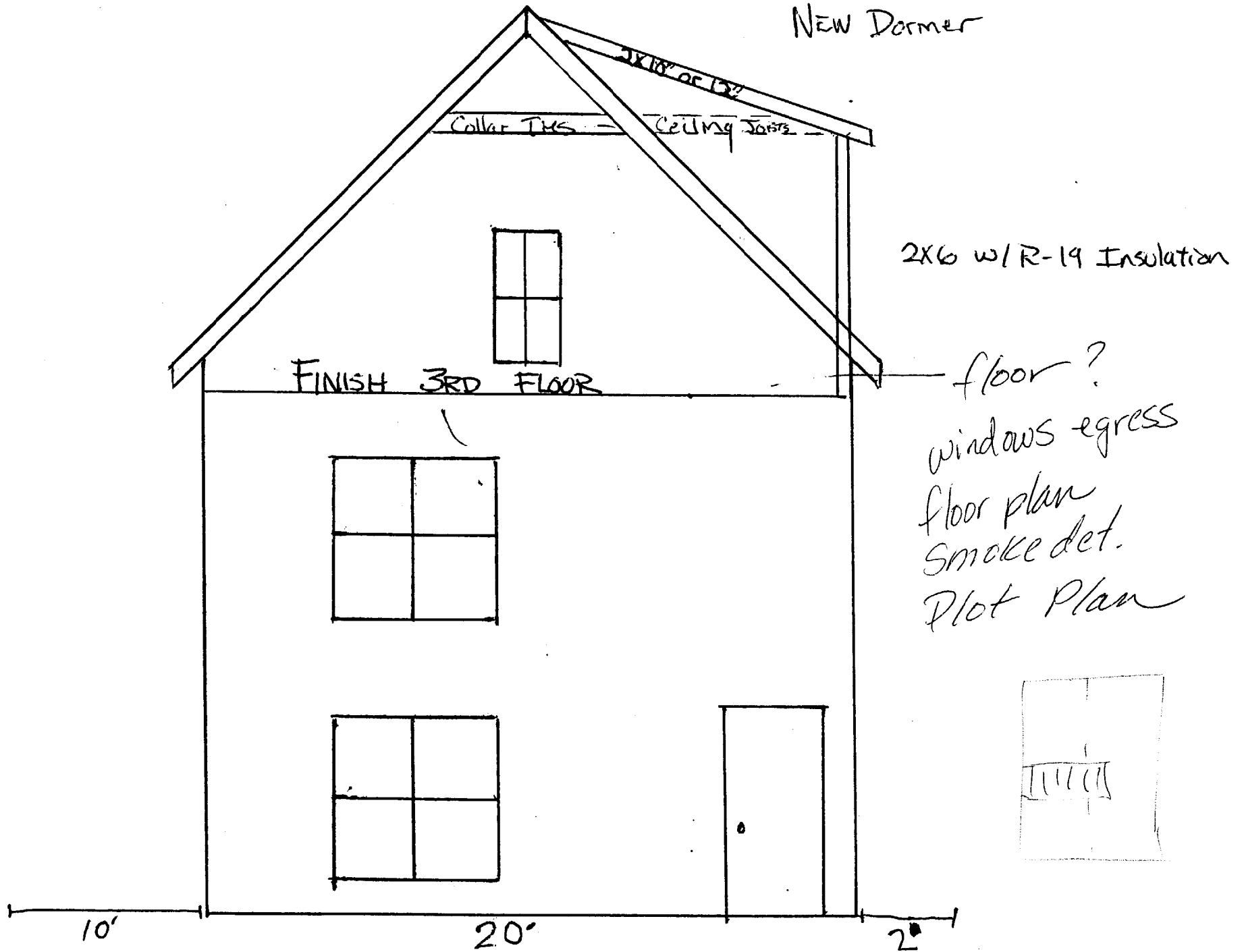
[Signature]
Notary Public

Printed Name



24'

26'



Applicant: Christine Wirth

Date: 10/15/01

Address: 15 May St.

C-B-I: 57-C-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1890

Zone Location - R-6

Interior or corner lot - Interior

Proposed Use/Work - Add dormer

Sewage Disposal - Public

Lot Street Frontage - 32' shown

Front Yard -

Rear Yard -

Side Yard -

} OK per section
14-436(B)
Allows 80% expansion

Projections -

Width of Lot -

Height -

} N/A

Lot Area - ~~3715~~ 3715 SF

Lot Coverage/ Impervious Surface - 50% Allowed

Area per Family - 1000 SF Reg. - OK

Off-street Parking -

1100 + per unit shown

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

1857.5 Allowed - OK

~~1430~~
1430

27 stairs + porches

1507 SF - OK

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 15700 PAGE 335 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 15 May Street, Portland, Maine

Job Number: 337-70

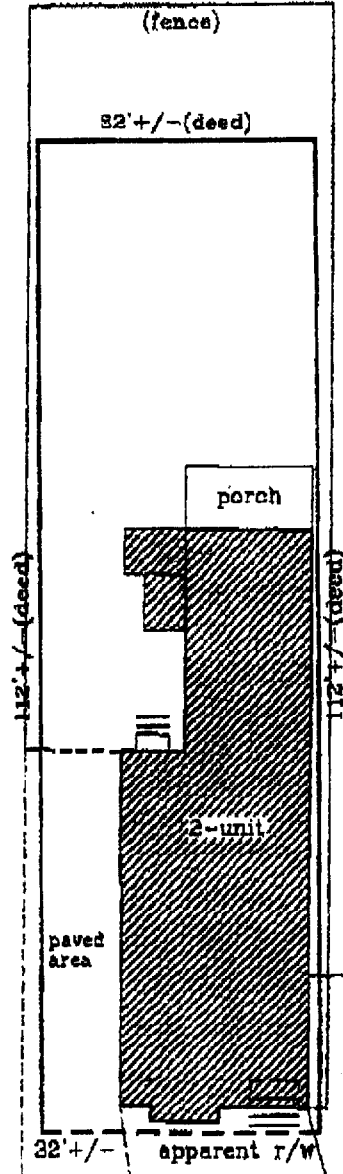
Inspection Date: 9-10-01

Scale: 1" = 20'

Client File#: 10229

Buyers: Christine A. Wirth

Sellers: Robert Strong SR. &
Victoria Strong &
Robert Strong JR.



IP •

• CIR

[Handwritten signature] May Street

to Danforth St.

I HEREBY CERTIFY TO: Bay Area Title Services, LLC; Union Federal Bank of Indianapolis 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: 230051-0013 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

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.

09/20/2001 10:04

• CIR

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

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

(b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback: The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.*

Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

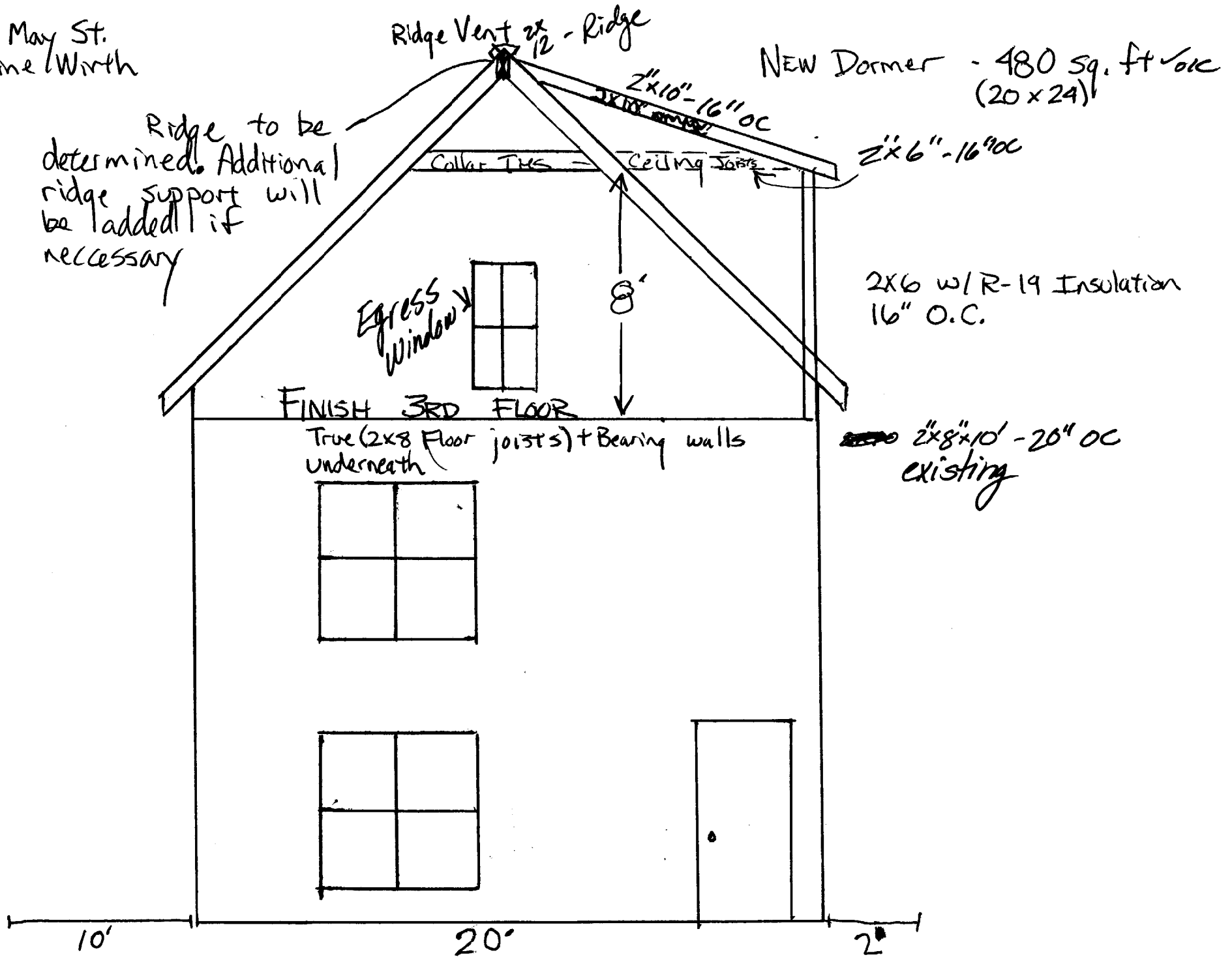
Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

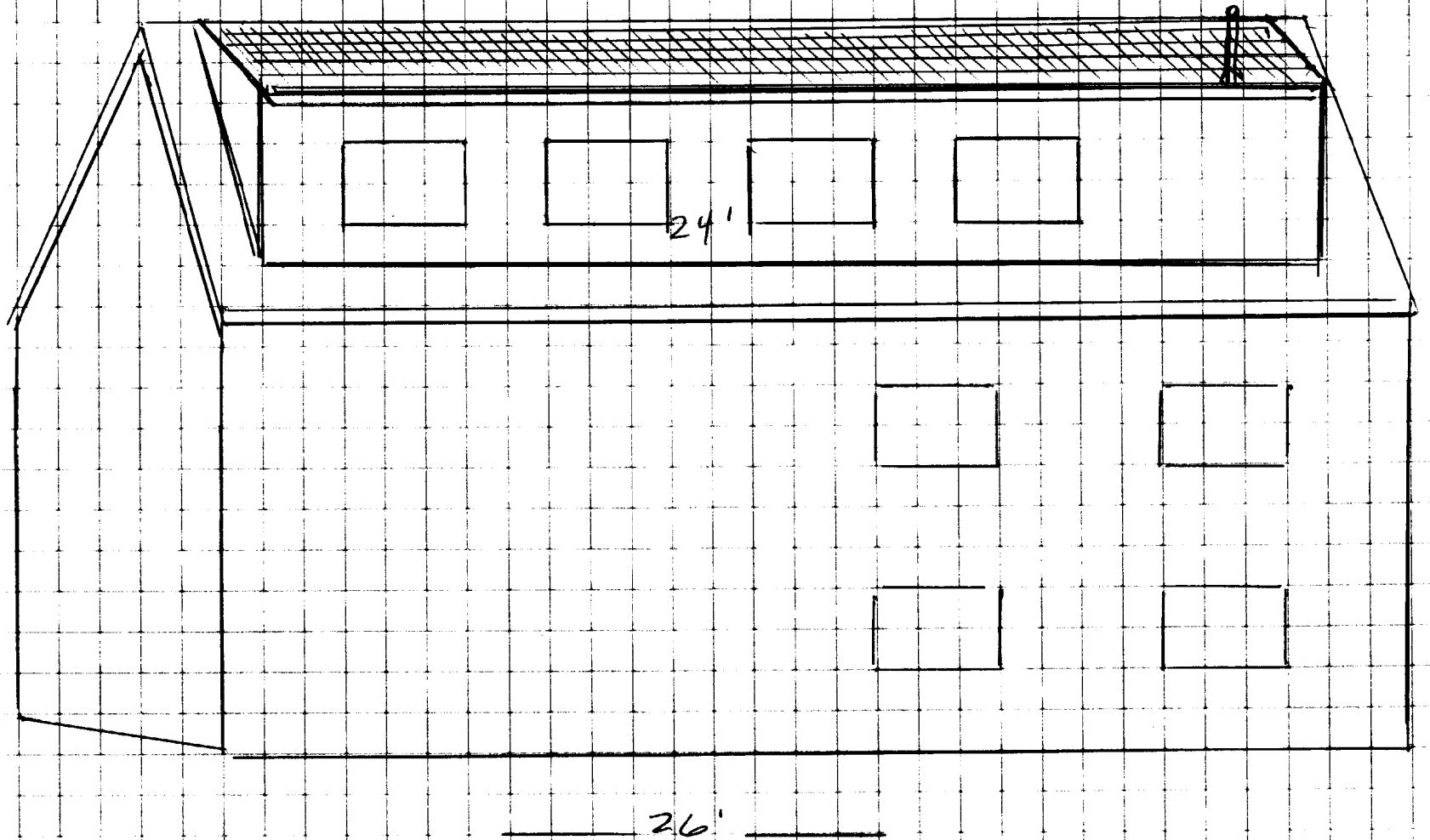
(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her

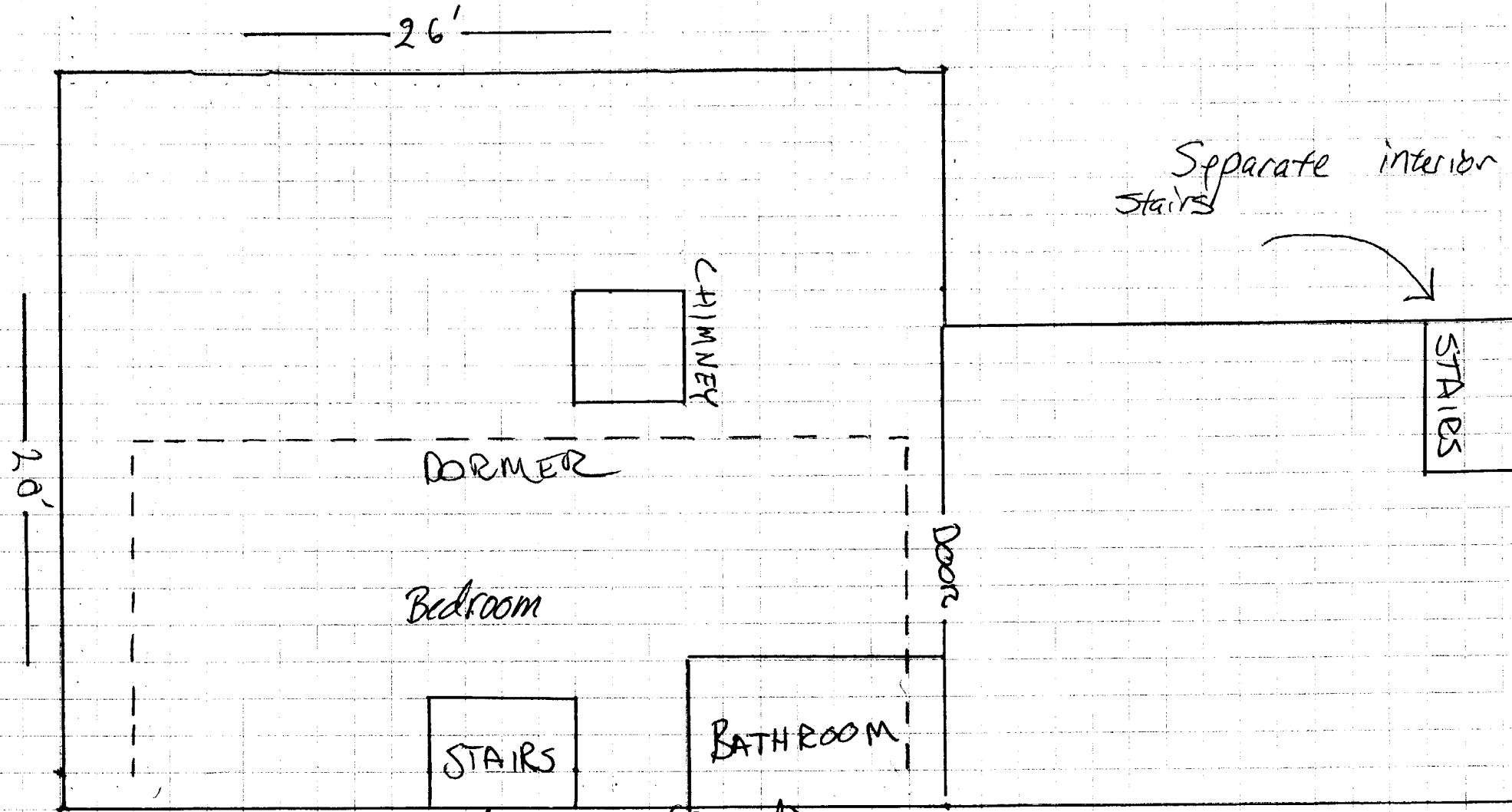
15 May St.
Christine Wirth



15 May St. Christmas Wirth



3RD Floor



Existing ↑ stairs (Curved)
8' off headroom after dormer is complete

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Inspections DATE 10/9/01
RECEIVED FROM David Holmes
ADDRESS 13 May St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Electric		
	Building		84.00
	CB# 057 C 319		
	Check # 1367		
<input type="checkbox"/> CASH	<input checked="" type="checkbox"/> CHECK	<input type="checkbox"/> OTHER	TOTAL <u>84.00</u>

RECEIVED BY [Signature]