

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: 02-0077	Issue Date: FEB 5 2002	CBL: 061 G013001
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Location of Construction: 27 Storer St	Owner Name: Engholm Grace E Trustee	Owner Address: 27 Storer St	Phone: 7466
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type:	Zone: R-4

CITY OF PORTLAND

Past Use: Single Family / Prior use with 1 apartment	Proposed Use: Single Family / Change of use; removing apartment, build closet space in MBR, replace old cellar stairs.	Permit Fee:	Cost of Work: \$5,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB POLA 1999	

Proposed Project Description:  
Change of Use / Remove Apartment

Signature: N/A

Signature: T.M. + 11/20/02

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: N/A Date:

Permit Taken By: gg	Date Applied For: 01/25/2002	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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>ok with conditions as 1/30/02</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <i>no exterior change</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>XOD A 1/30/02</i> <i>MA 1/30/02</i>
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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

2/14/02 - 1st message w/owner - need more info -  
inadequate plans. AM

14/02 - spoke w/owner - will submit more info

2/15/02 - only doing 2 headers for structural work -  
OK to issue.

2/14/02 - Framing, also checked headers. Basement stairs cannot meet code,  
but are much better than 4" tread that was there. Will  
receive call from owner @ final IR

12/02 Reply for Cert. of Occ.  
for  
single family home



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 27 Storer St

CBL 061 G013001

Issued to Engholm Grace E Trustee /no contractor/self

Date of Issue 12/28/2002

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 02-0077, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family  
R-3 Type 5B  
BOCA 1999

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*12/28/02*  
\_\_\_\_\_  
(Date) Inspector

\_\_\_\_\_  
Inspector of Buildings

2/4/02 - 1st message w/owner - need more info -  
inadequate plans. AM

4/02 - spoke w/owner - will submit more info

5/02 - only doing 2 headers for structural work -  
OK to issue.

# 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.

\_\_\_\_\_ Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A 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

CE Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

CE 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.

CE N/A CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]  
Signature of applicant/designee

1/5/04  
Date

[Signature]  
Signature of Inspections Official

1/5/04  
Date

CBL: 1-0013 Building Permit #: 020077

Application ID Number: 2-0077

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 27 Storer St

Approval Date: 01/30/2002

Given On Date: 01/28/2002

OK to Issue Permit Name: Marge Schmuckal Date: 01/30/2002 Date 2:

Conditions Section:

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Your actions to remove an existing dwelling unit result in extinguishing any "grandfathered" or nonconforming rights for that dwelling unit. Any future requests for a change of use shall meet the regulations of the current Zoning Ordinance.

Create Date: 01/28/2002 By gg Update Date: 01/30/2002 By mes

# 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>27 Storer St. Portland, ME 04102</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# <u>301</u> <u>13</u> <u>326A</u>		Owner: <u>Grace Engholm</u> Telephone: <u>329-8654 (cell)</u> <u>775-7466 (home)</u>
Lessee/Buyer's Name (If Applicable) <u>061</u> <u>G</u> <u>013</u>	Applicant name, address & telephone: <u>Grace Engholm</u> <u>27 Storer St</u> <u>Portland, ME 04102</u> <u>775-7466</u>	Cost Of Work: \$ <u>5000.</u> Fee: \$ <u>58.00</u>
Current use: <u>Residence</u> If the location is currently vacant, what was prior use: <u>Residence with 1 apt.</u> Approximately how long has it been vacant: _____ Proposed use: <u>Residence</u>		
<del>Project description: <u>Removing apartment - return building to single family</u></del> <u>Build closet space in MBR. add wall to kit for PR door</u> <u>Insulate several walls with insulation board/cover with sheetrock. Replace old cellar stairs</u> <u>Concrete in cellar. Some new Kitchen cabinets. New countertops.</u>		
Contractor's name, address & telephone: <u>Self / Same</u> Who should we contact when the permit is ready: <u>Grace 329-8654</u> Mailing address: <u>27 Storer St</u> <u>Portland, ME 04102</u> <div style="text-align: right;">                     or                      Phone: <u>775-7466</u> </div>		

**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: <u>Grace Engholm</u>	Date: <u>1/24/02</u>
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**This is not a permit, you may not commence ANY work until the permit is issued**

1/27/02

**WARRANTY DEED  
MAINE STATUTORY SHORT FORM**

KNOW ALL MEN BY THESE PRESENTS, that DANIEL E. O'LEARY and HILARY D. BASSETT of Portland, Maine, for consideration paid, GRANT to GRACE E. ENGHOLM, Trustee of THE GRACE ENGHOLM REVOCABLE FAMILY TRUST, whose mailing address is 259 Spring Street, Portland, Maine 04102, with WARRANTY COVENANTS, the real property in Portland, County of Cumberland, State of Maine, as follows:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said DANIEL E. O'LEARY and HILARY D. BASSETT have set their hands and seals this 6<sup>th</sup> day of November, 2001.

Witness:

[Signature]

To both

[Signature]

DANIEL E. O'LEARY

[Signature]

HILARY D. BASSETT

State of Maine  
Cumberland, ss

November 6, 2001

Then personally appeared the above-named DANIEL E. O'LEARY and HILARY D. BASSETT and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]

Notary Public/Attorney at Law

Charles R. Bean

(Print Name)

MAINE REAL ESTATE TAX PAID



## EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Storer Street and bounded and described as follows: Beginning at a point on the southeasterly sideline of said Storer Street where the center line of the double brick house situated partly on the lot under description and partly on land which Elizabeth P. Brockway sold to Moulton H. Neale by deed dated May 3, 1923 and recorded in Cumberland County Registry of Deeds in Book 1133, Page 359, when produced westerly would intersect said easterly sideline of said Storer Street, said point being distant southerly about one hundred thirty-seven and fourteen hundredths (137.14) feet from the intersection of said easterly sideline of said Storer Street with the southerly sideline of Spring Street; thence easterly by said produced line and through the center of said double brick house and by said line produced easterly a distance of eighty-seven and sixty-five hundredths (87.65) feet to other land now or formerly of Alice Storer Lunt; thence northerly by land now or formerly of said Lunt on the line at right angles to said Spring Street thirty-seven and thirty-seven hundredths (37.37) feet, more or less, to a stake; thence westerly by other land now or formerly of said Lunt and by land now or formerly of Harry Butler eighty seven and sixty-one hundredths (87.61) feet to said Storer Street; thence southerly by said Storer Street thirty-seven and fourteen hundredths (37.14) feet, more or less, to the point of beginning, being the northerly half of the premises conveyed by Alice Storer Lunt to Elizabeth P. Brockway by deed dated November 6, 1920 and recorded in said Registry in Book 1064, Page 345.

Also the fee of so much of the easterly half of Storer Street as adjoins the parcel hereinbefore described, subject to the easement of a passageway over the same created by agreement between Dependence Furbish and others dated October 1, 1861, recorded in Book 312, Page 444, together with the right to use said Storer Street as a passageway as provided in said agreement.

Being the same premises conveyed to Daniel E. O'Leary and Hilary D. Bassett by warranty deed of Conrad L. Boyle and Karen R. Sanford dated July 27, 1994 and recorded in Cumberland County Registry of Deeds in Book 11554, Page 64.

CHARLES R. BEAN, P.A.  
Attorney at Law  
P.O. Box 2267  
South Portland, Maine 04116-2267  
Telephone: (207) 767-3276

RECEIVED  
RECORDED REGISTRY OF DEEDS

2001 NOV -8 PM 1: 37

CUMBERLAND COUNTY

*John B. O'Brien*

Sump  
direct  
water/sewage

Brick structure w/ stone  
foundation

Rebuild  
wall around  
elect panel

Brick  
Supports  
12x12

**27 Storer Street**

Replace  
cabinet

Joists

Remove Apt.

Revert Back  
to Single  
Family

Stair  
well

Support Beam

Brick  
support 12x12

Rebuild wall  
Add steel  
Door & wall

LP

Support  
Beam

FURNACE  
ROOM

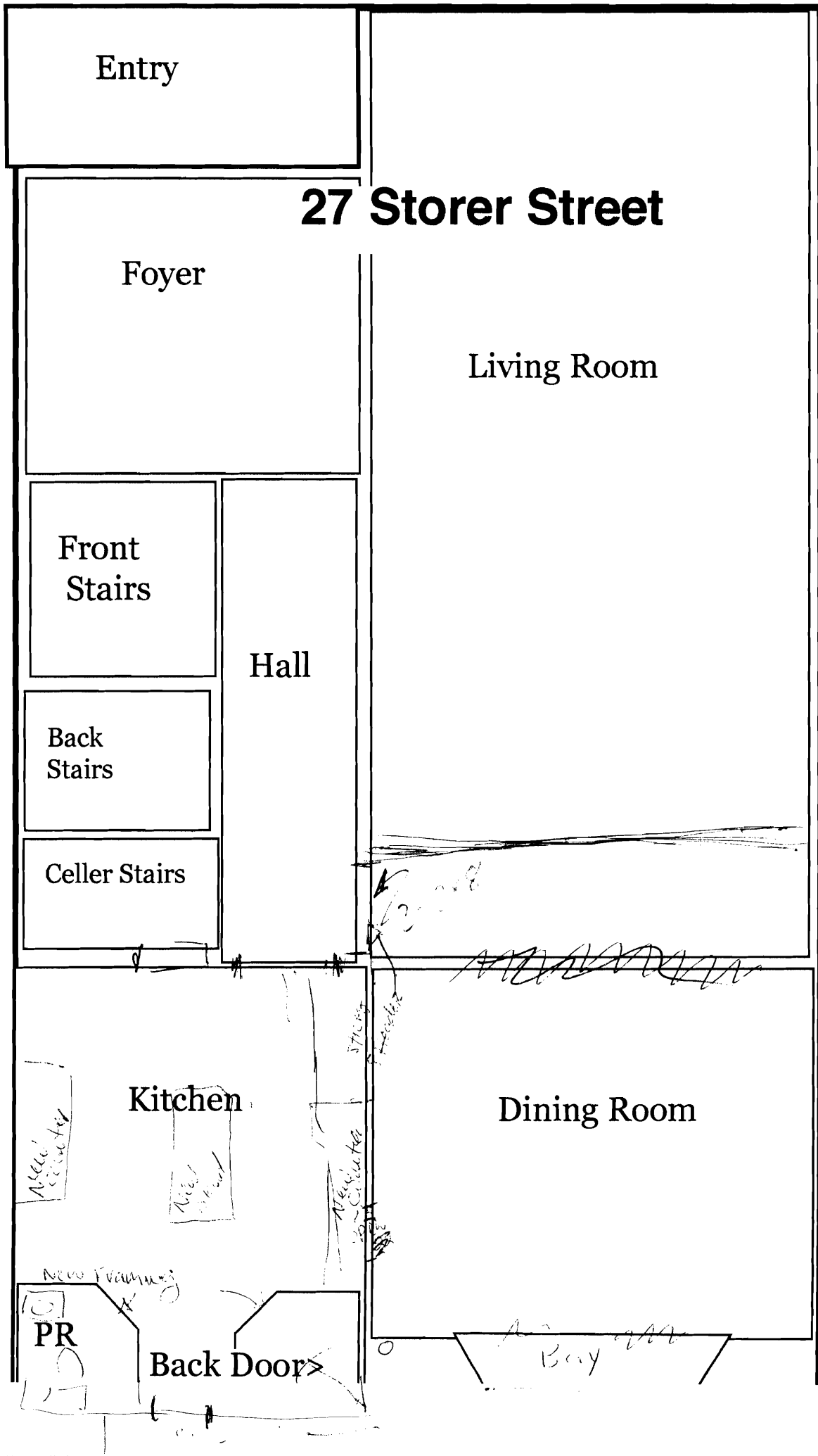
**Basement 24x40**

Replace  
Utility  
SINK  
w/ Better

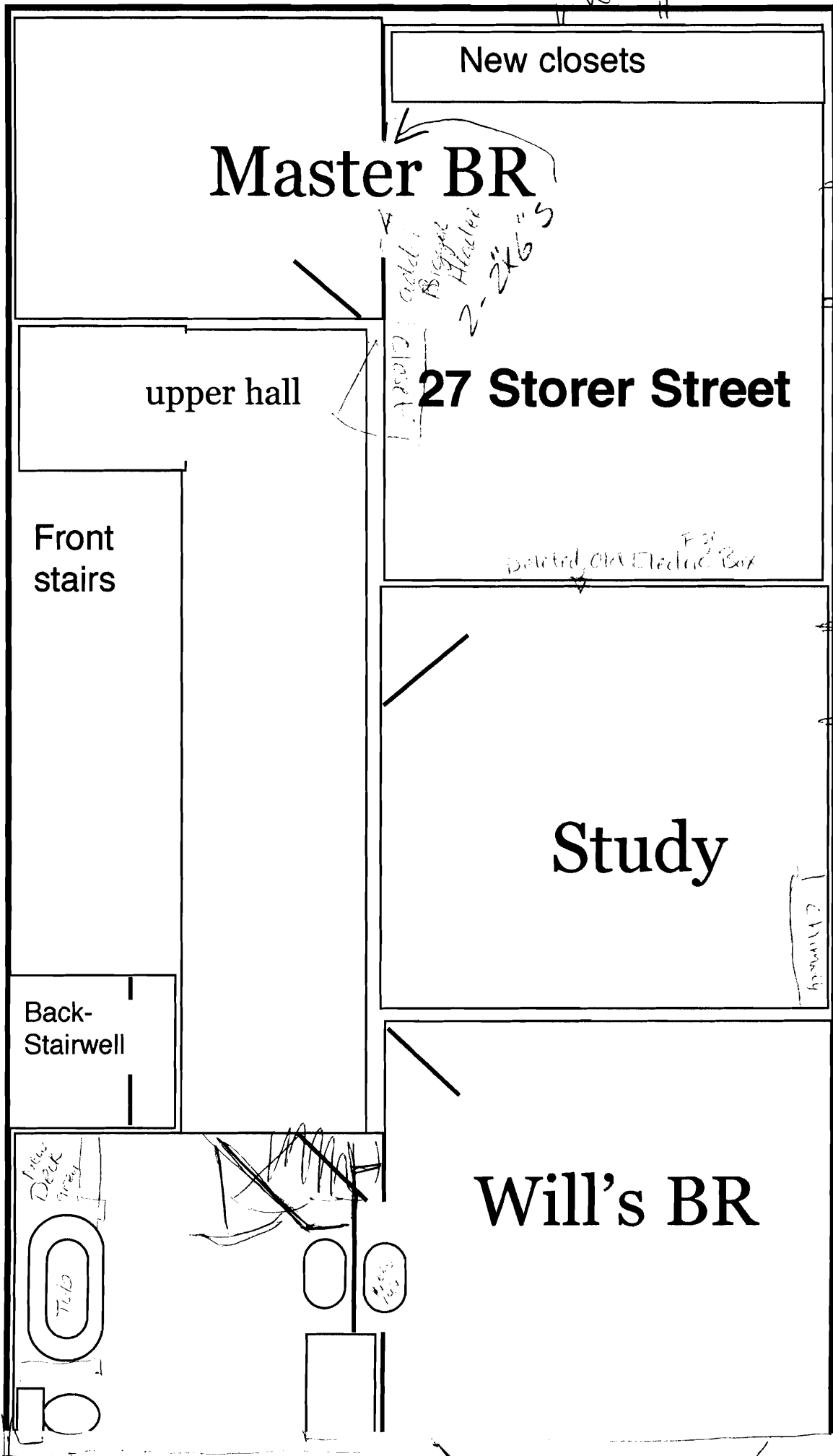
New  
concrete  
over  
old tiles  
& dirt spots

Back  
exit

# 1st Floor



# 2nd Floor



# 3rd Floor

**Guest BR**

ST. Andrew's Episcopal  
North-Parsons Hall

Ke-Furwood

Door

**Studio**

**Cedar  
Closet**

cedar

36" Min.

Raising Rail HT

**Upper  
Hall**

closet

closet

**Will's Art  
Room**

**Upper Bath/  
Laundry**

Window

could have wall  
to outside



27 Storer St  
 Grace Engholm

Plot Plan

February 4, 2002

Spec's for 27 Storer Street, Portland Maine

1) Removal of an old basement apartment eliminating some old sub-standard plumbing, pouring new concrete over old plumbing and tiles. Rebuilding several existing walls non-bearing walls to re-enclose electrical and other mechanical systems & replace insulation around foundation. All re-framing of old walls are in 2x4 or 2x6 KD material 16" O.C.

2) On the 3rd Floor an existing interior non-bearing 2x3 wall, faced on one side with bead board, beefed-up with new framing to strengthen and stiffen wall and allow for standard electrical boxes.

3) Existing opening in 2nd floor consisting of single board header raised and made stronger with dbl 2x6 material. (bearing wall)

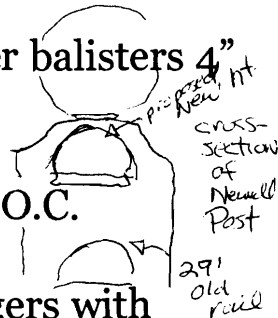
4) Take interior non-bearing wall in 3rd BR closet and move back 16" to allow for access panel to pressure balanced shower valve and lavs.

\* 5) Raise rail height on 3rd floor rail from 29" to 33 7/8". New taller balusters 4" O.C. or closer.

*Not replacing existing rail - BOCA 1999 does not apply -*

6) 1st floor new interior non-bearing wall to enclose PR, 2x4x10 16" O.C.

7) Rebuild old stairs to basement to replace old 2x4 w/points stringers with 3 new 2x12 stringers and better treads, improving clearance to basement.



If you have any further questions, please call me at 329-8654.  
Thank you,

*Grace Engholm*

Grace Engholm

*Guardrail system is existing and staying it is not being replaced - improvement in height*