

**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: 03-0161	Issue Date: <b>MAR 11 2003</b>	CBL: 062 A007001
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<b>Location of Construction:</b> 143 Vaughan St	<b>Owner Name:</b> Katz James A &	<b>Owner Address:</b> 143 Vaughan Street	<b>Phone:</b> 773-1022
<b>Business Name:</b>	<b>Contractor Name:</b> Maine State Builders	<b>Contractor Address:</b> 245 Warren Ave Portland	<b>Phone:</b> 2077735504
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R04

<b>Past Use:</b> Single Family	<b>Proposed Use:</b> Single Family	<b>Permit Fee:</b>	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 3	<b>Zone:</b> R04
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<b>Proposed Project Description:</b> Renovation of existing kitchen & construction of 6'x20' expansion	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB BOCA 1999 Signature: jmb 3/5/03
	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

<b>Permit Taken By:</b> jmb	<b>Date Applied For:</b> 03/05/2003	<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: 3/5/03 jmb	<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 <del>Requires Review</del> Not visible from street <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 3/11/03 D. Andrews
	<p align="center"><b>CERTIFICATION</b></p> <p>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.</p>		

<b>SIGNATURE OF APPLICANT</b>	<b>ADDRESS</b>	<b>DATE</b>	<b>PHONE</b>
<b>RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE</b>		<b>DATE</b>	<b>PHONE</b>

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0161	<b>Date Applied For:</b> 03/05/2003	<b>CBL:</b> 062 A007001
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<b>Location of Construction:</b> 143 Vaughan St	<b>Owner Name:</b> Katz James A &	<b>Owner Address:</b> 143 Vaughan St	<b>Phone:</b> ( ) 874-6000
<b>Business Name:</b>	<b>Contractor Name:</b> Maine State Builders	<b>Contractor Address:</b> 245 Warren Ave Portland	<b>Phone:</b> (207) 773-5504
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Renovation of existing kitchen & construction of 6'x20' expansion
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**Dept:** Historical      **Status:** Approved      **Reviewer:** Deborah Andrews      **Approval Date:** 03/11/2003  
**Note:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/05/2003  
**Note:** 3/5/03 passed on for historic review. JB      **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/05/2003  
**Note:**      **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or gas stove installation.
- 2) Must submit design load table on proposed LVL replacing former exterior wall.
- 3) ANY exterior work requires separate review and approval thru Historic Preservation
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

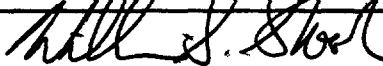
# All Purpose Building Permit Application

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>143 Vaughan Street</u>		
Total Square Footage of Proposed Structure <u>117 s.f. addition</u>	Square Footage of Lot <u>11,619 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>A</u> Lot# <u>7</u>	Owner: <u>Charlotte Kassab</u> <u>Jim Katz</u>	Telephone: <u>773-1022</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>William S. Skoolieas</u> <u>Maine State Builders, Inc.</u> <u>245 Warren Ave Portland 04103</u> <u>773-5504</u>	Cost Of Work: <u>\$ 63,500.00</u>  Fee: \$ <u>471.00</u>
Current use: <u>Single Family Residence</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Same</u>		
Project description: <u>Renovation of existing kitchen and construction of Kitchen Addition</u>		
Contractor's name, address & telephone: <u>Maine State Builders, Inc 773-5504</u> <u>245 Warren Avenue, Portland, ME 04103</u>		
Who should we contact when the permit is ready: <u>CONTRACTOR</u>		
Mailing address: <u>See above</u>		
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: <u>773-5504</u>		

**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>Mar 5, 2003</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 4<sup>th</sup> floor of City Hall**



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.

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 062 A007001  
**Location** 143 VAUGHAN ST  
**Land Use** SINGLE FAMILY

**Owner Address** KATZ JAMES A & CHARLOTTE A KASSAB JTS  
 143 VAUGHAN ST  
 PORTLAND ME 04102

**Book/Page** 15064/273  
**Legal** 62-A-7  
 VAUGHAN ST 141-145  
 11619 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$110,150	\$238,350	\$348,500

**Property Information**

<b>Year Built</b> 1902	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 4990	<b>Total Acres</b> 0.267		
<b>Bedrooms</b> 7	<b>Full Baths</b> 2	<b>Half Baths</b> 2	<b>Total Rooms</b> 14	<b>Attic</b> Full Fin./wh	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
09/24/1999	LAND + BLDING	\$410,000	15064-273
09/01/1995	LAND + BLDING	\$326,000	12118-155

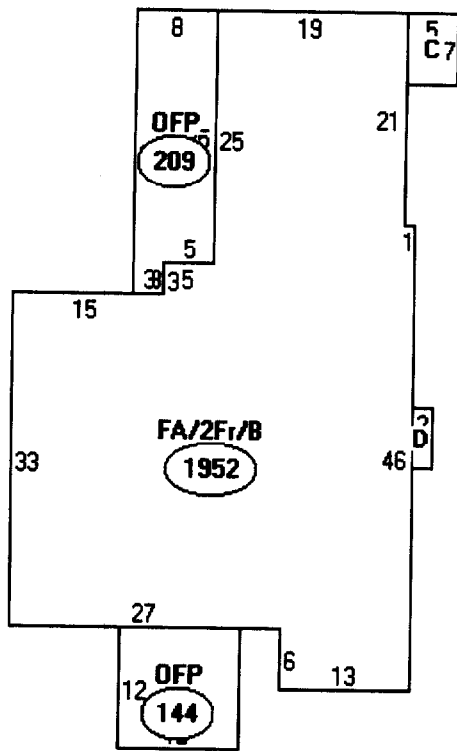
**Picture and Sketch**

[Picture](#)                      [Sketch](#)

[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](#).





Descriptor/Area

- A: FA/2Fr/B  
1952 sqft
- B: OFP  
209 sqft
- C: OFP  
35 sqft
- D: FBAY/B  
12 sqft
- E: OFP  
144 sqft

BK 12118 PG 156

EXHIBIT A

Three certain lots or parcels of land, together with the buildings thereon, situated in the City of Portland, Cumberland County, Maine and being known as 143 Vaughan Street, bounded and described as follows:

First Parcel:

A certain lot or parcel of land situated in said Portland between Vaughan and Neal Streets adjoining land now or formerly of Sarah J. Coombs and bounded as follows:

BEGINNING at the west southeast corner of land now or formerly of one Lang and the west northeast corner of land now or formerly of Palmer; thence running eastwardly and parallel with Pine Street 86 feet, more or less, to land now or formerly of one Sargent; thence southwardly by land of said Sargent, and land now or formerly of Burrows and land now or formerly of Corey 60 feet, more or less, to land which was formerly conveyed by Margaret J. M. Sweet; thence westwardly by said last mentioned land and land now or formerly of said Coombs 84 feet, more or less, to land now or formerly of said Palmer; thence northwardly by said Palmer land 60 feet, more or less, to the first bounds.

Second Parcel:

A certain lot or parcel of land situated on the easterly side of Vaughan Street in said Portland and bounded and described as follows:

BEGINNING on said Vaughan Street at a point 120 feet southward from the corner of Pine and Vaughan Streets; thence running southward on Vaughan Street 60 feet, and from these two points extending eastward 100 feet parallel with Pine Street and holding the width of 60 feet. The foregoing premises being Lot No. 9 on a plan of land of Garrish Noble and others, and recorded in the Cumberland County Registry of Deeds in Plan Book 1, Page 10.

Third Parcel:

A certain lot or parcel of land situated on the easterly side of Vaughan Street in said Portland, bounded and described as follows:

BEGINNING at the southwest corner of the second parcel referenced above; thence running southwardly by said Vaughan Street 3 feet, more or less, to a point in line with the northerly side line of a concrete driveway; thence eastwardly by the northerly side line of the same driveway and the same course produced and parallel with the southerly side line 141 feet, more or less, to land now or formerly owned by Corey; thence northwardly by said Corey land 3 feet, more or less, to the south side line of the first parcel described above; thence westwardly by the southerly side line to the point of beginning.

RECEIVED  
REGISTRY OF DEEDS

95 SEP 19 PM 1:01

CUMBERLAND COUNTY

John B. O'Brien

CK 8/25/99

JK

BK12118P6155

214034244

**47939**      **WARRANTY DEED**  
**Joint Tenants**  
**(Maine Statutory Short Form)**

Richard G. Nedlon and Marion S. Nedlon, of West Bath, Maine, for valuable consideration, grant to Donald R. Neill and Susan T. Neill, as joint tenants, with a mailing address of 2 Bay Street, Scarborough, Maine, 04074, with Warranty Covenants, the following described real property situated at 143 Vaughn Street, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Camilla I. Palinos to Grantors dated July 30, 1987, and recorded in the Cumberland County Registry of Deeds in Book 7902, Page 38.

Witness our hands this 15th day of September, 1995.

*[Signature]*  
Witness  
to both  
Witness

*[Signature]*  
Richard G. Nedlon  
*[Signature]*  
Marion S. Nedlon

STATE OF MAINE  
COUNTY OF \_\_\_\_\_, ss

September 15, 1995

Personally appeared the above named Richard G. Nedlon and Marion S. Nedlon, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*[Signature]*  
Attorney at Law/Notary Public  
JAMES V. GRACEY  
MAINE ATTORNEY AT LAW  
Printed Name

CS-10034

*[Handwritten notes and signatures]*  
8/15/95  
JK  
②



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

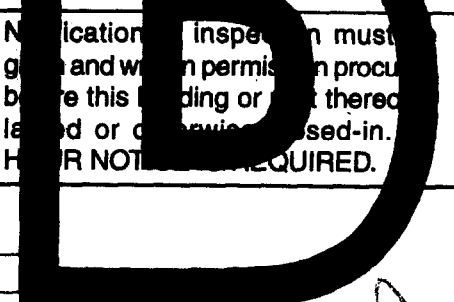
### PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

Permit Number: 030161  
**MAR 11 2003**

This is to certify that Katz James A & Maine State Builders  
has permission to Renovation of existing kitchen construction on 20' expansion  
AT 143 Vaughan St 062 A007001  
CITY OF PORTLAND

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 leased or otherwise used-in. HOUR NOTIFICATION 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

*Debbie Banke* 3/11/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

R-4 Zone

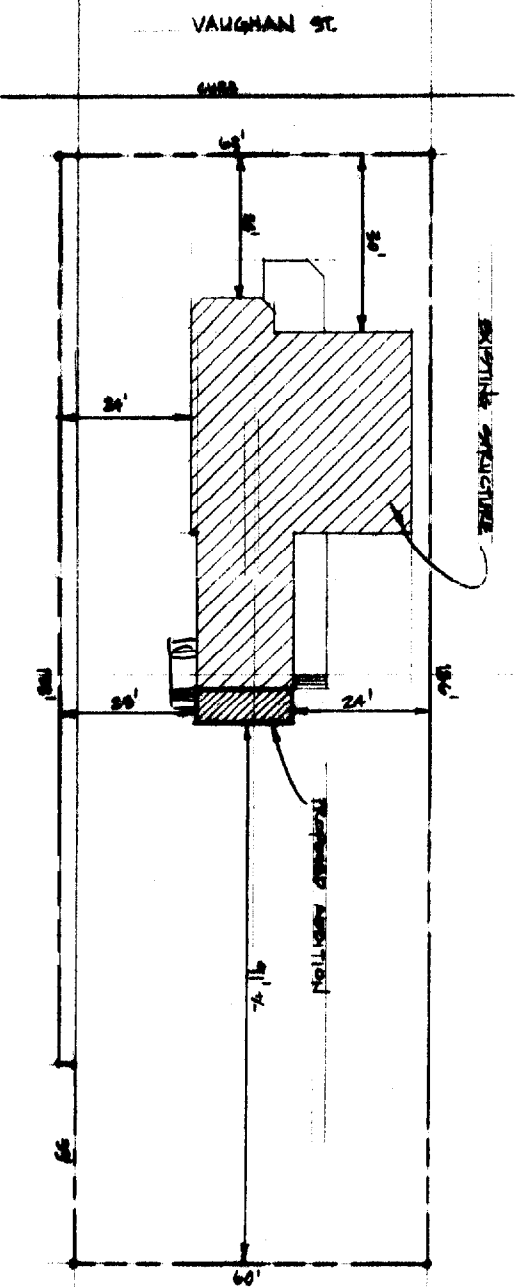
Front : N/A

Rear : 25' Req. 91' shown

Side : 1story 10' 24' & 25' shown

Lot: 11,619 sq ft @ 30% = 3,485

Exist: 2,352  
New 117  
2,469 ✓ OK



SITE PLAN

CONTRACTORS MUST VERIFY TYPES, SIZES, AND LOCATIONS OF MATERIALS SHOWN FOR CODE COMPLIANCE



ADDITION FOR:  
KASBAR-KATZ RESIDENCE  
143 VAUGHAN STREET PORTLAND, MAINE

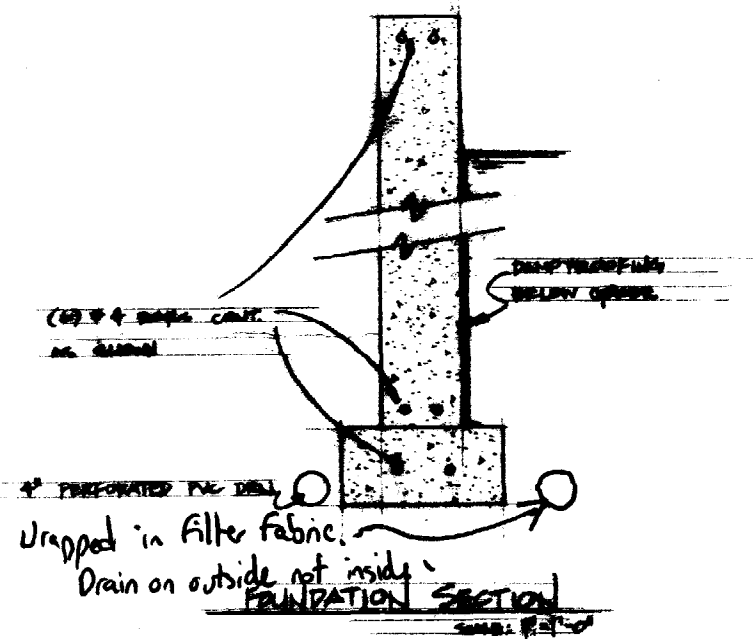
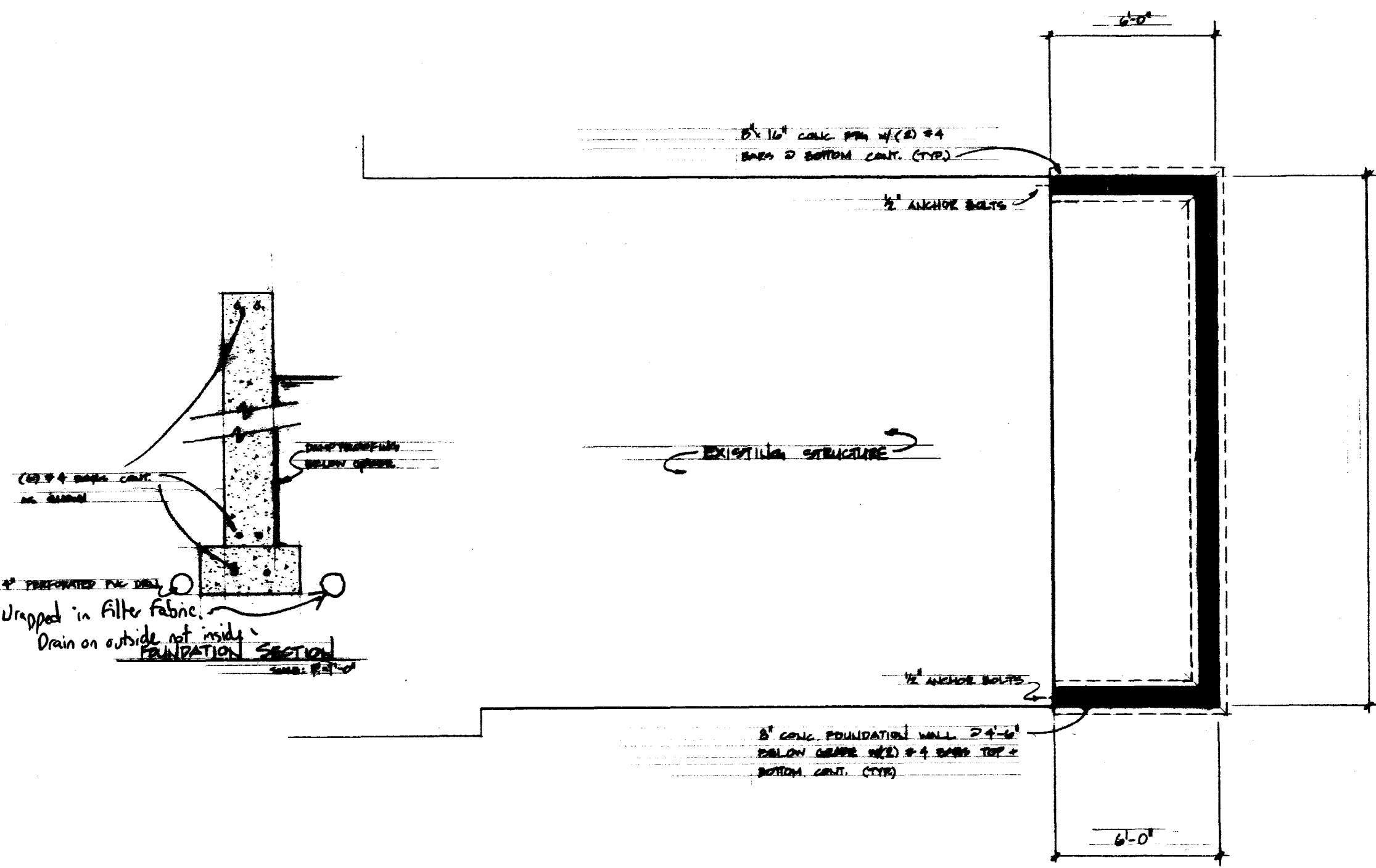
DATE:  
09.05.03.

DRAWING BY:  
M-F-H

JOB NO.:

SHEET NO.:

1



FOUNDATION PLAN

CONTRACTORS MUST VERIFY TYPES, SIZES, AND LOCATIONS OF MATERIALS SHOWN FOR CODE COMPLIANCE



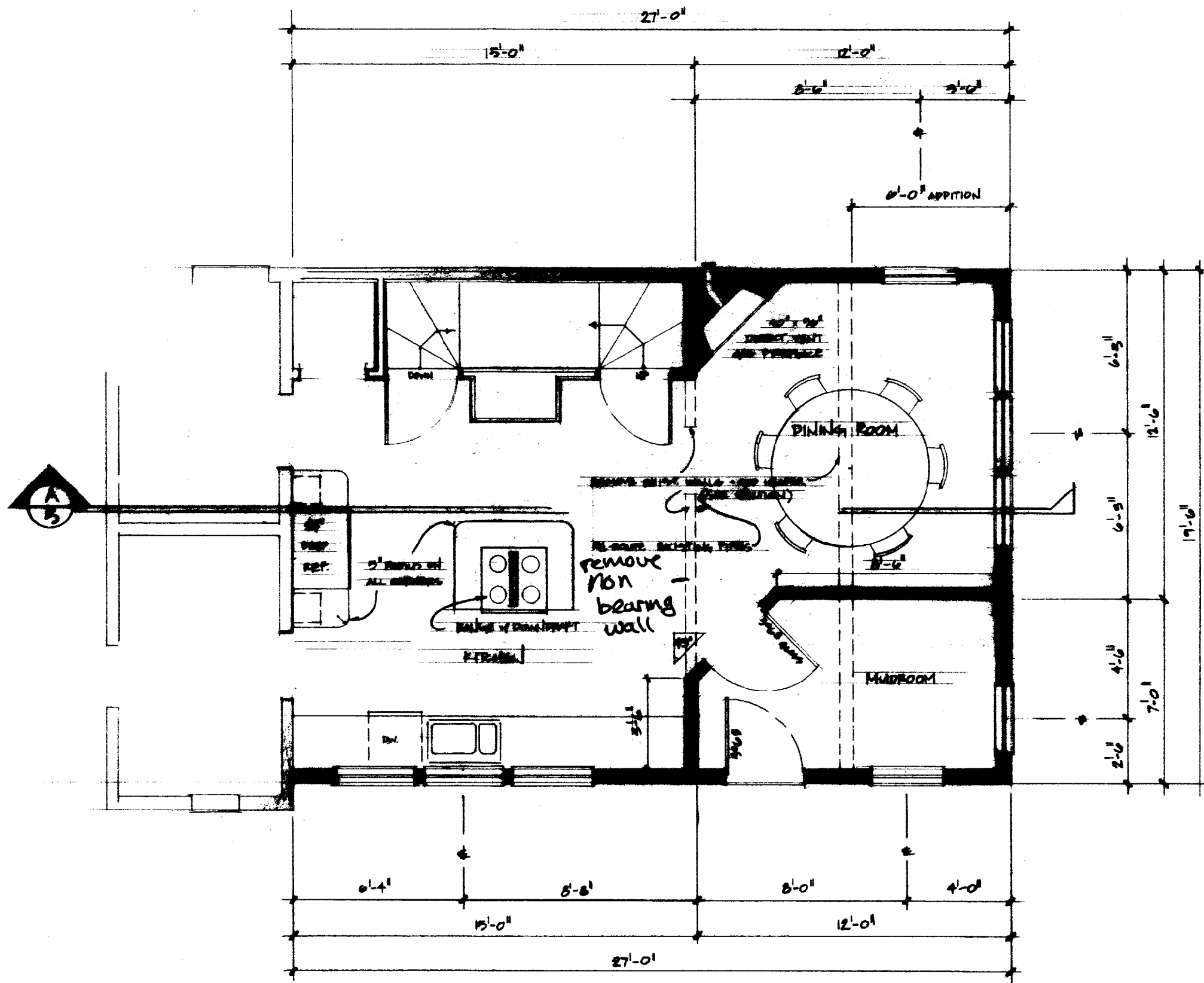
ADDENDUM FOR:  
 HANSEN-KURTZ RESIDENCE  
 348 WASHINGTON STREET PORTLAND, OREGON

DATE: 03.05.03

DRAWN BY: MFH

JOB NO.:

SHEET NO.:



**FLOOR PLAN**  
DATE: 03.05.03

CONTRACTORS MUST VERIFY TYPES, SIZES, AND LOCATIONS OF MATERIALS SHOWN FOR CODE COMPLIANCE



ADDENDUM NO. 1  
MARRAS-KOETZ RESIDENCE  
348 WALSHAM STREET PORTLAND, MAINE

DATE: 03.05.03

DESIGNED BY: MFW

JOB NO.:

SHEET NO.:



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"

CONTRACTORS MUST VERIFY TYPES, SIZES, AND LOCATIONS OF MATERIALS SHOWN FOR CODE COMPLIANCE



ADDITION FOR:  
KASIND-KATZ RESIDENCE  
343 VAUGHAN STREET PORTLAND, MAINE

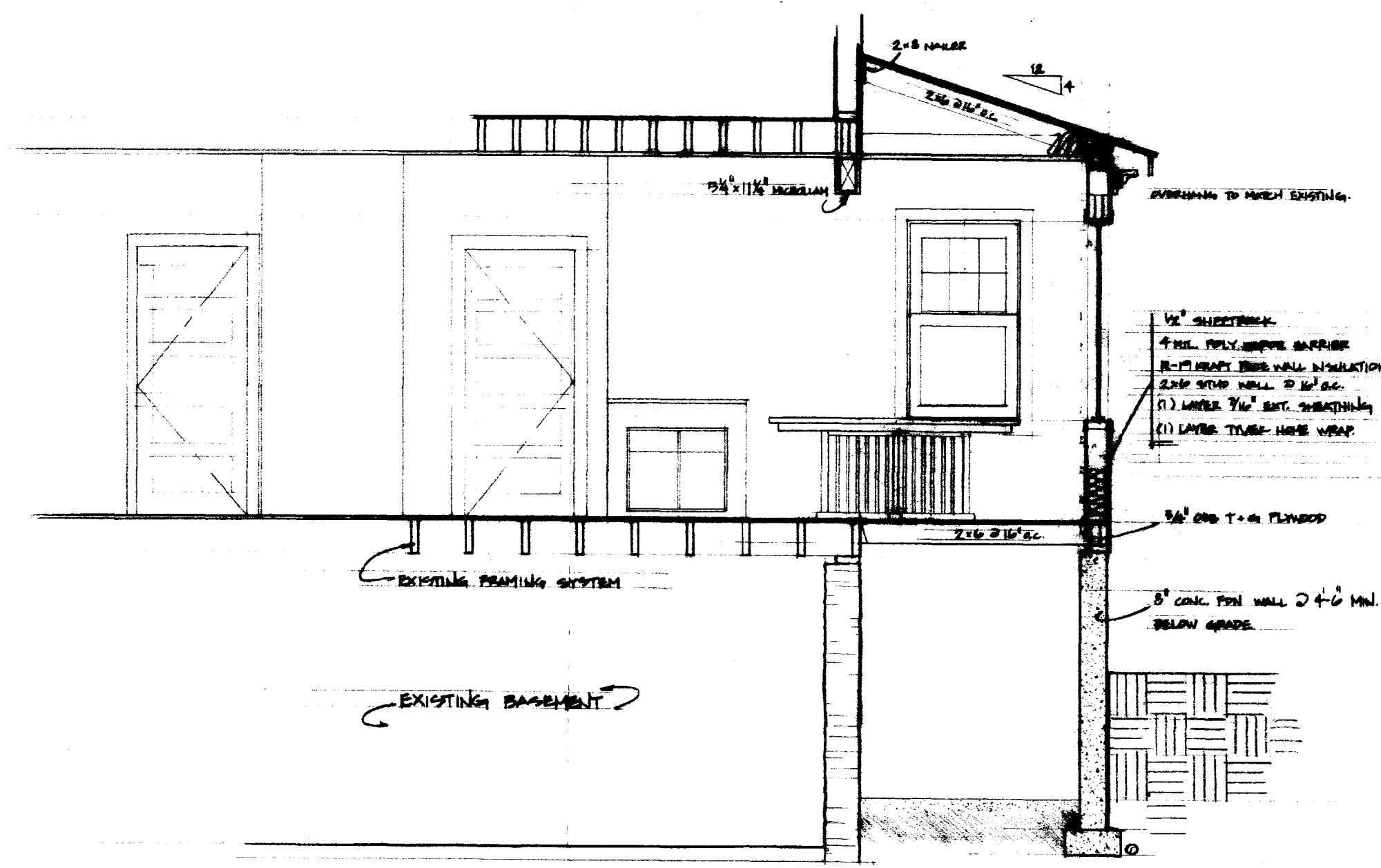
DATE: 09.08.09

DRAWN BY: M.F.H.

JOB NO.:


SHEET NO.:

4




**BUILDING SECTION**  
 SCALE: 1/2" = 1'-0"

CONTRACTORS MUST VERIFY TYPES, SIZES, AND LOCATIONS OF MATERIALS SHOWN FOR CODE COMPLIANCE



DESIGN FOR:  
**MARSH-SATZ ENGINEERING**  
 240 VAUGHAN STREET PORTLAND, MAINE

DATE: 03.05.03.

DESIGNED BY: MPH

JOB NO.:

SHEET NO.:

5