

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

Location of Construction: 11 Carroll St., Portland		Owner: Lisa Willensen		Phone: (207) 374-5940		Permit No: 990526	
Owner Address: P.O. Box 1044 Blue Hill, Me. 04614		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Chris Green LA W		Address: cell phone 653-1785 or 655-2253		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY 24 1999 </div>	
Past Use: Single Family 2 unit		Proposed Use: Same to remain 2 units		COST OF WORK: \$ 30,000.00		PERMIT FEE: \$ 170.00	
Proposed Project Description: Construct Deck In Back Interior Renovations New Bathroom 3rd Floor				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A-3 Type: 5B BOCA 96	
				Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: U.B.				Date Applied For: May 7th, 1999			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

* Call For Pickup*
821-3593 Pager
Recorded Message/ Leave Number

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

May 7th, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Permit Issued: **MAY 24 1999**

CITY OF PORTLAND
Zone: **CBL**

Zoning Approval: **2 units of OK with per minor fish**

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan map minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: **TO DeBA 5/6/99**

CEO DISTRICT

3

COMMENTS •

6/9/99 checked stairs on rear for new deck area.
 10" not tread + 7" rise OK, checked
 beam in bitumen for close in
 went over plumbing with plumber,
 8/13-99 W/Tom R/MW checked levels of bathroom
 bitumen make. Detects OS
 (mm)

Type

Inspection Record

Date

Foundation: _____
 Framing: _____
 Plumbing: _____
 Final: _____
 Other: _____

LAND USE - ZONING REPORT

ADDRESS: 11 Carroll St DATE: 5/12/99

REASON FOR PERMIT: construct deck, interior renovations - New Bathroom

BUILDING OWNER: LISA Willensen C-B-L: 62-B-21

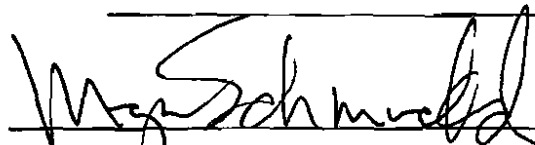
PERMIT APPLICANT: owner

APPROVED: w/ conditions DENIED: _____

#1, #7, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of two units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition _____



Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 13 MAY 99 ADDRESS: 11 Carroll St. CBL: 062-B-021
 REASON FOR PERMIT: To Construct deck in back & Interior renovations
 BUILDING OWNER: Lisa Willensen
 PERMIT APPLICANT: Contractor Chris Greenlaw
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *11, *13, *19, *27, *31, *32, *34

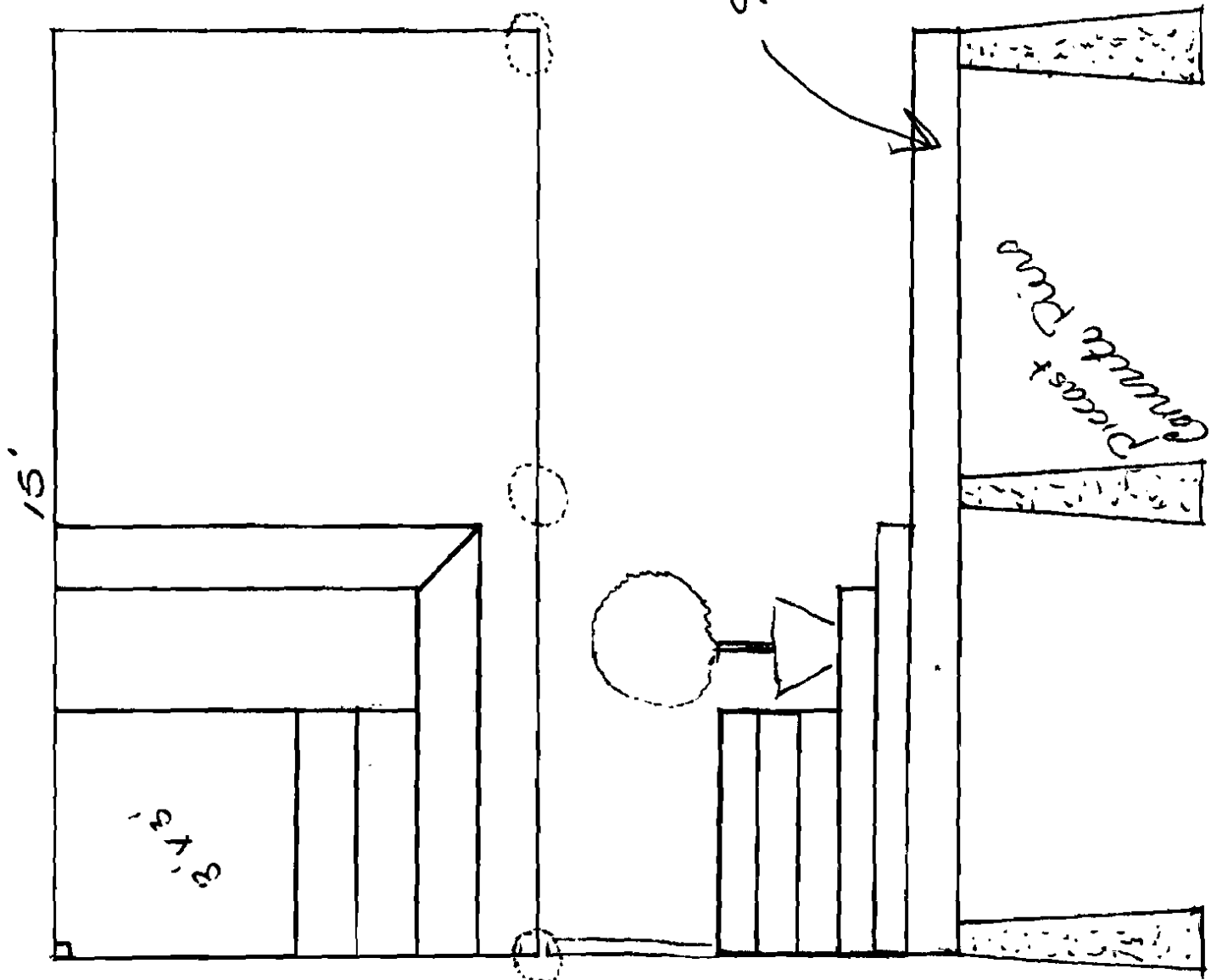
- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- * 2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- * 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 36" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- * 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

11 CARROLL ST
Portland ME

3 Concrete Top and
pins

Balluster Rail
w cedar cap
& posts

SIZE? ?
RAIL? ?



15'

9' x 3'

Concrete Pillars

821-3593 recorded message leave #
 Call for info
 ★

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
 Additions/Alterations/Accessory Structures
 To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf 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: 11 Carroll St

Tax Assessor's Chart, Block & Lot Number Chart# <u>062</u> Block# <u>B</u> Lot# <u>021</u>	Owner: <u>Lisa A. Willensen</u>	Telephone#: <u>207-374-5940</u>
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Owner's Address: <u>P.O. Box 1049 Blue Hill Me</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$ 30,000</u>	Fee: <u>\$ 170</u>
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Proposed Project Description: (Please be as specific as possible) New Deck on Back 8x15
 Interior Renovations, and one New bathroom on 3rd Floor.

Contractor's Name, Address & Telephone 0462 Rec'd By:
The Dove-tail Group Roosevelt Trail Windham Me

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available — cost / \$ 30,000
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

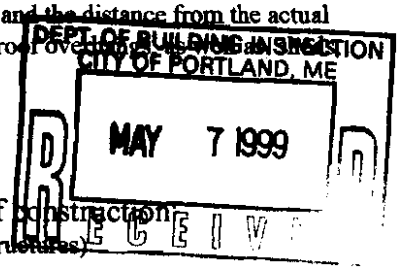
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment. HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: Chris Lusk Date: 5/6/1999

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.



MAINE REVENUE SERVICES

Property Tax Division
24 State House Station
Augusta, Maine 04333



FILE BOTH COPIES
OF THIS FORM WITH
COUNTY REGISTRY OF DEEDS
DO NOT DETACH!

PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION

REAL ESTATE TRANSFER TAX DECLARATION TITLE 36, M.R.S.A., SECTIONS 4641 through 4641

1. MUNICIPALITY OF/TOWNSHIP Portland	COUNTY Cumberland	BOOK (REGISTRY)	PAGE USE ONLY
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GRANTEE (BUYER)

2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S)
Lisa A. Willemssen **150 | 40 | 1426**

3. NUMBER AND STREET P.O. Box 1044	CITY OR TOWN Blue Hill	STATE AND ZIP CODE ME 04614
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GRANTOR (SELLER)

4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S)
Frances V. Walsh **352 | 22 | 6271**

5. NUMBER AND STREET RR1, Box 211	CITY OR TOWN Center Sandwich	STATE AND ZIP CODE NH 03227
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PROPERTY	6. TAX MAP & LOT NUMBER (Required) Map 62, Block B, Lot 21	<p>Warning to Buyer!</p> <p>If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.</p> <p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property) 11 Carroll Street	
	7. DATE OF TRANSFER (Use numerals)	
	MO. 04 DAY 30 YR. 99	

CONSIDERATION

8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether receive in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500 or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) Exempt complete line 9

FULL CONSIDERATION	\$ 210,000.00 .00	TAXABLE CONSIDERATION	\$ 210,000.00 .00
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EXEMPTION

9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant M.R.S.A. 36 §4641-C)

SPECIAL CIRCUMSTANCES

10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer was based on estimate value.) **PLEASE EXPLAIN.**

Y
 N

INCOME TAX WITHHELD

11. Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.

Buyer(s) not required to withhold Maine income tax because:

- seller has qualified as a Maine resident,
- a waiver has been received from the State Tax Assessor
- consideration for the property is less than \$50,000,
- foreclosure sale: exempt per 36 MRSA §5250-A, sub § 3

OATH

12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.

GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
LAW	04/30/99	FVW	04/30/99

FROM : DOWNEAST-PROPERTIESM

D PHONE NO. : 2079427722

May. 05 1999 06:26AM P3

EXHIBIT A

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

BEGINNING on the northerly side of Carroll Street at the southwesterly corner of land formerly owned by Charles S. Deake and more recently by Hilda L. Ives; thence running westwardly by said Carroll Street to a point opposite the center of the partition wall between the brick dwelling house standing on the premises under description and the one standing on the premises next westerly therefrom; and from these two point extending northwardly a distance of 120 feet adjoining said Deake land on the east, and the westerly line running through the center of said partition wall and a continuation thereof to the rear line; said premises being No. 11 on said Carroll Street according to plans of said City of Portland. Said premises have a frontage on Carroll Street of about 26.25 feet.

WARRANTY DEED
(Maine Statutory Short Form)

COPY

Frances V. Walsh, of Sandwich, New Hampshire, for valuable consideration, grants to Lisa A. Willessen, with a mailing address of P.O. Box 1044, Blue Hill, Maine, 04614, with Warranty Covenants, the following described real property situated at 11 Carroll 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 John L. Lynch to Grantor dated October 14, 1987, and recorded in the Cumberland County Registry of Deeds in Book 8019, Page 99.

Witness my hand this 30th day of April, 1999.

Witness

Frances V. Walsh

STATE OF MAINE
CUMBERLAND, ss

April 30, 1999

Personally appeared the above named Frances V. Walsh, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Attorney at Law/Notary Public

Printed Name

CUMBERLAND TITLE COMPANY
One Canal Plaza, P.O. Box 4843
Portland, ME 04112-4843
(207) 774-1773

CUSTOMER COPY

March 9, 1999

Invoice submitted to:

Machias Savings Bank
P.O. Box 318
Machias, Maine, 04654-0318

RM: Lisa A. Willemsen
11 Carroll Street, Portland, Maine

CL-13068

For Services Rendered:

Registry research and abstract with respect to
11 Carroll Street, Portland, Maine

300.00

Costs and Disbursements:

Lawyers Title Insurance Corporation
Lender's Premium (\$135,000.00 coverage)

287.00

Surveyor, Mortgage Inspection Plan

135.00

Total:

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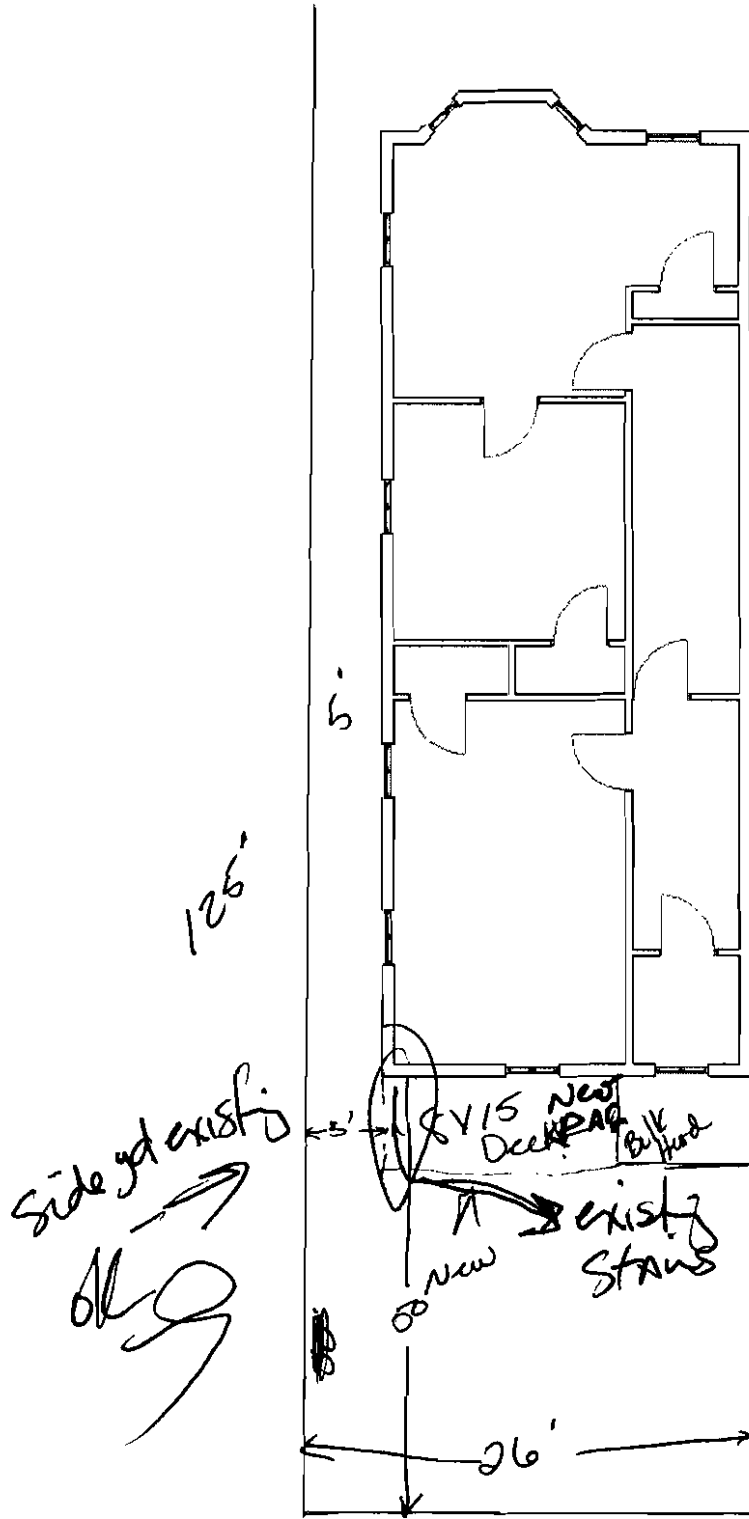
\$722.00

If Owner's Title Insurance is requested by Buyer/Owner,
the additional premium (\$210,000.00 coverage) is:

\$338.00

* Please return copy of invoice with payment *

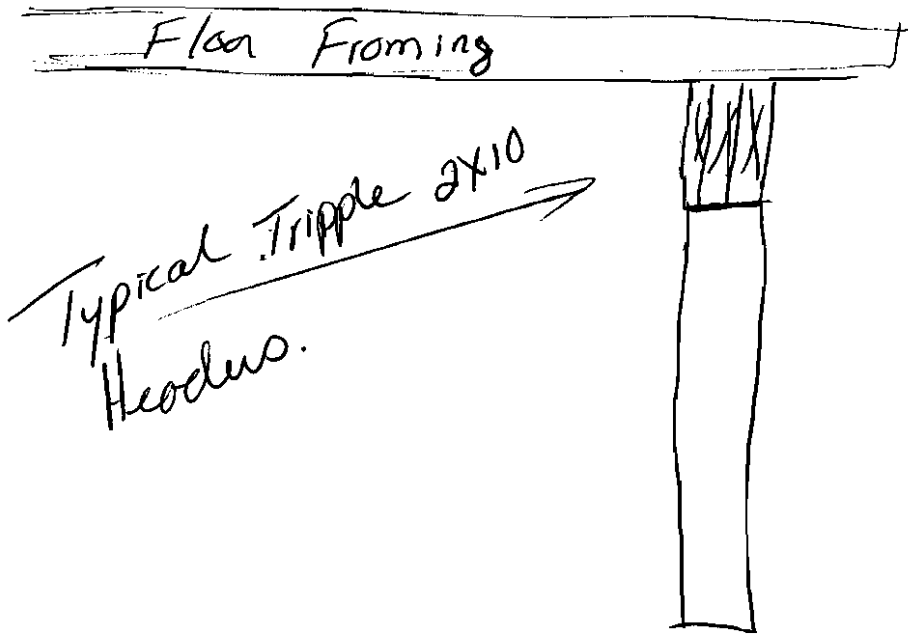
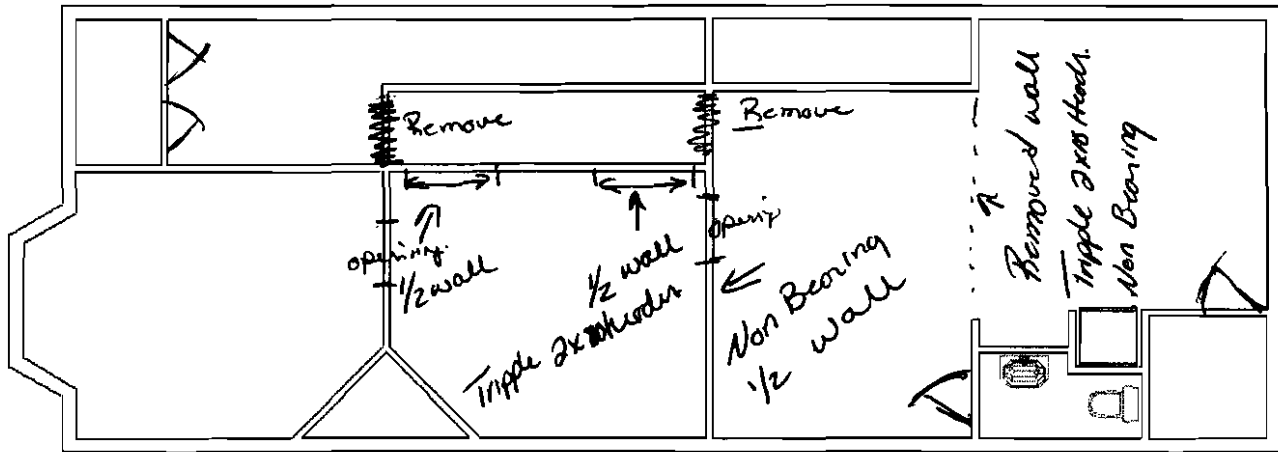
Site Plan



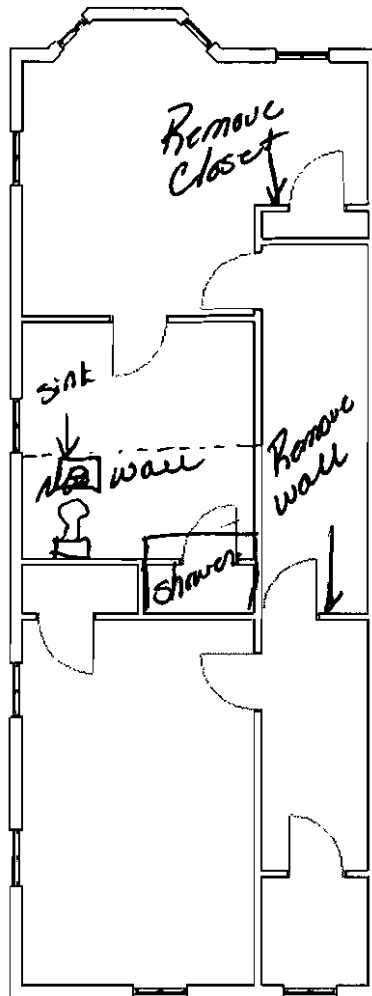
20' req on rear
50' ~~ft~~ shown
OK

1st Floor

Removing mostly? Non Bearing walls.
Any Bearing walls will have
Tripple 2x10 headers sized for openings.



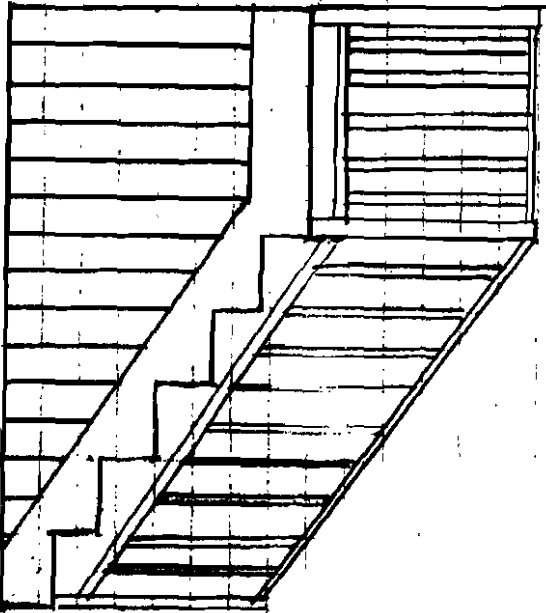
3rd Floor.



11 CARROLL ST
Portland ME

? is this part of
deck?

Brick
Building



7" Rise

12" Run

2x2 Balusters

PT Frame

CEDAR DECK & Posts

Louver Deck 2x8 pt

5 1/2" O.C.

