

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BU...TION

PERMIT ISSUED

Permit Number: 100938

PERMIT

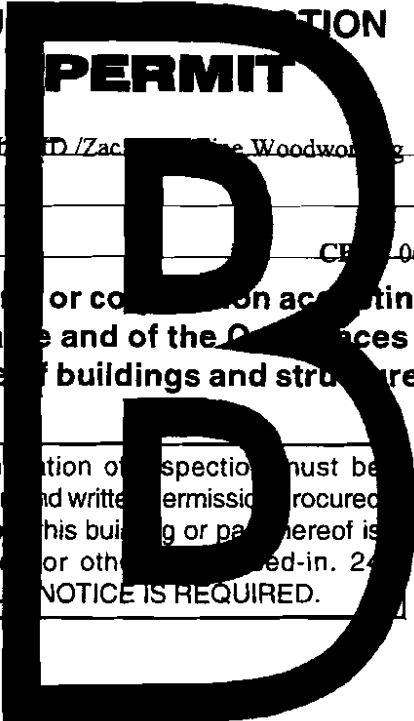
Kari & Steven Byrnes

This is to certify that SECOND PARISH OF PORTLAND / Zachary Woodworking SEP - 8 2010

has permission to build a porch addition 25' x 5'

AT 23 NEAL ST 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 lathed or otherwise covered-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

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

SEP - 8 2010

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0938	Issue Date:	CBL: 062 E008001
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Location of Construction: 23 NEAL ST	Owner Name: <i>Kari & Steven Byrnes</i> SECOND PARISH OF PORTLAN	Owner Address: 23 NEAL ST	Phone:
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Business Name:	Contractor Name: Zac Davis Fine Woodworking, Inc.	Contractor Address: 321 Gloucester Hill Road New Glouce	Phone 2079264260
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Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-4
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Past Use: Single Family Home	Proposed Use: Single Family Home - build a porch addition 25' x 5'	Permit Fee: \$130.00	Cost of Work: \$10,250.00	CEO District: 2
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FIRE DEPT: <i>N/A</i>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>EB</i> <i>IRC, 2003</i>
Signature:	Signature: <i>[Signature]</i>	

Proposed Project Description:
build a porch addition 25' x 5'

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 08/02/2010	Zoning Approval	
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- 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"/> <i>DeWickland hay</i> Date: <i>8/19/10 ABM</i>	Zoning Appeal <input checked="" type="checkbox"/> Variance <i>Practical Difficult</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>4-0</i> <input type="checkbox"/> Denied Date: <i>7/15/10</i>	Historic Preservation <i>YES</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>8/30/10</i> <i>D. Andrews</i>
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PERMIT ISSUED

SEP - 8 2010

City of Portland

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



General 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>23 Neal Street</u>		
Total Square Footage of Proposed Structure/Area <u>125</u>	Square Footage of Lot <u>7,125</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>E</u> Lot# <u>8</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Steven and Kari Byrnes</u> Address <u>23 Neal Street</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>207-939-9639</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,250</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family home</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Building a porch addition 25 x 5 feet.</u>		
Contractor's name: <u>Zac Davis Fine Woodworking, Inc.</u> Address: <u>321 Gloucester Hill Rd</u> City, State & Zip <u>New Gloucester, ME 04260</u> Telephone: <u>207-926-4710</u> Who should we contact when the permit is ready: <u>Zac Davis</u> Telephone: <u>207-838-0528</u> Mailing address: <u>above</u>		

RECEIVED

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 Building Inspections 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: [Signature] Date: 7/28/10

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0938	Date Applied For: 08/02/2010	CBL: 062 E008001
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Location of Construction: 23 NEAL ST	Owner Name: Kari & Steven Bymes	Owner Address: 23 NEAL ST	Phone:
Business Name:	Contractor Name: Zac Davis Fine Woodworking, Inc.	Contractor Address: 321 Gloucester Hill Road New Glouce	Phone (207) 926-4260
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - build a porch addition 25' x 5'	Proposed Project Description: build a porch addition 25' x 5'
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 08/30/2010
Note: **Ok to Issue:**
1) Porch specifications to follow plans approved by Historic Preservation Board on 6/2/10. Contractor must meet Board's conditions of approval--see attached.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/19/2010
Note: **Ok to Issue:**
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jonathan Rioux **Approval Date:** 09/08/2010
Note: **Ok to Issue:**
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2) Fastener schedule per the IRC 2003

Comments:
8/17/2010-amachado: Spoke to Zac Davis. The owners were granted a practical difficulty variance. The certificate of variance needs to be recorded at the registry of deeds and we need to be given a copy of the recorded variance with the book and page. The original certificate of variance was submitted with the permit. It is in my hold basket waiting to be picked up. I'm moving the permit forward to be reviewed by historic and building.
8/19/2010-amachado: Received copy of recorded certificate of variance.
8/30/2010-gg: received permit from historic a of 08-30-10 include letter from historic with the conditions. /gg

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**


 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Framing & final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD



...ano, Chair
... Vice-Chair
Otis Baron
Scott Benson
Michael Hammen
Ted Oldham
John Turk

June 16, 2010

Zac Davis
Davis Fine Woodworking
321 Gloucester Hill Road
New Gloucester, ME 04260

Re: Exterior Renovation; 23 Neal Street

Dear Mr. Davis:

On June 2, 2010, the City of Portland's Historic Preservation Board voted 6-0 (Turk absent) to approve your application, submitted on behalf of client Kari Byrnes, for a Certificate of Appropriateness. Approval is for the exterior renovation of 23 Neal Street.

Approval is subject to the following conditions:

- Lites in garage door to be eliminated.
- Shutters to be sized to fit as closely as possible window opening. Shutters to be added to side elevations.
- Hood over secondary entrance door to be redesigned to be simpler. (Hood may also be eliminated.)
- Columns flanking door to be doubled to address awkward spacing.
- Final porch design, including detail of soffit assembly and of transition where the porch meets the house, to be submitted to staff for final review and approval.
- Final window and shutter selection to be submitted to staff for final approval.

Installation to be carried out as shown on the plans and specifications submitted for the 6/2/2010 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

**Deborah Andrews
Historic Preservation Program Manager**

Cc: Kari Byrnes



CITY OF PORTLAND
CERTIFICATE OF VARIANCE APPROVAL

I, Philip Saucier, the duly appointed Chair of the Board of Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 15th day of July, 2010, the following variance was granted pursuant to the provisions of 30-A M.R.S.A. Section 4353(5) and the City of Portland's Code of Ordinances.

1. **Current Property Owner: Steven and Kari Byrnes**
2. **Property: 23 Neal Street, Portland, ME CBL: 062-E-008**
Cumberland County Registry of Deeds, Book 27746 Page 265
Last recorded deed in chain of Title: May 3, 2010
3. **Variance and Conditions of Variance:**
To grant relief from section 14-105(d)(1) of the Land Use Zoning Ordinance to allow a front yard setback of eighteen feet instead of the required twenty-five foot front yard setback for the construction of a five foot by twenty-five foot farmer's porch on the front of the house within the R-4 Residential Zone.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 15th day of July, 2010

RECEIVED

AUG 19 2010

City of Portland Zoning Board,

Philip Saucier (Printed or Typed Name)

Dept. of Building Inspections
City of Portland Maine

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Philip Saucier and acknowledged the above certificate to be his free act and deed in his capacity as Chairman of the Portland Board of Appeals, with his signature witnessed on July 15, 2010.

Received
Recorded Register of Deeds
Aug 19, 2010 12:06:01P
Cumberland County
Pamela E. Lovley

Margaret Schmuckal
(Printed or Typed Name)
Notary Public

Margaret Schmuckal

My term expires June 28, 2012

PURSUANT TO 30-A M.R.S.A. SECTION 4353(5), THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS FROM FINAL WRITTEN APPROVAL FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

WARRANTY DEED (LONG FORM)

KNOW ALL BY THESE PRESENTS,

THAT IT, **SECOND PARISH ORTHODOX PRESBYTERIAN CHURCH**, formerly known as **SECOND PARISH OF PORTLAND**, a corporation organized and existing under the laws of the State of Maine, of Westbrook, Cumberland County, Maine, in consideration of ONE DOLLAR and other valuable consideration paid by **STEVEN BYRNES** and **KARI BYRNES**, of the City of New York, Borough of Manhattan, County of New York, State of New York, and whose mailing address is 808 Columbus Avenue, New York NY 10025, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto Steven Byrnes and Kari Bymes, as joint tenants and not as tenants in common, their heirs and assigns forever, the land and buildings in Portland, Cumberland County, Maine, more fully described on Exhibit A attached to this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to Steven Byrnes and Kari Byrnes, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND IT DOES COVENANT with the Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances except as above noted and further, except for current zoning and land use regulations; that it has good right to sell and convey to the said Grantees to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to Steven Byrnes and Kari Byrnes, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Second Parish Orthodox Presbyterian Church has hereunto caused these presents to be signed with its name this 30th Day of April 2012.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

[Signature]
(Witness)

**SECOND PARISH ORTHODOX
PRESBYTERIAN CHURCH**
By: [Signature]
Jonathan A. Eiten
Its: Chairman of the Board of Trustees

STATE OF MAINE
CUMBERLAND, ss.

April 30, 2012

Then personally appeared Jonathan A. Eiten, Chairman of the Board of Trustees of Second Parish Orthodox Presbyterian Church, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Second Parish Orthodox Presbyterian Church.

Before me: [Signature]
Notary Public/Attorney at Law

NOTARY PRINT NAME: _____

DAVID B. MOODY, JR.
NOTARY PUBLIC, MAINE
My Commission Expires July 13, 2012

MAINE REAL ESTATE TAX PAID

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK as proposed PAGE --- COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 23 Neal Street, Portland, Maine

Job Number: 886-08

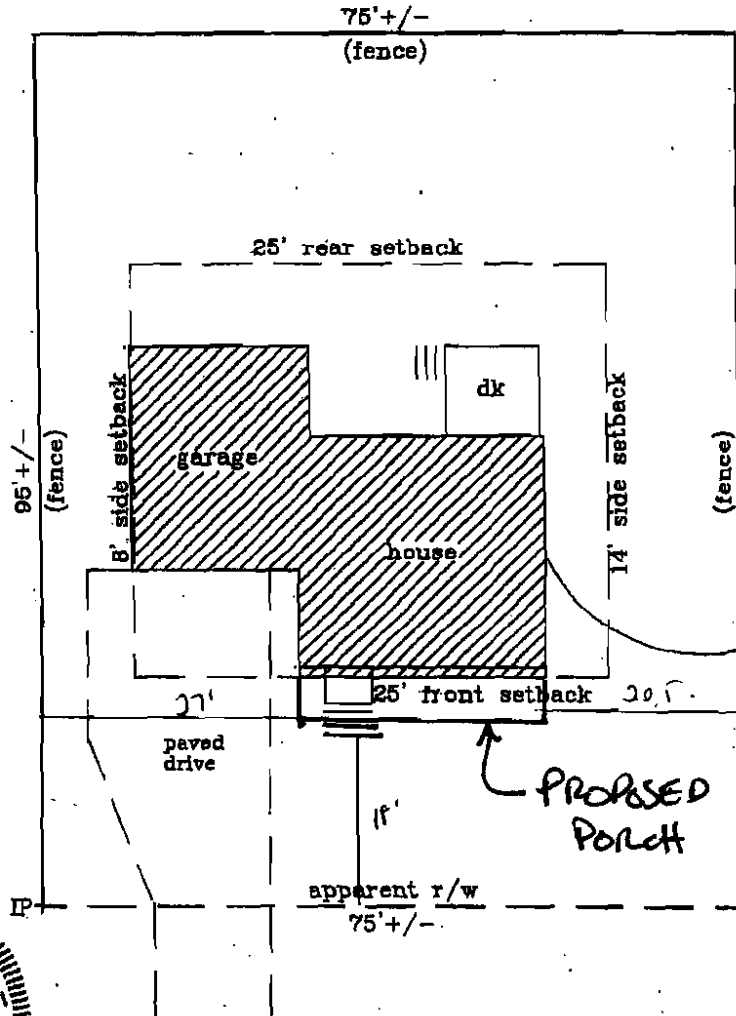
Buyer: Kari R. Byrnes

Inspection Date: 4-21-10

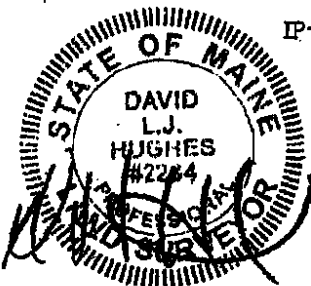
Scale: 1" = 20'

Client File #: 10-0883

Seller: 2nd Parrish of Portland



R-4
 lotsize 7125⁺
 front - 25' min - 18' to sky
 OK - appeal granted
 7/15/10
 rear - N/A
 2 story wood structure w/
 concrete foundation
 side - 10' min - 20.5' on right
 - 27' on left
 lot coverage 39% = 287.5
 existing 1182
 within 137 (5x25)
 Note: 1319⁺ 13x6
 Lines of occupation are shown.
 A boundary survey may yield different results.



Neal Street to Bowdoin St.

I HEREBY CERTIFY TO: C.H. McLaughlin Title Co, LLC; Bank of America 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 290051-0013 B:
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

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.

Livingston-Hughes
 Professional Land Surveyors
 66 Guinea Road
 Kennebunkport, Maine 04048
 207-987-9761 phone 207-987-4831 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Philip Saucier-chair
Sara Moppin
Jill E. Hunter
Gordan Smith-secretary
William Getz

July 20, 2010

Zac Davis
Davis Fine Woodworking, Inc.
321 Gloucester Hill Rd.
New Gloucester, ME 04260

RE: 23 Neal Street
CBL: 062 E008
ZONE: R-4

Dear Mr. Davis:

At the July 15, 2010 meeting, the Zoning Board of Appeals voted 4-0 to grant the practical difficulty appeal to reduce the front yard setback to eighteen feet in order to build a farmer's porch. I am enclosing a copy of the Board's decision.

I am also enclosing the Certificate of Variance Approval. **The original must be recorded in the Cumberland County Registry of Deeds within 90 days of July 15, 2010, when it was signed.** Failure to record the Certificate will result in it being voided. Our office must be provided with a copy of the recorded Certificate of Variance showing the recorded book and page.

You will also find an invoice for \$203.85 for the fees that are still owed on the appeal for the cost of the legal ad, the cost of the noticing and the processing fee. Please submit your payment on receipt of the invoice.

Now that the practical difficulty appeal was approved, you need to apply for a building permit to build the farmer's porch. I have enclosed a building permit application. The permit will not be issued until we receive a copy of the recorded Certificate of Variance. The building permit must be issued and construction begun within six months of the date of the hearing, July 15, 2010, referenced under section 14-473(e), or the Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8709.