

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 040076

Please Read Application And Notes, If Any, Attached

This is to certify that Nancy Wells Withington/Richard Morris  
has permission to Change of Use from Doctors Office to Single Family  
AT 72 West St 063 G018001

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 altered or closed-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

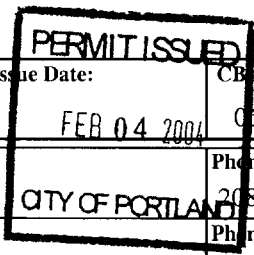
*Jeanne Bouke* 2/3/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 04-0076	Issue Date: FEB 04 2004	CBL: 053 G018001
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<b>Location of Construction:</b> 72 West St	<b>Owner Name:</b> Nancy Wells Withington	<b>Owner Address:</b> 72 West ST.	<b>Phone:</b> 20871-0968
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Rick Morris	<b>Contractor Address:</b> Barington	<b>Phone:</b> 6037490649
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Dwellings	<b>Zone:</b> R-C

<b>Past Use:</b> Doctor's Office	<b>Proposed Use:</b> Change of Use; from Doctors Office to Single Family	<b>Permit Fee:</b> \$519.00	<b>Cost of Work:</b> \$46,500.00	<b>CEO District:</b> 2
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 Type: SB	

**Proposed Project Description:**  
Change of Use from Doctors Office to Single Family.

Signature: \_\_\_\_\_ Date: 2/3/04

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 01/28/2004	<b>Zoning Approval</b>		
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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**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan

Maj  Minor  MM

Date: 2/3/04

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Date: \_\_\_\_\_

**Historic Preservation**  
in District

Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
 Approved  
 Approved w/Conditions  
 Denied

Date: \_\_\_\_\_

*Any exterior work requires a separate review and approval*

**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

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 04-0076	<b>Date Applied For:</b> 01/28/2004	<b>CBL:</b> 063 G018001
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<b>Location of Construction:</b> 72 West St	<b>Owner Name:</b> Nancy Wells Withington	<b>Owner Address:</b> 72 West ST.	<b>Phone:</b> ( 20) 871-0968
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Rick Morris	<b>Contractor Address:</b> Barrington	<b>Phone</b> (603) 749-0649
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Change of Use; from Doctors Office to Single Family	<b>Proposed Project Description:</b> Change of Use from Doctors Office to Single Family.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/03/2004

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located in a historic district.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. With this change of use, any legal nonconformity for the doctor's offices has been completely lost.
- 4) 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:** Jeanine Bourke      **Approval Date:** 02/03/2004

**Note:** **Ok to Issue:**

- 1) This is a change of use approval and requires a CO upon completion. It is noted that the CO fee was not assessed and will need to be paid prior to issuance.
- 2) Inspector shall check for one egress window in each new bedroom for size verification per the dimensions submitted by the owner. If inadequate, the job should be stopped pending corrective measures.
- 3) Separate permits are required for any electrical or plumbing 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>72 West St., Portland, Me. 04101</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>3600 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>G</u> Lot# <u>18</u>	Owner: <u>Nancy Wells Withington</u>	Telephone: <u>207/871-0968</u> cell <u>939-7281</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$46,500.<sup>00</sup></u> Fee: <u>\$444.00</u>
Current use: <u>doctor's office</u>		DEPT. OF BUILDING CITY OF PORTLAND JAN 28 2004 Files for copy
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>change of use to single family home</u> Project description: <u>retro-fit existing bathroom, install new master bath, install new kitchen, rewire, new plumbing as needed, 1/2 bath,</u>		
Contractor's name, address & telephone: <u>Rick Morris, Barrington, N.H. 603/749-0649</u>		
Who should we contact when the permit is ready: <u>Nancy Wells Withington</u> Mailing address: <u>Apt. 1, 97 Newforth St., Portland, Me. 04101</u> <u>OT cell 939-7281</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>207/871-0968</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.**

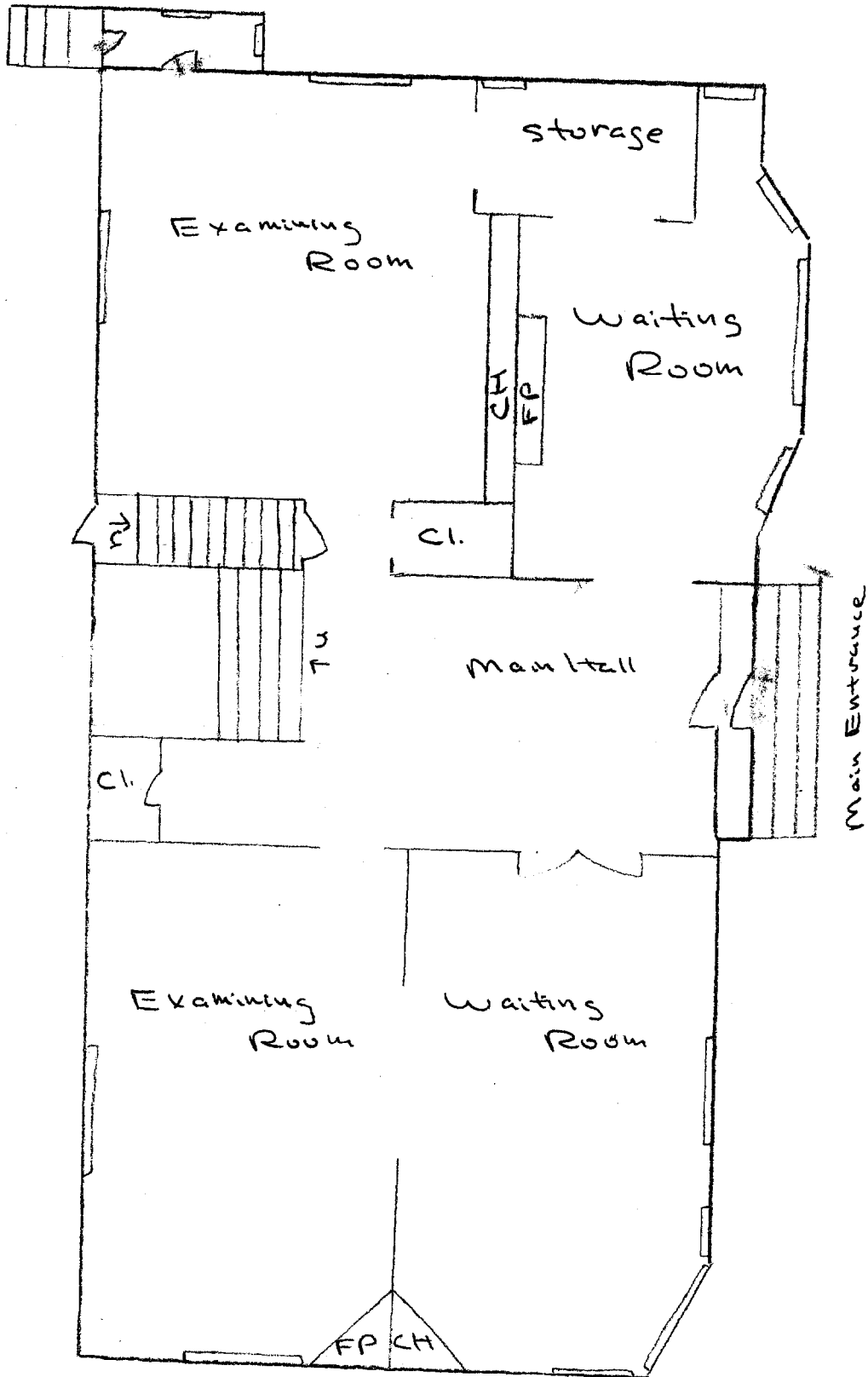
*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>Nancy Wells Withington</u>	Date: <u>Jan. 29, 2004</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**

# FIRST FLOOR

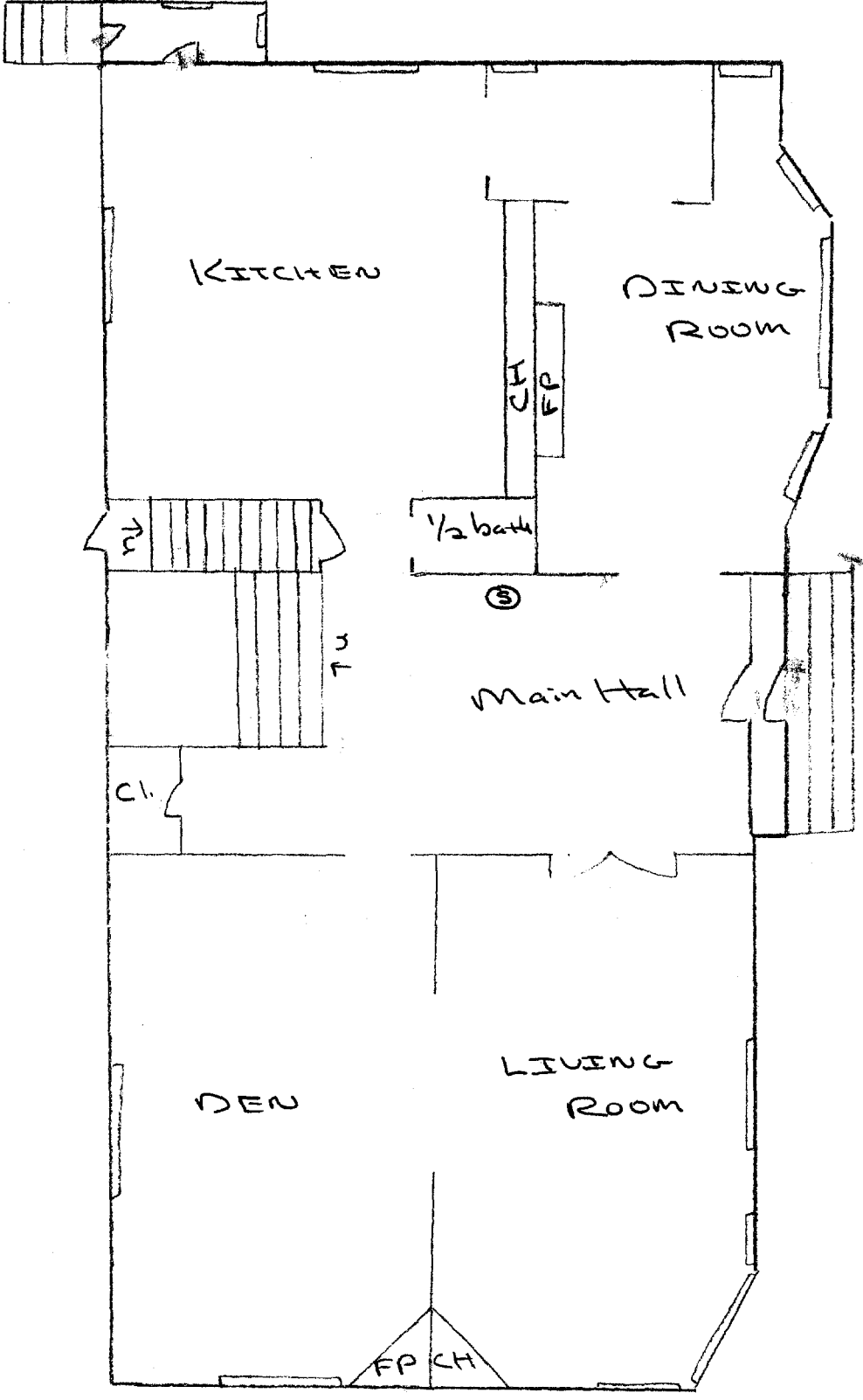
EXISTING



Front

72 WEST STREET

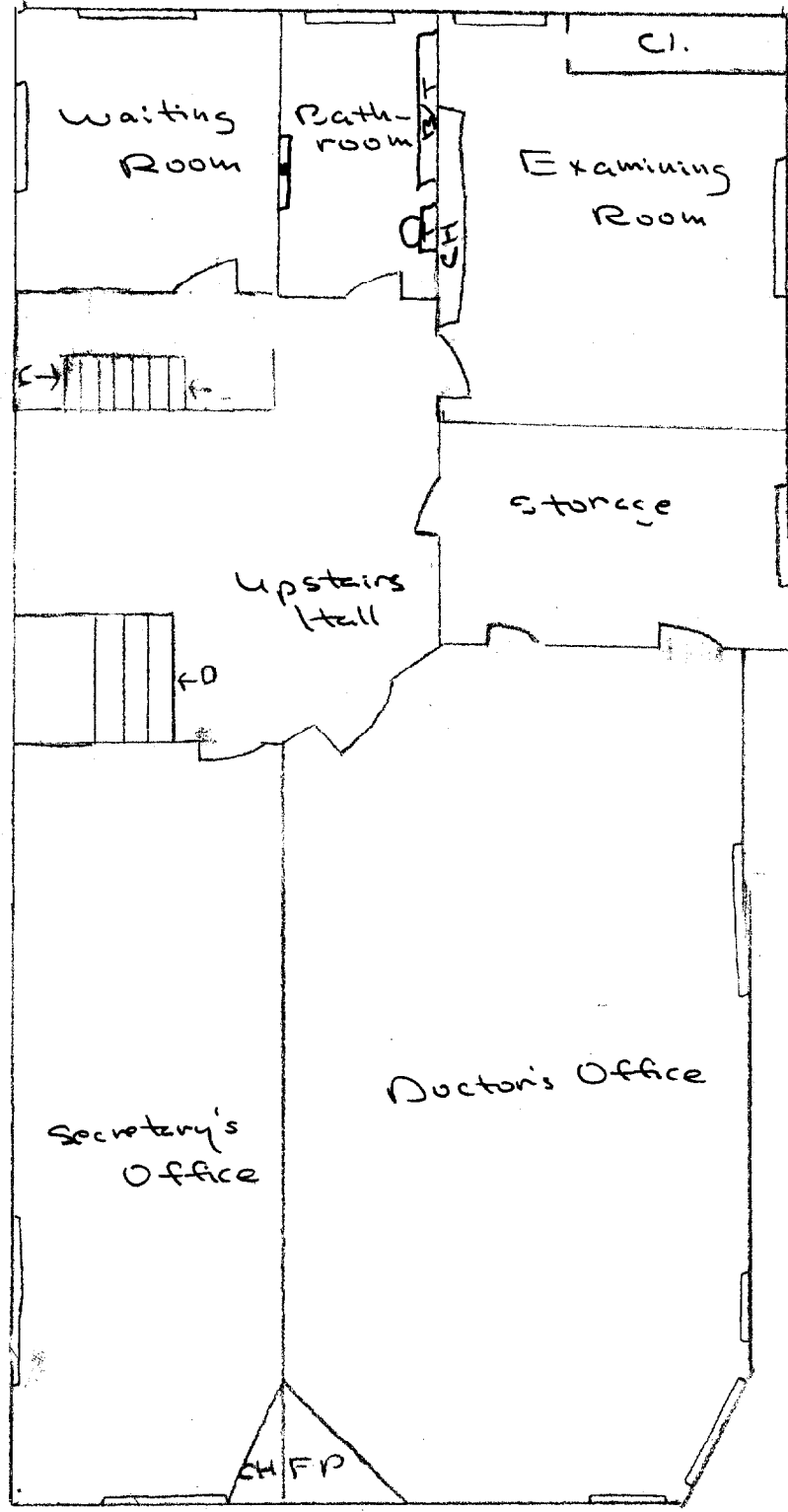
FIRST FLOOR  
PROPOSED



72 WEST STREET

SECOND FLOOR

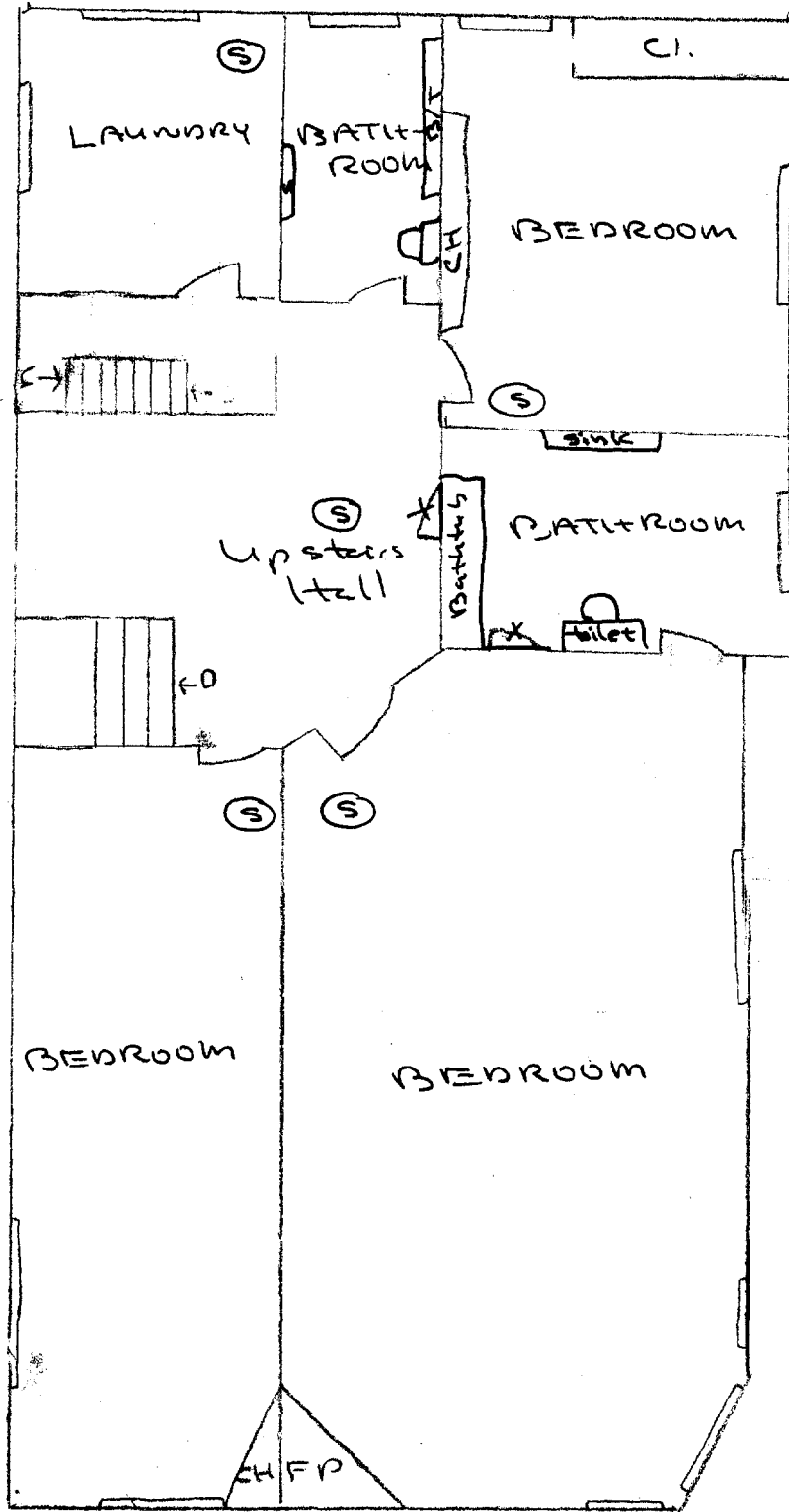
EXISTING



Front  
72 WEST STREET

SECOND FLOOR

PROPOSED

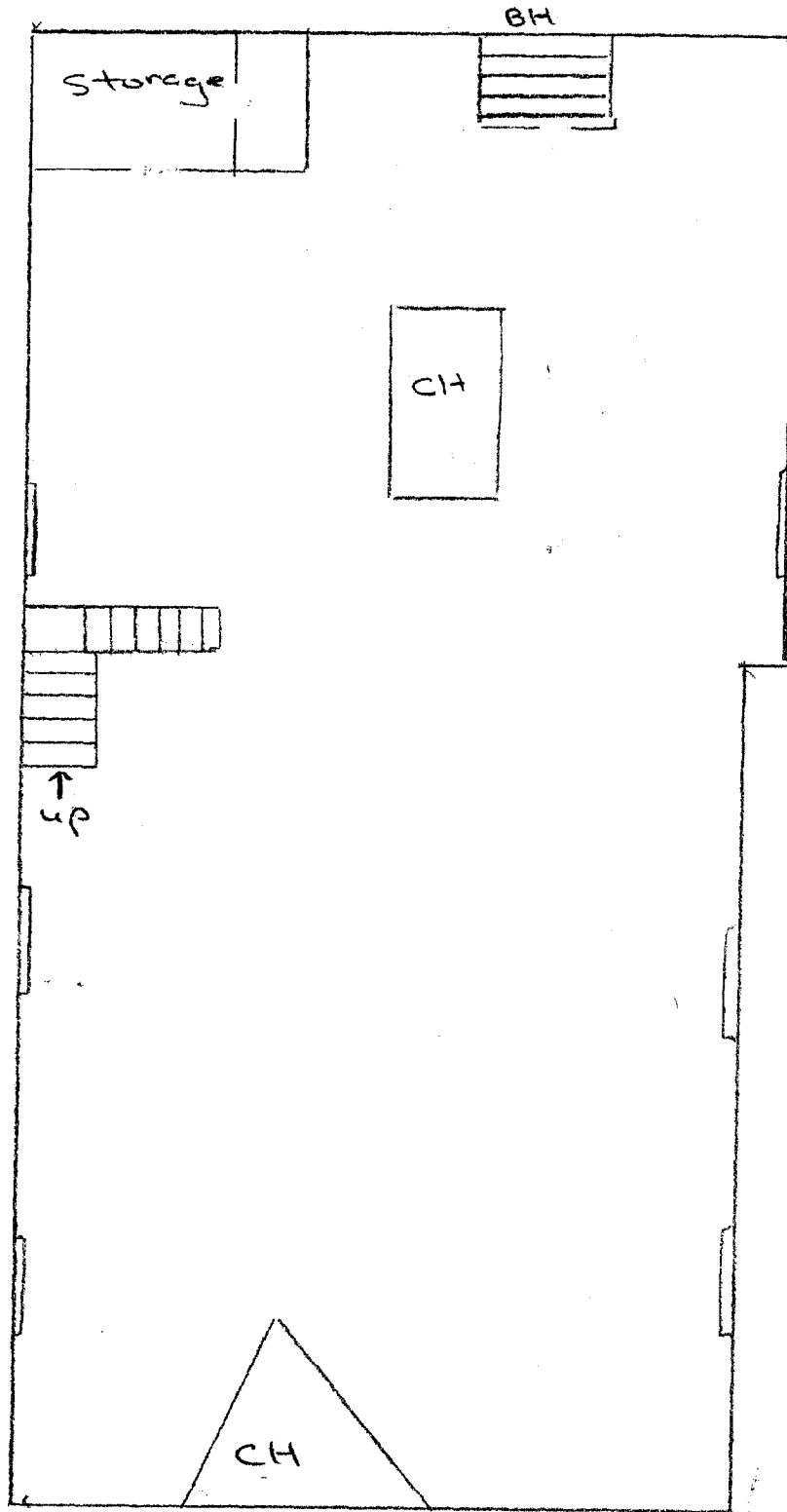


Legend  
X = proposed door removal

72 WEST STREET



BASEMENT  
EXISTING AND PROPOSED



Front  
72 WEST STREET

# Materials List For Construction Work at 72 West Street

kiln dried lumber of various  
sizes

2x4's in full framing

~~2x6's~~

~~2x8's~~

~~2x10's~~

~~2x12's~~

Sheet Rock

Dur Rock

Blue Board

Plaster

Dry Wall Tape

ALL Bedroom Windows open to a  
dimension of 29" x 39" = 7.85 sq. feet

## SHORT FORM MORTGAGE DEED

Nancy Wells Withington of 97 Danforth Street, Portland, County of Cumberland and State of Maine, FOR CONSIDERATION PAID, grants to Laurence P. McManus of 40 Pleasant Street, Portsmouth, County of Rockingham and State of New Hampshire, with MORTGAGE COVENANTS, to secure the payment of Two Hundred Thousand and No/100 Dollars (\$200,000.00), as provided in a certain promissory note of even date herewith, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

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

Beginning at a point on the said Street at the northeast corner of land now or formerly of Edward C. Jones; thence

Easterly on the line of said Street, sixty-two (62) feet to land now or formerly of James F. Macy; thence

Southerly on the westerly line of said Macy land one hundred thirty (130) feet to land now or formerly of Albert H. Hinds; thence

Westerly on said Hinds line twelve (12) feet to land now or formerly of Stuyvesant T. B. Jackson; thence

Northerly on said Jackson land and land now or formerly of Nathan A. Cushman seventy (70) feet to the northeasterly corner of land of said Cushman; thence

Westerly fifty (50) feet on the line of said Cushman land to land of said Jones; thence

Northerly on said Jones easterly line sixty (60) feet, more or less, to the point of beginning; the house on said lot being numbered seventy-two (72) on said West Street.

Excepting from the above parcel the following which was previously conveyed by George W. Hallett, Jr. and Eugene P. McManamy to Albion C. Sinnett and Helen Sinnett in a deed dated August 31, 1964 and recorded in the Cumberland County Registry of Deeds in Book 2850, Page 324:

A parcel of land of approximately 840 square feet, beginning at a point on the easterly line of land now of said Eugene P. McManamy and George W. Hallett, Jr. and the westerly line of land formerly of James F. Macy and now or formerly of Albion Sinnett et al, which point is sixty (60) feet southerly on said lines of land from the southerly side of West Street; thence

Southerly along said lines of land seventy (70) feet to land now or formerly of Albert H. Hinds; thence

Westerly on said Hinds land twelve (12) feet to land now or formerly of Stuyvesant T. B. Jackson; thence

Northerly on said Jackson land and land now or formerly of Nathan A. Cushman seventy (70) feet to the northeasterly corner of land of said Cushman; thence

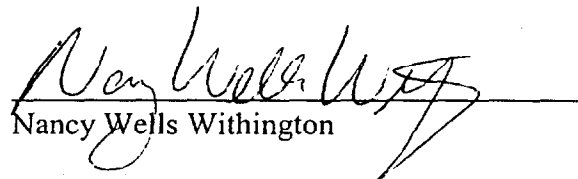
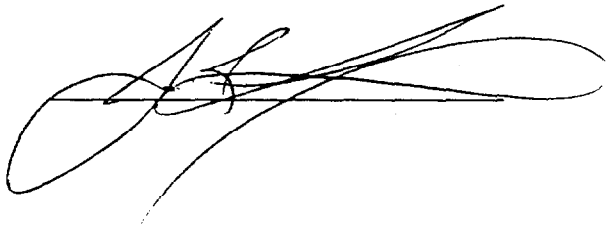
Easterly along a prolongation of the northerly line of said land of said Cushman Twelve (12) feet to the point of beginning.

The above described premises are conveyed subject to easements, conditions and restrictions as described in a warranty deed from Mary A. Burrowes et al. To Carrie A. N. Strout, recorded in the Cumberland County Registry of Deeds in Book 567, Page 423.

his Mortgage is made upon the STATUTORY CONDITION, 33 M.R.S.A. Sec. 769, as amended, for any breach of which the Mortgagees shall have the remedies provided by law. Mortgagor shall not assign its obligations hereunder nor transfer any interest in the premises without Mortgagee's advance written consent.

WITNESS my hand and seal this 4<sup>th</sup> day of December, 2003.

WITNESS



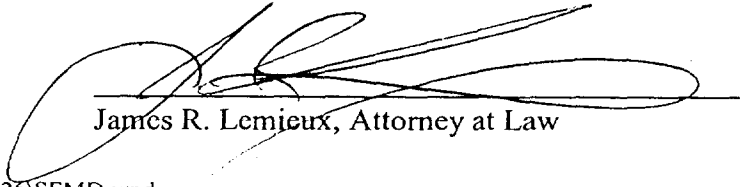
Nancy Wells Withington

STATE OF MAINE  
Cumberland, ss.

December 4, 2003

Personally appeared the above named Nancy Wells Withington and acknowledged the foregoing instrument to be her free act and deed.

Before me,



James R. Lemieux, Attorney at Law