

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1321	Issue Date:	CBL: 063 H011001
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Location of Construction: 28 Carleton St	Owner Name: Wafale Leyla Darvella Mary Doughty	Owner Address: Portland 1304	Phone:
Business Name:	Contractor Name: Long Cove Builders	Contractor Address: PO Box 264 Orr's Island	Phone: 12078835875
Lessee/Buyer's Name	Phone:	Permit Type:	Zone: R6

Past Use: residential 2 unit	Proposed Use: residential 2 unit change of use to a single family	Permit Fee: \$546.00	Cost of Work: \$50,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Proposed Project Description:
change of use from a 2 family to a single family

Signature: _____ Signature: *JMB 9/27/04*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 09/03/2004	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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>JMB 9/27/04</i>	<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: _____	<input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <i>all interior</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>JMB 9/27/04</i>

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

Darrell & Mary Doughty

PERMIT

Permit Number: 041321

This is to certify that Wesley Leyle Long Cove Builders

has permission to change of use from a 2 family to a single family

AT 28 Carleton St

063 H011001

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

Janice Bourke 9/27/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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Permit No: 04-1321	Date Applied For: 09/03/2004	CBL: 063 H011001
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Location of Construction: 28 Carleton St	Owner Name: Doughty Darrell & Mary	Owner Address: 28 Carleton St	Phone: () 772-0295
Business Name:	Contractor Name: Long Cove Builders	Contractor Address: PO Box 264 Orr's Island	Phone: (207) 883-5875
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: change of use to a single family	Proposed Project Description: change of use from a 2 family to a single family
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/27/2004

Note: **Ok to Issue:**

- 1) By changing the legal 2-unit into a single family home, you may lose the ability to change it back in the future.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work (including doors & windows) requires a separate review and approval thru Historic Preservation
- 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 **Reviewer:** Jeanine Bourke **Approval Date:** 09/27/2004

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property with the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>28 Carleton Street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>63 H 011</u>	Owner: <u>Darrell + Mary Doughty</u>	Telephone: <u>772 - 5245</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Long Cove Builders, Inc.</u> <u>P.O. Box 264</u> <u>Orr's Island, ME 04066</u> <u>833-5875</u>	cost Of Work: <u>\$ 50,000.00</u> Fee: \$ <u>474.75</u> \$ <u>546.00</u>
Current use: <u>2 Family Dwelling</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family Dwelling Change of Use, (2 unit to a unit)</u>		
Project description: <u>See attached Description</u>		

Contractor's name, address & telephone: <u>Long Cove Builders, Inc.</u> <u>P.O. Box 264, Orr's Island, ME 04066</u> <u>833-5875</u>	
Who should we contact when the permit is ready: <u>Bruce Leland</u>	
Mailing address: <u>Same</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>833-5875</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>Bruce Leland</u>	Date: <u>9/3/04</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 4th floor of City Hall

CK # 25531

LONG COVE BUILDERS, INC.

P. O.Box 264
Orr's Island, Maine 04066
(207) 833-5875

ESTIMATE

SEP - 3

September 2, 2004

TO: Darrell & Mary Doughty
28 Carleton Street
Portland, Maine 04104

This is our estimate to provide labor, materials, and subcontractors to complete the following work:

FIRST FLOOR –

- Remove the wall beside the main stairway to the second floor.
- Remove the entry wall and closet walls under the stairs.
- Remove the kitchen cabinets.
- Remove the closet wall beside the fireplace.
- Remove the section of wall behind the existing refrigerator.
- Remove the bedroom/hall wall.

Re-establish a cased opening beside the fireplace from the Dining Room into the new Kitchen.

Build a wall in the new Kitchen at the back of the new refrigerator.

Re-establish the door to the back stairway.

Install kitchen cabinets from the second floor in the new Kitchen area.

SECOND FLOOR –

Remove the wall at the top of the main stairs and a section along the hall.

Remove the kitchen cabinets and appliances.

Remove the Bedroom/Hall wall.

Remove the 32" x 32" shower and wall in the Bathroom.

Re-establish the railing at the top of the main stairway.

Re-build a wall between the Family Room and the Study

Build a wall and install a 48" Shower stall.

THIRD FLOOR –

Remove the existing fiberglass tub/shower unit that is cracked.

Install a new fiberglass tub/shower unit.

TOTAL ESTIMATE \$50,000.00

This is an estimate only. The actual costs may vary

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	063 HD11001
Location	28 CARLETON ST
Land Use	TWO FAMILY <i>-per microfiche</i>
 Owner Address	 WEFALLE LEYLA P.O. BOX 1304 TELLURIDE CO 81435
 Book/Page	 15524/300
Legal	63-H-11 CARLETON ST 28 2178 SF

Valuation Information

Land	Building	Total
\$30,350	\$117,490	\$147,840

Property Information

Year Built 1880	Style Old Style	Story Height 2	Sq. Ft. 2650	Total Acres 0.05		
Bedrooms 4	Full Baths 3	Half Baths	Total Rooms L0	Attic Unfin	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/09/2000	LAND + BLDING	\$335,000	15524-300
05/01/1999	LAND + BLDING	\$249,500	14744-098
12/01/1993	LAND + BLDING	\$75,329	11209-230

Picture and Sketch

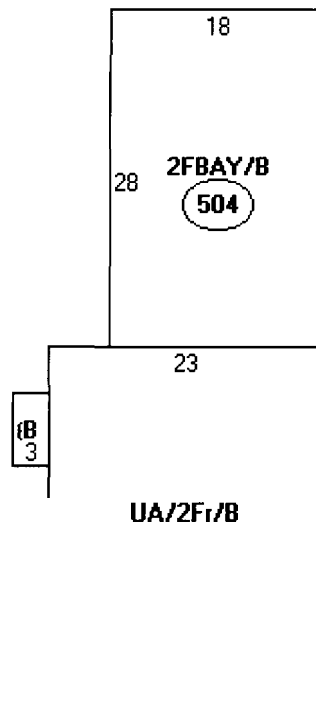
[Picture](#) [Sketch](#)

[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.

New Search!





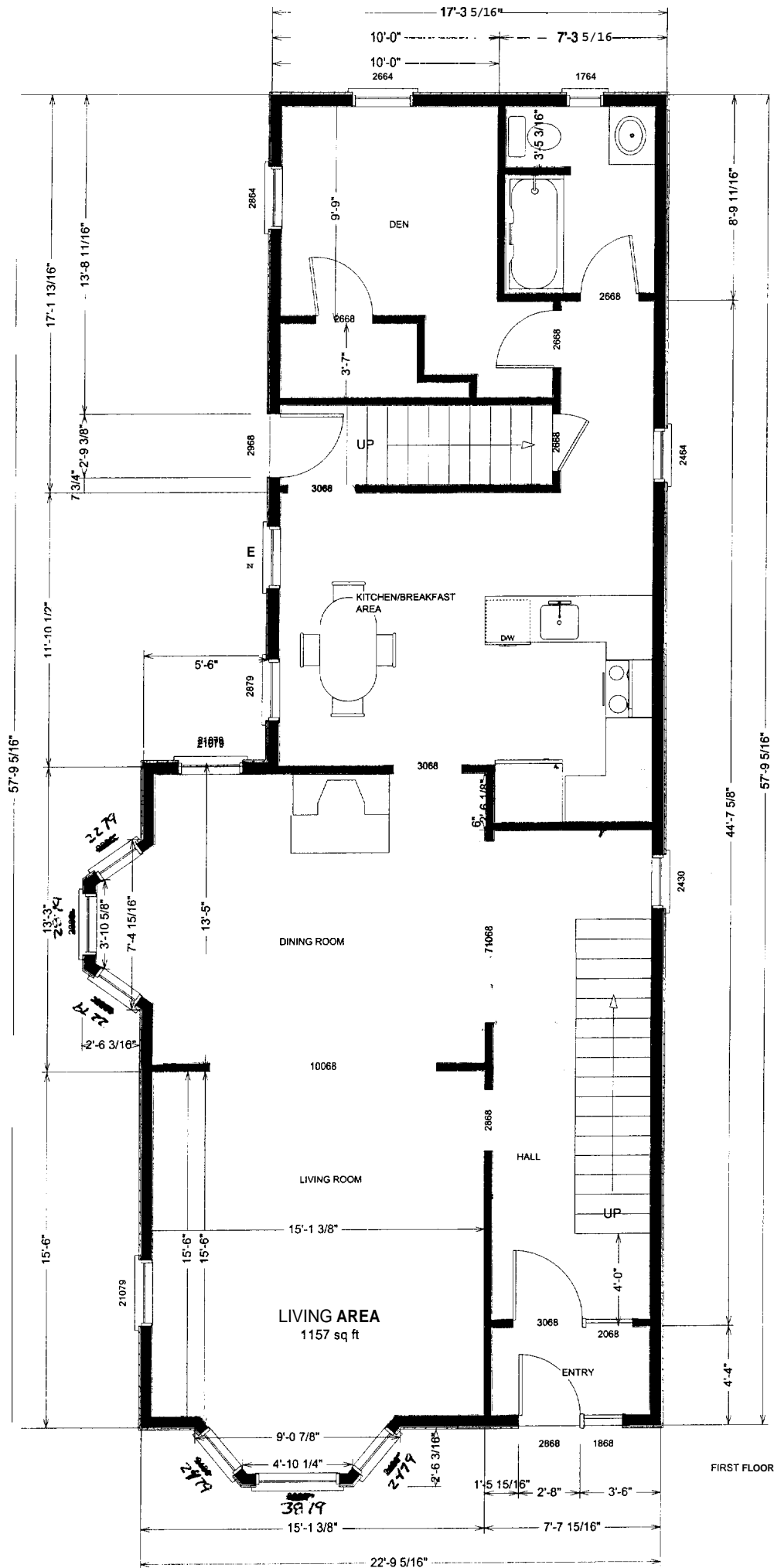
Descriptor/Area

A: UA/2Fr/B
690 sqft

B: FBAY/B
18 sqft

C: 2FBAY/B
504 sqft

D: 2Fr/B
21 sqft

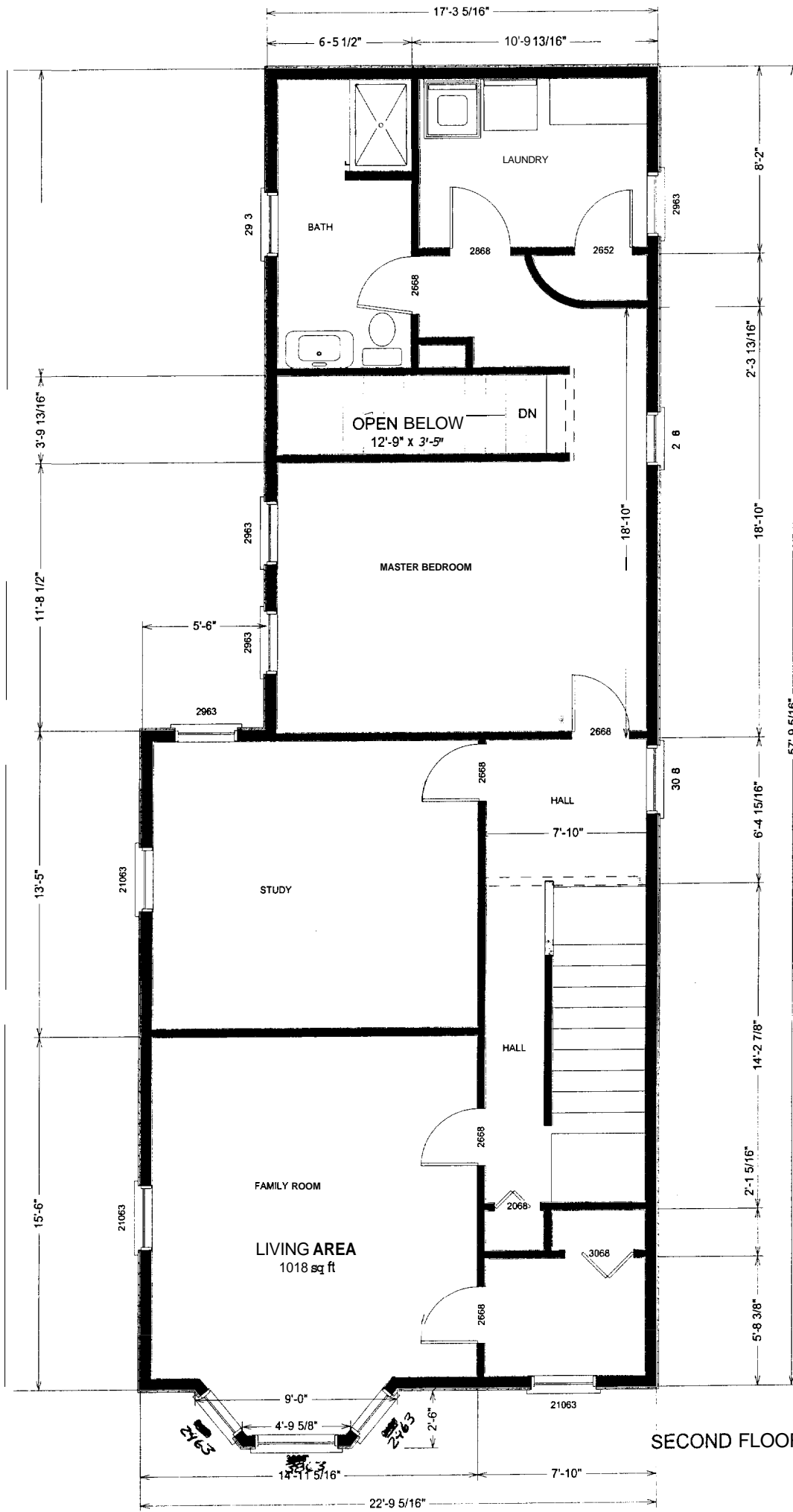


Key Code

Demo

New

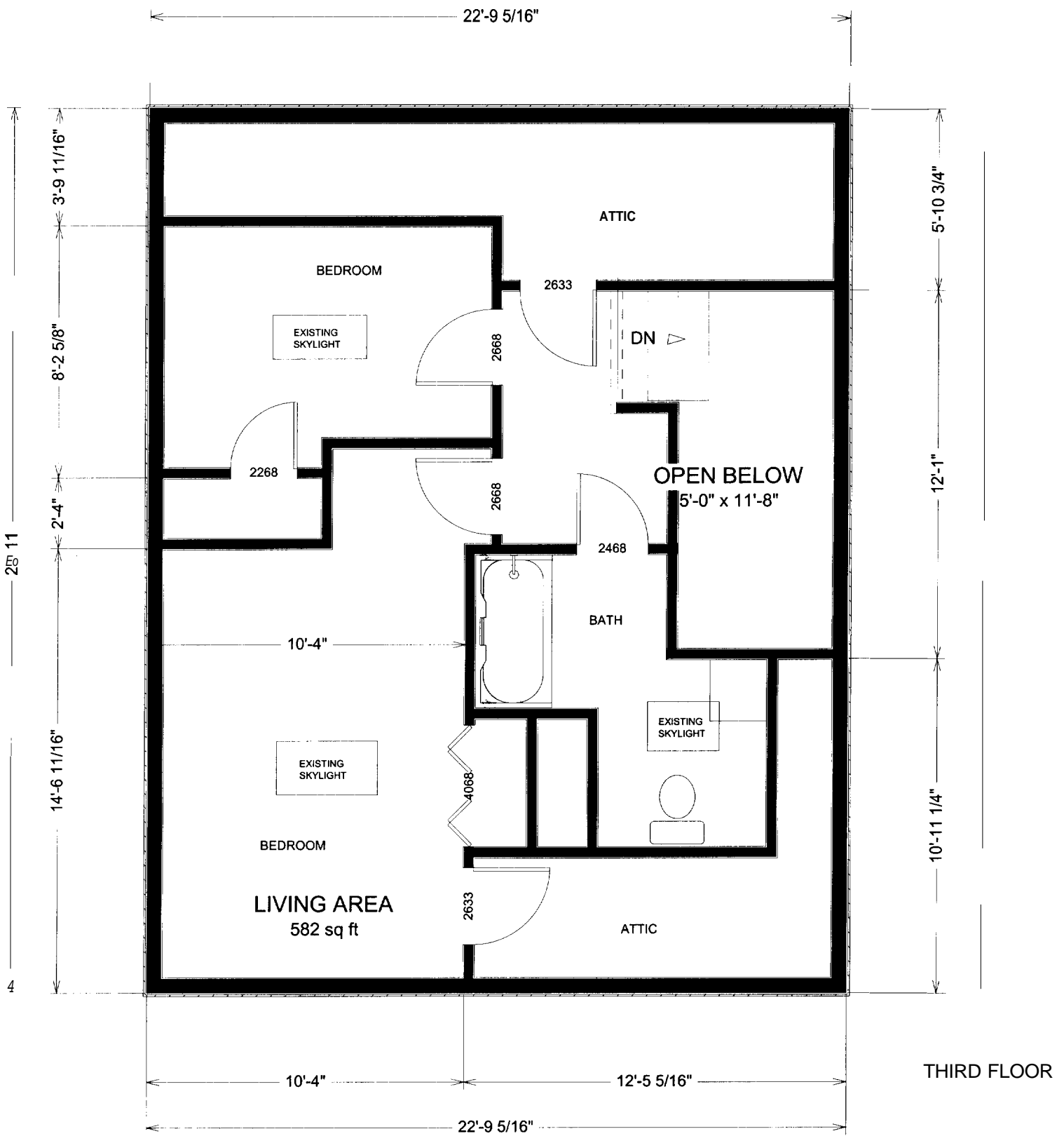




SECOND FLOOR

Key Code
 Deno
 New

4002 3 - 3 2004

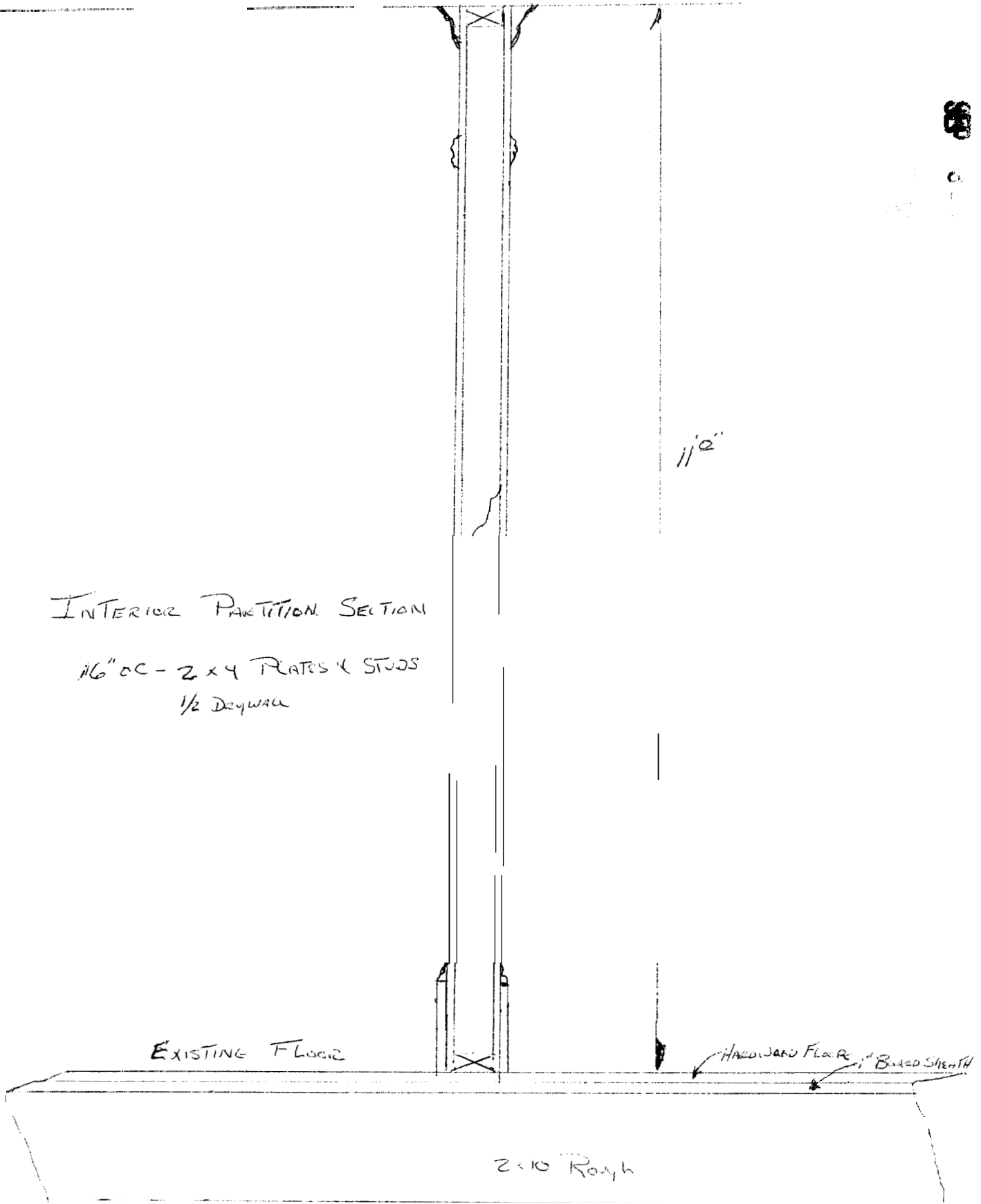


KEY CODE

NEW

DEMO

EXISTING CEILING



INTERIOR PARTITION SECTION

16" OC - 2 x 4 PLATES & STUDS
1/2 DRYWALL

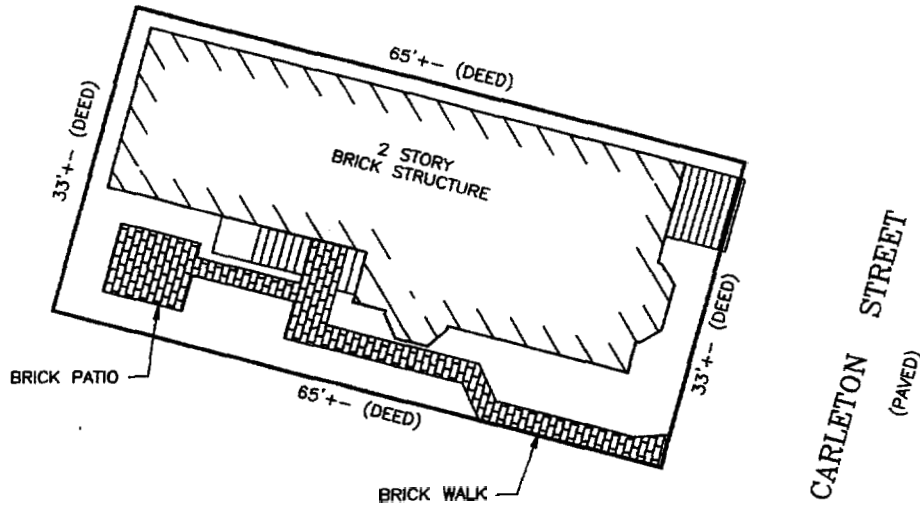
EXISTING FLOOR

HARDI BOARD FLOOR, 1" BRAND SHEATH

2 x 10 RAFTER

11'0"

Mortgage Loan Inspection



SCALE: 1" = 20'

The dwelling DOES conform to the local zoning at the time of construction.
The dwelling IS NOT in a special flood hazard zone as shown on the Flood Insurance Rate Map

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. **A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

Date: 7/29/2004, File No.: 939744, Job No: M27-10,

Lending Institution: NONE

Client: Mary C. Doughty and Darrell J. Doughty

Location: 28 Carleton St., Portland, Cumberland County

Plan reference: PLS 524, Pg. 300

Tax Map No. 63, Lot No. 11, Block No. H

Tel: 1-207-776-1665

Bruce W. Goodwin, PLS

Fax: 1-207-799-2326