

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 060736

This is to certify that Campbell, Stacey/Home ownerhas permission to Expand existing dormer - new dormer 4' x 13'AT 10 FREEMAN ST

118 D010001

provided that the person or persons who obtain or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is loaded 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

Director - Building &amp; 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

<b>Permit No:</b> 06-0736		<b>Issue Date:</b>		<b>CBL:</b> 118 D010001	
<b>Location of Construction:</b> 10 FREEMAN ST		<b>Owner Name:</b> Campbell, Stacey		<b>Owner Address:</b> 35 Payson Street	
<b>Business Name:</b>		<b>Contractor Name:</b> Home owner		<b>Contractor Address:</b> Portland	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Alterations - Dwellings	
<b>Past Use:</b> Two Family		<b>Proposed Use:</b> Two Family expand existing dormer		<b>Permit Fee:</b> \$30.00	
				<b>Cost of Work:</b> \$1,000.00	
				<b>CEO District:</b> 3	
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: Type:	
		Signature:		Signature:	
<b>Proposed Project Description:</b> Expand existing dormer - new dormer 44'x13'				<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> dmartin		<b>Date Applied For:</b> 05/17/2006		<b>Zoning Approval</b>	
<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>		<b>Zoning Appeal</b>	
		<input type="checkbox"/> Shoreland		<input type="checkbox"/> Variance	
		<input type="checkbox"/> Wetland		<input type="checkbox"/> Miscellaneous	
		<input type="checkbox"/> Flood Zone		<input type="checkbox"/> Conditional Use	
		<input type="checkbox"/> Subdivision		<input type="checkbox"/> Interpretation	
		<input type="checkbox"/> Site Plan		<input type="checkbox"/> Approved	
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>		<input type="checkbox"/> Denied	
		Date: 6/7/06 ABM		Date:	
				<b>Historic Preservation</b>	
				<input checked="" type="checkbox"/> Not in District or Landmark	
				<input type="checkbox"/> Does Not Require Review	
				<input type="checkbox"/> Requires Review	
				<input type="checkbox"/> Approved	
				<input type="checkbox"/> Approved w/Conditions	
				<input type="checkbox"/> Denied	
				Date: ABM	

**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.

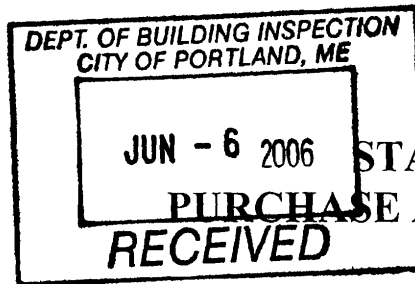
Location/Address of Construction: <u>10 Freeman St.</u>		
Total Square Footage of Proposed Structure <u>559</u>		Square Footage of Lot <u>5561</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>118</u> <u>D</u> <u>010</u>	Owner: <u>Stacey Campbell</u>	Telephone: <u>773-0027</u> <u>415-9066</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Stacey Campbell</u> <u>35 Payson St.</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>1,000.00</u> Fee: \$ <u>30.00</u> C of O Fee: \$ <u>30.00</u>
Current Specific use: <u>Attic storage</u> <u>SF</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Storage</u>		
Project description: <u>expand dormer size (Existing)</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Stacey Campbell</u> Mailing address: _____ Phone: <u>415-9066</u>		

Please submit all of the information outlined in the Commercial Application 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 Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME REPORT BY APPLICANT: <u>Stacey Campbell</u>	Date: <u>5/15/06</u>
MAY 15 2006 RECEIVED	
This is not a permit; you may not commence ANY work until the permit is issued.	



**STANDARD FORM  
PURCHASE AND SALE AGREEMENT**

**1. PARTIES**

This 3rd day of May, 2006. Carol Toroomian

hereinafter called the **SELLER**, agrees to **SELL** and Stacey Campbell

hereinafter called the **BUYER** or **PURCHASER**, agrees to **BUY**, upon the terms hereinafter set forth,  
the following described premises:

**2. DESCRIPTION**

The land with the buildings thereon known as 10 Freeman St., Portland, ME 04103,  
said parcel being more particularly described by a Deed recorded with the  
Registry of Deeds at Book 2636 Page 251

**3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES**

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the **SELLER** and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, Venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposers, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and Refrigerators, air conditions equipment, ventilators, dishwashers, washing machines and dryers; but excluding:

**4. TITLE DEED**

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the **BUYER**, or to the nominee designated by the **BUYER** by written notice to the **SELLER** at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

- (a) Provisions of existing building and zoning laws;
- (b) Existing rights and obligations in party walls which are not the subject of written agreement;
- (c) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (d) Any liens for municipal betterments assessed after the date of this agreement;
- (e) Easements, restrictions and reservations of record, if any, so long as the same do not interfere with the current use of said premises as a two family dwelling;

**5. PLANS**

26. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and ensures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the **SELLER** and the **BUYER**. If two or more persons are named herein as **BUYER** their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

27. LEAD PAINT LAW: (See Addendum A)

28. SMOKE DETECTORS

~~The SELLER shall, at the time of the delivery of the deed, deliver a certificate from the fire Department of the city or town in which the property is located, certifying that said premises have been equipped with approved smoke detectors in conformity with applicable law.~~ *See*

29. MULTI-FAMILY ADDENDUM (See Addendum B)

30. ADDITIONAL PROVISIONS

Buyer agrees to waive home inspections. *See*  
Buyer agrees to waive lead inspections. *See*  
Buyer is purchasing property as is/where is. *See*  
~~If tenants at 10 Freeman St. At time of closing~~  
Seller agrees to surrender security deposits, any and all, from  
tenants occupying 10 Freeman St.. *See* *cut*

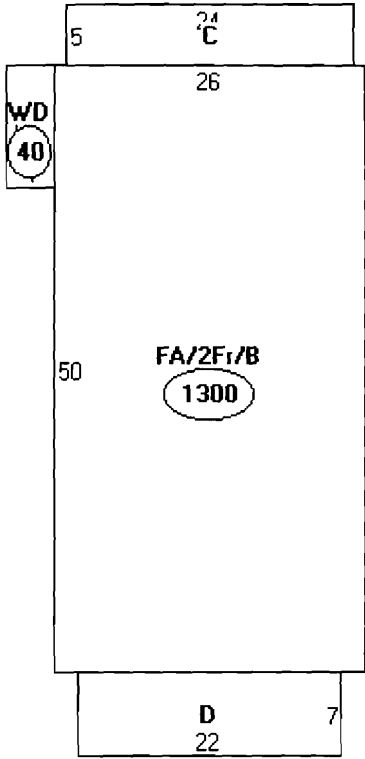
*Carl Jorjoni*

Seller: *PR for the Estate of Michael Torosmian*

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

*Stacey Campbell*  
Buyer: *Stacey Campbell*



Descriptor/Area	
A: FA/2Fr/B	1300 sqft
B: WD	40 sqft
C: EP/EP	120 sqft
D: DFP	154 sqft



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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	118 D010001
<b>Location</b>	10 FREEMAN ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	TOROOMIAN MICHAEL 117 DARTMOUTH ST PORTLAND ME 04103

<b>Book/Page</b>	118-D-10
<b>Legal</b>	FREEMAN ST 10 4350 SF

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$57,310	\$147,570	\$204,880

### Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$84,900	\$193,400	\$278,300

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

### Property Information

<b>Year Built</b> 1920	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 3120	<b>Total Acres</b> 0.1	
<b>Bedrooms</b> 6	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 14	<b>Attic</b> Full Finsh	<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>
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### Picture and Sketch

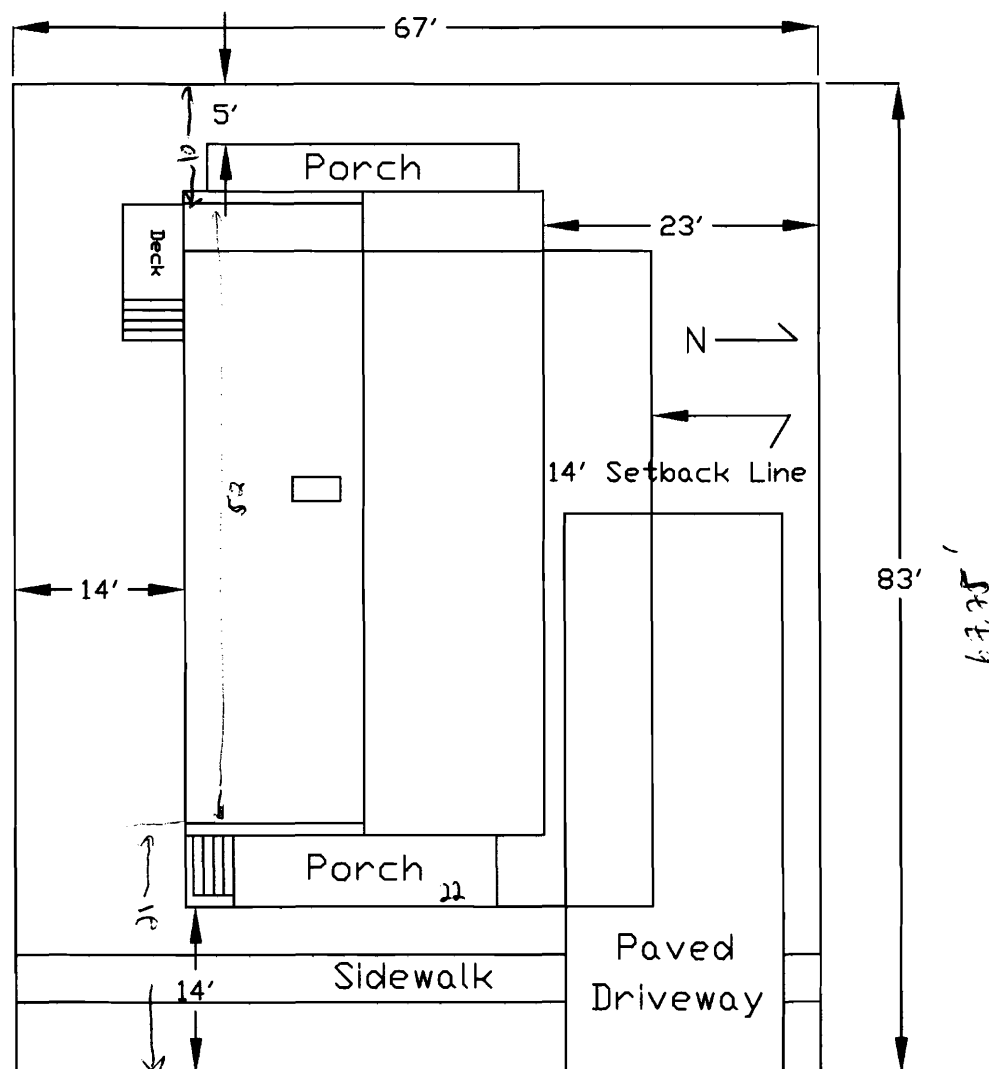
<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>	<u><a href="#">Tax Map</a></u>
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[Click here](#) to view Tax Roll Information.



ZONE	REV

(65 solid)



$$\begin{aligned}
 50 \times 26 &= 1300 \\
 22 \times 7 &= 154 \\
 26 \times 5 &= 130 \\
 5 \times 35 &= 175 \\
 5 \times 11.5 &= 57.5 \\
 \hline
 &1659
 \end{aligned}$$

Section 17-436(b)  
~~50' = 1327.2 ft~~  
 50' = 829.5  
 44' dormer adds 264 ft  
 32% of 829.5

Freeman Street

62.5

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

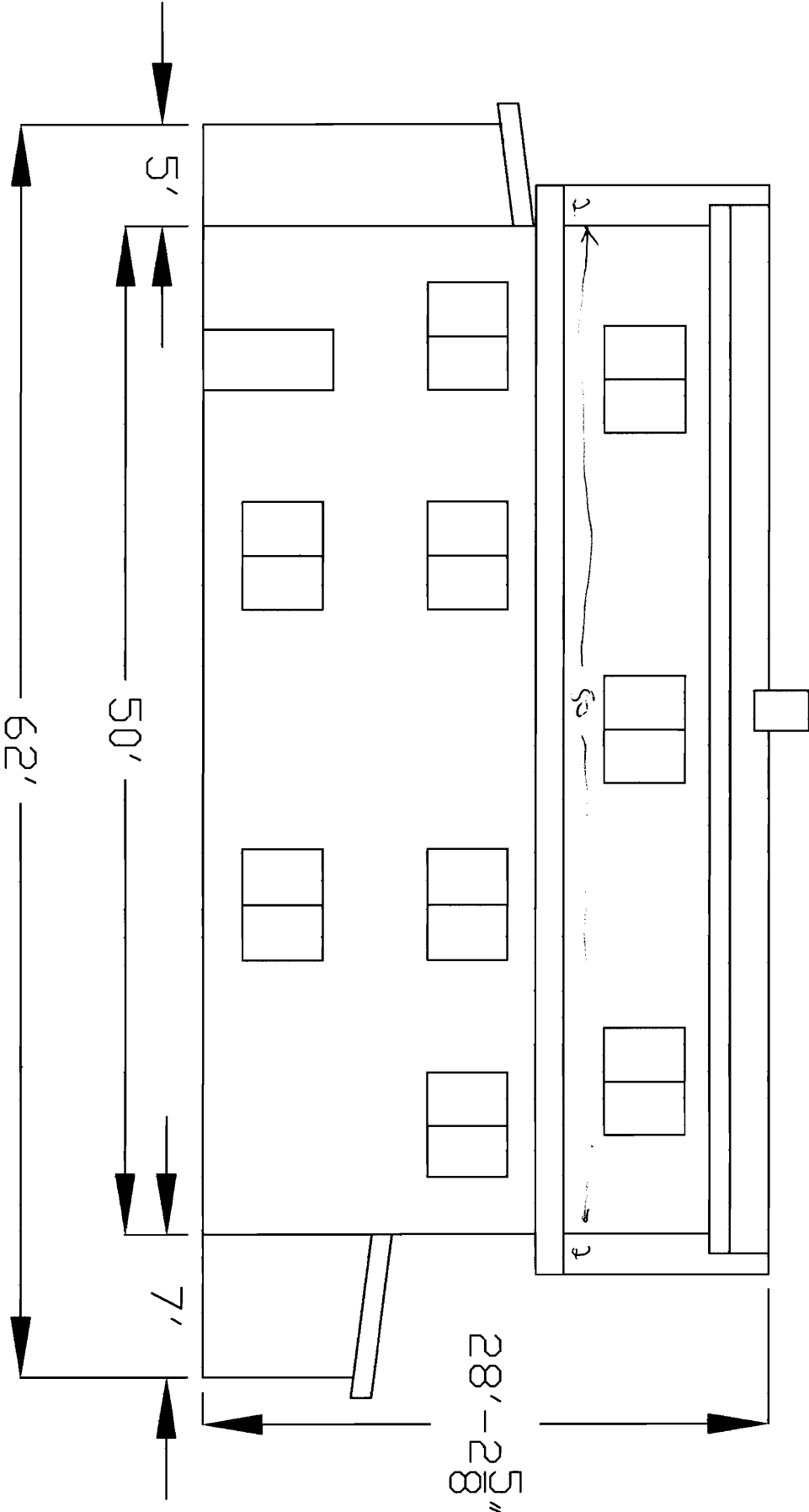
MAY 15 2006

RECEIVED

5/12/2006

ZONE REV

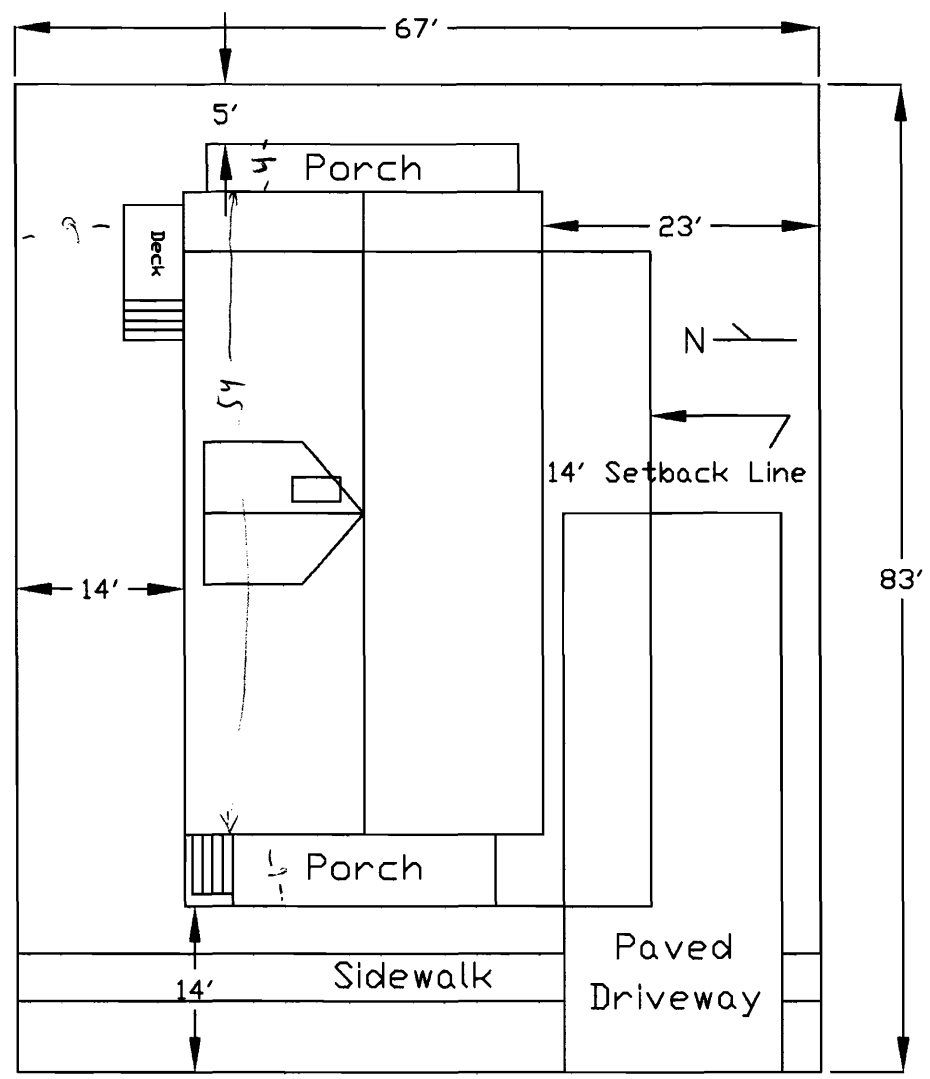
28'-2 5/8"



Proposed

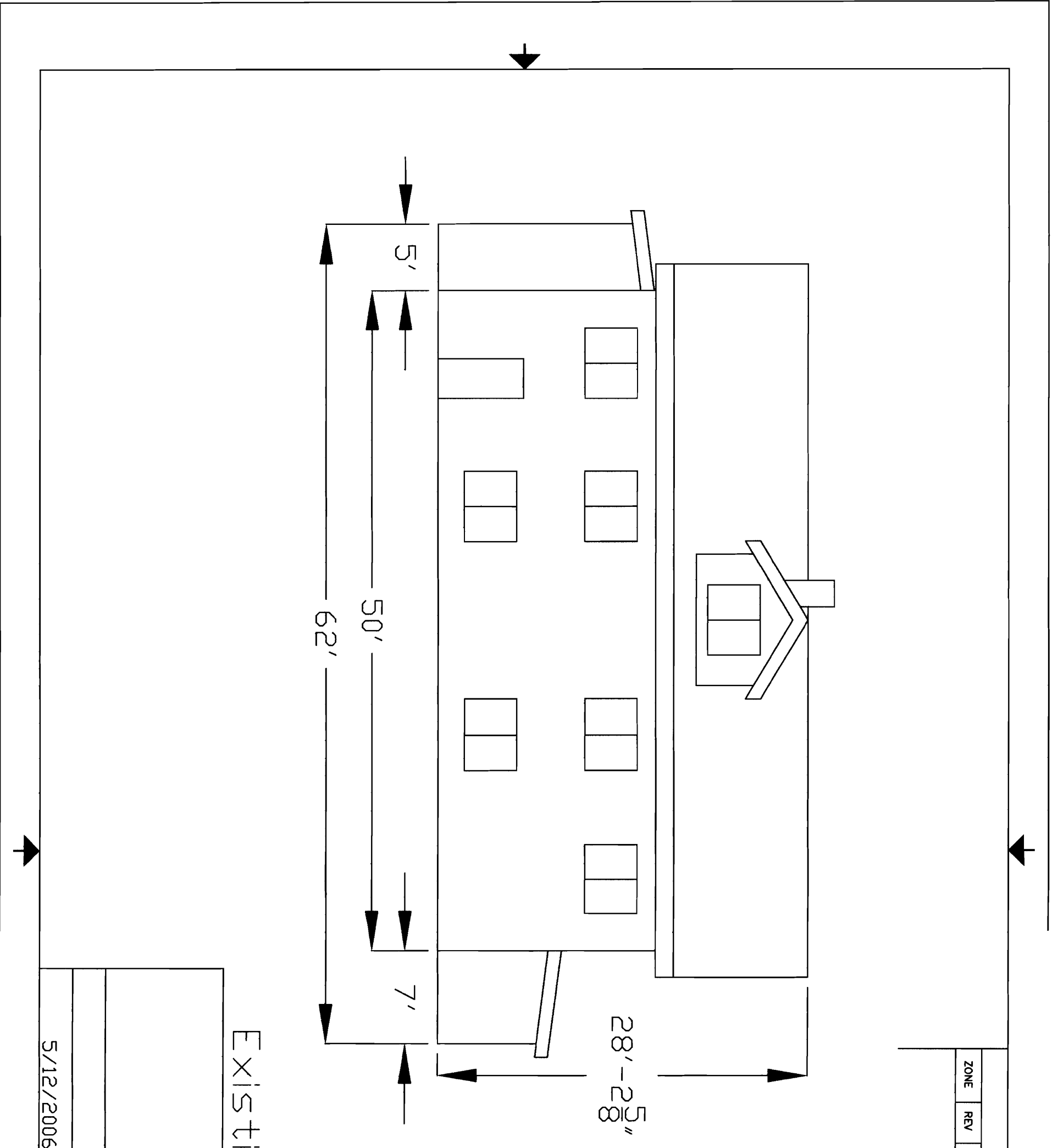
5/12/2006

ZONE	REV



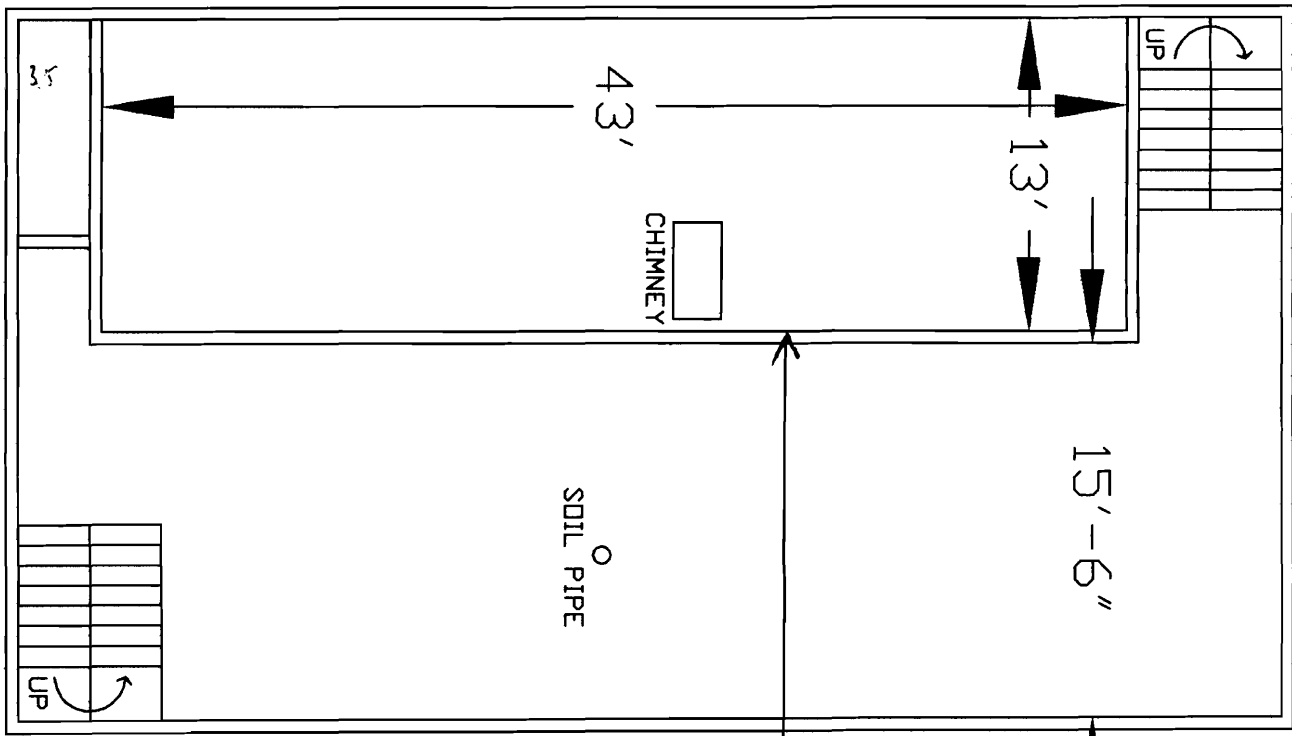
Freeman Street

5/12/2006



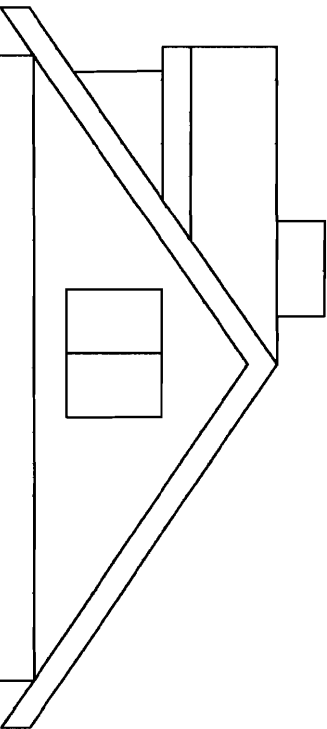
ZONE REV

Support wall  
resting on  
and 13+ ft  
walls.



5/12/2006

ZONE	REV



26'

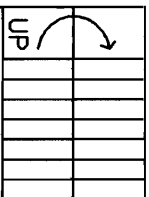
Exist

5/12/2006

ZONE	REV

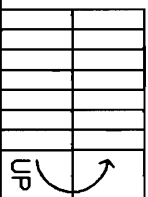
Existing

5/12/2006



CHIMNEY

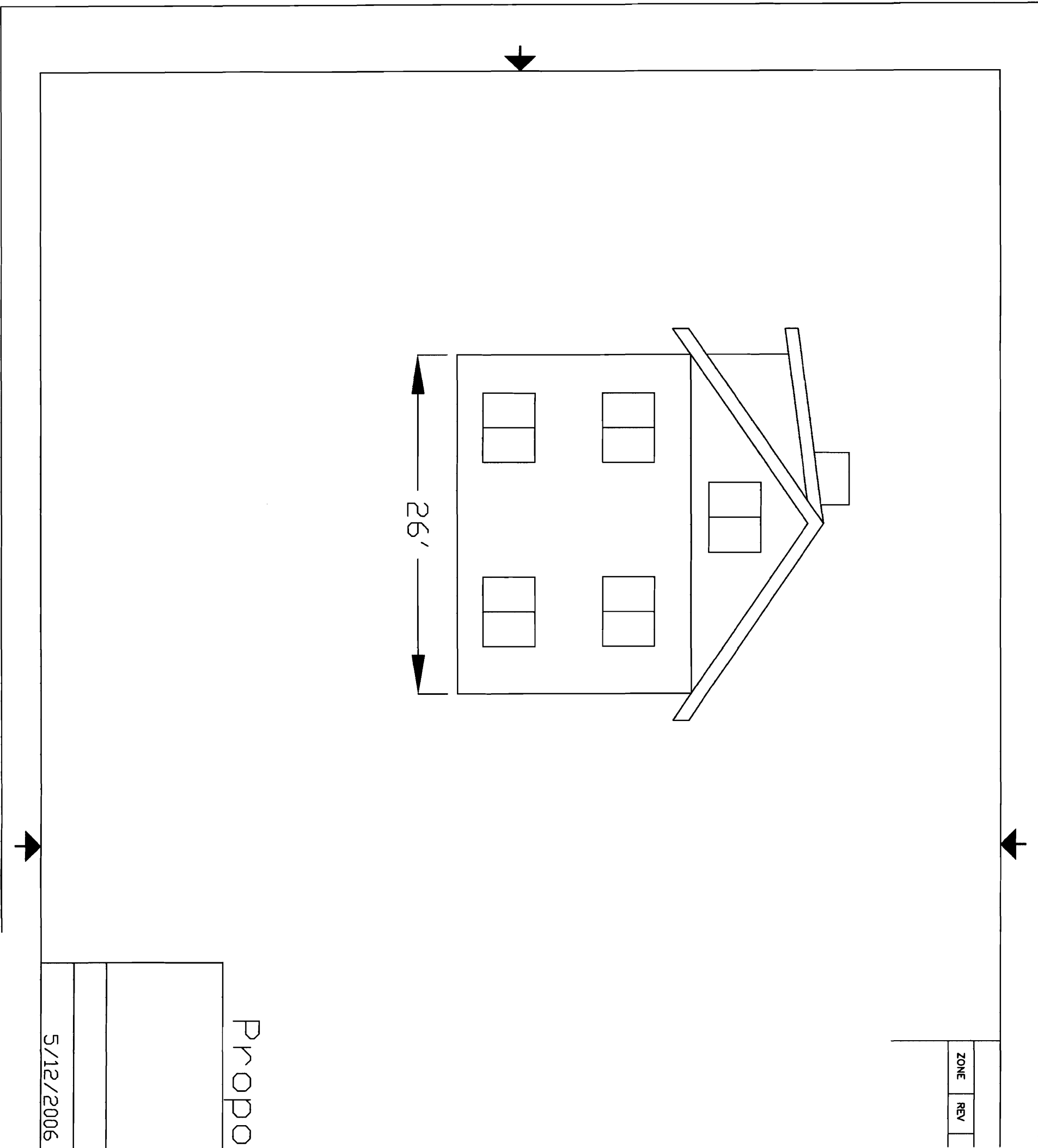
SOIL PIPE



N



ZONE	
REV	



Propo
5/12/2006



