

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

Expired + abandoned
1/15/08

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, firm or corporation accepting 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 is 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

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: 06-0736		Issue Date:		CBL: 118 D010001	
Location of Construction: 10 FREEMAN ST		Owner Name: Campbell, Stacey		Owner Address: 35 Payson Street	
Business Name:		Contractor Name: Home owner		Contractor Address: Portland	
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Dwellings	
Past Use: Two Family		Proposed Use: Two Family expand existing dormer		Permit Fee: \$30.00	
legal use: 2 dwelling units				Cost of Work: \$1,000.00	
				CEO District: 3	
				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature:	
				Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
				Signature: Date:	
Proposed Project Description: Expand existing dormer - new dormer 44'x13'		permit Application expanded and abandoned 1/15/08			
Permit Taken By: dmartin		Date Applied For: 05/17/2006		Zoning Approval	
<ol style="list-style-type: none">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		Zoning Appeal	
		<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:	
				Historic Preservation	
				<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.

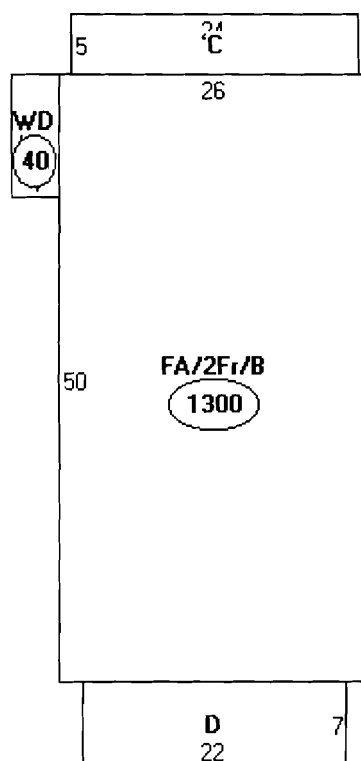
Location/Address of Construction: <u>10 Freeman St.</u>		
Total Square Footage of Proposed Structure <u>559</u>		Square Footage of Lot <u>5561</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>118</u> <u>D</u> <u>010</u>	Owner: <u>Stacey Campbell</u>	Telephone: <u>773-0027</u> <u>415-9066</u>
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</u> <u>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, 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	Signature of 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.		



<u>Descriptor/Area</u>	
A: FA/2F1/B	1300 sqft
B: WD	40 sqft
C: EP/EP	120 sqft
D: OFP	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

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

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

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$57,310	\$147,570	\$204,880

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$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

Year Built 1920	Style Old Style	Story Height 2	Sq. Ft. 3120	Total Acres 0.1	
Bedrooms 6	Full Baths 2	Half Baths	Total Rooms 14	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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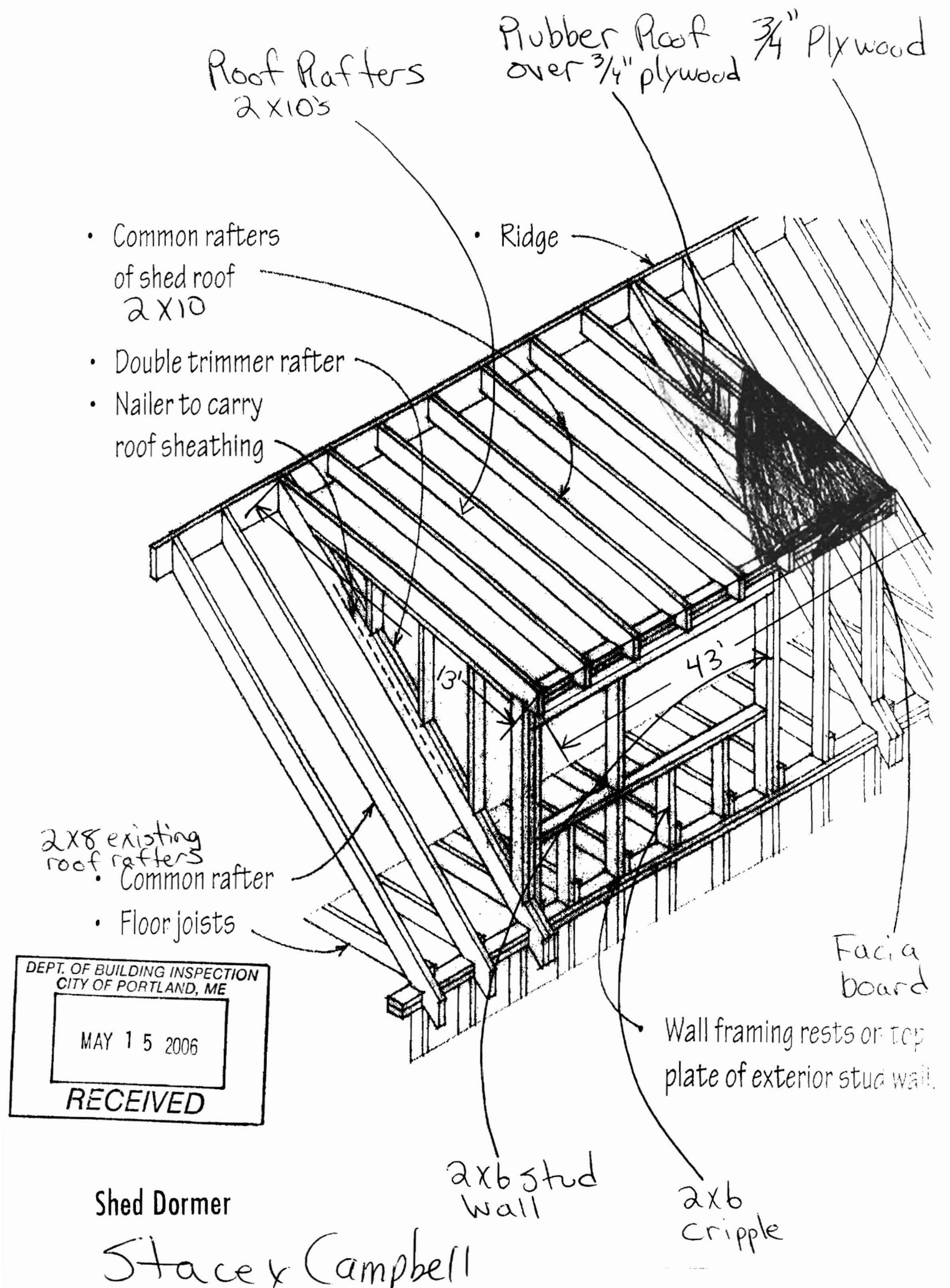
Sales Information

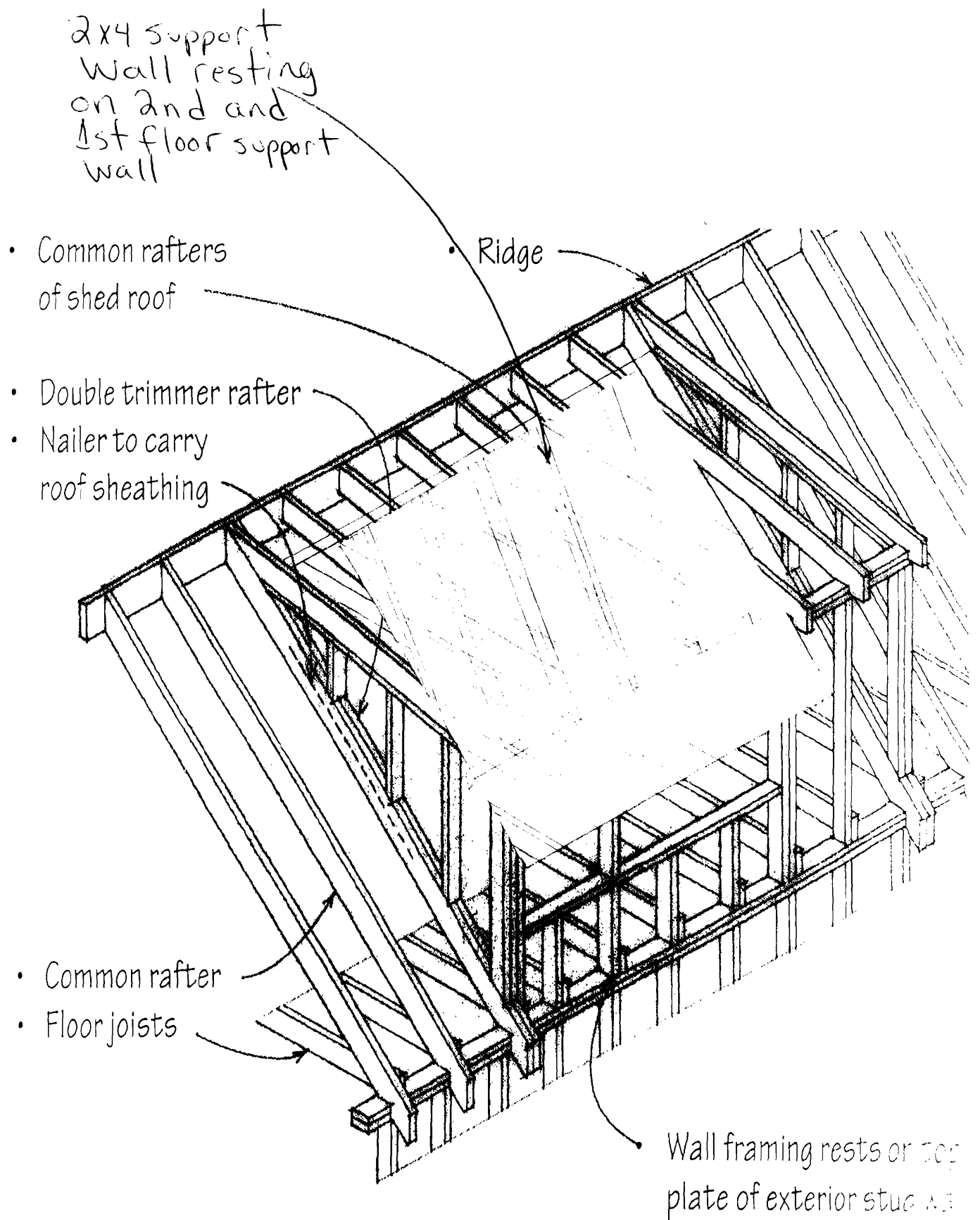
Date	Type	Price	Book/Page
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Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)





Shed Dormer

Stacey Campbell

- Common rafters of shed roof

- Ridge

- Double trimmer rafter

- Nailer to carry roof sheathing

- Common rafter

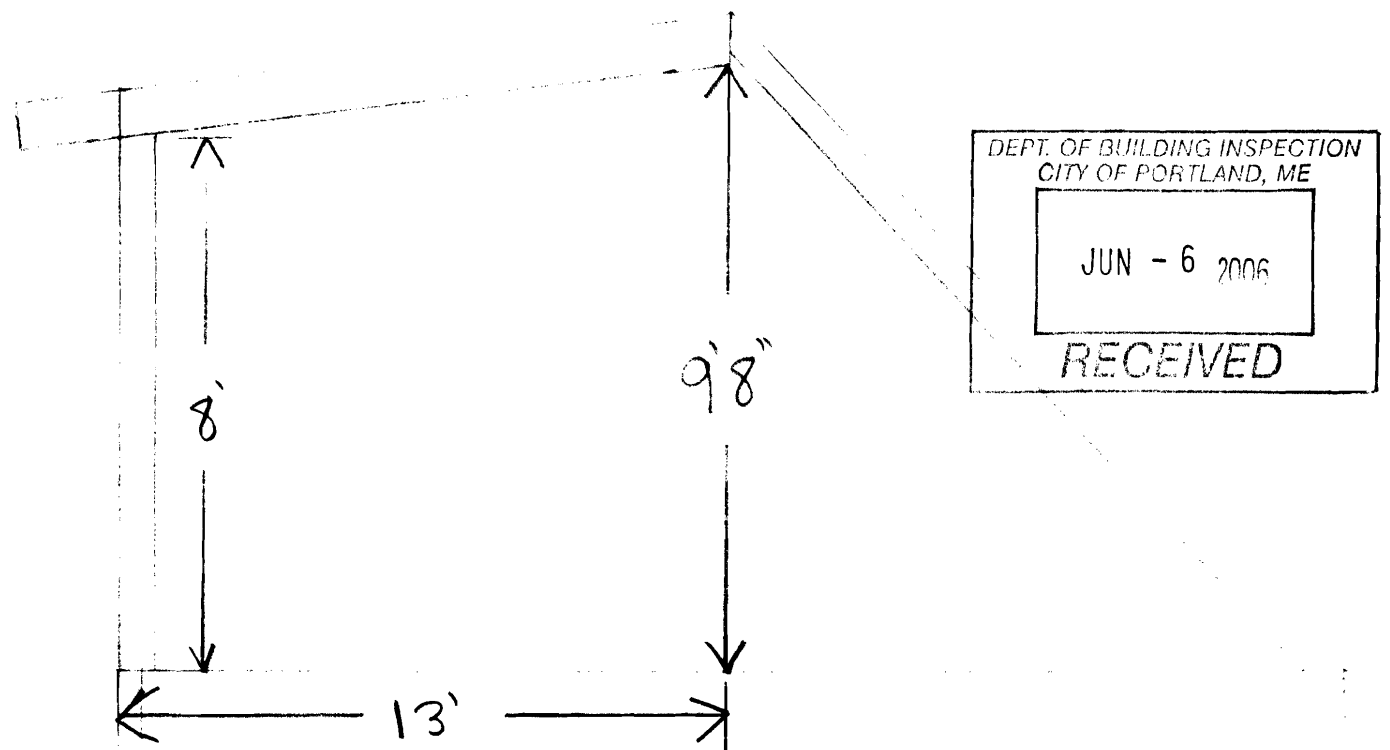
- Floor joists

Wall framing rests on top plate of exterior stud wall

Shed Dormer

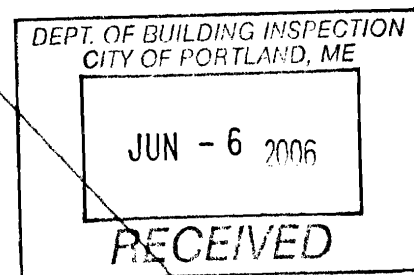
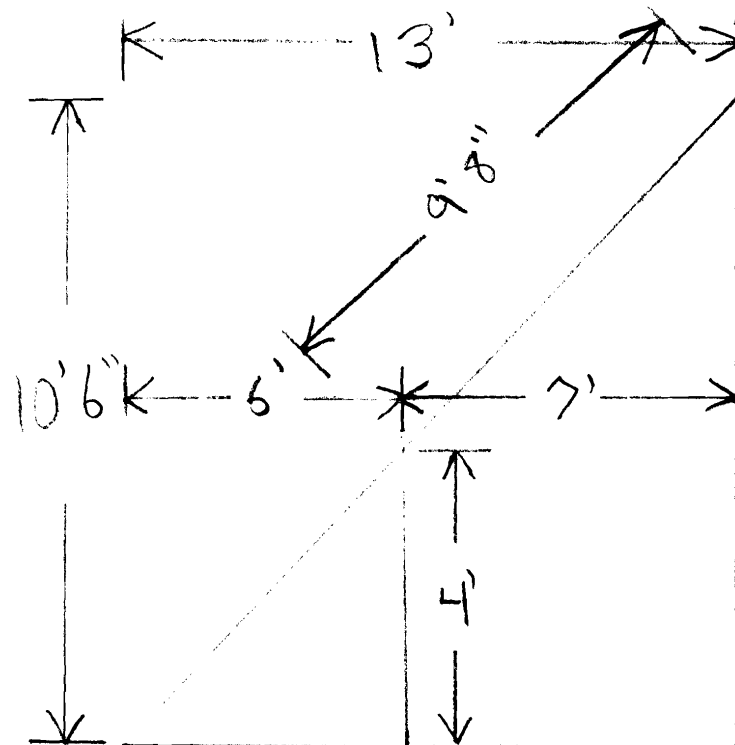
Stacey Campbell

RO 6'4" W x 4'8 $\frac{7}{8}$ " H
3 Egress Windows



Area = 4938 (cubic feet)

Area = 559 (square feet)



Area = 2182 (cubic feet)
Area = 301 (square feet)

6x44 = 264# added

REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	8-12	Freeman	10	OF			7		118	D	10	

TAXPAYER ADDRESS AND DESCRIPTION	RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS			
							TOPOGRAPHY		IMPROVEMENTS	
	MARR ALBERT S 10 FREEMAN ST. CITY			MARR, Ida M. Josephine M. + Agatha M. 1957 2337 431			LEVEL	<input checked="" type="checkbox"/>	WATER	
							HIGH		SEWER	
							LOW		GAS	
							ROLLING		ELECTRICITY	
							SWAMPY		ALL UTILITIES	
							STREET		TREND OF DISTRICT	
							PAVED	<input checked="" type="checkbox"/>	IMPROVING	
							SEMI-IMPROVED		STATIC	
						DIRT		DECLINING		
						SIDEWALK	<input checked="" type="checkbox"/>			
						TILLABLE	PASTURE	WOODED	WASTE	

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	1950	1951	1952
63	40.40	25.00	86	21.00	1320									LAND	700	
														BLDGS.	3275	
														TOTAL	3975	
														LAND	800	
														BLDGS.	3575	
														TOTAL	4375	
TOTAL VALUE LAND						1320	TOTAL VALUE LAND							LAND	800	
TOTAL VALUE BUILDINGS						5740	TOTAL VALUE BUILDINGS							BLDGS.	3575	75
TOTAL VALUE LAND AND BUILDINGS						7060	TOTAL VALUE LAND AND BUILDINGS							TOTAL	4375	75
SQ. FT. TO-FROM CH.						BLK. LOT	SQ. FT. TO-FROM CH.							LAND	800	
SQ. FT. TO-FROM CH.						BLK. LOT	SQ. FT. TO-FROM CH.							BLDGS.	3575	50
SQ. FT. TO-FROM CH.						BLK. LOT	SQ. FT. TO-FROM CH.							TOTAL	4375	
LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							1957	19	19
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1957	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	19	19	19
														LAND		
														BLDGS.		
														TOTAL		
TOTAL VALUE LAND						1320	TOTAL VALUE LAND							LAND		
TOTAL VALUE BUILDINGS						5970	TOTAL VALUE BUILDINGS							BLDGS.		
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS							TOTAL		
SQ. FT. TO-FROM CH.						BLK. LOT	SQ. FT. TO-FROM CH.							LAND		
SQ. FT. TO-FROM CH.						BLK. LOT	SQ. FT. TO-FROM CH.							BLDGS.		
SQ. FT. TO-FROM CH.						BLK. LOT	SQ. FT. TO-FROM CH.							TOTAL		
YEAR	ORIG. COST				RENTAL											
YEAR	SALE PRICE				EXPENSE											
YEAR	U. S. R. S.				NET											

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

35' MO.
50' MO. EST. DIAMETER
25' X 12' = 1020

151-1344 O.B. ✓ 157-24-03 equip. N. K. 1

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	2 ✓
CONCRETE BLOCK	✓	STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	2 ✓
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE	✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	✓	NO PLUMBING	
DROP SIDING		TERRAZZO			
NO SHEATHING		TILE			
WOOD SHINGLES	✓				
ASBES. SHINGLES					
STUCCO ON FRAME		ATTIC FLR. & STAIRS			
STUCCO ON TILE		INTERIOR FINISH			
BRICK VENEER			B 1 2 3		
BRICK ON TILE		PINE	✓		
SOLID BRICK		HARDWOOD	✓		
STONE VENEER		PLASTER	✓		
CONC. OR CIND. BL.		UNFINISHED	✓		
		METAL CLG.			
TERRA COTTA					
VITROLITE		RECREAT. ROOM			
PLATE GLASS		FINISHED ATTIC			
INSULATION		FIREPLACE	2 ✓		
WEATHERSTRIP		HEATING			
		PIPELESS FURNACE			
ROOFING		HOT AIR FURNACE			
ASPH. SHINGLES	✓	FORCED AIR FURN.			
WOOD SHINGLES		STEAM	2 ✓		
ASBES. SHINGLES		HOT WAT. OR VAPOR			
SLATE TILE		NO HEATING			
METAL					
COMPOSITION		GAS BURNER			
ROLL ROOFING		OIL BURNER	2		
INSULATION		STOKER			

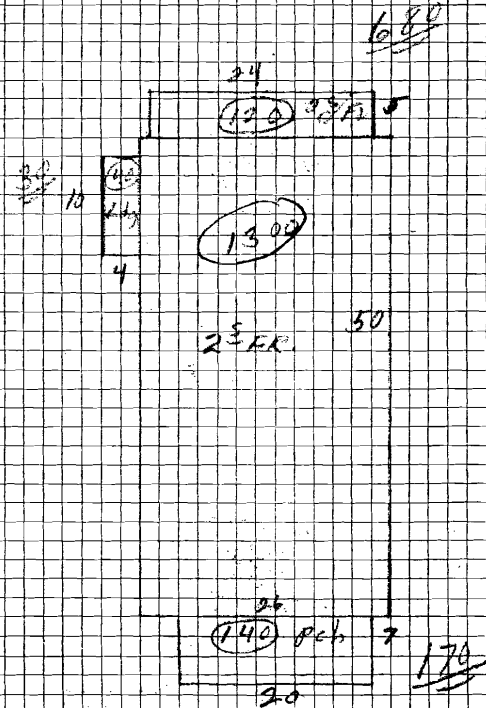
COMPUTATIONS

UNIT	1951	1952	1957
1300 S. F.	6590	6590	
S. F.			
ADDITIONS	880	880	
BASEMENT			
WALLS 115	+ 120	120	
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE	+ 320	+ 320	+ 400
HEATING	+ 160	+ 120	+ 160
PLUMBING	+ 350	350	
TILING			
MF	+ 660	660	
TOTAL	9080	9310	9480
FACT + 15	990	990	990
REP. VAL.	10070	10300	10470

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dug	A 25' FL	C	30		F	10070	40	6040	51	5740	3450
	B					10300	40	6180	51	5870	3525
	C					10470	40	6280	51	5970	3575
	D										
	E										
	F										
	G										

YEAR	1951					1951 TOTAL BLDGS.	5740	3450
TAX VAL.	3525							
OLD VAL.	340							
CHANGE	+ 75							



City of Portland, Maine - Building or Use Permit

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

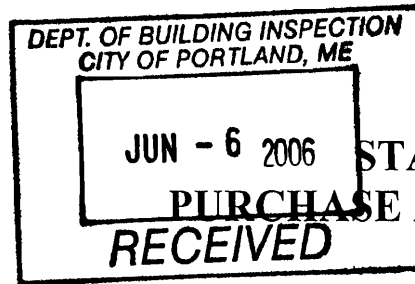
Permit No: 06-0736		Date Applied For: 05/17/2006	CBL: 118 D010001
Location of Construction: 10 FREEMAN ST	Owner Name: Campbell, Stacey	Owner Address: 35 Payson Street	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	
Proposed Use: Two Family expand existing dormer		Proposed Project Description: Expand existing dormer - new dormer 44'x13'	
Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 06/07/2006 Note: Section 14-36(a) allows 50% increase of existing first floor footprint. 44' dormer is adding 264 s.f. of 32% of the 50% allowed. Ok to Issue: <input checked="" type="checkbox"/> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.			
Dept: Building Status: Pending Reviewer: Approval Date: Note: Ok to Issue: <input type="checkbox"/>			

Comments:

6/5/2006-amachado: Left message with Stacey Campbell. Need right, title & interest to show that he is the owner. We need to know the present use of the building and exactly what the third floor is going to be used for with the added space of the dormer.

6/6/2006-amachado: Brought in crosssection that showed area of increase & purchase & Sales agreement.

7/5/2006-mjn: need ridge beam and or bearing support wall detail., also info on the existing attic floor, spoke with applicant.



**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 said premises are located stating that said premises have been equipped with approved smoke detectors in conformity with applicable law.~~

29. MULTI-FAMILY ADDENDUM (See Addendum B)

30. ADDITIONAL PROVISIONS

Buyer agrees to waive home inspections. SEE cat
Buyer agrees to waive lead inspections. SEE cat
Buyer is purchasing property as is/where is. SEE cat
~~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 cat

Cawl Joomian

Seller: PR for the Estate of ~~Seller~~ Michael Droomian

Seller:

Seller:

Stacey Campbell
Buyer: Stacey Campbell