

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 060832

This is to certify that Gard-Weiss, Toby and Fitzgerald, Stephen
has permission to build a deck on rear of home permit 12 on the fact
AT 99 EDWARDS ST 120 D001001

PERMIT ISSUED
JUL 27 2006
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 regarding 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 inspection must be given and work in progress before this building or part thereof is occupied 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 _____
DepartmentName

[Handwritten Signature]
7/25/06
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: 06-0832	Issue Date:	CBL: 120 D001001
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Location of Construction: 99 EDWARDS ST	Owner Name: Gard-Weiss, Toby and Fitzgerald, S	Owner Address: 99 Edwards Street	Phone: PERMIT ISSUED
Business Name:	Contractor Name:	Contractor Address:	Phone:
License/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R3
Current Use: Single Family Home	Proposed Use: Single Family Home/ build a deck on rear of home	Permit Fee: \$48.00	Cost of Work: \$3,000.00
Proposed Project Description: build a deck on rear of home & permit 8' x 12' shed after the fact		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>
		Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied			
		Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 06/06/2006	Zoning Approval
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	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
2.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
3.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: <i>ABU 6/28/06</i>	Date:	Date: <i>ABU</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

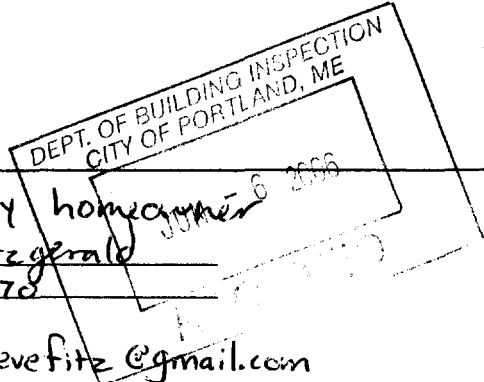
PHONE



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.

Total Square Footage of Proposed Structure 240		Square Footage of Lot .138 acres
Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: Stephen Fitzgerald	Telephone: 761-7970
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Stephen Fitzgerald 99 Edwards St Portland 04102 761-7970	cost Of Work: \$ < 3,000 Fee: \$ _____ C of O Fee: \$ _____
Project description: Deck OM rear of house		
Contractor's name, address & telephone: Will be built by homeowner		
Who should we contact when the permit is ready: Stephen Fitzgerald		
Mailing address: 99 Edwards St Portland ME 04102 Phone: 761-7970 Stevefitz@gmail.com		



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.

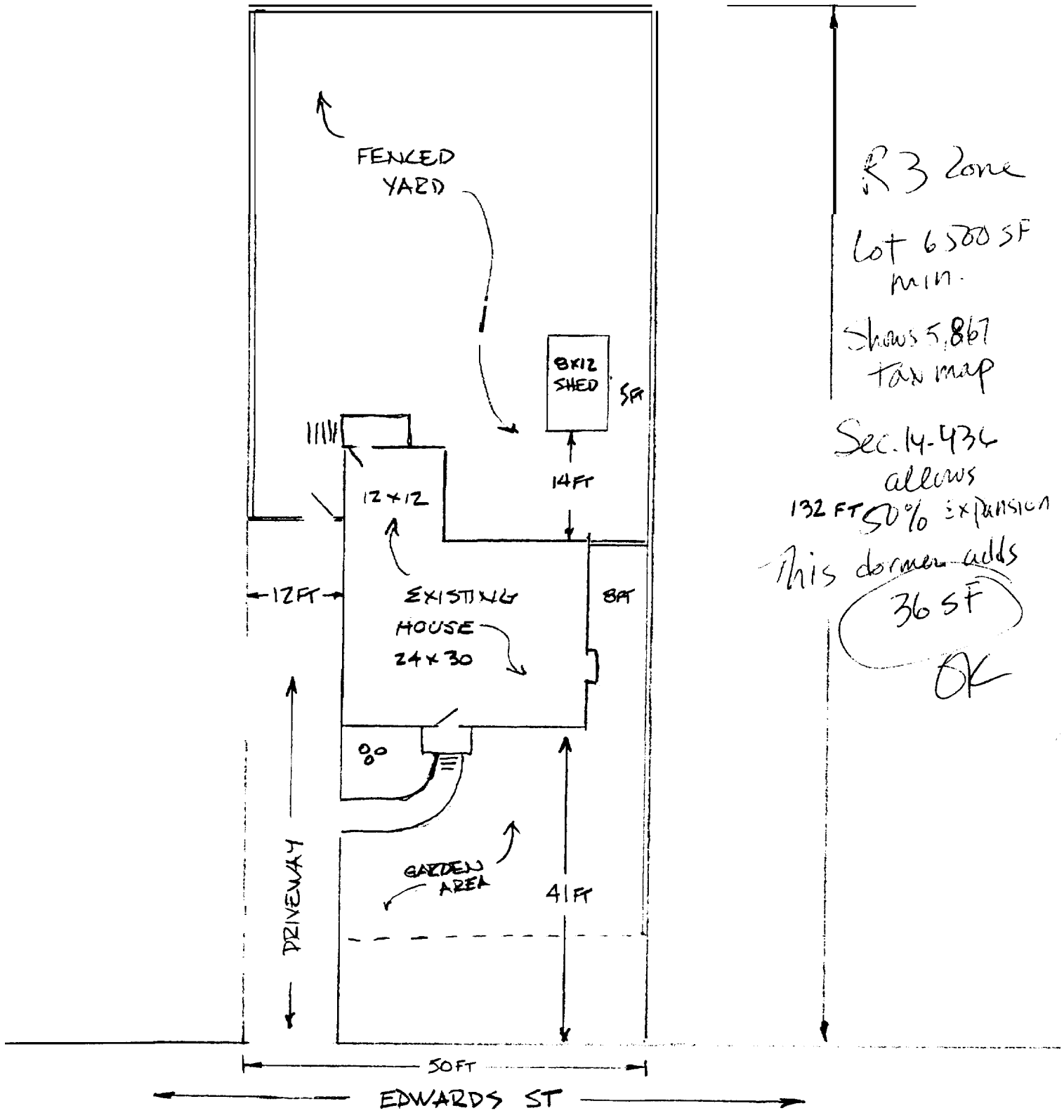
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representatives 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:	Date: 6-6-06
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This is not a permit; you may not commence ANY work until the permit is issued.

MULUGAN RESIDENCE - PLOT PLAN
 # 99 EDWARDS ST.

From Previous Permi. # 05-1775



R3 Zone
 Lot 6500 SF min.
 Shows 5,867 tax map
 Sec. 14-436 allows
 132 FT 50% expansion
 This dormer adds
 36 SF
 OK

deck view 1.JPG



79 Edwards St
E. ...

Current Decking ... 74

deck view 2.JPG



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	120 D001001
Location	99 EDWARDS ST
Land Use	SINGLE FAMILY
Owner Address	MLJLLIGAN MARGARET M 99 EDWARDS ST PORTLAND ME 04102
Book/Page	21347/204
Legal	120-D-1 EDWARDS ST 99-101 5867 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$58,840	\$69,090	\$127,930

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$86,900	\$98,800	\$185,700

* 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 1950	Style Cape	Story Height 1	Sq. Ft. 1248	Total Acres 0.135		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 6	Attic Full Fin./wh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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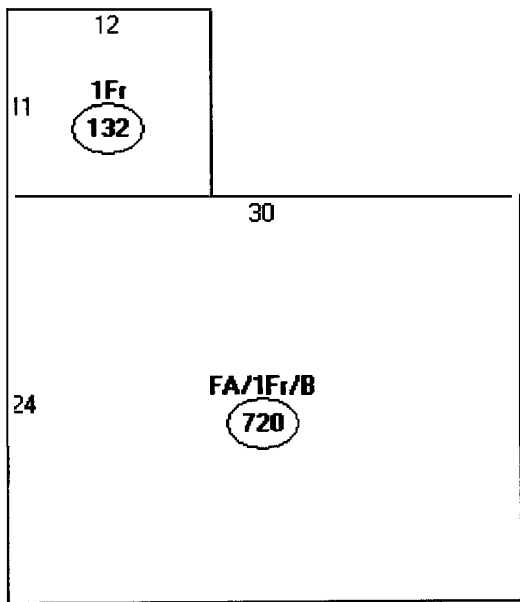
Sales Information

Date	Type	Price	Book/Page
06/01/2004	LAND + BLDING	\$209,550	21347-204
06/01/1996	LAND + BLDING	\$92,900	12589-206

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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



Descriptor/Area

A FA/1Fr/B
720 sqft

B: 1Fr
132 sqft

$$= 852$$

$$+ \underline{264 \text{ dock}}$$

$$1116$$

using plot plan from previous permit.

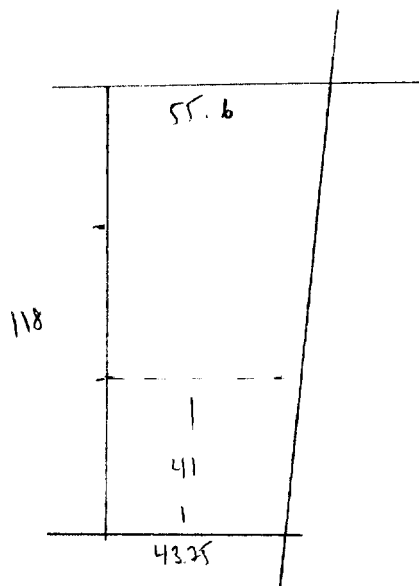
R3 lot size. 5867

front setback 25' req. - 41' to front of house ^{ok}

rear setback 25' req. > 30' given ^{ok}.

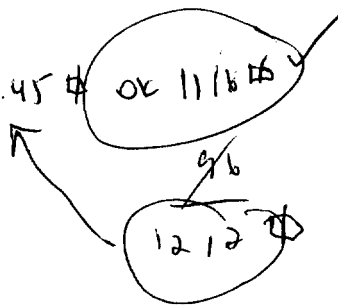
side 1 or 1/2 story 8' req. 18' given on right

2 story 14' req. left. 8'4"



Edwards.

lot coverage. $35\% = 2053.45$ Φ or 1118 Φ



1" = 50'

8x12 shed = 960



WARRANTY DEED

Maine Statutory Short Form

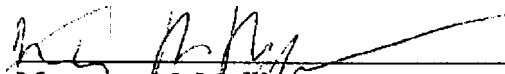
KNOW ALL PERSONS **BY THESE PRESENTS** that MARGARET M. MULLIGAN of **V i a Beach, Virginia**, for consideration paid, grants to **STEPHEN W. FITZGERALD and TOBY GARD-WEISS**, as joint tenants, whose mailing address is **64 Whitney Avenue #3, Portland, ME 04102**, with **WARRANTY COVENANTS, a certain** lot or parcel of land, with **any** buildings thereon, situated on the southeasterly side of Edwards Street in the **City** of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on said southeasterly side of Edwards Street five hundred eighty (580) feet southwesterly thereon from its intersection with the southwesterly sideline of Elizabeth Road; thence running southwesterly along said Edwards Street forty-three and seventy-five hundredths (**43.75**) feet, more or less, to a point; thence running in a southeasterly direction to the northwesterly corner of lot #110, as shown on plan of Longfellow Highlands made for George T. Edwards, Portland, Maine, June 12, 1912, recorded in Cumberland County Registry of Deeds in Plan **Book 12, Page 65**; thence running northeasterly **along** the northwesterly side of lots #110 and #111, as shown on said plan a distance of fifty-five and six tenths (**55.6**) feet, more or less, to a point; thence running northwesterly one hundred eighteen (118) feet, more or less, to the point of beginning. Said lot is numbered 109, as shown on said plan of Longfellow Highlands.

Meaning and intending to convey, and hereby conveying, the premises described in a deed from Donald C. Gaudet, Jr. and Kristen E. Stevens to Margaret M. Mulligan, dated May 28, 2004 and recorded in the Cumberland County Registry of Deeds in **Book 21347, Page 204**.

WITNESS my hand and seal this 30th day of the month of May, 2006.

Witness

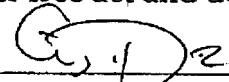


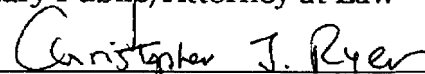
Margaret M. Mulligan

STATE OF MAINE
Cumberland, ss.

May 30, 2006

Then personally appeared before me the above-named Margaret M. Mulligan and made oath that the foregoing instrument is her free act and deed.



Notary Public/Attorney at Law


Typed or printed name

99 Edwards St

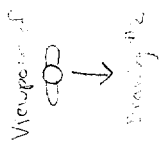
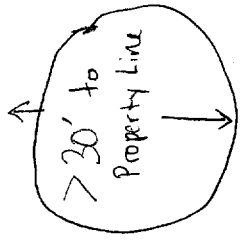
Drawing #1

deck dimensions.

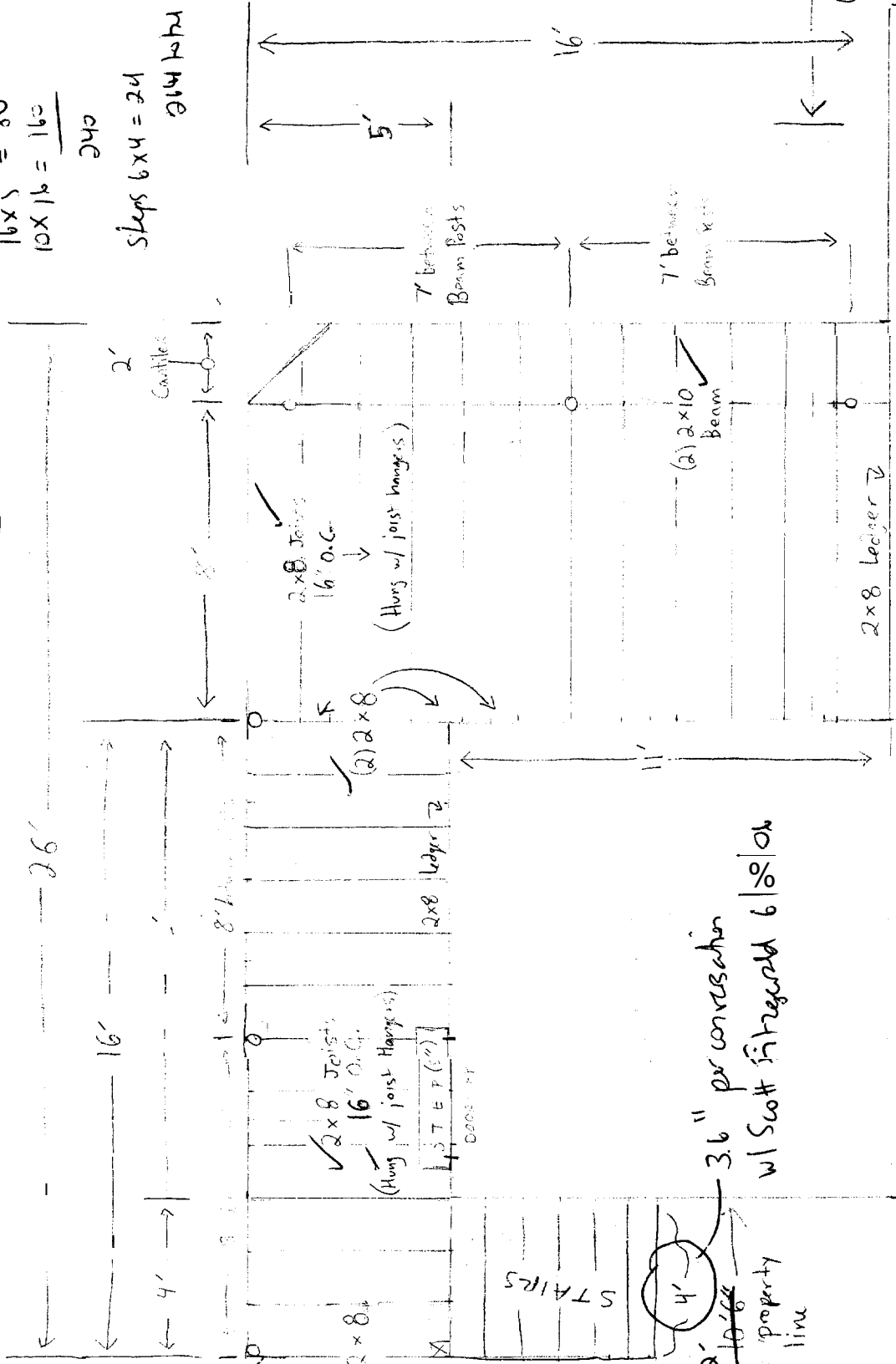
$16 \times 5 = 80$
 $10 \times 16 = 160$

2x4

steps $6 \times 4 = 24$
 214 total



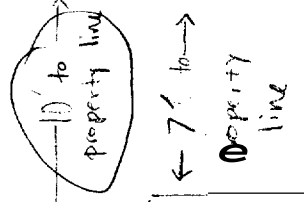
R3 - front 25' sq.
 rear 25' sq.
 side $1\frac{1}{2} \times 5'$
 $2 - 14'$



Scott's
 $7'10"$ to property line
 is $6'4"$ (2x2x8)

Viewpoint of Drawing #3
 $4'10"$

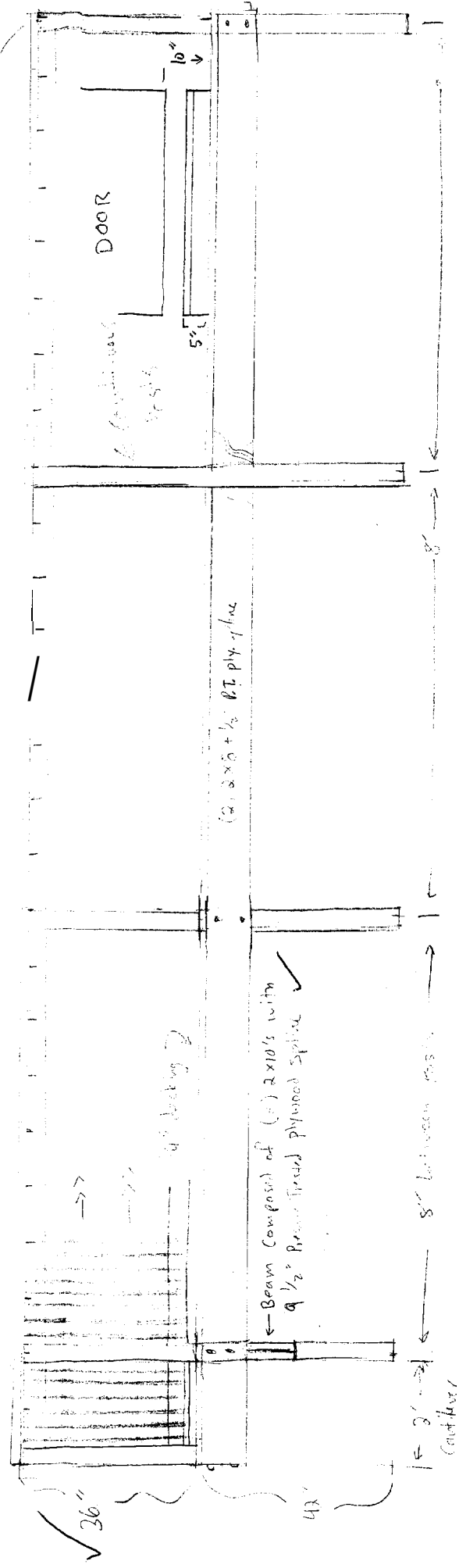
3.6" per conversation w/ Scott Fitzgerald 6/10/06



S. Fitzgerald 761-7970

Drawing # 2

44 Edwards St. 3/5 stairs



S. FITZGERALD 761-7970

