

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that PETER BOGDANOVICH

Located At 225 BRADLEY ST

Job ID: 2012-05-4040-ALTR

CBL: 121-B-005-001

has permission to Create Master Suite w/ Walk in closet & Bath

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

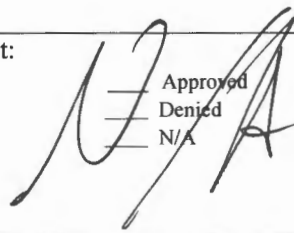
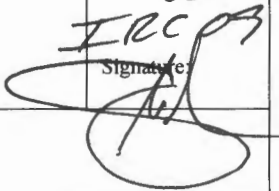
Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4040-ALTR	Date Applied: 5/21/2012	CBL: 121- B-005-001	
Location of Construction: 225 BRADLEY ST	Owner Name: JON BELL	Owner Address: 225 BRADLEY ST PORTLAND ME 04103	Phone: 2908-783-0815
Business Name:	Contractor Name: Jim Gray	Contractor Address: 143 Craigie St., Portland MAINE 04101	Phone: 207-415-7881
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same – single family – create master suite from two bedrooms on 2 nd floor	Cost of Work: 9000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB
		Signature: 	
Proposed Project Description: Create Master Suite w/ Walk in closet & Bath		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/condition</i> <i>5/1/12 ABU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4040-ALTR

Located At: 225 BRADLEY ST

CBL: 121- B-005-001

Conditions of Approval:

Zoning

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 single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

83

Lannie

~~2012-4-4127~~

2012-05-4040



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>225 Bradley</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>121</u> Block# <u>B</u> Lot# <u>5</u>	Applicant: (must be owner, lessee or buyer) Name <u>Jon Bell</u> Address <u>225 Bradley</u> City, State & Zip <u>Port 04103</u>	Telephone: <u>908-783-0815</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$9000</u> C of O Fee: <u>\$ 110</u> Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>110</u>
Current legal use (i.e. single family) <u>Single Fam.</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single Fam</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>create a master suite from one of the bedrooms including a walk-in closet + bath with shower.</u>		
Contractor's name: <u>owner</u> Email: _____ Address: <u>225 Bradley St</u> City, State & Zip <u>Portland Me 04103</u> Telephone: <u>908-783-0815</u> Who should we contact when the permit is ready: <u>Jon Bell</u> Telephone: <u>415-7881</u> Mailing address: <u>143 Craigiest Park 04102</u>		

#6

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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.

MAILED
City of Building

Signature: Jon Bell Date: 5-14-12

This is not a permit; you may not commence ANY work until the permit is issued



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.


WARRANTY DEED
(Maine Statutory Short Form)

2W, Inc., a Maine corporation, with a place of business at Westbrook, Maine, for valuable consideration, grants to **Jonathan L. Bell and Julie M. Bell**, with a mailing address of 65 St. Paul Road, Red Hook, NY 12571, as Joint Tenants, with Warranty Covenant, the following described real property known as 225 Bradley Street, Portland, Cumberland County, Maine:

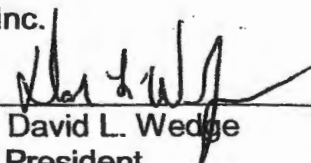
A certain lot or parcel of land with any improvements thereon, situated in said City of Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

For Grantors source of title see deed from Edward Bogdanovich, Paul Bogdanovich and Peter Bogdanovich dated January 13, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29281, Page 18.

In Witness Whereof, 2W, Inc. has caused this instrument to be signed by its duly authorized officer this 27th day of April, 2012.



Witness

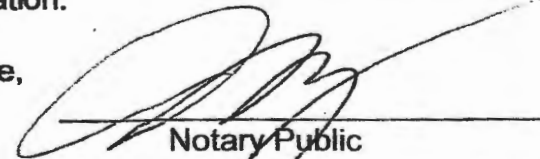
2W, Inc.


By: David L. Wedge
Its: President

State of Maine
Cumberland County, ss

April 27, 2012

Personally appeared the above named David L. Wedge, President of 2W, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said corporation.

Before me, 

Notary Public

MATTHEW J. MCDONALD
Print Name
MAINE ATTORNEY AT LAW

(Seal)

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on Bradley Street, in the City of Portland, County of Cumberland and State of Maine, and being lot numbered 27 as shown on Plan of Almonte, dated August 29, 1919 and recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 109, said lot being described as follows:

Beginning at a point in the easterly line of Bradley Street and distant from the northeasterly intersection of Brighton Avenue and Bradley Street one hundred (100) feet; thence running northerly along the easterly side of Bradley Street about fifty- seven and seventy-three hundredths (57.73) feet to lot numbered 26 on said plan; thence easterly at right angles with Bradley Street and along the southerly side of said lot 26 on said plan ninety-nine and ninety-four hundredths (99.94) feet; thence southerly about fifty-seven and seventy-three hundredths (57.33) feet to lot 28 on said plan; thence westerly along the northerly side of lots numbered 28 and 29 on said plan ninety-nine and ninety-four hundredths (99.94) feet to Bradley Street at the point of beginning.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8496

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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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 121 B005001
Land Use Type SINGLE FAMILY
Property Location 225 BRADLEY ST
Owner Information ZW INC
 2A RUNNINGBROOK RD
 WESTBROOK ME 04092
Book and Page 29281/018
Legal Description 121-8-5
 BRADLEY ST 221-225

Current Assessed Valuation:

TAX ACCT NO. 16966 **OWNER OF RECORD AS OF APRIL 2011**
 BOGDANOVICH PETER &
 PAUL BOGDANOVICH &
 11 OLD COLONY LN
 SCARBOROUGH ME 04074
LAND VALUE \$133,800.00
BUILDING VALUE \$148,400.00
NET TAXABLE - REAL ESTATE \$282,200.00
TAX AMOUNT \$5,158.62

[browse city services a-z](#)

[browse facts and links a-z](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1930
Style/Structure Type GAMBREL
Stories 2
Units 1
Bedrooms 4
Full Baths 1
Half Baths 1
Total Rooms 8
Attic NONE
Basement FULL
Square Feet 1912

[View Sketch](#) | [View Map](#) | [View Picture](#)



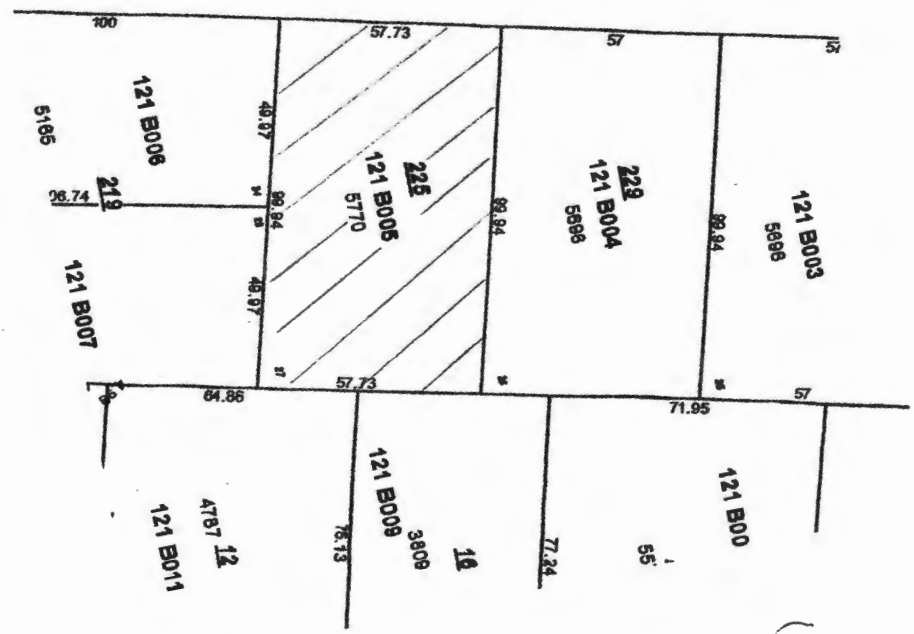
Sales Information:

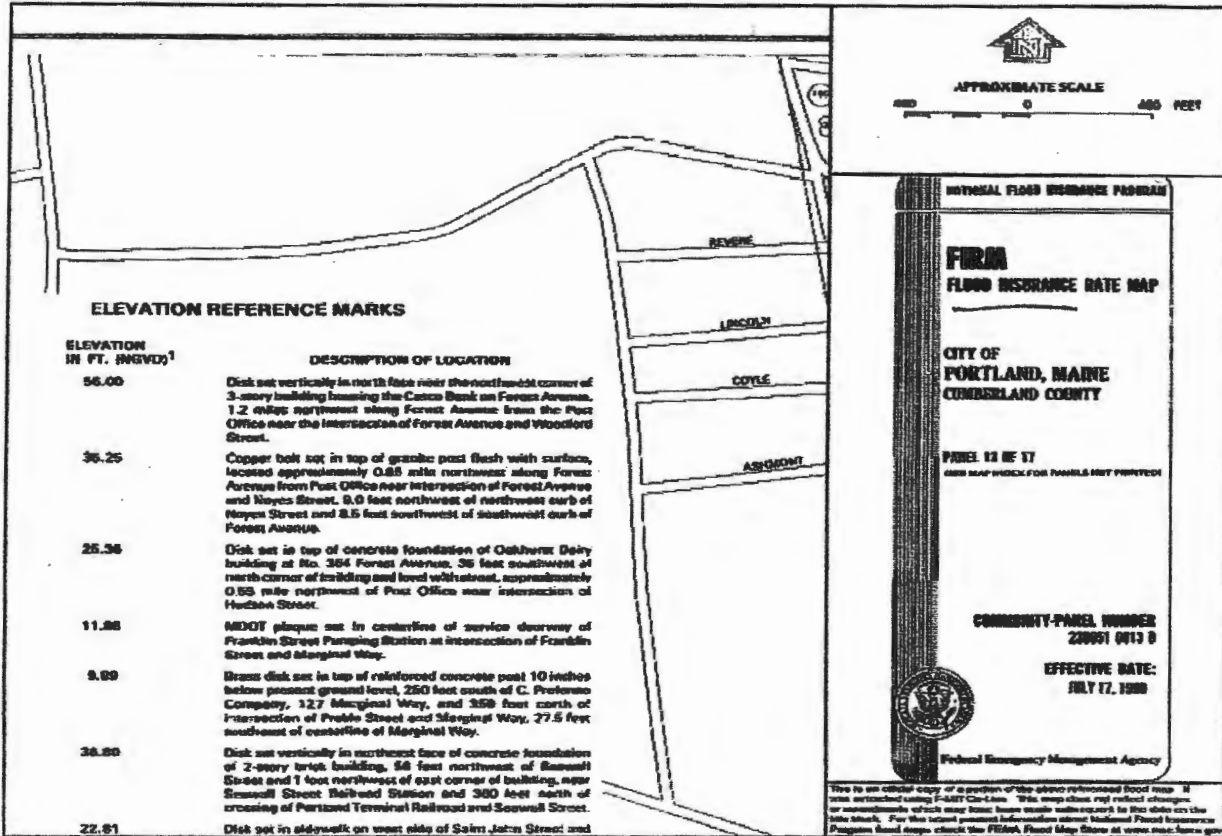
Sale Date	Type	Price	Book/Page
1/17/2012	LAND + BUILDING	\$222,500.00	29281/018
4/8/2002	LAND + BUILDING	\$0.00	17509/110
1/22/2002	LAND + BUILDING	\$0.00	/
6/5/1987	LAND + BUILDING	\$0.00	7814/148

[New Search](#)

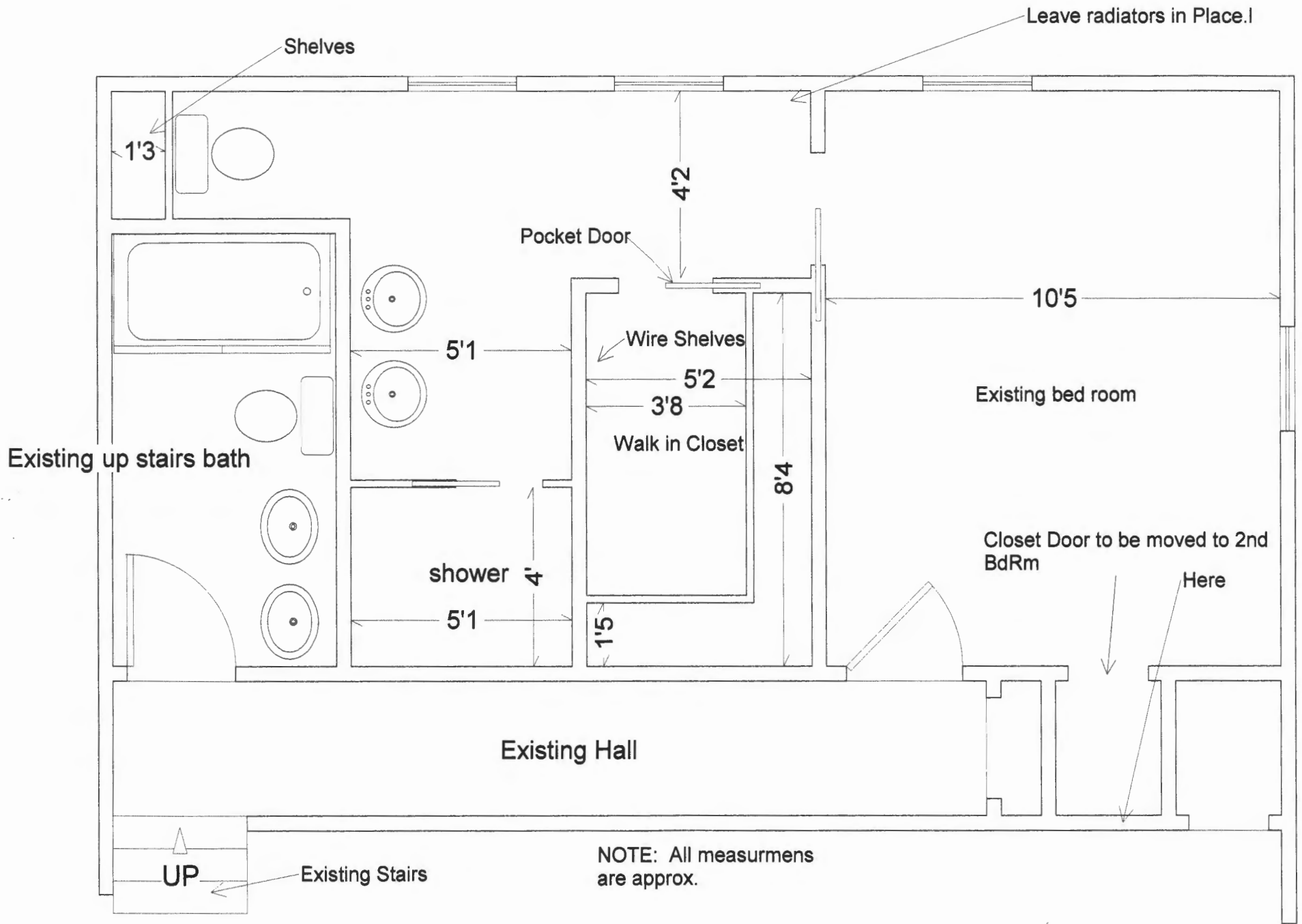


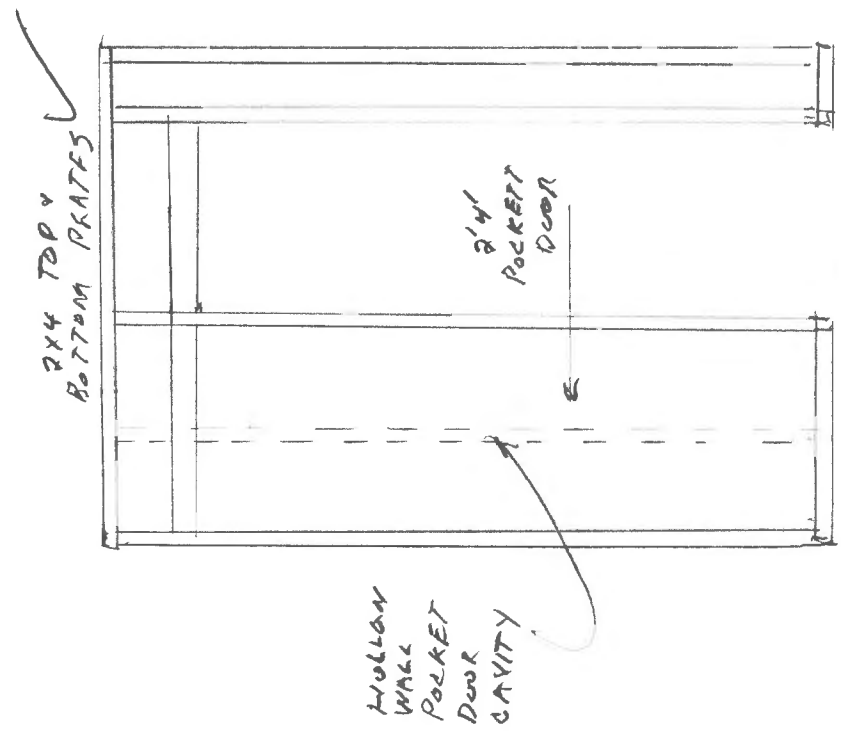
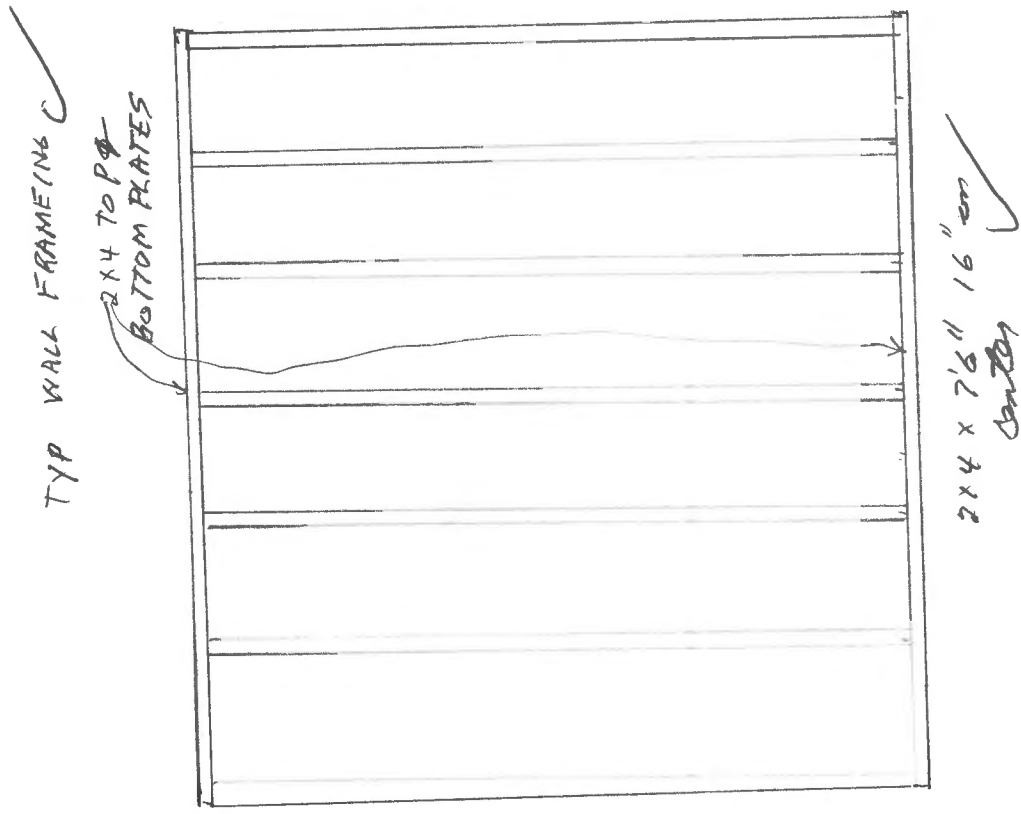
210 - 25
209 - 24

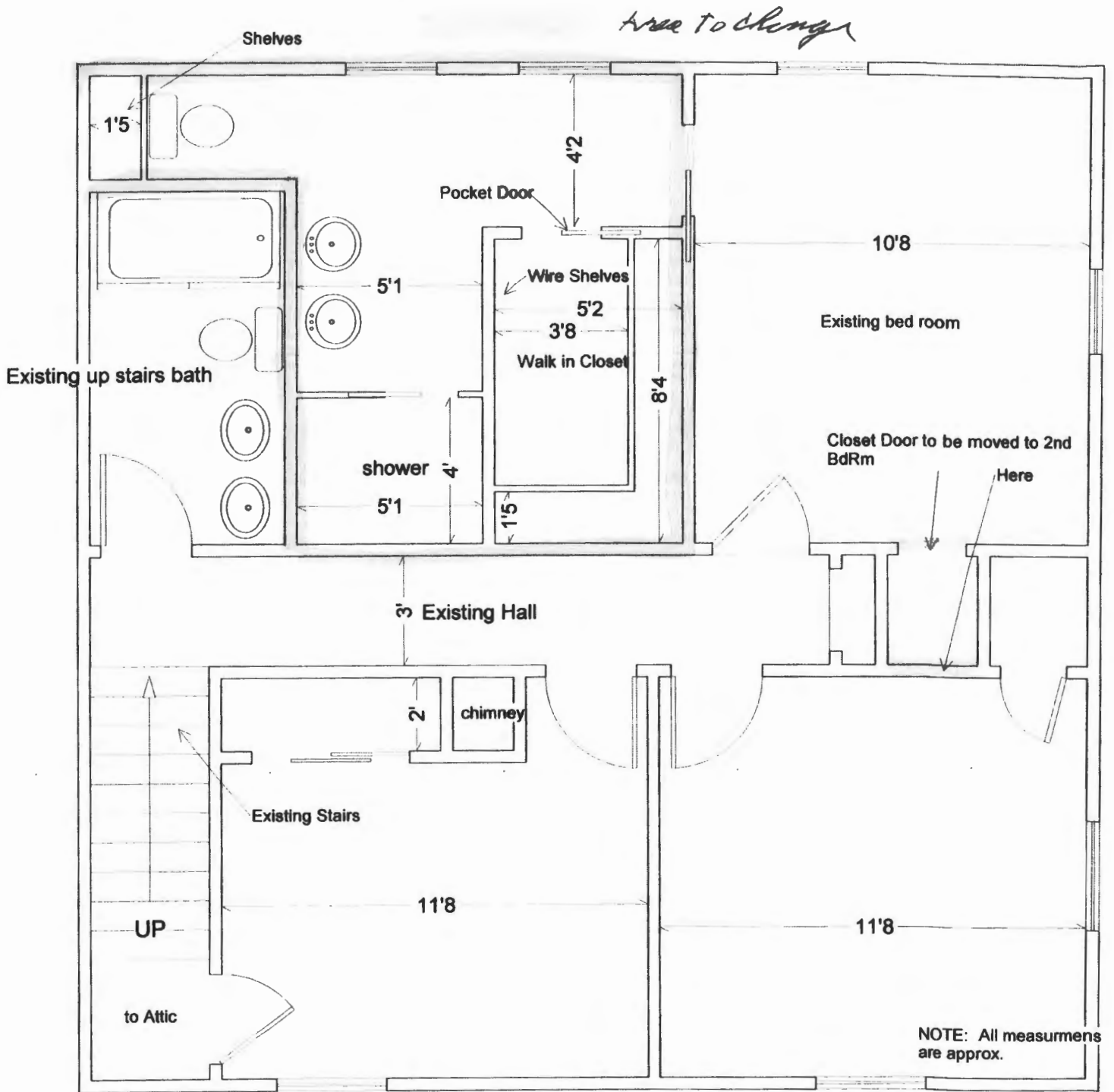




Zone C







RECEIVED

JUN - 1 2012

Dept. of Building Inspections
City of Portland Maine