



# 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>Portland 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 modern suite from one of the bedrooms including a walkin 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>		

**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](http://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.

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](http://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 IEEC 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:

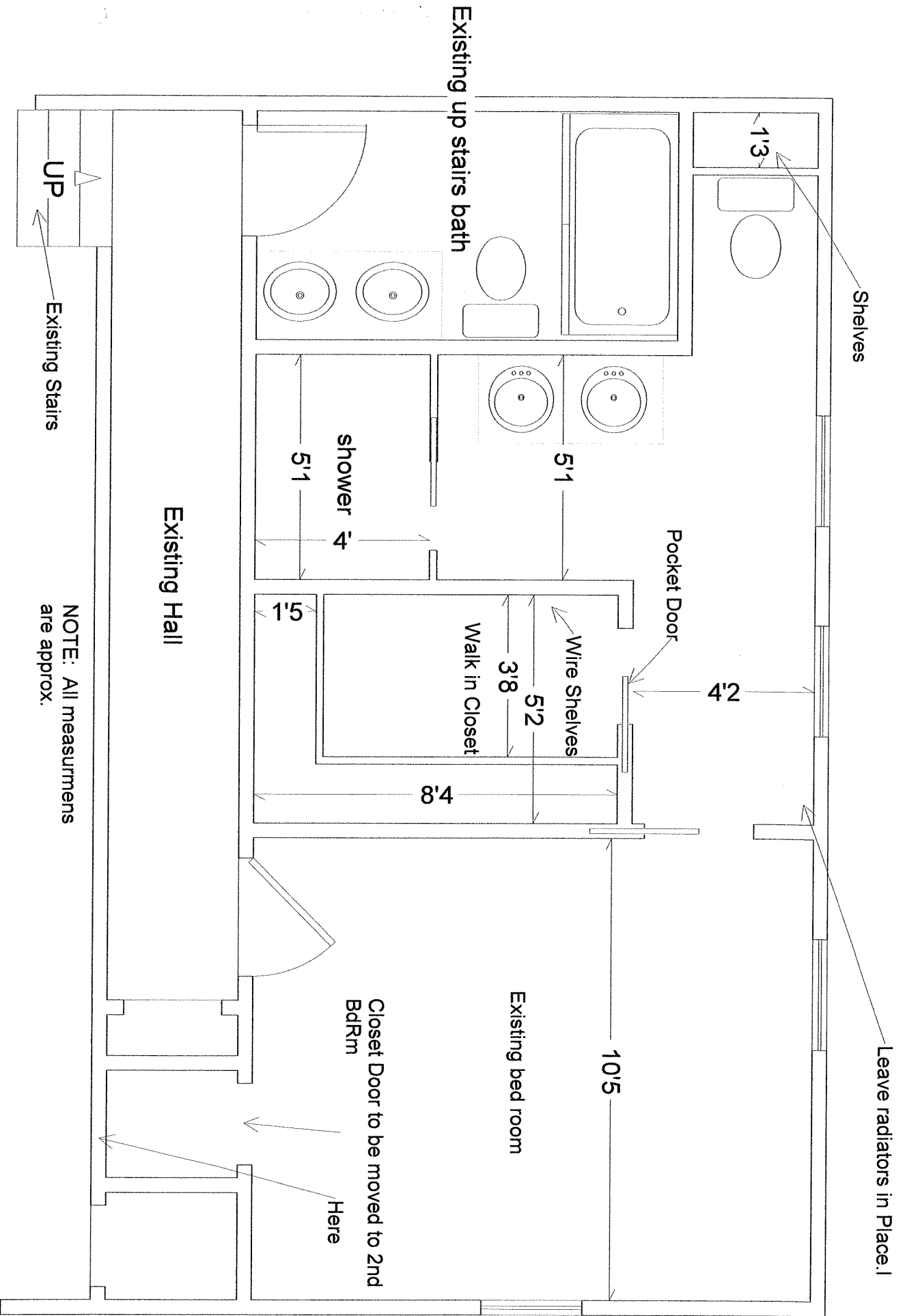
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions 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.

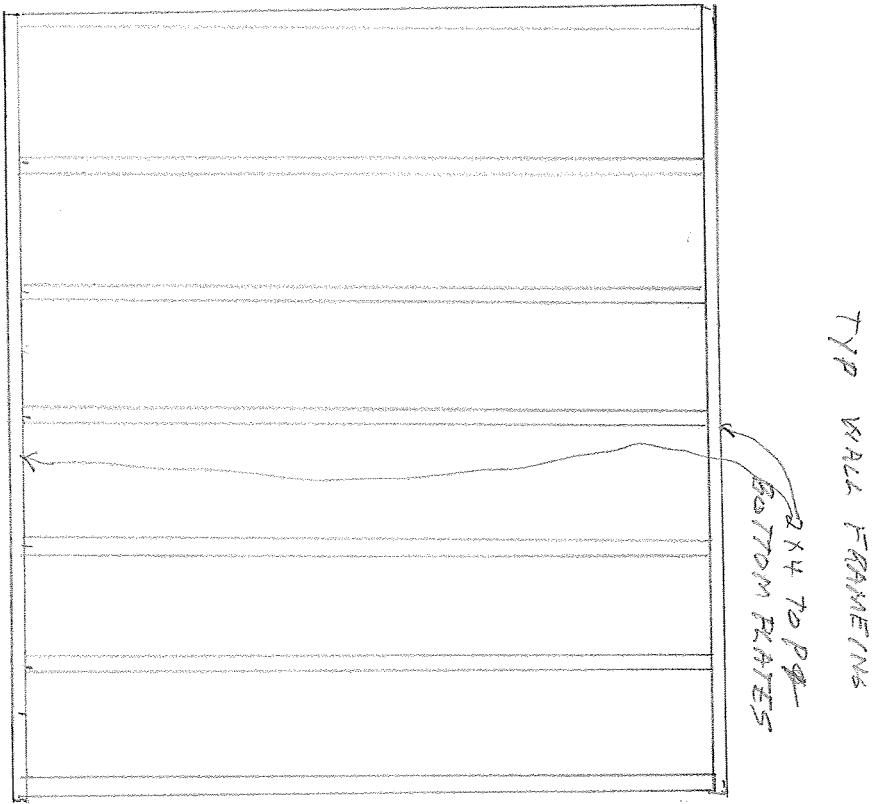
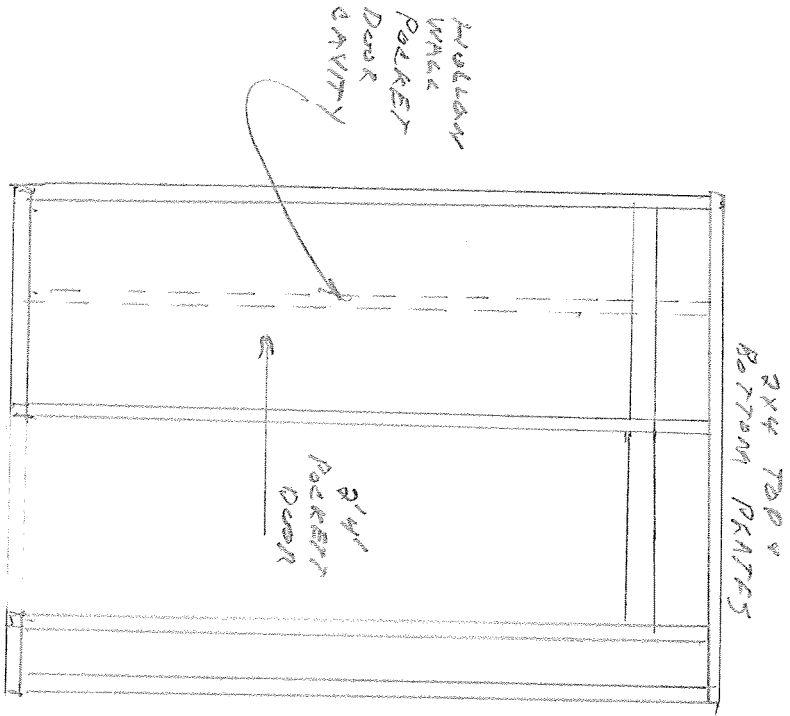
**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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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.**





2x4 x 76" 16" on center

**WARRANTY DEED**  
(Maine Statutory Short Form)

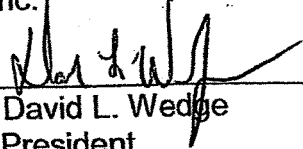
2W, Inc., a Maine corporation, with a place of business at Westbrook, Maine, for valuable consideration, grants to **Jonathan L. Bell and Julie M. Bell**, with a mailing address of 65 St. Paul Road, Red Hook, NY 12571, as Joint Tenants, with Warranty Covenant, the following described real property known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

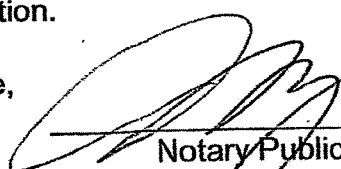
2W, Inc.  
  
\_\_\_\_\_  
By: David L. Wedge  
Its: President

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) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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**

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**Tax Relief**

**Tax Roll**

**Q & A**

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**CBL** 121 B005001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 225 BRADLEY ST  
**Owner Information** 2W INC  
 2A RUNNINGBROOK RD  
 WESTBROOK ME 04092  
**Book and Page** 29281/018  
**Legal Description** 121-B-5  
 BRADLEY ST 221-225  
**Acres** 5769 SF  
 0.132

**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

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

**Building Information:**



Best viewed at 800x600, with Internet Explorer

**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

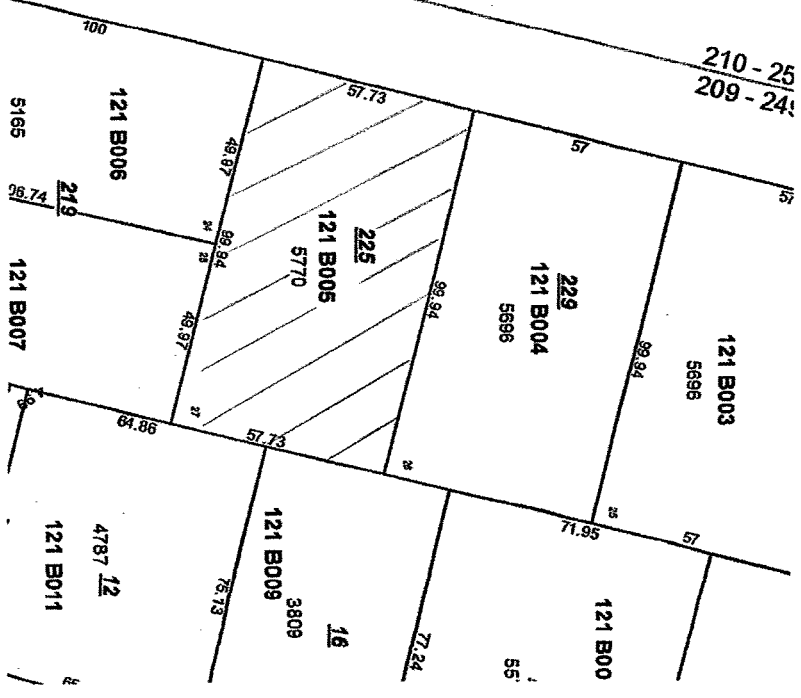
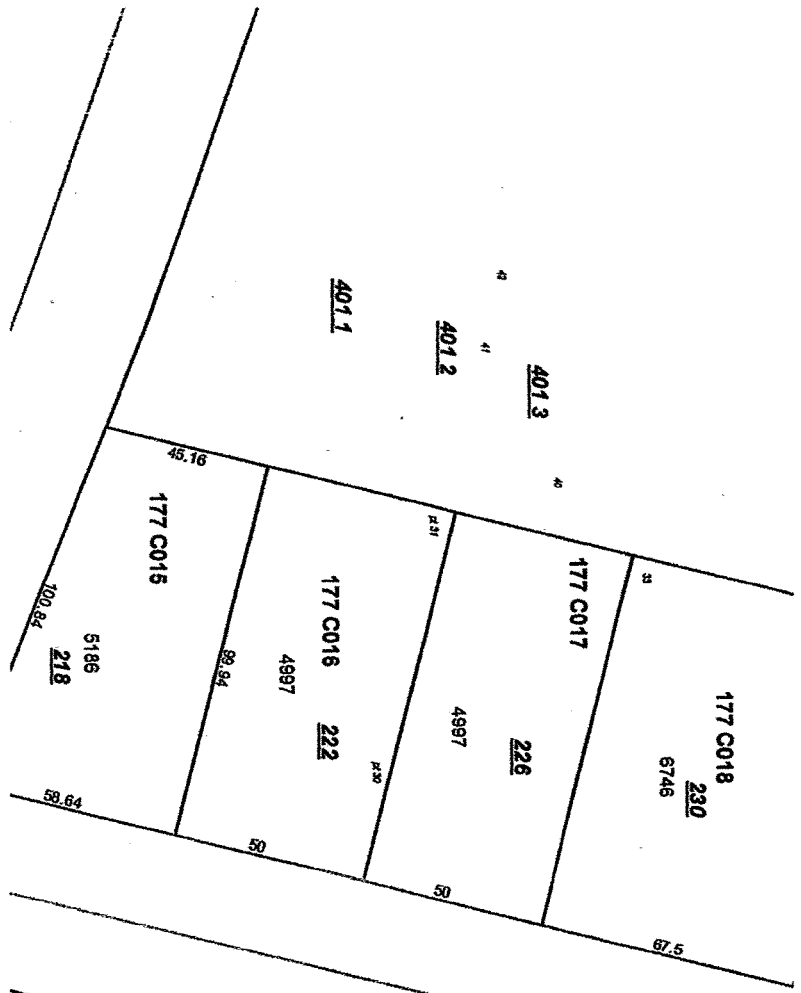
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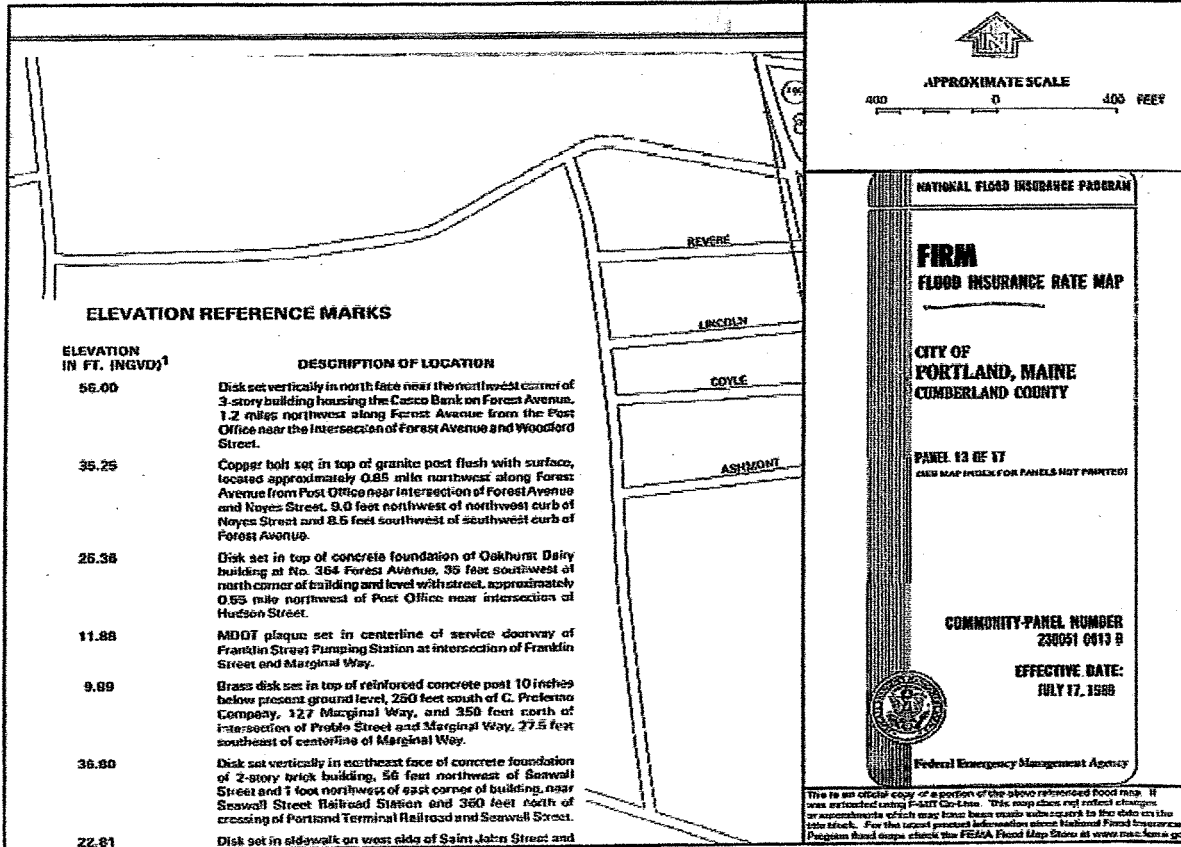
**Sales Information:**

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](#)







*Zone C*