

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

BUILDING DIVISION

Please Read Application And Notes, If Any, Attached

## PERMIT

Permit Number: 100722

This is to certify that Mitchell David Kristen/East Bay Builders/James Corino  
has permission to add bathroom to 2nd floor of existing room  
AT 203 COYLE ST CE 124 H008001

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 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 written permission procured before this building or part thereof is lath or other work is set-in. 2 HOURLY 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

*[Handwritten Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

### PERMIT ISSUED

JUN 25 2010

City of Portland

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0722	Issue Date:	CBL: 124 H008001
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Location of Construction: 203 COYLE ST	Owner Name: Mitchell David Kristen	Owner Address: 203 Coyle Street	Phone: 207-590-6965
Business Name:	Contractor Name: East Bay Builders/James Cerino	Contractor Address: 46 Maple Street Portland	Phone: 2074154624
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - add bathroom to 2nd floor of existing room	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 3
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Proposed Project Description: add bathroom to 2nd floor of existing room	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> Signature: <i>IRC 2003</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 06/21/2010	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/22/10</i> <i>AM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied 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: <i>AM</i>
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**PERMIT ISSUED**

JUN 25 2010

**CERTIFICATION**

City of Portland

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-0722	<b>Date Applied For:</b> 06/21/2010	<b>CBL:</b> 124 H008001
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<b>Location of Construction:</b> 203 COYLE ST	<b>Owner Name:</b> Mitchell David & Kristen	<b>Owner Address:</b> 203 Coyle Street	<b>Phone:</b> 207-590-6965
<b>Business Name:</b>	<b>Contractor Name:</b> East Bay Builders/James Cerino	<b>Contractor Address:</b> 46 Maple Street Portland	<b>Phone:</b> (207) 415-4624
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - add bathroom to 2nd floor of existing room	<b>Proposed Project Description:</b> add bathroom to 2nd floor of existing room
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/22/2010

**Note:** **Ok to Issue:** ✓

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 06/24/2010

**Note:** **Ok to Issue:** ✓

- 1) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) 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.

**PERMIT ISSUED**

JUN 25 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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



# 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>203 Coyle St Ptd</u>		
Total Square Footage of Proposed Structure/Area <u>9x14 ft.</u>		Square Footage of Lot <u>5488 sf</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>124-H-8-15</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Kristen Mitchell</u> Address <u>203 Coyle St</u> City, State & Zip <u>Ptd, Me 04103</u>	Telephone: <u>590-6965</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SF</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Add bathroom</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add bathroom to and floor existing room.</u>		
Contractor's name: <u>Eastbay Builders</u> Address: <u>46 Maplewood Ave</u> City, State & Zip <u>Ptd, Me 04103</u> Telephone: <u>415-4674</u> Who should we contact when the permit is ready: <u>James Cerino - Builder</u> Telephone: <u>415-4674</u> Mailing address: <u>46 Maplewood St. Ptd 04103</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.

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: [Handwritten Signature] Date: 6/21/10

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

RECEIVED  
JUN 21 2010  
Dept. of Building Inspections  
City of Portland Maine

**QUITCLAIM DEED  
WITH COVENANT  
(Corporate Grantor)**

**JDL Real Estate Development, LLC**, a corporation organized under the laws of the State of Maine with a principal office in Portland, Maine and whose mailing address is **105 Deepwood Drive Portland, ME 04103** for consideration paid grants to

**David M. Mitchell and Kristen Mitchell** of Portland County of Cumberland, State of Maine, whose mailing address is **4 Meadow Lane Falmouth, ME 04105** as **JOINT TENANTS**

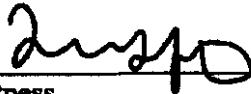
with **QUITCLAIM COVENANTS**

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in Portland, County of Cumberland, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its duly authorized officer this 11th day of June, 2010.

JDL Real Estate Development, LLC

  
\_\_\_\_\_  
Witness

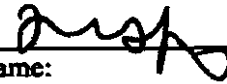
By:   
\_\_\_\_\_  
David M. Mitchell  
Its Manager

State of Maine  
County of Cumberland, ss.

June 11, 2010

Then personally appeared the above-named David M. Mitchell, Manager of JDL Real Estate Development, LLC, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said JDL Enterprises, LLC.

Before me,

  
\_\_\_\_\_  
Name:  
Notary Public/Attorney-at-Law  
Commission expires: \_\_\_\_\_

**LINDA B. GIFFORD  
MY COMMISSION EXPIRES  
NOVEMBER 4, 2010**

**EXHIBIT A**

Two certain lots or parcels of land with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

**Parcel One:**

Situated on the northwesterly side of Coyle Street laying between land formerly of L.J. Perkins and formerly of Charles F. Walton and being 65 feet in width on said street and extending back therefrom, holding the same width of 65 feet a distance of 75 feet.

**Parcel Two:**

Commencing at a point 105 feet southerly from Lincoln Street in the westerly side line of land formerly of one Burke; thence southerly 6 feet by 6 inches by said Burke land to the parcel above described; thence easterly by said first described parcel 65 feet, more or less, to land now or formerly of one George A. Dudley; thence northerly 8 feet and 1 1/4 inches by the easterly side line of said Burke land to a point; thence westerly 65 feet, more or less, to the point of beginning.

Meaning and intending to convey the premises described in a deed from Federal National Mortgage Association to JDL Real Estate Development, LLC of even date herewith to be recorded.

Received  
Recorded Register of Deeds  
Jun 15 2010 10:57:22AM  
Cumberland County  
Pamela E. Lovie



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

6-21 20 10

Received from \_\_\_\_\_

Location of Work

203 COYLE ST

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 70

Building (1L)  Plumbing (1S) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 2011-8-15

Check #: \_\_\_\_\_ Total Collected \$ 70

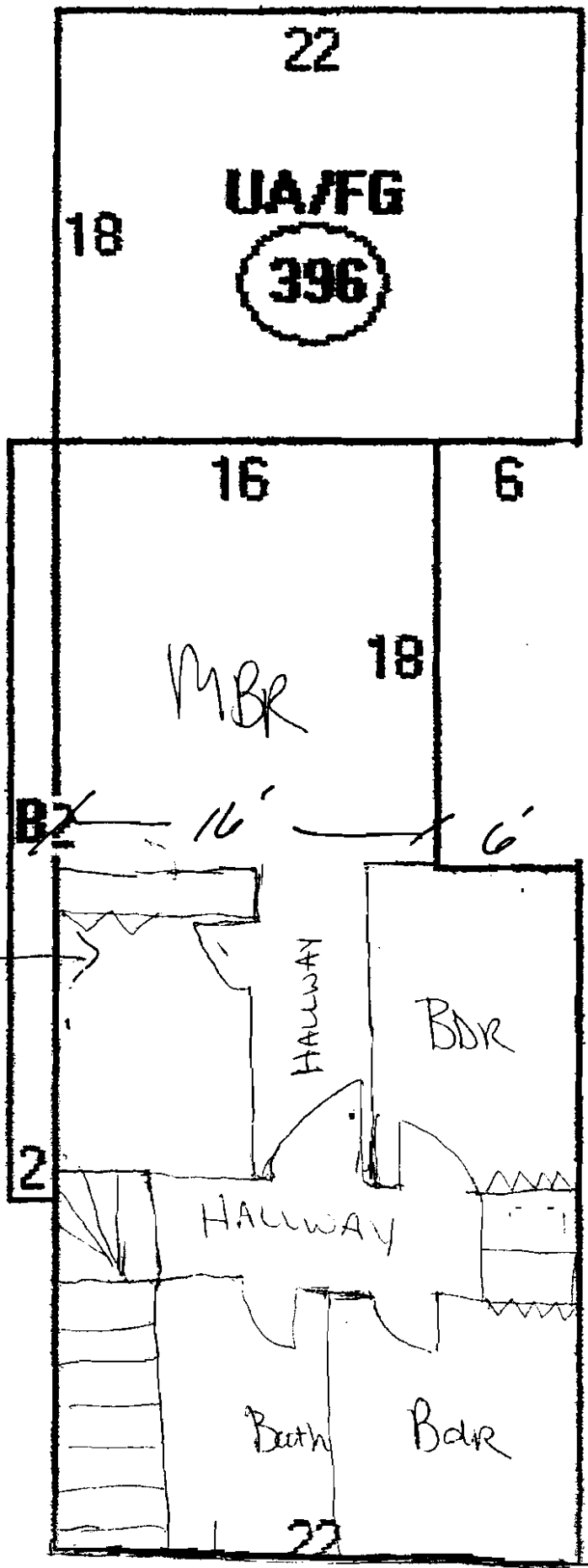
**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: J. A.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



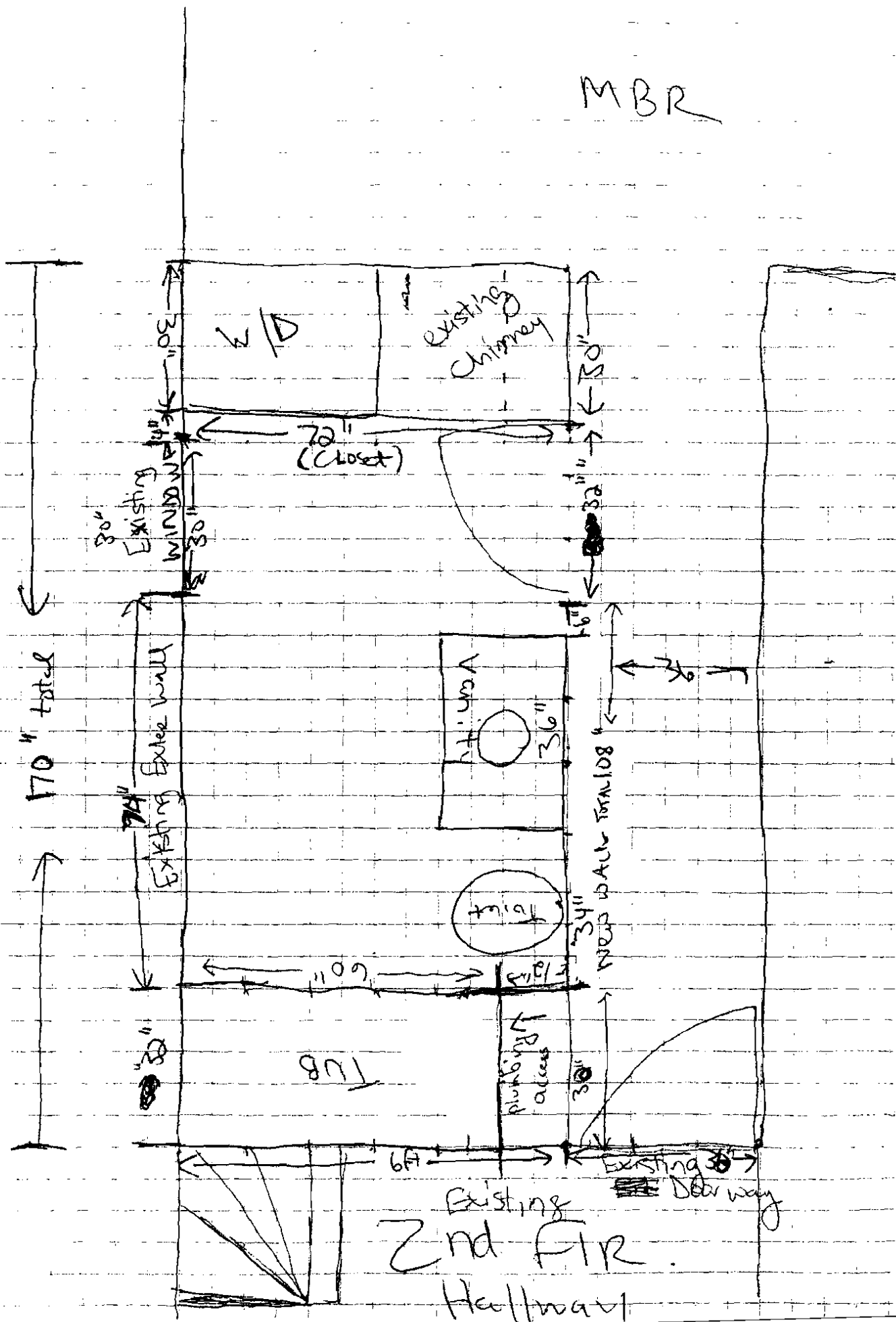
2nd Floor  
Floorplan



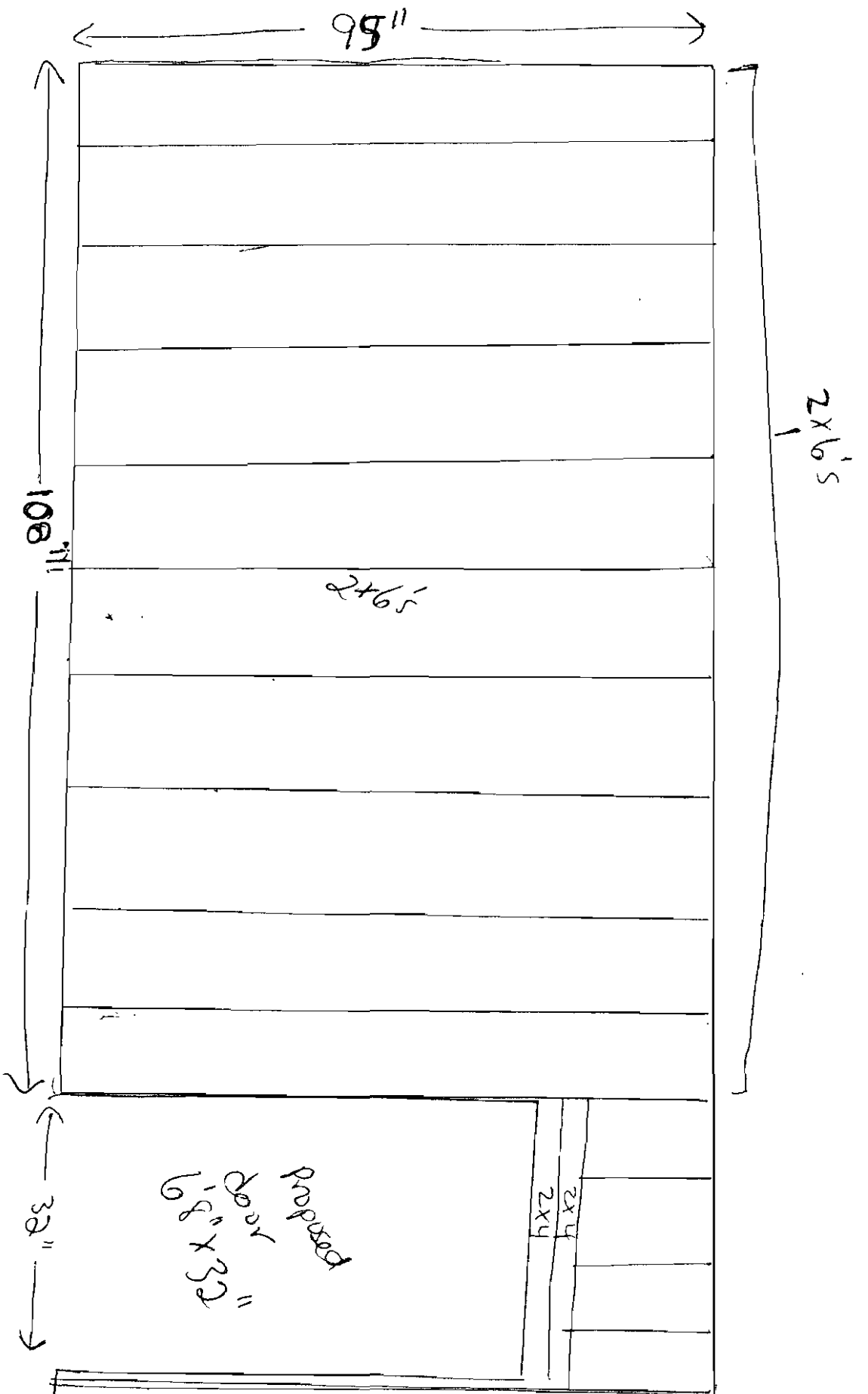
Proposed Bath  
Currently existing room

2nd floor Bath

MBR



Existing  
2nd FIR  
Hallway



Elevation R1 - Fire 2nd Flr bath

Proposed wall ↓

95"

108"

2x6's

2x6's

Proposed  
1 1/2" x 3 1/2"  
2x4's

2x4  
2x4

32"