

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Kristen & David Mitchell/East Bay Builders/Family Serino

JUL - 7 2010

has permission to Add half bath to existing kitchen area.

AT 203 Coyle St CBL 124 H008001 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 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 walls 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

James Burke 7/7/10
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: 10-0747	Issue Date:	CBL: ¹⁵ 124 H008001
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Location of Construction: 203 Coyle St	Owner Name: Kristen & David Mitchell	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	Proposed Use: Single Family / Add half bath to existing kitchen area.	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 3	5475#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type SB IRL-2003		

Proposed Project Description: Add half bath to existing kitchen area.	Signature:	Signature: <i>JMB</i> 7/7/10
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: gg	Date Applied For: 06/25/2010	Zoning Approval		
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p>Date: <i>6/29/10</i></p>	<p>Date: <i>7/7/10</i></p>	

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City of Portland

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0747	Date Applied For: 06/25/2010	CBL: 124 H008001
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Location of Construction: 203 Coyle St	Owner Name: Kristen & David Mitchell	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: (207) 415-4624
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Add half bath to existing kitchen area.	Proposed Project Description: Add half bath to existing kitchen area.
---------------------------------------------------------------------------------	---------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/29/2010

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Jeanine Bourke **Approval Date:** 07/07/2010

Note: **Ok to Issue:**

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

PERMIT ISSUED

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City of Portland

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 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.

PERMIT ISSUED

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City of Portland



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

June 25 2010

Received from _____

Location of Work 273 Lehigh St.

Cost of Construction \$ 3.00 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: \$ 50.00

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 124-H-028

Check #: 0388 Total Collected \$ 50.00

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

Taken by: ABN

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



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>existing structure</u>		Square Footage of Lot <u>2488 sf</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>124-H-8-15</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Kristen Mitchell</u> Address <u>203 Coyle</u> City, State & Zip <u>Ptd 04103</u>	Telephone: <u>590-696</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>[crossed out]</u> Address <u>[crossed out]</u> City, State & Zip <u>[crossed out]</u>	Cost Of Work: \$ <u>3,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>50.00</u>
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>SF</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Adding 1/2 Bath to existing kitchen area.</u>		
Contractor's name: <u>Eastham Builders - MAIL</u> Address: <u>416 Maplewood St Ptd, Me 04103</u> City, State & Zip <u>Portland, Me 04103</u> Telephone: <u>415-4674</u> Who should we contact when the permit is ready: <u>James Cerino</u> Telephone: _____ Mailing address: <u>416 Maplewood St, Ptd, Me 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.

RECEIVED

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.

I hereby certify that I am the Owner of record of the named property, or that the owner of record has authorized me, as his/her authorized agent, to make this application as his/her authorized agent. I agree to comply with all 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: [Signature] Date: 6/25/10

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 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- 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.

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

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 124 H008001
Land Use Type SINGLE FAMILY
Property Location 203 COYLE ST
Owner Information FEDERAL NATIONAL MORTGAGE ASSOCIATION
 13455 NOEL RD STE 950
 DALLAS TX 75240
Book and Page 27597/087
Legal Description 124-H-8-15
 COYLE ST 199-201
Acres 5475 SF
 0.126

Current Assessed Valuation:

browse city services a-z

browse facts and links a-z

TAX ACCT NO. 17712 **OWNER OF RECORD AS OF APRIL 2009**
 GOMEZ DORIS A SANTORO &
 LODRYS R GOMEZ JTS
 PO BOX 453
 BRUNSWICK ME 04011
LAND VALUE \$86,400.00
BUILDING VALUE \$165,600.00
HOMESTEAD EXEMPTION (\$12,350.00)
NET TAXABLE - REAL ESTATE \$239,650.00
TAX AMOUNT \$4,251.40

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

Card 1 of 1
Year Built 1880
Style/Structure Type OLD STYLE
Stories 1.5
Bedrooms 3
Full Baths 2
Total Rooms 7
Attic NONE
Basement FULL
Square Feet 1723
[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
2/17/2010	LAND + BUILDING	\$274,856.00	27597/087
3/21/2006	LAND + BUILDING	\$282,900.00	23776/213
8/1/1996	LAND + BUILDING	\$106,600.00	12701/173

**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**

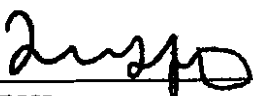
with **QUITCLAIM COVENANTS**

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:

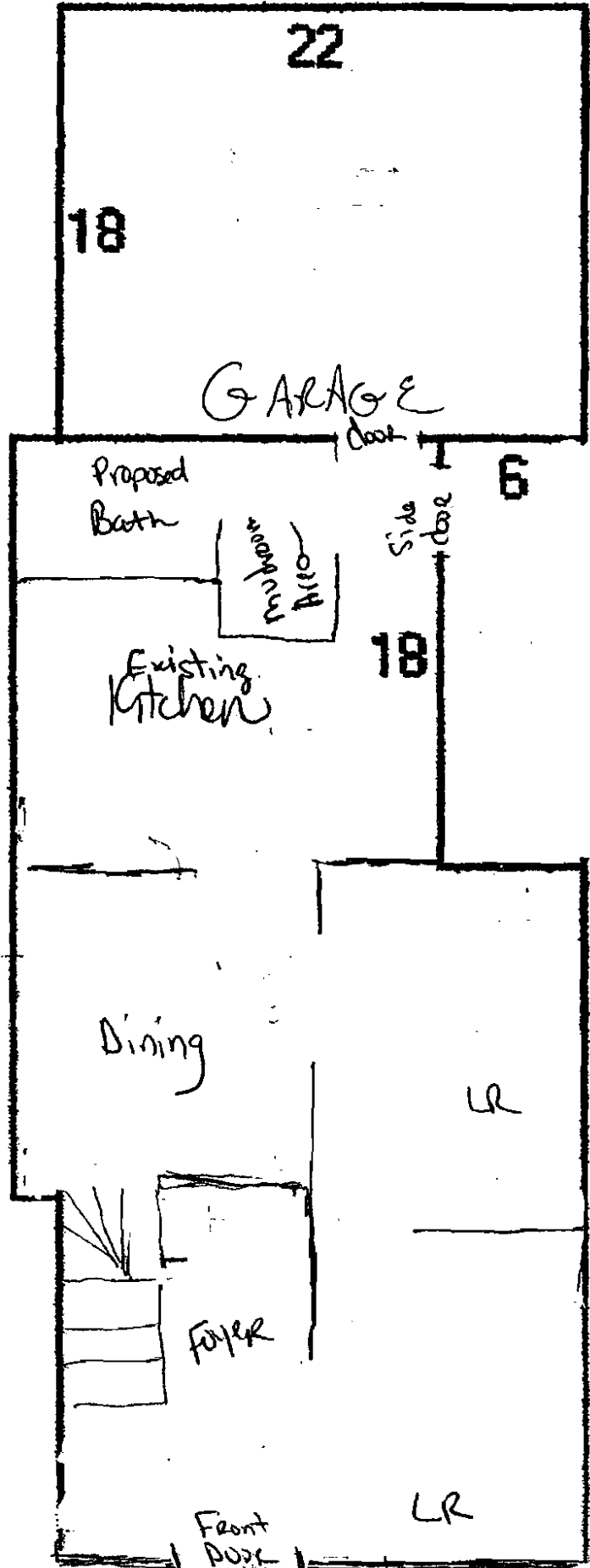
Commencing at a point 105 feet southerly from Lincoln Street in the westerly side line of land formerly of one Burke; thence southerly 6 feet by 6 inches by said Burke land to the parcel above described; thence easterly by said first described parcel 65 feet, more or less, to land now or formerly of 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.

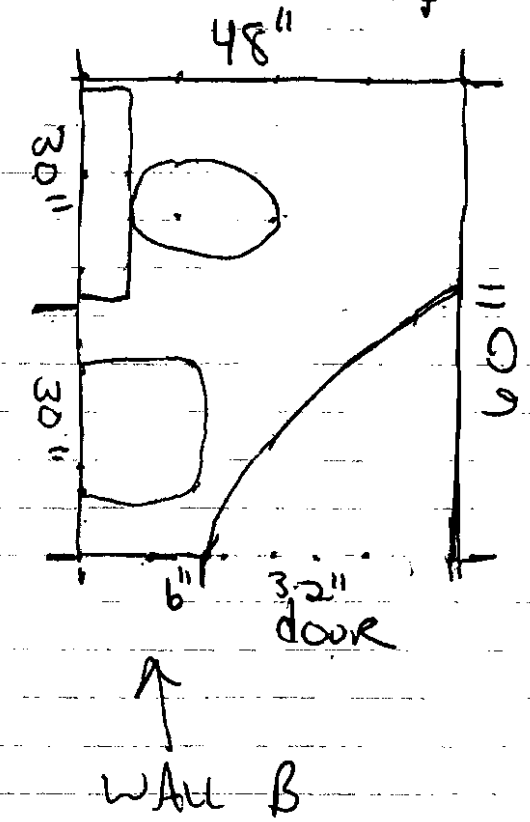
Received
Recorded Register of Deeds
Jun 15 2010 10:57:23A
Cumberland County
Pamela E. Lovler

*Except for proposed
bath/mudroom all
structure is current
existing

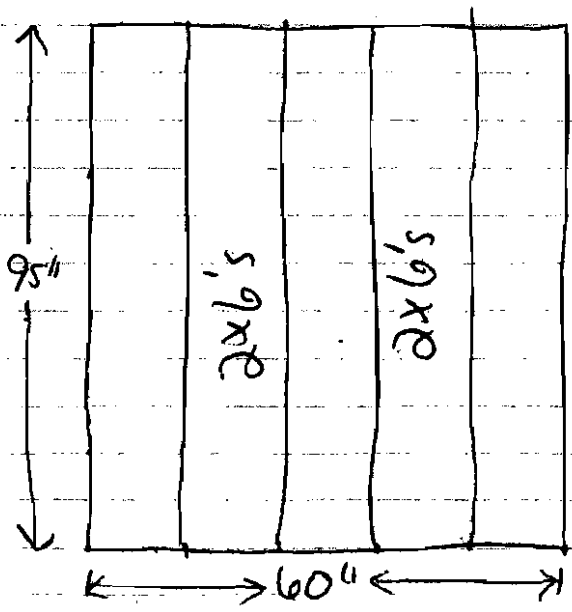
1st Floor Floorplan



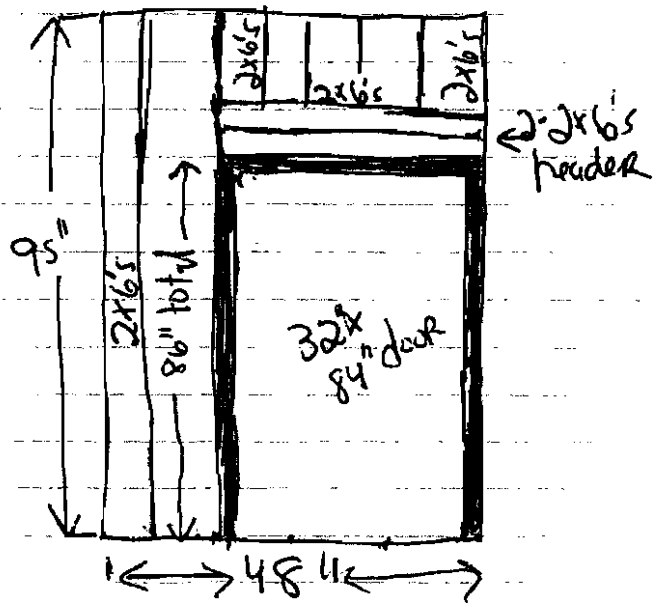
Proposed
4x5' half bath



1st Floor
1/2 Bath



Wall A
Elevation
FRAMING



Wall B
Elevation
FRAMING