Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 030058

Attached		FERIN			
This is to certify that	Aaron & Ann Davis/n/a			_	
has permission to	Change of Use to create a two	family home	1		

CBL 125 H009001

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.

Motification of inspection must be given and written permission procured before this building of part thereof is lathed or otherwise 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

PERMIT DENIED

Director - Building & Inspection Services

City of Portland, Main	e - Building or Use	Permi	t Application	n Pernui		Issue Date	:	CBL:		
389 Congress Street, 0410	I Tel: (207) 874-8703	, Fax:	(207) 874-871	6	03-0058			125 HC	009001	
Location of Construction: Owner Name:				Owner Address:			Phone:			
52 Ashmont St Aaron & Ann		Davis	Davis 52 Ashmont St				409-6413			
Business Name: Contractor Name);	: Contractor Address:			Phone				
n/a	n/a			n/a Port	tland				2.000	
Lessee/Buyer's Name	Lessee/Buyer's Name Phone:			Permit Type:				Zone 1		
n/a	n/a			Change of Use - Dwellings				10		
Past Use:	Use: Proposed Use:			Permit Fee: Cost of Work:		k:	CEO District:			
		y / Change of use;		\$133.00 \$5,00		00.00 2				
	l l	second	floor to crea e	FIRE DE	EPT:	Approved	INSPE	CTION:		
	2 family					Denied	Use G	roup:	Type:	
					-					
Proposed Project Description:										
Change of Use to create a tw	o family home			Signature				ignature:		
				PEDEST	RIAN ACT	VITIES DIS	TRICT (CT (P.A.D.)		
				Action	Appro	ved Ap	proved w	ed w/Conditions Denied		
							V al			
	[Signature				Date.		
Permit Taken By:	Date Applied For:				Zoning	Approva	al	-		
gg	01/27/2003	Sne	oial Zana as Davis	use	Zani	na Annaol		Historic Pre	carvation	
Applicant(s) from meeti	This permit application does not preclude the Applicant(s) from meeting applicable State and		Special Zone or Review		ws Zoning Appeal Variance			Not in District or Landman		
Federal Rules.										
Building permits do not include plumbing, septic or electrical work.		□ w	Wetland			Does Not Require Review				
3. Building permits are void if work is not started within six (6) months of the date of issuance.		□ FI	lood Zone	Conditional Use			Requires Review			
False information may invalidate a building permit and stop all work			Subdivision		Interpretation			Approved		
		☐ Si	ite Plan		Approve	ed		Approved w	/Conditions	
		Мај	Minor MM		Denied			Denied	0	
		Date.		D	Date.		1	Date:	7	
						PERM	IT			
					i	DENIE	ED			
		(CERTIFICATI	ON						
I hereby certify that I am the I have been authorized by the jurisdiction. In addition, if a shall have the authority to en such permit	e owner to make this appl permit for work describe	lication ed in the	as his authorize application is i	d agent a ssued, I c	ind I agree certify that	to conform the code of	to all a ficial's	applicable laws authorized rep	of this presentative	
SIGNATURE OF APPLICANT			ADDRES	is		DATI	E	PH	ONE	

All Purpose 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: 52	ASHMO	VTSt. PORTLA	Nr.	>
Total Square Footage of Proposed Structu	ıre S	quare Footage of Lot	0	00,
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 125 ## 009	CONTRACTOR			Telephone: 409-6413
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Cost Of Work: \$5.000 Fee: \$ 58.00			ork: \$3,000 APK
Current use: SINGLE FAMILY				unes .
If the location is currently vacant, what wa Approximately how long has it been vacant Proposed use: Two FAMILY	nt: N/A	PERMIT		15.00 for colo
Project description: SEE opposit Sur Renovations on 2 Flo	ors to c	reafe a 2 Fay	ude	1 Change of
Contractor's name, address & telephone:	- SIACUC			IMP
Who should we contact when the permit is Mailing address:	IT POETL	NERL AND M'C.	-	
		ou must come in and p		p the permit and rder will be issued

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APROVE THIS PERMIT.

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 of applicant: RCC.	Date: 1/27/03	

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Project Duc.

- IST FLOOR (Pal)

TAKKING DOWN NOW LOAD BELING WALLS BETWEEN:

KLINING PROOM AND DEN

& KITCHEN AND DINNING ROOM

REPLACEING LOADBERING WALL BETWEEN:

* KITCHEN END BED ROOM W/ DOOR

EXTENDING NON LOAD BEENY WALLS

& INTO KITCHEN FROM BATTH 3"

- ELECTRIC IST FLOOR

NO GFI'S IN LITCHEN

* I GIFT REPLACING DED CHECKT IN BATTAL

* WEN SHIELD SHO LIGHT IN LIVINGROOM

* 2 NEW OUTCATT IN BEDROOM PLUMING

& NEW SHOWER DRAIN, H/C H20 FEADS

N'IN OPENING:

or 8' opening BETWEEN DEN OND DINNING DOOM & ADDING ZHEN OUTLIES IN LICING ADDIN

- FRONT PORCH (PG4)

- 4 REMOVE ALL MONLOAD BIRING STUDS
- of ROMONE 1/2 WALL IN BETWEEN ALL YXU'S,
- *ADDITION OF 2 STATES ON SOUTHSIDE OF DICK.
- * ADDITION OF HAND RAILS BETWEEN ALL LIXEL'S Except IN ENTON WAYE.
- A APPITION OF HEN DECKING MATLICIAL FOR FlOOR AND STATE TREDS.

- 2 FLUOR (Pg 2/3)

TAKING DOWN NON LOAD DEANY WALLS BETWEEN

- * LIVING ROOM and STUPY
- HE LIVING ROOM END KITCHEN
- * BAD ROOM AND HALL
- X BAPAT DNO KITCHIN

ADDING WALLS:

- I Along HAND RAIL IN FRONT HALL
- & EXTENDING WALL BETWEEN BEDOND KHEHEN TO BACK HALL HAND RAIL.
- * Along BACK HALL HAND RAIL
- * Extensing 4 INTO KITCHEN FROM BATH
 *FRONT HALL COMMING OUT FROM HUND BALL AND RETURNING
 BACK TO EXCIPTING WALL TAKING OUT LONG BLEING WALL
- & BETWEEN LIVING ROOM END FRONT HALL WITH CHLING BEING SUPPORT AR BY KING POST Illistrated on PG. 3 of Blocheints

- ELECTRIC ZED FLOOR

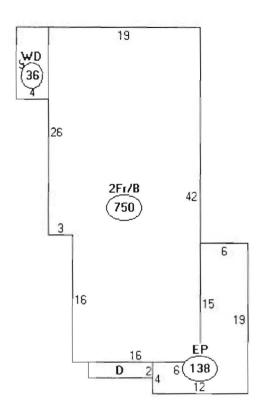
- * 2 GFI'S IN KITCHEN
- & ADDING 220 CERCET IN 1CITCHEN
- * ADDING GFI IN BATH
- AND I IN BED BOOM

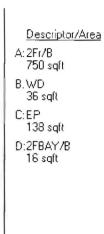
PLUMINA

RADDING SINK IN KHEHEN ARLA

- * MOVING RATHTUB TO MORTH NEST COEME OF BATH ROOM
- A MOVING SINK TO SOUTH EAST WITHER OF BATHROOM







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 125 H009001
Location 52 ASHMONT ST
Land Use SINGLE FAMILY

T3V IIUW 01W RONA313 R3J2233 KeerbbA renwo

TZ TMOMHZA SZ EDIPO 3M GMAJTROS

Book/Page

Legal

P-H-251 BZ TZ TNONHZA

Valuation Information

Land Building Total \$28.880 \$63.840 \$92.720

Property Information

Year Built Style Story Height Sq. Ft. Total Acres 1874 Old Style 1532 0.069 Attic Bedrooms Full Bathe Half Baths Total Rooms Basement. 3 1 None Part ı

Outbuildings

Type Quantity Year Built Size Grade Condition

Sales Information

Date Type Price Book/Page

Picture and Sketch

Picture Sketch

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or emailed.

New Search!

Warranty Deed

(Maine Statutory Short Form)

Eleanor Kessler of Portland, Maine, for consideration paid, grants to Anne Marie Davis and Aaron E. Davis as Joint Tenants, with a mailing address of 13 Howard Street #1, Portland, Maine 04101 with WARRANTY COVENANTS, the following described real property situated at 52 Ashmont Street, Portland, Cumberland County, Maine

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

Meaning and intending to convey the same premises described in a deed from Robert J. Mack and Ann R. Mack to Solomon Kessler and Eleanor Kessler, dated March 12, 1962, and recorded in the Cumberland County Registry of Deeds in Book 4973, Page 233. The said Solomon Kessler died December 9, 1999, leaving Eleanor Kessler surviving Joint Tenant.

Witness my hand this 30th day of December, 2002.

Witness

State of Maine County of Cumberland, ss Eleanor Kessler

December 30, 2002

Personally appeared the above named Eleanor Kessler and acknowledged the foregoing instrument to be her free act and deed.

Before me.

Notary Public/Attorney at Law

Printed Name:

KENNETH E. SNITGER MAINE ATTORNEY AT LAW

Comm. Exp:

CL-15230

MORTGAGE LOAN INSPECTION

Cumberland Title Company P.O. Box 4843 Portland, ME 04112

1-207-774-1773 1-207-774-2278 (fax)

Sr. No.: 52

Street: Ashmont St. Town: Portland, ME

Source Deed Bk. 4973 Pg. 233

Client(s): Anne Marie Davis and

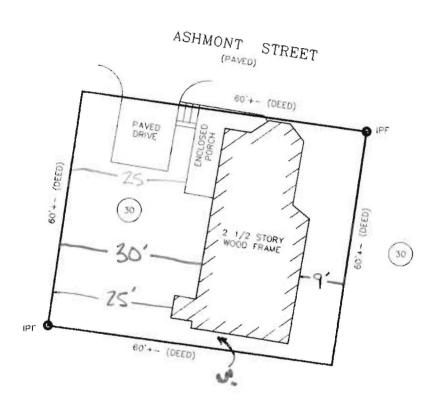
NOTE. A FULL BOUNDARY SURVEY IS

Aaron E. Davis

RECOMMENDED TO VERIFY BOUNDARY AND ENCROACHMENTS

AS SHOWN.

CL No.: 15230
Job No.: ATC03-63.
Date: 12/11/2002
County: Cumberland
Plan Bk. 7 Pg. 24
Lot(S): portion of 30
Scale: 1"= 20"



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

CERTIFICATON: I hereby certify to *Banknorth, N. A.*, and their mortgage title insurer that based upon inspection made with reasonable certainty, that:

- a) this plan was made from an inspection of the site.
- b) there ARE NO apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- c) the principal structure(s) located on the premises ARE NOT in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

cks
s



CITY OF PORTLAND

February 11, 2003

Aaron & Anne Davis 52 Ashmont Street Portland, ME 04103

RE: 52 Ashmont Street – 125-H-009 - R-5 zone

Dear Aaron & Anne,

I am in receipt of your permit application to change the use from a single family to a two family dwelling. Your permit is being denied because this property, which is located within an R-5 residential zone, is not meeting the requirements set forth.

Your property is 3,000 square feet in lot size according to the Assessor's records. Section 14-120 requires 3,000 square feet of land area <u>per</u> dwelling unit, for a required total lot size of 6,000 square feet. Your lot is deficient in size to allow a change of use to a two (2) unit. Also, your plans did not show the actual allowable parking. It only shows a driveway. This office would need to see the number of specific, off-street parking spaces that would be provided.

You have the right to appeal the ordinance requirements. Please note that variance appeals are very, very difficult to have granted by the Board of Appeals. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to do so. Please contact this office for the necessary paperwork in which to file an appeal.

Very truly yours,

Marge Schmuckal Zoning Administrator

CC: Jeanie Bourke, Code Enforcement Officer

File

12/12 PICH ROOF

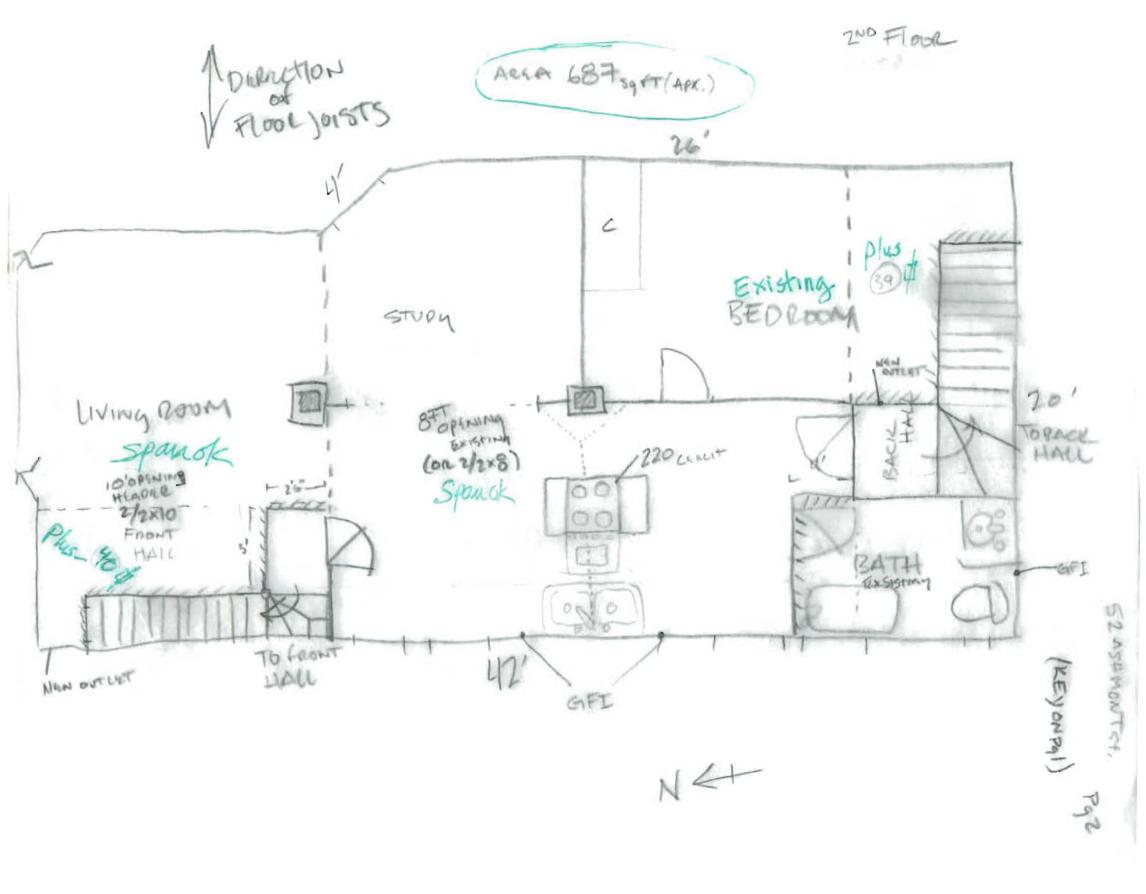
066

Pour

Bearing wall

-07

1st Floor DERECTION APT 1 (NOT INGLEDING BANGWINDON) VFLOOR JOISTS ATOBACK PONCH NEW DUTLETS New BEO 1200M Brick DEN 1320 HALL 4404 LIVING MOORA SF Opening 201 HEN DOOR ! Miller Ficher 2/2012 444062 2/2×10×1405A 000 A BROWNERN Swell for Livning noom Light New Design 物山 DINNING ROOM 3 FRONT HALL HTAS 42" BEIFI NEC WELL



52 ASHMONT KEY PROJECT DECRIPTION FRONT PORCH A REMOVED STUD WITH - REMOVEL OF MON LOAD NO LOAD BARING QUALITY BALLING STUDS - WEN HANDRALLS - REMOVED OF NOR 1/2 WALL INBETWEEN ALL 4X4'S - ROSAPITION of 2 STAIRS - Apition of HAND RAILS 4×4 BETWEEN ALL YX4 EXCHAT IN opinings for stains - Apition of NEW DICKING MATHRIAL FOR FLOOR FRONT DOOR SIDE WALL OF HOUSE HAMORALS -3 Houseques RAIL LESS THEW O - 4" space INDUSTRIE HE HE ME BALISTERS APR RISE 149 EPENING NEW STAIRS MIN. 10" TERD



CITY OF PORTLAND, MAINE

Department of Building Inspections

1/27 2023
Received from Aaron Savis
Location of Work 52 Ashmont St.
Cost of Construction \$5,000
Permit Fee \$ 58.00
Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)
Other
CBL: 125-H-9
Check #: Cash Total Collected \$58.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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