

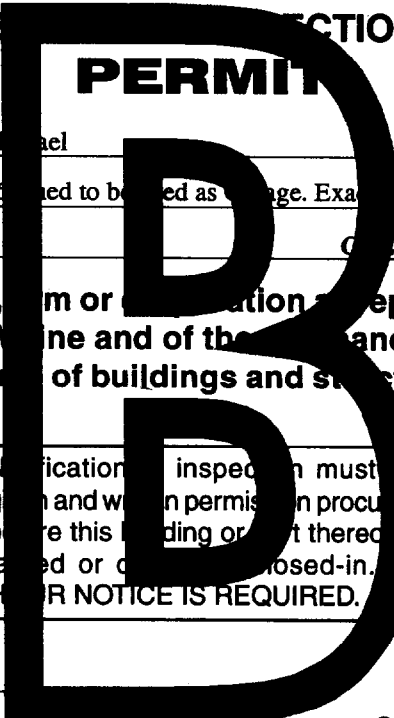
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE CITY OF PORTLAND

**PERMIT ISSUED**  
**WORK**  
**OCT - 3 2002**  
 Permit Number: 021121  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING DEPARTMENT

## PERMIT



This is to certify that Brown Robyn O &/Butler, Michael  
 has permission to Remove and Replace 16' x 16' shed to be used as storage. Exchange replacement  
 AT 32 Lincoln St City of Portland 125 K002001

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 work on permit in progress before this building or part thereof is occupied or closed-in.  
**48 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

*Deanne Bonke* 10/3/02  
 Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD



10/4/02

Measurements OK.

FIRMS in place JN

02-1121

# All Purpose Building Permit Application

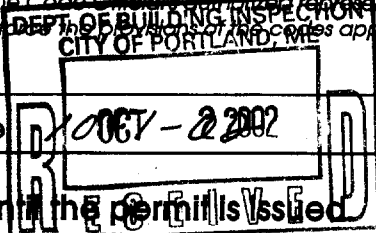
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>32 LINCOLN ST.</u>		
Total Square Footage of Proposed Structure <u>400</u>	Square Footage of Lot <u>6386</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>MAP#125</u> Block# <u>SEC. K</u> Lot# <u>LOT02</u>	Owner: <u>ROBYN + YVETTE BROWN</u>	Telephone: <u>871-0082</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>SAME AS ABOVE</u>	Cost Of Work: \$ <u>10,000.-</u> Fee: \$ <u>93-</u>
Current use: <u>STORAGE / Two Fam. <del>16x16</del> Shed remove and replace</u> If the location is currently vacant, what was prior use: <u>17x20</u> Approximately how long has it been vacant: _____		
Proposed use: <u>GARAGE</u> Project description: <u>exact replacement 16x16 shed (Less Than original)</u>		
Contractor's name, address & telephone: <u>MICHAEL BUTLER P.O. BOX 2296 SO. PORTLAND, ME 797-2256</u>		
Who should we contact when the permit is ready: <u>OWNER</u>		
Mailing address: <u>32 LINCOLN ST. PORTLAND, ME 04103 871-0082</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>871-0082</u>		

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 APPROVE 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 City of Portland Codes applicable to this permit.

Signature of applicant: <u>Robyn Brown</u>	Date: <u>NOV-22 2002</u>
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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

Applicant: Robyn & Yvette Brown

Date: 11/03/02

Address: 32 Lincoln St.

C-B-I: 125-K-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1900

Zone Location - R5

Interior or corner lot - corner

Proposed Use/Work - Replace existing 17'x20' Garage w/ 16'x18'

Sevage Disposal - NA

Lot Street Frontage - NA

Front Yard - NA

Rear Yard - 20' Req 1' shown > per sec. 14-382

Side Yard - 8' Req 2' shown →

OK - replacement of non-conforming existing building

Projections -

Actually Reducing size and decreasing non-conformity

Width of Lot -

Height -

Lot Area - 6,344 sq ft X 40% = 2537.6

Lot Coverage/ Impervious Surface - Existing 1732 / OK

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Application ID Number: 2-1121

Delete Save Close

Department: Building

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Comments:

Approval Date: 10/03/2002

Given On Date: 10/02/2002

OK to Issue Permit Name: Jeanine Bourke Date: 10/03/2002 Date 2:

Conditions Section:

Add New Condition From Add New Condition Delete Condition

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

Per the contractor frost protection will be provided with 2" rigid insulation under the whole slab and 2' beyond

Create Date: 10/02/2002 By: gad Update Date: 10/03/2002 By: jmb

Application ID Number: 2-1121

Delete Save Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Comments:

Approval Date: 10/03/2002

Given On Date: 10/02/2002

OK to Issue Permit Name: Jeanine Bourke Date: 10/03/2002 Date 2:

Conditions Section:

Add New Condition From Add New Condition Delete Condition

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.



This structure is legally non-conforming as to setbacks. Per Sec. 14-382 it may be re-built in the exact same footprint, size and height within a year of demollition. Per the plans, you show that the structure will actually decrease in size and be situated within the same footprint.



Create Date: 10/02/2002 By: gad Update Date: 10/03/2002 By: jmb

September 25, 2002

I Peter Silvers and James Dean 007 at  
28 Lincoln St. grant permission for abutting  
neighbor Robyn O. Brown at 32 Lincoln St. to  
rebuild grand fathered garage structure, as is on  
current footprint.

Sincerely yours,

Peter Silvers Landlord Peter Silvers  
James Dean Building Manager James Dean 007

Permission to rebuild obtained from:  
Deborah & Willie Viola  
Windham, ME 892-2237  
per conversation Oct 1, 2002; property  
owners abutting on Seering Ave. side.







THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO Douglas Title Co.,

32 Lincoln St.  
Portland Maine

Job Number: 335-67

Inspection Date: 3-13-00

Scale: 1" = 20'

Bath Savings Institution and its Title Insurers  
The monumentation is ~~not~~ in harmony with current deed description.

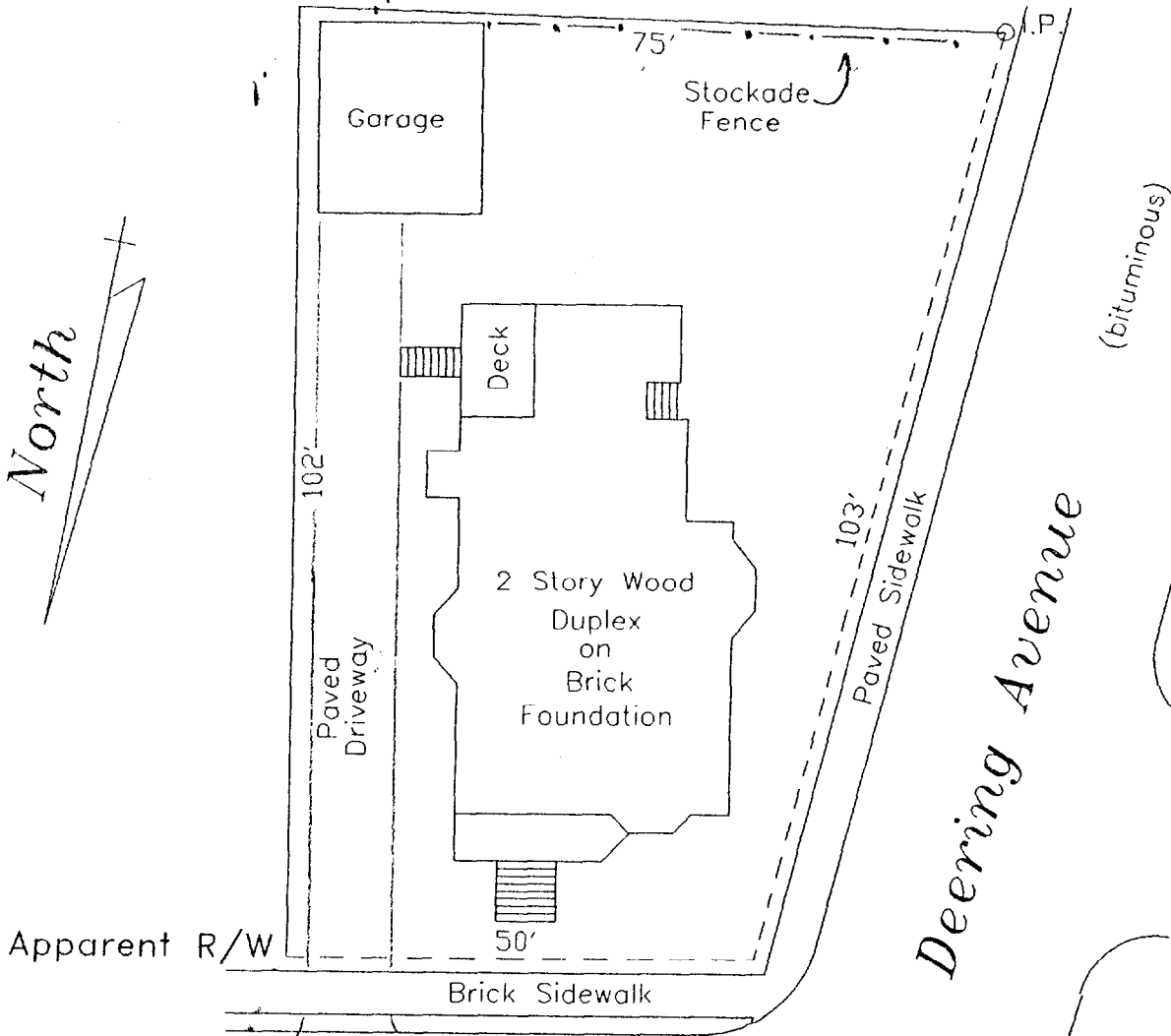
The building setbacks are ~~not~~ in conformity with town zoning requirements. "grandfathered"

The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0002 B.

Buyer: Robyn O. Brown

Seller: Valerie L. Bain &  
Johanna D. Bain



Lincoln Street

← To Forest Ave. (bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

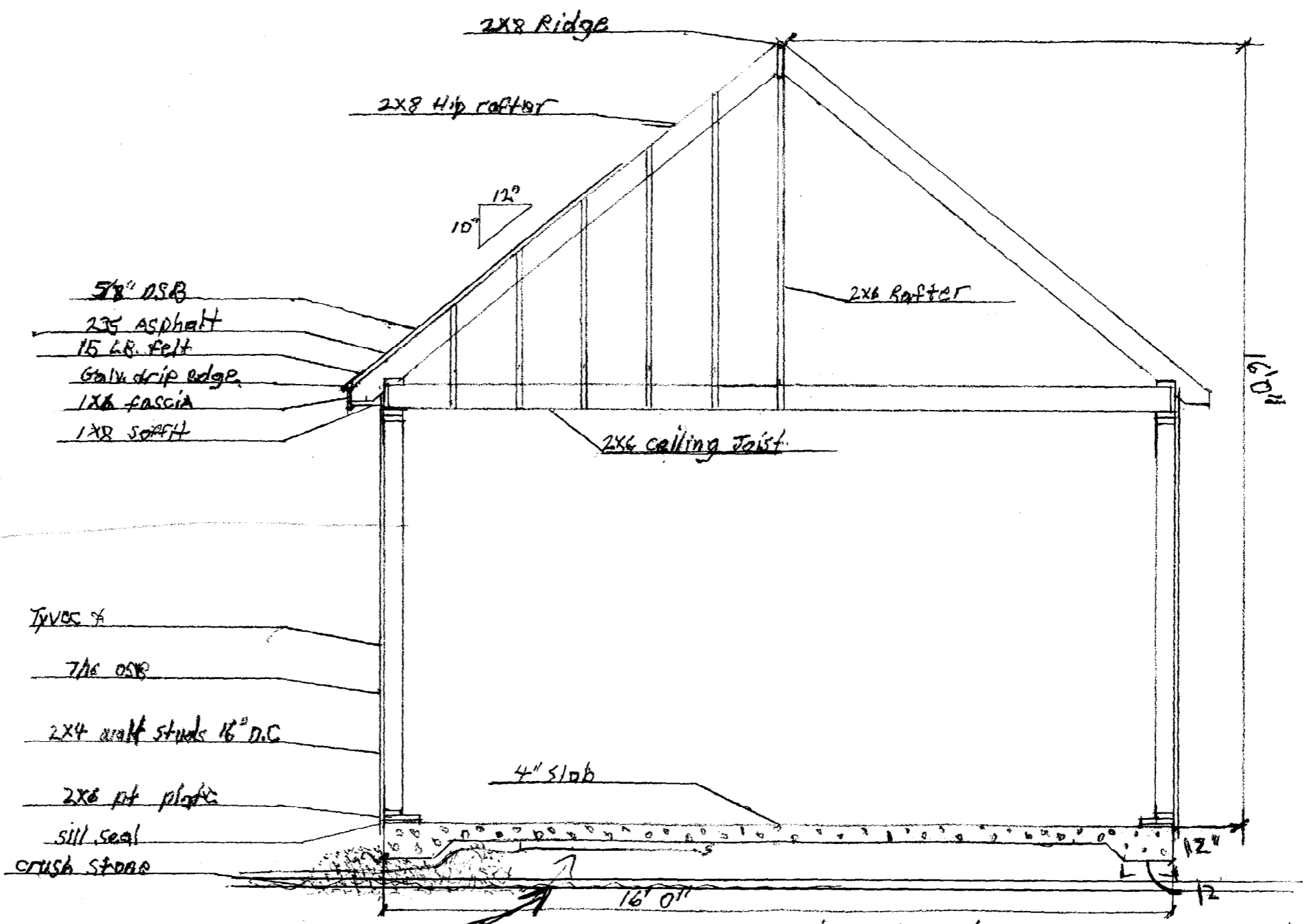
BRUCE R. BOWMAN, INC.  
P.O. Box 12 A  
Cumberland, Maine 04021  
Phone: (207) 829-3959  
Fax: (207) 829-3522



PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ LOT \_\_\_\_\_  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *[Signature]*

Door 9'  
Header 2-2x12 OK



Will provide 2"  
Rigid board insulation  
Frost Protection

scale 3/8" = 1'

1-2'-1



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

10/20 \_\_\_\_\_ 20 08

Received from Robyn Brown

Location of Work 3h Lincoln

Cost of Construction \$ 10,000

Permit Fee \$ 93.00

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 125-K-002

Check #: 123

Total Collected \$ 93-

# 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