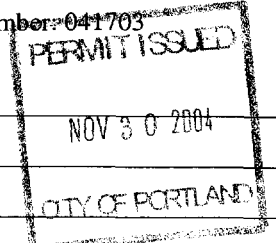


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 041703



Please Read Application And Notes, If Any, Attached

This is to certify that Kivatsky Sharman M & /D. Mike Jr.
has permission to Add deck, stairs and door
AT 42 Nevens St 130 E013001

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 given and when permission procured before this building or part thereof is altered or closed-in. **HEAR 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 _____
DepartmentName

Janice Burke 11/29/04
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: 04-1703	Issue Date: NOV 9 2004	CBL: 130 E013001
-----------------------	---------------------------	---------------------

Location of Construction: 42 Nevens St	Owner Name: Kivatisky Sharman M &	Owner Address: 42 Nevens St	Phone:
Business Name:	Contractor Name: D.K. Pike Jr.	Contractor Address: 2 Poplar St. OOB	Phone: 2079392545
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: RS

Past Use: Single Family Home	Proposed Use: Single Family Home/ Add deck, stairs and door	Permit Fee: \$39.00	Cost of Work: \$1,500.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Add deck, stairs and door	Signature:	Signature: JMB 11/29/04
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: 11/15/2004	Zoning Approval
-----------------------------	---------------------------------	------------------------

<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> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>approved</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB 11/29/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>JMB</i></p>
---	--	--	--

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

12/16/04 Footing inspection OK JM

1/4/05 - Deck NOT done - need interior Reno
permits (RM)

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1703	Date Applied For: 11/15/2004	CBL: 130 E013001
------------------------------	--	----------------------------

Location of Construction: 42 Nevens St	Owner Name: Kivatsky Sharman M &	Owner Address: 42 Nevens St	Phone:
Business Name:	Contractor Name: D.K. Pike Jr.	Contractor Address: 2 Poplar St. OOB	Phone (207) 939-2545
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ Add deck, stairs and door	Proposed Project Description: Add deck, stairs and door
---	---

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 11/29/2004
Note: **Ok to Issue:**

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 11/29/2004
Note: **Ok to Issue:**

OFFICE OF BUILDING PERMITS

Application NOV 15 2004
For user charges on any property within
any kind are accepted.

Total Square Footage of Proposed Structure 2224 2212 126' x 61'	Square Footage of Lot 1
--	----------------------------

Tax Assessor's Chart, Block & Lot Chart# 130 Block# E Lot# 13	Owner: Sharman + Russell Kivatsky	Telephone: (207) 885-0678
--	--------------------------------------	------------------------------

Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Sharman Kivatsky PO Box 1339 Portland, ME 04104	Cost of Work: \$4,000 \$ Time + materials \$ 1,500 - Fee: \$
-------------------------------------	---	---

Current use: residence

If the location is currently vacant, what was prior use: residence

Approximately how long has it been vacant: 2 months

Proposed use: residence

Project description: renovation

Contractor's name, address & telephone: D.K. Pike, Jr. 2 poplar st. OOB, ME. phone: 934-2545 04064

Who should we contact when the permit is ready: Sharman Kivatsky

Mailing address: PO Box 1339 Portland, ME 04104

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: 885-0678

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 provisions of the codes applicable to this permit.

Signature of applicant: <u>Sharman Kivatsky</u>	Date: <u>10/25/04</u>
---	-----------------------

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- _____ Footing/Building Location Inspection: Prior to pouring concrete
- _____ Re-Bar Schedule Inspection: Prior to pouring concrete
- _____ Foundation Inspection: Prior to placing ANY backfill
- _____ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- _____ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

X SK If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

_____ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X Sherman Kivatisly _____ *12/1/04*
Signature of Applicant/Designee Date
Donna Martin Holman Hess _____ *12 1 04*
Signature of Inspections Official Date

CBL: *130 E 013* Building Permit #: *041704*

21695/31

8/2004

WARRANTY DEED
(Maine Statutory Short Form)


KNOW ALL PERSONS BY THESE PRESENTS, that **Charles W. Norris and Cornelia Haas Norris f/k/a Cornelia Haas** of Portland, County of Cumberland and the State of Maine, for consideration paid, GRANT to **Sharman M. Kivatisky and Russell J. Kivatisky** of Scarborough, County of Cumberland, and the State of Maine, whose mailing address is P.O. Box 1339, Portland, Maine 04104 with **WARRANTY COVENANTS as JOINT TENANTS**, the land with buildings thereon in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Nevens Street, in the City of Portland, County of Cumberland, State of Maine, and bounded and described as follows:

Beginning at a point on the westerly side of Nevens Street one hundred twenty-six (126) feet from the intersection of the westerly side line of Nevens Street and the southerly side line of Concord Street; thence northerly, by the westerly side line of Nevens Street, a distance of one hundred five and ninety-nine hundredths (105.99) feet to a point; thence by a curve to the West, and with a radius of twenty (20) feet, and tangent to the previous course, a distance measured on the arc, of thirty-one and forty-three hundredths (31.43) feet to a point; thence westerly, and tangent to the previous course, and by the southerly side line of Concord Street, a distance of forty-seven and ninety-nine hundredths (47.99) feet to land conveyed by Moses Dodge to Charles W. Winslow, by deed dated October 31, 1878, and recorded in Cumberland County Registry of Deeds, in Book 454, Page 164; thence southerly by said Winslow land one hundred sixteen and seven tenths (116.7) feet to land formerly of Nevens; thence easterly by said Nevens land a distance of sixty-eight and five tenths (68.5) feet to the westerly side line of Nevens Street at the point of beginning.

Meaning and intending to convey the same premises conveyed to the Grantors by deed from Richard K. Jackson, Jr., Rosalie Jackson, Richard K. Jackson and Catherine L. Jackson dated May 13, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8287, Page 341.


Witness our hands and seals this 16th day of August, 2004.




Witness



Charles W. Norris



Witness

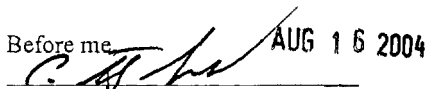


Cornelia Haas Norris

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

August 16, 2004

Then personally appeared before me the above named **Charles W. Norris and Cornelia Haas Norris** and acknowledged the foregoing instrument to be their free act and deed.

Before me  AUG 16 2004

Notary Public/ Attorney at Law

C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008

h. 885-0678
cell 232-8041

INSPECTION OF PREMISES

12 INCHES SCALE
 PORTLAND, MAINE

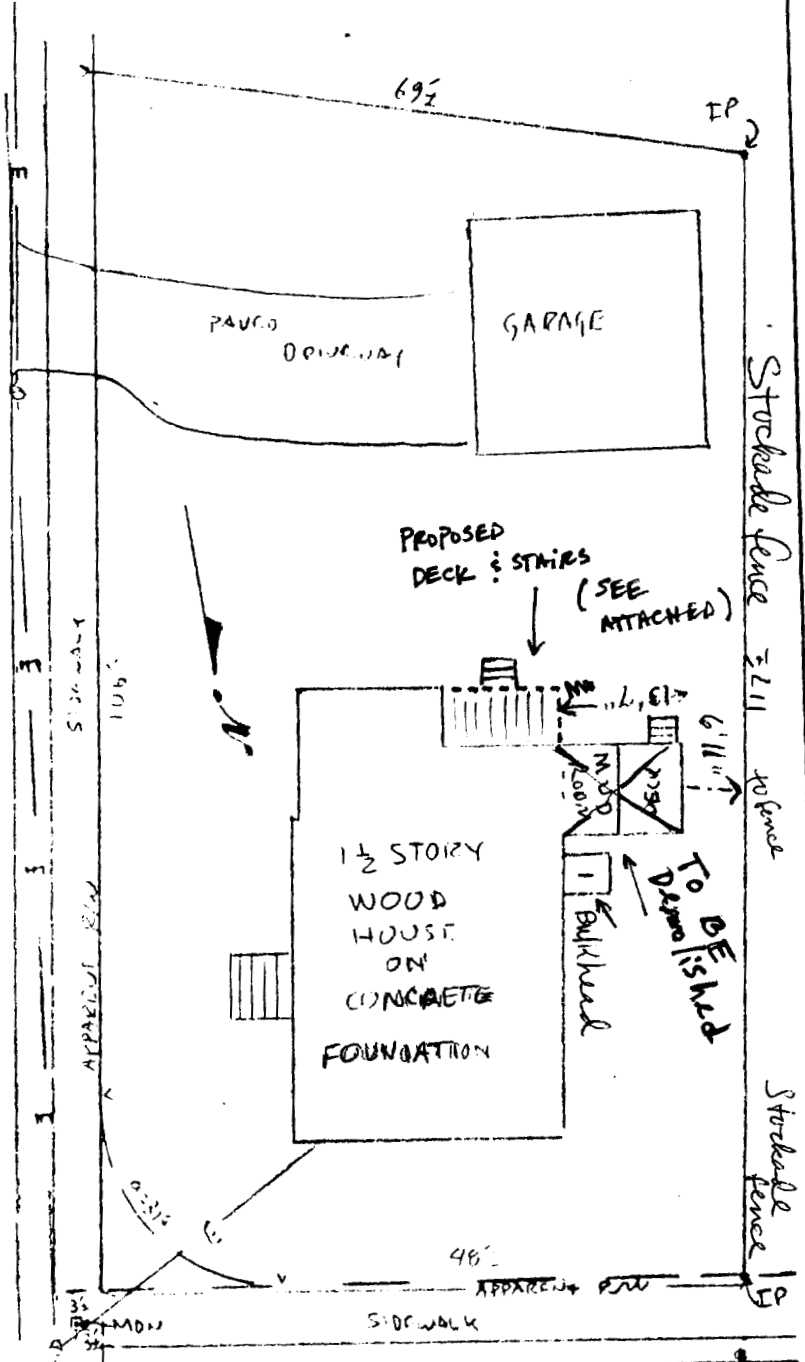
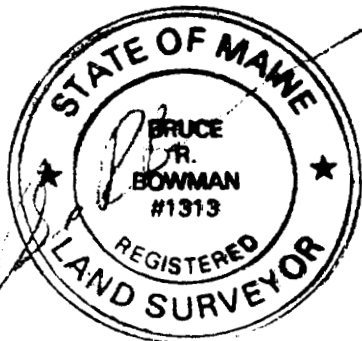
JOB NUMBER: 1-1-88
 Date of inspection: 4-20-88
 Scale: 1" = 20'

I HEREBY CERTIFY TO DOUGLAS TITLE COMPANY
 5 CITIBANK (MAINE) N.A.
 The monumentation is ~~not~~ in harmony with current deed description.
 The building setbacks are ~~not~~ in conformity with town zoning requirements.
 The land and ~~not~~ the dwelling do not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

SAUNDERS STREET

BUYER: CHARLES W. NORRIS
 &
 CORNELIA HAAS

SELLER: RICHARD K. &
 ROSALIE J. JACKSON



RE Zone
 Rear 20' by 20' 6" Shown
 Side 8' by 20' Shown

CONCORD STREET
 (BITUMINOUS)

This property is subject to all rights and easements of record. Those that are evident are shown. This plan might not reveal conflicts within abutting deeds. THIS PLAN IS NOT FOR RECORDING.

BRUCE R. BOWMAN R.L.S.
 20 Forest Avenue
 Cumberland, Maine 04021
 Phone: (207) 829-3959

PLAN BOOK _____ PAGE _____ LOT _____

DEED BOOK _____ PAGE _____ COUNTY CUMBERLAND Drawn By BRB



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 130 E013001
 Location 42 NEVENS ST
 Land Use SINGLE FAMILY

Owner Address KIVATISKY SHARMAN M & RUSSELL J KIVATISKY JTS
 42 NEVENS ST
 PORTLAND ME 04103

Book/Page 21695/031
 Legal 130-E-13
 NEVENS ST 38-46
 CONCORD ST 52-54
 8068 SF

RS

Valuation Information

Land	Building	Total
\$32,240	\$88,410	\$120,650

Property Information

Year Built 1889	Style Cape	Story Height 1.5	sq. Ft. 1910	Total Acres 0.185		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 8	Attic None	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1910	Size 211x211	Grade C	Condition A
----------------------	---------------	--------------------	-----------------	------------	----------------

Sales Information

Date 08/22/2003	Type LAND + BLDING	Price \$265,000	Book/Page 21695-31
--------------------	-----------------------	--------------------	-----------------------

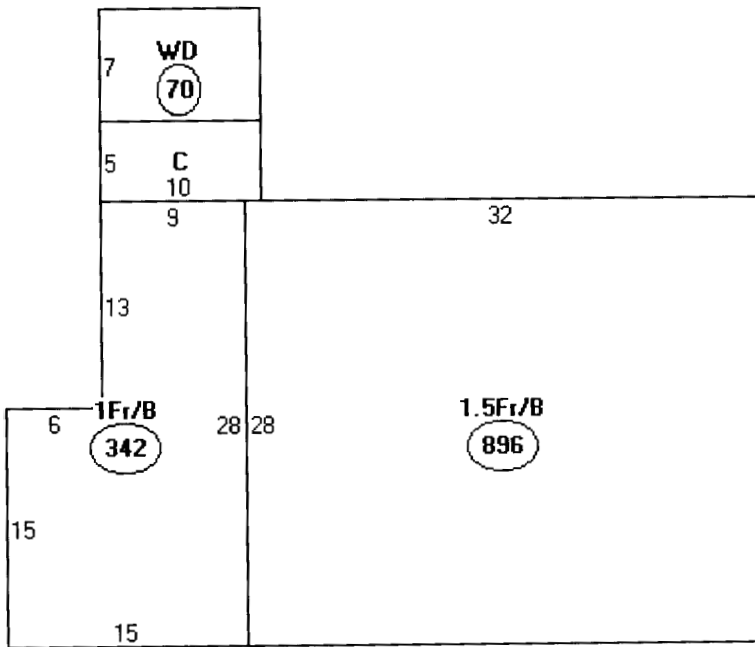
Picture and Sketch

Picture Sketch Tax Map

[Click here to view Tax Roll Information.](#)

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

New Search!



Descriptor/Area

- A: 1.5Fr/B
896 sqft
- B: 1Fr/B
342 sqft
- C: EP
50 sqft
- D: WD
70 sqft

> 1,238 SF

demo # 04-1704

22x24 Garage 528

1,766 SF

75 new Deck
8 stairs

1,849 SF

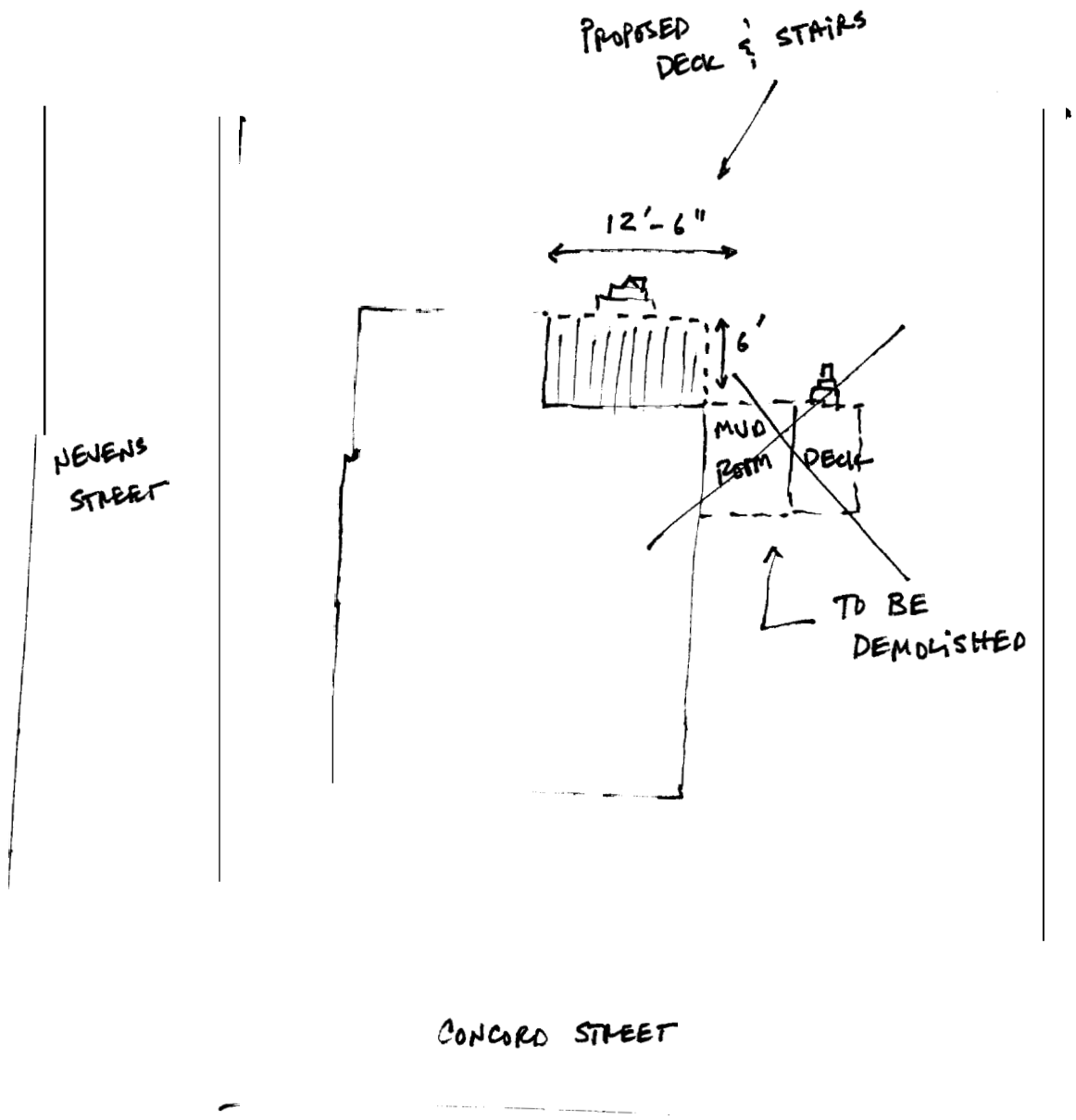
OK

8068 SF

X 40%

3,227 SF

42 NEVENS STREET



NEVENS STREET

PROPOSED DECK & STAIRS

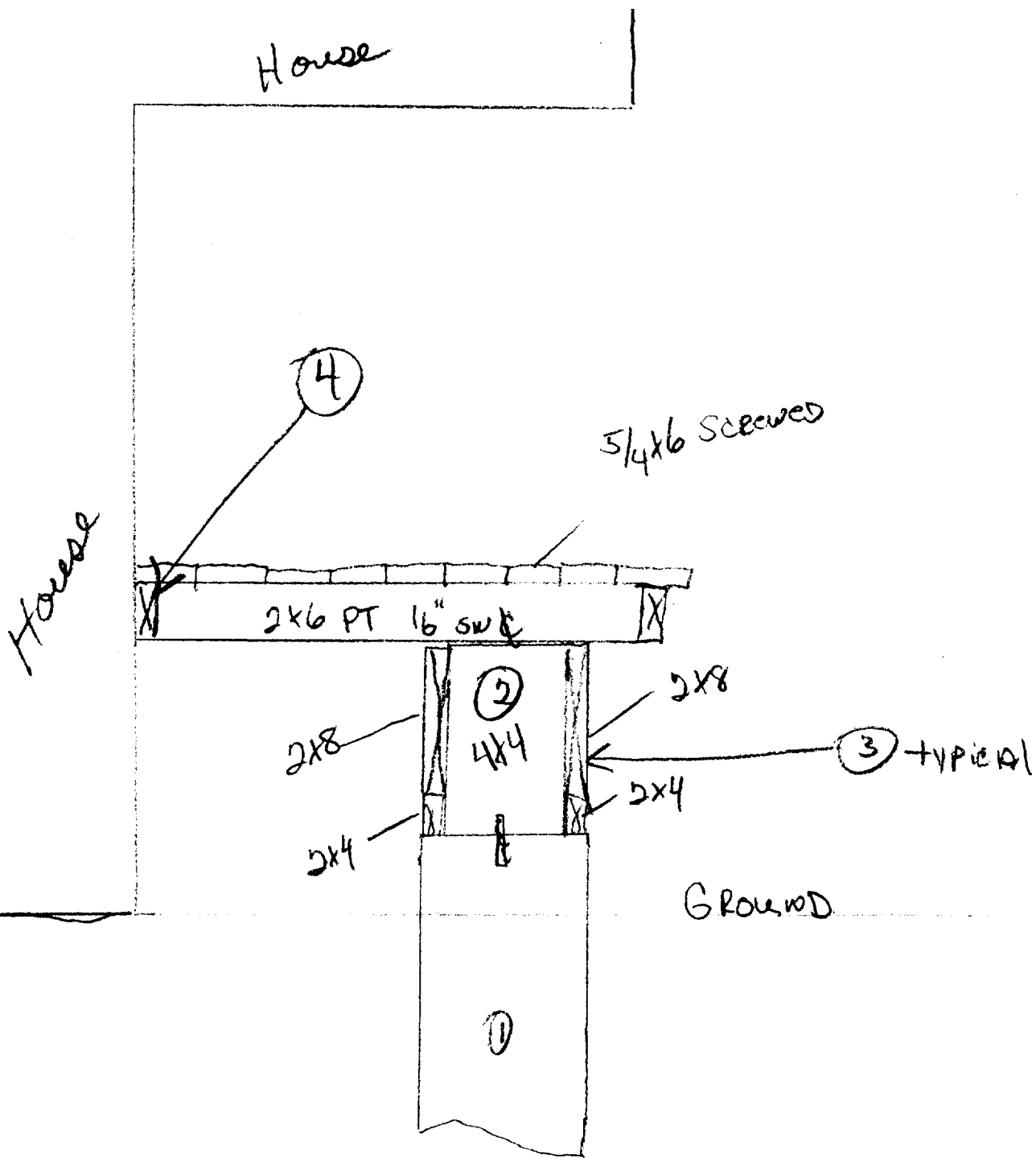
12'-6"

6'

MUD ROOM

TO BE DEMOLISHED

CONCORD STREET



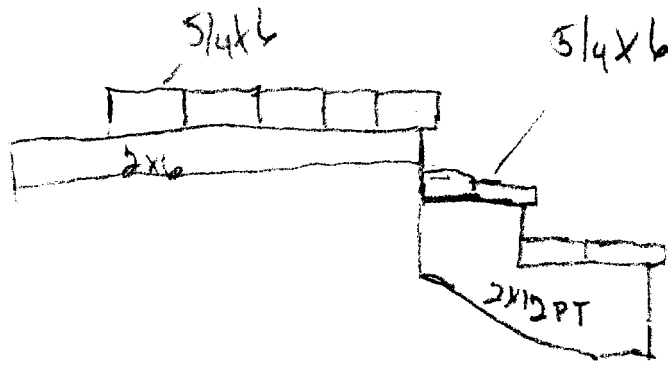
① 8" Sonotube Filled with cement 4' deep in ground.

② 4x4 PT with post anchor and anchor bolt

③ 2x8 PT spiked to 4x4 with 2x4s underneath for extra support (carrier)

④ 2x6 PT with Flashing Lagged to house (using 2x6 Joist hangers)
~~(over)~~

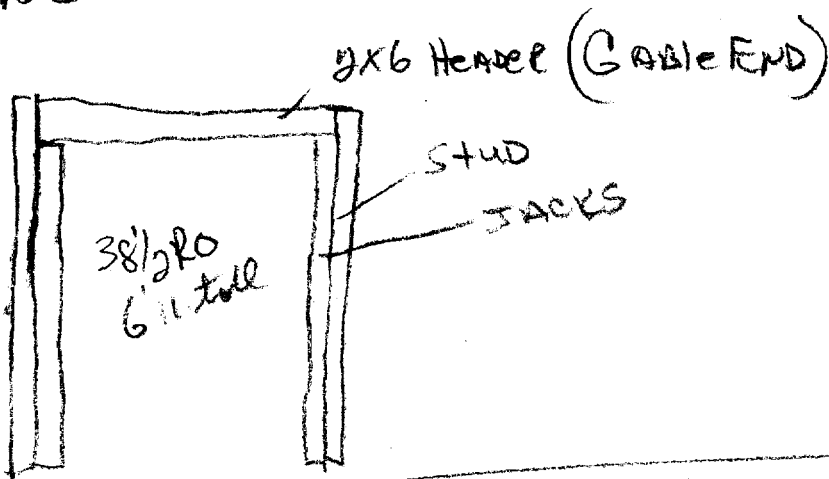
3 Risers
2 TREADS



(Riser) not more than $7 \frac{3}{4}$ "

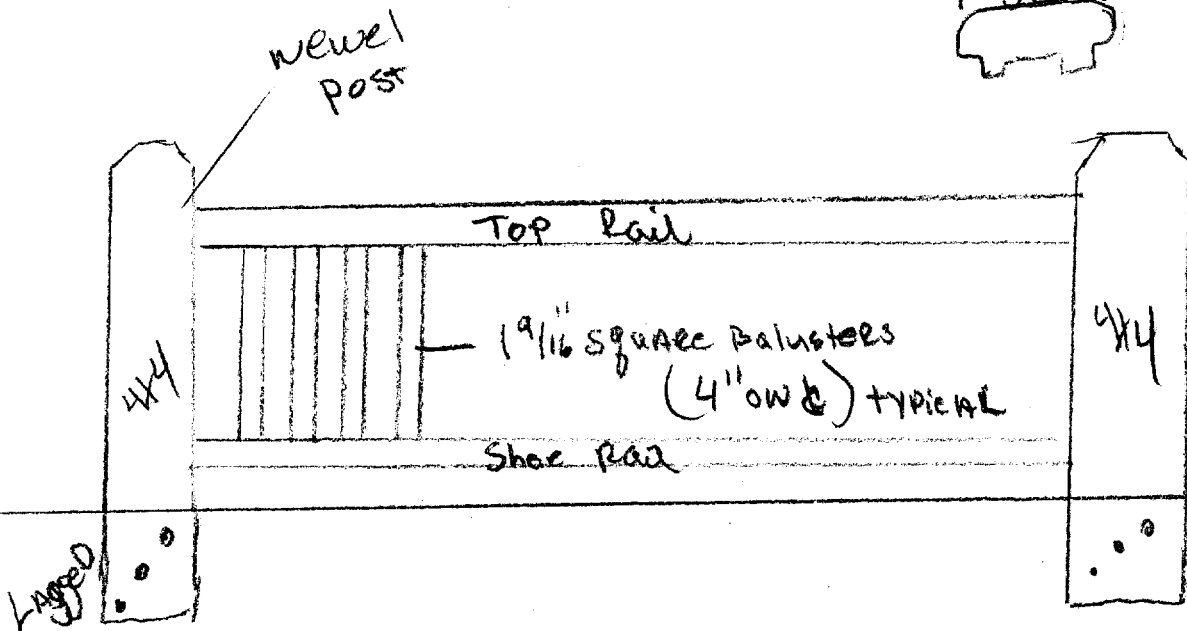
(TREAD) 2-5/4x6 (not less than 10") Approx. 11 1/4"

new DOOR



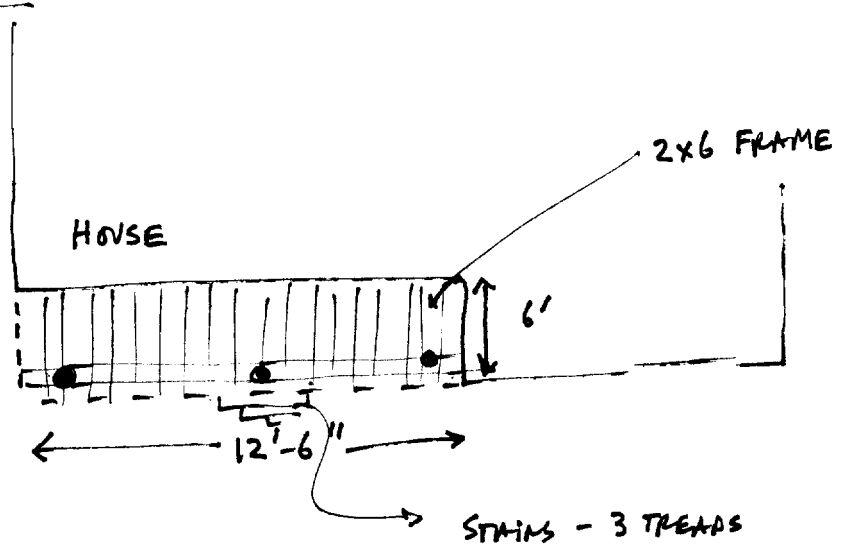
Railings

TOP Rail 36" High
← 3x4 →



42 NEVENS STREET

PROPOSED DECK & STAIRS

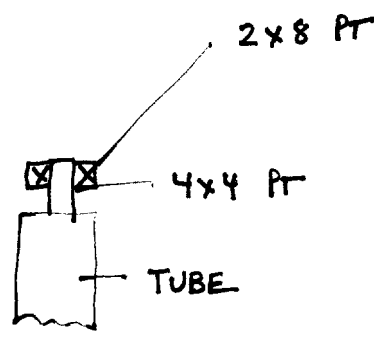


2x6 PT FRAMING 16" ON C

5/4 x 6 DECKING

3 - 8" SONOTUBES 6'-1" SPAN

2 - 2x8 BEAMS





CITY OF PORTLAND, MAINE

Department of Building Inspections

200116 20 04

Received from Shawn Kiviaty

Location of Work 42 - Wewens

Cost of Construction \$ 1500.00

Permit Fee \$ 39

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

Other _____

CBL: 130 E C13

Check #: _____ Total Collected \$ 39.00

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

Donna