

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1057	Issue Date: 07/29/04	CBL: 130 I020001
-----------------------	-------------------------	---------------------

Location of Construction: 47 Pleasant Ave	Owner Name: Melissa Hartwell	Owner Address: 47 Pleasant Ave	Phone: 233-2377
Business Name:	Contractor Name: Ledue, Richard	Contractor Address: 301 Brook Street Westbrook	Phone: 2077974375
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: single family	Proposed Use: single family - raise existing ceiling and extend kneewalls	Permit Fee: \$57.00	Cost of Work: \$3,500.00	CEO District: 1
Proposed Project Description: raise existing ceiling and extend kneewalls		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>NA</i>	INSPECTION: Use Group: R-3 Type: SB BOLA 1999	
		Signature:	Signature:	
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: tmm	Date Applied For: 07/29/2004	Zoning Approval		
-------------------------	---------------------------------	------------------------	--	--

<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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/29/04	<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 Date:	<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 Date: 7/29/04
---	---	--

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

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.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A **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

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

_____ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X Amelia Stewart
Signature of Applicant/Designee
Date 7/29/04

[Signature]
Signature of Inspections Official
Date 7/29/04

CBL: 130-I-20 Building Permit #: 04-1057

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>47 Pleasant Ave</u>		
Total Square Footage of Proposed Structure <u>768</u>	Square Footage of Lot <u>5894 sq</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>130</u> <u>I</u> <u>20</u>	Owner: <u>Melissa Hartwell</u>	Telephone: <u>780-6204</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Melissa Hartwell</u> <u>47 Pleasant Ave</u> <u>780-6204 (cell 233-2377)</u>	cost Of Work: \$ <u>3500</u> Fee: \$
Current use: <u>bedroom</u>		
If the location is currently vacant, what was prior use: <u>n/a</u>		
Approximately how long has it been vacant: <u>n/a</u>		
Proposed use: <u>bedroom</u>		
Project description: <u>existing bedroom being resurfaced and new vinyl finished ceiling height from 6'7" to new height 7'6" w/ slopes</u>		
Contractor's name, address & telephone: <u>Richard LeDuc Westbrook 797-4375</u>		
Who should we contact when the permit is ready: <u>Melissa Hartwell</u>		
Mailing address: <u>47 Pleasant Ave</u> <u>Portland, ME 04103</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>233 2377</u>		

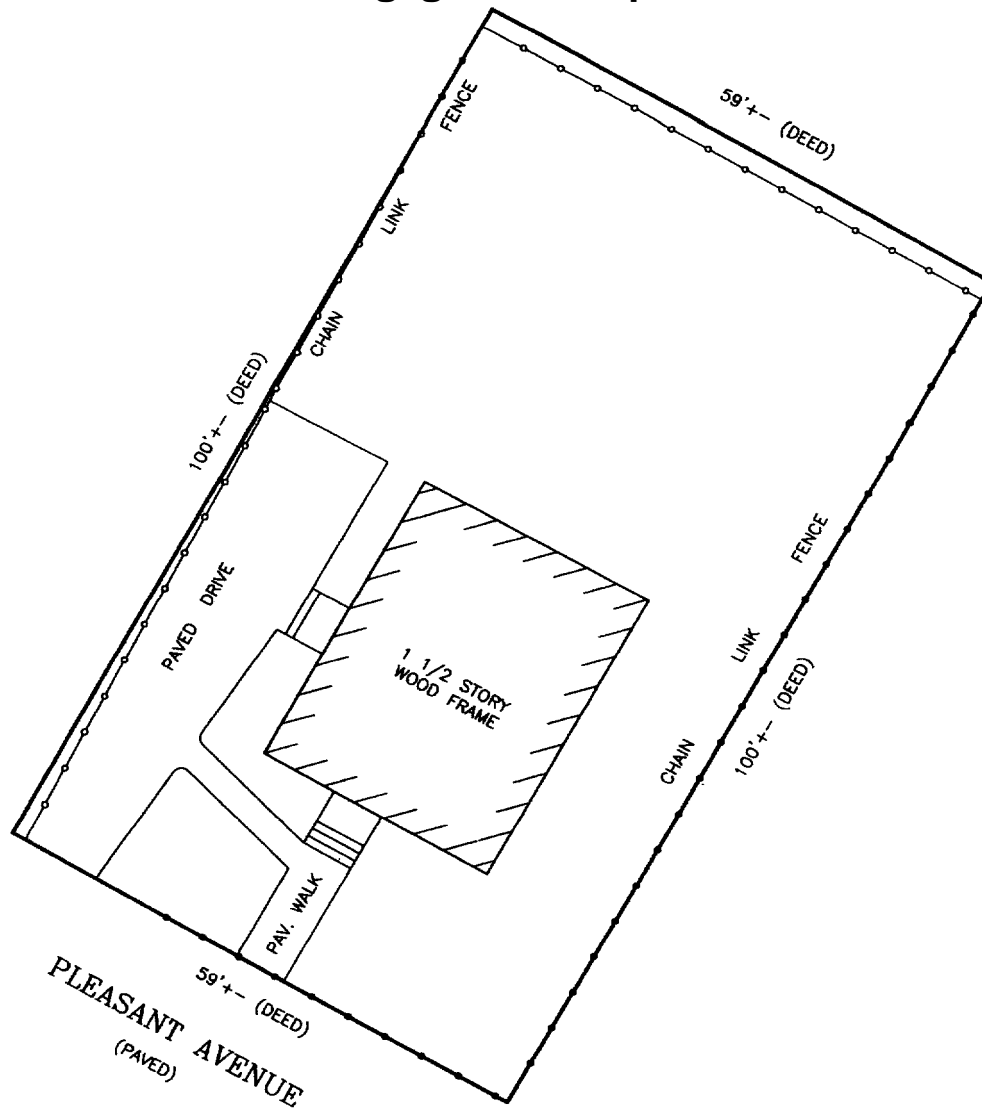
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 provisions of the codes applicable to this permit.

Signature of applicant: <u>Melissa Hartwell</u>	Date: <u>7/20/04</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

Mortgage Loan Inspection



SCALE: 1" = 20

The dwelling DOES conform to the local zoning at the time of construction.
The dwelling IS NOT in a special flood hazard zone as shown on the Flood Insurance Rate Map.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. **A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

Date: 5/27/2004, File No.: 16115, Job No: M26-31,
Lending Institution: Amerihome Mortgage
Client: Melissa A. Hartwell
Location: 47 Pleasant Ave., Portland, Cumberland County
Deed reference: Bk. 15615, Pg. 262
Plan reference: Bk. , Pg. , Lot
Tax Map No. 130, Lot No. 20. **Block No. 1**

Bruce W. Goodwin, PLS

Tel: 1-207-776-1665

Fax: 1-207-799-2326

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that NELSON D. DURAND, of South Portland, Maine, and **JUDITH-ANN DURAND HUMPHREY** of San Diego, California, for consideration paid, grants to MELISSA A. HARTWELL, whose mailing address is 53 Pleasant Street, Portland, ME **04101**, with **WARRANTY COVENANTS**, the land, with any buildings thereon, situated in Portland, Cumberland County, and State of Maine, bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Pleasant Avenue, in said City of Portland, bounded and described as follows: Beginning at a point in said northerly side line of Pleasant Avenue one hundred nineteen and four tenths **(119.4)** feet easterly **from** the easterly side line of Hunt Street; thence running in a northerly direction one hundred **(100)** feet to a stake driven in the ground at the southeasterly corner of the parcel of land conveyed by Alice P. Whitney, et als. To Perley E. Berry by deed dated May **22, 1922** and recorded in Cumberland County Registry of Deeds, in Book **1104**, Page **268**; thence running in a westerly direction by said Berry Land fifty-nine **(59)** feet to a stake driven in the ground; thence running in a southerly direction and parallel with the first course hereinbefore described one hundred (100 feet, more or less, to said northerly side line of Pleasant Avenue; thence running in a easterly direction by said Pleasant Avenue fifty-nine **(59)** feet to the point of beginning.

Meaning and intending to convey, and hereby conveying, the premises described in a deed from Arthur Durand to Nelson D. Durand and Judith-Ann Durand Humphrey, dated July **25, 2000**, and recorded in the Cumberland County Registry of Deeds in Book **15615**, Page **262**. The said Arthur Durand died February **15, 2004**.

IN WITNESS WHEREOF, the said Nelson D. Durand & Judith-Ann Durand Humphrey have hereunto set their hands and seals this 2 day of May, 2004.

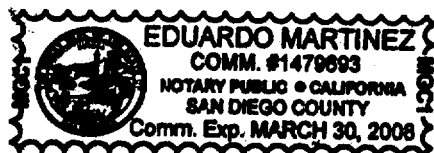
Nelson D. Durand
Nelson Durand
and

Judith-Ann Durand Humphrey
Judith-Ann Durand Humphrey

STATE OF CALIFORNIA
County: San Diego

21 / may /, 2004

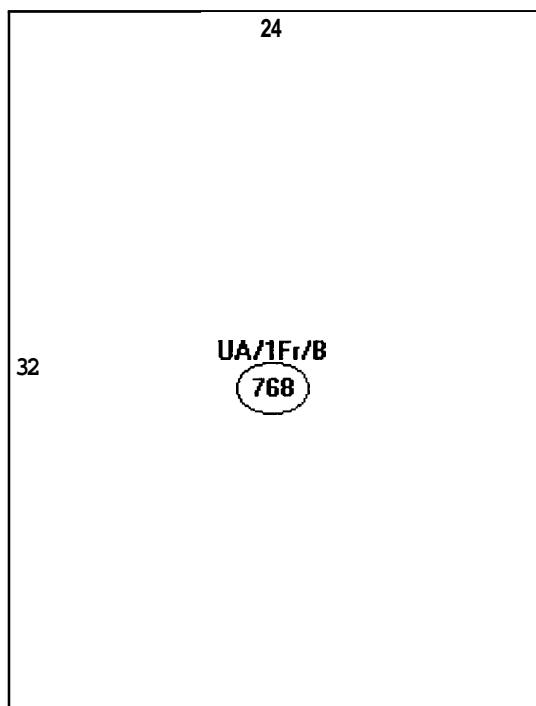
Then personally appeared before me the above-named Judith-Ann Durand Humphrey and made oath that the foregoing instrument is her free act and deed.



Eduardo Martinez
Notary Public

Eduardo Martinez
Typed or printed name





Descriptor/Area

A: UA/1Fr/B
768 sqft

*R-S
sides - 8' 1 story
front + rear - 20'*

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 041057

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Melissa Hartwell/Ledue, Richard

has permission to raise existing ceiling and extend kneewall

AT 47 Pleasant Ave 130 I020001

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 altered or otherwise used-in. HOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

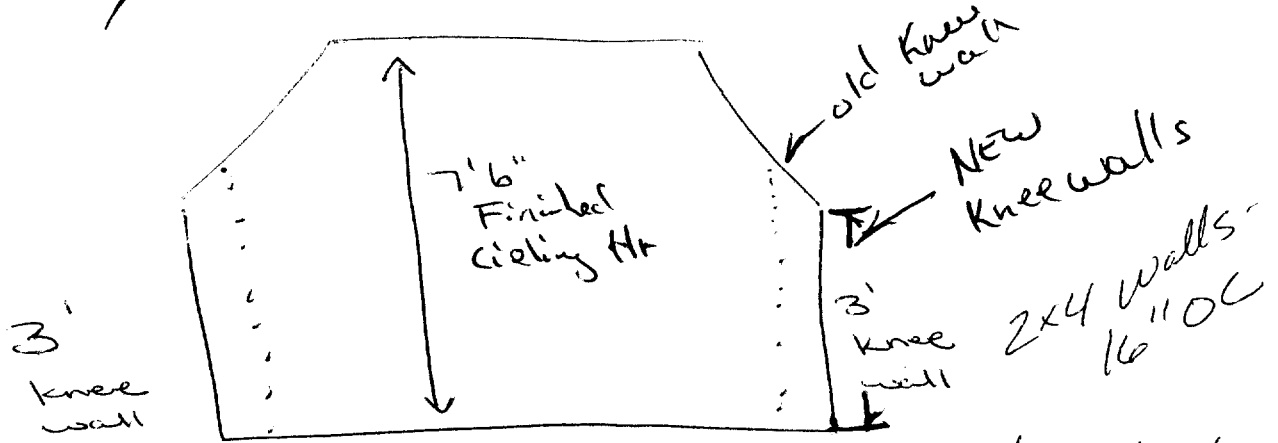
Fire Dept. _____
Health Dept. JUL 29 2004
Appeal Board _____
Other CITY OF PORTLAND
Department Name _____

[Signature]
7/29/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Second floor

If area above ceiling joists is greater than 30" in height an access panel of 22" x 36" must be provided.

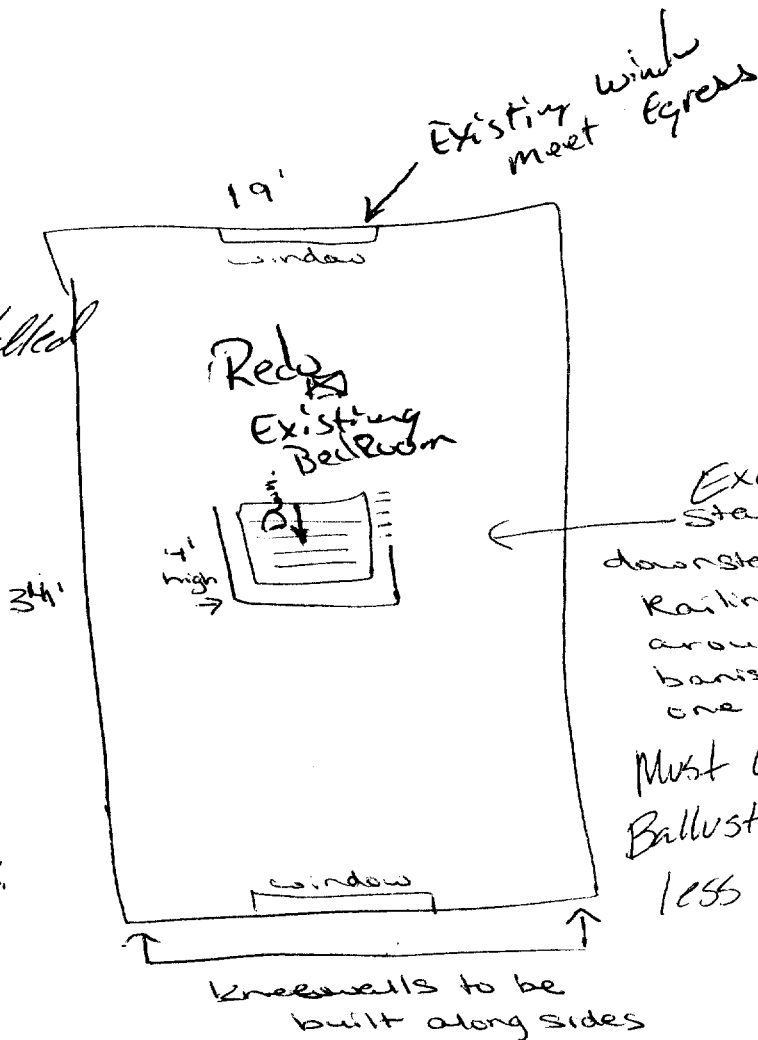


Ceiling Joists should be 2x6's.

Max knee wall
Install 1/2" Sheetrock

Smoke alarms being installed in bedroom & below.

* Existing living space / Bedrooms.



Existing window meet egress

Existing stairway to downstairs
Railing to be built around stairs with banister to complete one side

Must be 36" high
Ballusters must be less than 4" between

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 330 I020001
 Location 47 PLEASANT AVE
 Land Use SINGLE FAMILY

Owner Address DURAND NELSON D 8 JUDITH ANN DURAND HUMPHREY
 15 PALMER ST
 SOUTH PORTLAND ME 04106

Book/Page /
 Legal 130-I-20
 PLEASANT AVE 47-51
 5894 SF

Valuation Information

Land	Building	Total
\$30,770	\$47,460	\$78,230

Property Information

Year Built 1951	Style Cape	Story Height 1	Sq. Ft. 768	Total Acres 0.135	
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 4	Attic Unfin	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date 07/26/2000	Type LAND + BLDING	Price	Book/Page 15615-262
--------------------	-----------------------	-------	------------------------

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 [e-mailed](#).

