

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that Zach Brockhouse

Located At 57 LAWN AVE

Job ID: 2012-10-5216-ALTR

CBL: 131- F-009-001

has permission to Updating structural issues in basement

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

A handwritten signature in black ink, appearing to be "Zach Brockhouse", written over a horizontal line.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

WITHDRAW

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5216-ALTR	Date Applied: 10/18/2012	CBL: 131- F-009-001	
Location of Construction: 57 LAWN AVE	Owner Name: ZACHARY & TRACY BROCKHOUSE	Address: 57 LAWN AVE PORTLAND, ME 04103	Phone: 336-557-9915
Business Name:	Contractor Name: Gaudet Construction Inc.	Contractor Address: 77 Brook Rd Falmouth ME 04105	Phone: 207- 797-8866
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Single family	Proposed Use: Same – Single family – structural repairs in basement	Cost of Work: 25000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R-3 Type: SB IRC 09
Proposed Project Description: structural repairs in basement		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		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 informatin may invalidate a building permit and stop all work.</p> <p style="font-size: 2em; opacity: 0.5; transform: rotate(-10deg);">SCANNED</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: OK 10/19/12 ABM</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 Dist of 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: ABM</p>
	WITHDRAWN		

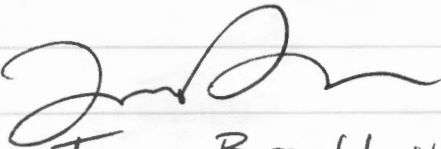
CERTIFICATION

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

10/23/12

We request to withdraw the
building permit for 57 Lawn Avenue.


Tracy Brockhouse

WITHDRAW

RECEIVED

OCT 22 2012

Dept. of Building Inspections
City of Portland Maine

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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-10-5216-ALTR

Located At: 57 LAWN AVE

CBL: 131- F-009-001

Conditions of Approval:

Building

The basement is not approved as habitable space.

25



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.

A 2012 - 10 - 5216 - ALTR

Location/Address of Construction: <u>57 LAWY AVE.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant: (must be owner, lessee or buyer) Name <u>ZACH BROTHOUSE</u> Address <u>57 LAWY AVE.</u> City, State & Zip <u>PORTLAND, 04103</u>	Telephone: <u>336-557-9915</u>
Lessee/DBA RECEIVED OCT 18 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$25,000</u> C of O Fee: \$ <u> </u> Historic Review: \$ <u> </u> Planning Amin.: <u>\$270.00</u> Total Fee: \$ <u>270.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>STRUCTURAL REPAIRS in basement (only)</u>		
Contractor's name: <u>GAUDET CONSTRUCTION, INC.</u>		Email: <u>Pgudet@gaudetsconstruction.com</u>
Address: <u>77 BROOK ROAD</u>		Telephone: <u>797-8866</u>
City, State & Zip <u>FALMOUTH, ME 04105</u>		Telephone: <u>807-2195</u>
Who should we contact when the permit is ready: <u>Paul Gaudet</u>		Telephone: <u>807-2195</u>
Mailing address: <u>77 Brook Road Falmouth, ME 04105 112 Sheridan St</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.

OWNERS #2 Portland 04101

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.

and 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: Paul Gaudet Date: 10-17-2012

This is not a permit; you may not commence ANY work until the permit is issued

SHORT FORM WARRANTY DEED

Alan D. Potthoff and **Jennifer F. Potthoff** of 57 Lawn Avenue, Portland, ME 04103, FOR CONSIDERATION PAID, grant to **Zachary E. Brockhouse** and **Tracy C. Brockhouse** of 112 Sheridan Street #2, Portland, ME 04101, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, being lot numbered two (2) on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 45, situated on the easterly side of Lawn Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point in the easterly sideline of said Lawn Avenue, distant northerly on said sideline forty-eight and $37/100$ (48.37) feet from the southerly sideline of a tract of land (of which the lot hereby conveyed is a part) which was conveyed by E. Vinton Earle to Harriet E. Files by deed recorded in the Cumberland County Registry of Deeds in Book 632, Page 449 from said point of beginning; thence running northerly on said sideline of Lawn Avenue, a distance of forty-eight and $37/100$ (48.37) feet; thence running southeasterly on a line parallel with said southerly sideline of said Files land, a distance of one hundred eleven and $54/100$ (111.54) feet to the easterly boundary of said Files land; thence running southwesterly along said easterly boundary of said Files land, a distance of forty-seven (47) feet, more or less, to a point; thence running westerly a distance of one hundred six and $37/100$ (106.37) feet to the point of beginning.

Excepting from the above described land that certain lot or parcel of land as described in the deed to Ralph J. Corbin and Sharon L. Corbin by Roy F. Ingalls, Jr., et al, dated April 26, 1985, and recorded in said Registry of Deeds in Book 6750, Page 86.

Conveying, however, those rights reserved by said Roy F. Ingalls, Jr., et al, referred to in said deed recorded in said Registry of Deeds in Book 6750, Page 86, to the extent they may exist.

Also conveying a certain small triangular parcel of rear land situated easterly of Lawn Avenue in the City of Portland, County of Cumberland and State of Maine, (also being portion of Lot #1 as shown on Plan of Lots Made for E. Vinton Earl in May 1896, and recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 45), bounded and described as follows:

Beginning at a stake marking the northeasterly corner of Lot #2 as shown on said plan; thence by the easterly sideline of Lot #1 as shown on the above mentioned plan on a course of North $25^{\circ} 31'$ East, a distance of five and $50/100$ (5.50) feet to a point; thence through said Lot #1 on a course of North $70^{\circ} 49'$ West, a distance of fifty-four and $73/100$ (54.73) feet to the intersection point with line between Lots #1 and #2 and the easterly point of a triangular shaped parcel to be exchanged; thence by the northerly sideline of Lot #2 on a course of South $64^{\circ} 54'$ East, a distance of fifty-four and $41/100$ (54.41) feet to the point of beginning.

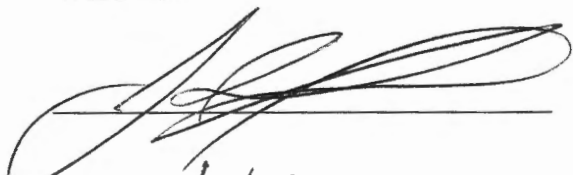
Courses are magnetic and of the date 1896.

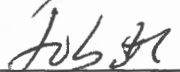
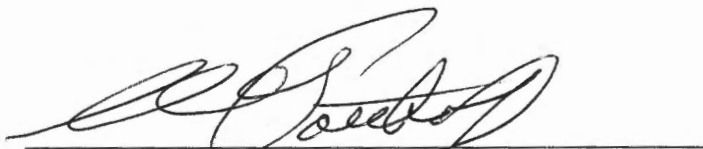
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

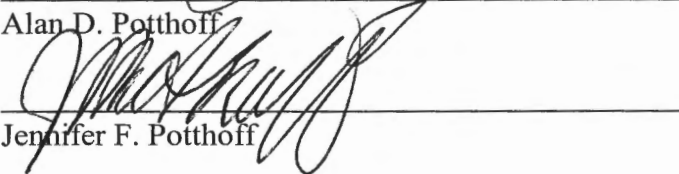
Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of James E. Pratt and Sharon C. Pratt dated August 15, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8869, Page 51.

WITNESS our hands and seals this 17th day of October, 2012.

WITNESS




_____

Alan D. Potthoff


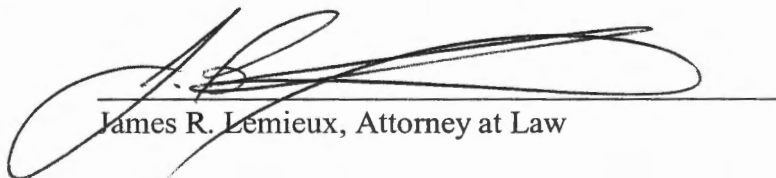
Jennifer F. Potthoff

STATE OF MAINE
Cumberland County, ss.

October 17, 2012

Personally appeared the above named Alan D. Potthoff and Jennifer F. Potthoff and acknowledged the foregoing instrument to be their free act and deed.

Before me,



James R. Lemieux, Attorney at Law



0599900

RETTD

68

**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY Cumberland		DO NOT USE RED INK!	
2. MUNICIPALITY/TOWNSHIP Portland		BOOK/PAGE—REGISTRY USE ONLY	
3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) BROCKHOUSE ZACHARY E.	3b) SSN or Federal ID 249-75-4469	
	3c) Name (LAST, FIRST, MI) BROCKHOUSE TRACY C.	3d) SSN or Federal ID 413-29-4195	
	3e) Mailing Address 112 SHERIDAN STREET #2		3f) City PORTLAND
		3g) State 3h) Zip Code ME 04101	
4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) POTTHOFF ALAN D.	4b) SSN or Federal ID 478-76-8826	
	4c) Name (LAST, FIRST, MI) POTTHOFF JENNIFER F.	4d) SSN or Federal ID 451-92-1069	
	4e) Mailing Address 57 LAWN AVENUE		4f) City PORTLAND
		4g) State 4h) Zip Code ME 04103	
5. PROPERTY	5a) Map Block Lot Sub-Lot 131 F 9	Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	5b) Type of property—Enter the code number that best describes the property being sold . (See instructions) 5d) Acreage:
5c) Physical Location	57 Lawn Avenue		
6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0")	6a	\$ 340,000.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)	6b	
	6c) Exemption claim - <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.		
7. DATE OF TRANSFER (MM-DD-YYYY)	8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> CLASSIFIED		
10/17/2012 MONTH DAY YEAR			
9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain: <input type="checkbox"/>		10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> Consideration for the property is less than \$50,000	
11. OATH	Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below: Grantee <u>[Signature]</u> Date <u>10/17/12</u> Grantor <u>[Signature]</u> Date <u>10/17/2012</u> Grantee <u>[Signature]</u> Date <u>10/17/12</u> Grantor <u>[Signature]</u> Date <u>10/17/2012</u>		
12. PREPARER	Name of Preparer Baxter Title Company	Phone Number (207) 879-9440	
	Mailing Address 95 Exchange Street, Portland, ME 04101	E-Mail Address	



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 374
Tender Amount: 270.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 10/18/2012
Receipt Number: 49402

Receipt Details:

Referance ID:	8425	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	270.00	Charge Amount:	270.00
Job ID: Job ID: 2012-10-5216-ALTR - Updating structural issues in basement			
Additional Comments: 57 Lawn Ave.			

Thank You for your Payment!