



Application ID Number: 2-1318

Department: Zoning  Status: Pending  Reviewer: Jeanine Bourke

Comments: 12/12/02 Spoke w/Doug about front setback for bay window, will send new plot plan. The demo of the garage will not be on this permit, must amend. 12/16/02 submitted plot plan showing min. 20' setback to bay window and 14' dimension for kitchen opening. The

Approval Date: 12/18/2002

Given On Date: 12/03/2002

OK to Issue Permit  Name: Jeanine Bourke  Date: 12/18/2002  Date 2:

Conditions Section:

<input type="checkbox"/>	Front bay window must meet minimum setback of 20' in the R5 zone. This permit does not include the left side deck or the demolition of the garage, new permits must be issued for these.
<input type="checkbox"/>	This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
<input type="checkbox"/>	This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
<input type="checkbox"/>	This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Create Date: 11/26/2002  By: gg  Update Date: 12/18/2002  By: jmb

Application ID Number:

2-1318

Print Permit

Delete

Save

Department:

Building

Status:

Approved with Conditions

Reviewer

Jeanine Bourke

Comments:

12/12/02 Spoke w/Doug about plans. will submit header size for new opening in kitchen expansion.

Approval Date

12/18/2002

Given On Date

12/03/2002

OK to Issue Permit

Name

Jeanine Bourke

Date

12/18/2002

Date 2

Conditions Section:

Add New Condition Form

Add New Condition

Delete Condition

Bathroom window must be tempered per code near shower, egress windows must meet 5.7 sq. ft. Requirement.

Be aware of plumbing vent near skylights...must meet State Code

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

Separate permits are required for any electrical or plumbing work.

Chimney disclosure must be filled out by installer per NFPA 211

Create Date:

11/26/2002

By

gg

Update Date:

12/18/2002

By

imb

# 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.

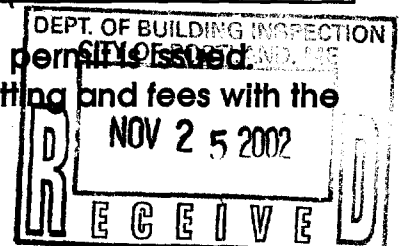
Location/Address of Construction: <u>35 Mabel</u>		
Total Square Footage of Proposed Structure <u>Existing</u>	Square Footage of Lot <u>10,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>133</u> Block# <u>C</u> Lot# <u>4 &amp; 5</u>	Owner: <u>Hilda O'Flynn (seller)</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Glean Harmon &amp; Jodi Mager (closing 12 Dec)</u>	Applicant name, address & telephone: <u>195 Beaver Valley Road Georgetown 771-9075</u>	Cost Of Work: \$ <u>75,000</u> Fee: \$ <u>548</u>
Current use: <u>single family home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>single family home</u>		
Project description: <u>Add 2 duplex dormers to ell, misc. interior refinishing</u>		
Contractor's name, address & telephone: <u>Eastland Construction 124 Main Street Biddleford 202-5577</u> <b>XX</b>		
Who should we contact when the permit is ready: <u>Contractor</u> <b>Call</b>		
Mailing address: _____		
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. <b>PHONE: 202-5577</b>		

**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.**

*shall be*  
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>Glean Harmon</u>	Date: <u>26 Nov 02</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 4<sup>th</sup> floor of City Hall



SITE PLAN  
 45 MAPLE PORTLAND  
 NTS - 15 OCT 02  
 REVISED 25 NOV 02  
 PEN 13 DEC 02



M A P L E S T

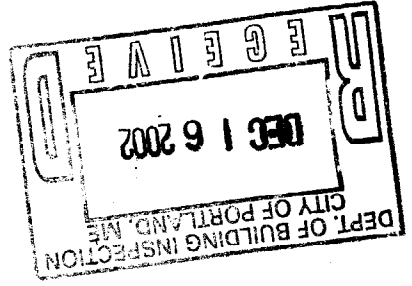
NO SETBACK

EXPANSION DRIVE

GRANITE

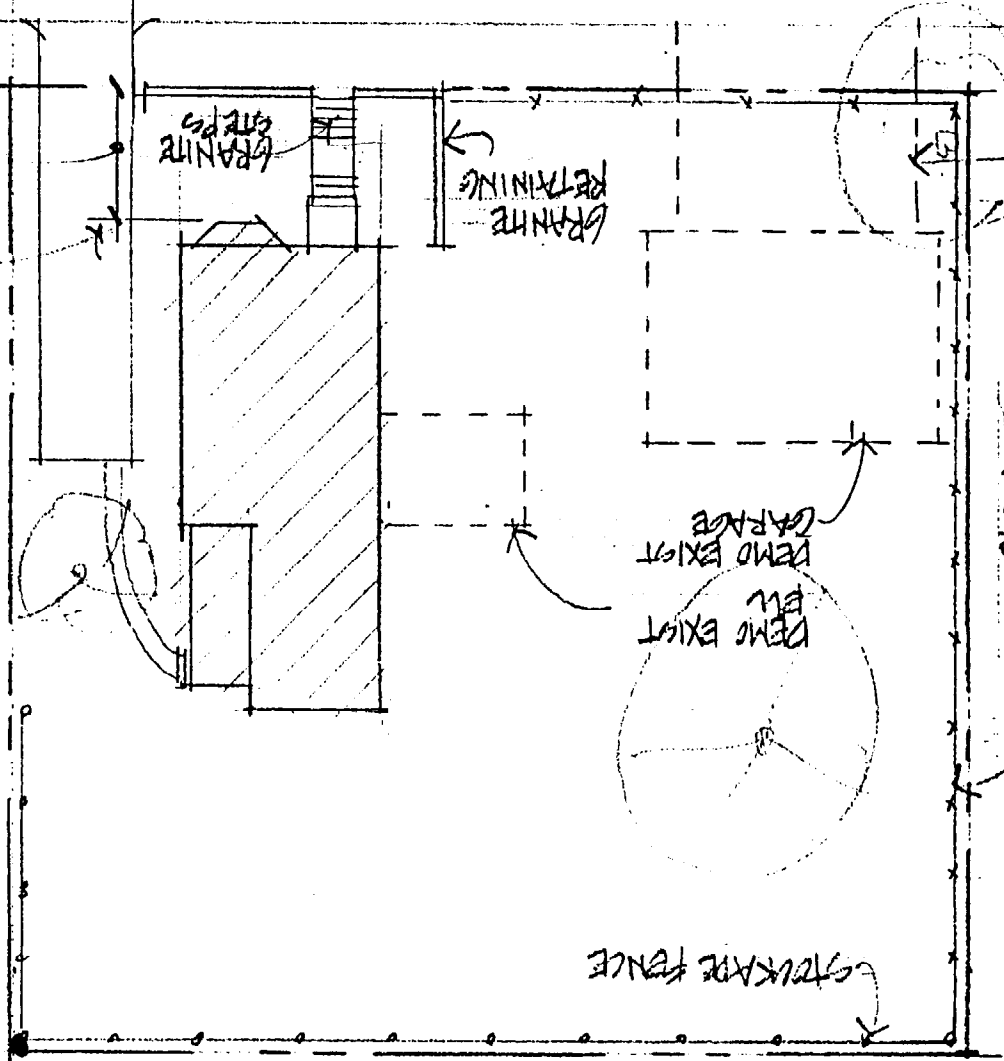
GRANITE RETAINING

REMOVE ASPHALT



Book 7195 Page 204  
 Lot 133-C-4-5

LEGAL  
 PIN located



DEM EXIST  
 DEM EXIST  
 CARPARK

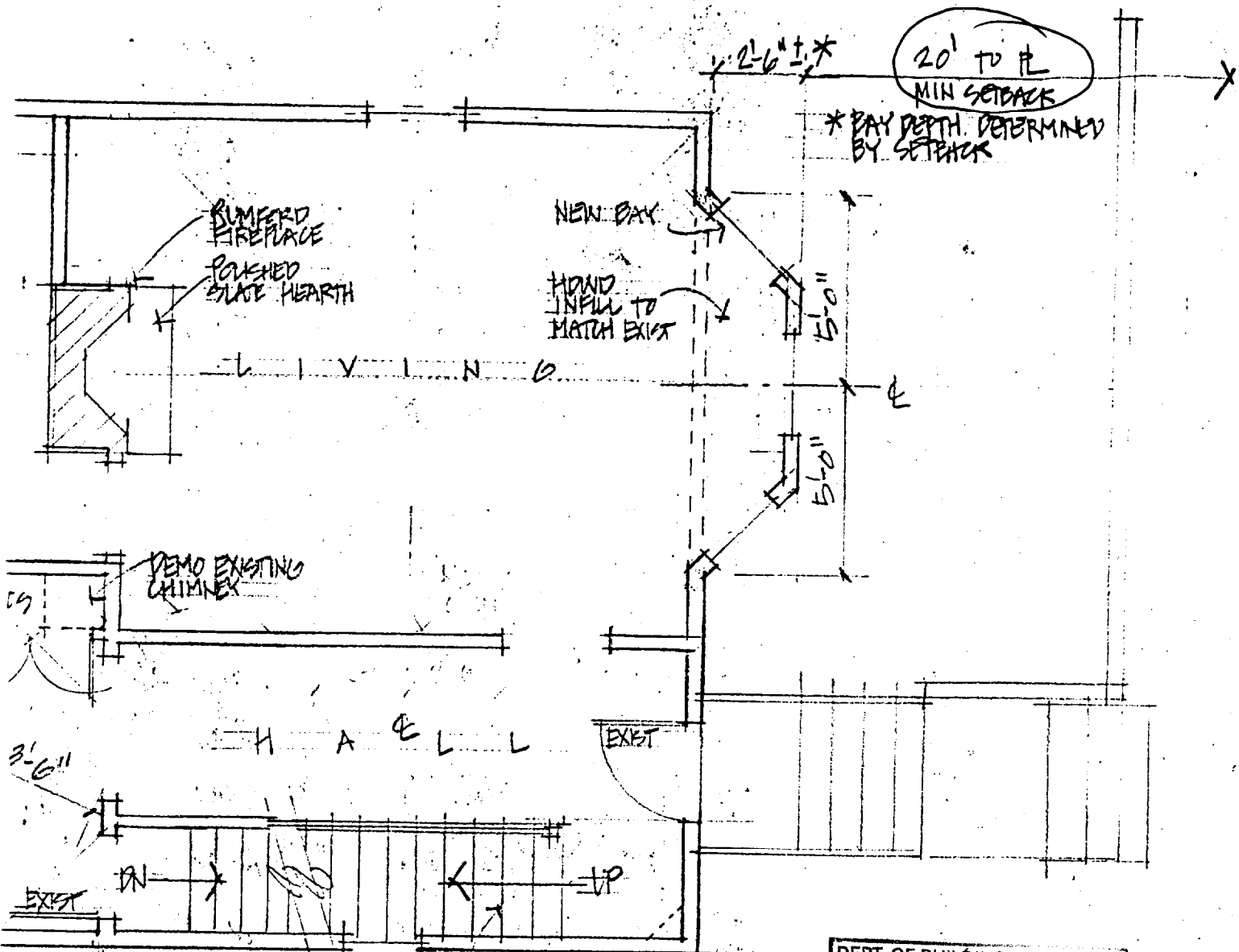
100.0'

PIVOT FENCE

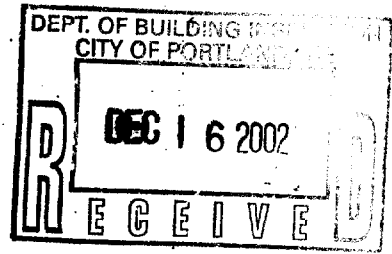
100.0'

STORAGE FENCE

MOUNTAIN  
 B L



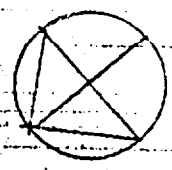
REFINISH EXISTING STAIRS & BALUSTRADE

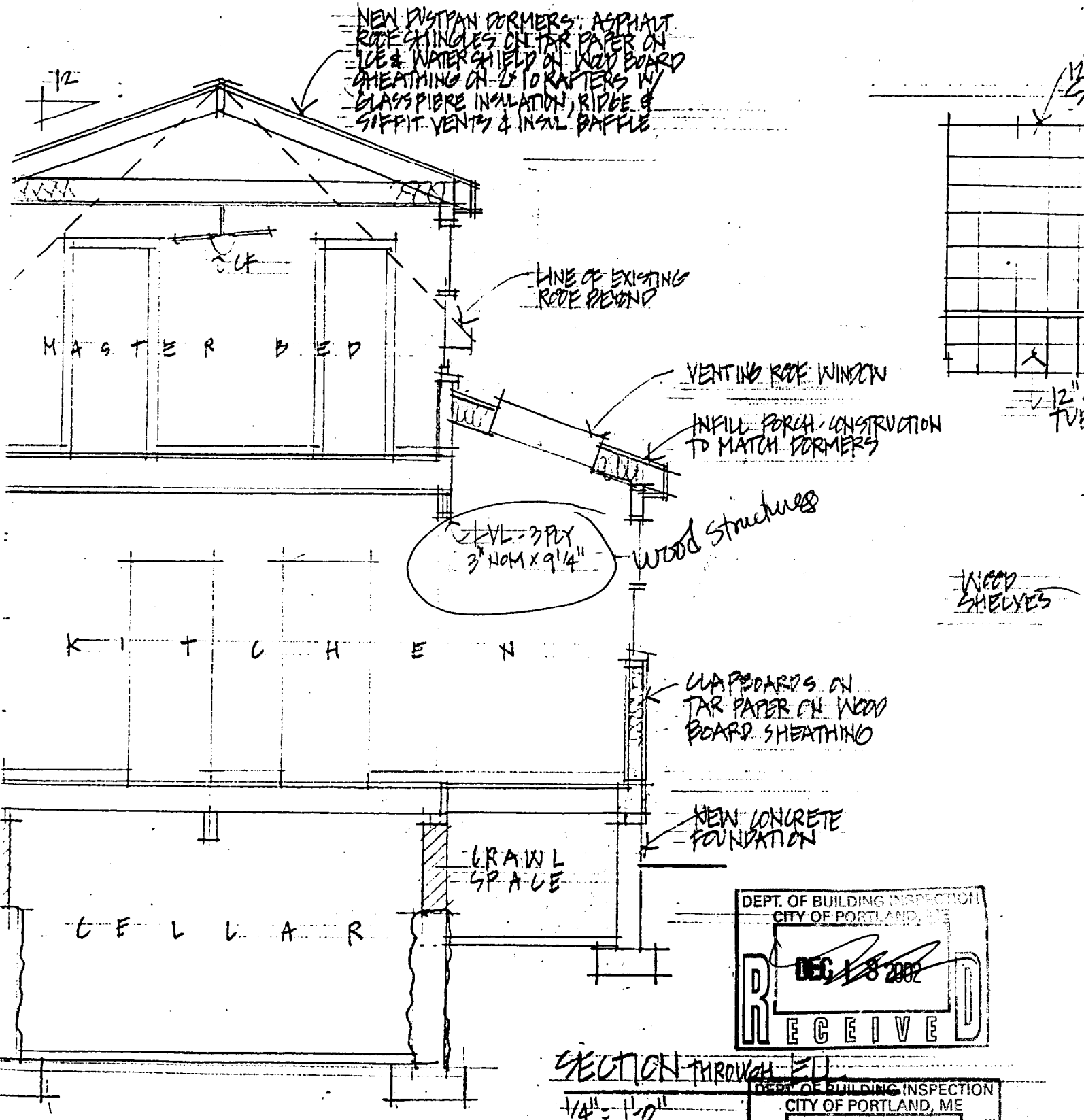


FIRST FLOOR

85 MABEL ST. - PORTLAND  
 1/4" = 1'-0" 14 OCT 02

REV 20 NOV  
 REV 13 DEC 02





DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

RECEIVED

DEC 18 2002

SECTION THROUGH ED

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

RECEIVED

DEC 16 2002

BK 7195PG0204

23272  
QUITCLAIM DEED  
Without Covenant

**Know all Men by these Presents,**

**That** I, Hugh F. O'Flynn, of Portland, in the County of Cumberland and State of Maine

In consideration of One Dollar and other valuable considerations

paid by Hilda J. O'Flynn, of said Portland, in said County of Cumberland and State of Maine

whose mailing address is 35 Mabel Street, Portland, Maine

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Hilda J. O'Flynn

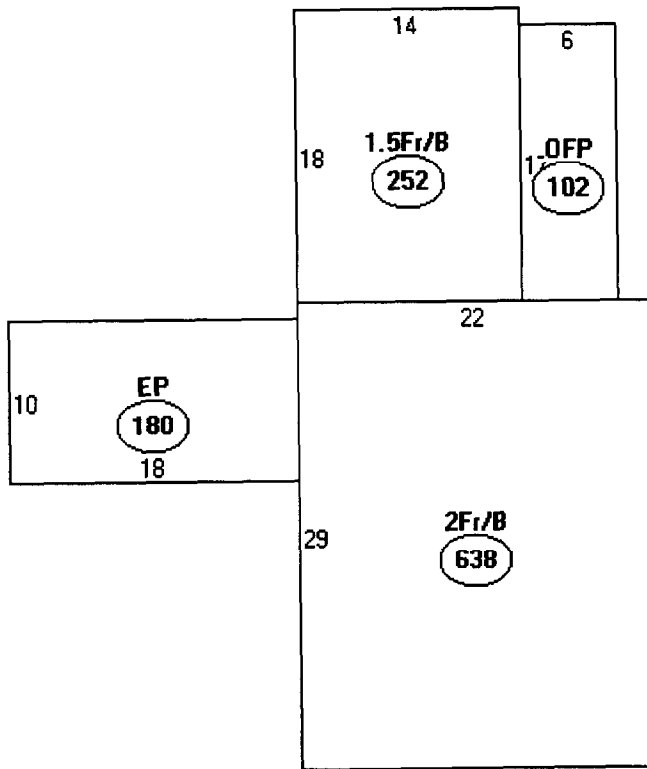
her heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situated on the northeasterly side of Mabel Street, in said Portland, bounded and described as follows: Beginning at a point on said northeasterly side of Mabel Street, as shown on a plan of land surveyed for James P. Baxter, November 2, 1898, by Jordan & Richardson, Civil Engineers, recorded in Cumberland County Registry of Deeds, in Plan Book 8, Page 41, which point is distant four hundred feet on said street northwesterly from Leland Street, formerly called Smith Street; thence northwesterly on the side line of said Mabel Street one hundred (100) feet to the certain lot or parcel of land conveyed by Alma Hennigar to Emery B. Walker by deed recorded on November 12, 1941 in said Cumberland County Registry of Deeds, in Book 1659, Page 44; thence northeasterly by said Walker land one hundred (100) feet to a point; thence southeasterly parallel with Mabel Street one hundred (100) feet to a point; thence southwesterly on a line at right angles with said Mabel Street one hundred (100) feet to the point of beginning.

Meaning and intending to convey my undivided interest in and to the premises conveyed to this grantor and this grantee as joint tenants by deed of Alma Hennigar dated October 26, 1951, recorded in Cumberland County Registry of Deeds, Book 2063, Page 261.









Descriptor/Area

A: 2Fr/B  
638 sqft

B: EP  
180 sqft

C: 1.5Fr/B  
252 sqft

D: OFF  
102 sqft

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE**  
**CITY OF PORTLAND**

**PERMIT ISSUED**  
**DEC 19 2002**  
Permit Number: 021318  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**PERMIT**

This is to certify that O'lynn Hilda J/Eastland Construction  
has permission to Add two dustpan dormers and exterior re-shingling  
AT 35 Mabel St 133 C004001

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 when permission is procured 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

*Jeannie Bouke* 12/17/02  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# 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.

DB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **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.**

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

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 133-C-4 Building Permit #: 02-1318