

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 070399
MAY 7 2007

CITY OF PORTLAND

This is to certify that SWETT RICHARD D KW & LELA M SWETT JTS/D ELV

has permission to Removal of 12'6" x 16' Deck addition same print

AT 123 LELAND ST

135 D016001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is laid or closed-in. 24 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. _____

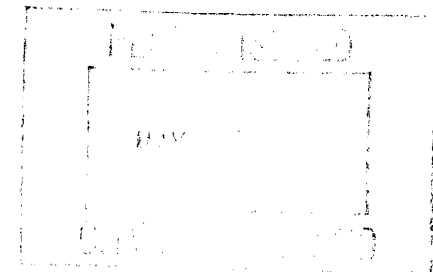
Appeal Board _____

Other _____

Department Name

5/7/07 *Chety S M*
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: 07-0399	Issue Date:	CBL: 135 D016001
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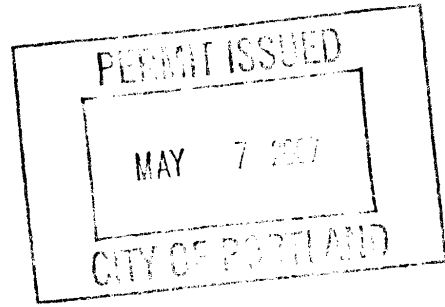
Location of Construction: 123 LELAND ST	Owner Name: SWETT RICHARD D KW VET &	Owner Address: 123 LELAND ST	Phone:
Business Name:	Contractor Name: Daniel Vaillancourt	Contractor Address: 46 Moose Trail Cornish	Phone 2076257685
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home	Proposed Use: Single Family Home - Removal of 12'6" x 16' Deck w/ additon of same footprint	Permit Fee: \$290.00	Cost of Work: \$26,350.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC 2003	

Proposed Project Description: Removal of 12'6" x 16' Deck w/ additon of same footprint	Signature:	Signature: 5/7/07 CL 91
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: 04/17/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>O.K.</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 5/7/07 CL	Zoning Appeal <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: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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 <i>O.K.</i> Date: CL
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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.

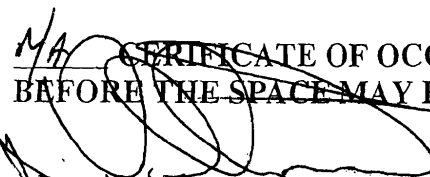
A Pre-construction Meeting will take place upon receipt of your building permit.

- 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.

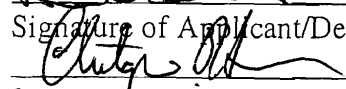
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

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

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

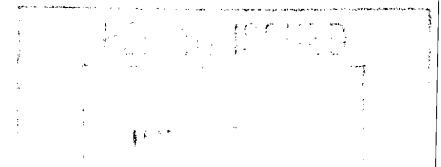

Signature of Applicant/Designee

5/7/07
Date


Signature of Inspections Official

5/7/07
Date

CBL: 135-D-016 Building Permit #: 070399





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.

Location/Address of Construction: <u>123 Heald</u>		
Total Square Footage of Proposed Structure <u>208 sq ft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>135</u>	Block# <u>D</u>	Lot# <u>16</u>
Owner: <u>Richard & Lee Swett</u>		Telephone: <u>773-7433</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Daniel Villancourt</u> <u>46 Moose Tr.</u> <u>Cowish, ME. 04020 (603-7685)</u>	Cost Of Work: \$ <u>26,350.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Extra Living Space</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Removal of 12'6" x 16' Deck replaced with addition of same size containing a full bath</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Dan Villancourt</u> Mailing address: _____ Phone: <u>653-4608</u>		

**Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.**

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: [Signature]

Date: 4-17-04

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0399	Date Applied For: 04/17/2007	CBL: 135 D016001
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Location of Construction: 123 LELAND ST	Owner Name: SWETT RICHARD D KW VET &	Owner Address: 123 LELAND ST	Phone:
Business Name:	Contractor Name: Daniel Vaillancourt	Contractor Address: 46 Moose Trail Cornish	Phone (207) 625-7685
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

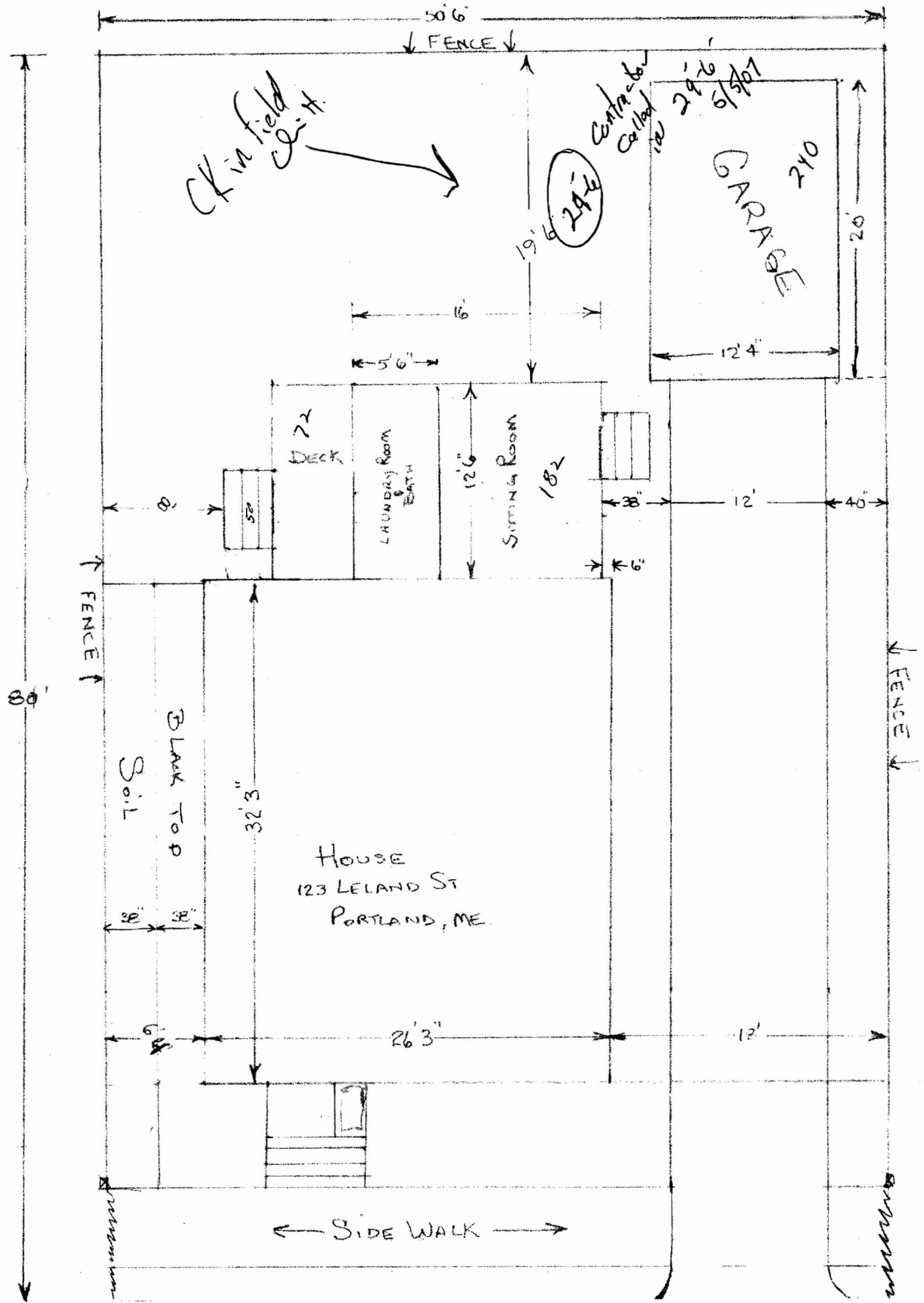
Proposed Use: Single Family Home - Removal of 12'6" x 16' Deck w/ additon of same footprint	Proposed Project Description: Removal of 12'6" x 16' Deck w/ additon of same footprint
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/02/2007**Note:****Ok to Issue:**

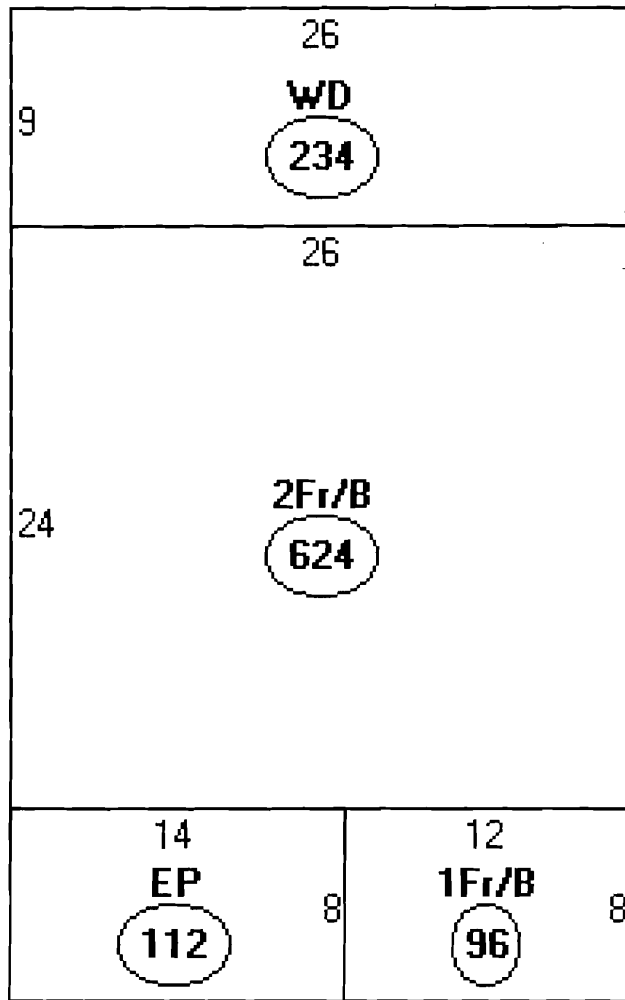
- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This is NOT 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/02/2007**Note:****Ok to Issue:**

- 1) Headers for windows and doors must comply w/ IRC table R502.5(1) Header spans
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks.
- 4) Fastener schedule per the IRC 2003
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



$$\begin{aligned}
 1066 \div 234 &= + 832 \\
 &+ 192 \text{ sitting Room} \\
 &+ 72 \text{ Laundry} \\
 &+ 20 \text{ steps} \\
 &+ 20 \text{ steps} \\
 &250 \text{ Garage} \\
 &+ 36 \\
 \hline
 1422 &= \text{Proposed}
 \end{aligned}$$



Descriptor/Area

A: 2Fr/B
624 sqft

B: WD
~~234 sqft~~

C: 1Fr/B
96 sqft

D: EP
112 sqft

$$\begin{aligned}
 &1066 \\
 &256 \\
 \hline
 &1322
 \end{aligned}$$

16x16 Garage

Applicant: Richard Swett

Date:

Address: 123 Leland St

C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 5/2/07

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - Deck

Sevage Disposal -

Lot Street Frontage - 50'

Front Yard - (50 min. frontage) 20' setback

Rear Yard - 20'

Side Yard - 1 1/2 - 8'

Projections - 2 - 12'

Width of Lot -

Height -

Lot Area - Min. 6,000

1658 Allowable
- 1422 Proposed
Max Lot Coverage 40% Lot Area.
- existing - 4146 (NON-conforming lot of Record)

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

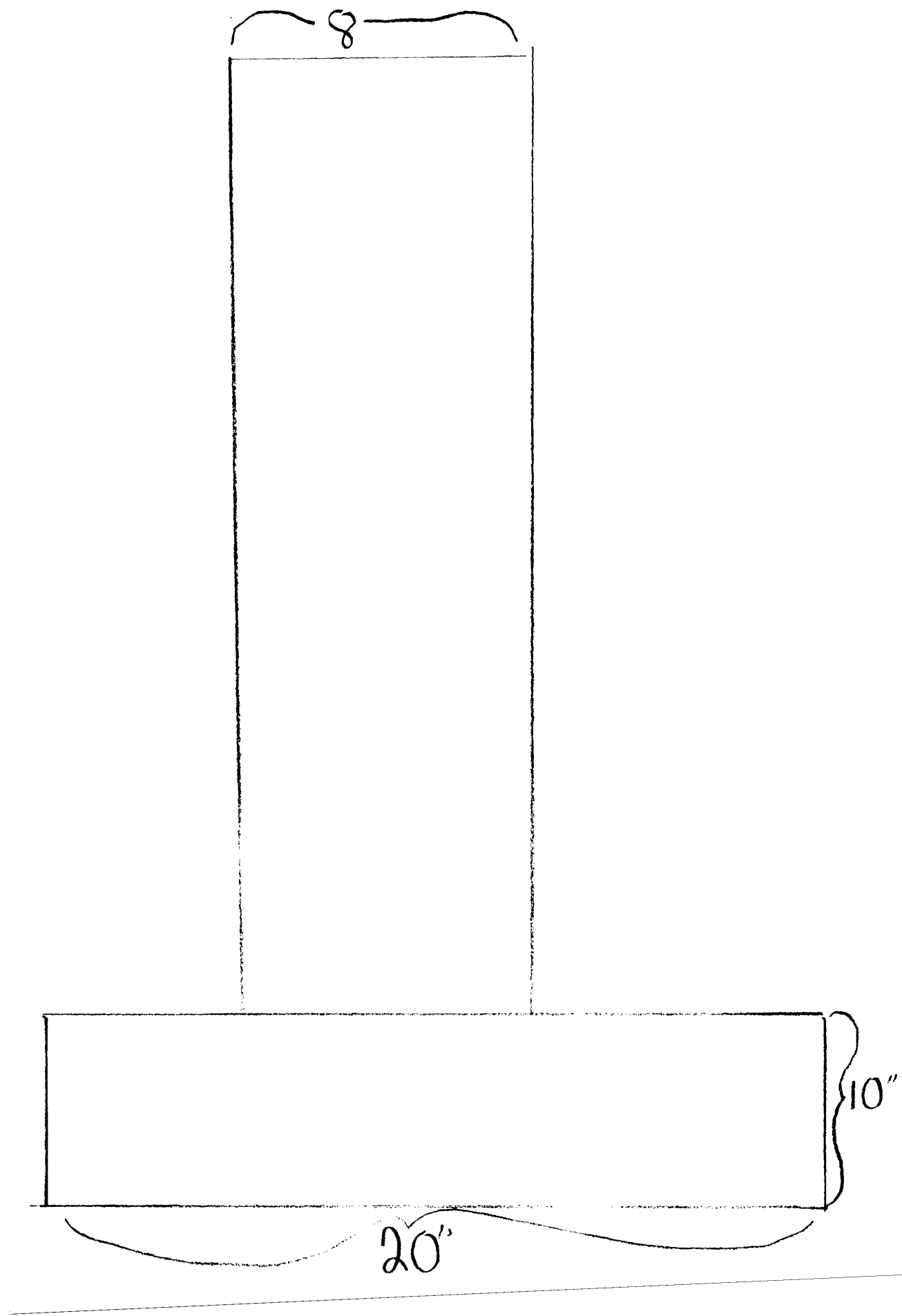
Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

O.K.





CITY OF PORTLAND, MAINE

DEPARTMENT OF PUBLIC WORKS

GEOFFREY H. MAY

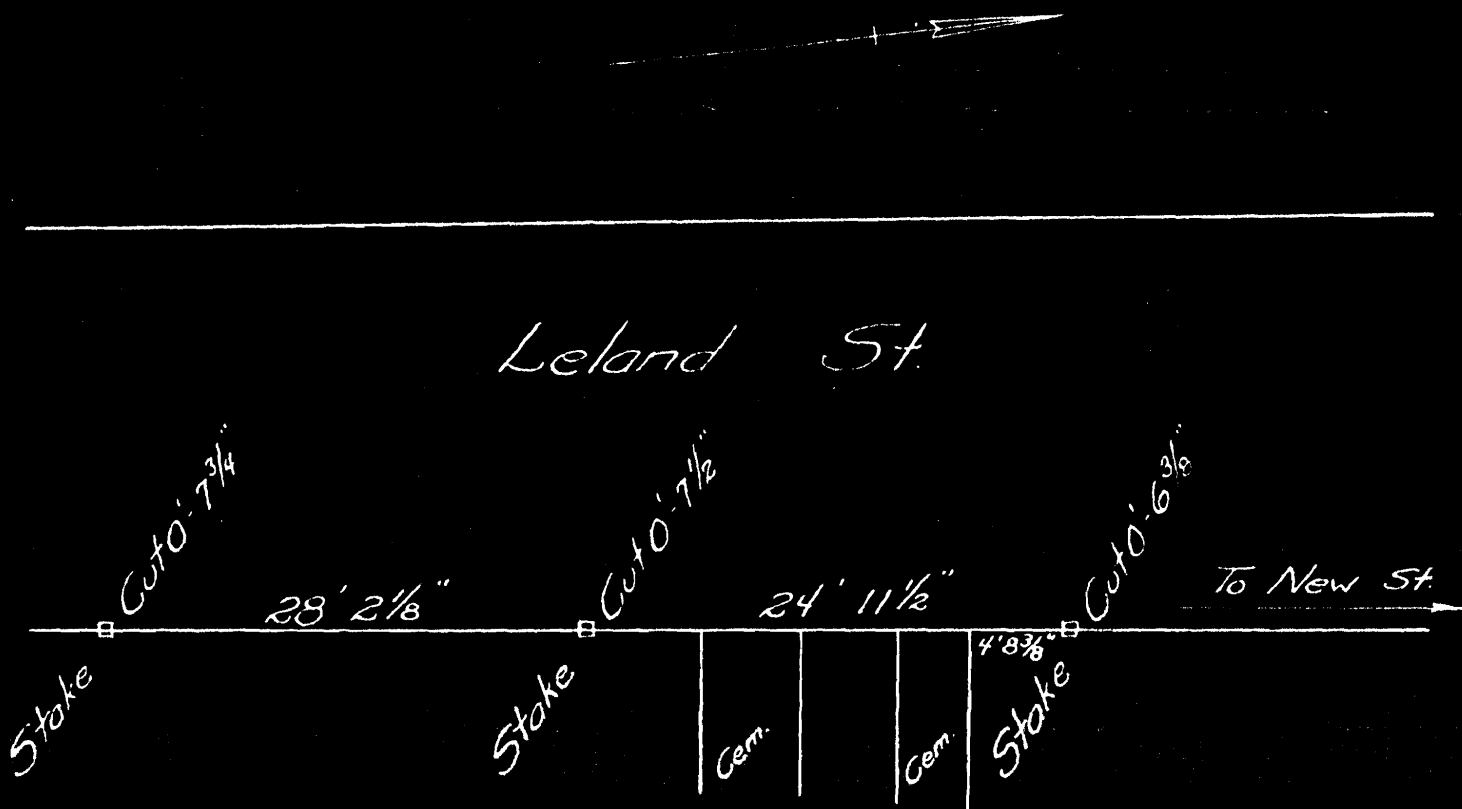
ENGINEER

Mr Bert Veuzie
123 Leland St
Portland, Maine

19

In accordance with your request, the sketch below shows the street line and grade in front of the premises numbered 121-123 Leland St. The grade of

Leland St. is tentative only, as it is not legally established.



Note: All distances distance that finished grade is above top of stake or spike.

Cur indicates distance that finished grade is below top of stake or spike.

Computed by *W E W 7/14/49*

Yours truly,

Checked by *W E W 7/15/49*

Level Book *888, 70*

Profile *3117*

Commissioner of Public Works.

123 Grand St
Portland, Me

Warranty Deed

FROM

ANNE O. SAWYER

TO

RICHARD D. SWETT etal

Dated 19..67.

State of Maine.

Registry of Deeds

Received JUN 19 1967 19.....

at H., M., M., and

recorded in Book Page

ATTEST:

REGISTER

FROM THE OFFICE OF

Linnell, Perkins, Thompson,
Hinckley & Thaxter
192 Middle Street
Portland, Maine

L. L. MARTIN, PORTLAND, ME. - OFFICE FURNITURE AND SUPPLIES
TYPEWRITERS, ADDING MACHINES, FILING CABINETS, SAFES, ETC.

MARTIN'S FORM NO. 1 - STANDARD REGISTRY FORM

4.97

of the said Anne O. Sawyer,

and

wife of the said

joining in this deed as Grantors, and
relinquishing and conveying all right by descent and all other
rights in the above described premises, have hereunto set our
hands and seals this 19th day of June
in the year of our Lord one thousand nine hundred and sixty-seven.

Signed, Sealed and Delivered
in presence of

Chas Thomas
to both

Anne O Sawyer
Stewart E Sawyer

State of Maine. Cumberland, ME. June 19 1967.

Personally appeared the above named

Anne O. Sawyer

and acknowledged the foregoing instrument

to be her free act and deed.

Before me,

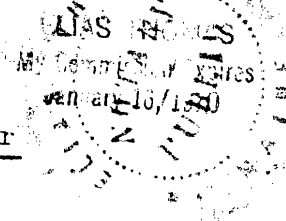
Chas Thomas

~~JUSTICE OF THE PEACE~~
Notary Public

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE JUN 19 1967

Received at 4 H 37 M P.M. and recorded in

BOOK 2999 PAGE 856 *Seward R. Thayer* Register



En have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Richard D. Swett and Lela M. Swett, as joint tenants and not as tenants in common, their

heirs and assigns, to ~~and~~ their use and behoof forever.

And I do covenant with the said Grantee s, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid;

paid by RICHARD D. SWETT and LELA M. SWETT, both of Portland, in the County of Cumberland and State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RICHARD D. SWETT and LELA M. SWETT, as joint tenants and not as tenants in common, their

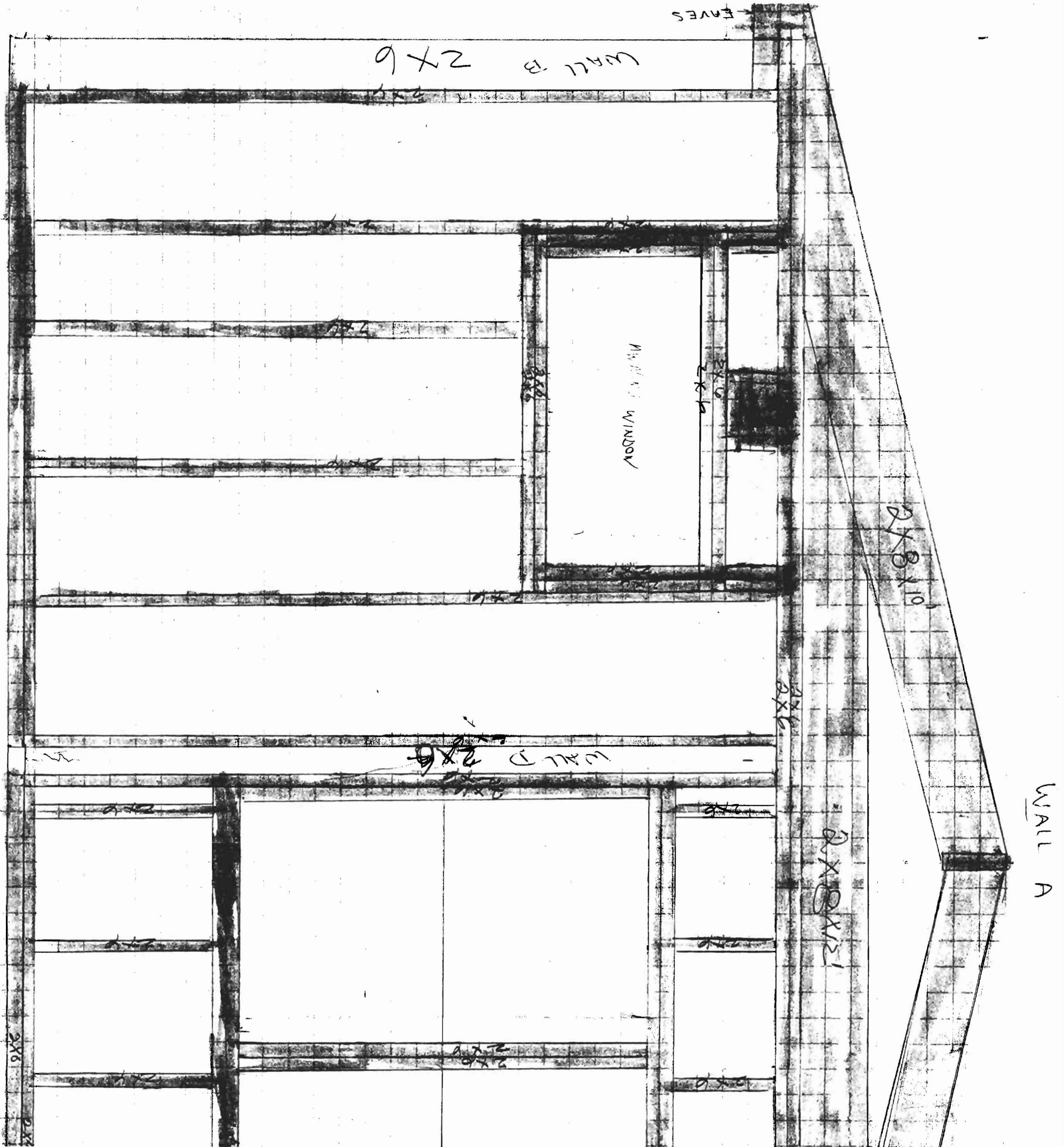
heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Leland Street in said Portland, and bounded and described as follows:

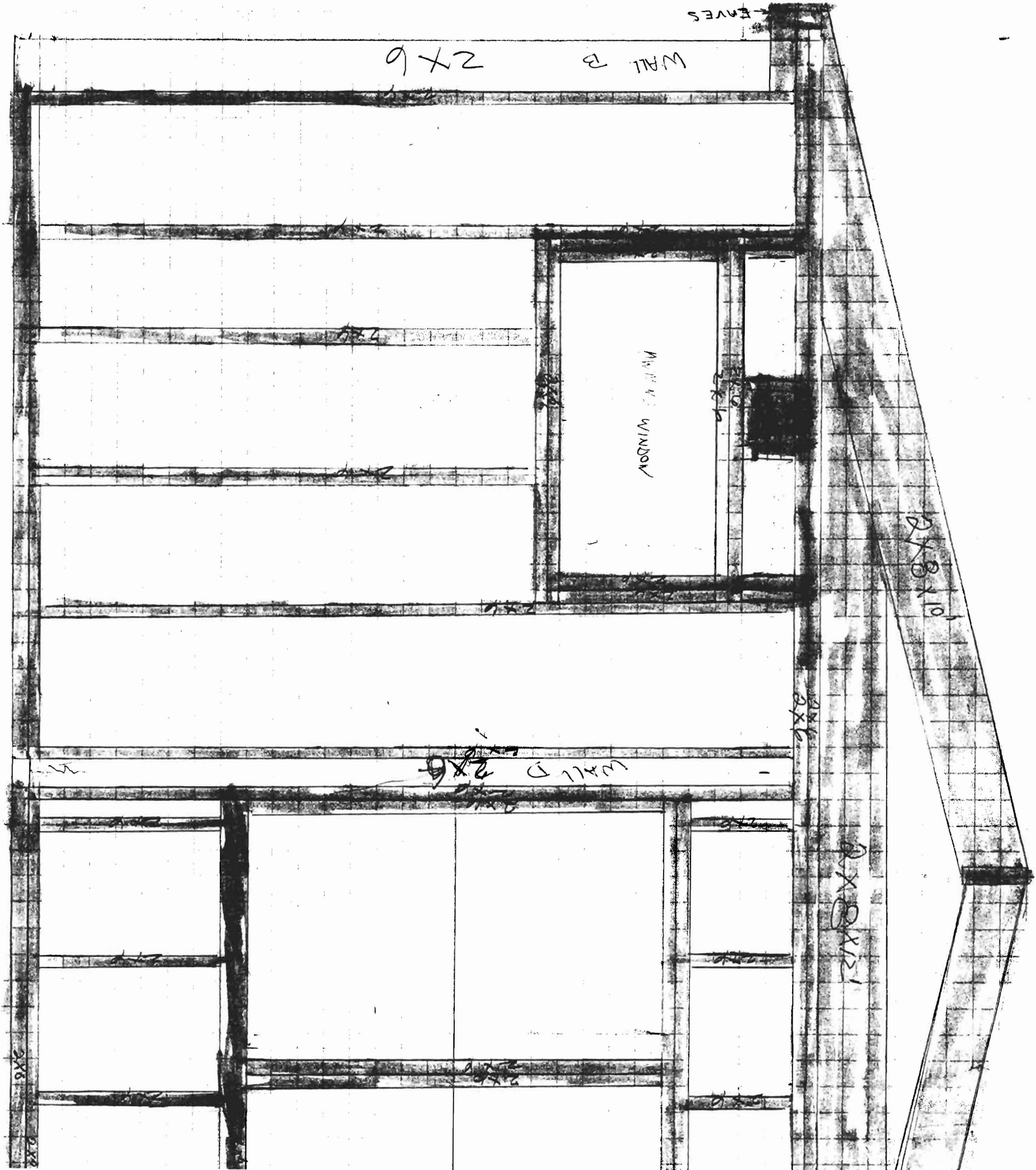
Beginning at a point on said easterly side of Leland Street, which point is distant in a southerly direction one hundred six and sixty-five hundredths (106.65) feet from the point of intersection of said easterly side of Leland Street with the southerly side of New Street, so-called; thence running easterly and on a line at right angles to said Leland Street a distance of Eighty-two and forty-five hundredths (82.45) feet, more or less, to land now or formerly of A. H. Berry; thence running southerly along the westerly side line of land of said Berry a distance of fifty and two hundredths (50.02) feet to a point; thence running westerly and on a line at right angles to said Leland Street a distance of eighty-three and four tenths (83.4) feet to said easterly side of Leland Street; thence running northerly along said easterly side of Leland Street fifty (50) feet to the point of beginning.

Being the same premises conveyed to the Grantor herein by Sarah T. Veazie by warranty deed dated June 17, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2902, Page 225.

This conveyance is made subject to taxes for the year 1967 which the Grantees herein by their acceptance of this deed hereby assume and agree to pay.







EAVES

WALL B
2x6

WINDOW

2x8x10

WALL D
2x6

2x8x12

WALL A

2x6

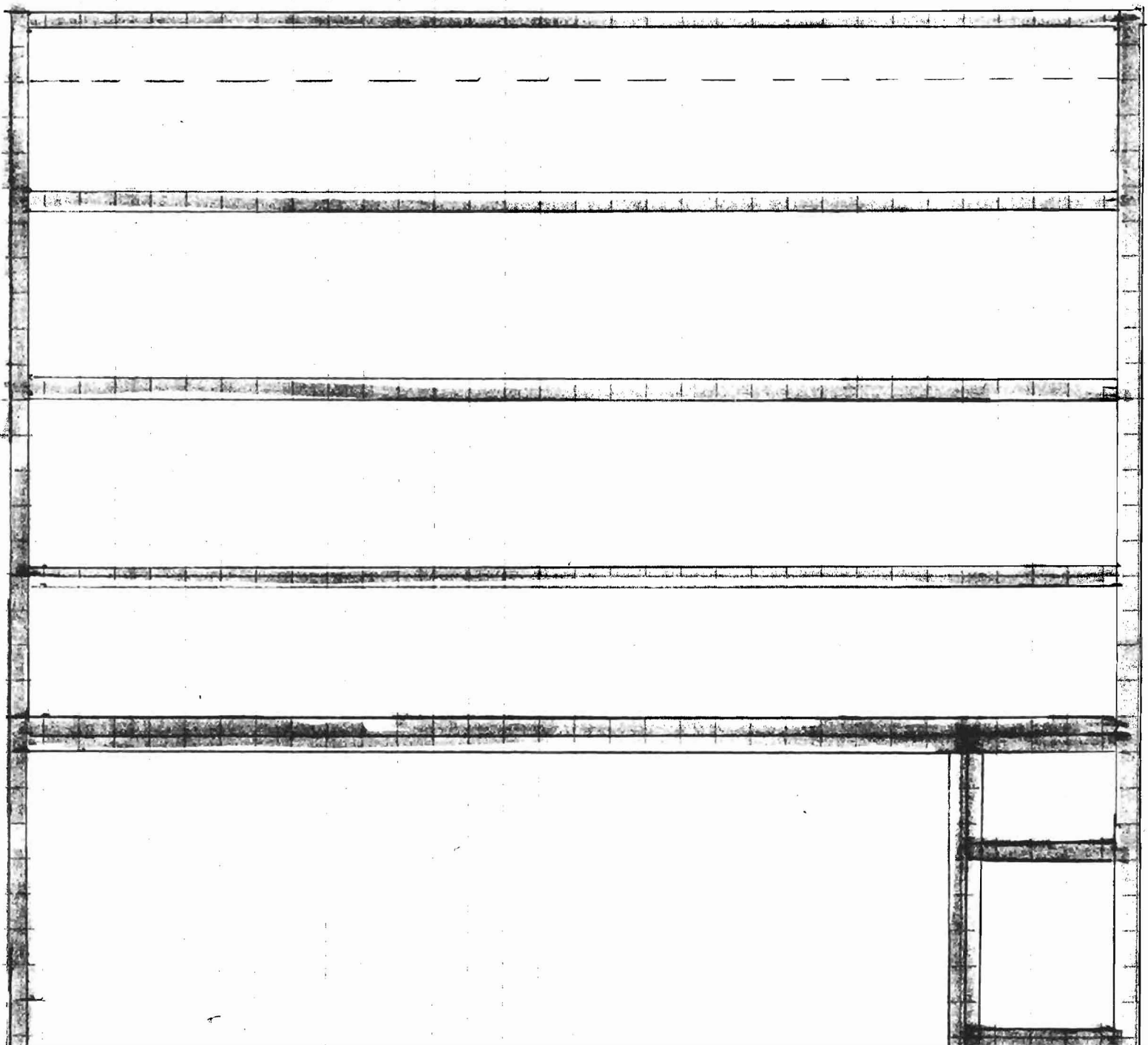
2x4

2x6

2- EXTERIOR WALLS

2x4

1- INTERIOR WALL



WALLS 8' 0" D

2x6

2- EXTERIOR WALLS

2x4

1- INTERIOR WALL

WALLS B.C.D

