

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0280	Issue Date: APR - 1 2002	CBL: 138 D017001
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Location of Construction: 14 Walton St	Owner Name: Desmond Kathleen	Owner Address: 14 Walton St	Phone: 2852
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-5

Past Use: Single Family Home	Proposed Use: Same with 16' X 24' Detached Garage	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
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Proposed Project Description: 16' X 24' Detached Garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>BOCA 1999</i>
	Signature: <i>N/A</i>	Signature: <i>TMuns</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: <i>N/A</i> Date:

Permit Taken By: mjn	Date Applied For: 04/01/2002	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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/1/02</i>	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: <i>4/1/02</i>	Historic Preservation <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: <i>4/1/02</i>
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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

4/3/02 Setback Insp. —

Owner located LF & RIR pins @
Tri-angulated off of them — had stakes
& lines out — (owner had purchased 5' of land
from Abutter — see deed "Exhibit A" attached)
Setbacks OK D

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: 14 Walton St Portland

Total Square Footage of Proposed Structure <u>384</u>	Square Footage of Lot <u>7105.32</u>
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Tax Assessor's Chart, Block & Lot Chart# <u>138</u> Block# <u>D</u> Lot# <u>17</u>	Owner: <u>Kathleen Desmond-Nickerson</u>	Telephone: <u>775-4828</u> <u>329-8223</u>
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Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Kathi Nickerson</u> <u>14 Walton Street</u> <u>775-4828 or 329-8223</u>	Cost Of Work: \$ <u>5,000-</u> Fee: \$ <u>50-</u>
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Current use: back yard

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

Approximately how long has it been vacant: n/a

Proposed use: garage

Project description:
16x24 garage (detached)

Contractor's name, address & telephone: Craig Nickerson - 671-2352
14 Walton Street

Who should we contact when the permit is ready: Kathi Nickerson

Mailing address: 14 Walton Street
Portland, ME 04103

Phone: 775-4828
329-8223

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>Kathi Nickerson</u>	Date: <u>3/24/02</u>
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This is not a permit, you may not commence ANY work until the permit is issued

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.

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.

Footing/Building Location Inspection: Prior to pouring concrete

~~N/A~~ **Re-Bar Schedule Inspection:** Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

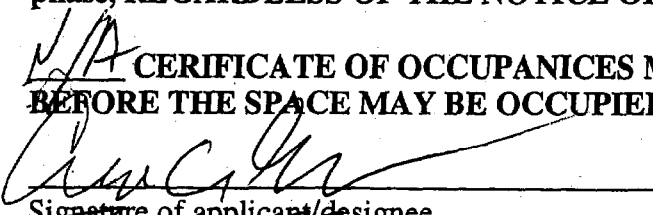
Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

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.

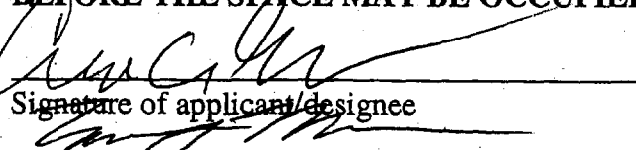
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

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

~~N/A~~ **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: 138-D-17 Building Permit #: 02-0280

March 31, 2002

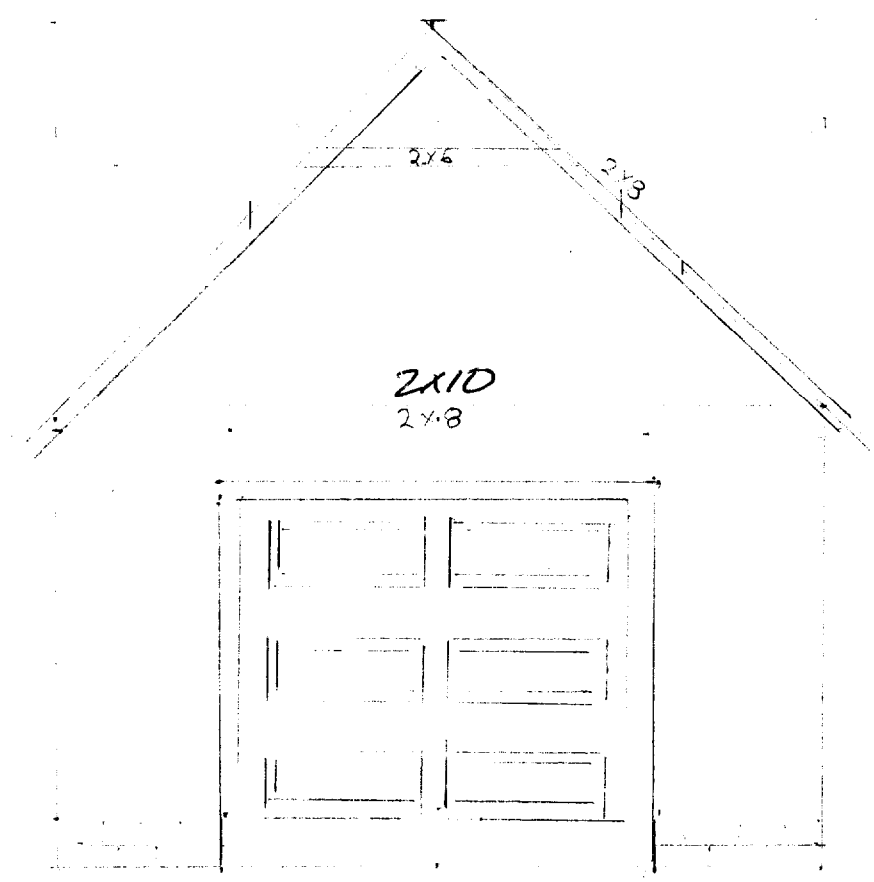
City of Portland
389 Congress St.
Portland, ME 04101

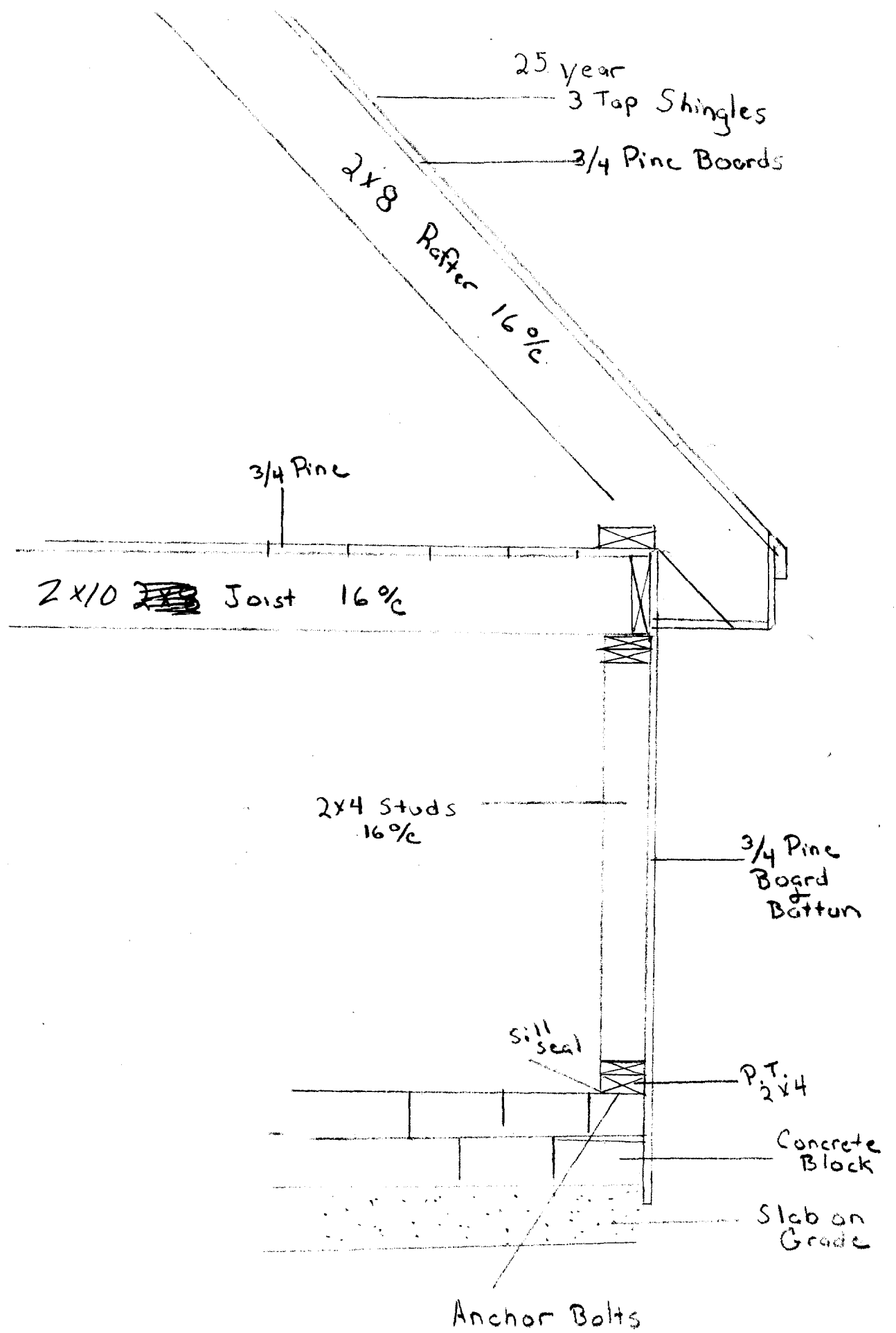
Dear Sir or Madam:

We hereby purpose to construct a 16' x 24" garage at the rear of our driveway, 14 Walton St., we have purchased 5' of the neighbors land to satisfy City Code for setback (please see attached deed).

Submitted this 1st day of April, 2002.

Kathi & Craig Nickerson





25 year
3 Top Shingles
3/4 Pine Boards

2x8 Rafter 16" c

3/4 Pine

~~2x8~~ 2x10 Joist 16" c

2x4 Studs
16" c

3/4 Pine
Board
Batten

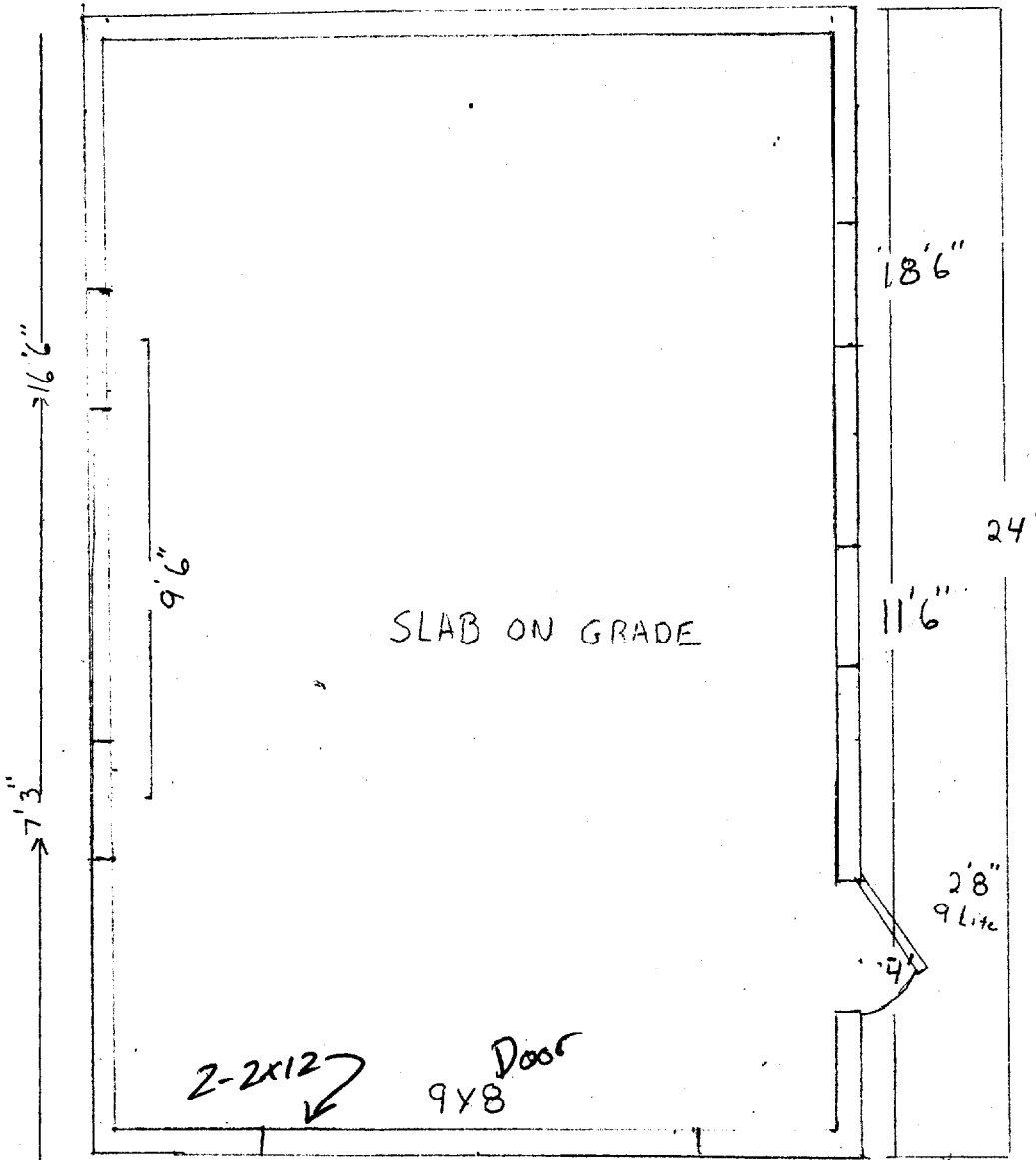
Sill seal

P.T.
2x4

Concrete
Block

Slab on
Grade

Anchor Bolts



All headers
2-2x12's

16'

All Doors & Windows
Built Up 2x12
Header

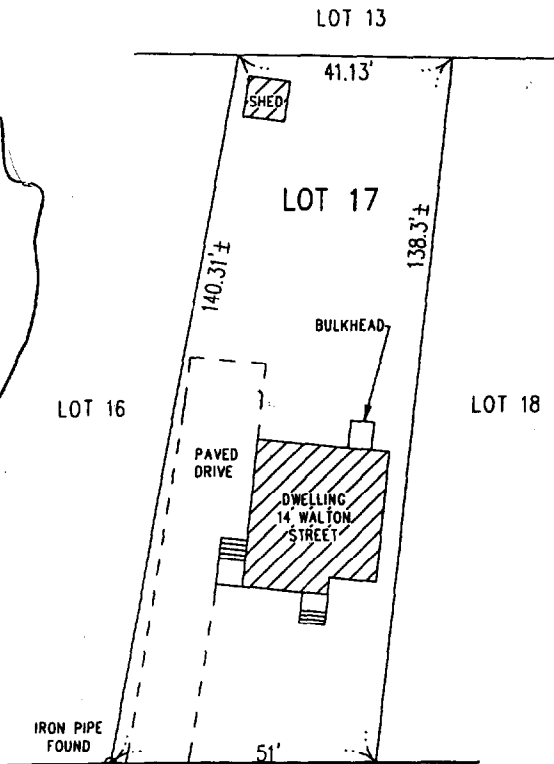
FLOOD HAZARD INFORMATION

FILE NUMBER: 10570 FLOOD MAP COMMUNITY NO.: 230051 ZONE: C
 ATTORNEY: HOPKINSON & ABBONDANZA PANEL: 0007 C DATED: 07/15/92
 TITLE COMPANY: NOT APPLICABLE TITLE REFERENCE
 LENDER: MAINE BANK & TRUST CO. DEED BOOK: 7531 PAGE: 0204
 OWNER: KATHLEEN DESMOND PLAN BOOK: N/A PAGE: N/A LOT(S): N/A
 APPLICANT: KATHLEEN DESMOND PLAN NUMBER: N/A OF N/A
 DATE: 11/10/93 SCALE: 1"=30' MAP: 138 BLOCK: D PARCEL: 17

MORTGAGE INSPECTION PLAN IN
 PORTLAND, ME



*R-S
 Side 8' Reg.*



NOTES:
 LOT CONFIGURATION AND NUMBERS FROM
 ASSESSORS MAP.
 THIS IS NOT A BOUNDARY SURVEY.

WALTON STREET
 ← TO OCEAN AVENUE

MORTGAGE LENDER
USE ONLY

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

DES LAURIERS & ASSOCIATES
OF NEW ENGLAND, INC.

30' 0 30' 60'

153 U.S. RT 1, SCARBOROUGH, ME 04074
 TEL.: (800)882-2227 FAX.: (207)883-1001

M. J. B.

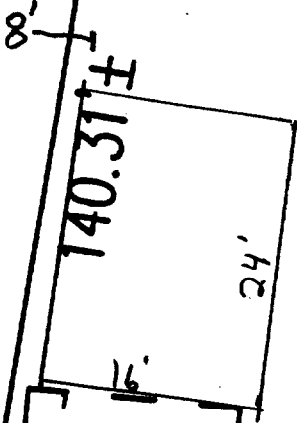
GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.

41.13'



LOT 17

138.3'±



BULKHEAD

LOT 16

LOT 18

5'

PAVED DRIVE

DWELLING
14 WALTON
STREET

Obtained (see deed)

IRON PIPE
FOUND

51'

56

No 138

Set back requirements
R-5 Residential

- 20' front/rear
- sides depend on height
- 1 story = 8'
- 2 stories = 12'

25
ⓓ

245438



minimum lots
size 600
front 20'
rear 20'
sides 20'
setback 20'

WARRANTY DEED
(Statutory Short Form)

I, **JANE A. ELWELL**, f/k/a **JANE A. AMELL**, of Portland, County of Cumberland, and State of Maine, for consideration paid, grant to **KATHLEEN DESMOND**, of Portland, County of Cumberland, and State of Maine, WITH WARRANTY COVENANTS, the following described real estate in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof.

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 10thth day of December, 1993.

WITNESS

Jane A. Elwell

STATE OF MAINE
Cumberland, ss.

December 10, 1993

Then personally appeared the above-named Jane A. Elwell and acknowledged the foregoing instrument to be her free act and deed.

Before me,

James A. Hopkinson
Attorney at Law

EXHIBIT A

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

Beginning at a stake on the southwesterly sideline of Walton Street at the northerly corner of land conveyed by Ernest F. Ginn to Lawrence W. Smith, et al, by deed dated August 7, 1942, and recorded in the Cumberland County Registry of Deeds in Book 1689, Page 33; thence southwesterly by said Smith land one hundred forty and thirty-one hundredths (140.31) feet, more or less, to an iron hub and land formerly of Thomas Randall thence northwesterly by said Randall land forty-one and thirteen Hundredths (41.13) feet to the southerly corner of land conveyed by Leo Goldetz, et al, to John T. Morton, et al, by deed dated December 14, 1948, and recorded in said Registry of Deeds in Book 1938, Page 326; thence northeasterly by said Morton land one hundred thirty-eight and three tenths (138.3) feet, more or less, to the southwesterly sideline of Walton Street; thence southeasterly by the southwesterly sideline of Walton Street fifty-one (51) feet to the point of beginning.

Subject to all easements and restrictions of record, if any.

Being the same premises conveyed to the Grantor herein by deed of David A. Collins, Jr. dated August 24, 1990, and recorded in the Cumberland County Registry of Deeds in Book 9295, Page 311.

QUITCLAIM DEED

For value received, HELEN HEMMINGER, of Portland, Cumberland County, Maine hereby conveys, grants and quitclaims unto KATHLEEN DESMOND, whose address is 14 Walton Street, Portland, Maine, the following land located on Walton Street, Portland, Maine:

See Exhibit A attached hereto and incorporated herein

IN WITNESS WHEREOF, the said Helen Hemminger affixes her hand and seal this 13 day of February, 2002 ad et

Steph B

Helen Hemminger
Helen Hemminger

STATE OF MAINE
CUMBERLAND, ss

Personally appeared before me Helen Hemminger and acknowledged the foregoing to be her free act and deed.

DATE: 2/13/2002

Steph B
Notary Public/Attorney at Law
Stephen D. Bither

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Beginning at a point on the Southwesterly side of Walton Street, which point is marked by a pipe, and which point marks the southeasterly corner of land currently of the Grantee herein, as described in a Deed from Jane A. Elwell to Kathleen Desmond, which Deed is recorded in the Cumberland County Registry of Deeds in Book 11155, Page 309; thence in a southeasterly direction along said Walton Street, a distance of exactly five (5) feet, to a point; thence in a southwesterly direction along a line parallel to, and exactly five feet distant from, the southeasterly boundary line of land of Grantee, as described in the aforesaid deed, and continuing along said line until it reaches the southwesterly boundary of the Grantor's property; thence northwesterly along the said southwesterly boundary line a distance of five (5) feet to a point which marks the southwesterly corner of land of Grantee, as described in the aforesaid Deed; thence in a northeasterly direction along the boundary line of Grantee, as described in the aforesaid deed, a distance of one hundred and forty and thirty-one hundredths (140.31) feet, to the point of beginning.

Meaning and intending to convey a strip of land five (5) feet in width abutting land currently owned by Grantee.

RECEIVED
RECORDED REGISTRY OF DEEDS

2002 FEB 15 AM 10: 58

CUMBERLAND COUNTY

John B. O'Brien