

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING CONSTRUCTION

Please Read Application And Notes, If Any, Attached

This is to certify that Miller, David & Dudar, Ver / Ma/MK B company

has permission to Remove 10' x 12' enclosed porch

AT 46 PYA RD

140 G016001

Permit Number 071213
PERMIT ISSUED
SEP 28 2007
CITY OF PORTLAND

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 enclosed-in. **HEAVY 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

9/29/07 *Chy 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

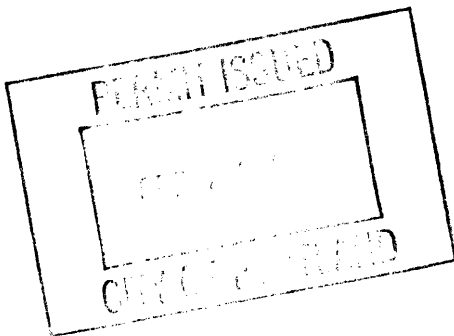
Permit No: 07-1213	Issue Date: 9/28/07	CBL: 140 G016001
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Location of Construction: 46 PYA RD	Owner Name: Miller, David & Dudar, Veronica	Owner Address: 46 PYA RD	Phone:
Business Name:	Contractor Name: MK Fournier Company	Contractor Address: 15 Oceanview Ave Portland	Phone 2077993919
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Remove 10' x 12' enclosed porch	Permit Fee: \$60.00	Cost of Work: \$4,000.00	CEO District: 4
Proposed Project Description: Remove 10' x 12' enclosed porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRL-2003 Signature: 9/28/07 CLM	
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: 09/27/2007	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan <i>AK</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 9/28/07 <i>CSA</i>	Date: _____	Date: 9/28/07 <i>CSA</i>

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1213	Date Applied For: 09/27/2007	CBL: 140 G016001
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Location of Construction: 46 PYA RD	Owner Name: Miller, David & Dudar, Veronica	Owner Address: 46 PYA RD	Phone:
Business Name:	Contractor Name: MK Fournier Company	Contractor Address: 15 Oceanview Ave Portland	Phone (207) 799-3919
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Remove 10' x 12' enclosed porch	Proposed Project Description: Remove 10' x 12' enclosed porch
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Dept: Zoning	Status: Approved	Reviewer: Chris Hanson	Approval Date: 09/28/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 09/28/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Demolition permit only. No other construction activities allowed.			



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>46 Pya Rd. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>to be Removed: 120 SF</u>		Square Footage of Lot <u>14171 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>David Miller & Veronica J. Dudar</u> Address City, State & Zip	Telephone: <u>207-899-4567</u> (home) <u>207-272-0773</u> (cell)
<u>140</u> <u>G</u> <u>016</u>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>4,000</u>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? <u>Single family</u> Proposed Specific use: <u>single family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Remove 10' x 12' enclosed porch, attached to house and on posts, no foundation. Framing 2x4 wall, 3 1/2" insulation (R15), 1/2" exterior sheathing, 1/2" interior sheetrock. Existing door converted back to window - Paradigm new construction vinyl window per IECC 2003 standards.</u>		
Contractor's name: <u>M.K. Fournier Co., Inc.</u> <u>siding replaced.</u> Address: <u>124 Main St.</u> City, State & Zip <u>So. Portland, ME 04106</u> Telephone: <u>207-799-8782</u> Who should we contact when the permit is ready: <u>D. Miller & V. Dudar</u> Telephone: <u>207-899-4567</u> Mailing address: <u>46 Pya Rd. Portland, ME 04103</u> <u>207-272-0773 cell</u>		

Please call for PA

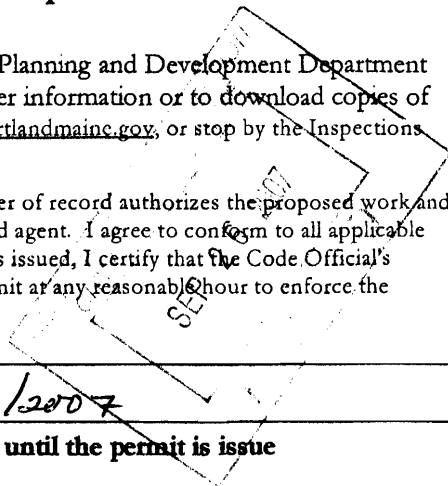
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

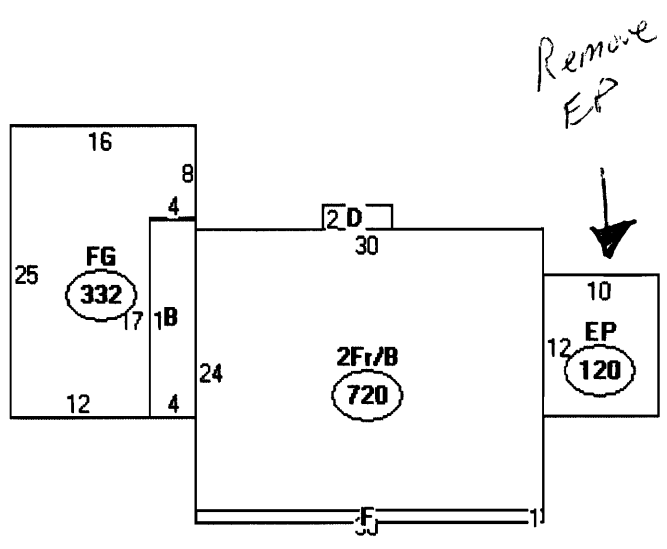
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: David Miller & Veronica Dudar Date: 9/26/2007

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





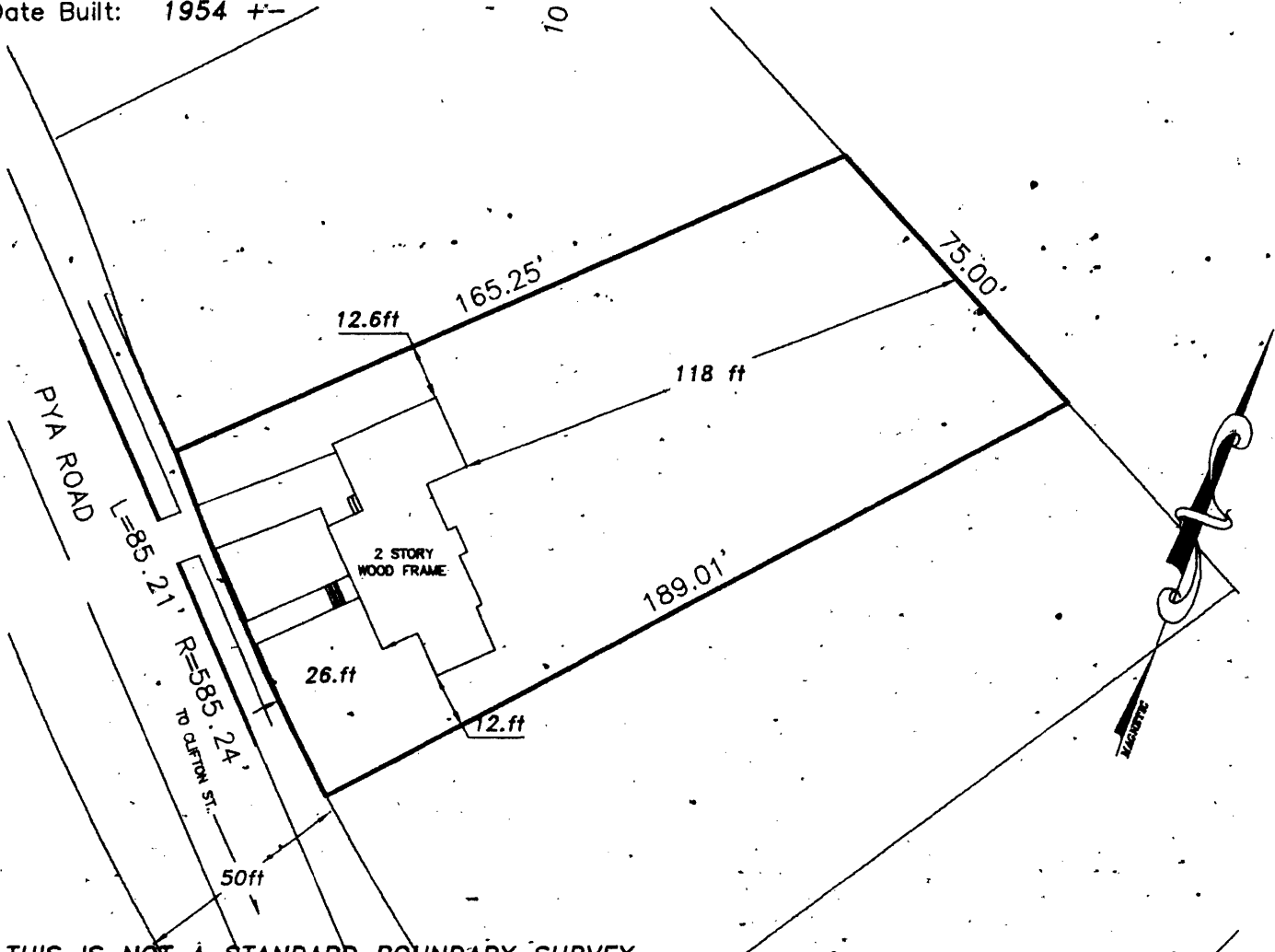
- Descriptor/Area
- A: 2Fr/B
720 sqft
 - B: 1Fr/B
68 sqft
 - C: FG
332 sqft
 - D: FBAY
12 sqft
 - E: EP
120 sqft
 - F: FOH
30 sqft

Buyer:
 Verohica Dudar
 David Miller
 Site: 46 Pya Road
 Town: Portland, Maine
 Zoning: Residential District "R-3"
 Tax Map: 140-BLOCK G-LOT 016
 Source Deed: Book 3065, page 309
 Date Built: 1954 +/-

MORTGAGE LOAN INSPECTION
BACK BAY BOUNDARY, INC.
 643 FOREST AVENUE
 Portland, Maine 04101
 207-774-2855
 Fax, 207-347-4341

Job No.: 2007051-MLI
 Date: 05-22-2007
 County: Cumberland
 State: Maine
 Plan Bk.: 15, Page 36
 Lot: 15
 Scale: 1" = 40'

\\Gary_dwane\c\Program Files\Autodesk Field Survey\work\2007\work\2007051.mli.dwg, 5/22/2007 2:28:22 PM



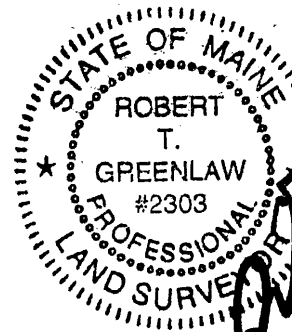
THIS IS NOT A STANDARD BOUNDARY SURVEY.

Note: This plan is made for use by the below listed Individuals ONLY and is not to be recorded or utilized for any other purpose.

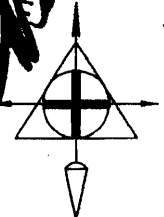
Certification: Back-Bay Boundary, Inc. hereby certifies to: Veronica Dudar and David Miller.

their successors and assign as their interests may appear that based upon the inspection made and with reasonable certainty that:

- a) This plan was made from an inspection of the site.
- b) There **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at the time of of this survey. The building was built prior to zoning.
- c) The principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on FEMA Map No. 7c panel: 230051 Zone: X Date: December 8, 1998



ROBERT T. GREENLAW, PLS
 REGISTRATION NO. 2303
 May 22, 2007







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 140 G016001
 Location 46 PYA RD
 Land Use SINGLE FAMILY

Owner Address DUNN EUGENE F WWII VET
 46 PYA RD
 PORTLAND ME 04103

Book/Page
 Legal 140-G-16
 PYA RD 44
 14171 SF

Current Assessed Valuation

Land	Building	Total
\$143,100	\$135,500	\$278,600

Property Information

Year Built 1954	Style Garrison	Story Height 2	Sq. Ft. 1550	Total Acres 0.325		
Bedrooms 3	Full Baths 1	Half Baths 1	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture Sketch Tax Map

[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.

New Search!

CLOSING AGENDA

PROPERTY: 46 Pya Road
Portland, Maine

SELLER: The Estate of Eugene F. Dunn
Raymond F. Dunn, Personal Representative
12 Thistle Lane, Falmouth, Maine

SELLER'S
COUNSEL Daniel Boutin, Esq.
Jewell and Boutin, P.A.
Suite 1104
477 Congress St.
Portland, Maine

BUYER: David Miller and Veronica J. Dudar
18 Colonial Road, Portland, Maine

BUYER'S
COUNSEL: Peter Van Hemel, Esq.
Bernstein, Shur, Sawyer & Nelson
100 Middle Street
Portland, Maine

CLOSING DATE: September 28, 2007

I. CONVEYANCE DOCUMENTS

1. Purchase & Sale Agreement dated September 19, 2007
2. Tigor Title Insurance Commitment for Castle Owner's Policy
 - a. Seller's Affidavit
 - b. Maine Purchaser's Affidavit
 - c. Broker's Waivers of Lien
 - d. Consent Letter
 - e. Mortgage Inspection Plan
 - f. Patriot Act Search
3. Seller's Existence and Authority
 - a. Letter of Authority
4. Personal Representatives Deed
 - a. Declaration of Value
5. Maine Real Estate Withholding Forms
 - a. REW-3
 - b. REW-4

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

Know all men by these presents that, I, **RAYMOND F. DUNN**, of Falmouth, County of Cumberland, and State of Maine, duly appointed and acting personal representative of the **ESTATE OF EUGENE F. DUNN**, deceased, whose Last Will and Testament was duly admitted to probate in the Probate Court for the County of Cumberland, Maine Docket Number 2007-0765, by the power conferred by law and every other power, and in accordance with said Last Will and Testament grant to **DAVID MILLER and VERONICA J. DUDAR**, residing in Portland, County of Cumberland and State of Maine, and having a mailing address of 18 Colonial Drive, Portland, Maine 04102, as joint tenants, being the people entitled to distribution, the real property in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on Pya Road, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 15 as shown on the plan recorded in the Cumberland County Registry of Deeds in Plan Book 36 Page 25, to which plan reference is hereby made for a more particular description.

Reference is made to deed of Richard C. Fera and Johann M. Fera to Eugene F. Dunn and Eileen E. Dunn, as joint tenants, dated November 12, 1968 recorded in the Cumberland County Registry of Deeds in Book 3065, Page 309. Eileen F. Dunn died intestate on _____. Eugene F. Dunn died on May 29, 2007.

IN WITNESS WHEREOF, the said Raymond F. Dunn, Personal Representative of the Estate of Eugene F. Dunn, has set his hand this _____ day of September, 2007.

THE ESTATE OF EUGENE F. DUNN

BY: _____
Raymond F. Dunn
Its: Personal Representative

Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

September _____, 2007

Then personally appeared the above-named Raymond F. Dunn in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Printed name of person taking acknowledgment

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS

THAT, **RAYMOND F. DUNN** of Falmouth, County of Cumberland, State of Maine, duly appointed and acting personal representative of the Estate of Eugene F. Dunn, deceased (testate), as shown by the probate records of the County of Cumberland, Maine, and notice to each person succeeding to an interest in the real property described below having been waived, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **DAVID MILLER and VERONICA J. DUDAR** of Portland, County of Cumberland, State of Maine, whose mailing address is 18 Colonial Road, Portland, Maine 04102, as joint tenants, the real property in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on Pya Road, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 15 as shown on the plan recorded in the Cumberland County Registry of Deeds in Plan Book 36 Page 25, to which plan reference is hereby made for a more particular description.

Reference is made to deed of Richard C. Fera and Johann M. Fera to Eugene F. Dunn and Eileen E. Dunn, as joint tenants, dated November 12, 1968 recorded in the Cumberland County Registry of Deeds in Book 3065, Page 309.

Eileen Elizabeth Dunn died intestate on March 4, 1996. Eugene F. Dunn, testator, died on May 29, 2007.

WITNESS my hand and sale this 28 day of September, 2007.

Signed, Sealed and Delivered
in presence of

J.W. Burr

Raymond F. Dunn Personal Representative
Raymond F. Dunn
Personal Representative

STATE OF MAINE
CUMBERLAND, SS.

September 28th, 2007

Then personally appeared the above-named Raymond F. Dunn in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Peter J. Van Hemel
~~Notary Public/Attorney-at-Law~~
Peter J. Van Hemel