

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090398

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Holland Nancy/Arte Garlandhas permission to Move existing garage over 1'2" & excavate and replace old slabAT 53 Canco Rd CB# 141 C019001

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 written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOURS 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. MAY 15 2009
Appeal Board _____
Other _____
Department Name. _____

[Signature]
5/15/09
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: 09-0398	Issue Date:	CBL: 141 C019001
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Location of Construction: 53 Canco Rd	Owner Name: Holland Nancy	Owner Address: 45 Read St	Phone: 207-349-0928
Business Name:	Contractor Name: Arte Garland	Contractor Address: 25 Preble St Portland	Phone: 2072282064
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Move existing garage over 4' and excavate and replace old slab, pour new slab in new location	Permit Fee: \$80.00	Cost of Work: \$5,340.00	CEO District: 4
Proposed Project Description: Move existing garage over 4' and excavate and replace old slab, pour new slab in new location.		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3/U Type: SB Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Ldobson	Date Applied For: 05/01/2009	Zoning Approval		
<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: 5/16/09 <i>[Signature]</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: _____	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>[Signature]</i>
		MAY 15 2009		

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 (ONLY)

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 or setting precast piers

Final inspection required at completion of work.

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.

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

Arte Harland
Signature of Applicant/Designee

5/15/09
Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0398	Date Applied For: 05/01/2009	CBL: 141 C019001
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Location of Construction: 53 Canco Rd	Owner Name: Holland Nancy	Owner Address: 45 Read St	Phone: 207-349-0928
Business Name:	Contractor Name: Arte Garland	Contractor Address: 25 Preble St Portland	Phone: (207) 228-2064
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Move existing garage over, excavate and remove old slab, build new slab	Proposed Project Description: Move existing garage over, excavate and remove old slab, build new slab
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/11/2009

Note:**Ok to Issue:**

- 1) The present garage is legally nonconforming as to setbacks. This permit is being issued with the condition that the garage may be moved horizontally away from the house, but it must keep the same distance to the rear property line as the current location.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/15/2009

Note:**Ok to Issue:**

- 1) Upon relocation of the structure, an amendment must be filed if any reinforcement is required of the existing structure.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

5/11/2009-amachado: Gave permit back to Lanie to put the new owner's name on the permit.



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>53 Canco Rd. Portland</u>		
Total Square Footage of Proposed Structure/Area <u>224.25 sq ft.</u>	Square Footage of Lot <u>6,500 +/-</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>141</u> Block# <u>C</u> Lot# <u>19</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Arte' Garland</u> Address <u>P.O. Box 1204</u> City, State & Zip <u>Gray, Me. 04039</u>	Telephone: <u>207-347-0928</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Nancy Holland</u> Address <u>45 Read St.</u> City, State & Zip <u>Portland, Me. 04103</u>	Cost Of Work: \$ <u>5,340.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
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? <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>Move existing Garage to side. excavate old slab - remove. Prep for new slab - Pour new slab 4' from house. Existing location is 1'2" from house. Relocate garage onto new slab.</u>		
Contractor's name: <u>Arte' Garland</u>		
Address: <u>P.O. Box 1204</u>		
City, State & Zip <u>Gray, Me. 04039</u>		Telephone: <u>207-347-0928</u>
Who should we contact when the permit is ready: <u>Same</u>		Telephone: <u>same</u>
Mailing address: <u>Same</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.

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.

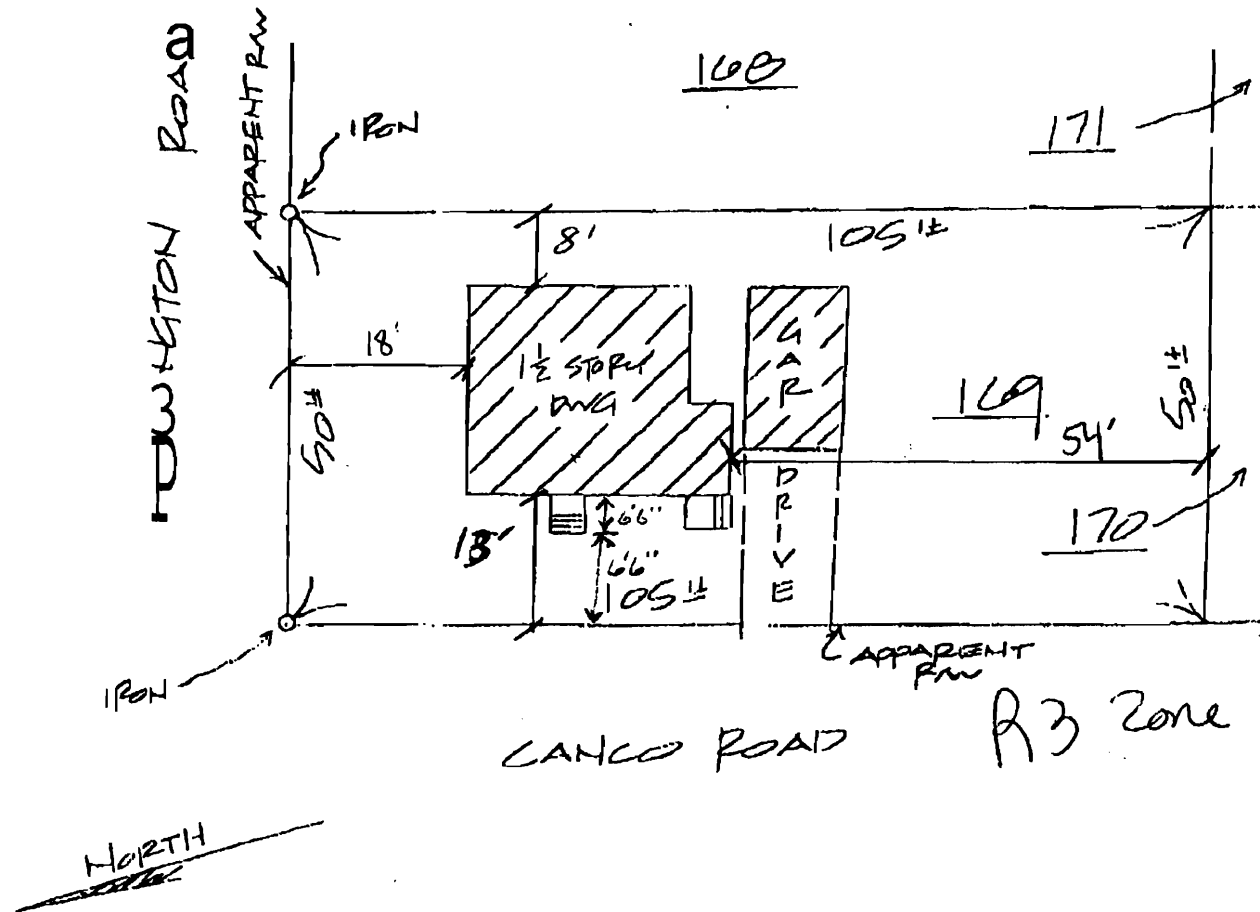
Signature: Arte' Garland Date: 04-30-09

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

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE EASEMENTS & RIGHTS OF WAY STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ADJUTING DEEDS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 53 CANCO ROAD INSPECTION DATE: 6-29-98
PORTLAND, ME SCALE: 1" = 20'
appears 2' off



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: KHEELAND REQUESTING PARTY: LEETE & LEMIEUX
 OWNER: LEGAGE ATTORNEY: JAMES R. LEMIEUX
 LENDER: _____ FILE No. 984910

TITLE REFERENCES:

DEED BOOK B371 PAGE 36
 PLAN BOOK A PAGE 32 LOT: 169
 COUNTY: CUMBERLAND

YOUR FILE #:

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS
 844 STEVENS AVENUE 238 CLARE Woods ROAD
 PORTLAND, ME 04103 LYMAN, ME 04082

141-C-014

WARRANTY DEED

JANICE L. KNEELAND, F/K/A JANICE L. RICKER,

of 2200 E. Mountain Rd., P203, Springdale, AR 72762

for consideration paid, grants to

NANCY HOLLAND

of 45 Read Street, Portland, ME 04103, with WARRANTY COVENANTS, the following described real property 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/our hands and seals this 13th day of March, 2009.

Janice L. Kneeland
Janice L. Kneeland

State of ~~Maine~~ *ARKANSAS*
~~Cumberland~~, ss. *WASHINGTON COUNTY*

March 13, 2009

Personally appeared before me the above-named Janice L. Kneeland and acknowledged the foregoing instrument to be her free act and deed.

Before me,



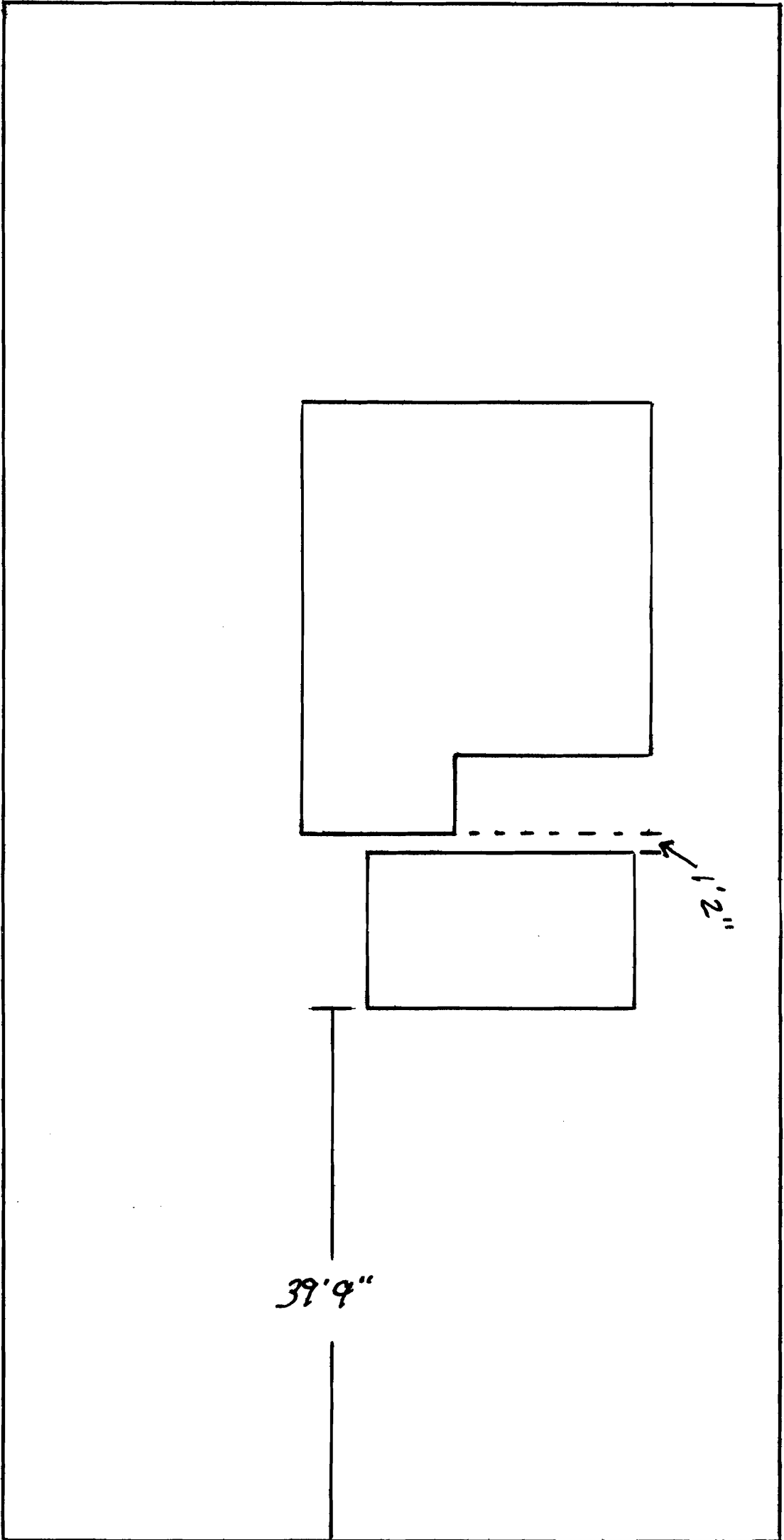
Leslie N. Miller

Notary Public

My Commission Expires: *2/14/15*

WELLINGTON ROAD

CANCO ROAD



39'9"

1'2"

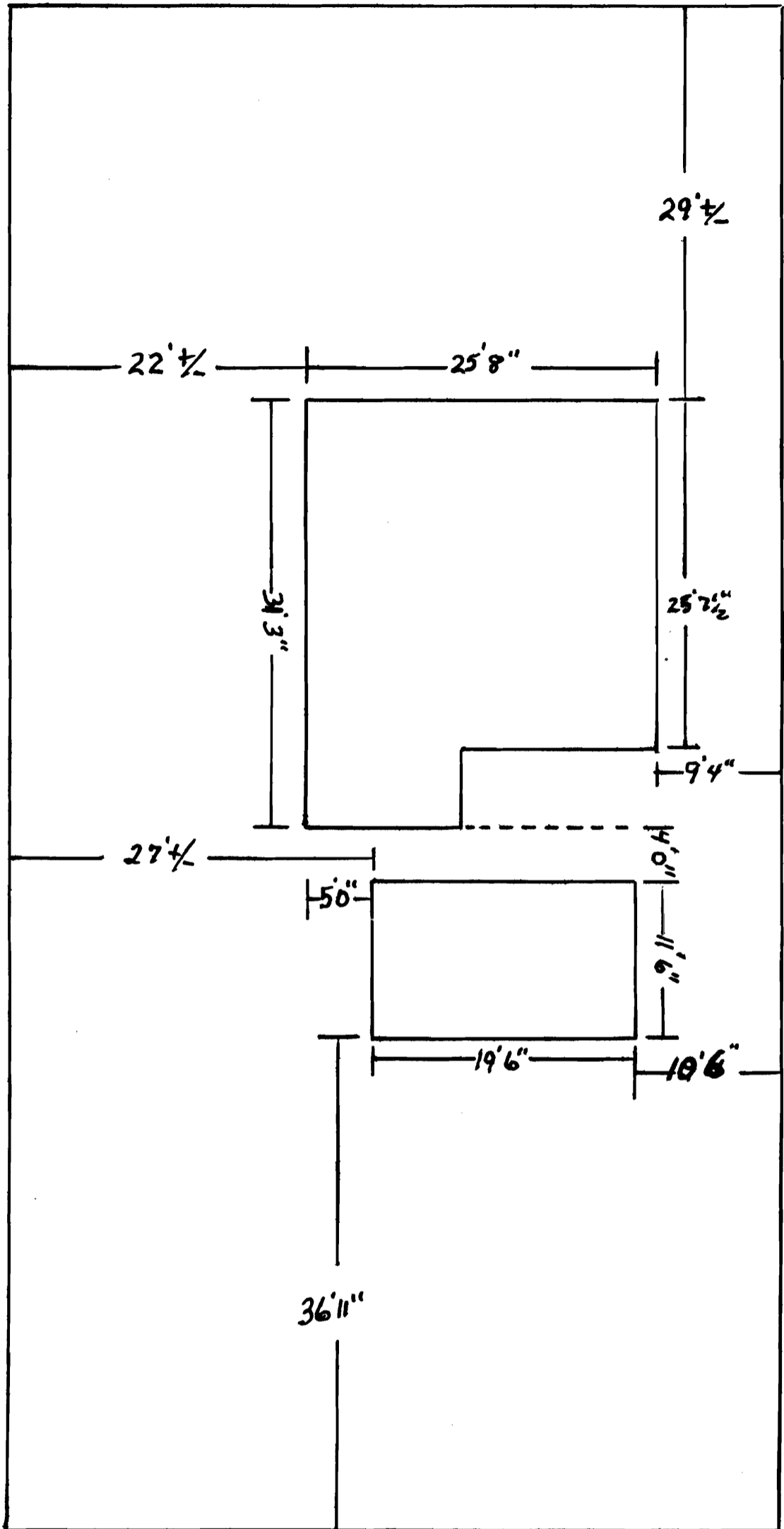
EXISTING LOCATION
OF GARAGE IS 1'2"
FROM HOUSE

53 CANCO ROAD-PORTLAND
OWNER: NANCY HOLLAND

SCALE 1 INCH = 10 FEET

WELLINGTON ROAD

CANCO ROAD



NEW LOCATION OF GARAGE
TO BE 4'0" FROM HOUSE
ON NEW 4" CONCRETE SLAB
WITH 12" DEEP X 24" WIDE JOINT

53 CANCO ROAD - PORTLAND
OWNER: NANCY HOLLAND

SCALE 1 INCH = 10 FEET

4" SLAB WITH 12" DEEP X 24" WIDE HONCH ON ALL SIDES
ALL ORGANIC SOIL TO BE REMOVED DOWN TO HARDPAN
NEW COMPACTED GRAVEL BELOW SLAB AND HONCH

53 CANCO ROAD
PORTLAND
OWNER: NANCY HOLLAND
SCALE 1/2" = 1'

1/2" anchor Bolts

