

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070150

PERMIT ISSUED

FEB 12 2007

This is to certify that Richardson Leslie M Heirs / Docket Renovations

has permission to build 25' rear shed dormer

AT 104 Read St

141 F027001

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 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 leased or occupied. **FOUR HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

FEB 12 2007

Department Name

CITY OF PORTLAND

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

2/12/07

City of Portland, Maine - Building or Use Permit Application

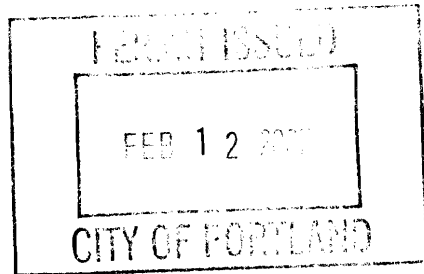
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED		
Permit No: 07-0150	Issue Date: FEB 12 2007	CBL: 141 F027001
Location of Construction: 104 Read St	Owner Name: Richardson Leslie M Heirs	Owner Address: 47 Brentwood Rd CITY OF PORTLAND
Business Name:	Contractor Name: Brackett Renovations	Contractor Address: 52 Melbourne Portland 2072324948
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings
		Zone: R-3

Past Use: single family	Proposed Use: single family - build 25' rear shed dormer	Permit Fee: \$130.00	Cost of Work: \$11,000.00	CEO District: 4
Proposed Project Description: build 25' rear shed dormer		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB IRC 2003 Signature: <i>[Signature]</i>
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: tmm	Date Applied For: 02/12/2007	Zoning Approval		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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: 2/12/07	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: 2/12/07
	OK under 14-436		



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



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

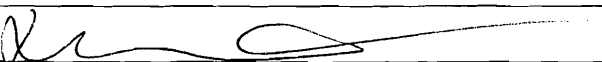
Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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 this project meets the above criteria and that the work performed will not go beyond these parameters.

Signature of applicant: 	Date: 2/12/07
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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.

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

N/A Footing/Building Location Inspection: Prior to pouring concrete
N/A Re-Bar Schedule Inspection: Prior to pouring concrete
N/A 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

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

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

[Signature] _____ 07/09/07
Signature of Applicant/Designee Date

[Signature] _____ 07/12/07
Signature of Inspections Official Date

CBL: 141-F-27 Building Permit #: 07-0150

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0150	Date Applied For: 02/12/2007	CBL: 141 F027001
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Location of Construction: 104 Read St	Owner Name: Richardson Leslie M Heirs	Owner Address: 47 Brentwood Rd	Phone:
Business Name:	Contractor Name: Brackett Renovations	Contractor Address: 52 Melbourne Portland	Phone: (207) 232-4948
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

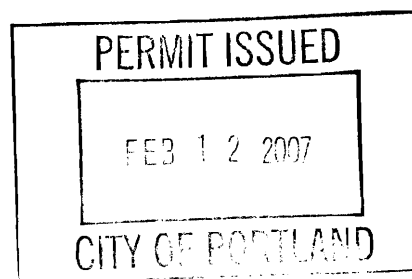
Proposed Use: single family - build 25' rear shed dormer	Proposed Project Description: build 25' rear shed dormer
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 02/12/2007**Note:** **Ok to Issue:**

- 1) 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:** 02/12/2007**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 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 design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.





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>104 Read ST</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Conroy Mike, Rachel</u>	Telephone: <u>318-8177</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>David Brackett</u> <u>52 Melburne ST</u> <u>Portland ME 04101</u>	Cost Of Work: \$ <u>10,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single -</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Adding Deck Rear expanding and Head Room</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>David Brackett</u> Mailing address: _____ Phone: <u>232-4948</u> <u>52 Melburne</u> <u>Portland ME 04101</u>		

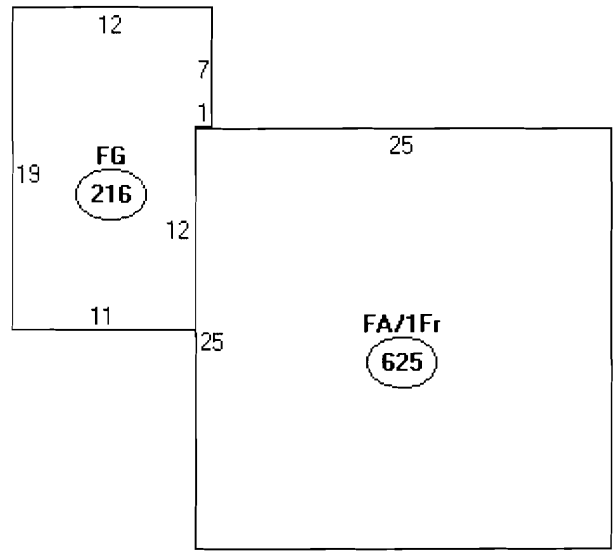
Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

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: 	Date: <u>2/13/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Descriptor/Area

A: FA/1Fr
625 sqft

B: FG
216 sqft

841

R-3
 Front - 25'
 Rear - 25'
 Side - 8'
 1 story
 2 story - 14'

14-436A

50% of 1st floor = 420.5

Land per Dwelling - 6500
 Current - 5260



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	141 F027001
Location	104 READ ST
Land Use	SINGLE FAMILY
Owner Address	RICHARDSON LESLIE M HEIRS 47 BRENTWOOD RD AUGUSTA ME 04330

Book/Page	141-F-27
Legal	READ ST 104-106 5250 SF

Current Assessed Valuation

Land	Building	Total
\$63,200	\$73,600	\$136,800

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1941	Cape	1	781	0.121		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
2	1		5	Part Finsh	Crawl	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1941	6X8	C	A

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture	Sketch	Tax Map
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[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!

**SHORT FORM DEED OF SALE
BY PERSONAL REPRESENTATIVES (INTESTATE)**

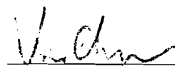
KNOW ALL PERSONS BY THESE PRESENTS THAT, MARTIN K. RICHARDSON, of Augusta, Maine, duly appointed and acting Personal Representative of the Estate of LESLIE MILES RICHARDSON, deceased (intestate), as shown by the probate records of Kennebec County, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid grants to WILLIAM D. COONEY and RACHEL D. COONEY, as joint tenants, of Falmouth, Cumberland County, State of Maine, whose mailing address is 38 Hillside Avenue, Falmouth, Maine, the real property and any improvements thereon, in Portland, Cumberland County, Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Read Street in the City of Portland in said County of Cumberland and State of Maine, and being Lot numbered thirty-six (36) as shown on Plan of Woodfords Park, recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 32, to which Plan reference is hereby made for a more particular description.

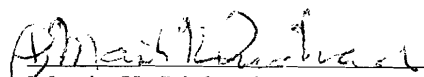
For purposes of reference, see Warranty Deed from Herbert W. Pearson to Richard L. Thurston and Sylvia M. Thurston, dated September 18, 1947 and recorded in the Cumberland County Registry of Deeds in Book 1882, Page 496.

For purposes of reference see deed from Richard L. Thurston and Sylvia M. Thurston to Leslie M. Richardson and Mary M. Richardson, as joint tenants, dated August 11, 1951 and recorded in the Cumberland County Registry of Deeds in Book 2054, Page 250. Mary M. Richardson died on September 18, 2003.

Witness my hand and seal this 31 day of January, 2007.



Witness



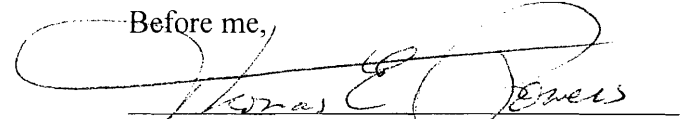
Martin K. Richardson, as Personal
Representative of the Estate of LESLIE
MILES RICHARDSON

STATE OF MAINE
CUMBERLAND, SS.

January 31, 2007

Personally appeared MARTIN K. RICHARDSON, in his capacity as Personal Representative of the Estate of LESLIE MILES RICHARDSON and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,



Notary Public/Attorney at Law

Thomas E. POWERS
print name



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0599900

RETTD
**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION**

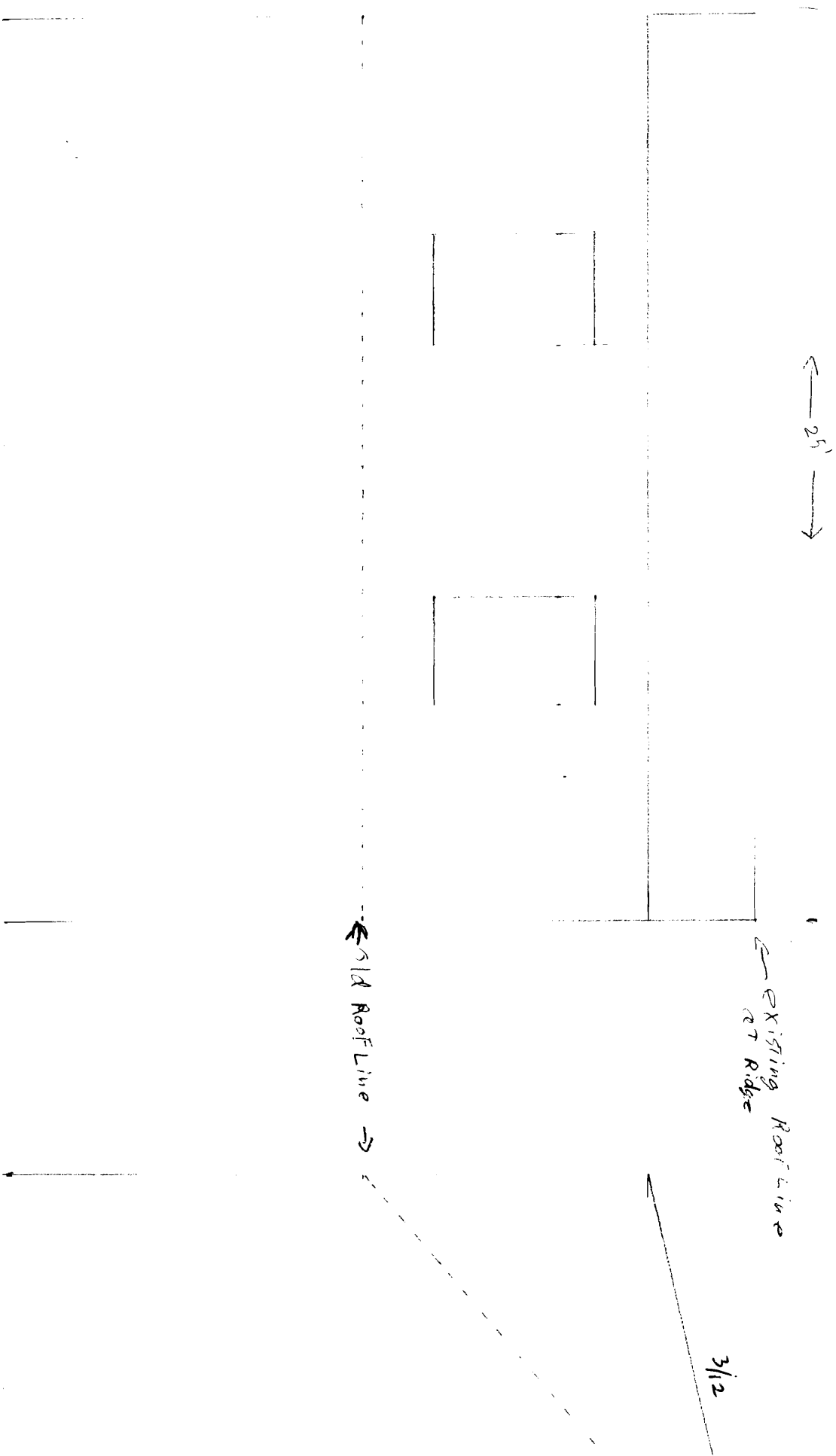
TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY CUMBERLAND		DO NOT USE RED INK!	
2. MUNICIPALITY/TOWNSHIP PORTLAND		BOOK/PAGE—REGISTRY USE ONLY	
3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) COONEY, WILLIAM M.	3b) SSN or Federal ID 004-70-4630	<i>willc</i>
	3c) Name (LAST, FIRST, MI) COONEY, RACHEL D.	3d) SSN or Federal ID 007-48-7357	<i>044</i>
	3e) Mailing Address 38 HILLSIDE AVENUE		3g) State ME
4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) RICHARDSON, ESTATE OF LESLIE MILES	4b) SSN or Federal ID 20-6320842	
	4c) Name (LAST, FIRST, MI) C/O MARTIN K. RICHARDSON, PERS REP	4d) SSN or Federal ID	
	4e) Mailing Address 47 BRENTWOOD ROAD		4g) State ME
5. PROPERTY	5a) Map Block Lot Sub-Lot 141 - F - 27 -	Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	
	5c) Physical Location 104 READ STREET	5b) Type of property—Enter the code number that best describes the property being sold. (See Instructions) 5d) Acreage:	
6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0") 136500	6a \$ 136500 .00	
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value) 136500	6b \$ 136500 .00	
	6c) Exemption claim - <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.		
7. DATE OF TRANSFER (MM-DD-YYYY) 01 31 2007 MONTH DAY YEAR		8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> CLASSIFIED	
9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain: <input type="checkbox"/>		10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> Consideration for the property is less than \$50,000	
11. OATH	Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, this is true, correct, and complete. Grantee(s) and Grantor(s), or their authorized agent(s) are required to sign below: Grantee <i>William M. Cooney</i> Date <i>1/31/07</i> Grantor <i>Leslie Miles</i> Date <i>1/31/07</i> Grantee <i>Rachel D. Cooney</i> Date <i>1/31/07</i> Grantor <i>Person of Representative</i> Date _____		
12. PREPARER	Name of Preparer Seaborn Fidelity	Phone Number 207.878.8004	
	Mailing Address 1050 Forest Ave Portland, ME 04103	E-Mail Address	

Adding Full width Dormer on Roof of Horse

EXISTING Bed Room on Second Floor Expanding Head Room
adding two egress windows on rear of Dormer 3046
2x4 Framing 16" on center 1/2" sheathing vinyl siding
window Headers Double 2x6 with 1/2" ply filler
New Roof 5/8" Advantec Decking
3 Pitch Roof 12'6" Spans 2x3 16" on center



2 X 4 Framing 16" on center

Double top plate

Double 2 X 4 Headers

40" X 60" R.O. windows

2 X 8 rafters 16" O.C.

