

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: 01-1205	Issue Date: OCT 15 2001	CBL: 143 A082001
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Location of Construction: 6 Morgans Ct	Owner Name: Beane Gregory E	Owner Address: 6 Morgans Ct	Phone: 781-4721
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Res./ Single Fam	Proposed Use: Same: Interior Alterations Per Plans	Permit Fee: \$48.00	Cost of Work: \$4,000.00	CEO District: 3
		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>	

Proposed Project Description:
Interior Alterations Per Plans

Signature: *T. Munson*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied
N/A

Signature: *N/A* Date:

Permit Taken By: cjh	Date Applied For: 09/26/2001	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>OK</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>10/15/01</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use <i>N/A</i></p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>10/15/01</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>10/15/01</i></p>
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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 _____

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: 6 MORGAN COURT

Total Square Footage of ~~Proposed~~ ^{EXISTING} Structure 1,440 S.F. Square Footage of Lot 7,000 S.F.

Tax Assessor's Chart, Block & Lot
 Chart# 143 Block# A Lot# 082
 Owner: TIMOTHY W. MERRITT Telephone: (D) 781-4721 X219
(E) 878-8915

Lessee/Buyer's Name (if Applicable) N/A
 Applicant name, address & telephone: TIM MERRITT
6 MORGAN COURT
PORTLAND, ME 04103
781-4721 X219
 Cost Of Work: \$ 4,000
 Fee: \$ 48

Current use: SINGLE FAMILY
 If the location is currently vacant, what was prior use: _____
 Approximately how long has it been vacant: _____
 Proposed use: SINGLE FAMILY (PHASE I)
 Project description: FINISHING A MASTER BATHROOM, A SECONDARY BATHROOM, AND A THIRD BEDROOM ON THE EXISTING, PRIMARILY UNFINISHED SECOND FLOOR. APPLICATION FOR SITE PLAN REVIEW EXEMPTION HAS BEEN APPROVED FOR TURNING HOUSE INTO 2-UNIT BY ADDING 2ND FLOOR OVER GARAGE. SEPARATE BUILDING PERMIT WILL BE APPLIED FOR THIS PHASE, NEXT YEAR.

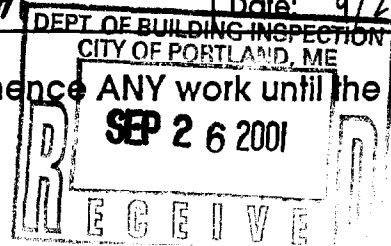
Contractor's name, address & telephone: SELF
 Who should we contact when the permit is ready: TIM MERRITT
 Mailing address: SEE ABOVE
 Phone: SEE ABOVE

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: Timothy W. Merritt Date: 9/25/01

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



9/26/01
Gary

Applicant: Tim Merritt

Date: 10/15/01

Address: 6 Morgan Court

C-B-L: 143-A-82

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing - 1990

Zone Location - R-5

Interior or corner lot - Interior

Proposed Use/Work - ~~RENOVATION~~ Interior reno only

Sevage Disposal - public

Lot Street Frontage - 108.24 shown - 50' Req - OK

Front Yard - 20' shown - 20' Req - OK

Rear Yard - 22' shown - 20' Req - OK

Side Yard - 20' shown - 12' Req - OK

Projections - Not shown

Width of Lot - 108.24'

Height - 1 1/2 story

Lot Area - 7115 SF shown - 6000 SF Req

Lot Coverage/Impervious Surface - N/A - 40%

Area per Family - N/A

Off-street Parking -

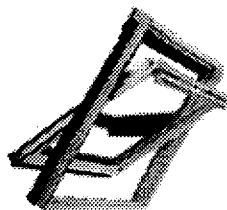
Loading Bays -

Site Plan -

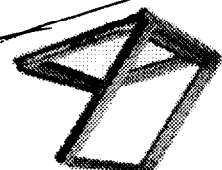
Shoreland Zoning/Stream Protection -

Flood Plains -

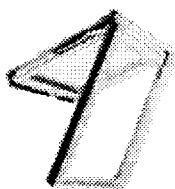
ROOF WINDOW PRODUCT RANGE

**VELUX GGL**

The GGL center pivot window of laminated Nordic pine is operated by the control bar at the top of the window. Suitable for installation in all roofing materials in roof pitches between 15° and 90° the window uses a simple to operate dual function control bar to open the ventilation flap and then disengage the locking device. 180° rotation for easy cleaning.

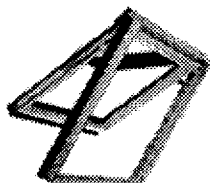
**VELUX GPL**

The GPL can open to an angle of 45°. Opening outwards the window can create a feel of space and provide free unrestricted view. For comfortable operation, the windows have a conveniently placed bottom handle and opening is assisted by powerful but gentle springs. It locks in three positions - two for ventilation and one to secure the window shut. The GPL can be installed from pitches between 20 - 55° and up to 65° with special springs.

**VELUX GPU**

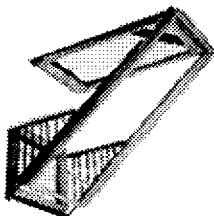
With a core of wood sealed in polyurethane, the VELUX GPU can withstand any amount of condensation. A tough, durable polyurethane surface gives outstanding moisture resistance and durability. The GPU can open to an angle of 45°. Opening outwards the window can create a feel of space and provide a free unrestricted view.

For comfortable operation, the windows have a conveniently placed bottom handle, and opening is assisted by powerful but gentle springs. It locks in three positions - two for ventilation and one to secure the window shut. The GPU can be installed from pitches between 20 - 55° and up to 65° with special springs.

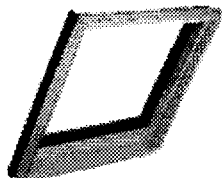
**VELUX GHL**

The GHL roof window can be installed in all roofing materials in roof pitches between 15° and 55°. With special springs installation in pitches up to 77° is possible.

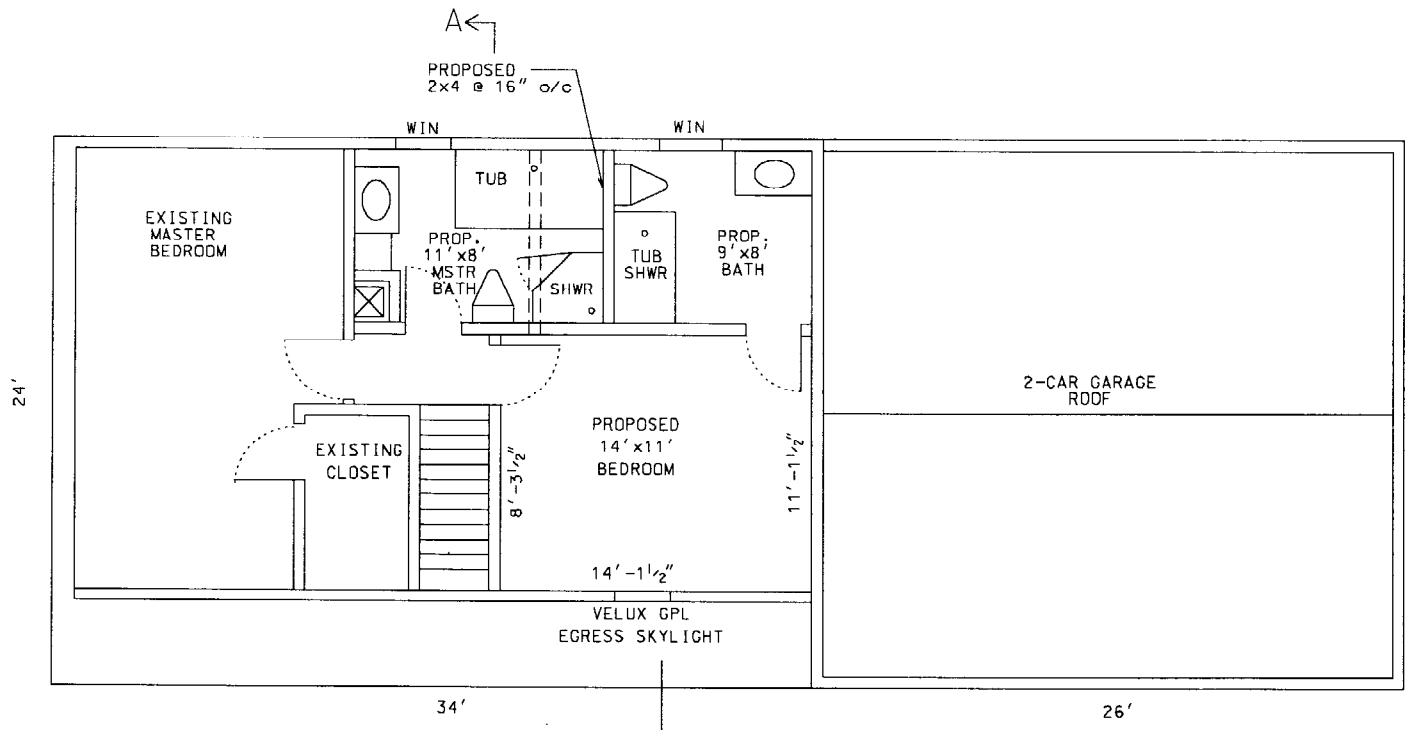
The VELUX GHL is operated by means of a handle located at the bottom of the sash, though the control bar at the top of the window can be pulled forward to open the ventilation flap and is also used to turn the window 180° to facilitate cleaning.

**VELUX GDL**

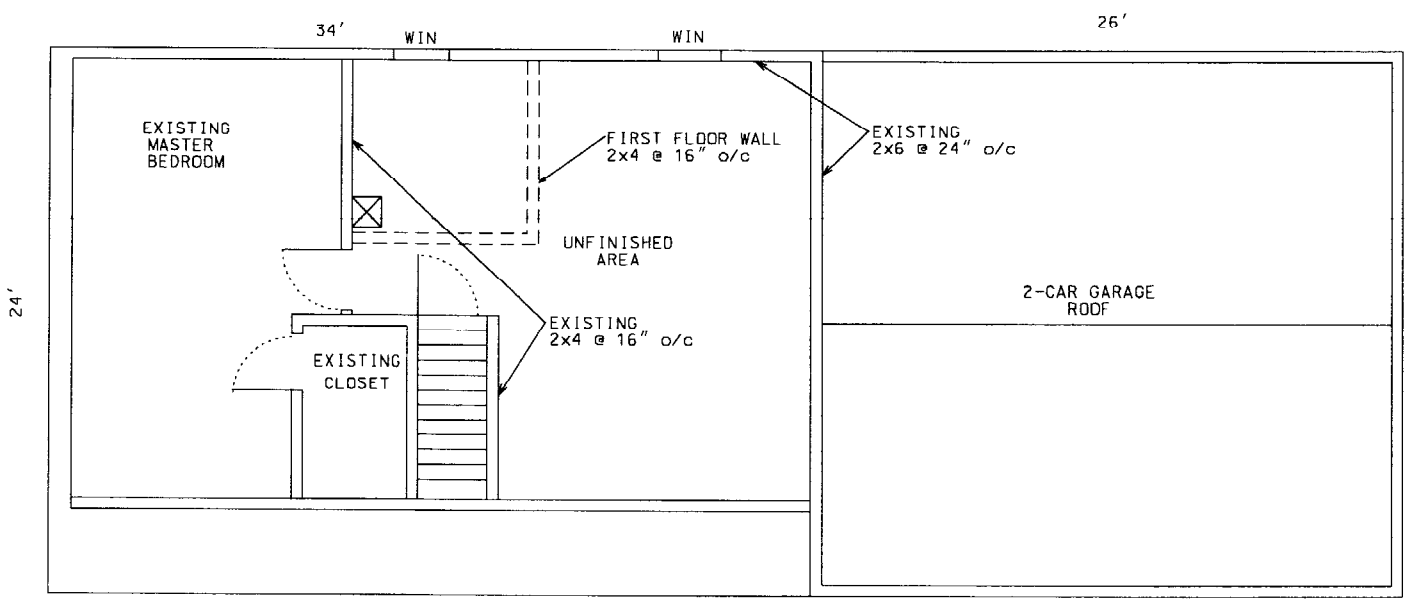
The GDL CABRIO™ roof balcony can be installed in all roof pitches between 35° and 53°. When closed it is near flush to the roof, but when you open it, you open a whole new dimension - an instant balcony with your own personal roof-top view. The upper element opens to 45° while the lower element pushes forward, automatically unfolding an integral railing system and providing a sturdy balcony surround.

**VELUX GIL**

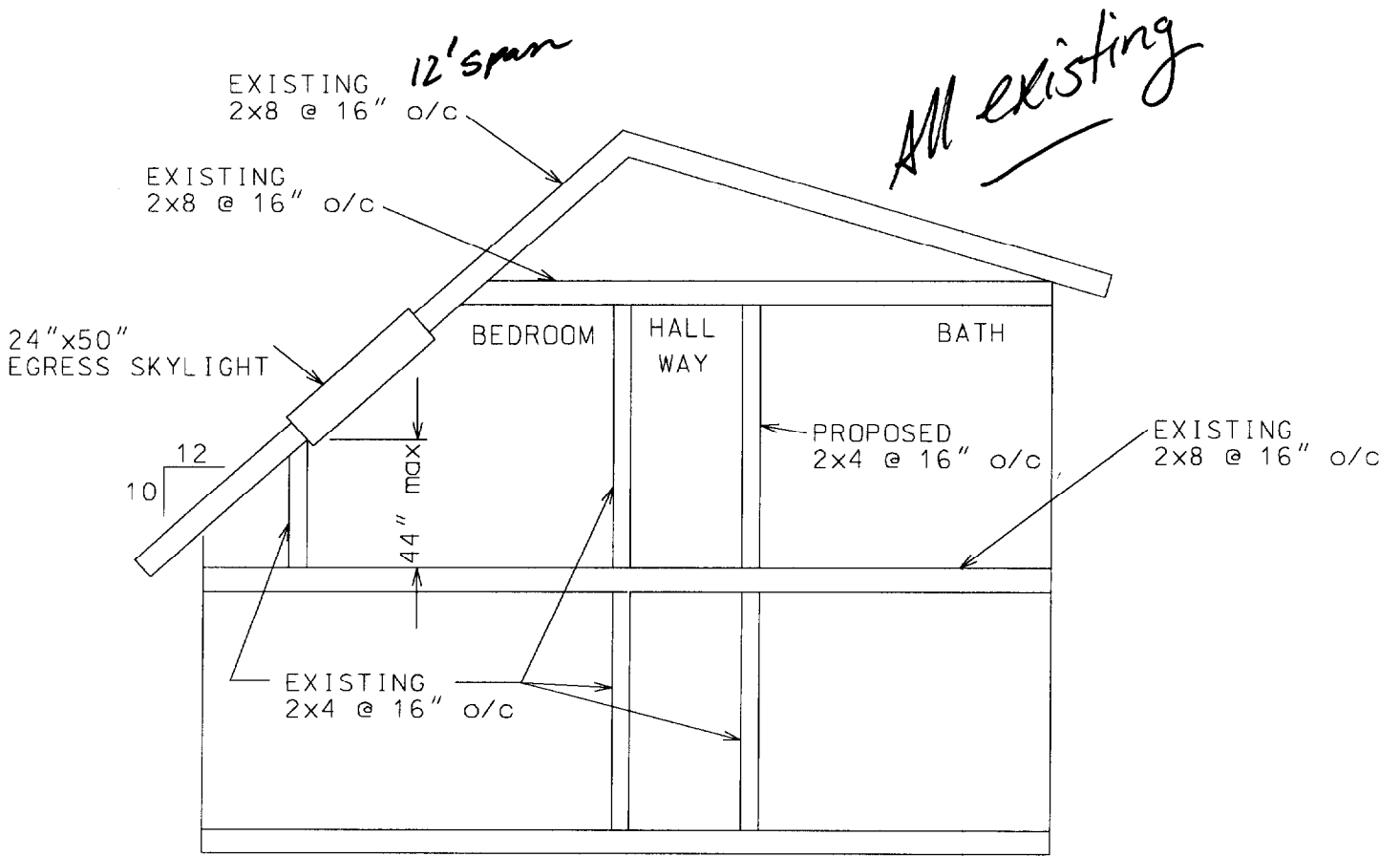
The GIL fixed rectangular window is fitted below a roof window in roof pitches from 15° and 90°. By extending the roof downwards it has a major effect on increasing the appearance of space externally, as well as increasing the amount of natural light internally. The element has an integrated cladding with the roof window, the frame distance between the element and the window being zero.



PROPOSED 2ND FLOOR



EXISTING 2ND FLOOR

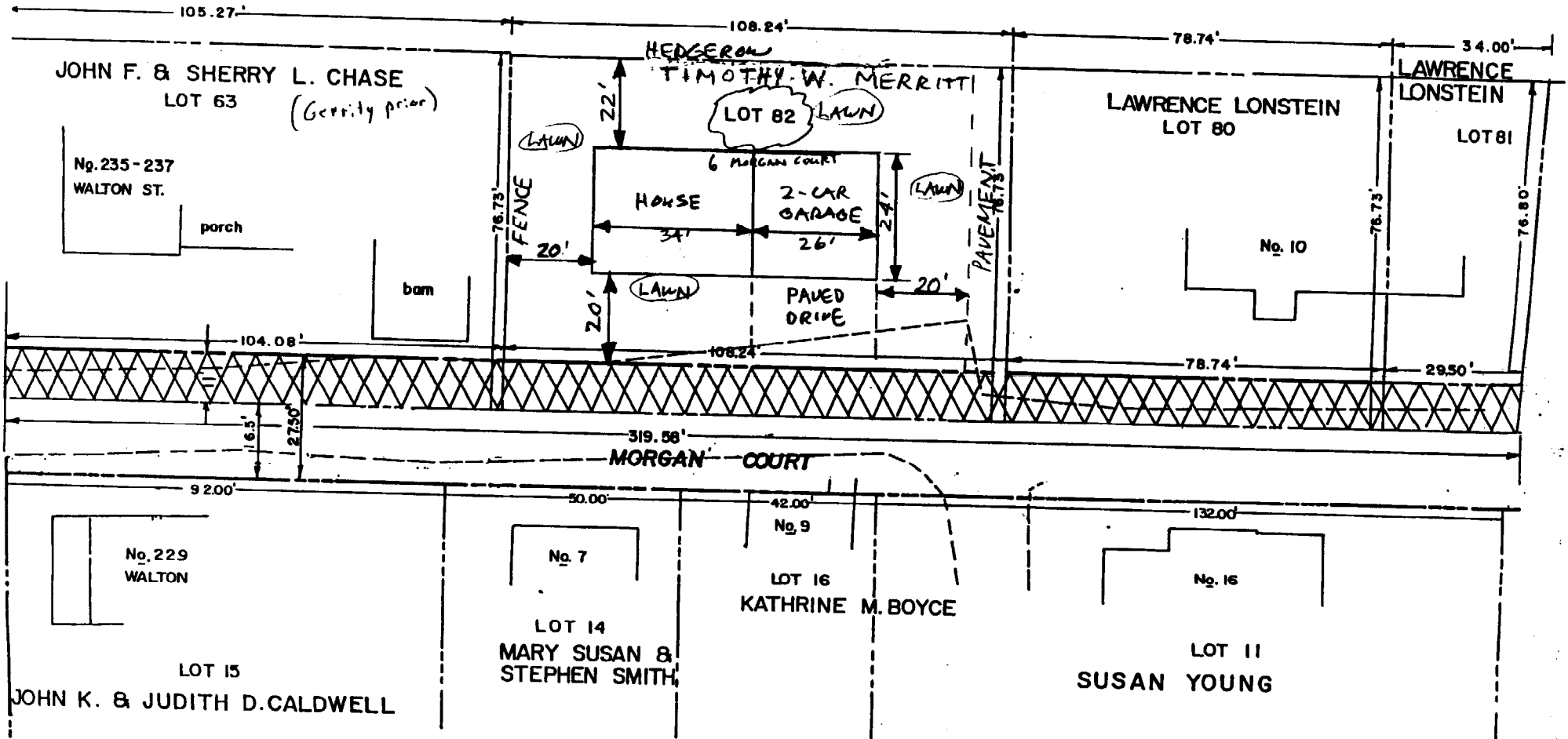


SECTION A-A

LOT SET-BACKS



NOTE: NOT MAKING ANY ALTERATIONS/ADDITIONS TO EXISTING BUILDING EXTERIOR.



WARRANTY DEED


Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS THAT, I, **GREGORY E. BEANE** of
Portland, Cumberland County, Maine, for consideration paid, grant
to **TIMOTHY W. MERRITT** with a mailing address of 836 Washington
Avenue, #10, Portland, ME 04103, with **WARRANTY COVENANTS**, the
following:

A certain lot or parcel of land, with any buildings thereon,
situated in the City of Portland, County of Cumberland and State
of Maine, and being more particularly described in Exhibit A
attached hereto and made a part hereof.

Meaning and intending to convey and hereby conveying the
premises conveyed to the Grantor herein by deed of Lawrence
Lonstein dated September 5, 1995 and recorded in the Cumberland
County Registry of Deeds in Book 12102, Page 1.

Witness my hand and seal this 1st day of August, 2001.


Gregory E. Beane

State of Maine
County of Cumberland

August 1, 2001

Personally appeared Gregory E. Beane and acknowledged the
foregoing to be his free act and deed.

Before me,

Robert E. Danielson
Attorney at Law

Exhibit A

A certain lot or parcel of land located on the westerly side of Morgan's Court in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at a point on the westerly sideline of Morgan's Court said point also being at the northeasterly corner of land now or formerly of Peter P. Gerrity as recorded in the Cumberland County Registry of Deeds in Book 6891, Page 234.

THENCE the following courses and distances.

1. North 64 degrees 8 minutes 0 seconds West along land of said Gerrity, a distance of seventy-six and 73/100 (76.73) feet to a point and land now or formerly of Thomas L. and Veronica M. Morrison as recorded in the said Registry in Book 2539, Page 325.
2. North 26 degrees 34 minutes 0 seconds East along land now or formerly of James E. Beecher as recorded in said Registry in Book 1800, Page 428, a distance of one hundred ten and 49/100 (110.49) feet to a point.
3. South 62 degrees 27 minutes 6 seconds East, a distance of seventy-six and 73/100 (76.73) feet to a point on the westerly sideline of Morgan's Court.
4. South 26 degrees 34 minutes 0 seconds West along the westerly sideline of Morgan's Court, a distance of one hundred eight and 24/100 (108.24) feet to the point of beginning.

The above described parcel containing 8,390 square feet bearings are referenced to Magnetic North 1980.

Said parcel is subject to a certain easement over the driveway as it now exists.

Excepting and reserving deed to City of Portland dated April 10, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9135, Page 308.

BK1210276001

15168

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Lawrence Lonstain of 6 Morgan Court, Portland, County of Cumberland and State of Maine, for consideration paid, grant to Gregory E. Beane of 235 Walton Street, Portland, County of Cumberland and State of Maine, with WARRANTY COVENANTS,

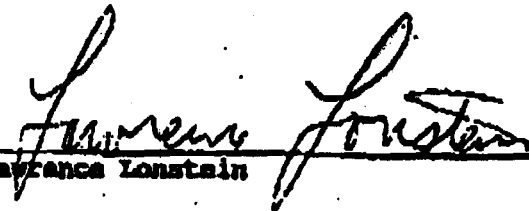
SEE EXHIBIT A ATTACHED

Meaning and intending to describe and convey a portion of the same premises as conveyed to Lawrence Lonstain by Warranty Deed of John DiSanto dated February 5, 1985, recorded with the Cumberland County Registry of Deeds at Book 6684, Page 78.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of September, 1995.



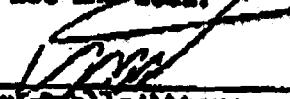
Witness



Lawrence Lonstain

STATE OF Maine
COUNTY OF Cumberland

On this 5th day of September, 1995, personally appeared before me the above-named Lawrence Lonstain, and acknowledged the foregoing to be his free act and deed.



Notary Public/Attorney at Law
My Commission Expires: *William S. Dan*

MAINE REAL ESTATE TAX PAID

BK12102PG002

SCHEDULE A

A certain lot or parcel of land located on the westerly side of Morgan's Court in the City of Parkersburg, County of Cumberland and State of West Virginia, bounded and described as follows:

BEGINNING at a point on the westerly sideline of Morgan's Court said point also being at the northerly corner of land now or formerly of Peter T. Gerrity as recorded in the Cumberland County Registry of Deeds in Book 6691, Page 234.

THENCE the following courses and distances:

- 1. North 64 degrees 4 minutes 6 seconds West along land of said Gerrity, a distance of seventy-six and 73/100 (76.73) feet to a point and land now or formerly of Thomas L. and Veronica N. Harrison as recorded in the said Registry in Book 2133, Page 125.
- 2. North 26 degrees 36 minutes 6 seconds East along land now or formerly of James E. Beecher as recorded in said Registry in Book 1800, Page 429, a distance of one hundred ten and 49/100 (110.49) feet to a point.
- 3. South 63 degrees 17 minutes 6 seconds East, a distance of seventy-six and 73/100 (76.73) feet to a point on the westerly sideline of Morgan's Court.
- 4. South 26 degrees 24 minutes 6 seconds West along the westerly sideline of Morgan's Court, a distance of one hundred eight and 24/100 (108.24) feet to the point of beginning.

The above described parcel containing 6,300 square feet hereinafter are referred to hereinafter as North 1860.

Said parcel is subject to a certain easement over the driveway as it now exists.

Excepting and reserving here to City of Parkersburg dated April 10, 1996 and recorded in the Cumberland County Registry of Deeds in Book 9135, Page 300.

Being a portion of the premises conveyed to the Grantor herein by deed of John D. Saxe dated February 7, 1963 and recorded in the Cumberland County Registry of Deeds in Book 6691, Page 78.

RECEIVED
RECORDED REGISTRY OF DEEDS

55 SEP -7 AM 11:09

CUMBERLAND COUNTY

John B. O'Brien

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

TIMOTHY W. MERRITT
 Applicant
6 MORGAN COURT PTLD., ME 04103
 Applicant's Mailing Address
Y. LN 781-4721 x 219
 Consultant/Agent/Phone Number

7/30/01
 Application Date
CONVERSION TO 2-UNIT
 Project Name/Description
6 MORGAN COURT
 Address of Proposed Site

Description of Proposed Development:
SEE ATTACHMENTS

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
<u>NO (ADDING 2ND FLOOR)</u>	<u>no</u>
<u>YES</u>	<u>yes</u>
<u>YES</u>	<u>yes</u>
<u>N/A (NO CURB OR SIDEWALK ON MORGAN COURT)</u>	<u>N/A</u>
<u>YES</u>	<u>no</u>
<u>YES</u>	<u>yes</u>
<u>YES</u>	<u>yes</u>
<u>YES</u>	<u>yes</u>

PROJECT DESCRIPTION

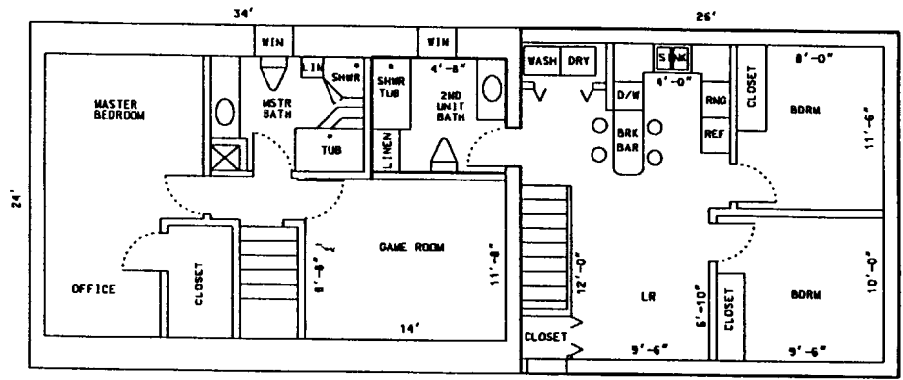
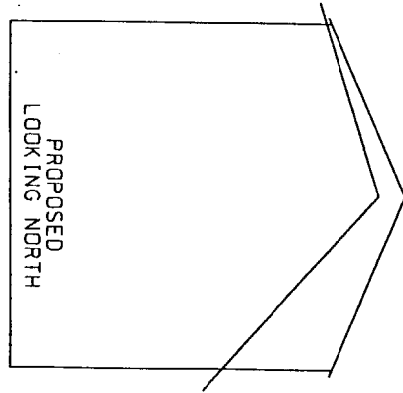
6 MORGAN COURT

The proposed project is to convert a single family, 2-story Cape/Salt Box with an attached garage to a two unit Cape/Salt Box by adding a 2nd floor over the existing garage. Overall footprint of the building will not change.

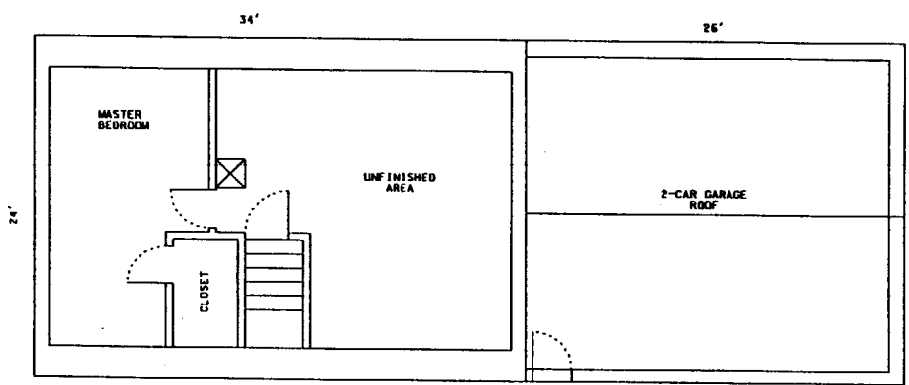
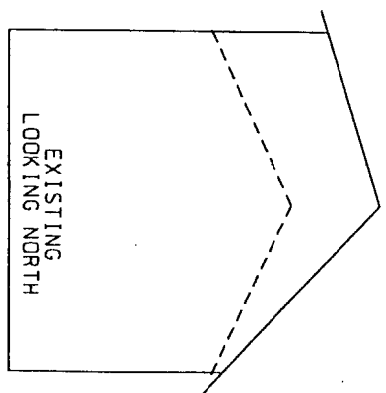
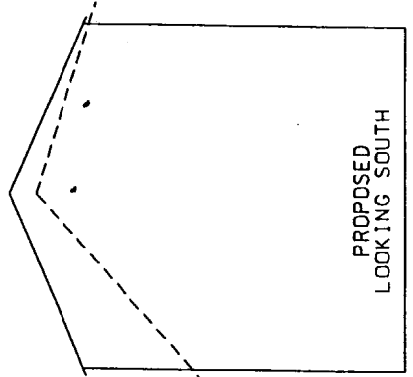
The property is located at 6 Morgan Court in the Deering neighborhood and lies in the R5 zone. The conversion will consist of adding a 2nd floor directly over the existing attached 2-car garage and finishing a portion of the existing (unfinished) 2nd floor of the house. The 2nd unit will consist of 2 bedrooms, 1 bathroom, eat-in kitchen, and a living area that will total about 625 square feet of living area, a separate entrance, and an egress window in compliance with city fire code.

The lot is approximately 7,000 square feet in size, has 108 feet of road frontage on Morgan Court, and the building is set back at least 20 feet from all abutting property lines and roads.

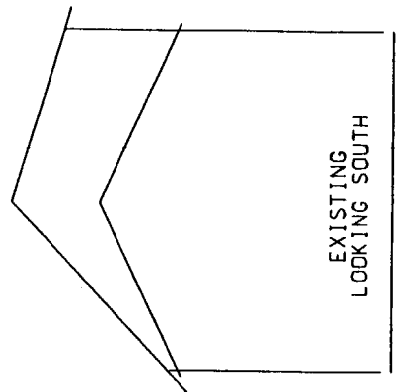
Timothy W. Merritt will be closing on the property purchase on 08/01/01. The current owner, Gregory Beane made application for site plan review exemption on 05/28/01 to convert the property to a 2-unit without exterior changes and was approved by the planning board.



PROPOSED 2ND FLOOR



EXISTING 2ND FLOOR

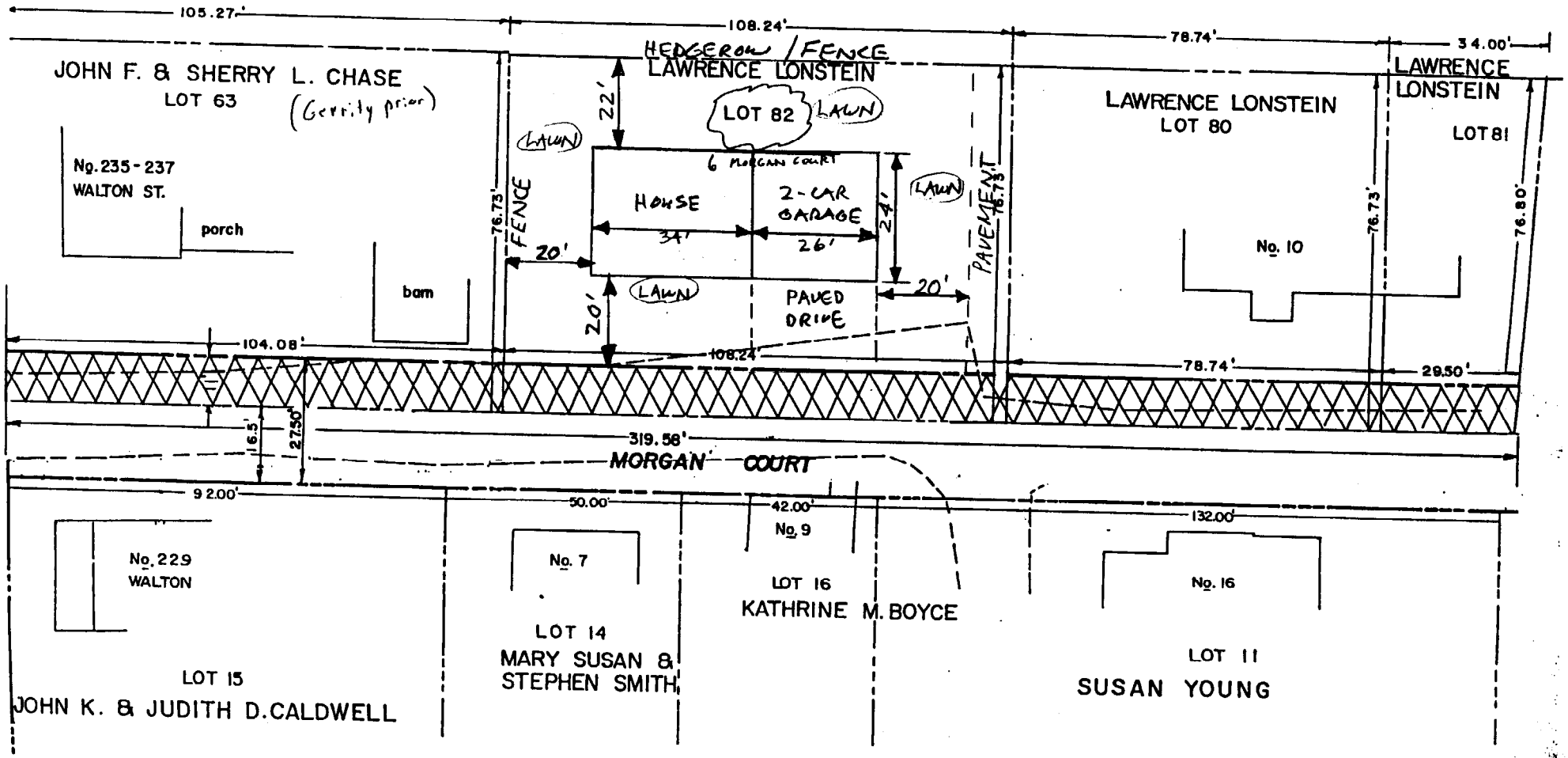


SCALE: 3/4" = 1'

LOT SET-BACKS



NOTE: NOT MAKING ANY ALTERATIONS/ADDITIONS
TO EXISTING BUILDING EXTERIOR.



DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Inspections DATE 9/24/02
RECEIVED FROM Timothy W. Marrett
ADDRESS 6 M Maple

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Building		4500
	Check # 1944		
	CBL: 143 A 032		

CASH CHECK OTHER TOTAL 4500

RECEIVED BY [Signature]