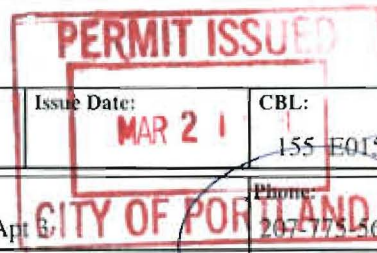


**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0180	Issue Date: <b>MAR 21</b>	CBL: 155 E015001
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Location of Construction: 71 Read St	Owner Name: Devlin Jerome E	Owner Address: 71 Read Street Apt 3	Phone: 207-775-5689
Business Name: n/a	Contractor Name: Bob Runnels Home town Home Improvement	Contractor Address: 10 Ginger Lane Portland	Phone: 207-2830508
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family <i>4 Family</i>	Proposed Use: Single Family <i>4 Family</i>	Permit Fee: \$0.00	Cost of Work: \$8,760.00
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <b>A-3</b> Type: <b>5B</b> <b>DOC/OC/1999</b> <b>PERMIT ISSUED WITH REQUIREMENTS</b>
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Proposed Project Description:  
 Replace existing porch, adding a deck on second floor. This is front porch only.  
*Below The porch rebuild*

Signature: \_\_\_\_\_  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: *NA* Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 03/14/2001	<b>Zoning Approval</b>
------------------------	---------------------------------	------------------------

- 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..

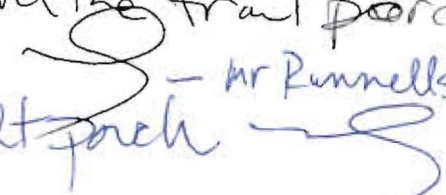
Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK - to rem-3/19/01</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>S</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

3/19/01 - left call for Bob Rummells - Where is The 2nd floor deck going? IS it over The front porch or a different location. I need clarity -  - Mr Rummells called back - The deck is going Above The rebuilt porch

4/24/01 Inspected (no contractors) (left message w/owner about side deck re-built - not on permit). Saunas w/ simpson fasteners every 8' to 4x4 posts - Need lags into house structure Rim & lags into Box Beam & posts. Need handrails. Need to check Top deck Rails. Side Landing & steps, guard is not consistent in height. Both steps ok w/o nosing - Tread depth greater than 11". Need to check out use - definitely 4 or more units.

4/25/01 Spoke w/owner - he had started replacing treads on side stairs ~~prior to~~ prior to this permit when it was evident there was rot. The side steps are re-built in the existing footprint and will conform to present codes. He clearly stated this was a legal multifamily. Will call contractor about code violations - also column specs JB

5/15/09 met Jerome - reviewed Lag of house Rim @ 2' OC. @ into posts thru box beam

\* This is a 4 unit building per owner <sup>need 2 Handrails at front steps</sup> Checked top deck for rail Ht - OK

Side steps - lag rim - add 2 handrails 34-38" JMB

5/26/09 Inspected - all corrected OK to close out

JMB



**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 01-0180	<b>Date Applied For:</b> 03/14/2001	<b>CBL:</b> 155 E015001
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<b>Location of Construction:</b> 71 Read St	<b>Owner Name:</b> Devlin Jerome E	<b>Owner Address:</b> 71 Read Street Apt 3	<b>Phone:</b> 207-775-5689
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Home town Home Improvement	<b>Contractor Address:</b> 10 Ginger Lane Portland	<b>Phone:</b> (207) 283-0508
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> Four Family	<b>Proposed Project Description:</b> Replace existing porch, adding a deck on second floor. This is front porch only.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Updated zoning research on 5/18/09 revealed that this property is a 4 unit dwelling..../jmb			

<b>Comments:</b> 5/18/2009-jmb: This permit was originally zoned as a single family home per the notes on the building permit report from Marge. The owners never called for the final inspection and now have a closing for refinancing. They have called for inspections and Marge researched zoning and found the property is a legal 4 unit dwelling. This report supercedes the one issued on March 21, 2001 only from a zoning perspective.
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**City of Portland, Maine - Building or Use Permit Application**

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

**PERMIT ISSUED**

**CITY OF PORTLAND**

Permit No: 01-0180	Issue Date: <b>MAR 21</b>	CBL: 155 E015001
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Location of Construction: 71 Read St	Owner Name: Devlin Jerome E	Owner Address: 71 Read Street Apt 6	Phone: 1077714689
Business Name: n/a	Contractor Name: Home town Home Improvement	Contractor Address: 10 Ginger Lane Portland	Phone: 2072830508
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: <b>R-3</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$0.00	Cost of Work: \$8,760.00
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>A-3</b> Type: <b>5B</b> <b>0009/06/1999</b> <b>PERMIT ISSUED WITH REQUIREMENTS</b>
--	---

Proposed Project Description:  
Replace existing porch, adding a deck on second floor. This is front porch only.  
*Below the porch rebuild*

Signature: *[Signature]*  
Signature: *[Signature]*  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: *[Signature]* Date:

Permit Taken By: gg	Date Applied For: 03/14/2001	<b>Zoning Approval</b>	
------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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>OK - to remain same - 3/19/01</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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>
---	--	---	---

**PERMIT ISSUED WITH REQUIREMENTS**

**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

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review for New Detached Single Family Dwelling,  
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 71 Read St. Portland, ME 04103

Total Square Footage of Proposed Structure <u>≈ 252 sq ft</u>	Square Footage of Lot <u>29,300 sq ft</u>
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Tax Assessor's Chart, Block & Lot Number  Chart# <u>155</u> Block# <u>E</u> Lot# <u>015</u>	Owner: <u>Jerome Devlin</u>	Telephone#: <u>775 5689</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: <u>71 Read St. Portland ME 04103</u>	Cost Of Work: <u>\$ 8760.00</u> Fee: <u>\$ 78.00</u>
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Current use: Porch. Proposed use: Porch

Project description: Replace existing porch adding a deck on second floor. This is the front porch only.

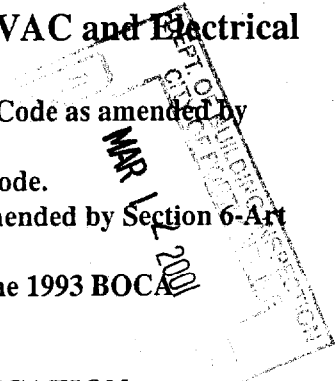
Contractor's Name, Address & Telephone <u>Bob Runnells - Hometown Home Improvement</u> <u>10 Ginger Lane, Saco, ME 04072</u> <u>(207) 283-0508</u>	Rec'd By: <u>Gayle</u>
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**Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

**YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**A PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

*A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".*

**ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.**

*A complete set of construction drawings showing all of the following elements of construction:*

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: 3/12/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

BUILDING PERMIT REPORT

DATE: 14 March 2001 ADDRESS: 71 Read ST. CBL: 155-E-015001

REASON FOR PERMIT: Replace existing porch/add deck on second floor

BUILDING OWNER: Devlin, Jerome E.

PERMIT APPLICANT: CONTRACTOR Home Town Home Improve.

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 8,760.00 PERMIT FEES: 70.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

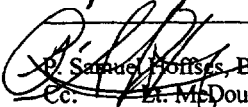
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*6, \*11, \*13, \*28, \*30, \*33, \*35, \*37, \*38, \*39 # 37

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
\*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
\*6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
\*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
\*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Width: The minimum required width of passageways and corridors shall be determined by the most restrictive criteria of section 1011.3. Minimum is 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

3/14/01

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall maintained to NFPA #72 Standard.
23. The Sprinkler System shall maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \* 28. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- \* 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *To remain a single family, this is not an ok for adding a new dwelling unit.*
- \* 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- \* 34. Bridging shall comply with Section 2305.16.
- \* 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- \* 36. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- \* 37. There shall be fasteners between the footing and 10" Sono Tube, & between the Sono Tubes (piers) and Framing -
- \* 38. Fishing shall comply with section 1406.3.1.0.
- \* 39. Before work is started you shall submit a Framing detail of the proposed work for review and approval - Some frame 12 ft. is missing from your esti - Distance between (piers-Sono Tube) Beams or sill between piers - etc.

  
 Samuel Hoffes, Building Inspector  
 cc. E. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**\*\*This Permit is herewith issued, on the basis of plans submitted and conditions placed the plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\* Certificate of Occupancy Fees: \$50.00 each**

**\*\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, ( AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.**



Scale 1"=40'

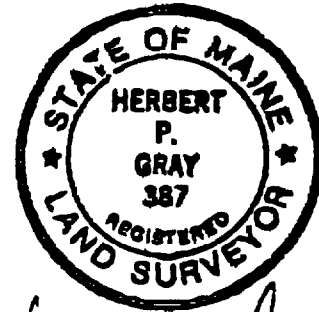
Gray hereby certify that this survey was made by me on December 18, 1989, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.

To the lending institution and its insurer: I hereby certify that the location of dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

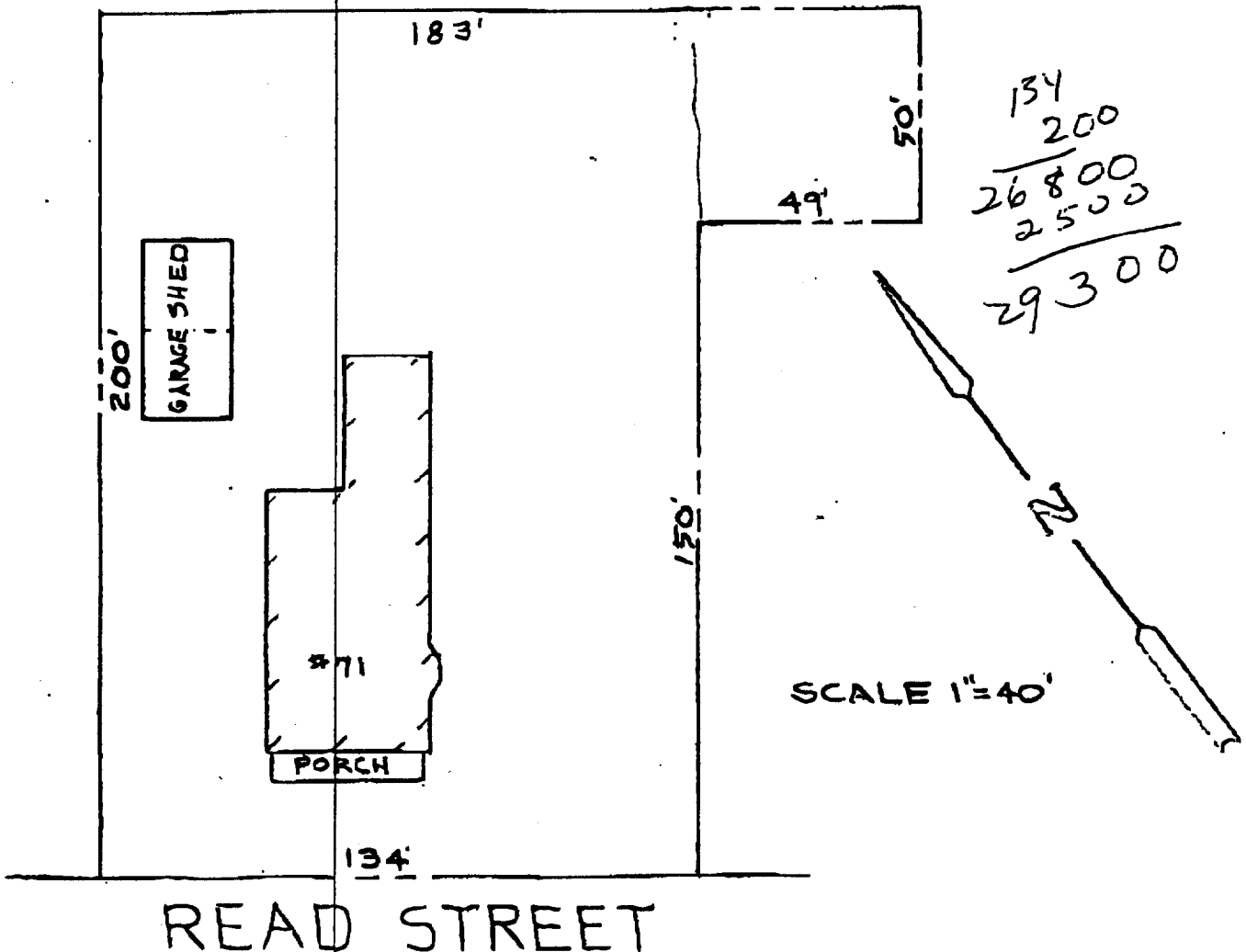
This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

Buyer: Charlene M. Higgins

Sellers: Reginald F. Rouse  
Sandra J. Rouse



*Herbert P. Gray*  
50  
50



Bob Runnells

(207) 283-0508

(207) 839-5934

(207) 646-9079

# Hometown Home Improvement

10 Ginger Lane, Saco, Maine 04072

**SIDING REPLACEMENT WINDOWS ROOFING  
CUSTOM BUILT HOMES**

W 282-1521

PROPOSAL SUBMITTED TO <i>Jerry Devlin</i>	PHONE <i>775-5689</i>	DATE <i>3/8/01</i>
STREET <i>71 Read St.</i>	JOB NAME	
CITY, STATE AND ZIP CODE <i>Portland, Me. 04103</i>	JOB LOCATION	

ESTIMATED STARTING TIME 3/19/01 ESTIMATED COMPLETION TIME 3/31/01

- to Remove existing trees and bushes (owner to pay dump fees)
- to Remove old porch from Beams down and haul to the dump
- to install New 10" Solar tubes with Footings
- to install New porch and 2nd Floor Deck with pressure treated Lumber, 2X8 Floor Joists, 1 1/2" Railings with white Aluminum Columns on 1st Floor, Lattice around 1st Floor base with Access panel.
- to Strip existing Roofing and haul to the dump
- to install CertainTeed Independence Roofing 40 year warranty
- to install Grace Ice + water Shield and Flashing against House and ground Posts
- to replace any rotted wood in Roof system before covering
- to remove debris to dump.

Buyer agrees to pay Contractor for he above goods and services as follows:

ARBITRATION Initial One 1 2 3 See Back of Contract

CASH SALE

\$ CASH PRICE 8760.00 DEPOSIT WITH EXECUTION OF CONTRACTS \$ 2920.00

Not more than 1/3 of Contract Price unless agreed by buyer Initial

ON FINAL COMPLETION \$ 5840.00

### BUYER'S RIGHT TO CANCEL:

If this agreement was solicited at your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed by midnight of 3/12/01 when cancellation right lapses. The notice must be mailed to Same as above

If you cancel by this date, the seller may not keep any of your cash down payment.

THIS AGREEMENT IS SUBJECT TO THE ADDITIONAL PROVISIONS SET FORTH ON THE REVERSE SIDE HEREOF. THE SAME BEING

016894

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

MAINE REAL ESTATE TAX PAID

THAT we, REGINALD F. ROUSE and SANDRA J. ROUSE, JR., both of Portland, County of Cumberland and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration paid by CHARLENE M. HIGGINS, whose mailing address is 6 Brookside Avenue, Camden, Maine 04843, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Charlene M. Higgins with Warranty Covenants her heirs and assigns forever, the following-described property:

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

Beginning at a point on the northeasterly sideline of Read Street, which point is seven hundred ninety-one (791) feet northwesterly from the intersection of the northeasterly sideline of Read Street and the northwesterly sideline of Ocean Avenue; thence northeasterly and perpendicular to said northeasterly sideline of Read Street one hundred fifty (150) feet to a point; thence southeasterly and parallel to the said northeasterly sideline of Read Street forty-nine (49) feet to a point; thence northeasterly at right angles to the last described course one hundred fifty (150) feet to the southwesterly sideline of Bay View Street Extension, so-called; thence northwesterly and parallel to the northeasterly sideline of Read Street and along the southwesterly sideline of Bay View Street Extension one hundred eighty-three (183) feet, more or less, to a point; thence southwesterly perpendicular to the last named course three hundred (300) feet to a point on the northeasterly sideline of said Read Street; thence southeasterly along the northeasterly sideline of Read Street one hundred thirty-four (134) feet, more or less, to the point of beginning.

Excepting and reserving, however, the premises conveyed by Frank O. Chapin and Marjorie E. Chapin to Donald A. Chapin and Susan N. P. Chapin by deed dated February 14, 1981, and recorded in Cumberland County Registry of Deeds in Book 4757, Page 306.

Being the same premises conveyed to the Grantors herein by deed of Frank O. Chapin, et. al., recorded in said Registry Book 7461, Page 345.

Further excepting and reserving, however, a certain lot or parcel of land situated on the Southwesterly side of Bay Street (being the same street referred to above as Bay View Street Extension) in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the Southwesterly sideline of Bay Street, said point being the most Northerly corner of land conveyed to Donald A. Chapin et al. by Frank O. Chapin et al. by deed recorded in the Cumberland County Registry of Deeds in Book 4757, Pge 306;

Thence, Southwesterly and perpendicular to said Southwesterly sideline of Bay Street along said Chapin land 100 feet to a point;

Thence, Northwesterly and parallel to said sideline of Bay Street across land formerly of Reginald F. Rouse, Jr. and Sandra J. Rouse and now of Charlene M. Higgins, 85 feet, more or less, to the Northerly boundary of land formerly of said Rouse and now of said Higgins;

Thence, Northeasterly along said Northerly boundary of land formerly of said Rouse and now of said Higgins, 100 feet to said Southwesterly sideline of Bay Street;

Thence, Southeasterly along said sideline of Bay Street 85 feet, more or less, to the point of beginning, containing 8500 square feet, more or less.

Subject to the restriction that no building shall be erected within thirty (30) feet of Read Street as described in deed dated October 18, 1905 and recorded in said Registry of Deeds in Book 780, Page 10.

Being a portion of the premises conveyed to Reginald F. Rouse, Jr. and Sandra J. Rouse by deed of Frank O. Chapin and Marjorie E. Chapin dated November 3, 1986 and recorded in said Registry of Deeds in Book 7461, Page 345.



In Witness our hands and seals this 24<sup>th</sup> day of April, 1990.

SIGNED, SEALED and DELIVERED  
in presence of

[Signature]  
Witness

[Signature]  
Reginald F. Rouse, Jr.

\_\_\_\_\_  
Witness

[Signature]  
Sandra J. Rouse

STATE OF MAINE  
CUMBERLAND, ss.

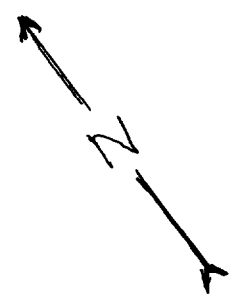
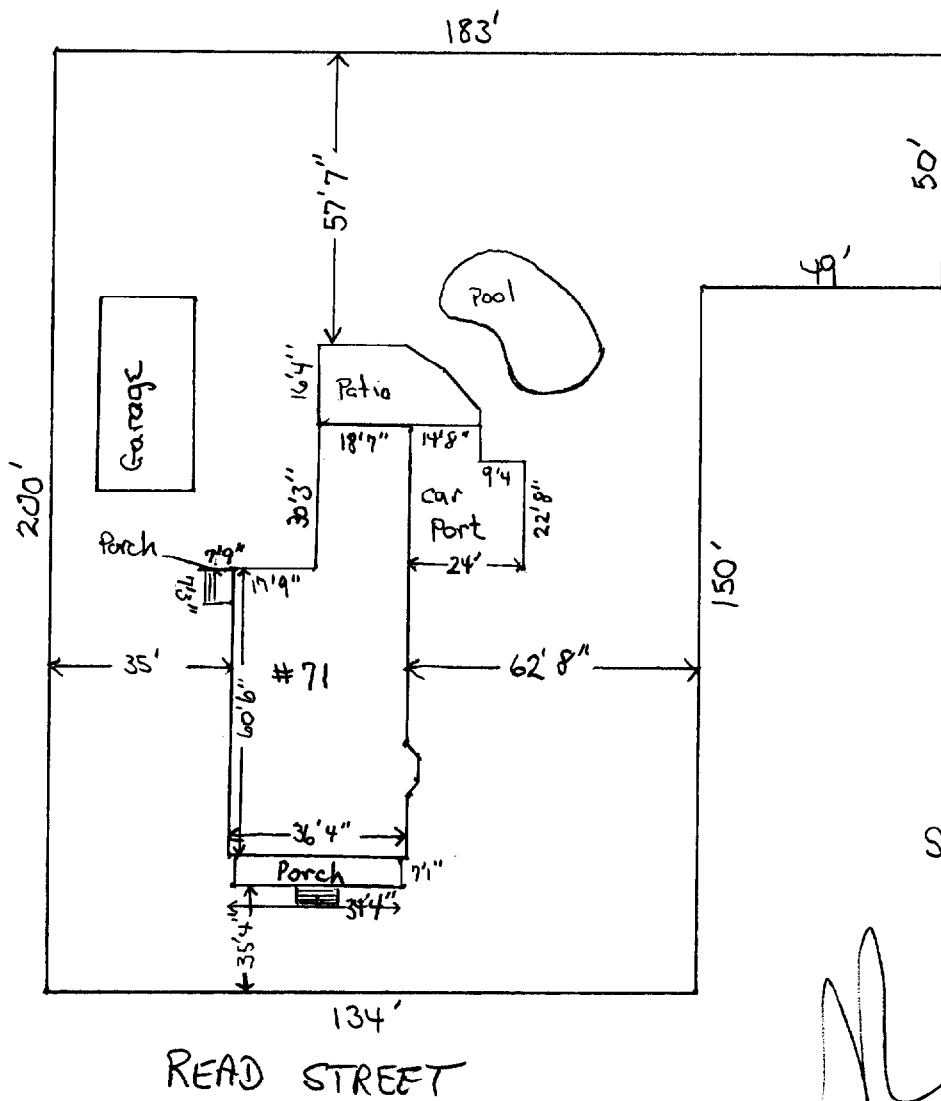
April 24, 1990.

Then Personally appeared the above named Reginald F. Rouse, Jr. and Sandra J. Rouse and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]  
Notary Public  
Donnelly S. Douglas

RECORDED  
OFF DEEDS  
1990 APR 24 PM 3:00  
CUMBERLAND COUNTY  
[Signature]



Scale 1" = 40'

R-3 ZONE  
 front: 25' req - 35' 4" shown  
 Sides: 35' ; 62' 8" shown  
 14' req  
 REAR: N/A

FAX



To:

Math

Fax Number:

755-4132

From:

Lannie

Fax Number:

874-8716

Date:

6.2.09

Regarding:

71 Bead

Total Number Of Pages Including Cover:

3

Phone Number For Follow-Up:

207-874-8693

Comments:

City Of Portland, Maine  
Inspections Division Services  
389 Congress St Room 315 Portland Me 04101-3509  
Phone: (207) 874-8703 or (207)874-8693  
Fax: (207) 874-8716  
<http://www.portlandmaine.gov/>



Marge's research 5/18/09

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

PETER F. MORILLI  
THOMAS P. WELLS  
DAVID L. W. ...  
MICHAEL E. WETZORT  
DEWEY MARTIN

71 Read Street

March 5, 1990

Mr. Reginald F. Rouse  
24 Wadsworth Street  
Portland, Maine 04103

4 units

Dear Mr. Rouse:

At the meeting of the Board of Appeals on Thursday afternoon, March 1st, the Board voted by a unanimous vote of six members present that your request for a variance was not needed due to the fact that the fourth apartment unit was "grandfathered" by the fact that it had existed for about twelve years. The action by the Board therefore reversed the action by the Building Inspector which had determined that the subject building was a three unit apartment building in the R-3 Residence Zone based upon records in that office.

A copy of the Board's decision concerning this interpretation appeal is enclosed for your records, with Certificate of Action Taken by the Board.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Administrative Assistant

Enclosure: Copy of Board's Decision with Certificate of Action Taken suitable for recording at the Cumberland County Registry of Deeds

- cc: Merrill S. Seltzer, Chairman, Board of Appeals
- Joseph E. Gray, Jr., Director, Planning & Urban Development
- P. Samuel Hoffses, Chief, Inspection Services
- Arthur Rowe, Code Enforcement Officer
- William D. Giroux, Zoning Enforcement Officer
- Charles A. Lane, Associate Corporation Counsel



Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 15.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Reginald Rouse Phone # 773-5225  
 Address: 24 Wadsworth Street  
 LOCATION OF CONSTRUCTION 71 Reed Street  
 Contractor: Frank Chapin Sub: \_\_\_\_\_  
 Address: Dyke Farm Rd SP 04106 Phone # 774-7001  
 Est. Construction Cost: \_\_\_\_\_ Proposed Use: 4 units  
 \_\_\_\_\_ Past Use: 3 units  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion change of use - 3 units to 4 units per 2 sets of plans

For Official Use **PERMIT ISSUED**  
 Date: 1/10/90 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name: \_\_\_\_\_  
 Bldg Code: 000030 Location: JAN 18 1990  
 Time Limit: \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost: \_\_\_\_\_ City Of Portland  
 Zoning: R-5  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setback: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) OK with 1-18-90

Foundation:  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceiling: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By l. monte  
 Signature of Applicant Reginald Rouse  
 Signature of CEO \_\_\_\_\_ Date 1/10/90

Inspection Dates \_\_\_\_\_

**PERMIT ISSUED WITH LETTER**

71 Reed





# CITY OF PORTLAND, MAINE

## Department of Building Inspection

March 10, 2001

Received from Jeanne D. [unclear] a fee

of twenty eight /100 Dollars \$ 78.00

for permit to  install  
 erect  
 alter supra pack

move  
 demolish  
at 77 Beach St Est. Cost \$ 8,100.00

Check # 2357  
CBL 155 E 015

\_\_\_\_\_  
Inspector of buildings  
Per [Signature]

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Auditors Copy