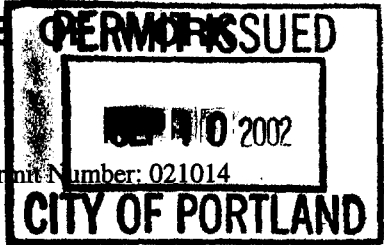


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT



Please Read
Application And
Notes, If Any,
Attached

This is to certify that Barbara Conley & John Packard/Backman, INC

has permission to Adding second floor gable dormer to accommodate X 8'-3" bathroom

AT 37 Morse St 163A C011001

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 altered or closed-in.
HEAVY NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

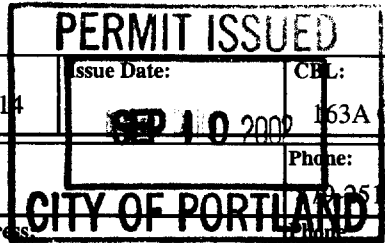
Jamie Bourke 9/10/02
Director - Building & Inspection Services

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: 02-1014 | Issue Date: SEP 10 2002 | CEL: 163A C011001 |
|-----------------------|----------------------------|----------------------|



| | | | |
|---|---|--|-----------------------------|
| Location of Construction: 37 Morse St | Owner Name: Barbara Conley & John Packhem | Owner Address: 37 Morse St | Phone: 825 14 |
| Business Name: | Contractor Name: Back Bay Craftsman, INC | Contractor Address: 7 Robyn Ave Portland | Phone: 2078382533 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Dwellings | Zone: R-5 |

| | | | | |
|-----------------------------------|---------------------------------------|---|---|---------------------------|
| Past Use: Single Family | Proposed Use: Single Family | Permit Fee: \$163.00 | Cost of Work: \$20,000.00 | CEO District: 2 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB BOCA 1999 | |

Proposed Project Description:
Adding second floor gable dormer to accomodate 8'-0 X 8'-3" bathroom

Signature: _____ Date: 9/10/02

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | |
|--------------------------------|--|------------------------|
| Permit Taken By: jmb | Date Applied For: 09/10/2002 | 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 N/A <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: JMB 9/10/02 | 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: _____ |
|---|---|---|--|

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

10/10/02 Close in inspection checked plumbing, FRAMING and electric. OK. to close in GR

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: <u>37 Morse St, Portland</u> | | |
| Total Square Footage of Proposed Structure <u>floor space unchanged, bathroom dormer</u> | Square Footage of Lot <u>\$F10,000</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>163</u> Block# <u>AC</u> Lot# <u>011</u> | Owner: <u>Barbara Conley & John Puckhem</u> | Telephone: <u>879-2514</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Chris Allain, Back Bay Craftsmen, 7 Robyn Ave Westbrook ME 838-2533</u> | Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>163.00</u> |
| Current use: <u>single family</u> | | |
| If the location is currently vacant, what was prior use: _____ | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>single family</u> | | |
| Project description: <u>Adding second floor gable dormer to accommodate 8-0' x 8'3" bathroom</u> | | |
| Contractor's name, address & telephone: <u>Back Bay Craftsmen, Inc. 7 Robyn Ave Westbrook ME 838-2533</u> | | |
| Who should we contact when the permit is ready: _____ | | |
| Mailing address: _____ | | |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____ | | |

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: <u>Chris Allain</u> | Date: <u>9/9/02</u> |
|---|---------------------|

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

CA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

CA **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

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

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

Antoine Allen
Signature of applicant/designee

9/10/02
Date

Jeanne Bourke
Signature of Inspections Official

9/10/02
Date

CBL: 163A C-01 Building Permit #: 02-1014

Application ID Number: 2-1014

Delete Save Close

Department: Building

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Comments:

Approval Date: 09/10/2002

Given On Date: 09/09/2002

OK to Issue Permit Name: Jeanine Bourke Date: 09/10/2002 Date 2:

Conditions Section: Add New Condition From Add New Condition Delete Condition

Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Separate permits are required for any electrical or plumbing work.

Valley rafters must be sized @ 2-2 X 12 per BOCA 1999

Please be aware of possible tempered glass in the bathroom window based on location from tub/shower and height of sill.

Create Date: 09/10/2002 By: jmb Update Date: 09/10/2002 By: jmb

Application ID Number: 2-1014

Delete Save Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Comments:

Approval Date: 09/10/2002

Given On Date: 09/09/2002

OK to Issue Permit Name: Jeanine Bourke Date: 09/10/2002 Date 2:

Conditions Section:

Add New Condition From Add New Condition Delete Condition

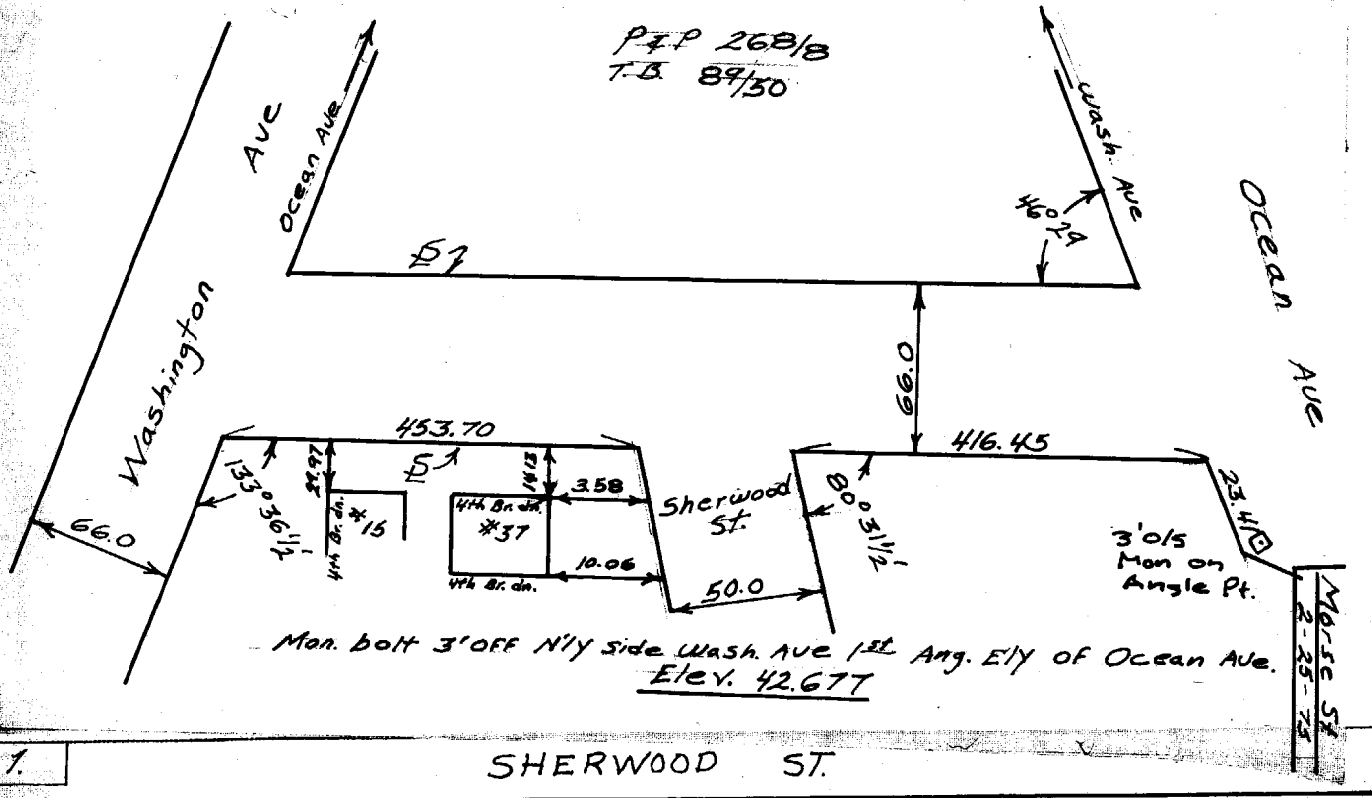
This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This building is nonconforming as to yard setback. Per Sec. 14-436 an expansion of no more than 80% of the first floor area can be created by raising the existing roof, or the use of dormers. Please note that building expansions under this section may occur only once during the lifetime of an existing structure. In this case the expansion is about 5% of the 1289 sq. Ft. First floor. Future expansions will need to reflect a reduction from the 80% allowance.

Create Date: 09/10/2002 By: jmb Update Date: 09/10/2002 By: jmb

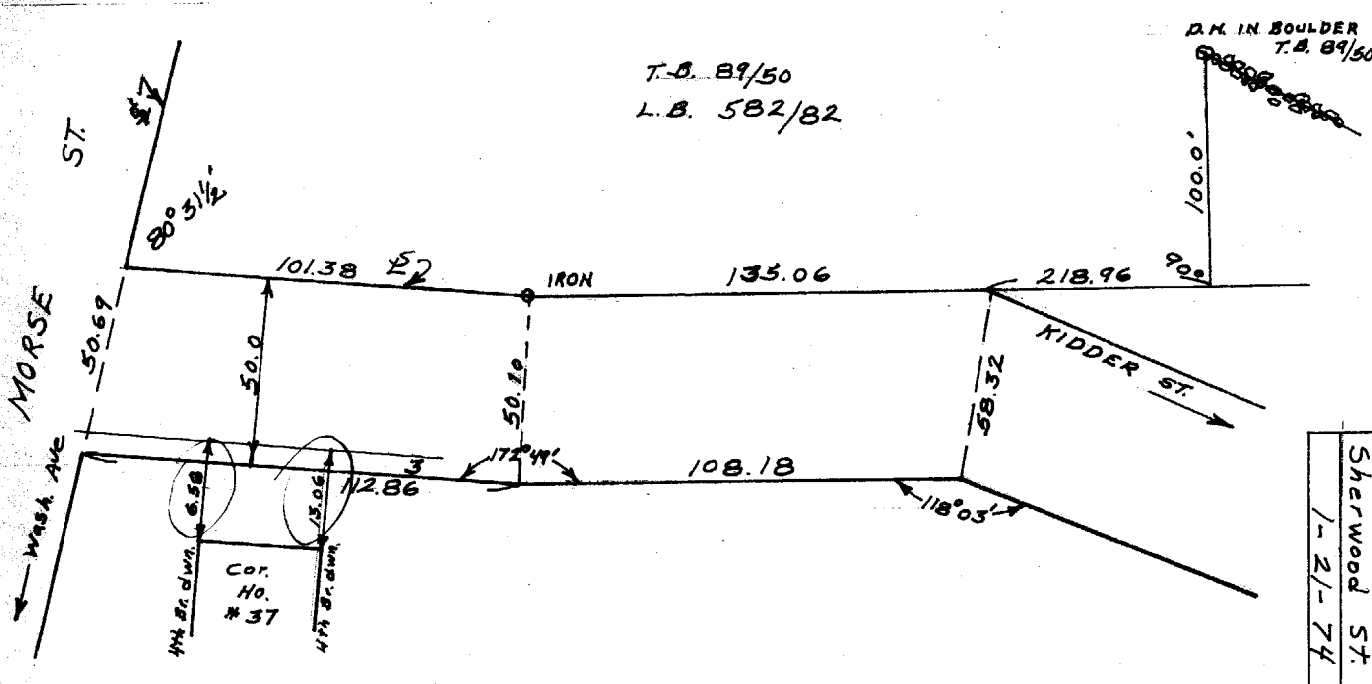
Morse St.

P.P. 26B/18
T.B. 89/30



SHERWOOD ST.

T.B. 89/50
L.B. 582/82



RECD BY R.B.C. INC.
FROM PORTLAND D.P.W.
Setbacks of Record

9110102

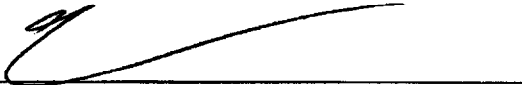
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, *George G. Nelson* of 37 Morse St., Portland, County of Cumberland, State of Maine for consideration paid, grants to *John Packhem and Barbara Conley* of 16 Willowood Lane, Scarborough, County of Cumberland, State of Maine, with **WARRANTY COVENANTS** as joint tenants, the land in Portland, County of Cumberland, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of August, 2002.



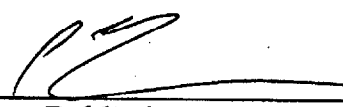
George G. Nelson
George G. Nelson

Witness

MAINE REAL ESTATE TAX PAGES

STATE OF Maine
COUNTY OF Cumberland

On this 19th day of August, 2002, personally appeared before me the above-named *George G. Nelson*, and acknowledged the foregoing to be his free act and deed.



Notary Public/ Attorney at Law

Charles H. McLaughlin

Charles H. McLaughlin
Esquire at Law

My Commission Expires _____

EXHIBIT A

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

Beginning at an iron post in the easterly side of Morse Street at the southerly corner of a proposed street, now Sherwood Street, and 134.34 feet from the southwesterly corner of land now or formerly owned by Charles Dunn, Jr.; thence turning to the left and running easterly along the southerly side line of Sherwood Street 101.45 feet to an iron post; thence running to the right and running southerly along a line parallel with Morse Street 50 feet to an iron post; thence turning to the right and running westerly along a line parallel with Sherwood Street 101.45 feet to an iron post; thence turning to the right and running northerly along the line of Morse Street 50 feet to the point of the beginning.

Also, a certain lot or parcel of land with any buildings thereon situated in said Portland and bounded and described as follows;

Beginning at a point on the easterly side of Morse Street at the southerly corner of land above described formerly of Irwin L. Bowker and running southerly along the line of Morse Street 42 feet to land now or formerly of Martha A. Gay; thence turning to the left 90 degrees and running east along said Gay's line 100 feet to a point; thence to the left 90 degrees and running northerly 58.75 feet to land now or formerly of Irwin L. Bowker; thence to the left and running 101.45 feet along said Bowker's line to the point of the beginning.

Meaning and intending to convey the same premises conveyed to the Grantor herein and Josephine M Nelson by deed of Josephine M Nelson dated April 8, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4586, Page 285. Josephine M Nelson died on February 28, 2001, leaving George G Nelson as sole surviving joint tenant.

Received
Recorded Register of Deeds
Aug 20, 2002 02:23P
Cumberland County
Jack O'Brien

UP

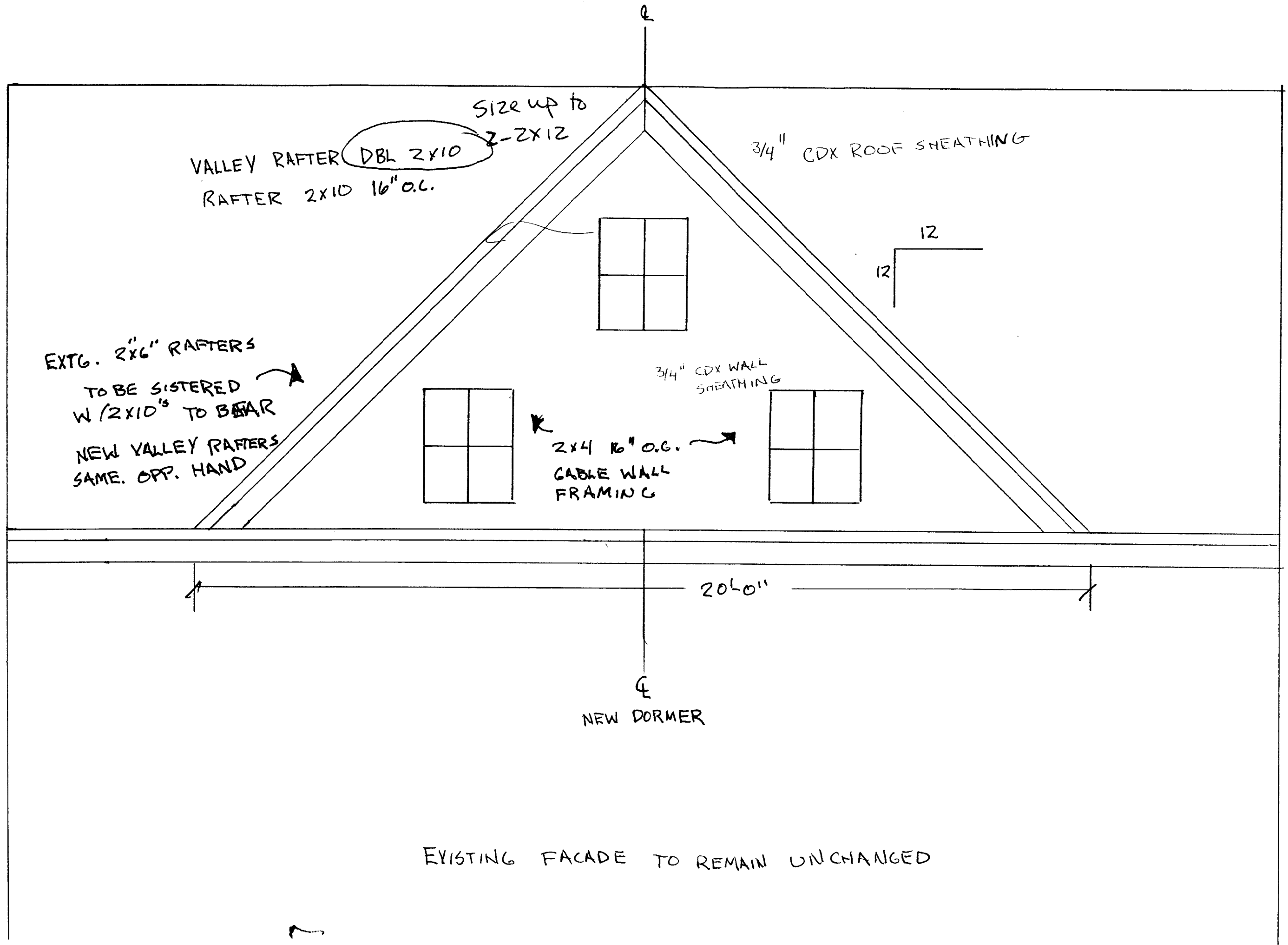


DN

22'-8"

← NON BEARING
WALLS & CHIMNEY
TO BE REMOVED

1st Floor



VALLEY RAFTER DBL 2x10
RAFTER 2x10 16" O.C.

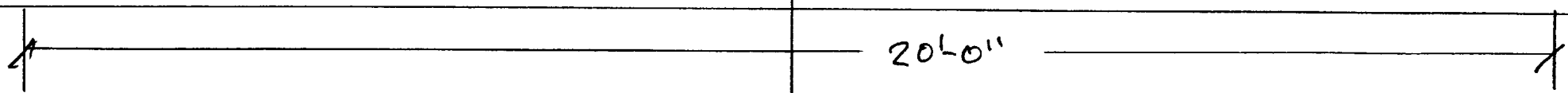
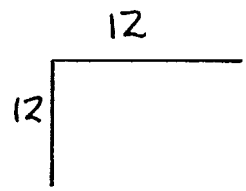
SIZE UP TO
2-2x12

3/4" CDX ROOF SHEATHING

EXTG. 2x6" RAFTERS
TO BE SISTERED
W/ 2x10'S TO BEAR
NEW VALLEY RAFTERS
SAME. OPP. HAND

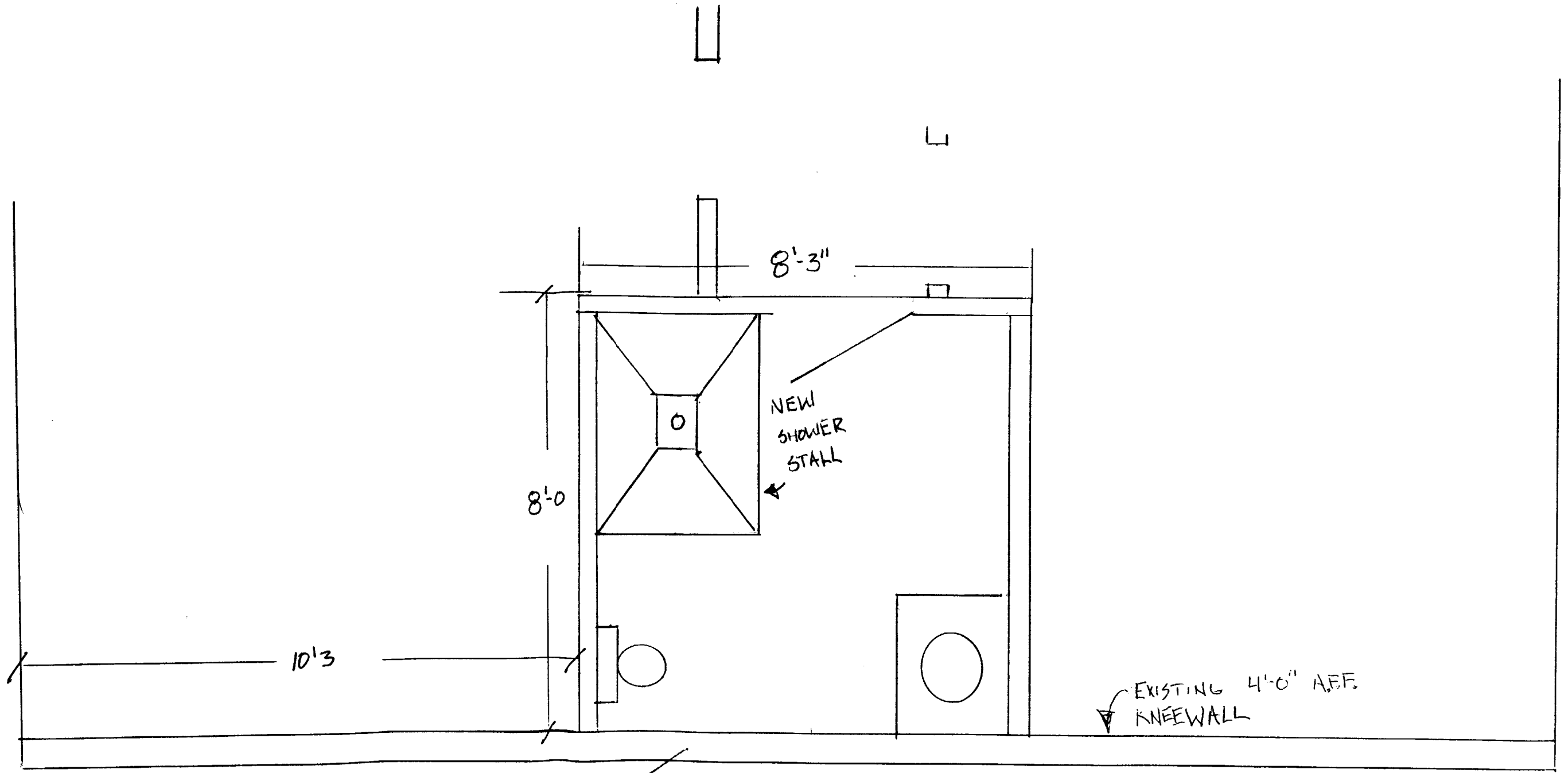
3/4" CDX WALL
SHEATHING

2x4 16" O.C.
GABLE WALL
FRAMING



NEW DORMER

EXISTING FACADE TO REMAIN UNCHANGED



2ND FLOOR NEW BATHROOM

Bathroom window to be determined on site

22'-8"

Existing
Bed Room

↑
DN

Existing
Bed Room

EXISTG. 2x8 FIR JOISTS
TO BE SISTERED W/NEW
2x8's

SEE
BATH
DWG.
BELOW

2'-0" x 2'-0"
FRYTG.
WALLS
&
UNUSED
CHIMNEY
TO BE
REMOVED

Existing
Bed room

2nd Floor



CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept 9

20 02

Received from

Chris Allain

Back Bay
Craftsman

Location of Work

37 Morse street

Cost of Construction

\$

20,000

Permit Fee

\$

163.00

Building (IL)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

CBL:

163-AC-011

Check #:

240

Total Collected \$

163.00

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 \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

JB