

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number 050322

**PERMIT ISSUED**

APR - 5 2005

**CITY OF PORTLAND**

This is to certify that GARAND SUSAN E & PAVEL H GARAND /Owner

has permission to Repair-replace 2 sets exterior doors

AT 51 W KIDDER ST

164 B00600

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. **HEAR 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

*Jeannie Bouke* 4/4/05  
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: 05-0322	Issue Date: <b>PERMIT ISSUED</b> APR - 5 2005	Exp. Date: 164 B006001
Owner Address: 51 W KIDDER ST	Phone:	
Contractor Name: Owner	Phone:	
City: Portland	<b>CITY OF PORTLAND</b>	
Permit Type:		one: R3

Location of Construction: 51 W KIDDER ST	Owner Name: GARAND SUSAN E & PAUL H G
Business Name:	Contractor Name: Owner
Lessee/Buyer's Name	Phone:

Past Use: Single Family	Proposed Use: Single Family / Repair-replace 2 sets exterior stars
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Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 4
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 4/4/05
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Proposed Project Description:  
Repair-replace 2 sets exterior stars

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Permit Taken By: Idobson	Date Applied For: 03/28/2005
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**Zoning Approval**

<p><b>Special Zone or Reviews</b></p> <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 @ MM <input type="checkbox"/> Date: JMB 4/4/05	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <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: JMB
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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

Singh's Net owner on site. Plumbing OK (Test on) framing  
AND electrical OK. for close in gr

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

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

<b>Permit No:</b> 05-0322	<b>Date Applied For:</b> 0312812005	<b>CBL:</b> 164 B006001
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<b>Location of Construction:</b> 51 W KIDDER ST	<b>Owner Name:</b> GARAND SUSAN E & PAUL H G	<b>Owner Address:</b> 51 W KIDDER ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	
<b>Proposed Use:</b> Single Family 1Repair-replace 2 sets exterior stars		<b>Proposed Project Description:</b> Repair-replace 2 sets exterior stars	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 0410412005

**Note:** 414105 spoke w/Paul G. About any footings, he said they won't be attached or if they are will put sona in. Ma; **Ok to Issue:**

1) Approved using Sec. 14-385 to rebuild non conforming & 14-425 for an entry porch w/restrictions on size

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/04/2550

**Note:** **Ok to Issue:**

- 1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

# 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>51 W. Kidder St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>13,000 sq/ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>164</u> Block# <u>B</u> Lot# <u>6</u>	Owner: <u>Paul + Susan Garand</u>	Telephone: <u>828-7901</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Paul Garand 749-8961</u> <u>521 Ocean Ave</u> <u>Portland ME 04103</u>	Cost Of Work: <u>\$20,000</u> Fee: <u>\$201<sup>00</sup></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>Interior Renovation / <del>new</del> New exterior stairs, Rebuild 2 exterior stairs</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Paul Garand</u>		
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: <u>749-8961</u> call #		



**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>Paul Garand</u>	Date: <u>3/28/05</u>
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**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 4<sup>th</sup> 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.

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

- 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
- X Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- X 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

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

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

Paul Martin  
Signature of Applicant/Designee

4/5/05  
Date

Donna Martin Admin  
Signature of Inspections Official

4/5/05  
Date

CBL: 1643006

Building Permit #: 050322



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 164 8006001  
 Location 51 W KIDDER ST  
 Land Use SINGLE FAMILY

Owner Address GARAND SUSAN E & PAUL H GARAND JTS  
 51 W KIDDER ST  
 PORTLAND ME 04103

Book/Page 22113/030  
 Legal 164-B-6-7-8  
 W KIDDER ST 51-55  
 FRONT ST 197-205  
 11543 SF

**Current Valuation Information**

Land	Building	Total
\$35,180	\$71,500	\$106,680

**New Estimated Valuation Information**

Land	Building	Total	Phase-In Value
\$72,800	\$104,500	\$177,300	\$141,990

**Property Information**

Year Built 1889	Style Old Style	Story Height 2	sq. Ft. 1436	Total Acres 0.265
Bedrooms 3	Pull Baths 1	Half Baths	Total Rooms 6	Attic None
				Basement Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	12X18	D	P
SHED-FRAME	1	1940	8X12	C	F

**Sales Information**

Date	Type	Price	Book/Page
12/13/2004	LAND + BLDING	\$200,000	22113-030
04/28/1997	LAND + BLDING		13050-022

**Picture and Sketch**

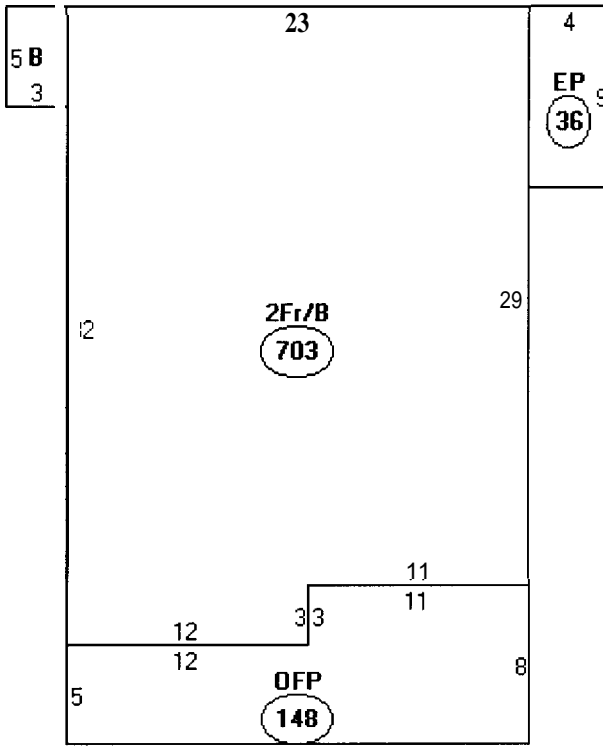
Picture                      Sketch                      Tax Map

[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.

[Click here to view comparable sales or below to view by:](#)





Descriptor/Area

- A: 2Fr/B  
703 sqft
- B: 2FBAY  
15 sqft
- C: EP  
36 sqft
- D: OFF  
148 sqft

902  
312 garage

1214

OK

Lot 11,543  
x 35%  
4040

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, THAT, **DERRELL M. HYSOM**, of Portland, County of Cumberland and State of Maine, FOR CONSIDERATION PAID, grants to **SUSAN E. GARAND AND PAUL H. GARAND**, both of Portland, County of Cumberland and State of Maine, as JOINT TENANTS and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the Town of Portland, County of Cumberland and State of Maine:

Beginning at a point in the present northwesterly line of West Kidder Street, which point is the southerly corner of the certain lot or parcel of land described in deed dated March 13, 1936 from Anna M.B. McCann et als to Minnie E. Bradbury; Thence from said point of beginning running northwesterly along the southwesterly line of said land described in said deed to said Minnie E. Bradbury one hundred thirty and three tenths (130.3) feet, more or less, to the westerly corner thereof; Thence running southwesterly along the northwesterly line of lots numbered thirty-seven (37) and thirty-six (36) as delineated on said Marshall's Plan of lots in Westbrook above referred to, and along said line prolonged southwesterly in the same direction to the present northeasterly line of Front Street; Thence running southeasterly by said northeasterly line of Front Street one hundred thirty and three tenths (130.3) feet, more or less, to the intersection of said line of said Front Street with said northwesterly line of said West Kidder Street; Thence running northeasterly by said line of said West Kidder Street to the point of Beginning.

Excepting and reserving from the above described premises:

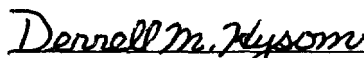
1) Premises described in a deed from Derrell A. Hysom and Delia G. Hysom to Portland Construction Corp., dated March 28, 1949 and recorded in Book 1947, Page 394.

Being the same premises as described as Parcel 2 in a deed from Derrell M. Hysom, Personal Representative of the Estate of Delia G. Hysom to Derrell M. Hysom dated March 25, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13050, Page 22.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS my hand(s) and seal(s) this 8<sup>th</sup> day of December 2004.

  
\_\_\_\_\_  
Witness


  
\_\_\_\_\_  
Derrell M. Hysom

STATE OF Maine  
COUNTY OF Cumberland, ss.

December 8<sup>th</sup>, 2004

Personally appeared the above-named Derrell M. Hysom, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney-at-Law  
Melissa A. Cummings, Notary Public  
State of Maine  
My Commission Expires 02/21/2006

Received  
Recorded Register of Deeds  
Dec 13, 2004 11:02:01A  
Cumberland County  
John B O'Brien

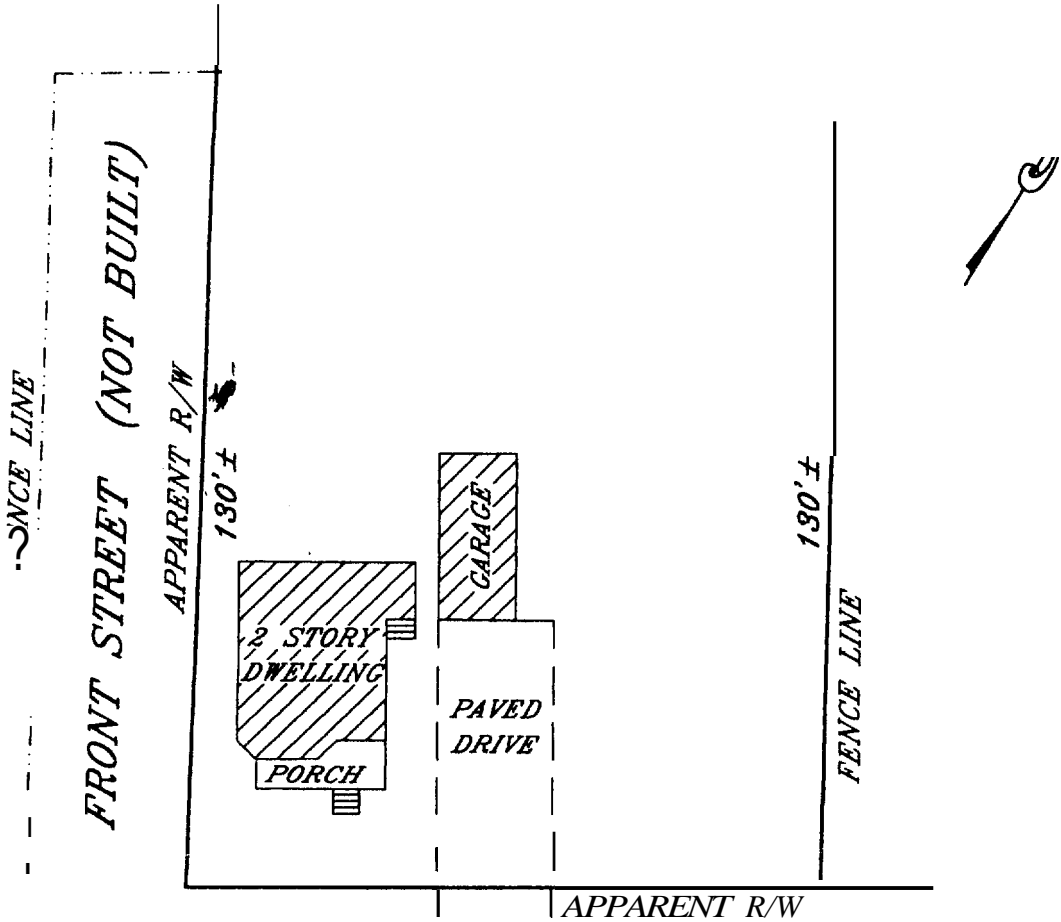
# FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, BASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES**

ADDRESS: 51 WEST KIDDER STREET  
PORTLAND, MAINE

INSPECTION DATE: 11-9-4  
SCALE: 1" = 30'



**WEST KIDDER STREET**

INSP. BY CJF

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: GARAND REQ. PARTY: GATEWAY TITLE COMPANY

OWNER: HYSOM ATTORNEY: \_\_\_\_\_

LENDER: NEW CENTURY MORTGAGE CORP. FILE No. 20416699 FIELD BOOK: 311

**TITLE REFERENCES:**

DEED BOOK: 13050 PAGE: 22 (PARCEL 11)  
PUN BOOK: 1 PAGE: 29 LOT: \_\_\_\_\_  
COUNTY: CUMBERLAND

YOUR FILE #: \_\_\_\_\_

**NADEAU & LODGE, INC.**  
**PROFESSIONAL LAND SURVEYORS**

918 BRIGHTON AVENUE  
PORTLAND, ME. 04108  
(207) 878-7870

232 CLARKS WOODS ROAD  
LYMAN, ME 04002  
(207) 499-2858

**MUNICIPAL REFERENCE:**

MAP: 164 BLOCK: B LOT: 6

THE DWEC DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230051  
PANEL: 7C ZONR: X DATE: 12-2-98

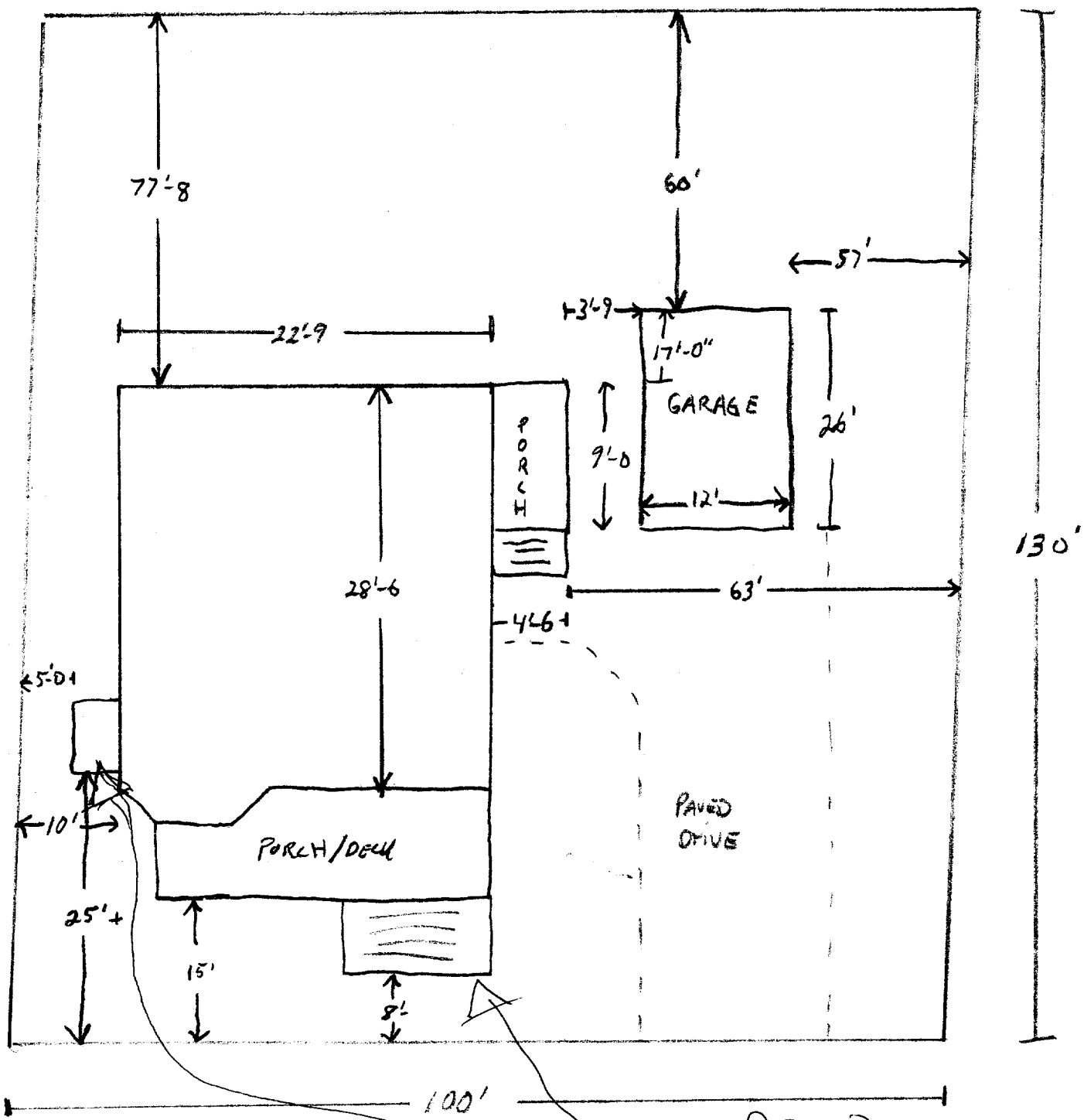
THE DWELLING WAS  IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION

COMMENT: GEOMETRIC SHAPE PER ASSESSOR'S MAP AND LINES OF OCCUPATION. RECOMMEND A BOUNDARY SURVEY.

*[Signature]*  
11-10-4

THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

**THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING**



PLOT PLAN

51 WEST KIDDER ST.

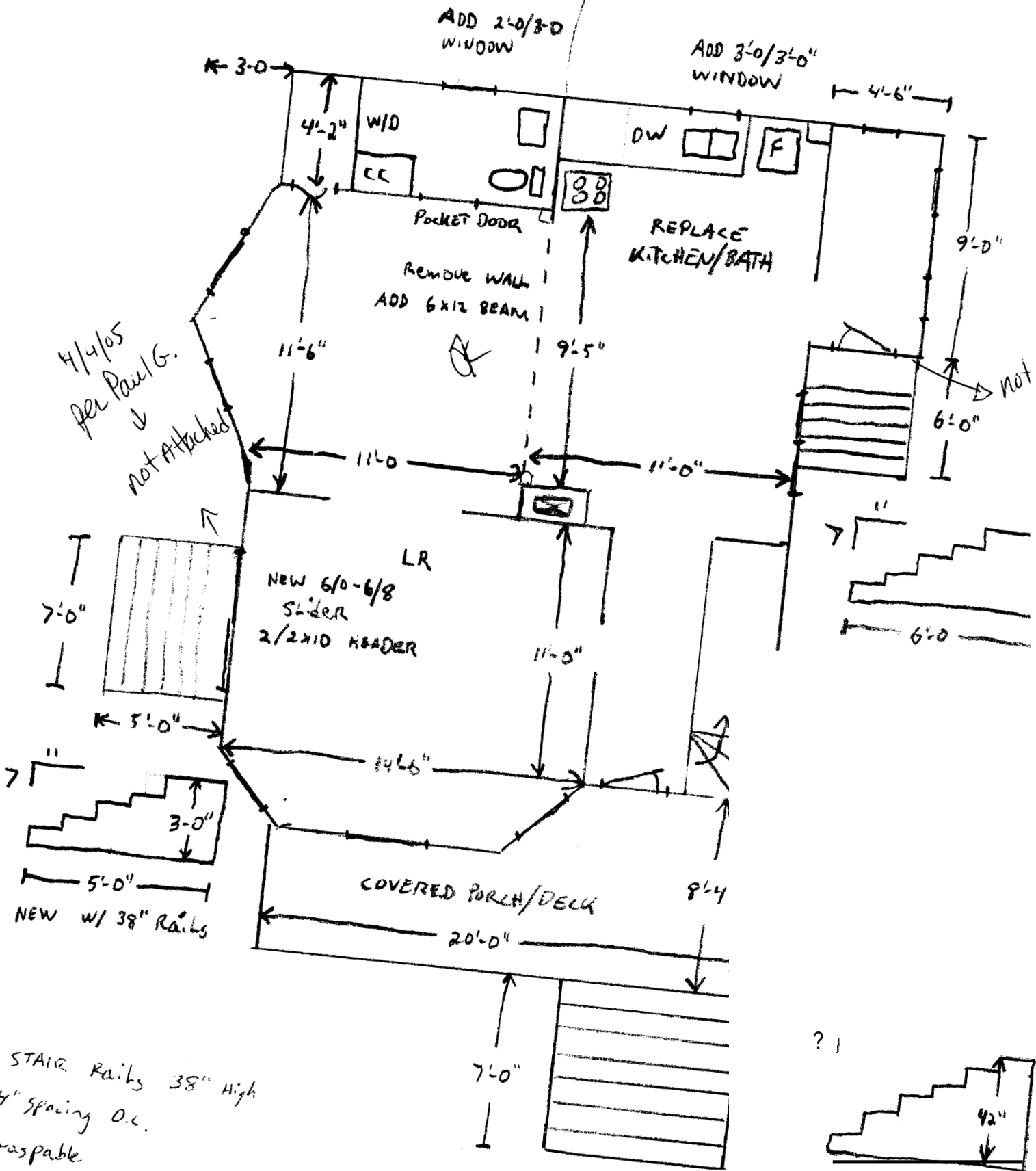
R3 Zone

Sec. 14-385 allows to re-build

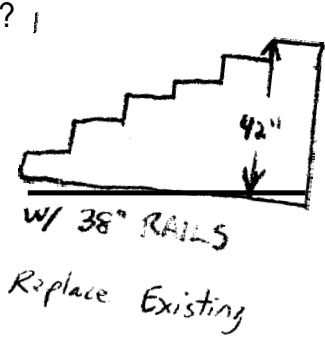
Sec. 14-425 allows entrance porch unenclosed  $\leq$  50' #, Not to project more than 6'

1<sup>ST</sup> FLOOR PLAN

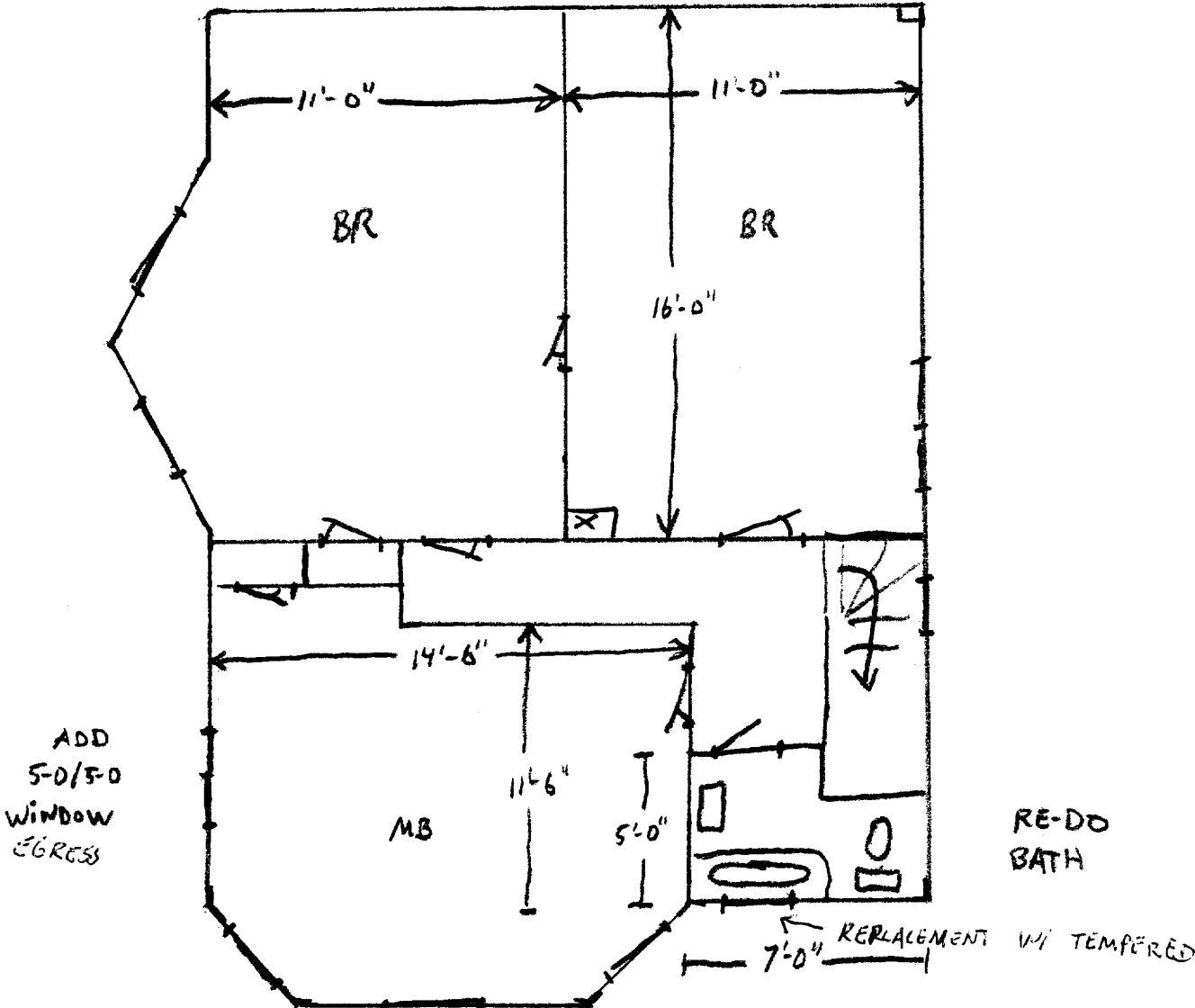
Existing main Girder 8x12



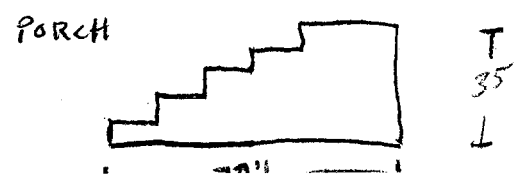
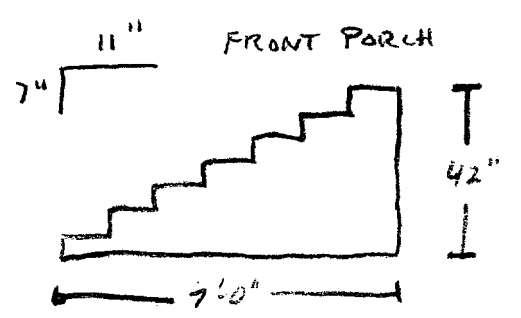
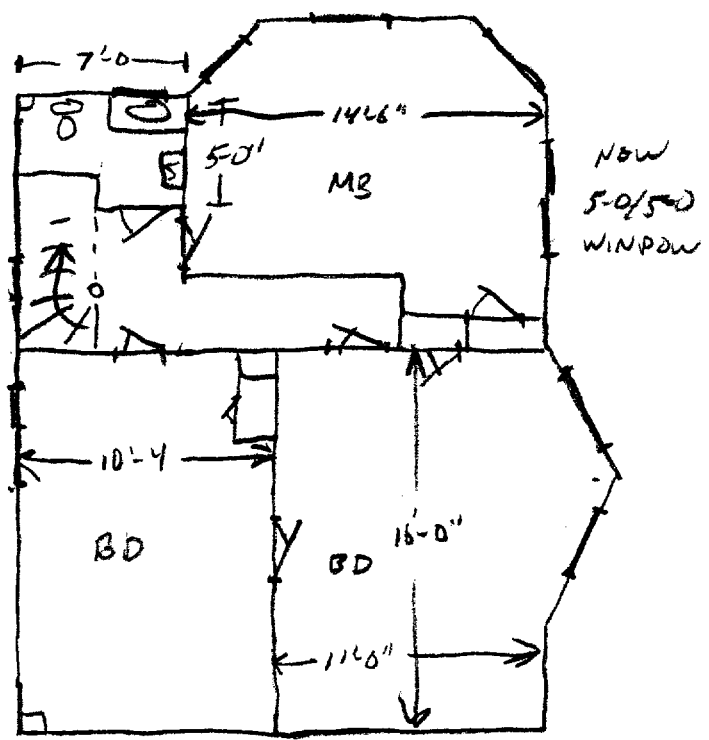
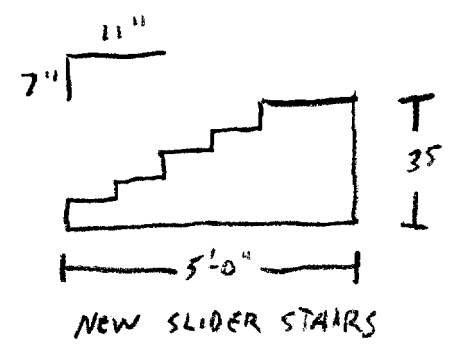
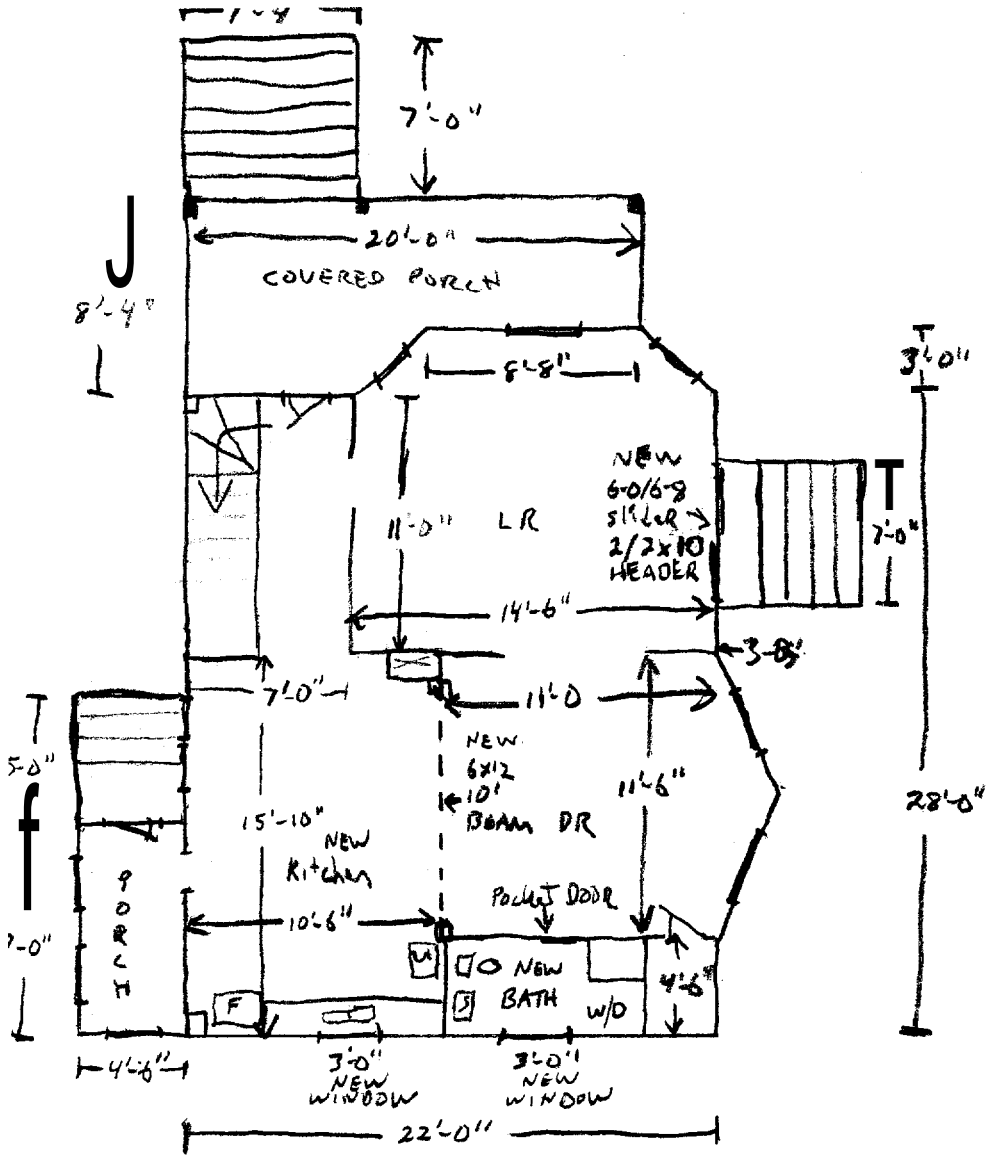
- STAIR RAILS 38" High  
4" Spacing O.C.  
Graspable



2<sup>nd</sup> FLOOR



1/4" = 1'-0"







# CITY OF PORTLAND, MAINE

## Department of Building Inspections

3. 24 2005

Received from Susan Garano

Location of Work 51 W Liden St.

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 201<sup>00</sup>00

Building (I1)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 164 76

Check #: 1035

Total Collected \$ 201<sup>00</sup>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