

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DAVID H NOILES

Located At 876 WASHINGTON AVE

Job ID: 2012-07-4578-ALTR

CBL: 170- B-012-001

has permission to Interior Renovations, Rear deck and stair repair 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### Required Inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-07-4578-ALTR

Located At: 876 WASHINGTON  
AVE

CBL: 170- B-012-001

## **Conditions of Approval:**

### **Building**

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

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

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

Job No: 2012-07-4578-ALTR	Date Applied: 7/31/2012	CBL: 170- B-012-001	
Location of Construction: 876 WASHINGTON AVE	Owner Name: MEGAN LOVETT	Owner Address: 280 STEVENS AVE PORTLAND, ME 04103	Phone: 749-7041 671-6604
Business Name:	Contractor Name: BRUCE D. SMITH	Contractor Address: 33 RIVERSIDE RIDGE RD WINDHAM MAINE 04062	Phone: (207) 671-4426
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-5
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to make interior renovations and repair rear deck and stairs	Cost of Work: \$33,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: 513 IRC 09
Proposed Project Description: Interior Renovations, Rear deck and stair repair		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK</i> 8/3/12</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist 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:</p>
	<b>CERTIFICATION</b>		

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 appication 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



# General Building Permit Application

2012-7-4578

R-5

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>876 WASHINGTON AVE.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>170</u> Block# <u>B</u> Lot# <u>12</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>MEGAN LOVETT</u> Address <u>280 STEVENS AVE.</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>749-7041</u> <u>671-6604</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>32,700.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INTERIOR RENOVATIONS</u> <u>REMOVE (2) TWO NON LOAD BEARING INT. PARTITION WALLS. ONE NEW NON LOAD WALL.</u> <u>REAR DECK / STAIR REPAIRS</u>		
Contractor's name: <u>BRUCE D. SMITH</u> Address: <u>33 RIVERSIDE RIDGE ROAD</u> City, State & Zip <u>WINDHAM, ME. 04062</u> Telephone: <u>671-4426</u> Who should we contact when the permit is ready: <u>BRUCE SMITH</u> Telephone: _____ Mailing address: <u>SAME</u>		

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

RECEIVED  
JUL 31 2012  
City of Building Inspections  
City of Portland Maine

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 7.31.12

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

QUITCLAIM DEED WITH COVENANT  
(Special Warranty Deed)

KNOW ALL BY THESE PRESENTS, that **Federal National Mortgage Association**, with a mailing address of 14221 Dallas Parkway, Ste. 1000, Dallas, TX 75254, (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto **Megan Sarah Lovett**, with a mailing address of 280 Stevens Avenue, Portland, ME 04103 (GRANTEE), her heirs and assigns forever, WITH QUITCLAIM COVENANT, that certain lot or parcel of land, with any buildings thereon, located at 876 Washington Avenue, Portland, in the County of Cumberland, and State of Maine, as more fully described in Exhibit A attached hereto.

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to the within grantor by deed dated July 3, 2012, and recorded on July 6, 2012 in the Cumberland County Registry of Deeds in Book 29728, Page 319.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has caused these presents to be signed and sealed this 17<sup>th</sup> day of July, 2012.

Federal National Mortgage Association  
By Shapiro & Morley, LLC as Attorney-in-Fact

By: Francina M. Chapman  
Print Name: Francina M. Chapman  
Its: Post FC/REO Supervisor

State of Maine  
County of Cumberland

Personally appeared before me this 17<sup>th</sup> day of July, 2012, Francina M. Chapman, Post FC/REO Supervisor of the above named Shapiro & Morley, LLC, as Attorney-in-Fact for Federal National Mortgage Association, and acknowledged the foregoing to be his/her free act and deed in said capacity.

Trica Ann Spinney  
Notary Public, State of Maine  
My Commission Expires  
June 30, 2015

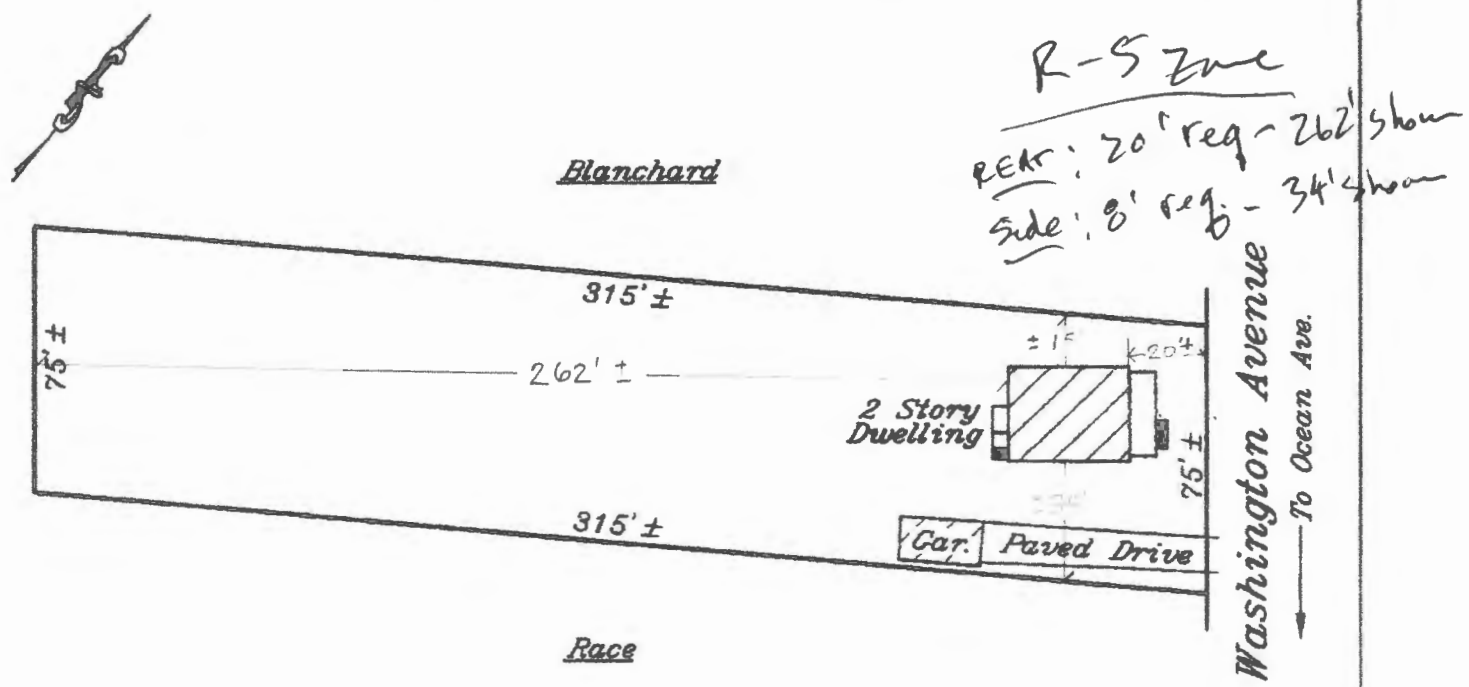
Trica Ann Spinney  
Notary Public  
Print Name:  
My Commission Expires:

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 AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

REV. 09/28/2009

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 876 Washington Avenue INSP. DATE: 9/29/2012  
Portland, Maine SCALE: 1" = 50'



See CCRD 25953/300, 28558/340 & 29136/181 for Foreclosure & Court documents. TPB

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Megan Lovett & Paul Diou FILE#: 21224394  
 OWNER: Fannie Mae (f/y Noiles) CLIENT#: \_\_\_\_\_  
 LENDER: Saco & Biddeford Savings Institution  
 REQ. PARTY: Saco & Biddeford Savings Institution

TITLE REFERENCES: COUNTY: Cumberland  
 DEED BOOK: 13443 PAGE: 162  
 PLAN BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ LOT: \_\_\_\_\_

MUNICIPAL REFERENCE:  
 MAP: 170 BLOCK: B LOT: 12

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0007C  
 ZONE: X DATE: 12/8/1998

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

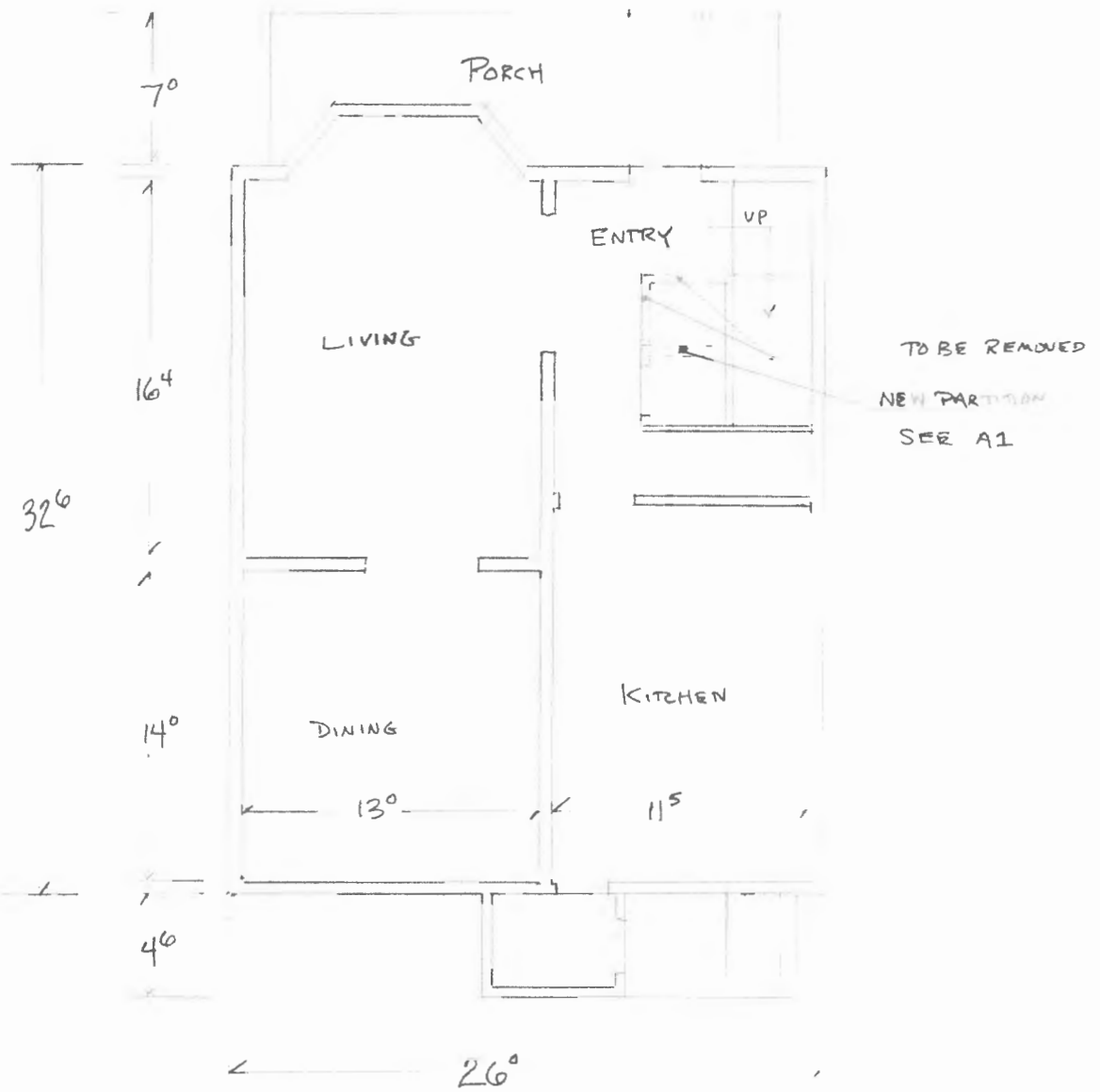
James D. Nadeau, LLC  
 Professional Land Surveyors  
 Certified Floodplain Managers

STATE OF MAINE  
 JAMES D. NADEAU  
 2124  
 PROFESSIONAL LAND SURVEYOR  
 323-12

918 BRIGGTON AVE. PH. (207) 878-7870  
 PORTLAND, ME. 04108 F. (207) 878-7871  
 THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

WASHINGTON AVE.



FIRST FLOOR

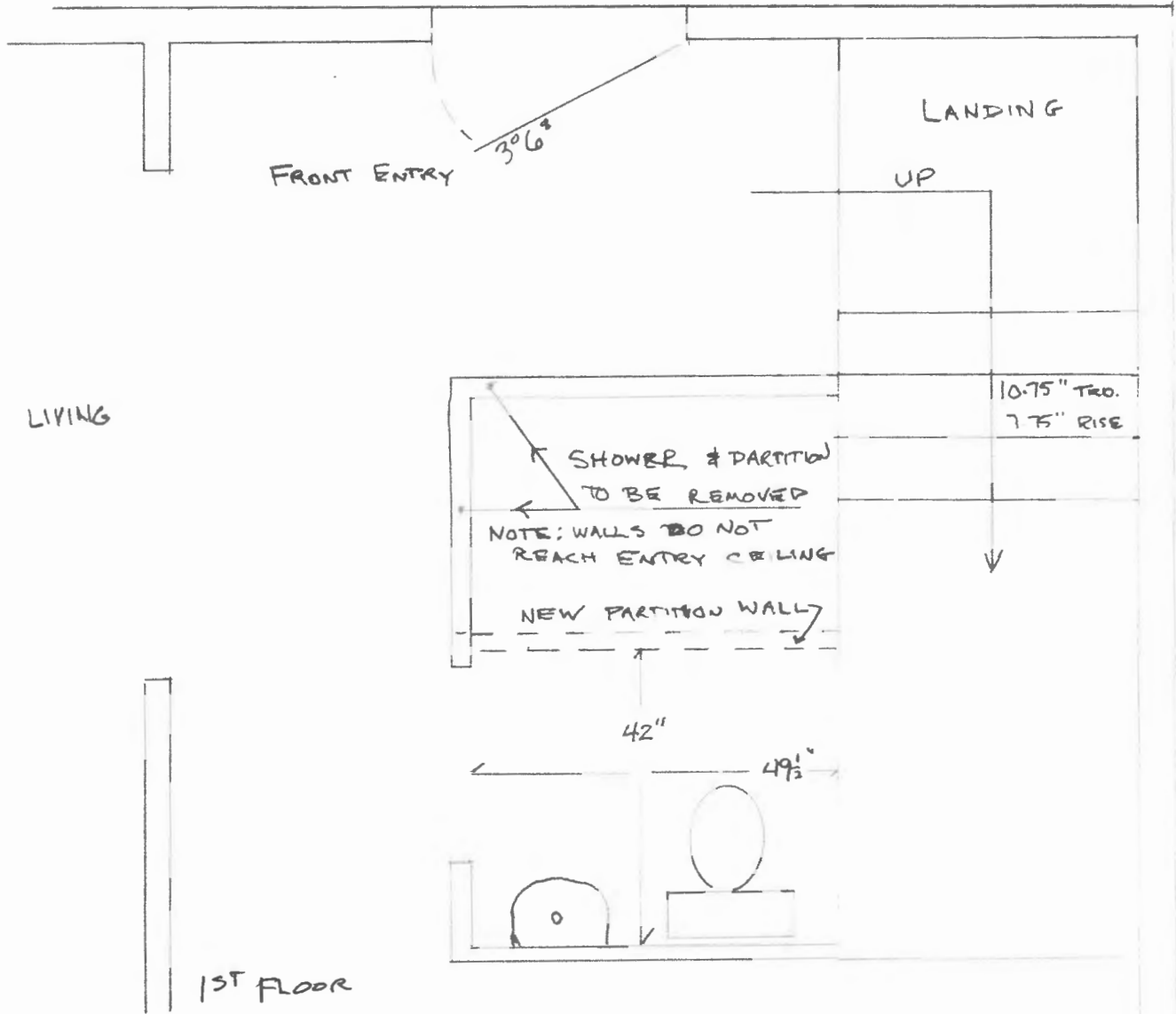
LOVETT / DION

876 WASHINGTON AVE.

1/8" = 1'0" 11/30/2



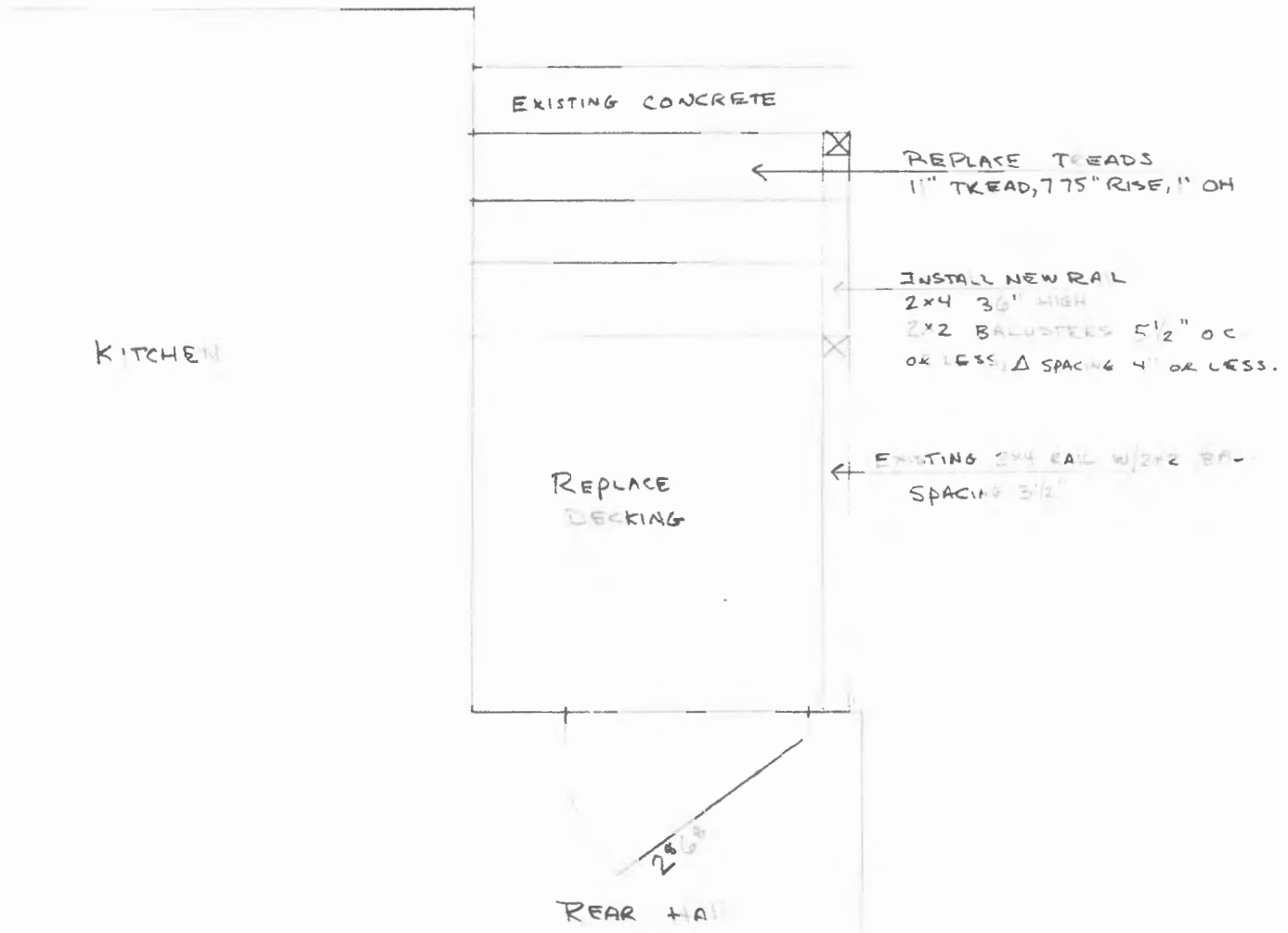
WASHINGTON AVE.



PROPOSED HALF BATH RENOVATION  
876 WASHINGTON AVE. PTD.  
LOVETT/DON RESIDENCE  
1/2" SCALE 7/27/12

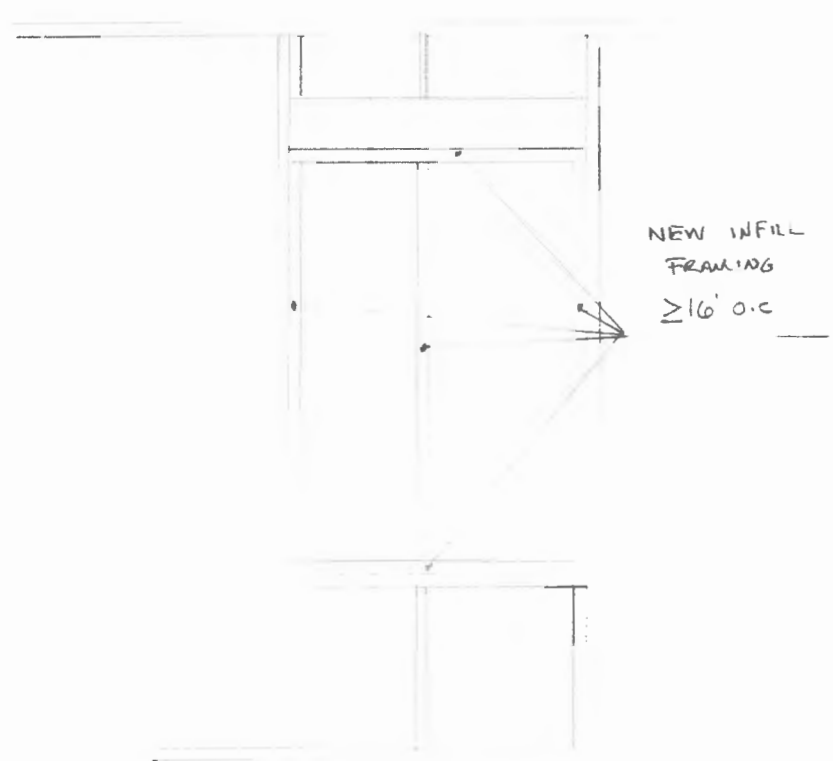
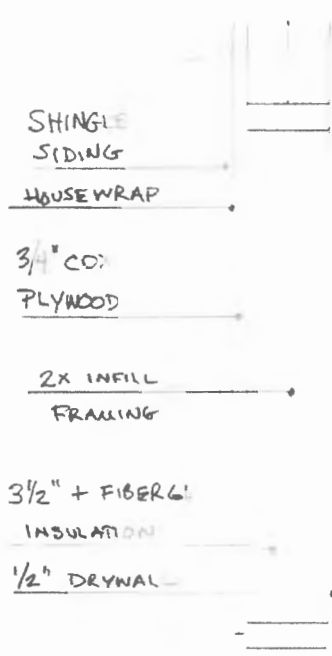
A1

DRIVEWAY



REAR PORCH REPAIRS  
LOVETT / DIOU RES  
8716 WASHINGTON AVE. PTLD  
1/2" = 1'0"      7/27/12

# WINDOW REMOVAL DETAILS



OPENING SIZE 34" W x 57" HIGH

2<sup>ND</sup> FLOOR BATHROOM WINDOW  
TO BE REMOVED

EXISTING FRAMING UNKNOWN

NOT TO SCALE

LOVETT  
876 WASHINGTON AVE.