

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 041352

PERMIT ISSUED

SEP 30 2004

This is to certify that Christlove Fellowship /Donna Anderson  
has permission to add a single level 14x17 deck on back of house  
AT 274 Concord St W L 175 C008001

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.

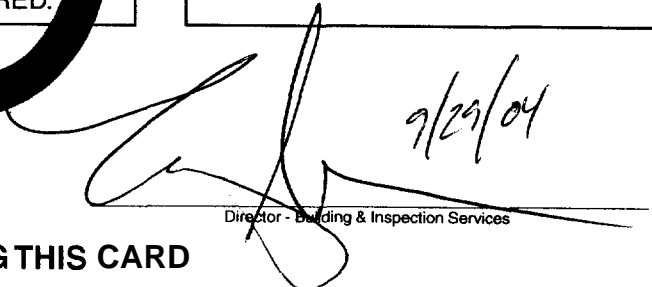
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.  
48 HOUR 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 \_\_\_\_\_  
DepartmentName

  
9/29/04  
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: 04-1352	Issue Date:	CBL: 175 COO8001
-----------------------	-------------	---------------------

Location of Construction: 274 Concord St W	Owner Name: Christlove Fellowship	Owner Address: 1106 Pennock Ave	Phone:
Business Name:	Contractor Name: Donald Anderson	Contractor Address: Portland	Phone: 2077993749
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: single family	Proposed Use: single family add 14x17 deck	Permit Fee: \$57.00	Cost of Work \$3,800.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group. <i>R-3</i> Type <i>5B</i> <i>BOCA 1999</i>	

Proposed Project Description:  
add a single level 14x17 deck in back of house

Signature: *[Signature]*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: dmartin	Date Applied For: 09/10/2004	<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 information 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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</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>9/29/04</i></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 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>9/29/04</i></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## 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

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

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

<b>Permit No:</b> 04-1352	<b>Date Applied For:</b> 09/10/2004	<b>CBL:</b> 175 C008001
------------------------------	----------------------------------------	----------------------------

<b>Location of Construction:</b> 274 Concord St W	<b>Owner Name:</b> Christlove Fellowship	<b>Owner Address:</b> 1106 Pennock Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Donald Anderson	<b>Contractor Address:</b> Portland	<b>Phone</b> (207) 779-3749
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> single family add 14x17 deck	<b>Proposed Project Description:</b> add a single level 14x17 deck in back of house
------------------------------------------------------	----------------------------------------------------------------------------------------

<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 09/29/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		

<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 09/29/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			

<b>Comments:</b> 9/29/04-tmm: No framing info submitted w/plans, need structural drawings, guard details, stair info, - left message w/owner and builder.
--------------------------------------------------------------------------------------------------------------------------------------------------------------

# 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.

- Footing/Building Location Inspection;** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- 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**

\_\_\_\_\_  
Signature of Applicant/Designee      Date 10/5/04  
\_\_\_\_\_  
Signature of Inspections Official      Date

CBL: 175 CP      Building Permit #: 041352

Prmt

Text93

24390

Constr Type

New

Num1

41352

Permit Nbr 04-1352

Location of Construction

274 Concord St W

Appl. Date 09/10/2004

Status Hold

Permit Type

Alterations - Dwellings

Issue Date

CBL 175 C008001

District Nbr

Estimated Cost \$3,800.00

Date Closed

Comment Date

Comment

09/29/2004

No framing info submitted w/plans, need structural drawings, guard details, stair info, - message w/owner and bullder.

Name

lmm

Follow Up Date

Completed

CreatedBy dmartin

CreateDate

09/10/2004

ModBy

lmm

ModDate

09/29/2004

# 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.

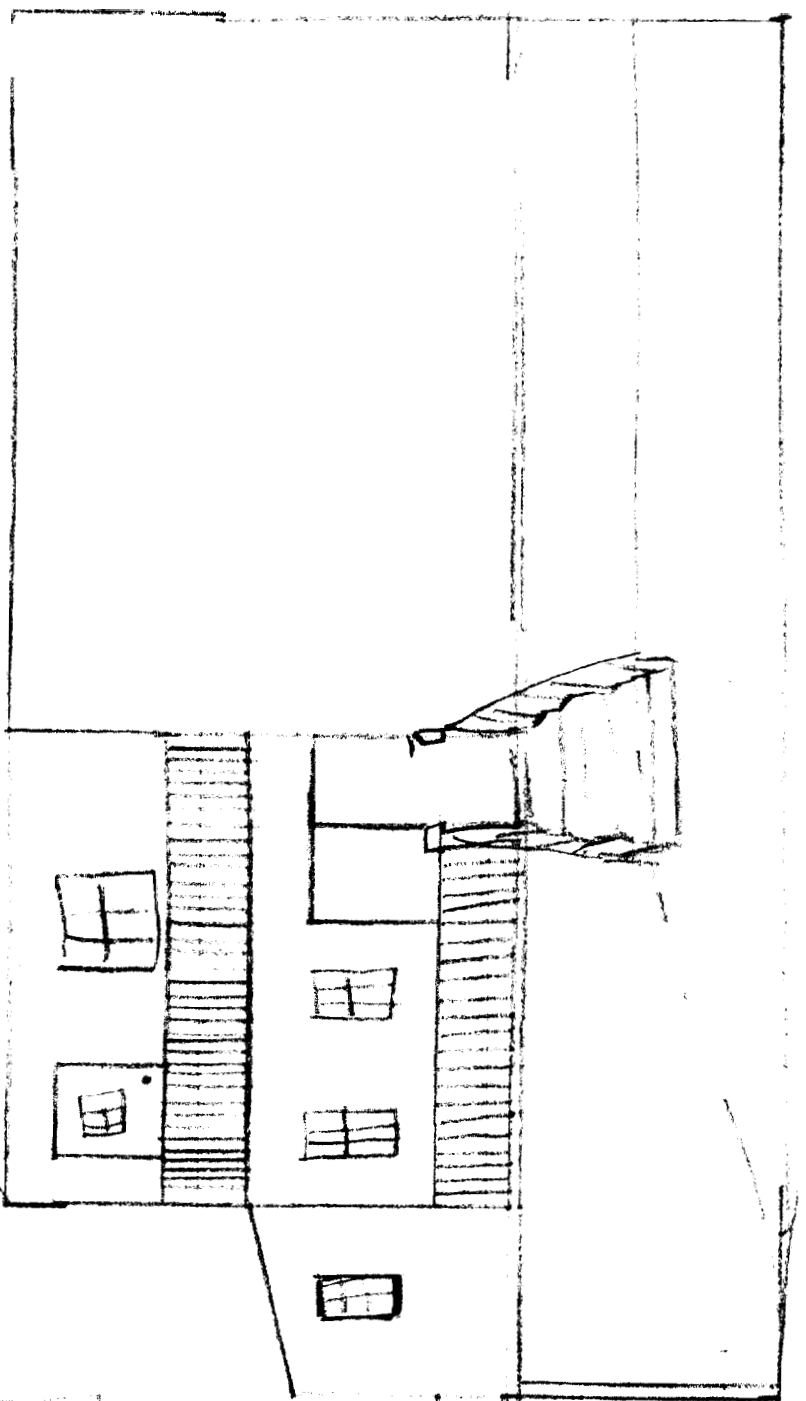
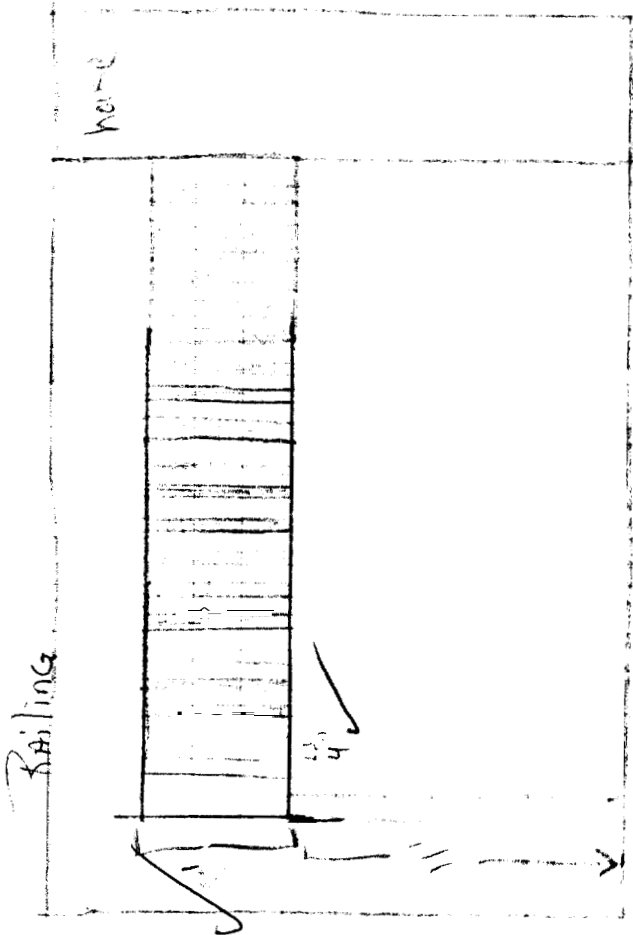
Location/Address of Construction: <u>274 Concord St. West Portland, Me 04103</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>    </u> <u>C</u> <u>008</u>	Owner: <u>Bret Plymale</u>	Telephone: <u>774-4607</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>OWNER</u>	Cost Of Work: \$ <u>3,800.00</u> Fee: \$ <u>57.00</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>new back yard deck 14 x 17</u>		
Project description: <u>build a single level deck off back of house</u>		
Contractor's name, address & telephone: <u>Tom Adams 774-2111</u>		
Who should we contact when the permit is ready: <u>Bret Plymale or Kerry McGaffey</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>774-4607</u>		

**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>Bret Plymale</u>	Date: <u>9.4.01</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 4<sup>th</sup> floor of City Hall**



6" x 6" post

ground level

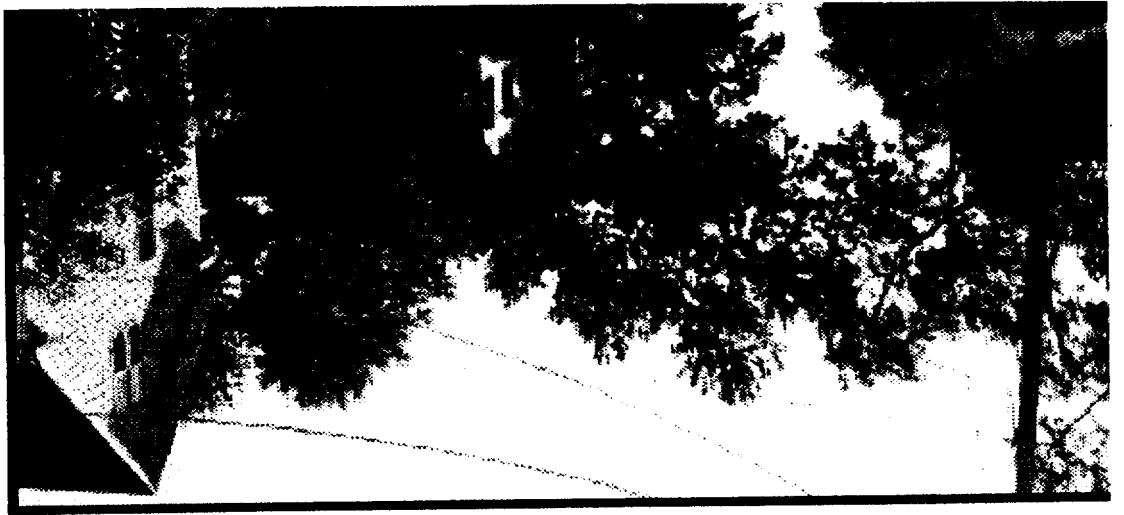


To be filled with concrete

Footings

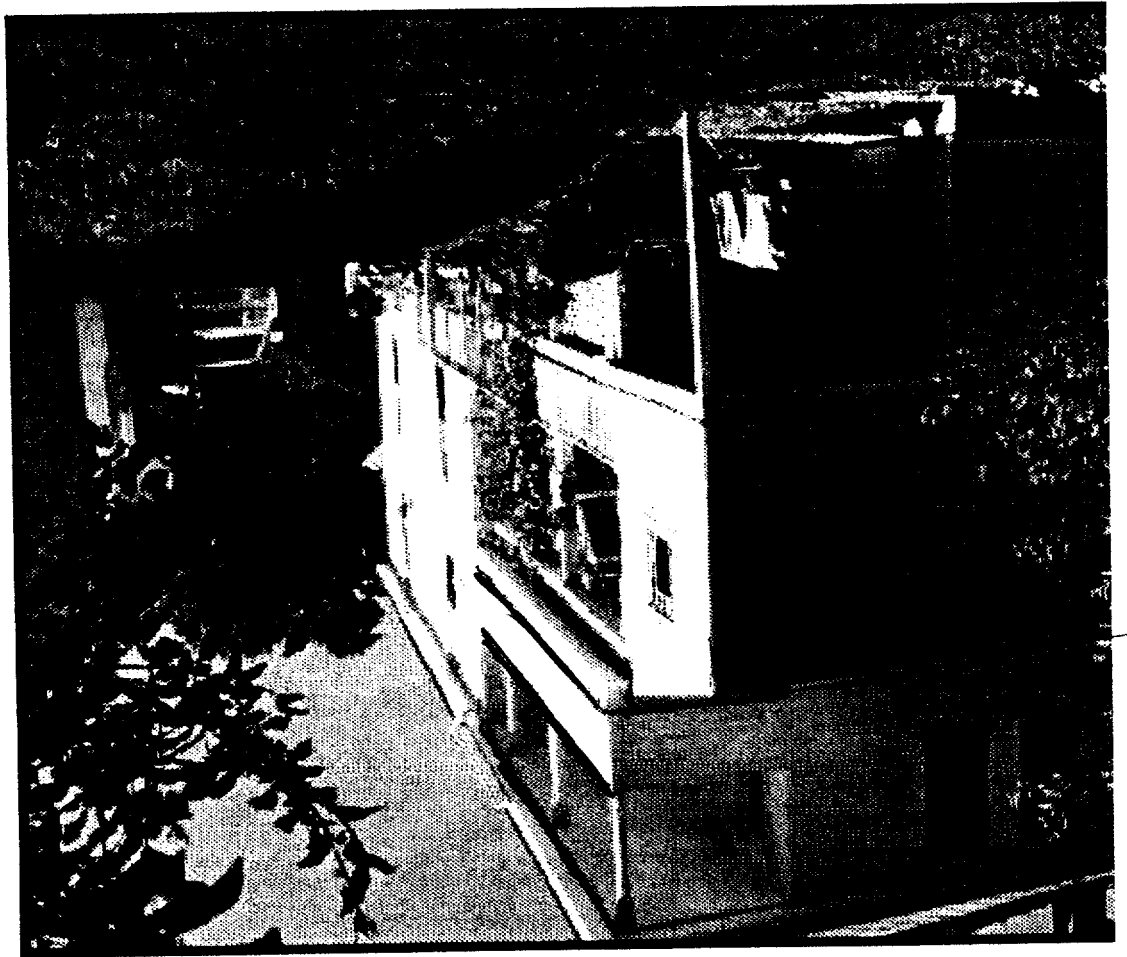
175 0008

SEP - 9



S

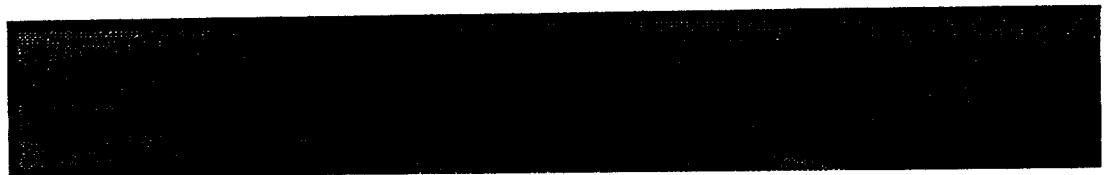
hixel  
"h" '8



S

175 C 008

SEP - 9



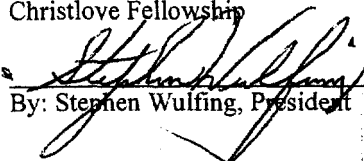


**WARRANTY DEED**  
**Corporate Grantor**

KNOW ALL PERSONS BY THESE PRESENTS, that Christlove Fellowship, a Maine Corporation of 274 Concord Street West Portland, ME for consideration paid grants to Brett E. Plymale and Kerry McGaffey of 165 Brackett Street., Portland, Maine with WARRANTY COVENANTS, as joint tenants, the premises in the Town of Portland, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Christlove Fellowship has caused this instrument to be signed this 7/30/2004

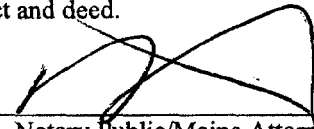
Christlove Fellowship

  
By: Stephen Wulfing, President

Witness 

State of Maine  
County of Cumberland

Then personally appeared before me this 30th day of July, 2004 the said Stephen Wulfing, President of Christlove Fellowship and acknowledged the foregoing to be his/her/their voluntary act and deed.

  
Notary Public/Maine Attorney at Law

Commission Expiration: \_\_\_\_\_

*David Pavesi*

175 C 008

SEP 9

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Concord Street, 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 Concord Street distant seventy (70) feet southeasterly from the corner made by the intersection of the southeasterly sideline of Leland Street and said southwesterly sideline of Concord Street;

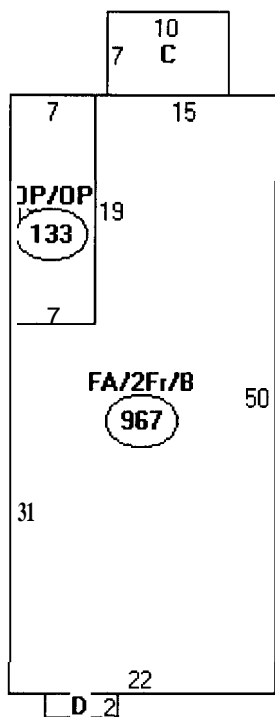
THENCE running southeasterly by said southwesterly sideline of Concord Street a distance of sixty (60) feet and from these two points running in line at right angles with said southwesterly sideline of Concord Street, holding a width throughout of sixty (60) feet to land now or formerly of Presumpscot **Park** Association.

**Also** the right to construct and maintain a sewer pipe across the land formerly of Lincoln W. Tibbetts to connect the buildings above conveyed with a public sewer in said Leland Street.

Being the same premises conveyed to Brett E Plymale and Kerry McGaffey by deed of Christlove Fellowship of even date to be recorded in the Cumberland County Registry of Deeds.

175 2008

AP KM



Descriptor/Area  
A: FA/2Fr/B  
967 sqft  
B: OP/OP  
133 sqft  
C: 1Fr/B  
70 sqft  
D: FBAY/B  
12 sqft

*1182*

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	175 C008001
Location	27'4 CONCORD ST W
Land Use	TWO FAVILY
Owner Address	CHRISTLOVE FELLOWSHIP 1106 PENNOCK AVE NASHVILLE TN 37207
Book/Page	19639/275
Legal	175-c-a CONCORD ST W 272-27'4  10260 SF

### Valuation Information

Land	Building	Total
\$30,450	\$85,790	\$116,240

### Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1889	Old Style	2	2258	0.236		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
4	2		9	Part Finsh	Full	

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1970	14X24	D	A

### Sales Information

Date	Type	Price	Book/Page
06/01/2003	LAND + BLDING	\$245,000	19639-275
08/29/2000	LAND + BLDING	\$169,000	15690-016
09/01/1995	LAND + BLDING	\$73,500	12135-305

### Picture and Sketch

[Picture](#)

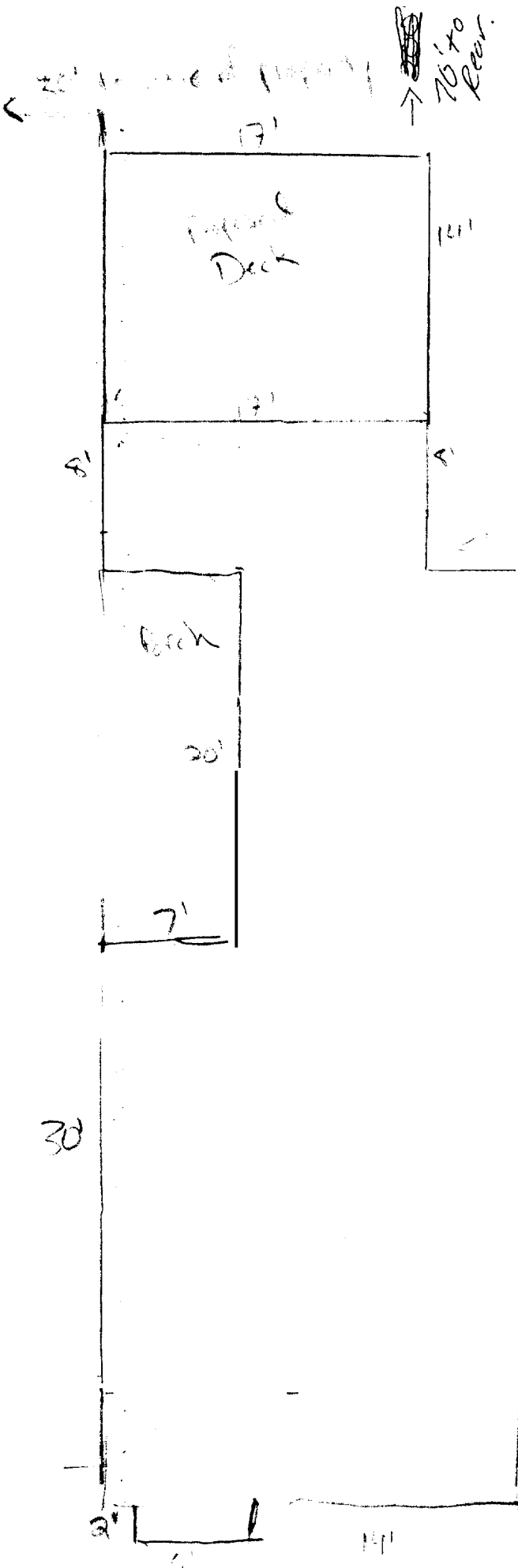
[Sketch](#)

[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](#).

**New Search!**





Rear-20'  
Sides 8'

R-S  
 4100 % SF Allowed  
 - 1182  
 -----  
 2922 SF left  
 - 336 garage  
 -----  
 2586 left  
 2380 proposed  
 -----  
 206 SF left  
 O.K.

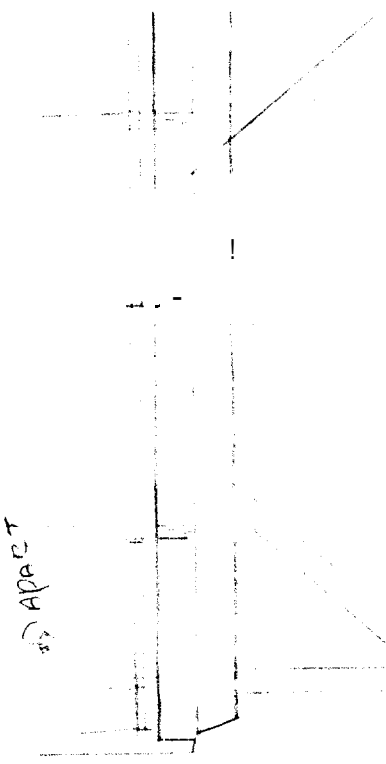
15' x 10' Garage

60 x 157'  
Lot size

175 C 008

1" = 2'

11-8



APART

WALL

2x10 Ledger  
Header

2x10

BRATT PLY  
274 CONCORD ST

2x10

2x10

2x10

2x10

INSTALL - one door 2x6x10 to finish

Header? - existing

Not ready and labor - \$3,988.00