

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT ISSUED
Permit Number: 051707
DEC - 6 2005
CITY OF PORTLAND

This is to certify that Paul David E Jr & /Olin Iris
has permission to Single Family with in-law apartment over the garage
AT 134 Caleb St 178 G026001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is leased or closed-in. 4 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 Department Name

Handwritten signature: Jeanie Bourke 12/6/05
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 ISSUED | |
| Permit No: 05-1707 | Issue Date: DEC - 6 2005 |
| CBL: 178 G026001 | Phone: 207-773-4141 |
| Owner Address: 134 Caleb St | Contractor Address: Wilson Road Gorham |
| Owner Name: Paul David E Jr & | Contractor Name: Olin Irish |
| Location of Construction: 134 Caleb St | Permit Type: Change of Use - Dwellings |
| Business Name: n/a | Zone: R3 |
| Lessee/Buyer's Name: n/a | Phone: 207-892-2153 |

| | |
|-----------------------------------|--|
| Past Use: Single Family | Proposed Use: Single Family with in-law apartment over the garage. Approved by Zoning Board of Appeals on 11/17/05. |
|-----------------------------------|--|

| | | |
|--------------------------------|-------------------------------------|---------------------------|
| Permit Fee: \$276.00 | Cost of Work: \$20,000.00 | CEO District: 3 |
|--------------------------------|-------------------------------------|---------------------------|

| | |
|--|---|
| FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION Use Group: R3 Type: <i>JB</i> |
| Signature: _____ | Signature: <i>AMB 12/16/05</i> |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | |
| Signature: _____ | Date: _____ |

Proposed Project Description:
Single Family with in-law apartment over the garage.

| | | |
|-------------------------------|--|------------------------|
| Permit Taken By: GG | Date Applied For: 1112212005 | 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 <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"/> <i>Ok w/ conditions</i> Date: <i>11/23/05</i> <i>ARM</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>Nov. 11, 2005</i> | 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/Con tions <input type="checkbox"/> Denied Date: <i>ARM</i> |
|---|---|--|--|

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 05-1707 | Date Applied For: 11/22/2005 | CBL: 178 G026001 |
|------------------------------|--|----------------------------|

| | | | |
|--|---|--|---------------------------------|
| Location of Construction: 134 Caleb St | Owner Name: Paul David E Jr & | Owner Address: 134 Caleb St | Phone: 207-773-4141 |
| Business Name: n/a | Contractor Name: Olin Irish | Contractor Address: Wilson Road Gorham | Phone: (207) 892-2153 |
| Lessee/Buyer's Name: n/a | Phone: n/a | Permit Type: Change of Use - Dwellmgs | |

| | |
|---|--|
| Proposed Use: Single Family with in-law apartment over the garage. Approved by Zoning Board of Appeals on 11/17/05. | Proposed Project Description: Single Family with in-law apartment over the garage. |
|---|--|

Comments:

12/06/2005-GG: received granted site exemption. /gg

12/06/2005-jmb: Spoke to David P. About code for bathroom height, fire separations & smokes. He will bring in a garage plan showing a tire wall & door today.

05 1707



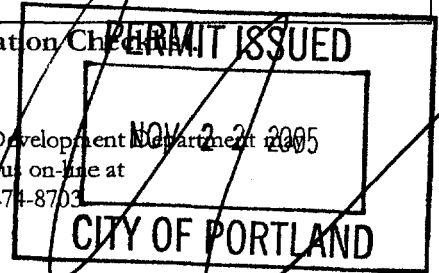
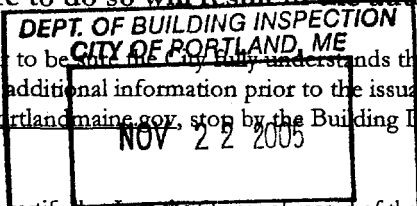
General Building Permit Application

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: 134 CALEB ST PORTLAND ME 04102 | | |
| Total Square Footage of Proposed Structure | Square Footage of Lot 13,000 SF | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 178 G 26-27 | Owner: DAVID E PAUL, Jr | Telephone: 773-4141 |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: David E. PAUL Jr 134 CALEB ST PORTLAND, ME 04102 | Cost Of Work: \$ 90,000 Bldg Fee: \$ 901.00 Code of O Fee: \$ 75.00 |
| Current Specific use: RESIDENTIAL | Proposed Specific use: RESIDENTIAL | \$ 276.00 |
| Project description: FINISH EXISTING ROOM OVER GARAGE AS IN LAW/RENTAL APPROVED BY ZONING BOARD OF APPEALS 11-17-05. | | |
| Contractor's name, address & telephone: OLIN FRICH 122 WILSON RD. GORHAM ME 892-2153 | | |
| Who should we contact when the permit is ready: David PAUL | | |
| Mailing address: Phone: 773-4141 | | |

Please submit all of the information outlined in the Commercial Application Check. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant:

Date:

11-22-05

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & ~~proposed~~
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, **framing**, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

NONE

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

David E. Paul, Jr.

134 Caleb St.
Portland, ME 04102
(207)773-4141

Portland Zoning Board of Appeals
389 Congress St. Room 315
Portland, ME 04101

APPROVED
11-17-05

October 28, 2005

Dear Board Members,

I am applying for a permit to make alterations to an existing unfinished area over my attached garage, making one (1) additional dwelling unit.

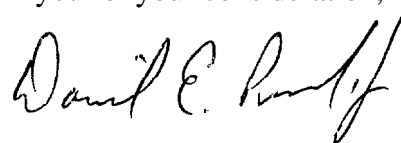
I believe that this submission will verify that the plans meet all the requirements of conditional use in Portland's Code of Ordinances, Sec. 14-88, for adding a unit in an R-3 zone.

Square Footage Requirements

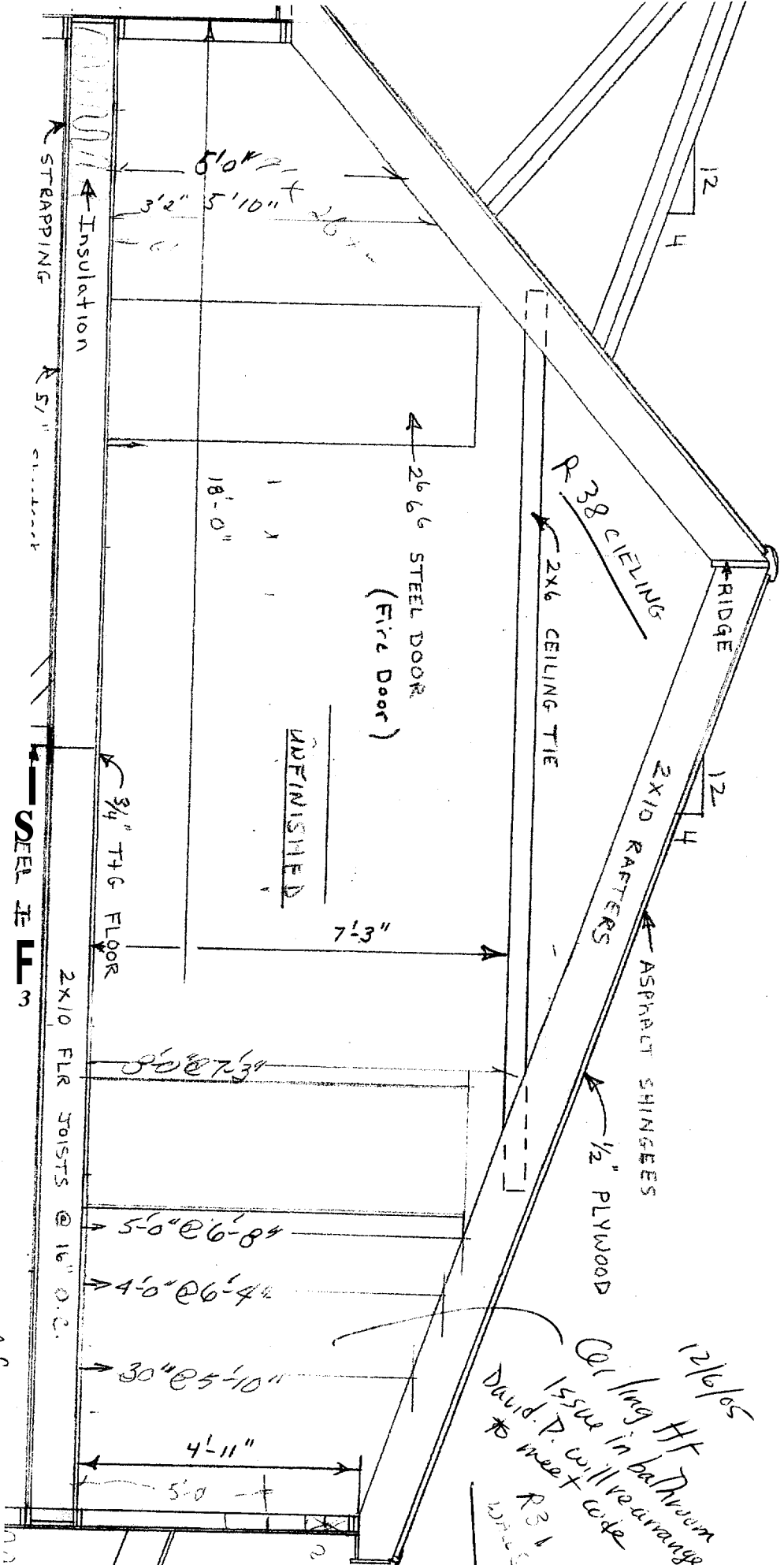
| | |
|-----------------|---|
| Floor Area | 676 S.F. |
| Minus Height | 78 S.F. less than 2/3 of adjoining ground level of 87 in. |
| Minus Stairs | <u>71</u> S.F. |
| Additional Unit | 527 S.F. |
| Existing House | 2068 S. F. plus unfinished area of 676 S. F. over garage |
| Lot Size | 13,000 S. F. |
| Parking | 6 - 8 cars |

There is no change in the footprint of the existing building. We will only be adding egress windows, interior walls, and the electrical and plumbing for a bath and kitchenette.

Thank you for your consideration,



* 8" = 1'

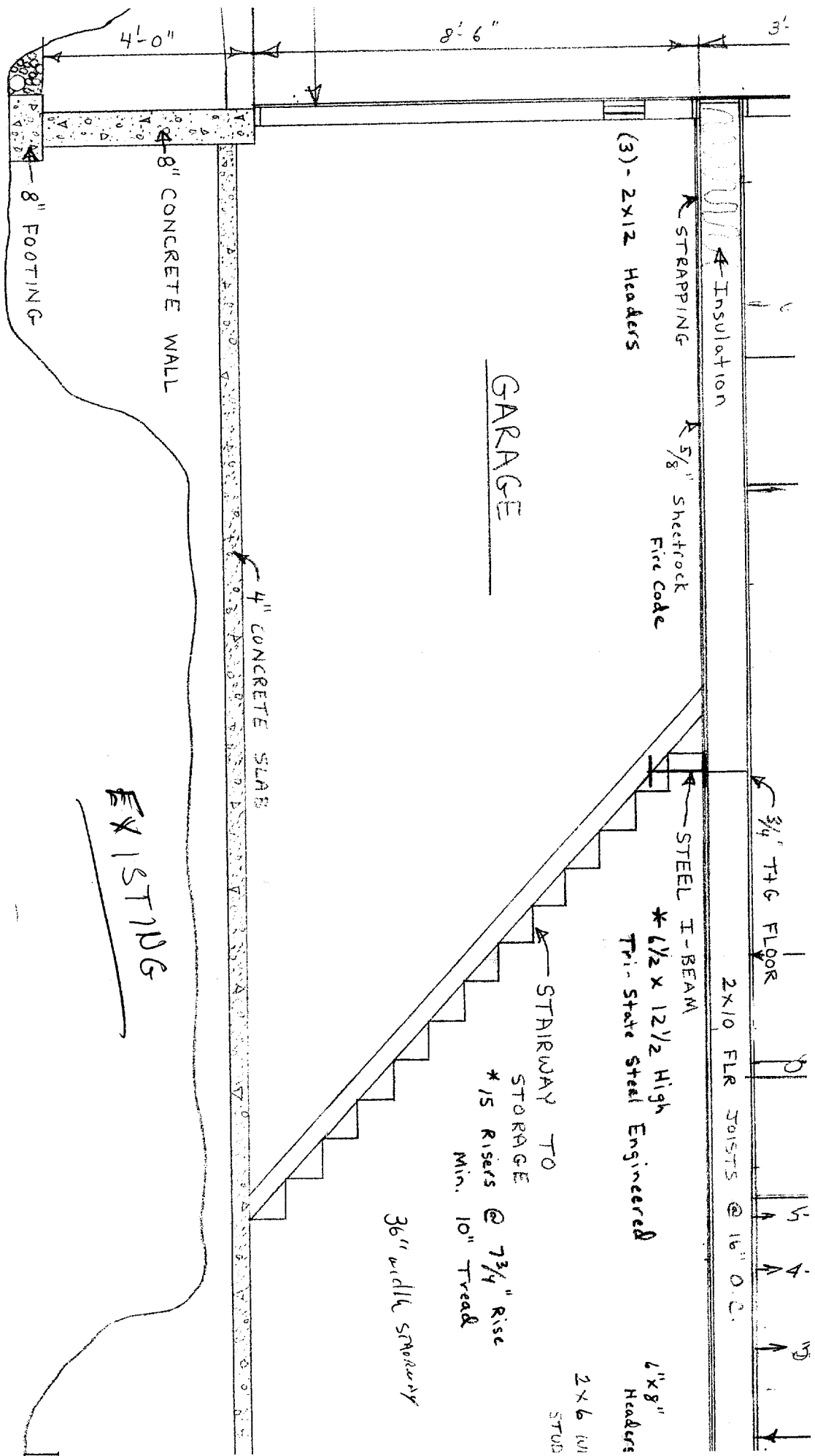


3/8" = 1'

EXISTING

BUILDING PERMIT
02 0928

3/8" = 1'



EXISTING

GARAGE

STAIRWAY TO
STORAGE
* 15 Risers @ 7 3/4" Rise
Min. 10" Tread

36" wide stairway

2x6 (w)
STUD

1"x8"
Headers

STEEL I-BEAM
* 1/2 x 12 1/2 High
Tri-State Steel Engineered

2x10 FLR JOISTS @ 16" O.C.

3/4" TAG FLOOR

5/8" Sheetrock
Fire Code

Insulation
STAPPING

(3) - 2x12 Headers

8" CONCRETE WALL

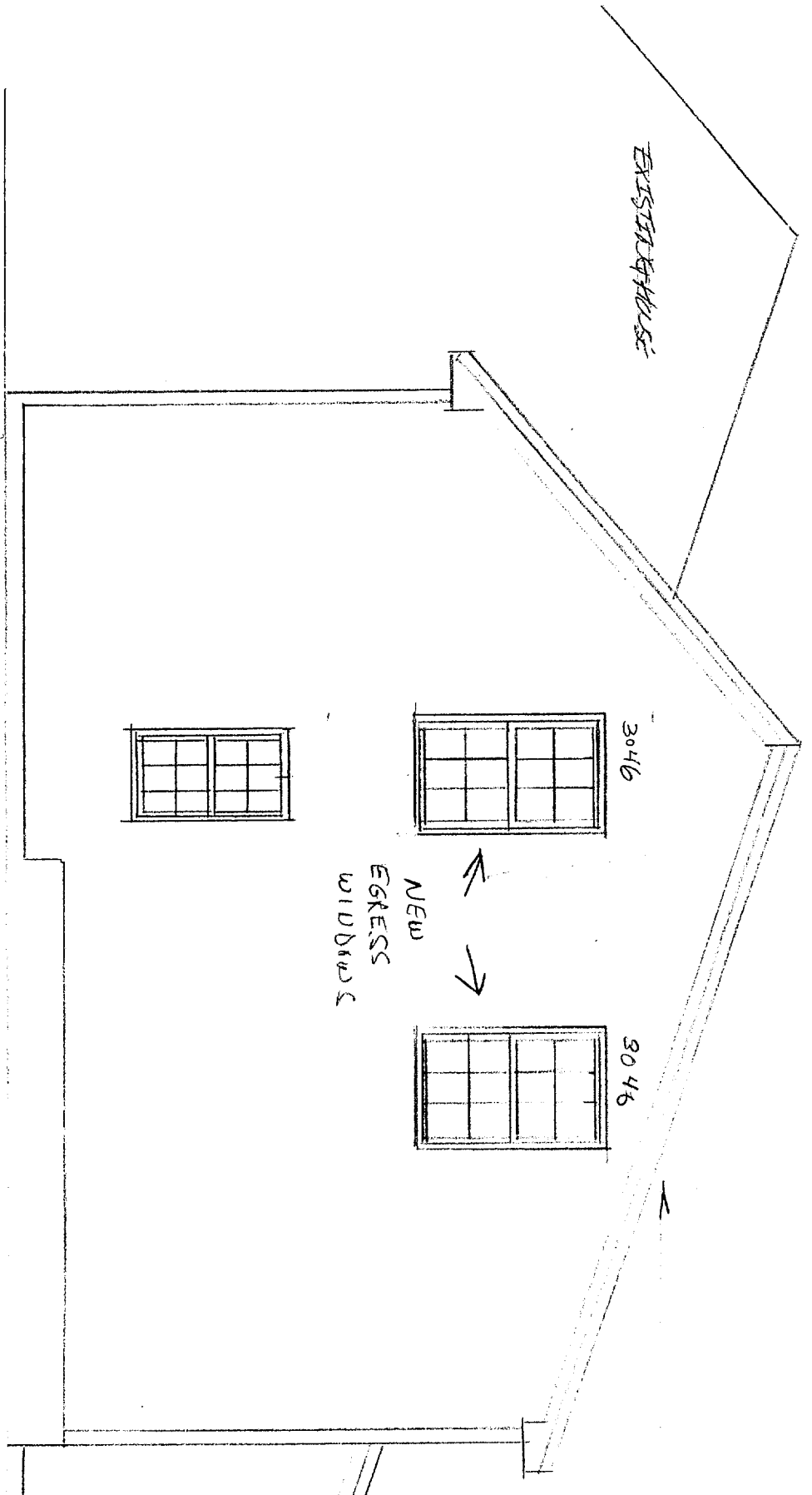
8" FOOTING

4" CONCRETE SLAB

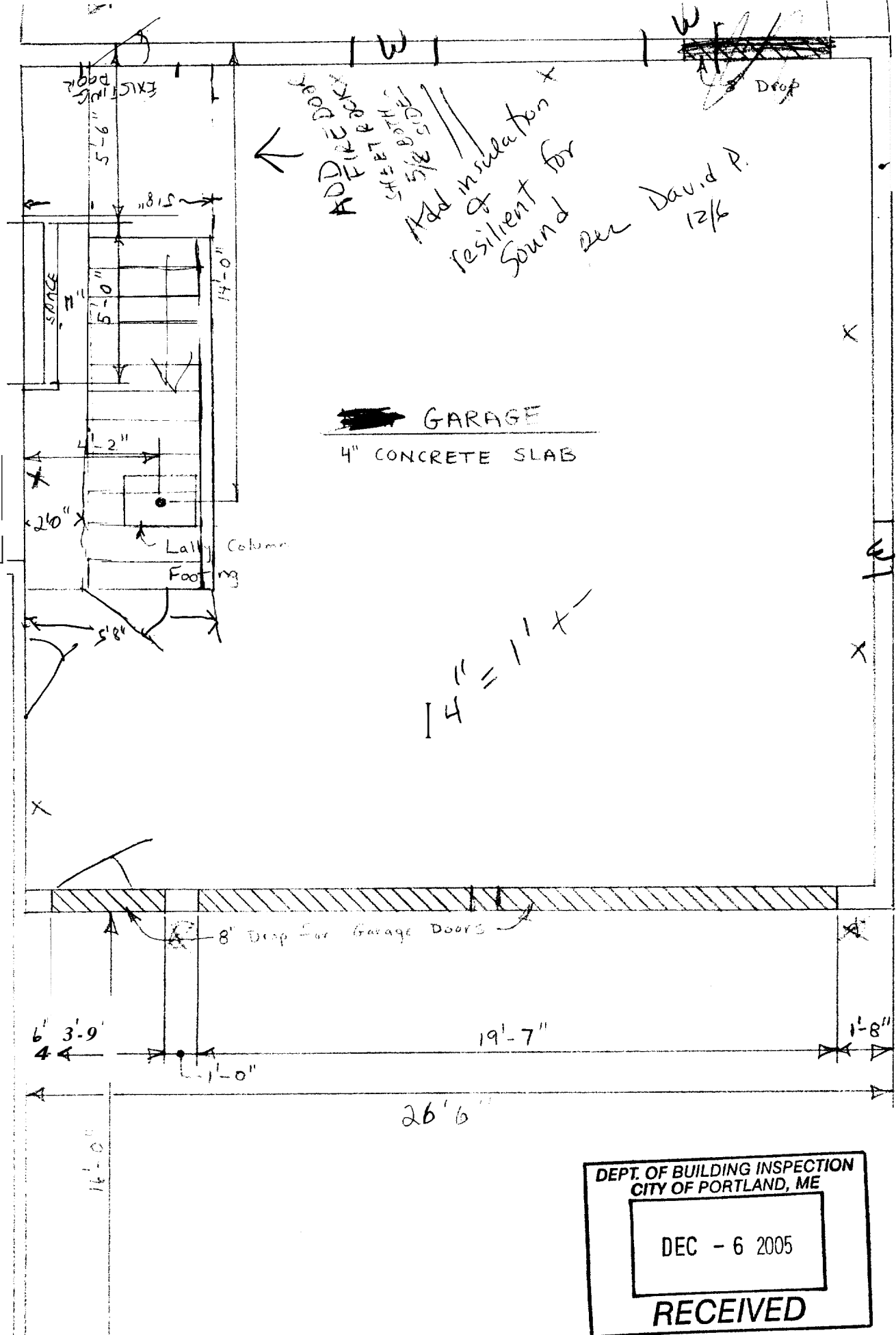
8'-6"

3'

4'-0"



RIGHT HAND VIEW



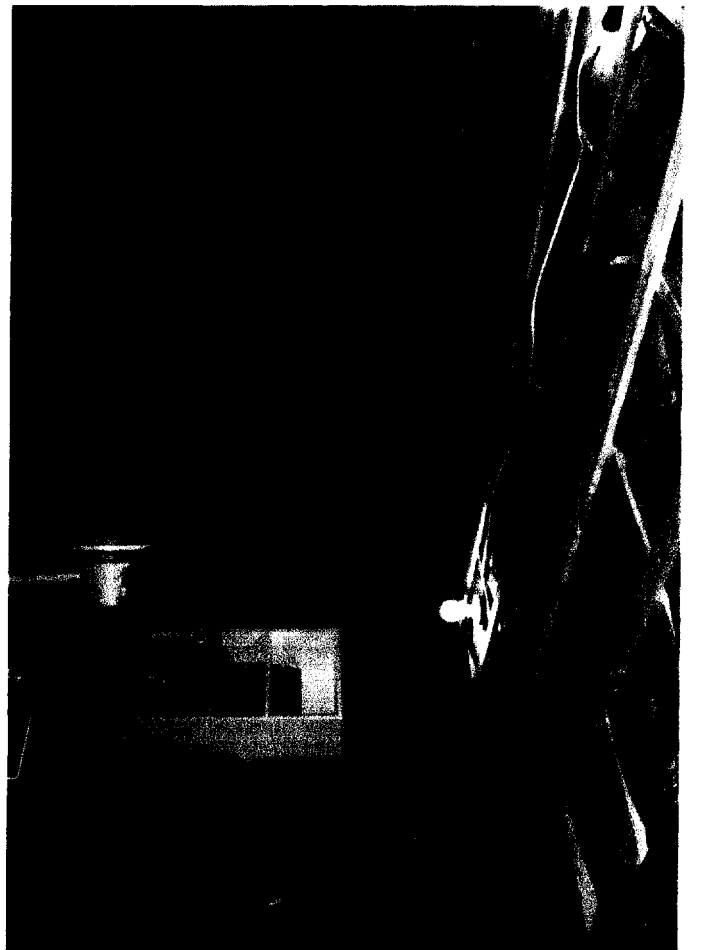
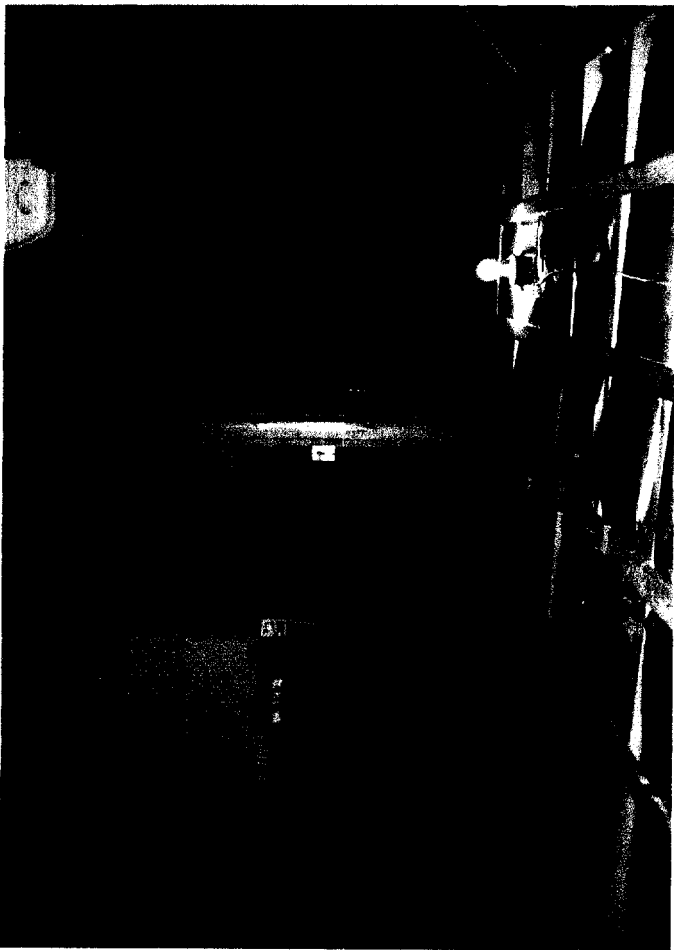
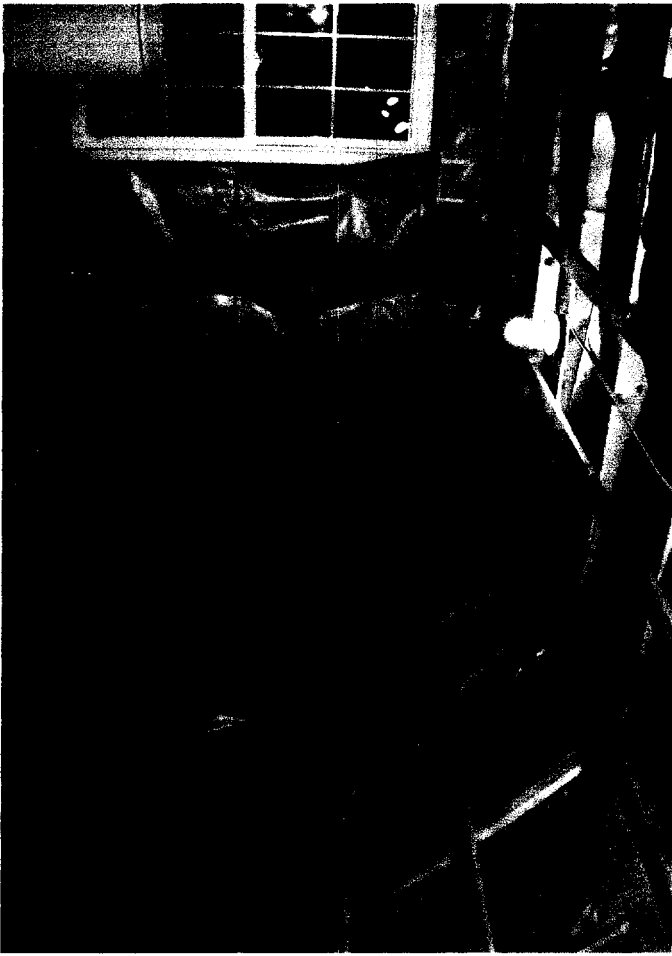
ADD FIRE RATED SHEET ROOFING 5/8\"/>

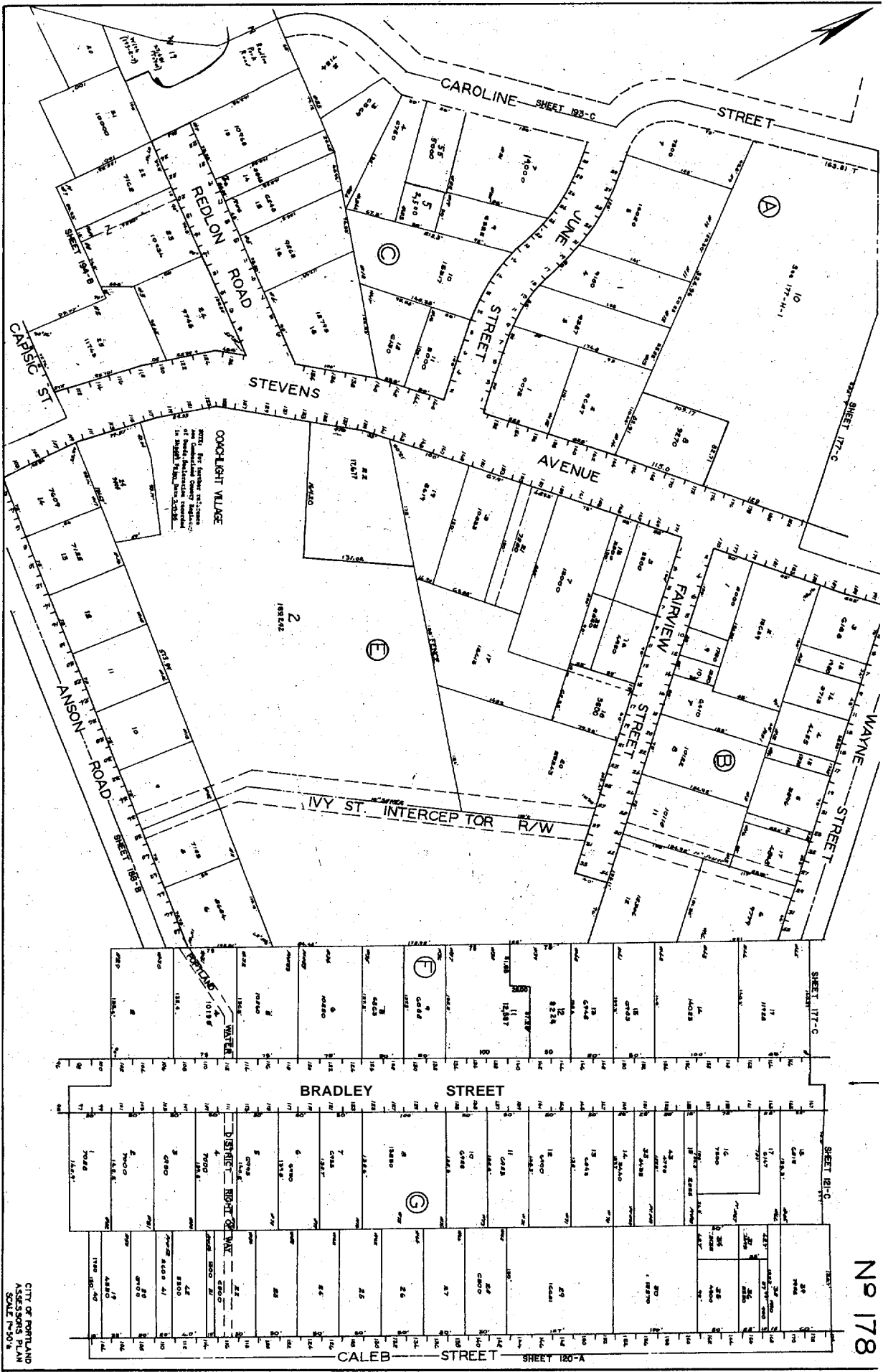
GARAGE
 4" CONCRETE SLAB

1/4" = 1' ±

Th of nec 12" Fir
 15' 0"
 18' 0"

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 DEC - 6 2005
RECEIVED





Nº 178

SHORT FORM WARRANTY DEED

Dororthea E. Curran, of 321 New Portland Road, Gorham, Maine, FOR CONSIDERATION PAID, grants to David E. Paul, Jr. and Melanie B. Paul, both of 24 Inland Farm Road, Windham, Maine, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Certain lots or parcels of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, shown on a plan made by A. E. Skillin, C. E., in 1919, recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 50, entitled Bradley Field, and being more particularly described as lots numbered sixty-four (64) and sixty-six (66) fronting on Caleb Street, so-called, together with a right of way through and over a street sixty feet wide extending northerly from Congress Street through the aforesaid Bradley Field and through the land next adjoining on the North, to Brighton Avenue subject to the following restrictions:

1. No building or any part thereof, excepting steps, shall be erected within twenty (20) feet of the Caleb Street line;
2. No house of the "flat roof" type for more than two families shall be erected on said property;
3. No dwelling house costing less that twenty five hundred dollars shall be erected on said property.

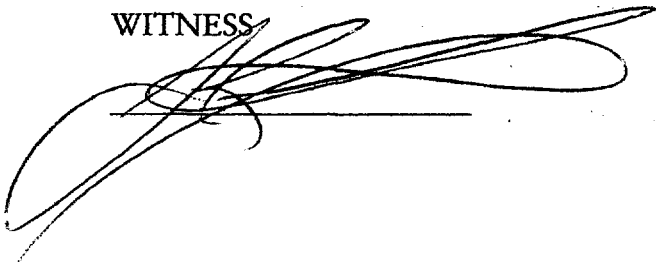
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to William J. Curran and Dorothea E. Curran, dated August 5, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3722, Page 235. Dorothea E. Curran is surviving joint tenant, William J. Curran passed away on May 5, 1978.

WITNESS my hand and seal this 25th day of June, 2001.

WITNESS



Dorothea E. Curran by Constance Skiers
Dorothea E. Curran

As attorney in fact under p.o.a.
7-27-00

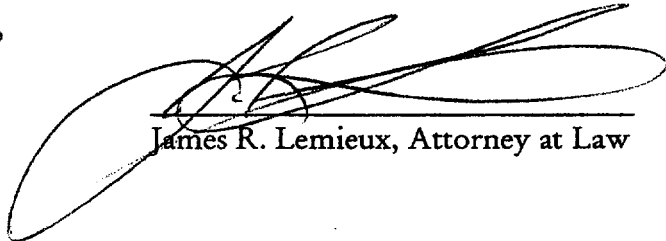
MAINE REAL ESTATE TAX PAID

STATE OF MAINE
Cumberland, ss.

June 25, 2001
Constance Shivers attorney in fact

Personally appeared the above named Dorothea E. Curran and acknowledged the foregoing instrument to be her free act and deed.

Before me,



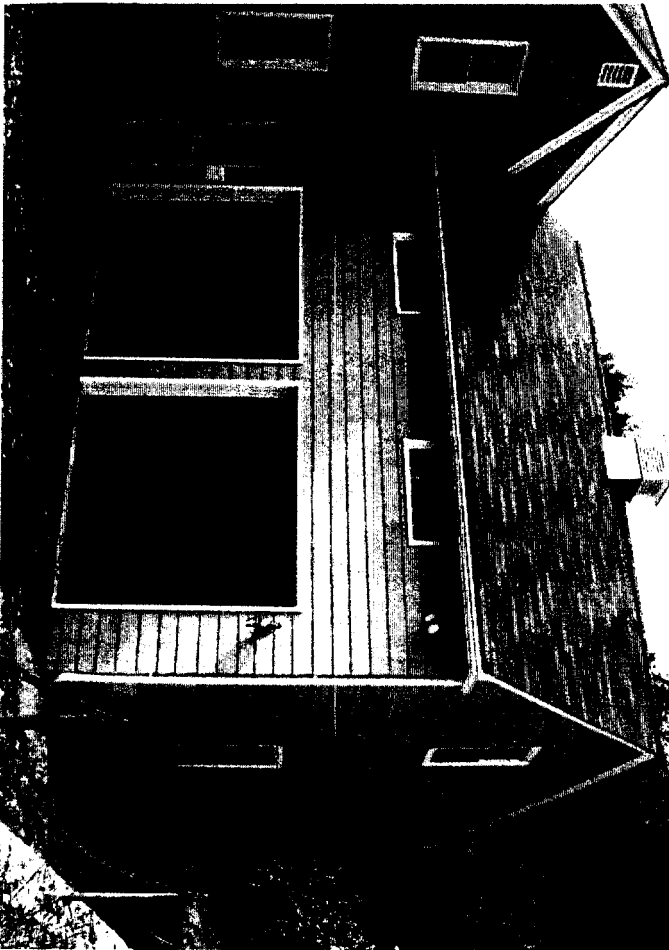
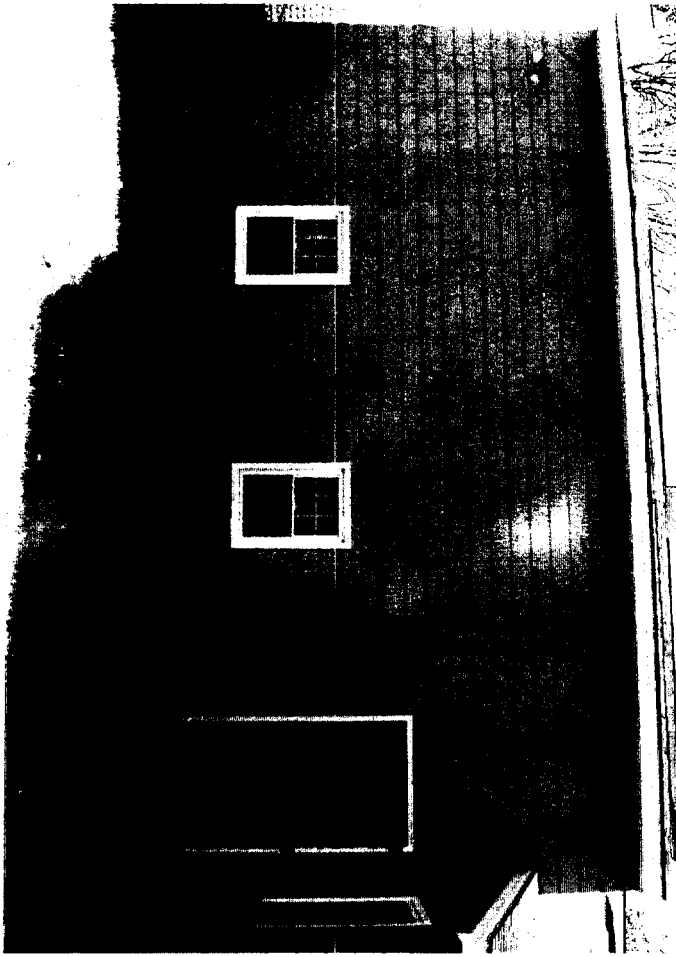
James R. Lemieux, Attorney at Law

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 JUN 25 PM 2:44

CUMBERLAND COUNTY

John B O'Brien



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 178 G026001
Location 134 CALEB ST
Land Use SINGLE FAMILY

Owner Address PAUL DAVID E JR & MELANIE B PAUL JTS
 134 CALEB ST
 PORTLAND ME 04102

Book/Page 16452/057
Legal 178-G-26-27
 CALEB ST 132-138

 13000 SF

Current Assessed Valuation For Fiscal Year 2006

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$65,940 | \$161,410 | \$227,350 |

Estimated Assessed Valuation For Fiscal Year 2007*

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$94,800 | \$197,300 | \$292,100 |

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

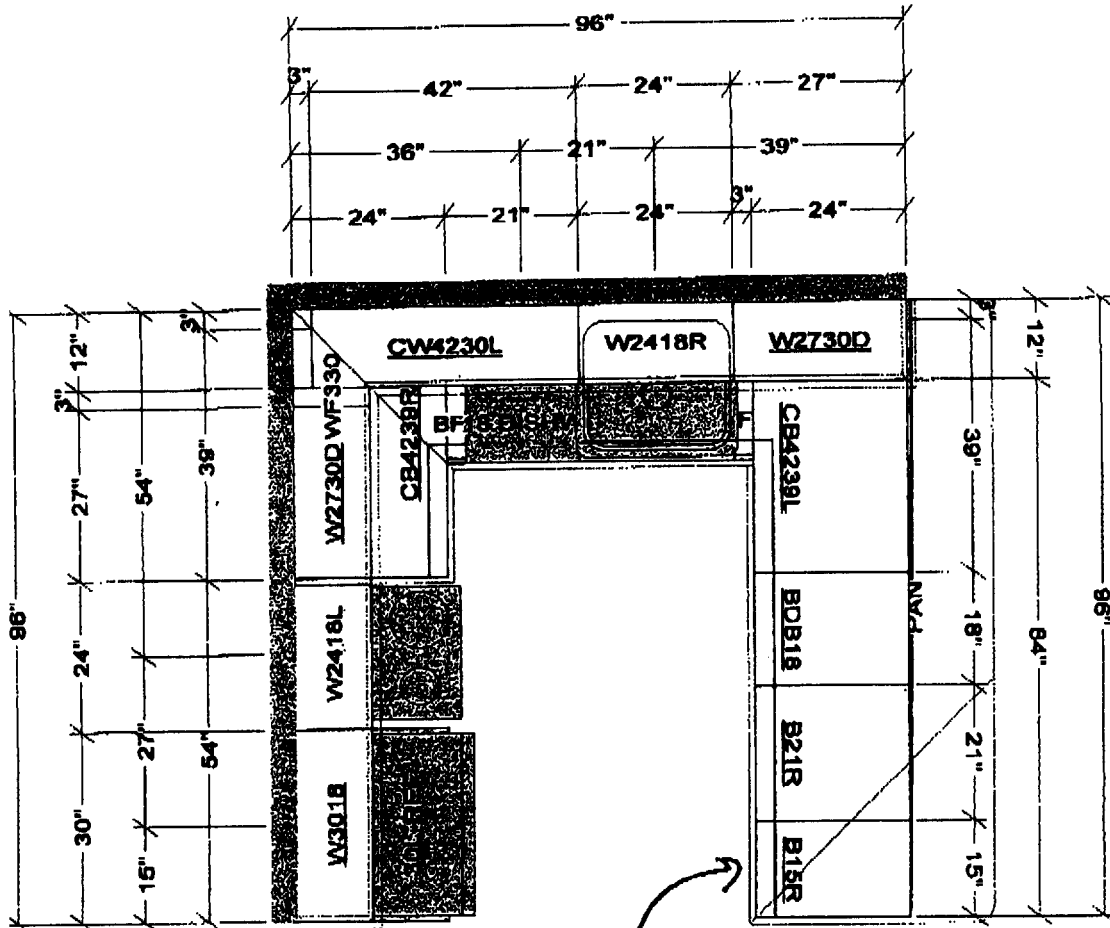
Property Information


| | | | | | | |
|---------------------------|------------------------|----------------------------|-------------------------|-----------------------------|-------------------------|--|
| Year Built 1950 | Style Cape | Story Height 1.5 | Sq. Ft. 2615 | Total Acres 0.298 | | |
| Bedrooms 3 | Full Baths 2 | Half Baths | Total Rooms 7 | Attic None | Basement Full | |

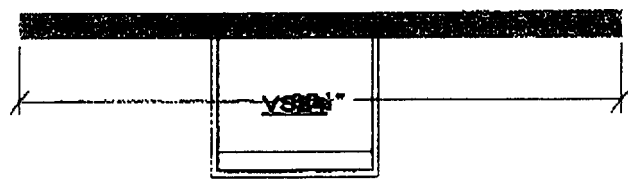
Outbuildings


| | | | | | |
|-------------|-----------------|-------------------|-------------|--------------|------------------|
| Type | Quantity | Year Built | Size | Grade | Condition |
|-------------|-----------------|-------------------|-------------|--------------|------------------|

Sales Information




 15" trash cabinet
 NOT AVAILABLE 18" —



| | | | |
|--|---|--|--|
| <p>All dimensions and designations given are subject to verification on job site and adjustment to the job conditions.</p> |  | <p>This is an original design and must not be released or copied unless applicable fee has been paid for job order placed.</p> | <p>Designed: 10/20/2005 Printed: 10/28/2005</p> |
| <p>OLIN IRISH - PAUL 2</p> | | <p>All</p> | <p>Drawing #:</p> |

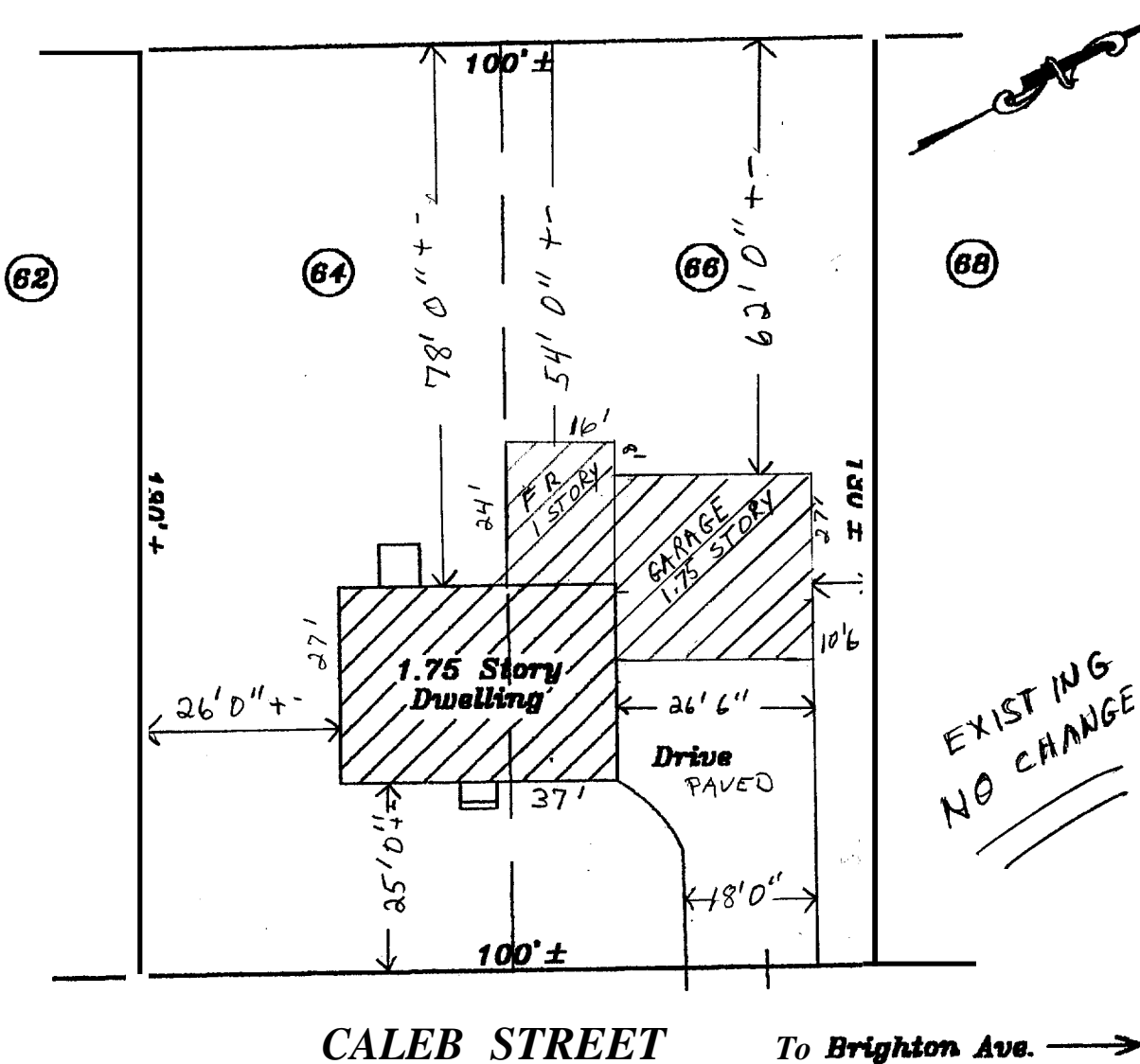
ADDRESS:

PORTLAND, MAINE

PLOT PLAN

SCALE:

1" = 25'



CALEB STREET

To Brighton Ave. →

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: DAVID & MELANIE PAUL REQUESTING PARTY: LEETE & LEMIEUX
 OWNER: DOROTHEA CURRAN ATTORNEY: JAMES R. LEMIEUX
 LENDER: _____ FILE No. 20110053 FIELD BOOK: 205

TITLE REFERENCES:

DEED BOOK: 3722 PAGE: 235
 PLAN BOOK: 14 PAGE: 50 LOT: 64 + 66
 COUNTY: CUMBERLAND

MUNICIPAL REFERENCE:

MAP: 178 BLOCK: G LOT: 26 + 27

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 230057
 PANEL: 00130 ZONE: C DATE: DECEMBER 8, 1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT

YOUR FILE #: _____

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

918 BRIGHTON AVENUE
 PORTLAND, ME 04102
 (207) 878-7870

232 CLARKS WOODS ROAD
 LYMAN, ME 04002
 (207) 489-2358

James D. Nadreau

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, November 17, at 6:00 p.m. on the second floor in Room 209 at the Portland City Hall 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: November 18, 2005

RE: Action taken by the Zoning Board of Appeals on November 17, 2005

The meeting was called to order at 6:06p.m.

Roll call as follows:

Members Present: William Hall, David Dore, Kate Knox, Philip Saucier and Peter Coyne.

Members Absent: Catherine Alexander (maternity leave).

APPEAL AGENDA

1. New Business:

A. Conditional Use Appeal:

790 Ocean Avenue, Richard M. Perkins owner, Tax Map #416 Block A Lot #004 in the R3 Residential Zone is seeking a Conditional Use Appeal under section 14-88 (a) of the City of Portland Zoning Ordinance. Appellant requests permission for a studio/one bedroom apartment on the ground floor of the attached carriage house; the present use is storage area. Representing the Appeal is the owner. **Board voted 6-0 and granted the Conditional Use Appeal.**

B. Conditional Use Appeal:

134 Caleb Street, David e. Paul Jr., owner, Tax Map #178 Block G Lot #026 in the R3 Residential Zone is seeking a Conditional Use Appeal under section 14-88(2) of the City of Portland Zoning Ordinance. Appellant is proposing to change the use of their single family dwelling unit for an additional unit above the attached existing garage for in-law rental. Representing the Appeal is the owner. **Board voted 6-0 and granted the Conditional Use Appeal.**

C. Conditional Use Appeal:

39 Fuller Street, Maria A. Eastman owner, Tax Map #180 Block H Lot #001-2 in the R3 Residential Zone is seeking a Conditional Use Appeal under section 14-88(2) of the City of Portland Zoning Ordinance. Appellant is proposing a change of use from a single family dwelling unit to a two unit building. Representing the Appeal is Perkins, Thompson, Hinckley & Keddy Attorneys and Counselors at Law. **Tabled until the January 5, 2006 meeting of the board, where the more data will be supplied by owner's council.**

2. Other Business: Discuss Holiday Party

3. Adjournment: 8:35pm

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
- 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]
Signature of Applicant/Designee

12-6-05
Date

[Signature]
Signature of Inspections Official

12/6/05
Date

CBL: 1786-26 Building Permit #: 05-1707