

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ANNA M AXELSEN

Located At 62 WESTMINSTER AVE

Job ID: 2011-10-2356-ALTR

CBL: 181- A-005-001

has permission to add a second story addition with an attached deck.

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

11/15/2011

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

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.**
 1. Footings/Setbacks prior to pouring concrete
 2. Foundation wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. Insulation prior to Close-In
 5. 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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2356-ALTR

Located At: 62 WESTMINSTER
AVE

CBL: 181- A-005-001

Conditions of Approval:

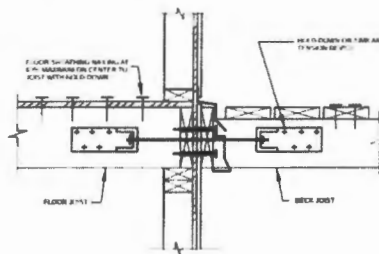
Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling with a beauty salon as a home occupation. Any change of use shall require a separate permit application for review and approval.
4. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
5. This permit is being approved under section 14-90(d)(3)(a) which allows a two story structure on a lot of record to have a side yard of eight feet.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
5. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
6. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
7. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
8. The attic scuttle opening must be 22" x 30".
9. There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.

10. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
11. R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.
12. Mechanical or natural ventilation is required in the bathroom.
13. See attached documentation for bathroom fixtures clearance and headroom requirements.



Per S1 1 inch = 25.4 mm

FIGURE R502.2.2.3
DECK ATTACHMENT FOR LATERAL LOADS

14.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
6. Sprinkler requirements
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. install an NFPA 13D automatic sprinkler system

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2356-ALTR	Date Applied: 9/15/2011	CBL: 181- A-005-001	
Location of Construction: 62 WESTMINSTER AVE	Owner Name: TOM & KAREN PARADIS	Owner Address: 62 WESTMINSTER AVE PORTLAND, ME 04103	Phone: 207-761-9685
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building - addition	Zone: R-3
Past Use: Single family with home occupation	Proposed Use: Same - Single family with home occupation - add two story 17' x 35' addition w/attached 5' x 12' shed w/ deck on top using footprint of old garage	Cost of Work: 110000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R2 Type: 5B MVBEC
Proposed Project Description: build two story 17' x 35' addition on rear		Signature: <i>Capt. Héne 11/9/11</i> Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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 informatin may invalidate a building permit and stop all work. 	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>Ok w/condition 11/11/11 ABM</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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: <i>ABM</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 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

Rx3

2011 10 23 56 ps

REC'D 1014



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: <u>62 Westminister Ave, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>2518</u>	Square Footage of Lot <u>4500</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>187</u> <u>A</u> <u>005</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Thomas C. & Karen L Paradis</u> Address <u>62 Westminister Ave</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: H <u>761-9685</u> C <u>318-5986</u>
Lessee/DBA (If Applicable) RECEIVED SEP 15 2011 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>110,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>1,120.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>Single Family with home occupation (Hair Salon)</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add approx 1100 sq ft to existing, replacing garage with room per existing home occupation. the rest was</u>		
Contractor's name: <u>Tom Paradis</u> Address: <u>62 Westminister Ave</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>318-5986</u> Who should we contact when the permit is ready: <u>Tom Paradis</u> Telephone: <u>318-5986</u> Mailing address: <u>62 Westminister Ave Portland ME</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.

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, 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: 9/15/2011

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

Applicant: Tom Paradis

Date: 10/5/11

Address: 62 Westminster Ave

C-B-L: 181-A-005

permit # 2011-10-2356

CHECK-LIST AGAINST ZONING ORDINANCE

* revised plans received 10/28/11

Date - house built 1941

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - demolishing detached garage (permit # 2011-10-2353) building 35' x 17' addition

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' min - N/A. * Westminster Ave is front

* Rear Yard - 25' min - 25' given (ok) * setback for shed/deck - nonconforming part of old garage.
25' setback - min (14')
* Side Yard - ~~25' min~~ - min 8' - 8' on left given (ok) - using section 14-90(d)(3)(a) for lot of record

Projections - side yard on side street - 20' min - 20' given on right (ok)

Width of Lot -

Height - max 35' - 22.33 (ok)

Lot Area - 4500 sq existing

Lot Coverage/ Impervious Surface - 36% = 1575 sq

Area per Family - nonconforming

deck	12 x 5 =	60
addition	17 x 35 =	595
house	24 x 26 =	624
eu	5 x 8 =	40
shed	5 x 12 =	60
		1319 (ok)
		6 (1375+)

* Off-street Parking - need to show one parking space beyond side yard setback on side street (20')
revised plan 10/28/11 shows it (ok)

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

- 1 story 8 feet
- 1 1/2 stories 8 feet
- 2 stories 14 feet
- 2 1/2 stories 16 feet

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.

(4500 Φ)

17' wide

b. Accessory detached structures with ground coverage of one hundred and forty-four (144) square feet or less: Five (5) feet.

4. Side yard on side street:

a. Principal or accessory structures: Twenty (20) feet.

(e) Maximum lot coverage: Thirty-five (35) percent of lot area.

(f) Minimum lot width: Sixty-five (65) feet.

(g) Maximum structure height: Principal or accessory attached structure: Thirty-five (35) feet.

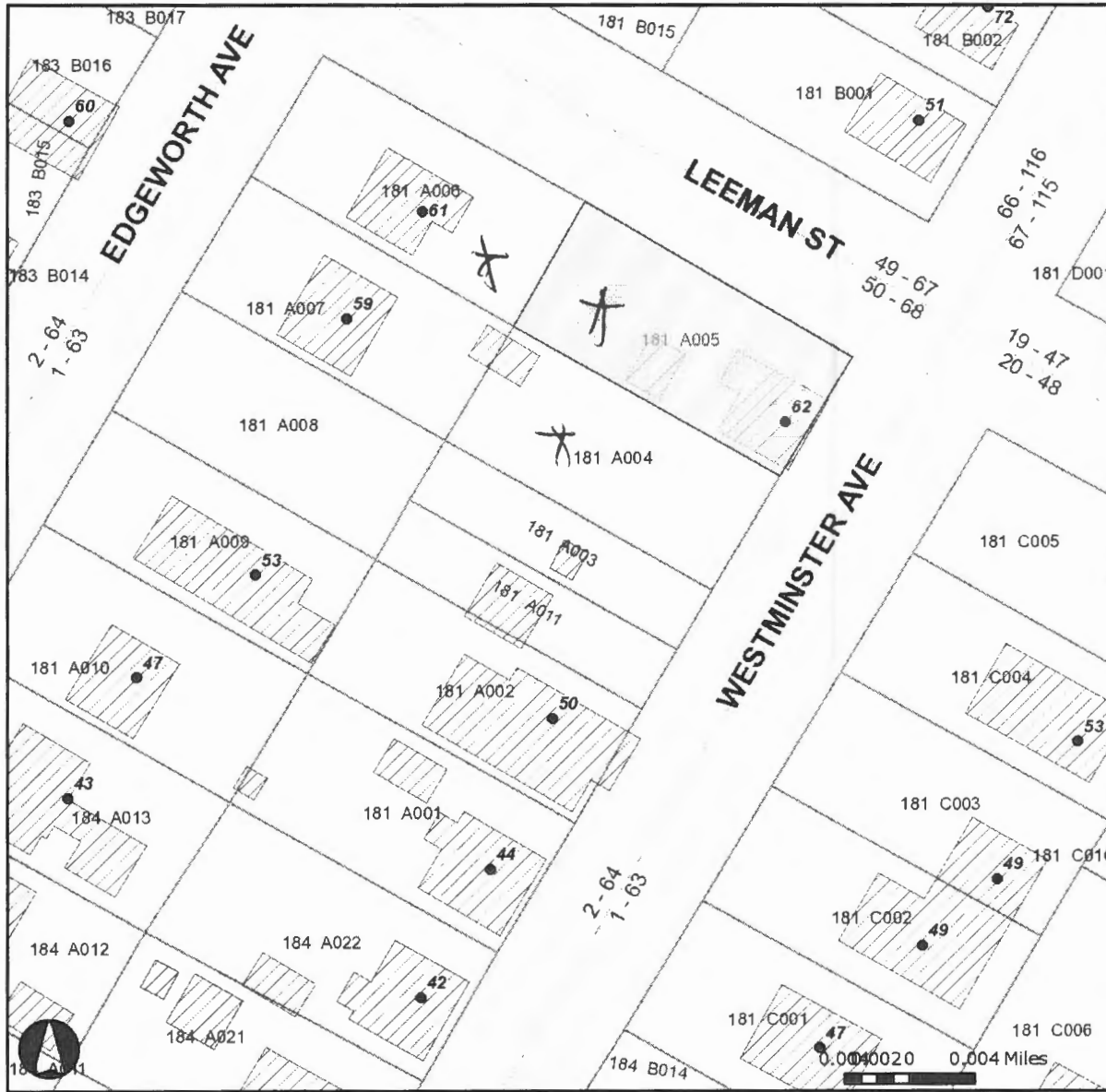
Accessory detached structure: Eighteen (18) feet.

(h) 1. Maximum number of units in a building (PRUD of five (5) acres or more): Six (6) units.

2. Maximum number of units in a building (PRUD of less than five (5) acres): Two (2) units.

Chain of Title

Map



Parcels	Parcels	Jetport	Ocean
Interstate	Traveled Ways	County Streets	
Streets	Stream	A15	
Buildings	Wetland	A21	
Building	swamp	A31	
Out Building	Lake/Pond	ME Towns	
	under_road	Land	
	waterbody	Water Body	

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL	181 A005001
Land Use Type	SINGLE FAMILY
Property Location	62 WESTMINSTER AVE
Owner Information	PARADIS THOMAS C & KAREN L PARADIS JTS 62 WESTMINSTER AVE PORTLAND ME 04103
Book and Page	28705/342
Legal Description	181-A-5 WESTMINSTER AVE 60-62 LEEMAN ST 52-58 4500 SF
Acres	0.103

Current Assessed Valuation:

TAX ACCT NO.	25552	OWNER OF RECORD AS OF APRIL 2011	AXELSEN ANNA M
LAND VALUE	\$53,100.00	246 AUBURN ST #153	
BUILDING VALUE	\$107,600.00	PORTLAND ME 04103	
NET TAXABLE - REAL ESTATE	\$160,700.00		
TAX AMOUNT	\$2,937.60		

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1

Year Built	1941
Style/Structure Type	CAPE
# Stories	1.5
Bedrooms	3
Full Baths	2
Total Rooms	5
Attic	NONE
Basement	FULL
Square Feet	1188

[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built	1950
Structure	SHED-FRAME
Size	12X18
Units	1
Grade	C
Condition	A

Sales Information:

Sale Date	Type	Price	Book/Page
5/19/2011	LAND + BUILDING	\$0.00	28705/342

[New Search!](#)

Chain of title.

4/14/41 1631/368

Clifton & Eva Hight → Alfred & Margaret Axelsen

6/26/84 6486/138

Estate of Alfred Axelsen → Anna Axelsen

5/19/11 28705/342

Anna Axelsen → Thomas & Karen Paradis.

RECEIVED

NOV - 8 2011

Doc#: 24042 Bk:28705 Pg: 342

WARRANTY DEED

Dept. of Building Inspections

City of Portland, Maine

KNOW ALL MEN BY THESE PRESENTS THAT, Anna M. Axelsen, of Portland, Cumberland County and State of Maine, for consideration paid, grants to Thomas C. Paradis and Karen L. Paradis, both of 62 Westminster Avenue, Portland, County of Cumberland and State of Maine, as joint tenants with the right of survivorship, and with WARRANTY COVENANTS,

A CERTAIN lot or parcel of land with the buildings thereon situation on the northwesterly side of Westminster Avenue in said City of Portland, being lot #44 on a plan of Edgeworth Park made by John A. Jones, C.E., dated May 1906 and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 11, to which reference may be had for a more particular description.

Being the same premises conveyed by Clifton H. Hight and Eva B. Hight to Alfred J. Axelsen and Margaret A. Axelsen, as joint tenants, by deed dated April 14, 1941 and recorded in the Cumberland County Registry of Deeds on April 15, 1941 at Book 1631, Page 368. Being also the same premises which passed by survivorship to Alfred J. Axelsen on the death of Margaret A. Axelsen on April 27, 1971.

Being also the same premises which passed by deed of distribution by personal representative on the death of Alfred Julius Axelsen dated June 13, 1984 and recorded in the Cumberland County Registry of Deeds, Plan Book 6486, Page 138.

Witness my hand and seal this 6th day of May, 2011

[Handwritten signature]

Witness

[Handwritten signature: Anna Marie Axelsen]

Anna M. Axelsen

STATE OF MAINE
CUMBERLAND, ss.

May 4, 2011, 2011

Then personally appeared the above named Anna M. Axelsen in her capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Handwritten signature]

Attorney at Law

Bar # 2418

Received
Recorded Register of Deeds
May 19, 2011 11:42:59A
Cumberland County
Pamela E. Lovley

DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE
20604

I, Anna M. Axelsen, of Portland, Cumberland County, Maine, duly appointed and acting Personal Representative of the Estate of Alfred Julius Axelsen, deceased, whose will was duly admitted to probate in the Probate Court for Cumberland County, Maine, by the power conferred by law, and every other power, (in distribution of the estate) grant to Anna M. Axelsen, of Portland, Cumberland County, Maine, whose mailing address is 62 Westminster Avenue, Portland, Maine 04103, being the person entitled to distribution, the real property in Portland, Cumberland County, Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on the northwesterly side of Westminster Avenue in said City of Portland, being lot #44 on a plan of Edgeworth Park made by John A. Jones, C.E., dated May, 1906 and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 11, to which reference may be had for a more particular description.

Being the same premises conveyed by Clifton H. Hight and Eva B. Hight to Alfred J. Axelsen and Margaret A. Axelsen, as joint tenants, by deed dated April 14, 1941 and recorded in the Cumberland County Registry of Deeds on April 15, 1941 at Book 1631, Page 368. Being also the same premises which passed by survivorship to Alfred J. Axelsen on the death of Margaret A. Axelsen on April 27, 1971.

Witness my hand and seal this 17th day of June, 1984.

Witness: ESTATE OF ALFRED JULIUS AXELSEN

John R. Leveux

STATE OF MAINE
CUMBERLAND, ss.

BY: *Anna M. Axelsen*

Personal Representative
Anna M. Axelsen

Then personally appeared the above named Anna M. Axelsen in her capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

John R. Leveux

John R. Leveux
Attorney at Law
Notary Public

RECEIVED
1984 JUN 26 AM 10:31
RECORDED REGISTRY OF DEEDS
CUMBERLAND COUNTY

James J. Walsh

James J. Walsh

RECEIVED

NOV - 8 2011

Dept. of Building Inspections
City of Portland Maine

62 Westminster Ave

Variance Appeal

Abutting properties line of ownership

From June 5, 1957 - present

50 Westminster Ave. 181A-002, 011, 003, 004.

Dec 1, 1945 Mabel Goody & Kate Shaw → Frank & Florence Kelly P 360 (181-A-211)

March 30, 1946 Ralph & Carl Shaw → Frank & Florence Kelly P. 418 (181-A-319)

August 15, 1989 Estate of Florence C Kelly → Fleet Bank & Keith Rows 8869/202

Jan 12, 1995 Fleet Bank & Keith Rows → Group

Main Street Inc.

11787/80.

RECEIVED

NOV - 8 2011

Dept. of Building Inspections
City of Portland Maine

01738

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, FLEET BANK OF MAINE, a Maine banking corporation with its principal place of business at Portland, County of Cumberland and State of Maine, and KEITH A. POWERS, of Cape Elizabeth in said County and State, in their capacity as testamentary co-Trustees under the Will of Florence C. Kelly (Cumberland County Probate Court Docket No. 89-208), herein termed the Grantors, in consideration of One Dollar and other valuable considerations, the total value of which considerations amount to less than One Hundred Dollars, paid by GROUP MAIN STREAM, INC. a non-stock, non-profit Corporation organized and existing under the laws of the State of Maine and having a place of business at Portland in the County of Cumberland and State of Maine and whose mailing address is 205 Ludlow Street, Portland, Maine 04102, the receipt whereof the undersigned do hereby acknowledge, do hereby remise, release, grant and convey, and forever quitclaim unto the said GROUP MAIN STREAM, INC., its successors and assigns forever, the real property in Portland, County of Cumberland, State of Maine, described as follows:

- (1) Two (2) certain lots or parcels of land, with the buildings thereon, situated on the westerly side of Westminster Avenue, City of Portland and County of Cumberland, being the westerly half of Lot numbered forty-six (46) and all of Lot numbered forty-seven (47)

181-A-2:11

on Plan of Edgeworth Park, as recorded in Cumberland County Registry of Deeds in Plan Book 11 at Page 11, and being the same real estate described in deed from Mabel B. Goody and Kate W. Shaw to Frank T. Kelly and Florence C. Kelly dated November 30, 1945, and recorded in the Cumberland County Registry of Deeds in Book 1800, Page 365.

- 181-A-314
- (2) Also two (2) lots or other parcels of land situated on the westerly side of said Westminster Avenue in said City of Portland, and being the remainder of Lot numbered forty-six (46) and all of lot numbered forty-five (45) on said Plan of Edgeworth Park recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, and being the same real estate described in deed of Ralph H. Shaw and Karl H. Shaw to Frank T. Kelly and Florence C. Kelly, joint tenants, dated March 30, 1946, and recorded in said Registry of Deeds in Book 1812, Page 418.

The said Frank T. Kelly predeceased his wife, Florence C. Kelly.

Being the same real estate described in Deed of Distribution By Personal Representatives of the Estate of Florence C. Kelly to the testamentary Trustees under her Will, dated August 15, 1989, recorded in said Cumberland County Registry of Deeds in Book 8869, Page 202. The undersigned FLEET BANK OF MAINE in its capacity as corporate co-Trustee under this Deed, is the legal successor to MAINE NATIONAL BANK, the original corporate co-Trustee under said decedent's Will.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said GROUP MAIN STREAM, INC. its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned, said KEITH A. POWERS, and said FLEET BANK OF MAINE, by its officer thereunto duly authorized, in their capacities as co-Trustees under said Will of the late Florence C. Kelly joining in this deed as Grantors, and relinquishing and conveying all rights in the above-described premises, have hereunto executed this deed at

BK11787PG082

Portland, Maine this 12th day of the month of January, A.D.
1995.

Signed, Sealed and Delivered
in presence of

FLEET BANK OF MAINE, co-Trustee
u/W Florence C. Kelly

Robert W. Smith

By: *Hugh C. Judge*
Hugh C. Judge,
Ass't Vice President

Keith A. Powers

Keith A. Powers
Keith A. Powers, Co-Trustee
u/W Florence C. Kelly

State of Maine, County of Cumberland, ss. January 12, 1995

Then personally appeared the above named Keith A. Powers and
acknowledged the foregoing instrument to be his free act and deed,
in his said capacity.

Before me,

Robert W. Smith
Robert W. Smith - Attorney at Law

State of Maine, County of Cumberland, ss. January 12, 1995

Then personally appeared Hugh C. Judge, Assistant Vice
President, Fleet Bank of Maine, and acknowledged the foregoing
instrument to be the free act and deed of Fleet Bank of Maine in
its said capacity as co-Trustee under the Will of said Florence C.
Kelly, and his free act and deed in his said capacity.

Before me,

Robert W. Smith
Robert W. Smith - Attorney at Law

RECEIVED
RECORDED REGISTRY OF DEEDS

95 JAN 12 PM 1:02

CUMBERLAND COUNTY

John B. O'Brien

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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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.

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CBL 181 A002001
Land Use Type BENEVOLENT & CHARITABLE
Property Location 50 WESTMINSTER AVE
Owner Information GROUP MAIN STREAM INC
 205 LUDLOW ST
 PORTLAND ME 04102
Book and Page 11787/80
Legal Description 181-A-2-11
 WESTMINSTER AVE 50-54
 6750 SF
Acres 0.155

Current Assessed Valuation:

TAX ACCT NO.	25548	OWNER OF RECORD AS OF APRIL 2011 GROUP MAIN STREAM INC
LAND VALUE	\$56,700.00	205 LUDLOW ST
BUILDING VALUE	\$232,800.00	PORTLAND ME 04102
BENEVOLENT AND CHARITABLE (\$289,500.00)		
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1

Year Built 1916
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 4
Full Baths 2
Total Rooms 8
Attic PART FINSH
Basement FULL
Square Feet 3113

[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built 1950
Structure GARAGE-WD/CB
Size 19X20
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
1/12/1995	LAND + BUILDING	\$0.00	11787/80

[New Search!](#)

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL	181 A003001
Land Use Type	BENEVOLENT & CHARITABLE
Property Location	56 WESTMINSTER AVE
Owner Information	GROUP MAIN STREAM INC 205 LUDLOW ST PORTLAND ME 04102
Book and Page	11787/80
Legal Description	181-A-3-4 WESTMINSTER AVE 56-58 6750 SF
Acres	0.155

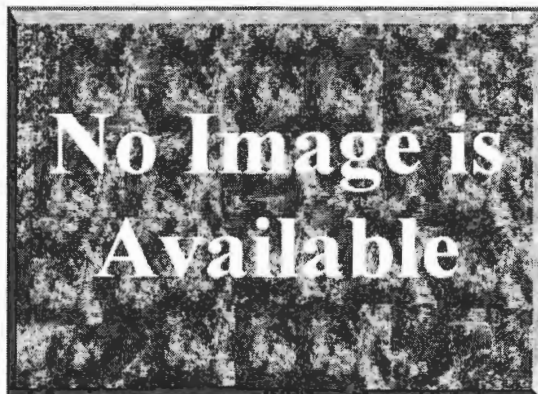
Current Assessed Valuation:

TAX ACCT NO.	25550	OWNER OF RECORD AS OF APRIL 2011
		GROUP MAIN STREAM INC
LAND VALUE	\$42,500.00	205 LUDLOW ST
BUILDING VALUE	\$500.00	PORTLAND ME 04102
BENEVOLENT AND CHARITABLE	(\$43,000.00)	
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Outbuildings/Yard Improvements:

	Card 1
Year Built	1950
Structure	SHED-FRAME
Size	12X12
Units	1
Grade	C
Condition	A

62 Westminster Ave

Variance Appeal

Abutting properties line of ownership

From June 5, 1957 - present

61 Edgeworth Ave 181-A-006

9/6/41 1650/38.

Cl. Fern Hight → DC Fern Ross

7/21/58 2420/325.

DC Fern Ross → Fernand & Mary Ellen Caron

8/25/66 2970/634.

Fern Caron → Harry & Doris Dovicette.

1/10/68 3020/500

Dovicette → Robert & Patricia Blackader.

5/6/72 3234/306

Blackader → Thomas & Susan Klimko

6/19/78 4243/232

Klimko → Russel & Katie Gillen

7/7/80 4626/348.

Gillen → Albert & Debbie Glazer.

10/25/80 8527/0180.

Glazer → William & Elizabeth Baynes

10/30/89 8968/108.

Baynes → Ruth McElroy

RECEIVED

NOV - 8 2011

Dept. of Building Inspections
City of Portland Maine

8/2/99 14946/043

Ruth McElroy → William McElroy

7/1/04 21494/177

William McElroy → Ruth McElroy

9/17/04 21795/205.

McElroy → Maureen Morrissey

6/26/08 26160/181

Morrissey → Richard Evans

Know all Men by these Presents, That

25

I, C. Ferne Ross, of Portland, in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable consideration paid by Fernand I. Caron and Mary Ellen Caron, both of said Portland

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Fernand I. Caron and Mary Ellen Caron, as joint tenants, and not as tenants in common, their Heirs and Assigns forever

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Edgeworth Avenue, in said City of Portland, and being Lot 75 on a plan of Edgeworth Park, made by John A. Jones, C. E., dated May 1906 and recorded in Cumberland County Registry of Deeds, in Plan Book 11, Page 11, to which plan reference may be had for a more particular description of said lot.

under my former name of C. Ferne Ross, Being the same premises conveyed to me by Clifton H. Hight by deed dated September 6, 1941 and recorded in said Registry of Deeds, in Book 1650, Page 318.

This conveyance is made subject to taxes for 1958 which the Grantees assume and agree to pay.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Fernand I. Caron and Mary Ellen Caron, as joint tenants, and not as tenants in common, their

heirs and assigns, to their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; except as aforesaid, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons; except as aforesaid.

In Witness Whereof, I, C. Ferne Ross, Weymouth, the said Grantor, and I, H. Stanley Weymouth, husband of the said C. Ferne Ross Weymouth

joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this nineteenth day of July, in the year of our Lord one thousand nine hundred and fifty-eight.

Signed, Sealed and Delivered in presence of

D.W. Phillips to both *C. Ferne Ross Weymouth* *H. Stanley Weymouth*

State of Maine, Cumberland as July 19, 1958. Personally appeared the above named C. Ferne Ross Weymouth

and acknowledged the foregoing instrument to be her free act and deed.

Before me, *Donald W. Phillips* NOTARY PUBLIC - JUSTICE OF THE PEACE.

STATE OF MAINE, CUMBERLAND COUNTY, SS. REGISTRY OF DEEDS

Received JUL 21 1958 at 10 o'clock 27 m. A.M., and recorded in BOOK 2420 PAGE 325 Attest: *George W. Phillips* Register.



Weymouth
to
Caron
&
War

10102
Know All Men by These Presents,

634

See
Book 3026
Page 44

That we, FERNAND I. CARON and MARY ELLEN CARON, both of Portland in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by HARRY J. DOUCETTE and DORIS E. DOUCETTE, both of said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said HARRY J. DOUCETTE and DORIS E. DOUCETTE,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Edgeworth Avenue, in said Portland, and being Lot 75 on a plan of Edgeworth Park, made by John A. Jones, C. E., dated May 1906 and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

Being the same premises conveyed to the Grantors herein by C. Ferne Ross Weymouth by deed dated July 19, 1958 and recorded in said Registry of Deeds in Book 2420, Page 325.

This conveyance is made subject to taxes for the year 1966, which the Grantees herein by their acceptance of this deed hereby assume and agree to pay.



635

On this and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

HARRY J. DOUCETTE and DORIS E. DOUCETTE

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances,

except as aforesaid;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, we, the said FERNAND I. CARON and MARY ELLEN CARON, being husband and wife, each

xmark

xwilkx

xobolwackx

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 24th day of August in the year of our Lord one thousand nine hundred and sixty-six

Signed, Sealed and Delivered in presence of

Clas Thomas
to hold

Fernand I. Caron
Mary Ellen Caron

State of Maine, Cumberland ss. August 24 1966

Personally appeared the above named Fernand I. Caron and Mary Ellen Caron

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Clas Thomas
Notary Public

AUG 25 1966

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 10 11 AM '66, and recorded in

BOOK 2970 PAGE 634 Edward P. Lyson Register



62 Westminster Av.



*Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Karen Roberge
 Address: 62 Westminster Road Portland, ME 04103 773-8863
 LOCATION OF CONSTRUCTION 5 62 Westminster Road
 CONTRACTOR: owner SUBCONTRACTORS: _____
 ADDRESS: _____

Est. Construction Cost: _____ Type of Use: beauty salon in single
 Past Use: single family family (no work)
 Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____
 Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____
 _____ Conversion - Explain _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only:
 # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Size _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

For Official Use Only

Date 10/2/89 **PERMIT ISSUED**

Name _____
 Lot _____
 Bid Code 001 B10 1989
 Time Limit _____
 Estimated Cost _____
 Value/Structure _____
 Fee 725

Permit Expiration: _____
 Ownership: _____ Public _____ Private _____
CITY OF PORTLAND

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District _____ Street Frontage Req: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other (Explain) _____
 Date Approved WDA 10-2-89

Permit Received By kat

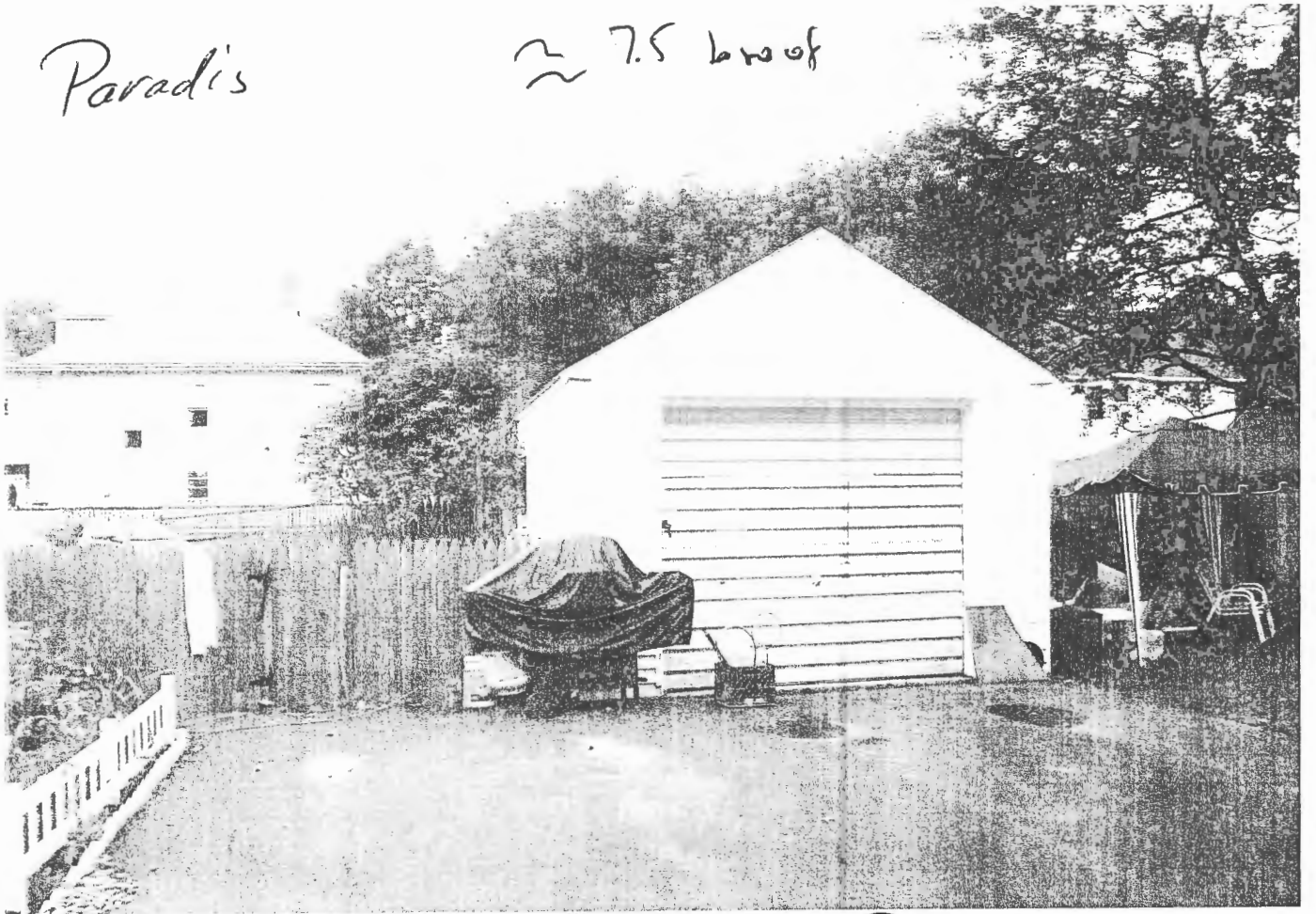
Signature of Applicant _____ Date _____

Signature of CEO _____ Date _____

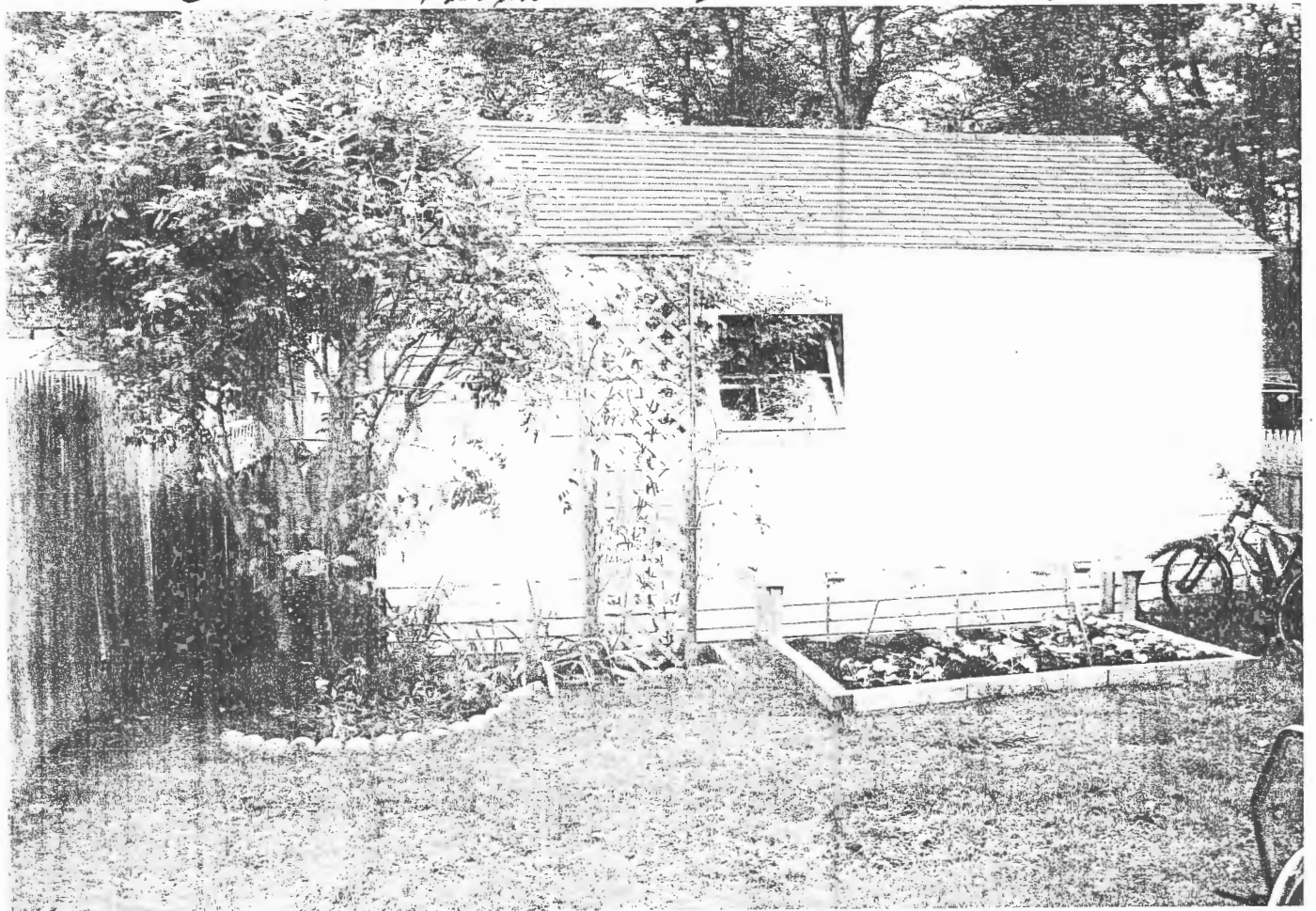
Inspection Dates _____

Paradis

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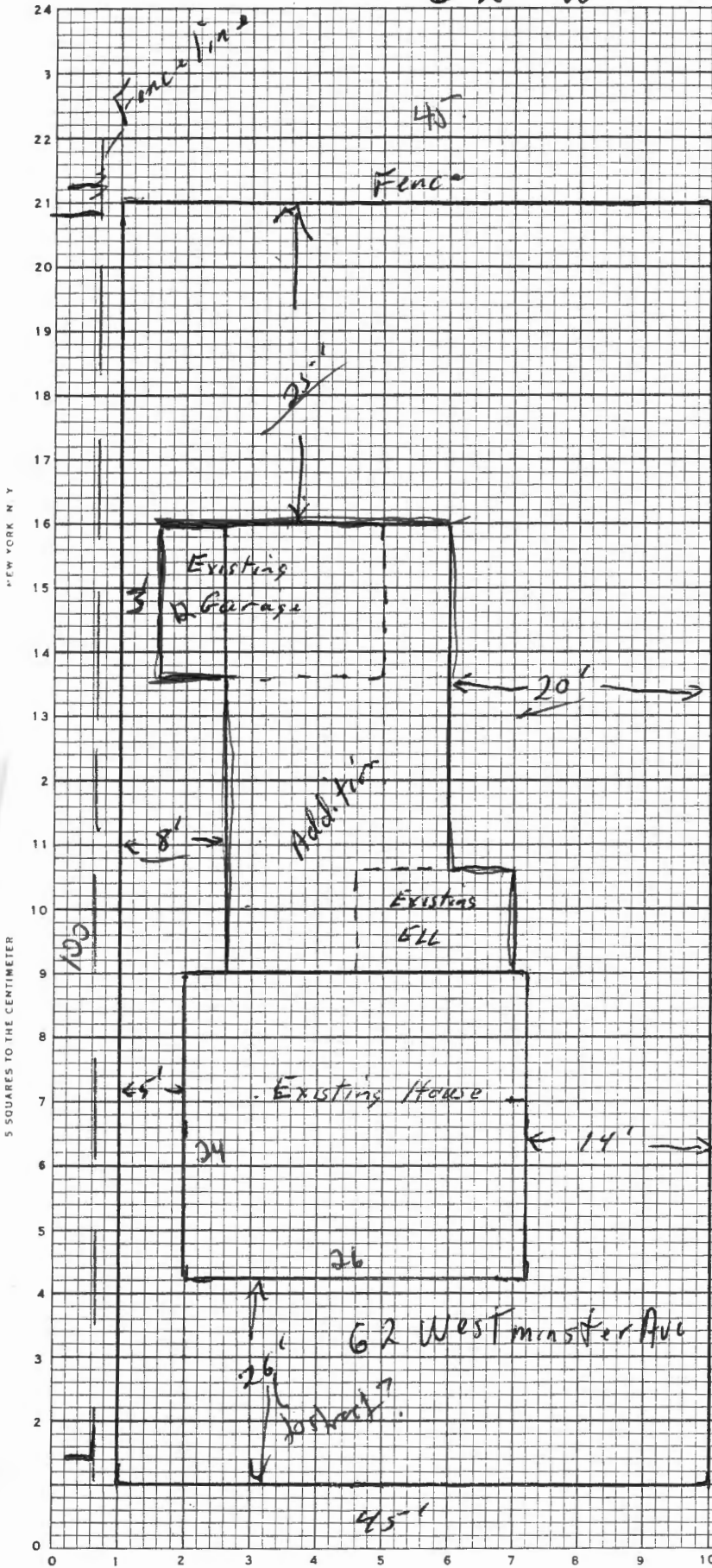


62 Westminister Ave Portland



62 Westminister Ave Plot Plan

R-3



Existing House =
26' x 24'
Existing Ell
8' x 12'
Existing Garage =
18' x 12'

Proposed Addition
17' wide x 35'
2 story

Square Footage =
Existing
24 x 26 = 624
8 x 12 = 96
18 x 12 = 216
936

Proposed
24 x 26 = 624
8 x 35 = 40
17 x 35 = 595
1259

LOT 45 x 100 = 4500
35% = 1575

L. Coleman SFX

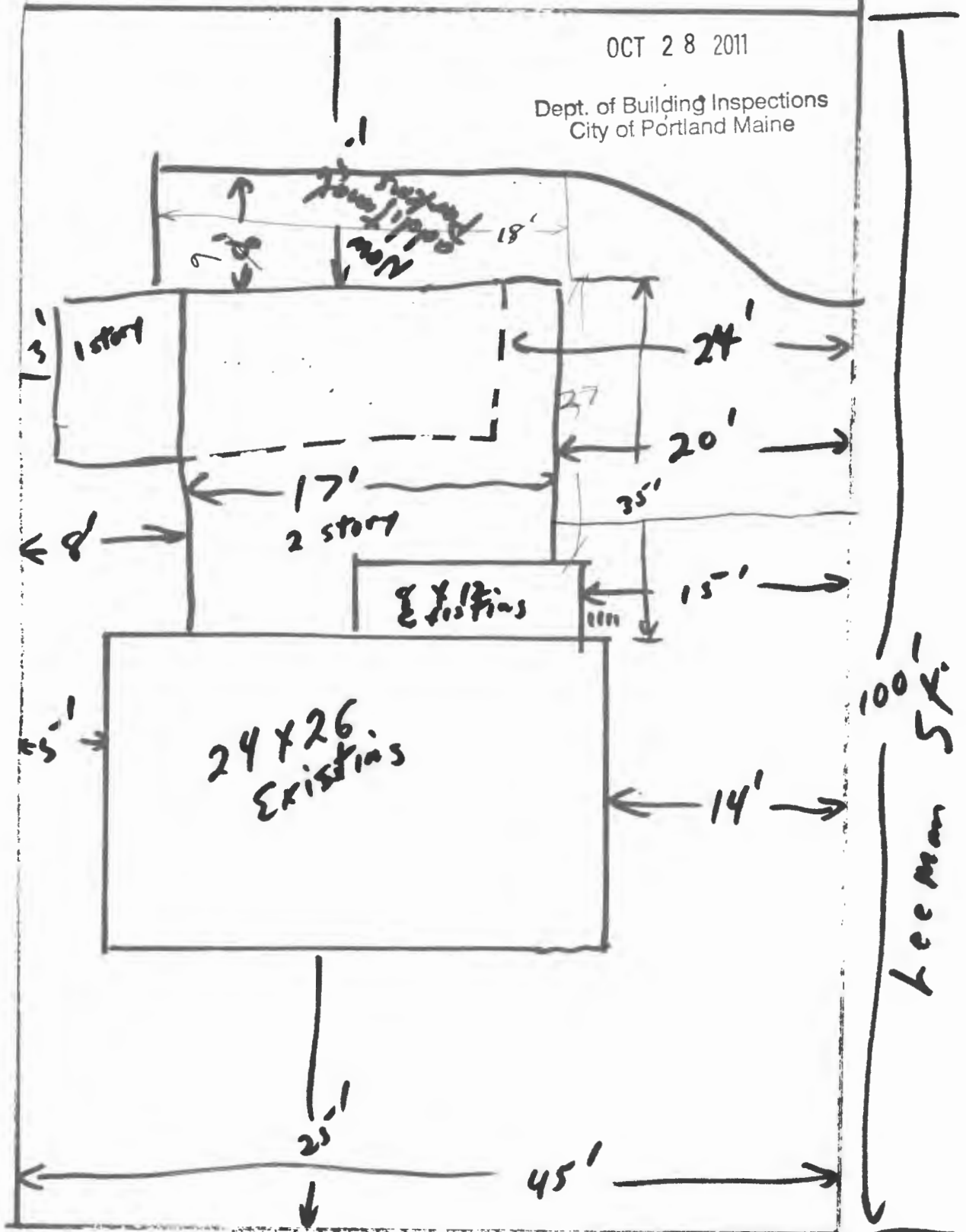
NEW YORK N.Y.

5 SQUARES TO THE CENTIMETER

RECEIVED

OCT 28 2011

Dept. of Building Inspections
City of Portland Maine



62 Westminister Ave



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Sept 15 2011

Received from Tom Paradise

Location of Work 62 Westminster

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 181 A003

*Demo 30.00
Sdg. 1,130.00*

Check #: 1290 Total Collected \$ 1,150.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: *Hayle*

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy