

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0536	Issue Date: JUN 21 2002	CBL: 181 D001001
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Location of Construction: 67 Westminster Ave	Owner Name: Hughes, George	Owner Address: 67 Westminster Ave CITY OF PORTLAND	Phone: -816
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$128.00	Cost of Work: \$15,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: <i>JM</i>	

Proposed Project Description:
Convert Attic Space into 18' x 24' Bedroom and Bath

Signature: _____
Signature: *JM*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: *gad*
Date Applied For: *05/21/2002*

Zoning Approval

- 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

Shoreland

Wetland

Flood Zone

Subdivision

Site Plan

Maj Minor MM

Date: *6/26/02*

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Date: *6/24/02*

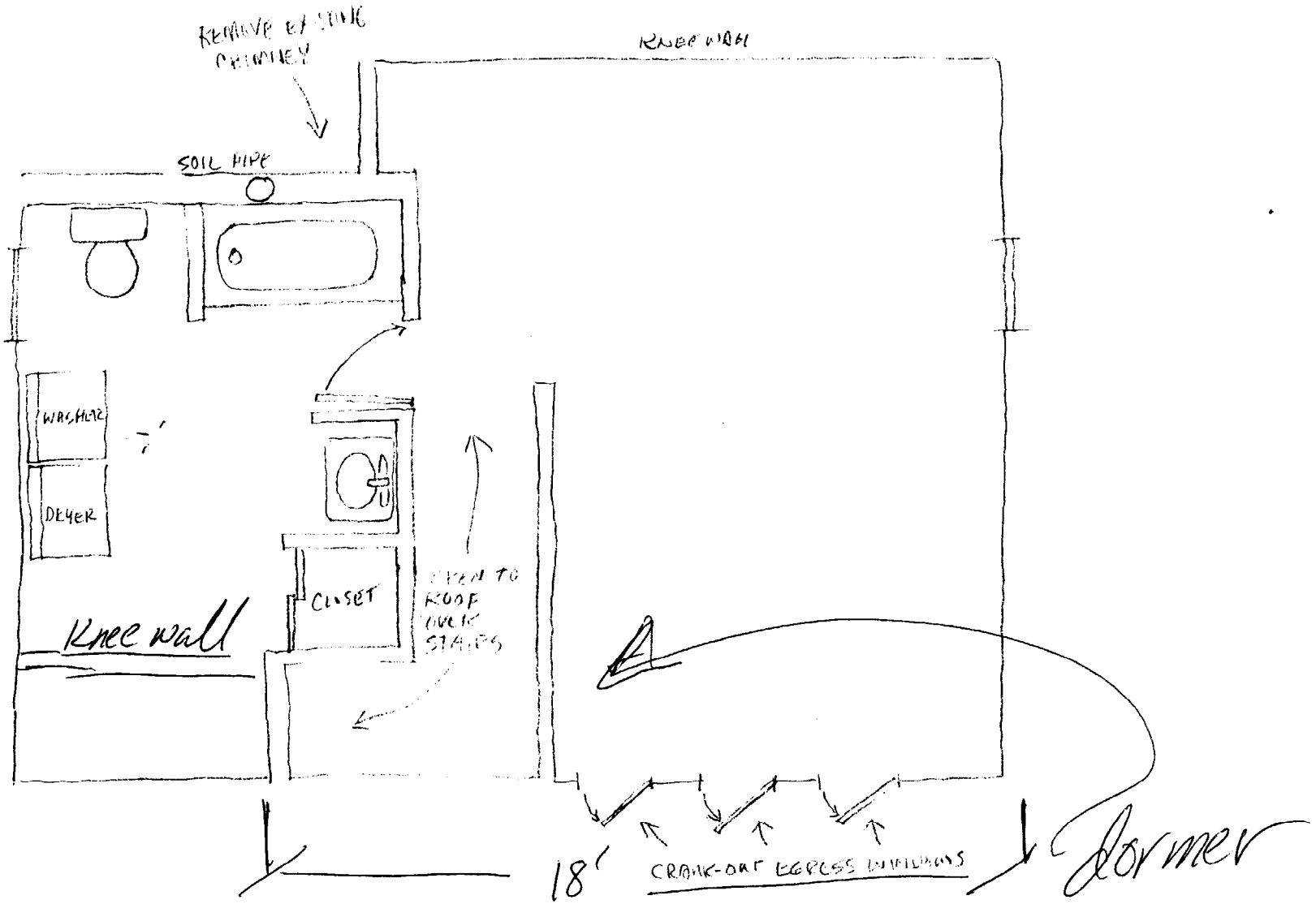
CERTIFICATION

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

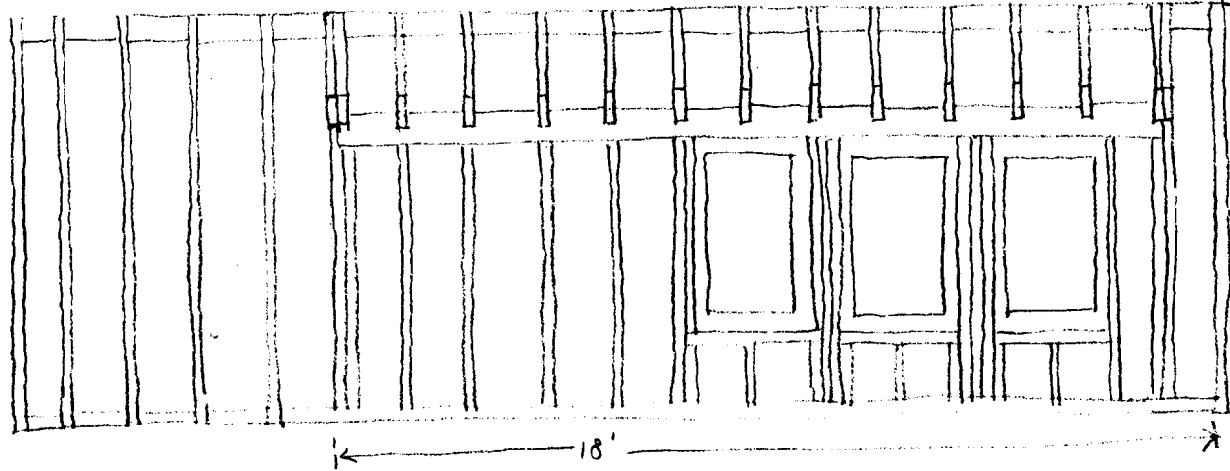
RECEIVED
JUN 21 1992



DEPT. OF CONSTRUCTION
CITY OF PORTLAND, ME
JUN 21 2002
RECEIVED

RAPTERS: 2 1/8" - 12" ON CENTER ACROSS WHOLE ROOF

RIDGE POLE:
3 - 2 1/2"

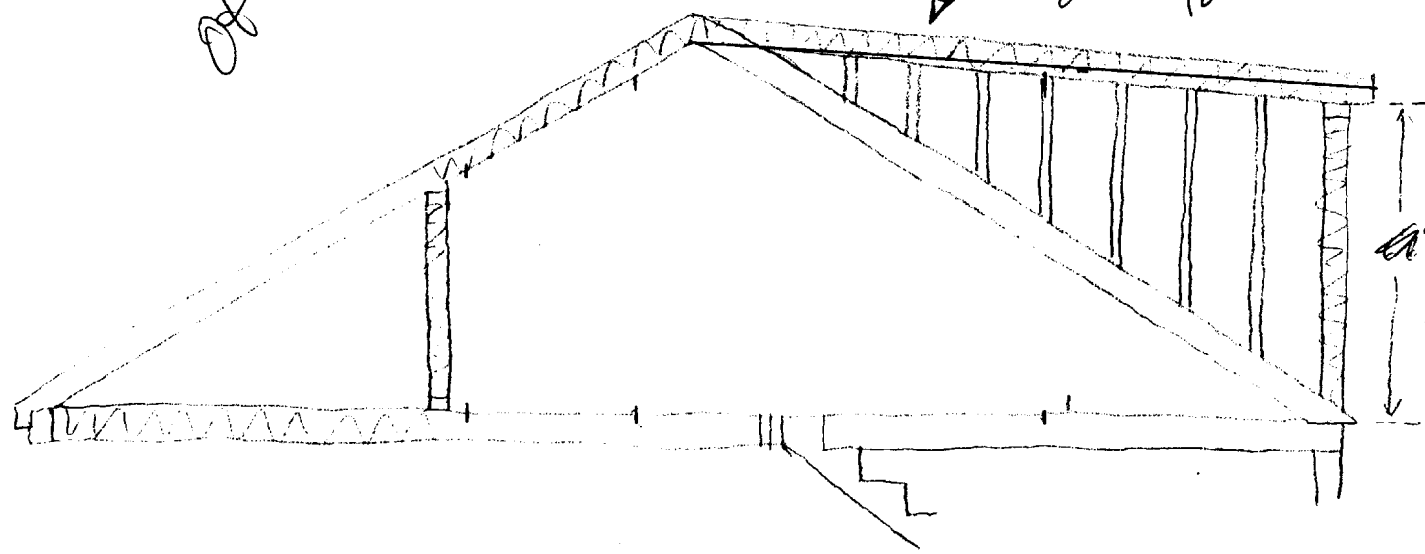


Will be 7'-0" height
for headroom in 50%
of the finished floor area.

DEPT. OF PUBLIC WORKS
ME
JUN 21 1971
RECEIVED

3-2x12's

2x8" ~~12~~
12" OC



7'-0" Approx.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8595~~ 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

GH **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

GH **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.

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

[Signature]
Signature of applicant/designee

6/21/02
Date

[Signature]
Signature of Inspections Official

6/21/02
Date

CBL: 181-D-1 Building Permit #: 02-0536

Applicant:

Date:

Address: 67 Westminster

C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1937

Zone Location - R-3

Interior or corner lot - Corner

Proposed Use/Work - dormers -

Sevage Disposal - Public

Lot Street Frontage - 45'±

Front Yard - 20' scaled to closest point on house

Rear Yard - 51' scaled

Side Yard - 5' + 10' + 14'

Projections -

Width of Lot - 45'

Height -

Lot Area - 6480 SF - Min 6800 SF

Lot Coverage/Impervious Surface - 729 SF House

Area per Family -

484 SF Garage

Off-street Parking -

1213

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - 12

Flood Plains -

729 House
31.6 Porches

772.6

14-436
50%
EXPANSION

~~500 SF~~
386 SF Allowed

02-0536

All Purpose Building Permit Application

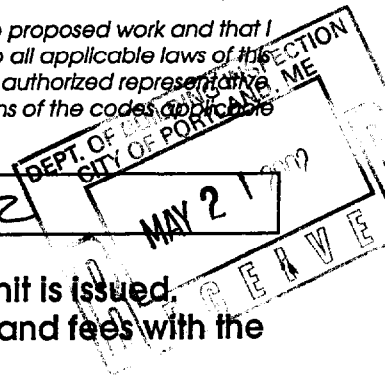
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>67 WESTMINSTER AVE., PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure <u>450 SQ. FT.</u>	Square Footage of Lot <u>4500 SQ. FT.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>181</u> - Block# <u>D</u> - Lot# <u>001</u>	Owner: <u>GEORGE A. HUGHES</u>	Telephone: <u>207-749-8816</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>GEORGE A. HUGHES</u> <u>67 WESTMINSTER AVE.</u> <u>PORTLAND, ME 04103</u> <u>207-749-8816</u>	Cost Of Work: <u>\$15,000.00</u> Fee: <u>\$128.00</u>
Current use: <u>PRIVATE HOME / Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>I WOULD LIKE TO TURN THE UNUSED ATTIC SPACE INTO A BEDROOM AND BATHROOM</u>		
Project description: <u>18x24</u>		
Contractor's name, address & telephone: <u>GEORGE A. HUGHES 207-749-8816</u>		
Who should we contact when the permit is ready: <u>GEORGE A. HUGHES</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:		

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>George A. Hughes</u>	Date: <u>4/21/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

150.00

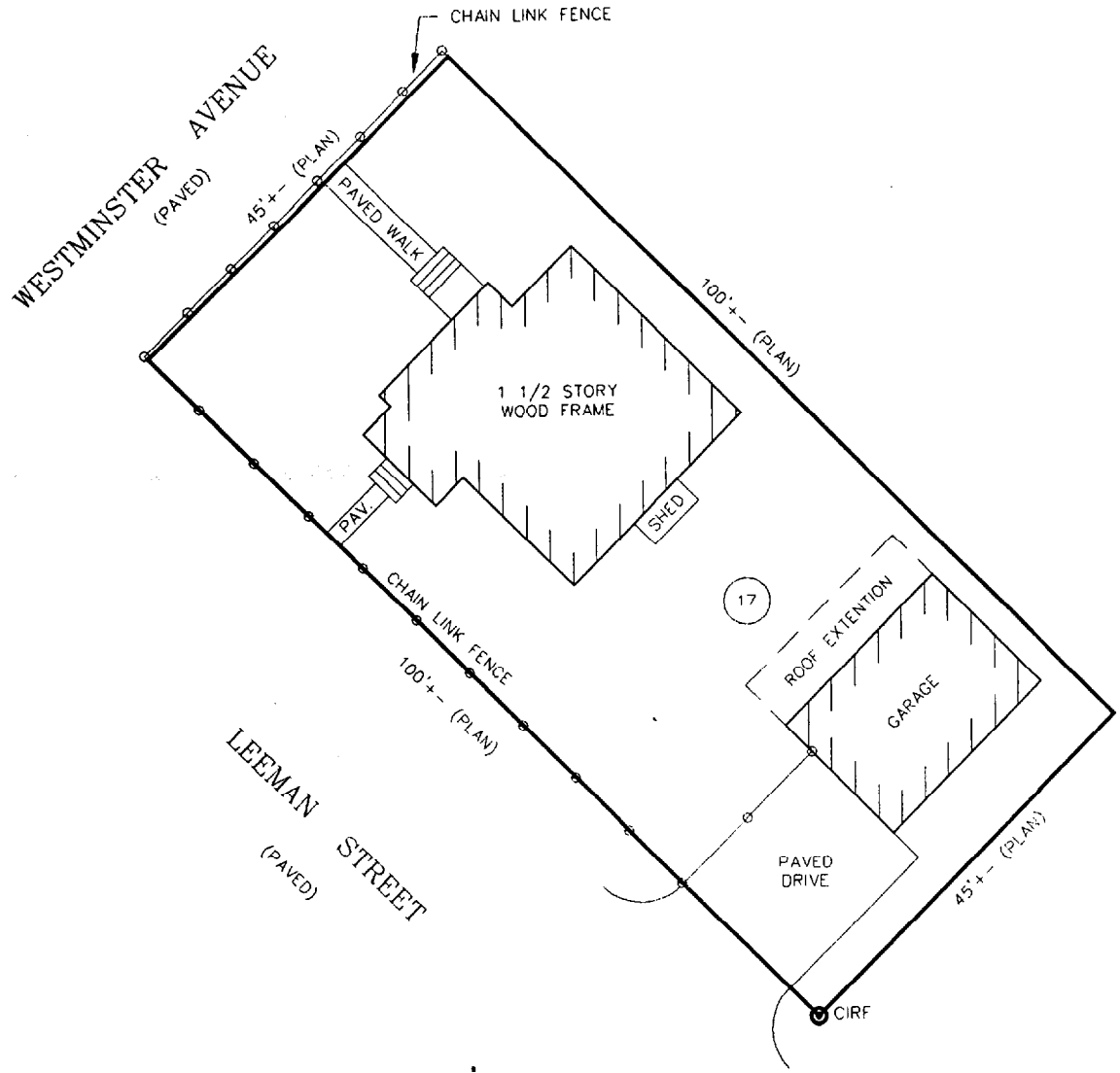
MORTGAGE LOAN INSPECTION

Cumberland Title Company
P.O. Box 4843
Portland, ME 04112
1-207-774-1773
1-207-774-2278 (fax)

Borrower(s): George A. Hughes

St. No.: 67
Street: Westminster Ave.
Town: Portland, ME
Source Deed Bk. 15411 Pg. 88

CL No.: 14773
Job No.: CTC33-55.
Date: 4/2/2002
County: Cumberland
Plan Bk. 11 Pg. 11
Lot(S): 17
Scale: 1" = 20'



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. **THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

CERTIFICATON: I hereby certify to *Gorham Savings Bank* and their mortgage title insurer that based upon inspection made with reasonable certainty, that:

- a) this plan was made from an inspection of the site.
- b) there **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- c) the principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Brian W. Goodwin

Warranty Deed
(Maine Statutory Short Form)

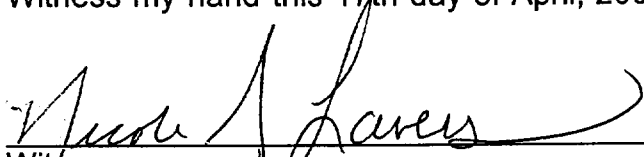
Bradford Campbell of Portland, Maine, for consideration paid, grants to **George A. Hughes**, with a mailing address of 25 Turner Street Apt. 3, Portland, Maine 04101 with **WARRANTY COVENANTS**, the following described real property situated at **67 Westminster Avenue, Portland, Cumberland County, Maine**

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Westminster Avenue, in the City of Portland, County of Cumberland and State of Maine, being lot numbered (17) as shown on Plan of Edgeworth Park, 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 said lot.

Meaning and intending to convey the same premises described in a deed from James D. Sullivan, dated April 10, 2000, and recorded in the Cumberland County Registry of Deeds in Book 15411, Page 88.

Witness my hand this 17th day of April, 2002.



Witness



Bradford Campbell

State of Maine
County of Cumberland, ss

April 17, 2002

Personally appeared the above named Bradford Campbell and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS

Printed Name:

2002 APR 18 PM 1:16

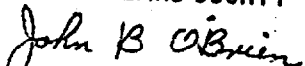
Comm. Exp:

Irene A. LeClaire
Notary Public

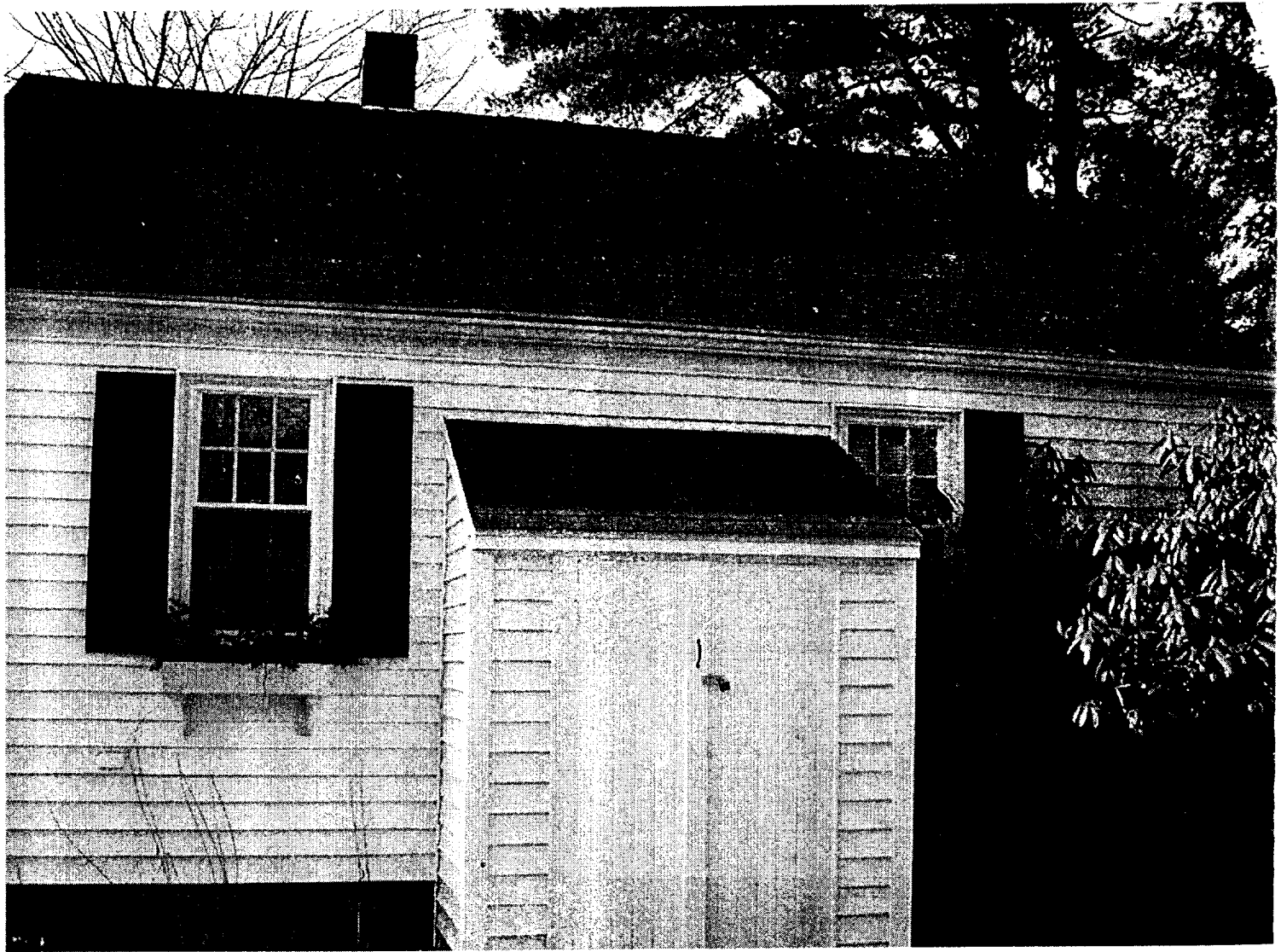
My Commission Expires December 28, 2008

CL-14773

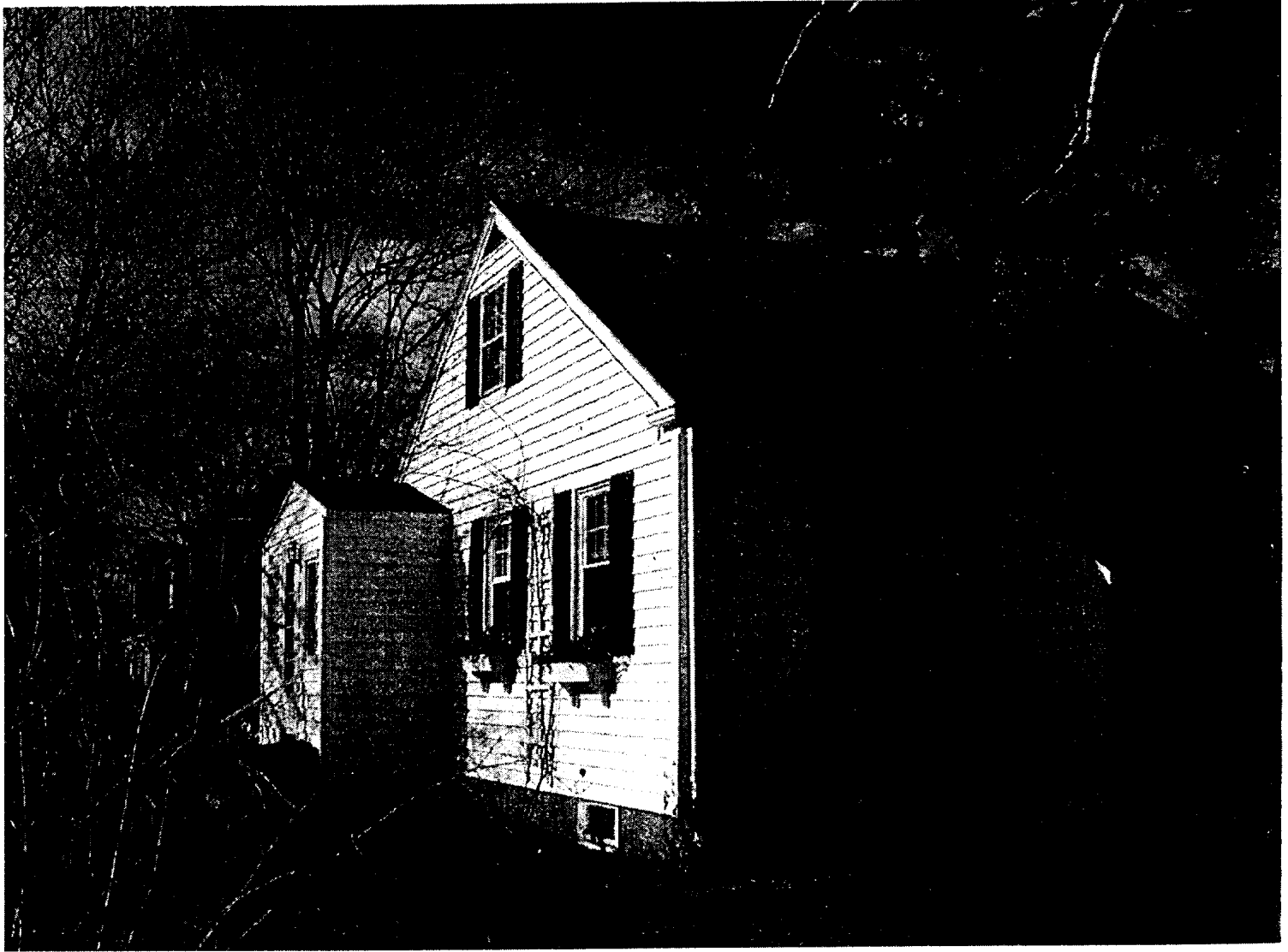
CUMBERLAND COUNTY

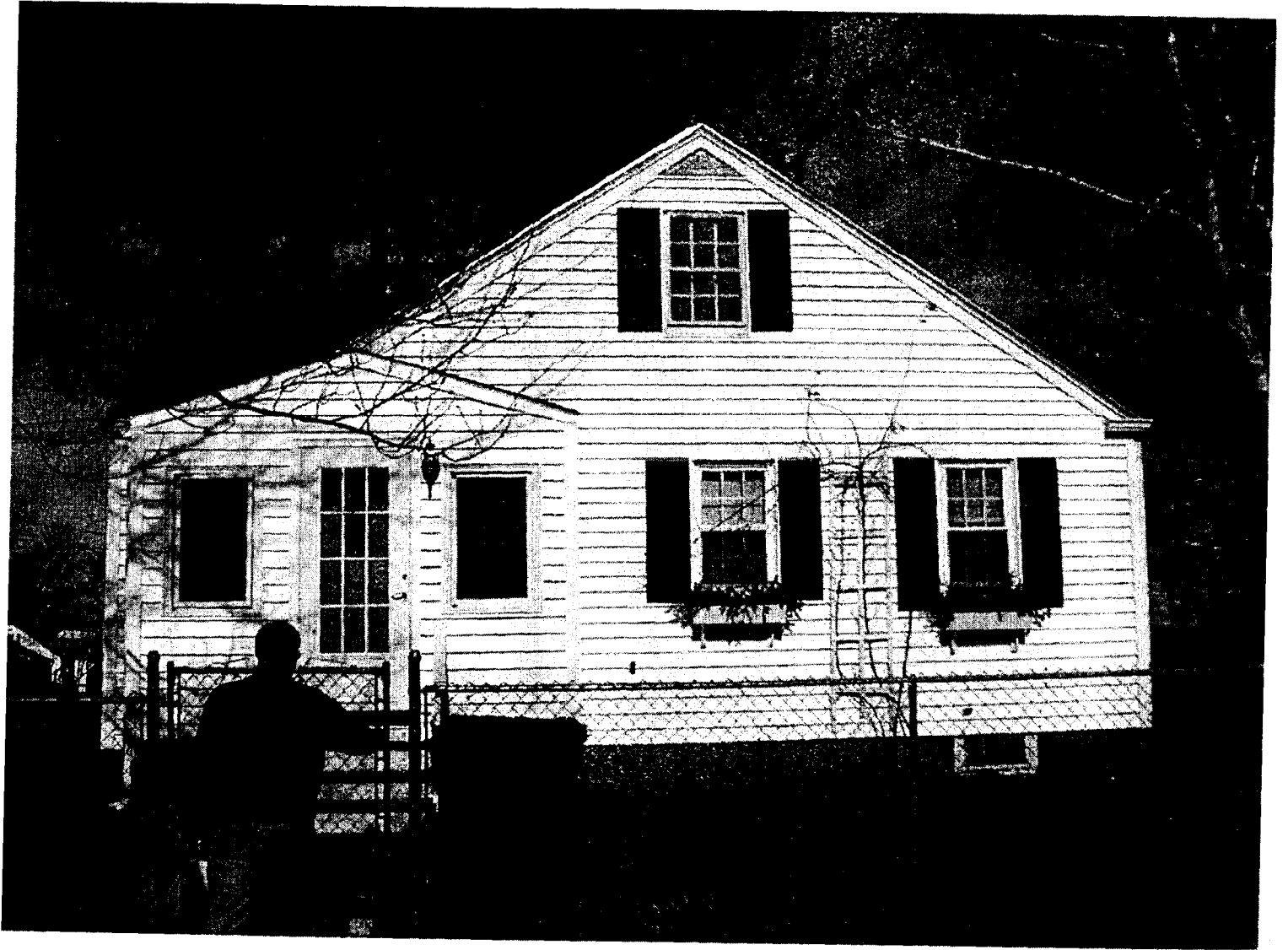






THIS IS WHERE I WOULD LIKE TO BUILD THE DORMER





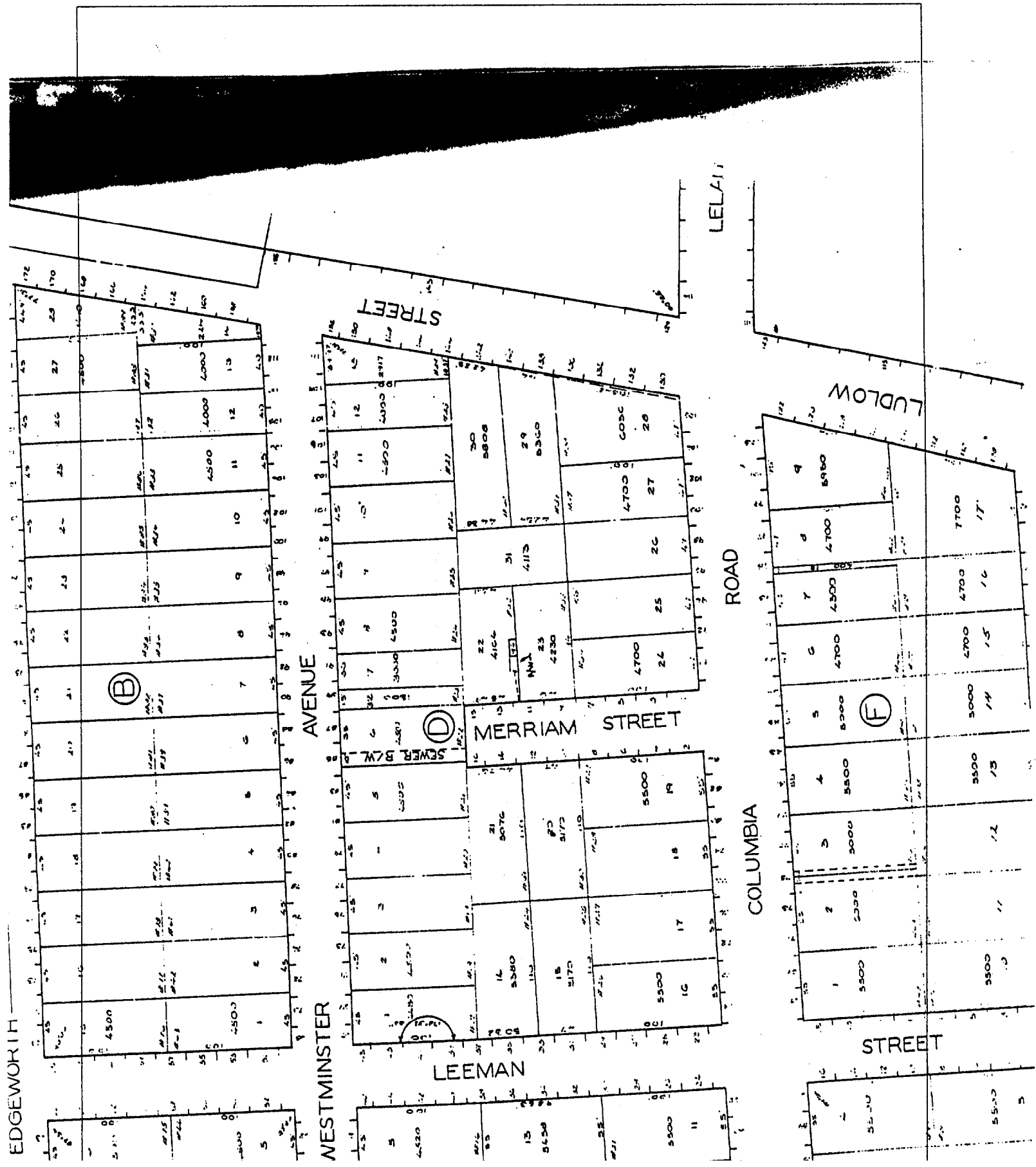
APPRAISAL SUMMARY

Subject Address	67 Westminster Ave.
Legal Description	see legal description, Book 15411, page 88
City	Portland
County	Cumberland
State	Me
Zip Code	04102
Census Tract	0019
Map Reference	M-181 D-1
Sales Price \$	130000
Date of Sale	pending
Borrower/Client	George A. Hughes
Lender	Gorham Savings Bank
Size (Square Feet)	729
Price per Square Foot	178.33
Location	suburban
Age	65 yrs.
Condition	good
Total Rooms	4
Bedrooms	2
Baths	1.00
Appraiser	R. Randall Kempton
Date of Appraised Value	March 28, 2002

PLAT MAP

File No. 02-4340

Borrower/Client George A. Hughes
 Address 67 Westminster Ave.
 City Portland County Cumberland State Me Zip Code 04102
 Lender/Client Gorham Savings Bank



ELECTRICAL PERMIT City of Portland, Me.



upgrade
Date 7/18/02
Permit # 2002-8578
CBL# 181 0001

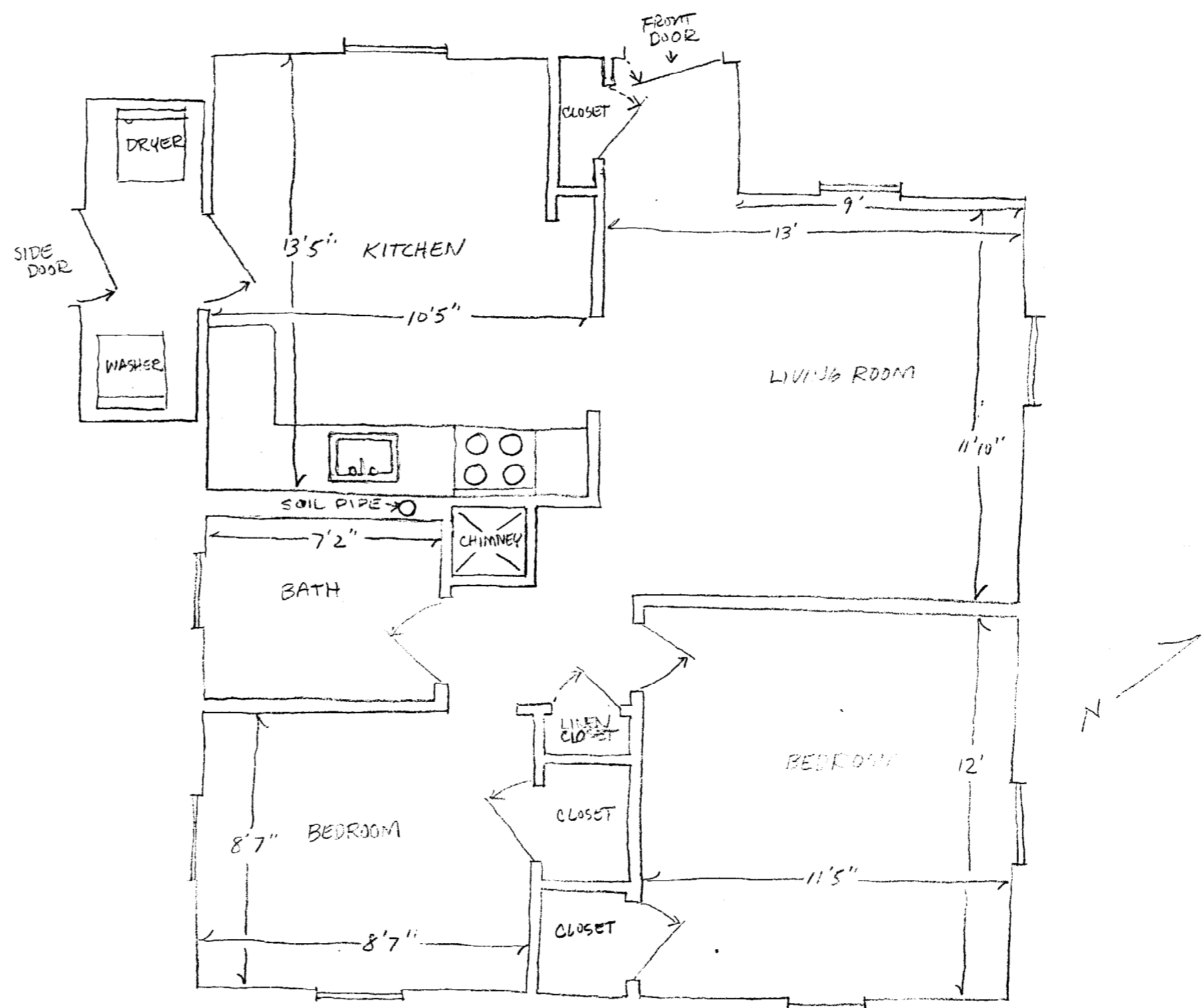
To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

LOCATION: 67 WEST MINSTER AVE METER MAKE & # _____
CMP ACCOUNT # _____ OWNER _____
TENANT _____ PHONE # _____

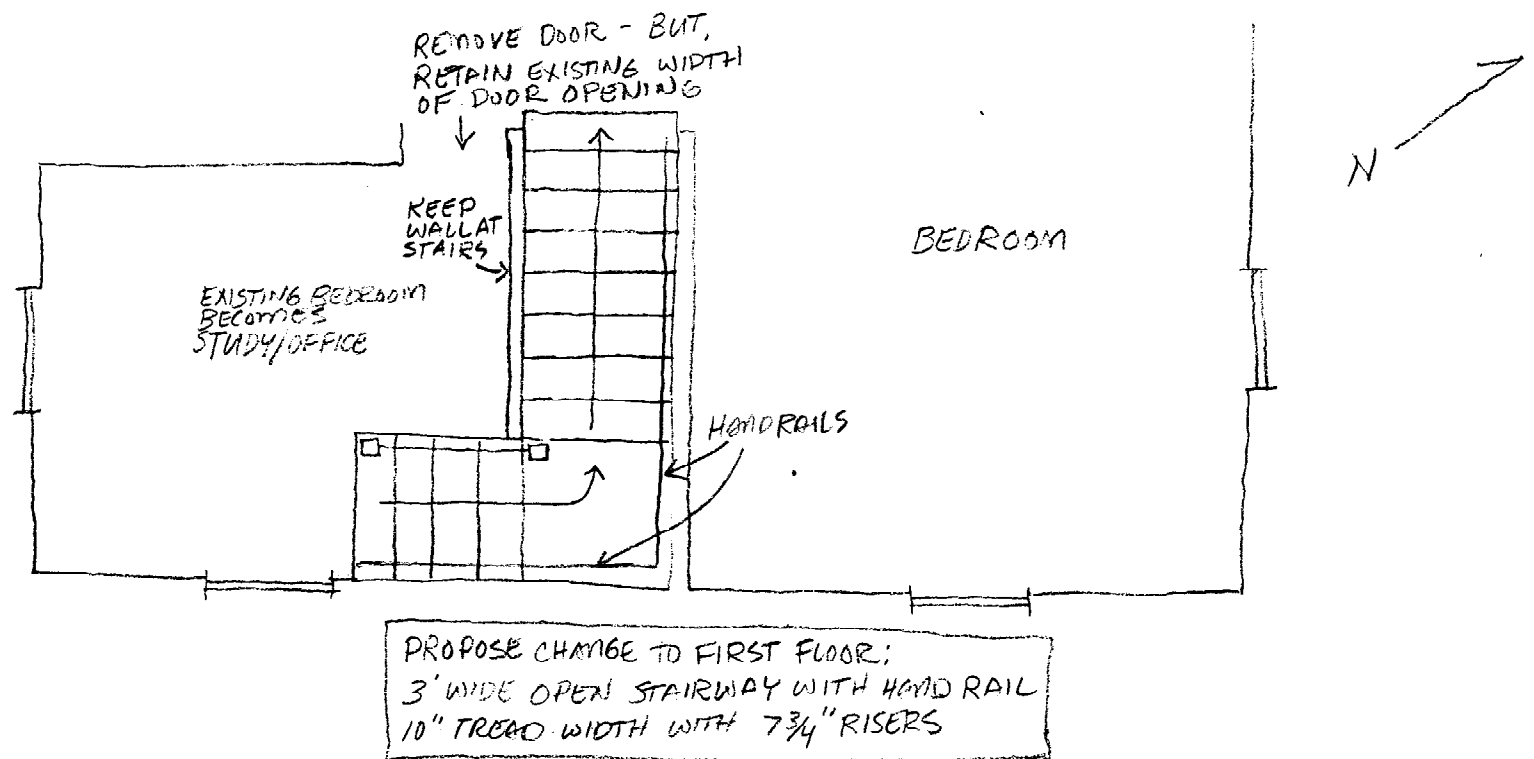
							TOTAL EACH FEE		
OUTLETS	12	Receptacles	4	Switches	3	Smoke Detector		.20	
FIXTURES		Incandescent		Fluorescent		Strips		.20	
SERVICES	1	Overhead		Underground		TTL AMPS <800		15.00	
		Overhead		Underground		>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
								25.00	
METERS		(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00	
		Insta-Hot		Water heaters		Fans		2.00	
		Dryers		Disposals		Dishwasher		2.00	
		Compactors		Spa		Washing Machine		2.00	
		Others (denote)						2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS		Service		Remote		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
							TOTAL AMOUNT DUE		
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00	350.00

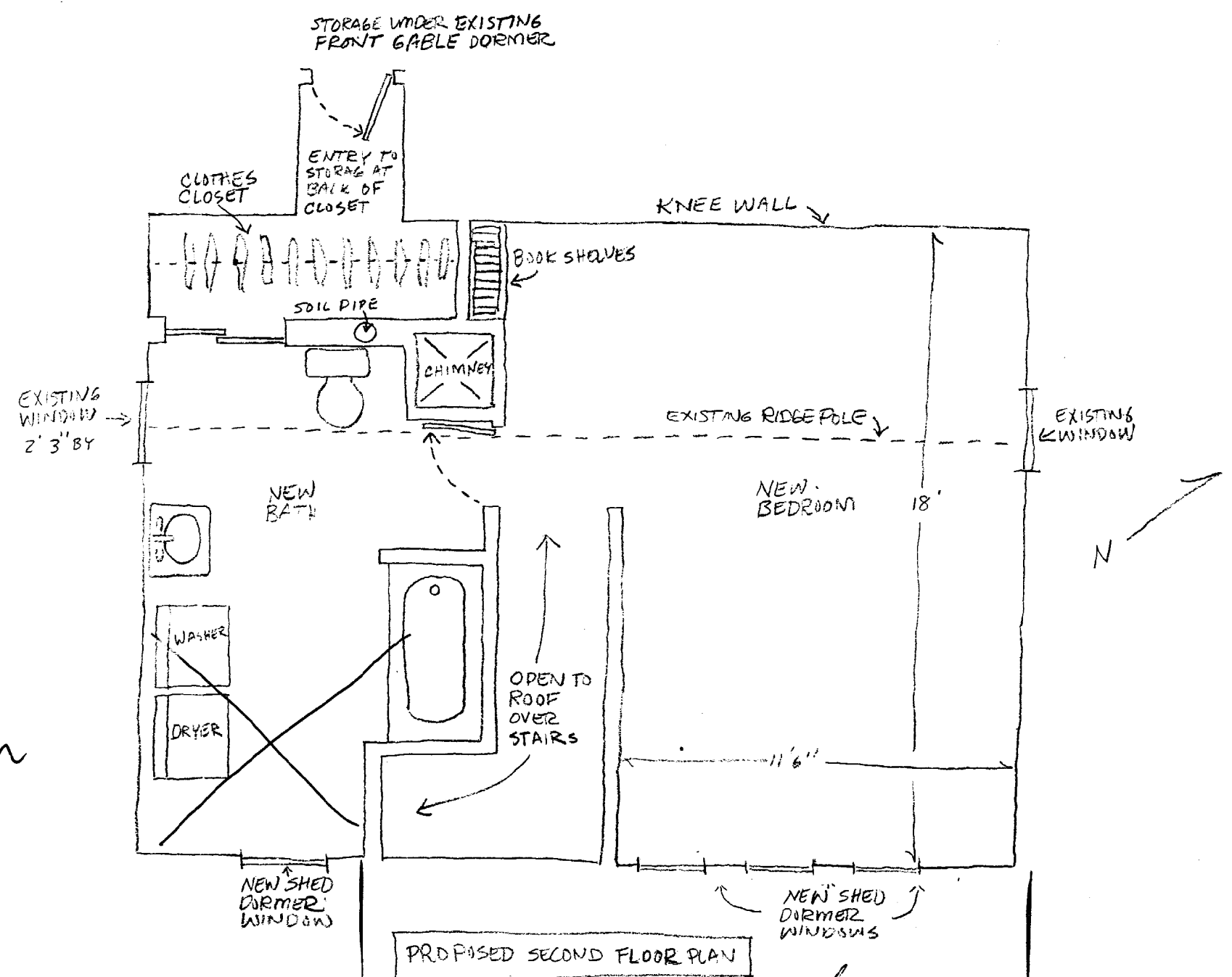
CONTRACTORS NAME RW GOOGINS ELECTRIC MASTER LIC. # MS40088859
ADDRESS 23 BATHWAY North Yarmouth LIMITED LIC. # _____
TELEPHONE 207-829-4633 Cell # 838-8628

SIGNATURE OF CONTRACTOR Russell W Googins



EXISTING FLOOR PLAN (FIRST FLOOR)





*See
New
Plan*

PROPOSED SECOND FLOOR PLAN

*dormer section
only*

