

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0576	Issue Date: 11 19 2002	CBL: 186 B002001
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Location of Construction: 63 Frances St	Owner Name: Hayes Catherine C &	Owned Address: 63 Frances St	Phone: 207-773-1128
Business Name:	Contractor Name: Davadano, Dave	Contractor Address: 38 West Lynne Street Portland	Phone: 831-2137 2077731128
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone:

Past Use: single family	Proposed Use: single family/ replace front steps	Permit Fee: \$37.00	Cost of Work: \$1,700.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B 7/18/02	

Proposed Project Description:
replace front steps

Signature: _____ Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 05/29/2002	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/> Date: <i>[Signature]</i>	Zoning Appeal <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: _____	Historic Preservation <input 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/Conditions <input type="checkbox"/> Denied Date: _____
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 020576

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Hayes Catherine C & /Davaco, Dave
has permission to replace front steps
AT 63 Frances St 186 B002001

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 occupied or closed-in. HEAVY 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

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



178 Middle Street
Suite 200
Portland, ME 04101
(207) 775-2054

Facsimile Transmittal

To: Mike Nugent

Fax: 874-8716

From: Cathy Hayes

Fax:

Phone: 877/254-0085 x3213

Date: 7/16/02

Pages (including cover): 2

CC:

Urgent

For Review

Please Comment

Please Reply

Please Distribute

Comments:

Mike,

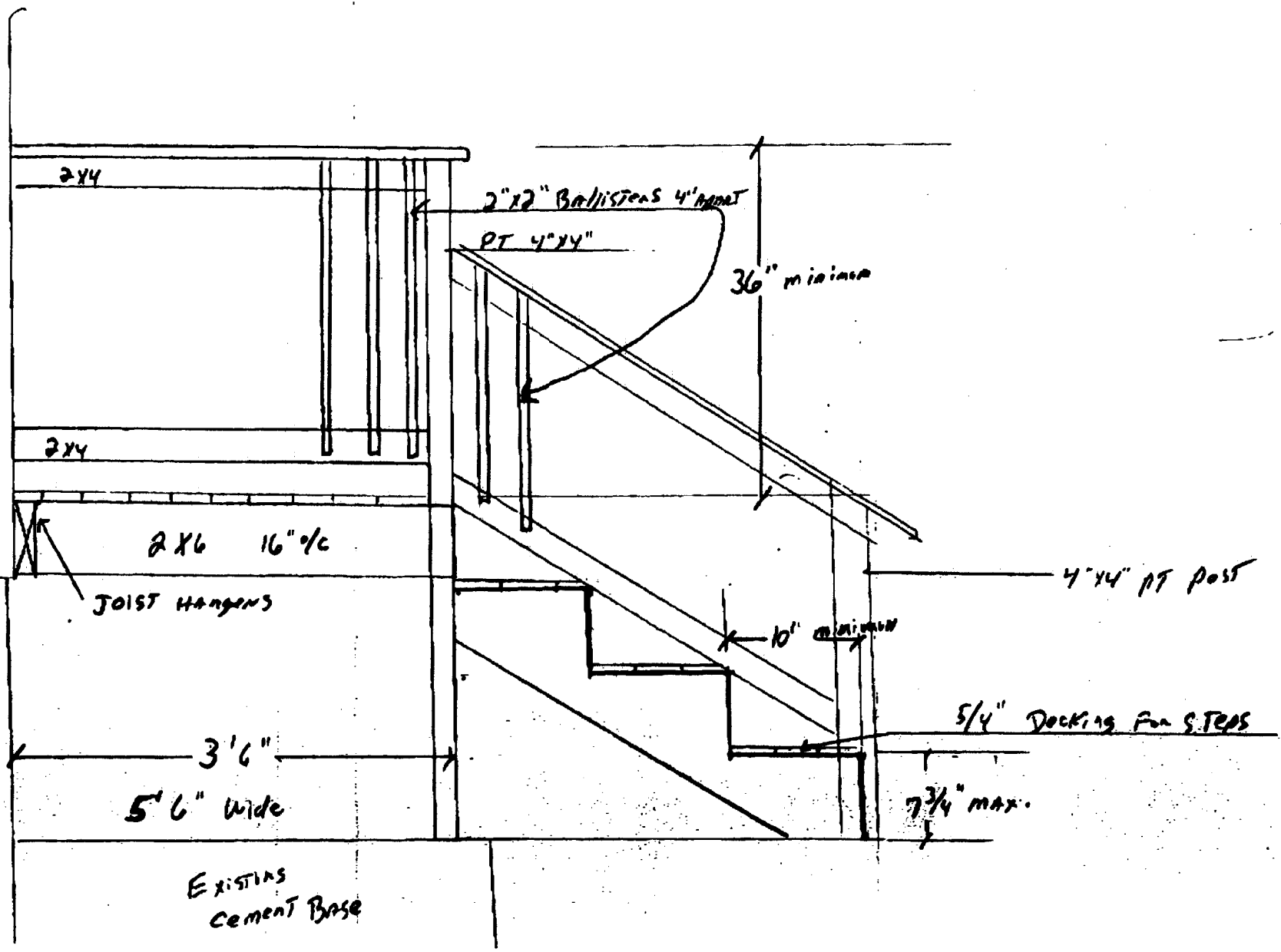
I know in the past you have spoken with Dave Dardano, the gentleman who will be fixing my stairs, and he advised the following is all that you need to approve the permit. Any questions, please call him at 878-3922. Also, please call me at (W) 321-3213 or (H) 773-1128 should more information be required.

**Thank you,
Cathy Hayes**

This transmittal is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmittal is not the intended recipient, you are hereby notified that any dissemination, or distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone, and return the original message to us at the above address via the U.S. Postal Service. You will be reimbursed for your postage expense. Thank you.

ISTIAS House

EXISTING Foundation



David Dardano
 38 West Lynne Ave.
 Portland, ME 04103

Estimate

DATE	ESTIMATE NO.
10/2/01	64

NAME / ADDRESS
Cathy Hayes 63 Francis Street Portland, ME 04101

PROJECT	PHONE
Front Stairs	773-1128

DESCRIPTION	TOTAL
1) Remove and dispose of existing brick front stairs. 2) Build new landing, approx. 66"x42" with stairs and railings. 3) Enclose uder stairs with wood. 4) Build new deck and stairs with pressure treated wood. 5) Clean up and dispose of all debris. 6) Owner to obtain permit. Material and Labor	1,700.00

Thank you for your business. Dave Dardano 878-3922	Total \$1,700.00
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02-0576

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: 63 Frances St Portland 04102

Total Square Footage of Proposed Structure: see attached Square Footage of Lot: see attached

Tax Assessor's Chart, Block & Lot Chart# 186 Block# 5 Lot# 2-3 Owner: Cathy Hayes & Kate Stern Telephone: . 773-1128

Lessee/Buyer's Name (If Applicable): _____ Applicant name, address & telephone: Cathy Hayes
Kate Stern
63 Frances St
773-1128 Cost Of Work: \$1,700 labour & materials Fee: \$ _____

Current use: Access to front of house
If the location is currently vacant, what was prior use: _____
Approximately how long has it been vacant: _____
Proposed use: Access to front of house ~~with a porch~~
Project description: steps currently in place are damaged. would like to replace them ~~with a porch (concrete) to the steps~~

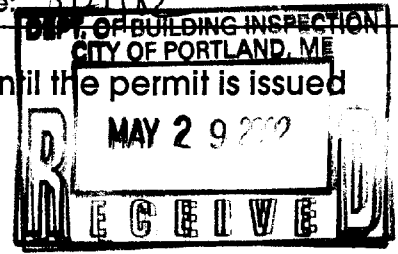
Contractor's name, address & telephone: Dave Dardano 878-3922 38 West Lynne Av
Portland 04103
Who should we contact when the permit is ready: Cathy Hayes
Mailing address: 63 Frances St
Portland, ME 04102 Phone: (w) 321-5213
(h) 773-1128

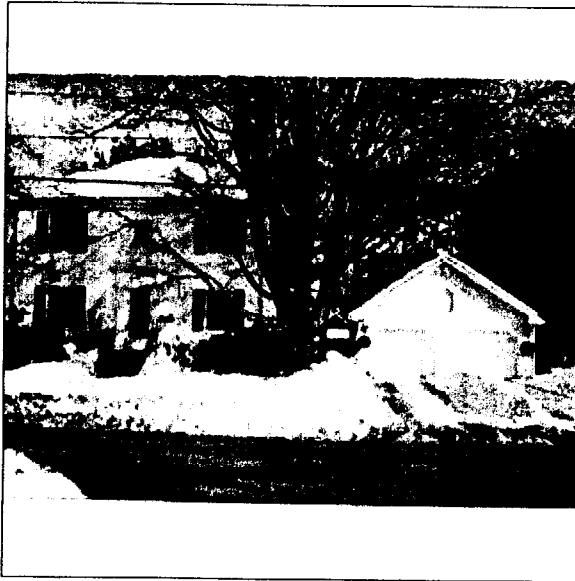
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: [Signature] Date: 5/21/02

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



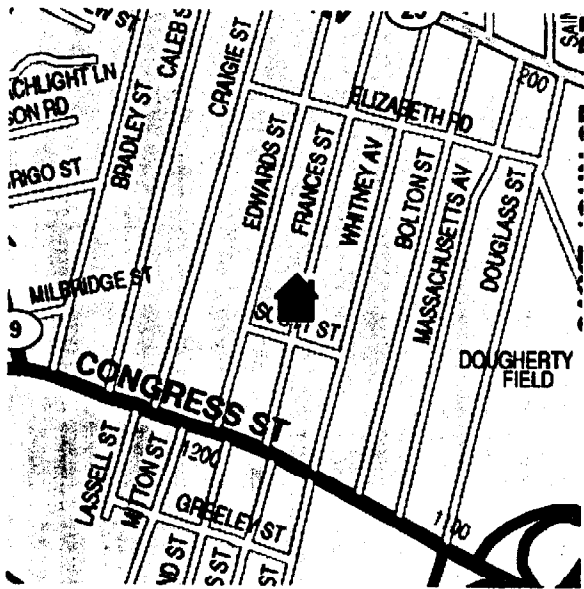


Single Family Client Synopsis

Style: Colonial
MLS#: 478335 **Listing Status:** Current **Cont'gy:** No
Address: 63 FRANCES ST,
 PORTLAND, ME 04102 **List Price:** \$229,000
Neigh'd/Assoc: _____ **Association Fee/Mo.:** _____
#Rms/Bedrms: 7/3 **#Baths:** F=2 3/4=0 1/2=0
#Cars Garaged: 2 **Color:** WHITE **Year Built ±:** 1940
Foundation Sz: 30X22 34X16 **GLAAG:** 1,964 **Surveyed/Seasonal:** No/No
Lot Size(Acr)±: 0.27 **Road Frontage±:** 100 **Zone:** R-3
Water Body: _____ **Amt Wtr Frmtge ±:** _____ **WF Owned/Shared ±:** /
Directions: BRIGHTON AVENUE OR OUTER CONGRESS STREET TO FRANCES ST. TO #63.

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1	1	2	2	2			

Size:
Cathedral Cell.: _____ **Skylight:** _____ **Fireplace:** Yes **Wood Stove:** Yes **Wood Stove HU:** Yes **Flood Zone:** No
Remarks: THIS 3 BEDROOM, 2 BATH HIP ROOF COLONIAL HAS PLENTY OF CHARM. FEATURES INCLUDE FIREPLACE, HARDWOOD FLOORS, DR W/CHINA CABINET, CAST IRON TUB, FAMILY ROOM, 2 CAR GARAGE, AND LARGE YARD WITH BLUEBERRIES.
Veh. Storage: Auto Door Opener, Detached, Garage, Storage Above **Basement Info:** Full, Unfinished, Walk-Out **Foundation Mtrls:** Brick, Poured Concrete **Exterior:** Aluminum Siding **Roof:** Shingle **Heat System:** Steam **Heat Fuel:** Gas, Natural **Construction:** Wood Frame **Water Heater:** Gas **Driveway:** Paved **Equipment:** Cable **Amenities:** Attic, Patio **Location:** Intown, Near Shopping, Sidewalks, Well Landscaped **Transportation:** Major Road Access, Near Airport, Public Transport **Roads:** Paved, Public **Shore Rights:** Gas: Natural, On Site **Electric:** 220 Volts, Circuit Breakers **Sewer:** Public **Water:** Public
Book/Page/Partial: 10898/137 **Map/Block/Lot:** 186/B/2-3 **School:** _____
Tax Amount: \$3,194.00 **Tax Year:** 00-01 **Tax Reduction:** No



Information Provided By:
Office: DEWOLFE
Agent: SEEKAMP, TIMOTHY
Agent Cell:

Office#: 1000
Int:

Office Phone: (207) 773-1990
Agent Phone:
Email: tseekamp@dewolfe.com

WARRANTY DEED

Know all Men by these Presents,

That Phillip G. Roshak and Jennifer Childs-Roshak, husband and wife
 in consideration of *one dollar and other valuable consideration*
 paid by *Catherine C. Hayes and Kathryn M. Stern*
 whose mailing address is *277 Harvard St. #3 Cambridge MA 02139*
 the receipt whereof *We* do hereby acknowledge, do hereby give, grant, bargain, sell and convey
 unto the said *Catherine C. Hayes and Kathryn M. Stern, as joint tenants*
their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Frances Street, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 97 and 98 as shown on Plan of Congress Park, made by Lisley and Cummings, and recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 113, to which plan reference is hereby made for a more particular description.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said *Catherine C. Hayes + Kathryn M. Stern*
their heirs and assigns, to *them* and their use and behoof forever.

And *We* do covenant with the said Grantee, *their* heirs and assigns, that *we are* lawfully seized in fee of the premises, that they are free of all encumbrances that *we* have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that *we* and *our* heirs 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.

In Witness Whereof, *We*, the said Phillip G. Roshak and Jennifer Childs-Roshak, husband and wife joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set *our* hands and seal, this *26th* day of the month of *MARCH 2001*, A.D.

Signed, Sealed and Delivered
in the presence of

Judith C. Pelman

Judith C. Pelman

Phillip G. Roshak

 Phillip G. Roshak
Jennifer Childs-Roshak

 Jennifer Childs-Roshak

SEAL

MAINE REAL ESTATE TAX PAID

State of Maine, County of Cumberland ss.

Then personally appeared the above named Phillip G. Roshak

married

(fill in martial status) and

acknowledged the foregoing instrument to be

his free act and deed.

Before me,

Judith C. Gilman

Notary Public
Printed Name

Judith Gilman
Notary Public, Maine
My Commission Expires
December 3, 2005

State of Maine, County of Cumberland ss.

Then personally appeared the above named Jennifer Childs-Roshak

married

(fill in martial status) and

acknowledged the foregoing instrument to be

his free act and deed.

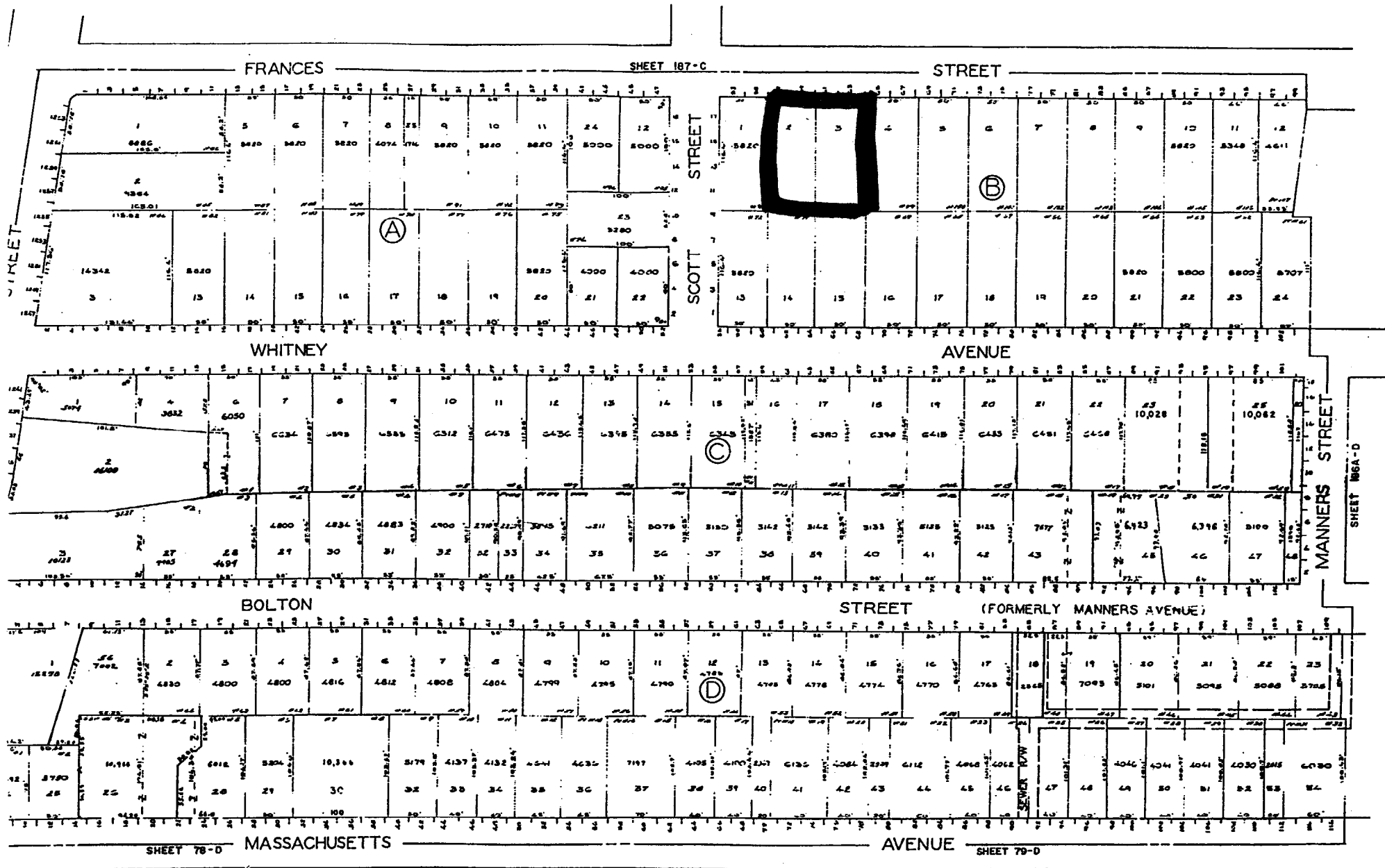
Before me,

Judith C. Gilman

Notary Public
Printed Name

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 APR -2 PM 2: 54
CUMBERLAND COUNTY
John B O'Brien



Top

House

Railings 36" high

balusters
no more than
4"

42"

(L)

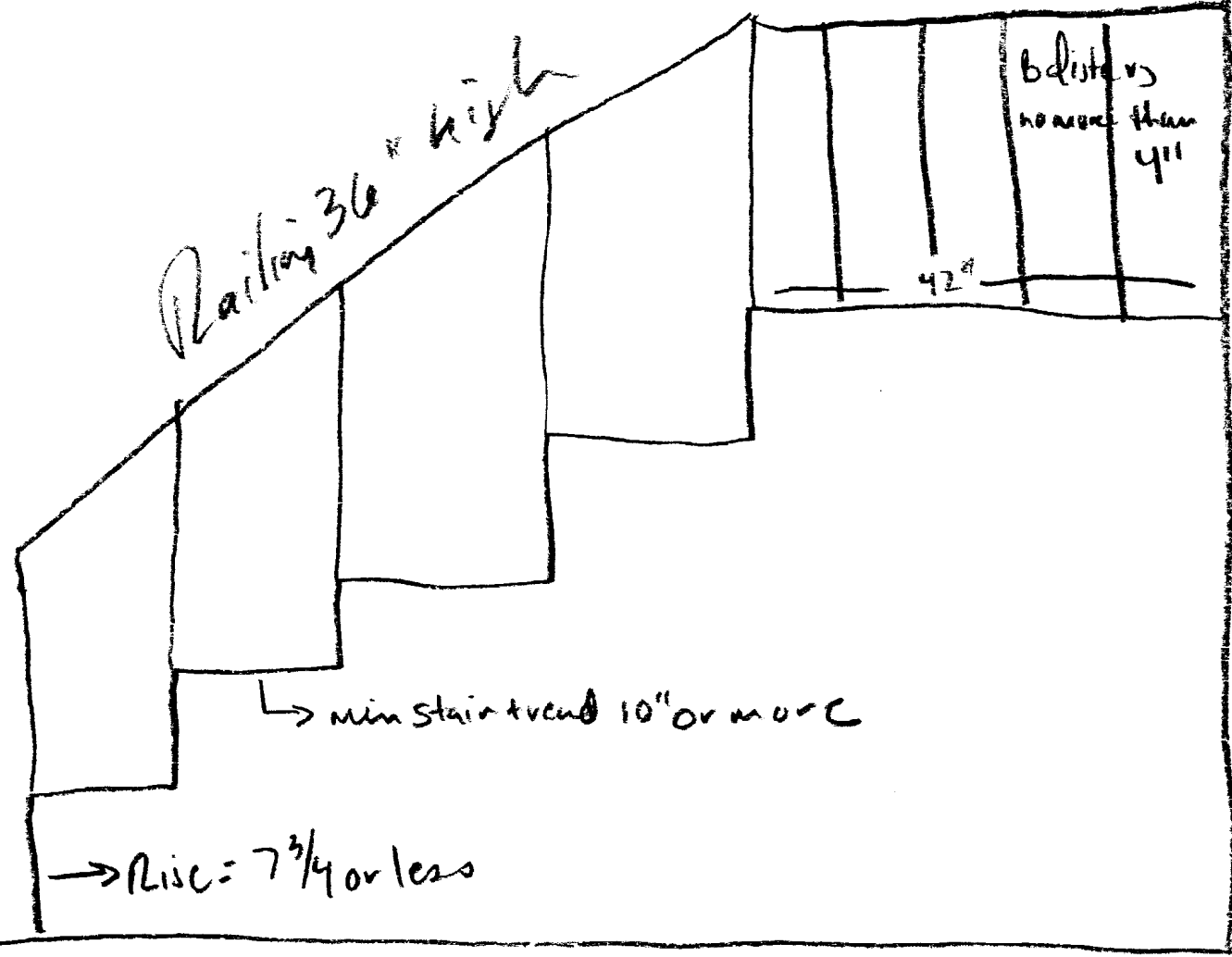
(R)

↳ min stair tread 10" or more

↳ Rise = $7\frac{3}{4}$ or less

Ground

Bottom

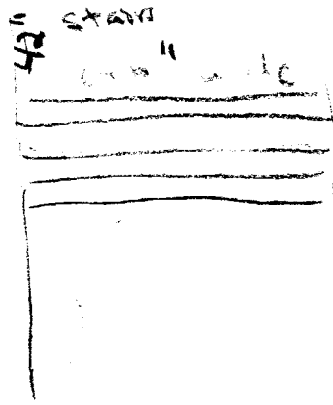


6 ft to property line

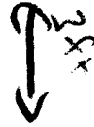
House 30 ft wide

front door

10 ft to driveway



24 ft
walkway



Side gate

pond

driveway