

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091188

Please Read Application And Notes, If Any, Attached

This is to certify that Pulkkinen Johanna/Donny Nevers

PERMIT ISSUED

has permission to Raise roof on part of structure to create habitable space on the second floor.

AT 59 BOLTON ST CBL 186 D012001 NOV - 9 2009

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 lathed or otherwise closed-in. 24 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

Thomas M. Mackley 11/9/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1188	Issue Date:	CBL: 186 D012001
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Location of Construction: 59 BOLTON ST	Owner Name: Pulkkinen Johanna	Owner Address: 1577 Congress St	Phone: 207-754-0034
Business Name:	Contractor Name: Donny Nevers	Contractor Address: 75 Bishop Street Portland	Phone: 2078788000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Raise roof on part of structure to create habitable space on the second floor.	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Proposed Project Description: Raise roof on part of structure to create habitable space on the second floor.	Signature:	Signature: <i>Jm</i> 11/9/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Ldobson	Date Applied For: 10/22/2009	Zoning Approval
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<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 <i>- using section 14-436(b)</i> <input type="checkbox"/> Flood Zone <i>using 1406 or allowable</i> <input type="checkbox"/> Subdivision <i>to increase</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/cond. hwr</i> Date: 10/29/09 <i>Agm</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 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/Conditions <input type="checkbox"/> Denied <i>Agm</i> Date:
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PERMIT ISSUED

NOV - 9 2009

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.


Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.


Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

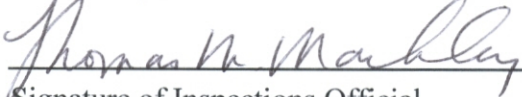
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



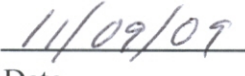
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1188	Date Applied For: 10/22/2009	CBL: 186 D012001
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Location of Construction: 59 BOLTON ST	Owner Name: Pulkkinen Johanna	Owner Address: 1577 Congress St	Phone: 207-754-0034
Business Name:	Contractor Name: Donny Nevers	Contractor Address: 75 Bishop Street Portland	Phone (207) 878-8000
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Raise roof on part of structure to create habitable space on the second floor.	Proposed Project Description: Raise roof on part of structure to create habitable space on the second floor.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/29/2009

Note: Original application was to raise the roof over part of the building, but change it from a hip roof to a gable. **Ok to Issue:**
 The revised permit is to keep the roof as a hip roof because of section 14-436(b).
 Using section 14-436(b), 50% of first floor footprint is 1299.2 sf. Adding 180.5 sf of floor area, which is 14% of allowable increase.

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 11/09/2009

Note: **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

10/28/2009-amachado: Left vcm for Donny Nevers, contractor. Structure doesn't meet the rear setback of 18'. Using section 14-436(b) the extra living space must be created by raising the existing roof configuration. What is being proposed is not keeping the existing roof configuration.

10/29/2009-amachado: Donny Nevers brought in revised plan to change the gable roof to a hip roof.

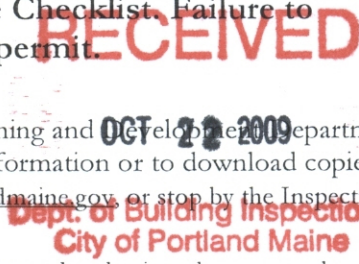


General Building Permit Application

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>59 BOLTON ST PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>480</u>	Square Footage of Lot <u>5000</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>186</u> Block# <u>D</u> Lot# <u>12</u>	Applicant *must be owner, Lessee or Buyer* <u>CONTRACTOR</u> Name <u>DONNY NEVERS</u> Address <u>75 BISHOP ST</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>878 8000</u> <u>EXT 222</u>
Lessee/DBA (If Applicable) <u>DBA</u>	Owner (if different from Applicant) Name <u>JOHANNA PULKKINEN</u> Address <u>20 WEST ST #9</u> City, State & Zip <u>PORTLAND ME</u> tel# <u>754-0034 04101</u>	Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>40,000</u> <u>TOTAL \$20.00</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? <u>SAME</u> Proposed Specific use: <u>MAKE EXISTING FINISHED BEDROOM LARGER</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>SEE PROPOSED USE + change HIP roof to Full exterior walls with 5/2 gable roof</u>		
Contractor's name: <u>DONNY NEVERS</u> Address: <u>75 BISHOP ST</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>878 8000</u> Who should we contact when the permit is ready: <u>DONNY NEVERS</u> Telephone: <u>EXT 222</u> Mailing address: <u>SAME</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: Johanna Pulkkinen Date: 10/21/09

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

**QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR**

Property Address: 59 Bolton Street, Portland, ME

KNOW ALL BY THESE PRESENTS,

THAT OneWest Bank FSB, a Federal Savings Bank organized and existing under the laws of the United States of America, and having its principal place of business in Pasadena, CA, acting pursuant to a Judgment of Foreclosure and Sale entered on January 6, 2009, in the Portland District Court, located in Portland, Maine, Docket No. RE-08-408, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of the Mortgage given by Dale Ruttenburg to Mortgage Electronic Registration Systems, Inc., dated February 15, 2006, and recorded in the Cumberland County Registry of Deeds in Book 23683, Page 132, in consideration of One Hundred Forty Thousand Dollars and 00/100 (\$140,000.00) and other valuable consideration paid by Johanna Pulkkinen, being the highest bidder at the auction, whose mailing address is 1577 Congress Street, Lower Level, Portland Maine, 04102, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Johanna Pulkkinen its successors and assigns forever,

See Attached Exhibit A for legal description

BEING the same premises conveyed to Dale Ruttenburg by Warranty Deed from Shelley Stevens and Constantino Lallo, dated February 15 2006 , and recorded in the Cumberland County Registry of Deeds in Book 23686 at Page 131, together with and subject to all rights, easements, restrictions and reservations referred to therein.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Johanna Pulkkinen its successors and assigns forever.

IN WITNESS WHEREOF, the said OneWest Bank FSB has caused this instrument to be signed in its corporate name by Erica A Johnson-Seck, its Vice President

thereunto duly authorized, this 27 day of Aug, 2009

OneWest Bank FSB

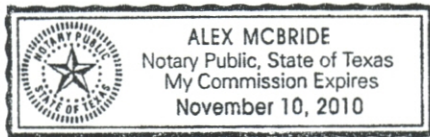
By: [Signature]

Name: Erica A Johnson-Seck

Its: Vice President

STATE OF Texas
COUNTY OF Tarrant

In Austin Texas, on the 27 day of Aug, 2009, before me personally appeared Erica A Johnson-Seck, the Vice President of OneWest Bank FSB, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed, and the free act and deed of OneWest Bank FSB.



[Signature]
Notary Public
Printed Name: Alex McBride
My Commission Expires: 11-10-10

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, being part of a tract of land known as Kenwood and designated as Lot 54 on said Kenwood, and bounded and described as follows:

Beginning on the easterly side of Manners Avenue at a point distant 715.15 feet northerly from the northerly side of Congress Street, which point is the most northerly corner of Lot 55 on said tract; thence running northwardly by said Avenue a distance of 55 feet to the most westerly corner of Lot 53 on said tract; and from these two points extending eastwardly on parallel and at right angles with said Avenue a distance of 87 feet, more or less, to land now or formerly of one Thomas.

Said lot is subject to the restriction that no building shall be erected on said lot within 12 feet of the easterly sideline of said Manners Avenue.

Meaning and intending to describe and convey the same premises conveyed to Shelley Stevens by Warranty Deed from Bryon F Saunders and Jennifer Pilate Saunders recorded February 4 2004 at Book 20834 Page 292 Cumberland County Registry of Deeds.

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

- (b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

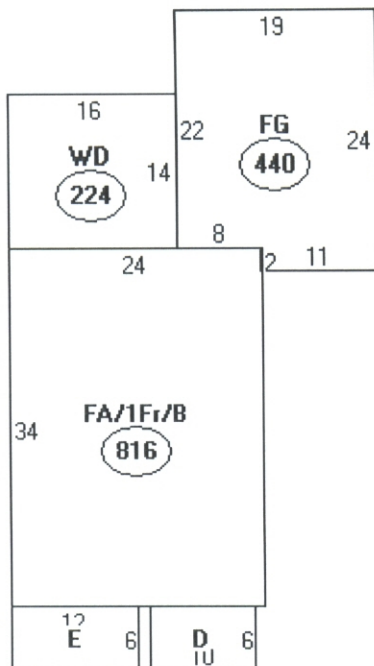
*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her



Descriptor/Area

A: FA/1Fr/B
816 sqft

B: WD
224 sqft

C: FG
440 sqft

~~B: OFF
60 sqft~~

~~E: WD
72 sqft~~

= 1480

6 x 24 = 144

1624

new area 19' x 24'

9.5 x 19 = 180.5 sf,

- 12'
- 1' 5"
- 2' 10"
- 3' 15"
- 4' 20"
- 5' 25"
- 6' 30"
- 7' 35"
- 9' 45"
- 10' 50"

9.5' = 4' kneewall

9.5'



R-5

lots in - 478'

land area per dv - 3,200 (OK)

setbacks -

front 20' or average - not given

* rear 20' - 18' on survey

Section 14-436(b) meets land area per dv but not rear setback

1st floor footprint 1624

50% = 1299.24

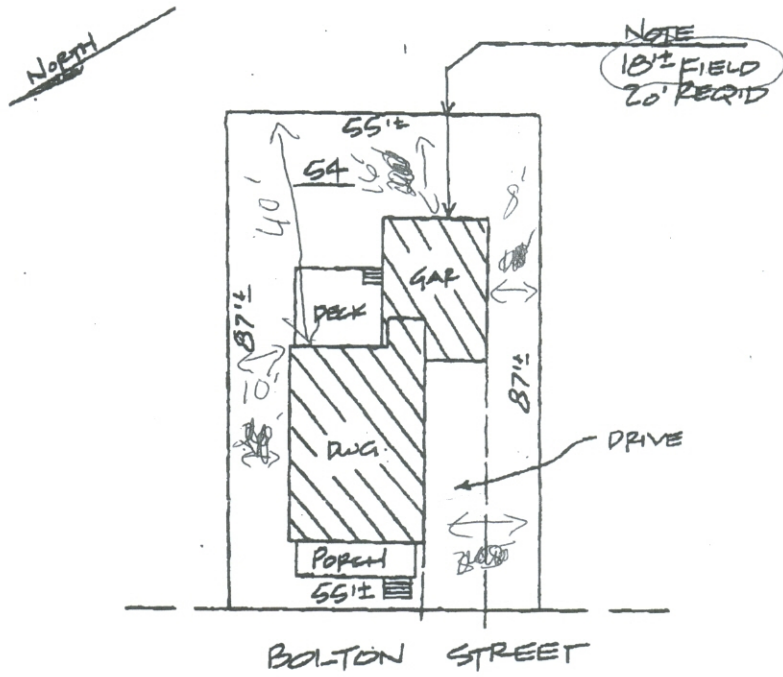
adding - 180.5 sf.

14%

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTE: (1) DISTANCES SHOWN ARE FROM PROVIDED TITLE REFERENCES EXCEPT AS NOTED. (2) THE PURPOSE OF THIS INSPECTION IS TO VERIFY AN APPLICANT'S COMPLIANCE WITH APPLICABLE MUNICIPAL ZONING ORDINANCES AND TO VERIFY THE STRUCTURE'S COMPLIANCE WITH APPLICABLE MUNICIPAL ZONING ORDINANCES. (3) THIS INSPECTION IS NOT A BOUNDARY SURVEY. (4) THIS INSPECTION IS TO BE USED ONLY BY THE MORTGAGE LENDER. (5) A BOUNDARY SURVEY SHOULD BE PREPARED TO VERIFY A PROFESSIONAL ENGINEER'S COMPLIANCE WITH APPLICABLE MUNICIPAL ZONING ORDINANCES, DISTANCES, HEIGHTS OF WALLS, ENCROACHMENTS, AND/OR ENCROACHMENTS.

ADDRESS: 68 BOLTON STREET PORTLAND, ME INSPECTION DATE: 1-14-02 SCALE: 1" = 20'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPOINTMENTS, IF ANY.

APPLICANT: SAUNDERS REQUESTING PARTY: LEBTE E. LEMIEUX OWNER: BALLARDEON ATTORNEY: JAMES R. LEMIEUX LENDER: FILE NO. 2021129A

TITLE REFERENCES: DEED BOOK 12614 PAGE 26 PLAN BOOK PAGE LOT. COUNTY: CUMB

MUNICIPAL REFERENCE: MAP: 18C BLOCK D LOT: 12

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 230251. PANEL: 8082A DATE: 02-12-97

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

COMMENTS:

YOUR FILE # NADEAU & LODGE, INC. PROFESSIONAL LAND SURVEYORS 80 BOWEN AVENUE PORTLAND, ME 04103 (207) 886-1000 280 CLARKS FORD ROAD LYRICK, ME 04082 (207) 686-3333

James R. Lemieux 1-14-02

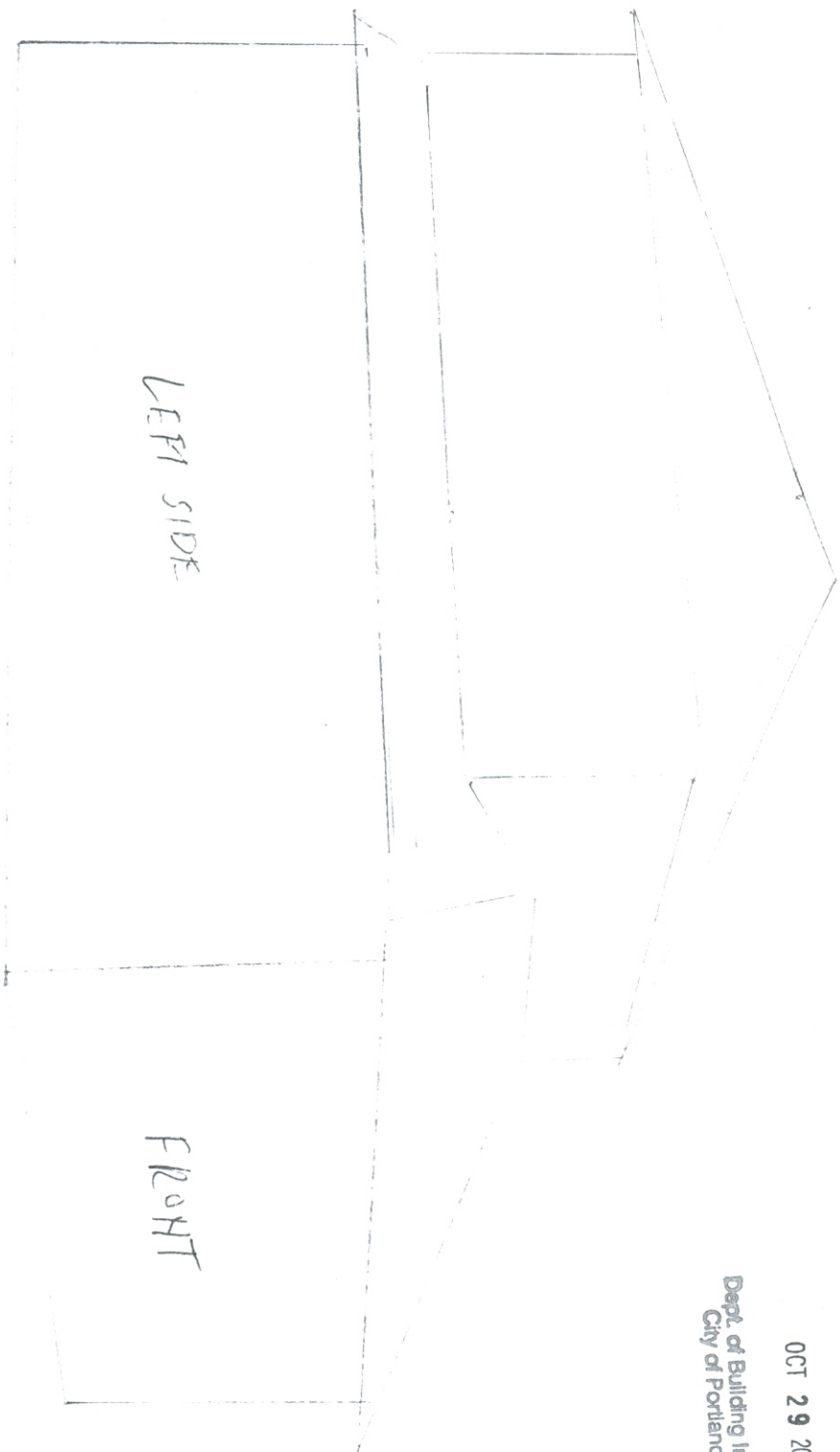
INSP. BY

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

RECEIVED

OCT 29 2009

Dept. of Building Inspections
City of Portland Maine



AMENDED ROOF STYLE CHANGE WE CABLE ROOF
TO HIP ROOF (ELEVATION)

59 BOSTON ST

JOHN W POLKMAN

OCT 24, 09

JOHN W POLKMAN

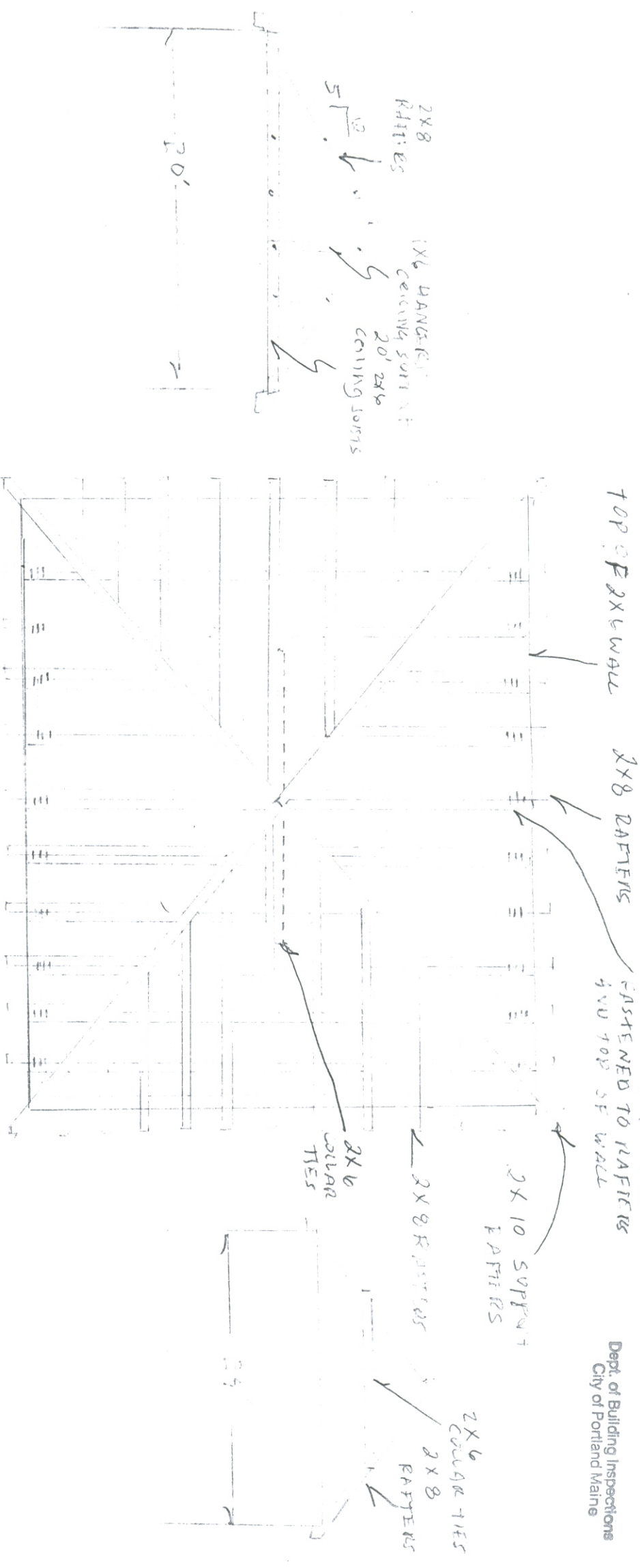
878 3000

EX1
222

RECEIVED

OCT 29 2009

Dept. of Building Inspections
City of Portland Maine

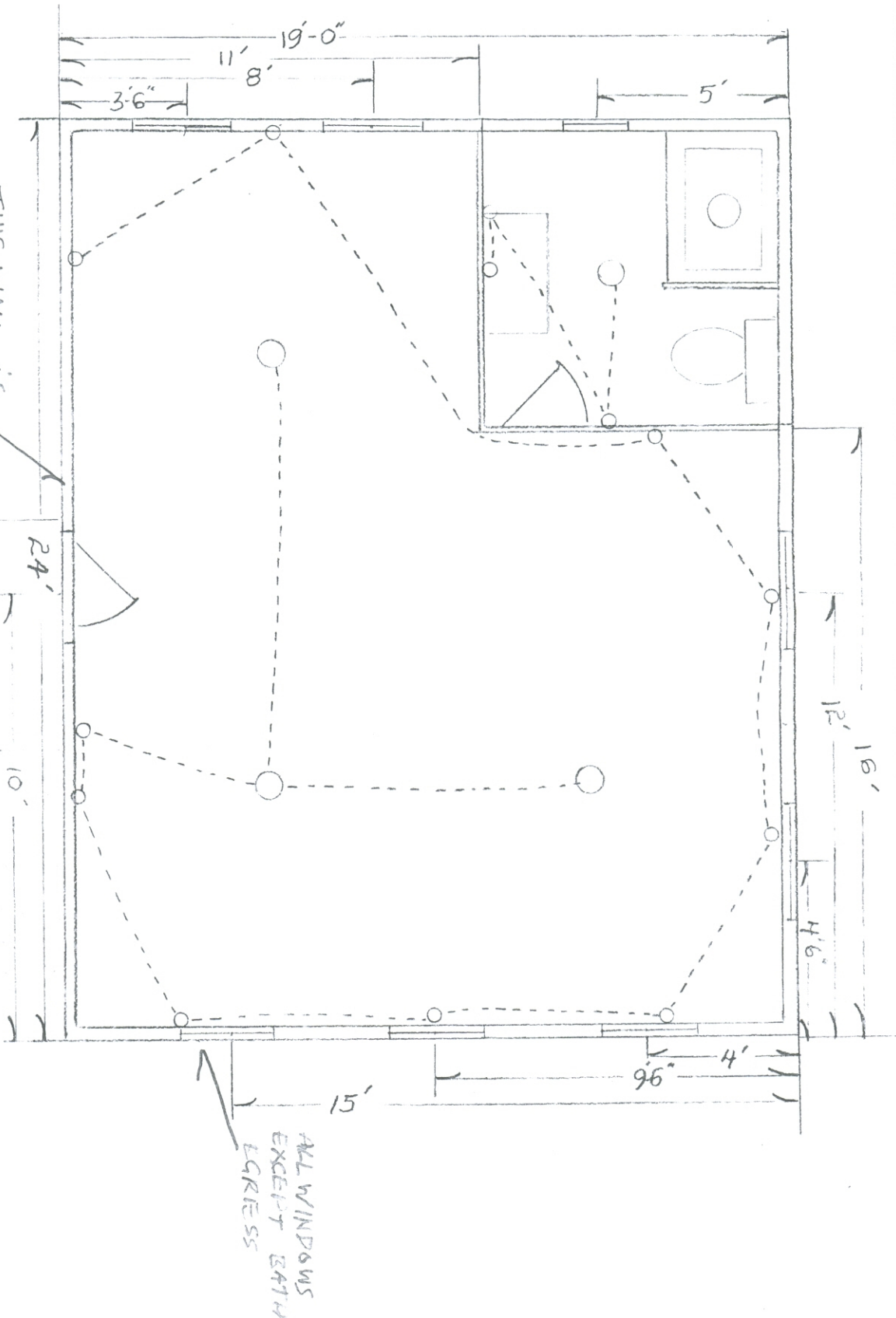


FRAMING GABLE ROOF
AMENDMENT OF GIBBEL TRUSS
ROOF TO HIP ROOF

SY DESIGN 91 00 24 04

CONCRETE WORK

10/29/09
2:00 PM
JAZ



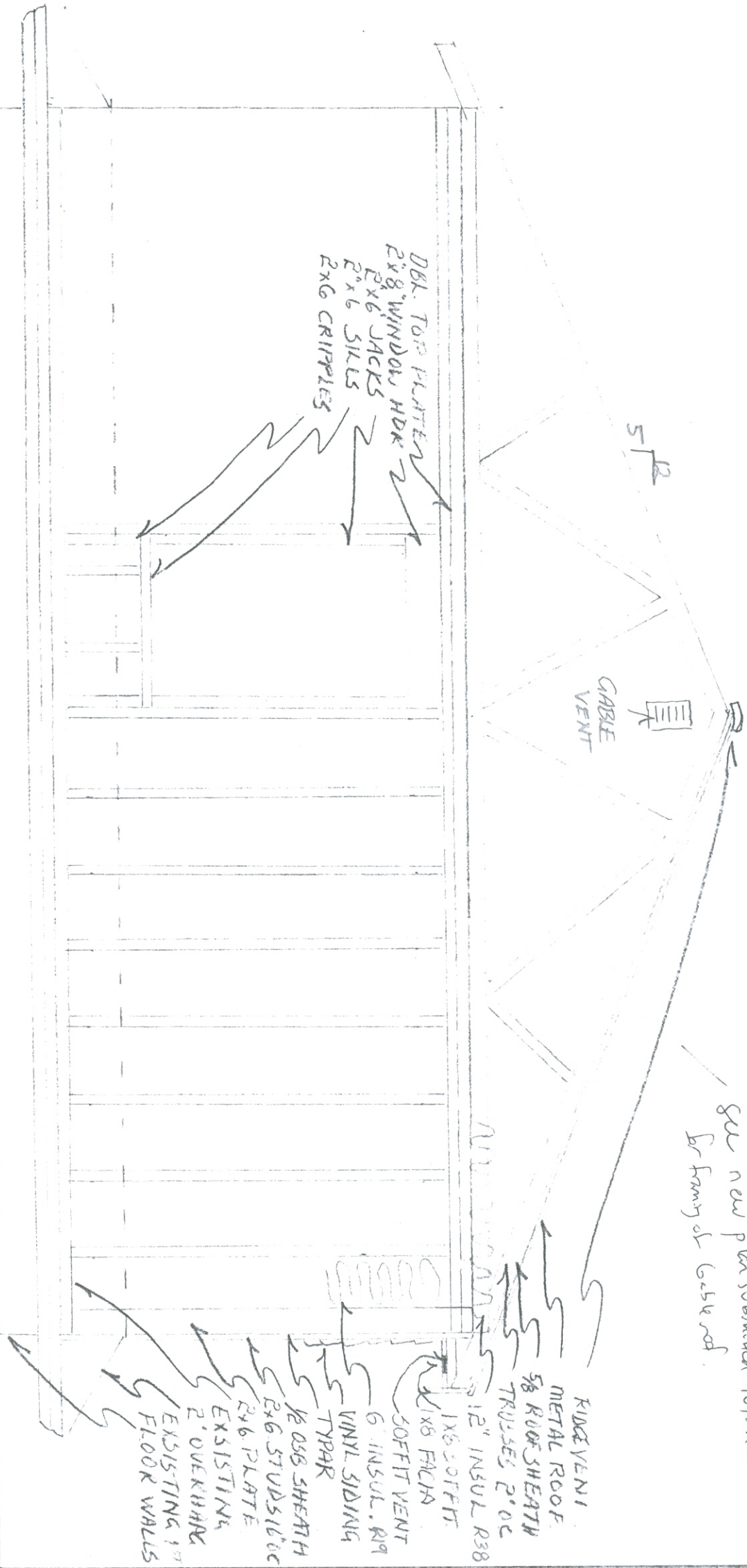
THIS WALL IS EXISTING AND IS A BEARING WALL NOW

THE OTHER 3 WALLS WILL BE BUILT DIRECTLY ON TOP OF OUTSIDE EXISTING EXT. WALLS

STAIRS DOWN
10" TREAD
7 1/2 RISE
EXISTING

ALL WINDOWS EXCEPT BATH EGRESS

2ND FLOOR ADDITION 59 BAYTON ST	
SCALE: 1" = 1/2"	APPROVED BY:
DATE: OCT 15, 09	DRAWN BY: Johnny Newell
OWNER: JOHANNA PEKRIKINEN	REVISED
FLOOR PLAN	DRAWING NUMBER II

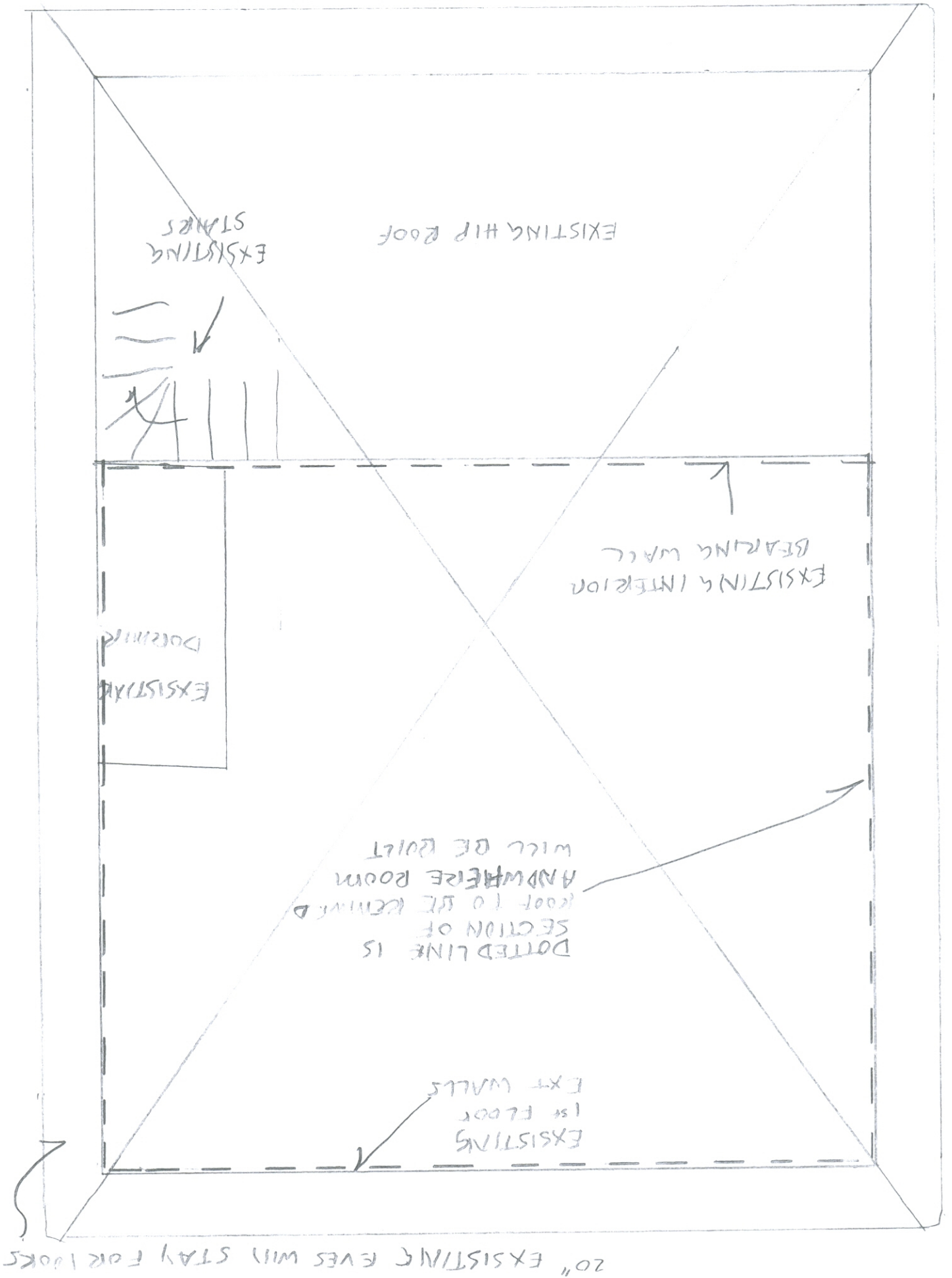


see new plan submitted 10/24/09
 for Framing of Gable roof.

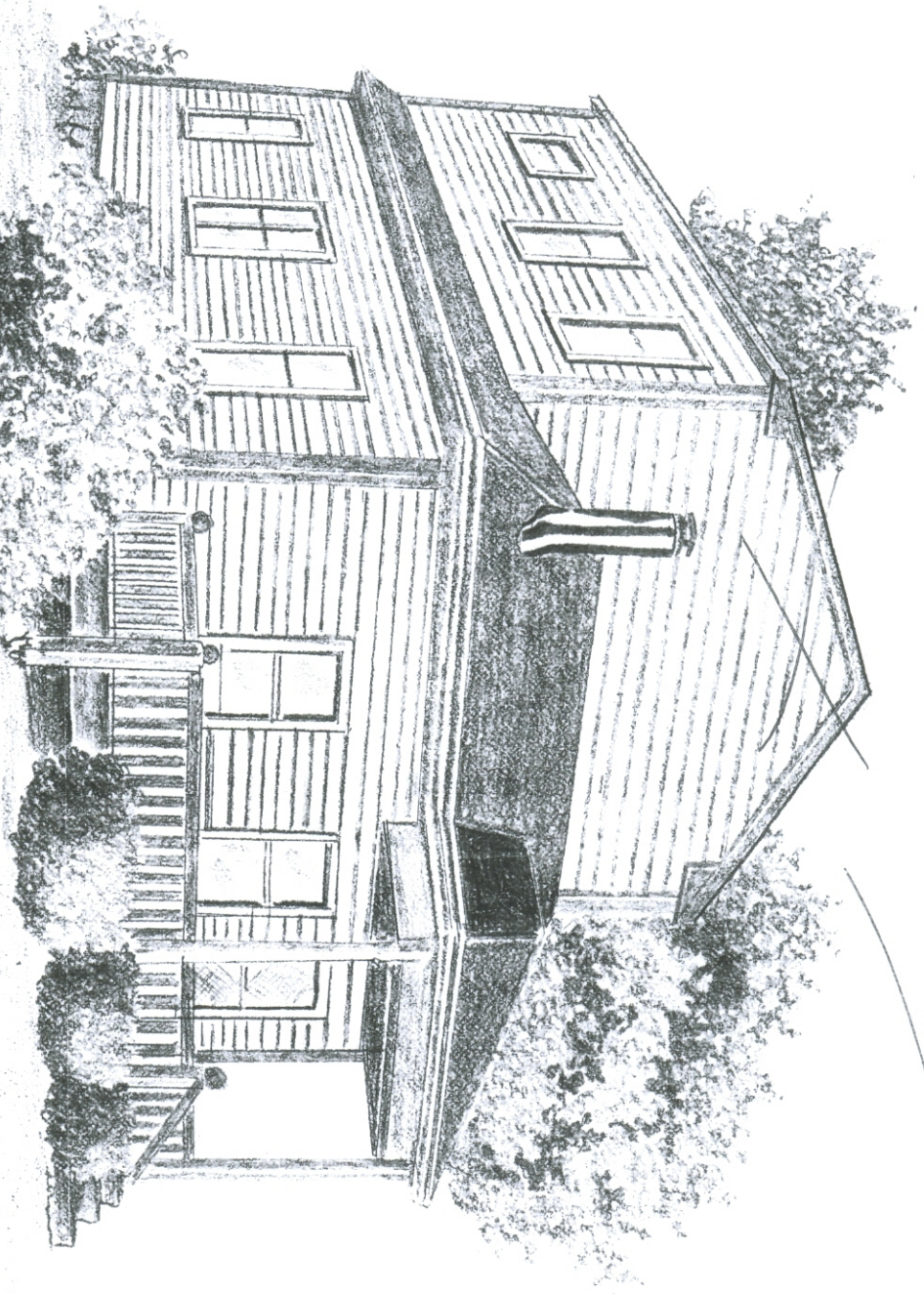
2ND FLOOR ADDITION 59 EASTON ST.	
SCALE:	APPROVED BY:
DATE: OCT 15, 09	DRAWN BY: JORDAN ALLEN
	REVISED

OWNER: JOHANNA PUCKENEN
 FRAMING PLAN
 DRAWING NUMBER: III

DEMOLITION PLAN



NOTE: THIS IS CURRENTLY A COMPLETELY FINISHED (100%) ROOM THAT "APPEARS" TO HAVE BEEN BUILT FAIRLY RECENTLY TO CODE (INCL. STAIRS) BUT HIP CEILING & DOES NOT AFFORD THE ROOM SHE WANTS



See revised plan submittal.

10/29/09.

FINISH APPEARANCE

2ND FLOOR ADDITION 59 BOLTON ST	
SCALE: 1/2" = 3/16"	APPROVED BY:
DATE: OCT 15, 09	DRAWN BY: <i>Drainy Nereid</i>
OWNER: JOHANNA PURKINEN	
DRAWING NUMBER: I	