

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

Permit No: 05-0802	Issue Date:	CBL: 258 B002001
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Location of Construction: 456 Capisic St	Owner Name: Koutny John R &	Owner Address: 46 Northwood Dr	Phone:
Business Name:	Contractor Name: Ryan Hines	Contractor Address: 333 Bonney Eagle Rd Standish <i>04084</i>	Phone: 2076423200
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <i>R-3</i>
Past Use: vacant land	Proposed Use: Single family House / garage	Permit Fee: \$1,518.00	Cost of Work: \$158,000.00
		CEO District: 3	
Proposed Project Description: House / garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
		Signature:	Signature:
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: dmartin	Date Applied For: 06/20/2005
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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 <input type="checkbox"/> Shoreland <i>land is small portion of house w/ well over 75' from NW m</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 12 Zmax</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2005-0120</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>8/7/05</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	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
Date: <i>8/7/05</i>	Date: <i>8</i>	Date:

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


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>456 Capisiz St.</u>		
Total Square Footage of Proposed Structure <u>4488 includes Basement, Bulkhead, + Garage</u>	Square Footage of Lot <u>70,289</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>258</u> Block# <u>B2</u> Lot#	Owner: <u>Ryan Hines & Melissa Hines</u>	Telephone: <u>207-642-3200</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ryan Hines</u> <u>333 Bonny Eagle Rd</u> <u>Standish ME 04084</u>	Cost Of Work: \$ <u>158,000.</u> Fee: \$ 1761 <u>1761</u>
Current Use: <u>Vacant Lot</u> <u>207 642 3200</u>	If the location is currently vacant, what was prior use: <u>Part of Neighbor's Yard</u>	
Approximately how long has it been vacant: <u>18 years</u>		
Proposed use: <u>New Single Family Home</u> Project description: <u>Build Home and Garage</u>		
Contractor's name, address & telephone: <u>Ryan Hines 207 642 3200</u>		
Who should we contact when the permit is ready: <u>Ryan Hines</u>		
Mailing address: <u>333 Bonny Eagle Rd</u> <u>Standish ME 04084</u>		
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: <u>207 642 3200</u> <u>Cell # 207-615-2695</u>		

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: 	Date: <u>6/15/05</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

WARRANTY DEED (LONG FORM)

KNOW ALL BY THESE PRESENTS.

THAT WE, JOHN R. KOUTNY and JANE E. SAWTELLE, both of Portland, Cumberland County, Maine, in consideration of one dollar and other valuable consideration paid by RYAN HINES and MELISSA HINES, both of Standish, Cumberland County, Maine, whose mailing address is 333 Bonny Eagle Road, Standish ME 04084, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto Ryan Hines and Melissa Hines, as joint tenants and not as tenants in common, their heirs and assigns forever, the real estate described in Exhibit A attached to this deed.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to Ryan Hines and Melissa Hines, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND WE DO COVENANT with the Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances except as above noted and further, except for current zoning and land use regulations; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and my heirs shall and will warrant and defend the same to Ryan Hines and Melissa Hines, their heirs and assigns forever, against the lawful claims and demands of all persons

IN WITNESS WHEREOF, JOHN R. KOUTNY and JANE E. SAWTELLE have hereunto set their hands and seals this May 10, 2005

SIGNED, SEALED AND DELIVERED IN PRESENCE OF:

(Witness) [Signature]

[Signature]
JOHN R. KOUTNY

(Witness) [Signature]

[Signature]
JANE E. SAWTELLE

STATE OF MAINE
CUMBERLAND, ss.

May 11, 2005

Then personally appeared JOHN R. KOUTNY and acknowledged the foregoing instrument to be his free act and deed.

Before me:

[Signature]
Notary Public/Attorney at Law

NOTARY PRINT NAME:

[Signature]

MAINE REAL ESTATE TAX PAID

EXHIBIT A

456 Capisic Street, Portland, Cumberland County, Maine
City of Portland Assessor's Map 259-C-20 & 258-B-2.

A certain lot or parcel of land, with any improvements thereon, situated in the westerly side of Capisic Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pin set (5/8" rebar) on the westerly sideline of said Capisic Street at the northerly corner of land now or formerly of David Duffey as recorded in the Cumberland County Registry of Deeds in Book 5076, Page 159, thence by the following courses and distances:

SOUTH 55° 02' 19" WEST along land now or formerly of Duffey and land now or formerly of the City of Portland as recorded in said Registry of Deeds, a distance of four hundred thirty-two and 36/100 (432.36) feet to an iron pin set (5/8" rebar) and land now or formerly of the Maine Audubon Society as recorded in said Registry of Deeds in Book 3173, Page 627; thence

NORTH 9° 34' 57" WEST along land now or formerly of the Maine Audubon Society, a distance of three hundred eighty-three and 18/100 (383.18) feet to an iron pin set (5/8" rebar) and land now or formerly of Stella Casassa, as recorded in said Registry of Deeds in Book 1609, page 43; thence

SOUTH 66° 33' 48" EAST a distance of three hundred ten and 97/100 (310.97) to an iron pin set (5/8" rebar); thence

NORTH 74° 00' 18" EAST a distance of sixty (60.00) feet to an iron pin set (5/8" rebar); thence

NORTH 67° 28' 18" EAST a distance of fifty-nine and 52/100 (59.52) feet to an iron pin set (5/8" rebar) and the westerly sideline of Capisic Street; thence

SOUTHERLY along the westerly sideline of said Capisic Street by a curve to the left having an arc length of fifty (50.00) feet and radius of four hundred sixty-eight and 75/100 (468.75) feet to the point of beginning.

Bearings are based on magnetic north 1987.

This conveyance is made subject to an easement taken by the City of Portland for the Fore River Interceptor Sewer as shown on the City Right of Way Plan 636/6 in accordance with the report of the municipal officers dated September 3, 1954.

Doc# 29754 Bk:22625 Pg: 313

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

Meaning and intending to describe the premises conveyed by the Warranty Deed of Peter M. Mitschele to John R. Koutny and Jane E. Sawtelle dated February 10, 1999, recorded in the Cumberland county Registry of Deeds Book 14542 Page 89.

Reference is also made to the Corrective Short Form Quitclaim Deed with Covenants of Edward L. Carignan, Sr., to Peter M. Mitschele, dated September 24, 1997 and recorded in the Cumberland County Registry of Deeds Book 21892 Page 137.

Received
Recorded Register of Deeds
Mar 12, 2005 09:55:05A
Cumberland County
John B O'Brien

Book 22625 Page 311

R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	OK		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5/8 Roof 1/2" wall 3/4 floor		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Not shown		
Fastener Schedule (Table R602.3(1) & (2))			
Private Garage (Section R309) Living Space? (Above or beside)	Yes - Detached		
Fire separation (Section R309.2)	N/A		
Opening Protection (Section R309.1)			
Emergency Escape and Rescue Openings (Section R310)	Not shown		
Roof Covering (Chapter 9)	Asphalt		
Safety Glazing (Section R308)	Master Bath		
Attic Access (Section R807)	Not shown		
Chimney Clearances/Fire Blocking (Chap. 10)	Black chimney?		
Header Schedule (Section 502.5(1) & (2))	Not shown		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	Not shown		

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Factor Fenestration	U factor of windows ?	
Type of Heating System	Not shown	
Means of Egress (Sec R311 & R312)		
Basement 2		
Number of Stairways 2		
Interior 2		
Exterior 3		
Treads and Risers (Section R311.5.3)	10" T 7" R > for interior	
Width (Section R311.5.1)	3' +	
Headroom (Section R311.5.2)	Not shown	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	1" Exterior Stairs + Bulkhead ?	
Smoke Detectors (Section R313)	OK	
Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	side entries framing of front + side entries	

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L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price			\$	@	%	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<i>Division of Commission (line 700) as Follows:</i>							
701. \$	to						
702. \$	to						
703. Commission Paid at Settlement							
704.	to						
800. ITEMS PAYABLE IN CONNECTION WITH LOAN							
801. Loan Origination Fee	%	to					
802. Loan Discount	%	to					
803.		to					
804.		to					
805.		to					
806.		to					
807.		to					
808.							
809.							
810.							
811.							
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901. Interest From	to	@	\$	/day	(days	%)
902. Mortgage Insurance Premium for	months	to					
903. Hazard Insurance Premium for	years	to					
904.							
905.							
1000. RESERVES DEPOSITED WITH LENDER							
1001. Hazard Insurance		@	\$			per	
1002. Mortgage Insurance		@	\$			per	
1003. City/Town Taxes		@	\$			per	
1004. County Taxes		@	\$			per	
1005. Assessments		@	\$			per	
1006.		@	\$			per	
1007.		@	\$			per	
1008.		@	\$			per	
1100. TITLE CHARGES							
1101. Settlement or Closing Fee	to	Fidelity Title Company					150.00
1102. Abstract or Title Search	to						
1103. Title Examination	to	Fidelity Title Company					300.00
1104. Title Insurance Binder	to						
1105. Document Preparation	to						
1106. Notary Fees	to						
1107. Attorney's Fees	to						
<i>(includes above item numbers:)</i>							
1108. Title Insurance	to						
<i>(includes above item numbers:)</i>							
1109. Lender's Coverage	\$						
1110. Owner's Coverage	\$						
1111.							
1112.							
1113.							
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201. Recording Fees: Deed \$	15.00;	Mortgage \$; Releases \$			15.00
1202. City/County Tax/Stamps: Deed	\$; Mortgage	\$		
1203. State Tax/Stamps: Deed	\$	506.00;	Mortgage	\$			253.00
1204.							
1205.							
1300. ADDITIONAL SETTLEMENT CHARGES							
1301. Survey	to						
1302. Pest Inspection	to						
1303.							
1304.							
1305.							
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)							718.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Fidelity Title Company, Inc.
Settlement Agent

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2005-0128
Application I. D. Number

Koutny John R &
Applicant

Marge Schmuckal

6/17/2005
Application Date

46 Northwood Dr, Portland, ME 04103

Applicant's Mailing Address

Ryan Hines House
Project Name/Description

Ryan Hines

Consultant/Agent

456 - 456 Capisic St, Portland, Maine

Address of Proposed Site

Agent Ph: (207)642-3200 Agent Fax:

258 B002001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

4488

Proposed Building square Feet or # of Units	Acreage of Site	Zoning
---	-----------------	--------

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 258 B002001
 Location 456 CAPISIC ST
 Land Use VACANT LAND

Owner Address KOUTNY JOHN R & JANE E SAWTELLE JTS
 46 NORTHWOOD DR
 PORTLAND ME 04103

Book/Page 14542/89
 Legal 258-B-2 259-C-20
 CAPISIC ST 456-460
 70289 SF

Current Valuation Information

Land	Building	Total
\$38,120	\$0	\$38,120

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$106,500	\$0	\$106,500	\$72,310

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				1.614	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

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

Sales Information

Date	Type	Price	Book/Page
02/12/1999	LAND	\$42,500	14542-089
10/14/1997	LAND	\$29,000	13374-283
09/05/1997	LAND	\$29,000	13304-019
07/22/1994	LAND	\$32,000	11547-229

Picture and Sketch

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

[Click here to view Tax Roll Information.](#)

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

[Click here](#) to view comparable sales or below to view by: [Map](#)

Applicant: Ryan Hinds
Address: 456-460 Caprice St

Date: 7/12/05
C-B-L: 258-B-002
& 259-C-20
permit # 05-0802

CHECK-LIST AGAINST ZONING ORDINANCE

Date - undeveloped Land

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct a new single family dwelling

Sewage Disposal - City

Lot Street Frontage - 50' min - 50' shown

Front Yard - 25' min - 30' scaled

Rear Yard - 25' min - 248' scaled

(75' from HWM - over 200' shown)

Side Yard - 14' min - 16' & 19' scaled

Projections - front entry - 8x8 - rt side entry - 6x8 - Detached garage 20'x24' - no rear deck shown

Width of Lot - 65' min - 79' scaled at house (principal bldg)

Height - 35' MAX - 29' for dwelling / 18' max height for garage - 12.75' scaled

Lot Area - 6,500 sq ft min - 70,289 sq ft

Lot Coverage/ Impervious Surface - 35% MAX or 24,601.15 sq ft MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 pkg spaces req - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/minor # 2005-0120

Shoreland Zoning/ Stream Protection - on rear of lot - only a small portion of the house is delineated in the 250' shoreland - well over 75' from HWM.

Flood Plains - Panel 12
Zone X

30' x 44'

Detached garage
20' x 24'

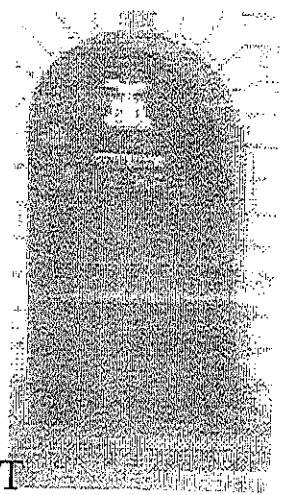
NO REAR DECKS

30 x 44 = 1320
20 x 24 = 480
6 x 8 = 48
8 x 8 = 64
1912

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Ryan</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>642-3200</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: <u>456 Capisic</u>
DATE: _____	_____

Comments:

456 Capisic #05-0802

Ryan Hines
615-2695
642-3200

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings/Revisions/Dates
Component		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	8'x16" 8' deep OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	Need 6'-0" OC	
Lally Column Type (Section R407)	Need footing size under LV points	
Girder & Header Spans (Table R 502.5(2))	3 1/2" x 9" LVL'S	
Built-Up Wood Center Girder Dimension/Type	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	9 3/8" OS - 16" OC	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Trussed	

1

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642-3200 Fax #