

**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: 03-0698	Issue Date: <b>JUN 17 2003</b>	CBL: 283 D019001
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Location of Construction: 25 Candlewyck Rd	Owner Name: Grant James J Jr	Owner Address: 25 Candlewyck Rd <b>CITY OF PORTLAND</b>	Phone: 878-9455
Business Name:	Contractor Name: Jim Lombardo/Builder	Contractor Address: Portland	Phone: 2073295484
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <b>R3</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$177.00	Cost of Work: \$22,000.00	CEO District: 3
Proposed Project Description: Build 24x24 one story addition w/daylight basement		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> <b>BOCA 1999</b>	
		Signature: _____		Signature: <b>JMB 6/17/03</b>
		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: jmb	Date Applied For: 06/17/2003	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <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: <b>JMB 6/17/03</b>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____
	<i>approved w/conditions sec. 14-433</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 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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<b>Permit No:</b> 03-0698	<b>Date Applied For:</b> 06/17/2003	<b>CBL:</b> 283 D019001
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<b>Location of Construction:</b> 25 Candlewyck Rd	<b>Owner Name:</b> Grant James J Jr	<b>Owner Address:</b> 25 Candlewyck Rd	<b>Phone:</b> ( ) 878-9455
<b>Business Name:</b>	<b>Contractor Name:</b> Jim Lombardo/Builder	<b>Contractor Address:</b> Portland	<b>Phone:</b> (207) 329-5484
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Build 24x24 one story addition w/daylight basement
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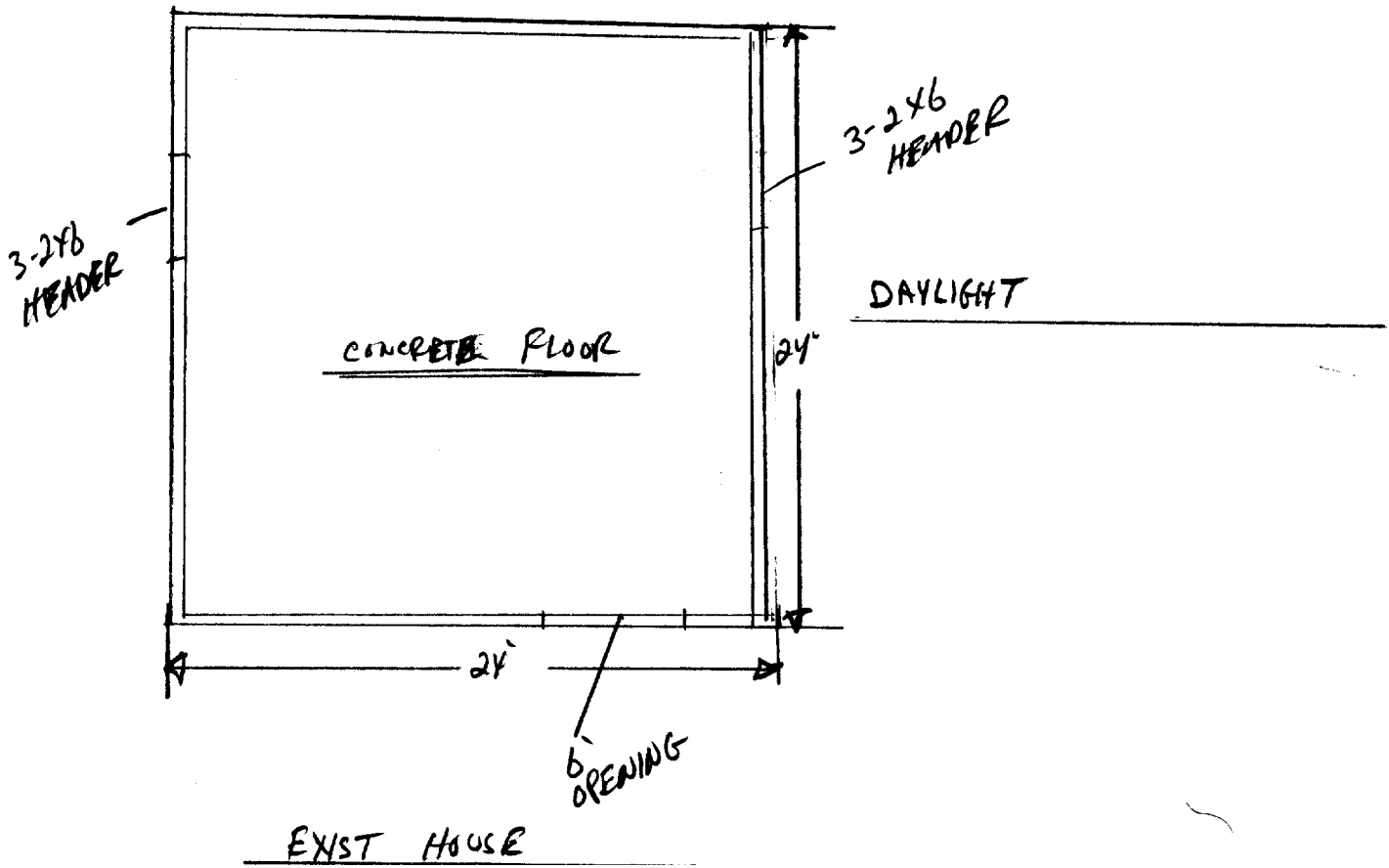
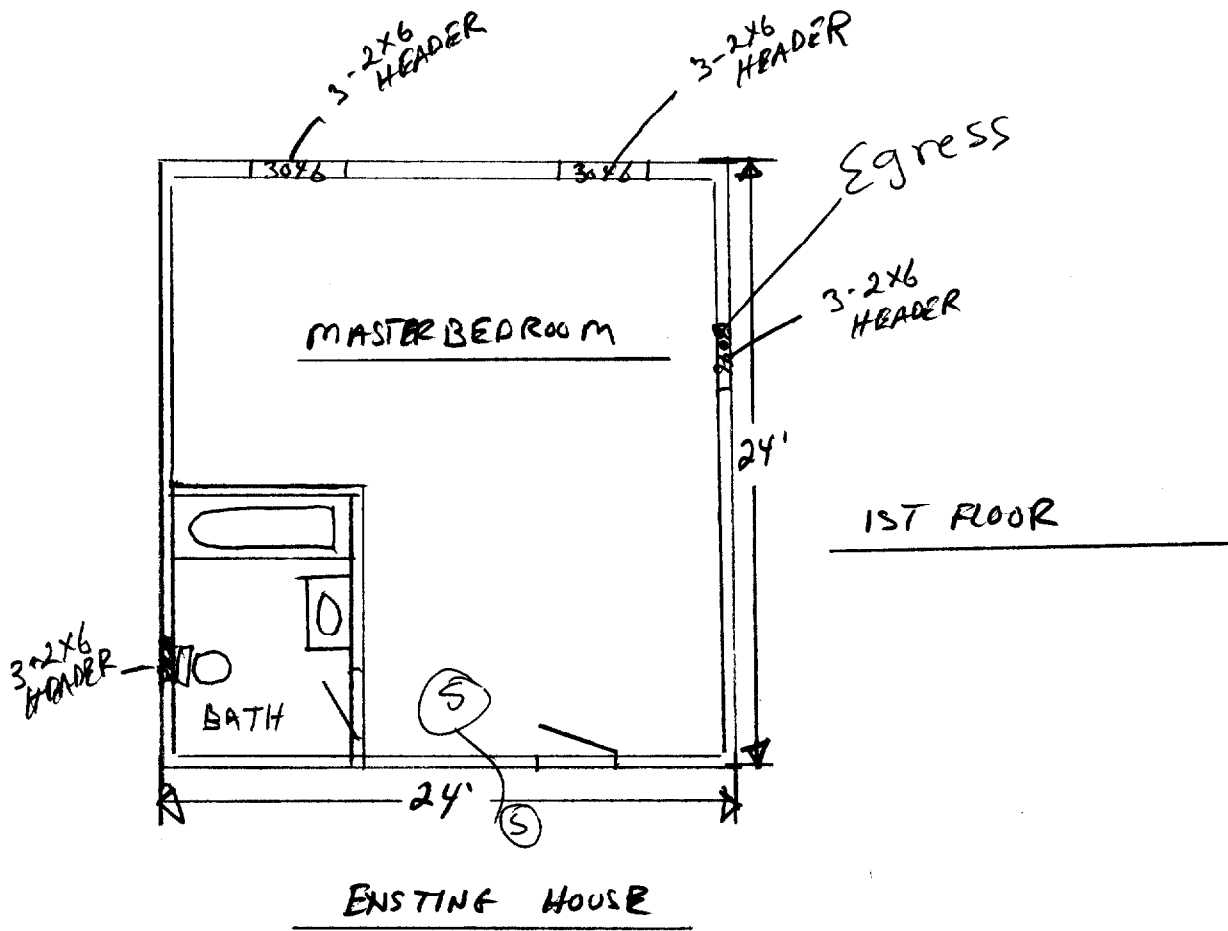
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/17/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is approved using sec. 14-433 which allows the rear setback to be reduced to 5' in the R-3 zone if the dwelling existed as of July 19, 1988			
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/17/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Design load specs must be submitted to this office for the steel I-beam			
2) Separate permits are required for any electrical or plumbing work.			
3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			



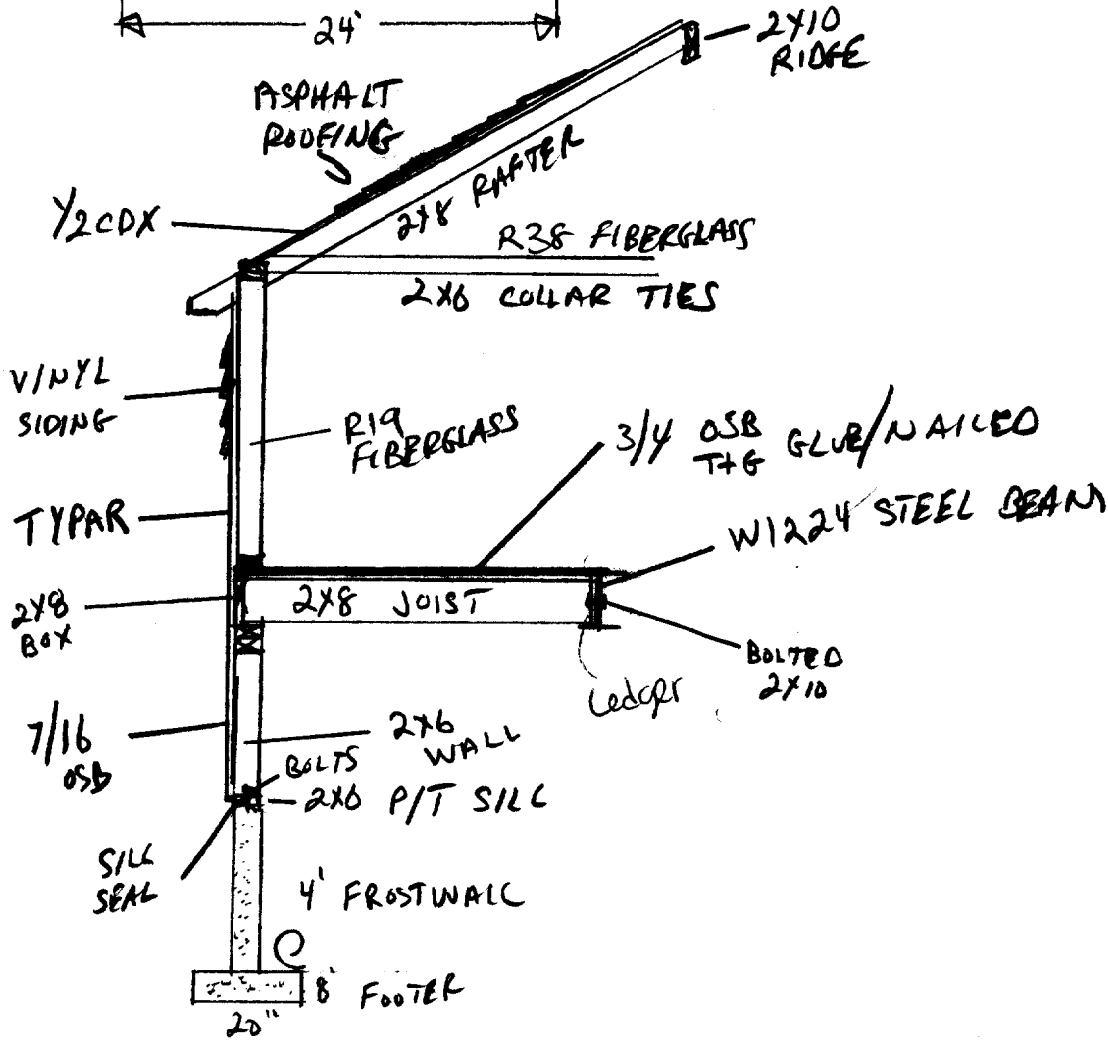
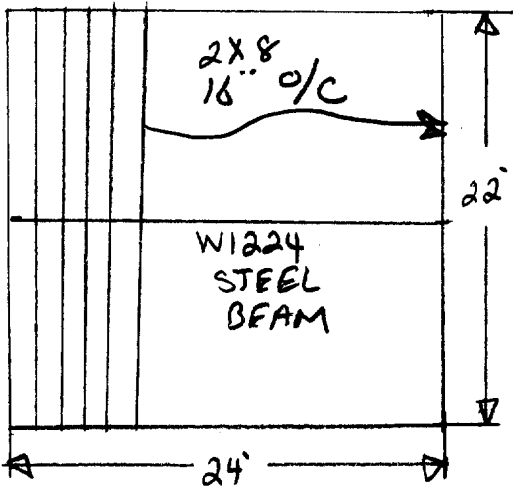
JAY GRANT

25 CANDLEWYCK



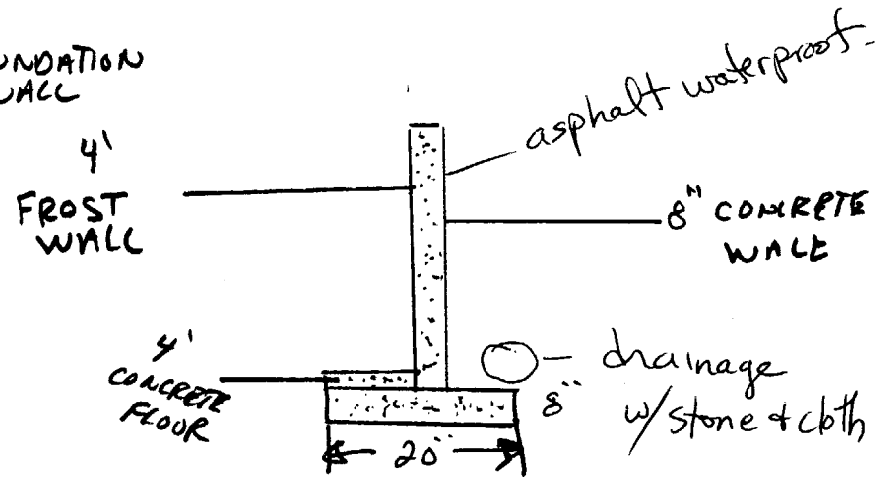
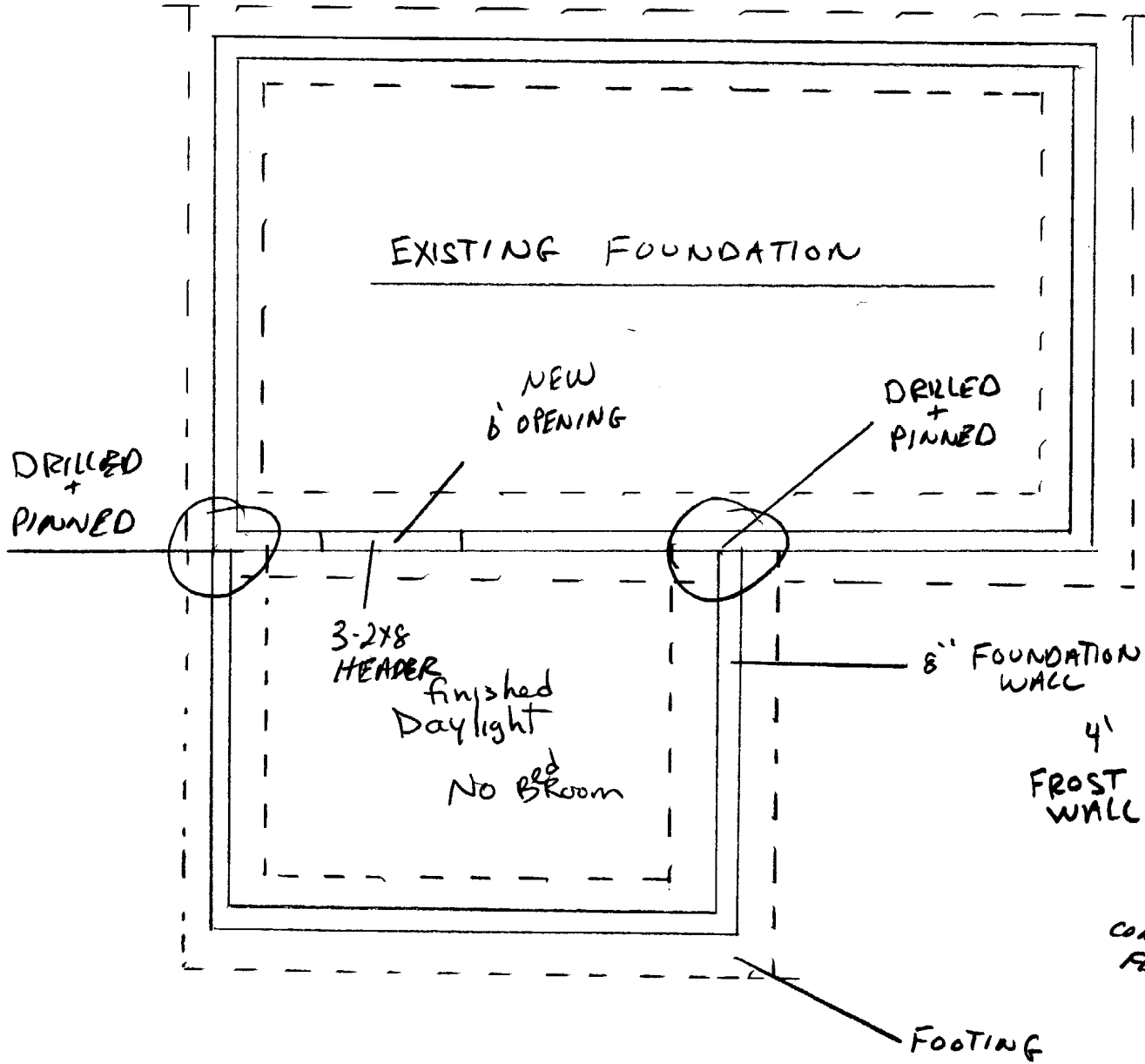
JAY GRANT

25 CANDLEWICK



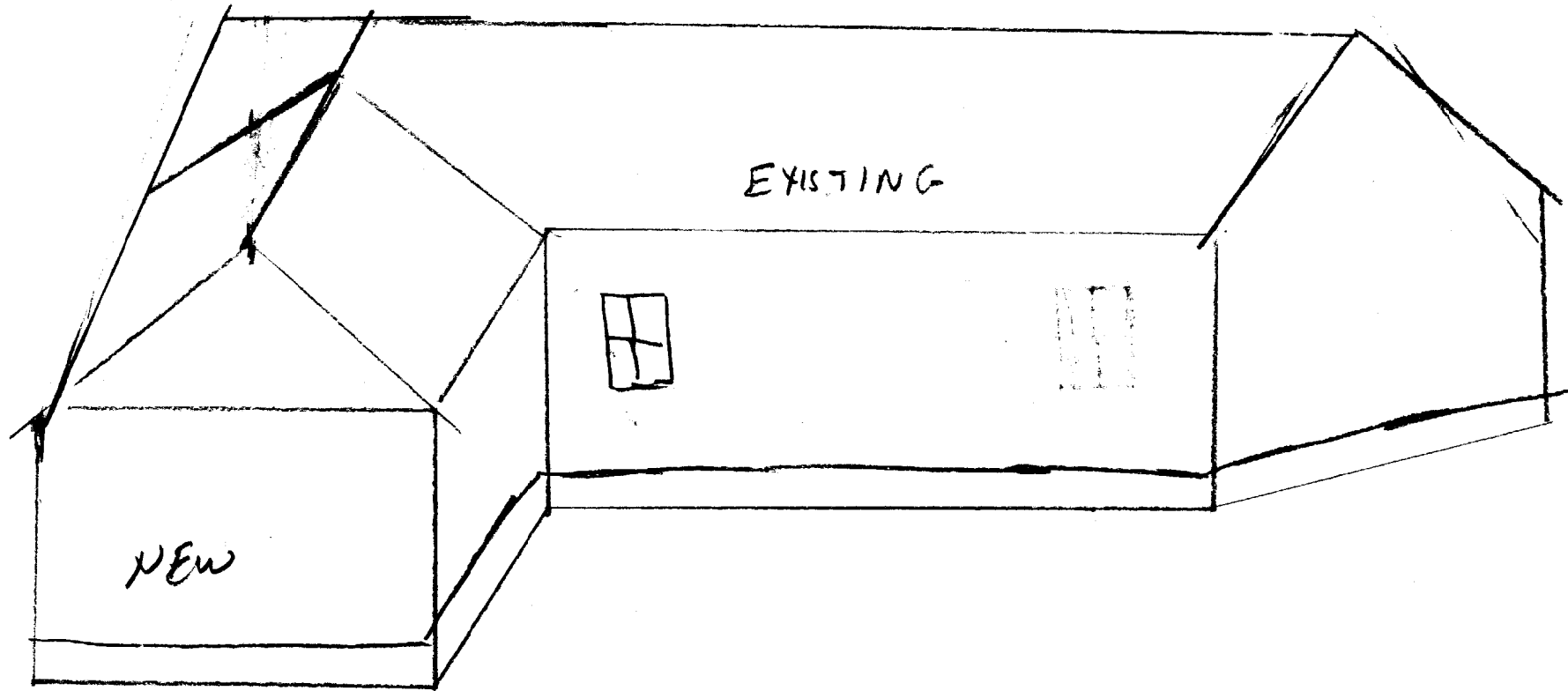
JAY GRANT  
25 CANDLEWICK

FOUNDATION PLAN



JAY GRANT

25 CANDLEWYCK



# MORTGAGE LOAN INSPECTION PLAN

I HEREBY CERTIFY TO  
 STEWART TITLE, INC.  
 FIRST MASSACHUSETTS BANK, N.A.  
 AND ITS TITLE INSURER

THE BUILDING SETBACKS ARE  
 IN CONFORMITY WITH THE  
 TOWN ZONING REQUIREMENTS  
 THE DWELLING DOES NOT FALL  
 WITHIN THE SPECIAL FLOOD  
 HAZARD AREA AS DELINIATED BY  
 F.E.M.A.

THE LAND DOES NOT FALL  
 WITHIN THE SPECIAL FLOOD  
 HAZARD AREA AS DELINIATED  
 BY F.E.M.A. ON COMMUNITY/  
 PANEL # 230051 0006 C

LOCUS ADDRESS  
 CANDLEWYCK ROAD  
 PORTLAND, MAINE

BUYER: JAMES J. GRANT, JR.

SELLER: JOANNE K. BARBEAU

NORTHEASTERN LAND  
 SURVEYING  
 134 SCHOOL STREET  
 GORHAM, MAINE 04038  
 PHONE (207) 839-2090  
 FAX (207) 839-6361

JOB NUMBER 153-31  
 INSPECTION DATE  
2-15-01

SCALE: 1"=30'

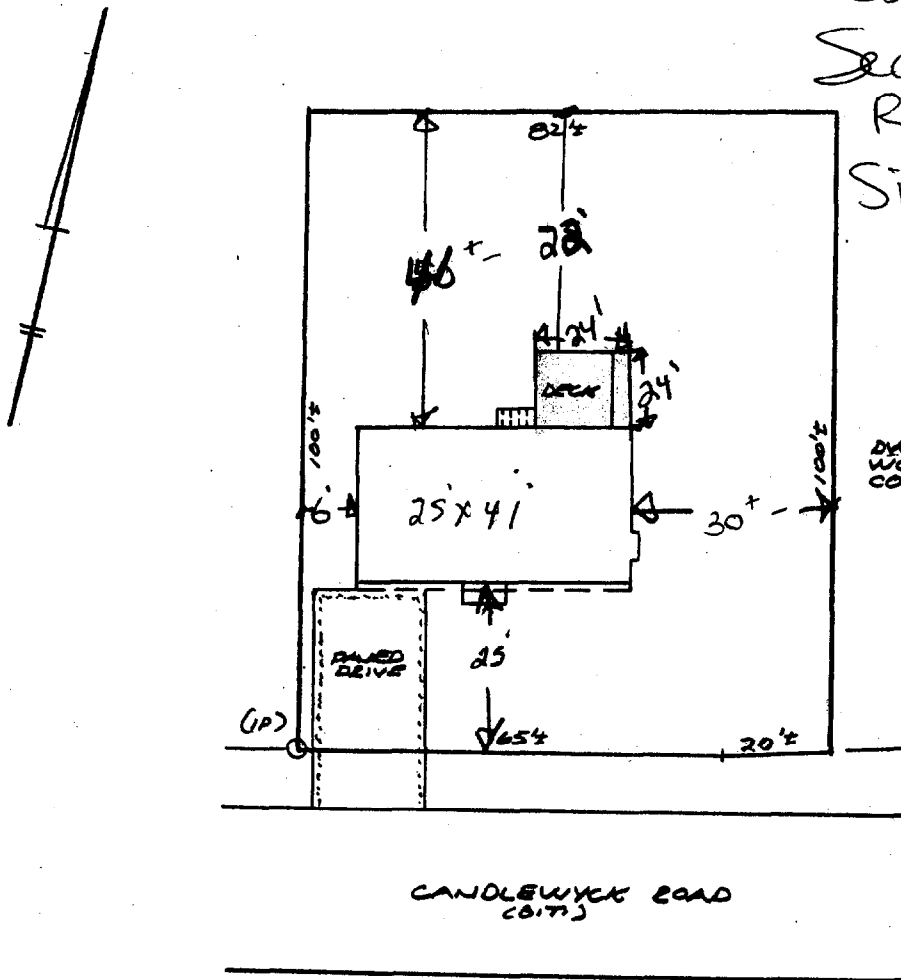
**R3** Zone

25' Req 22' shown

Sec. 14-433 can

Reduce to 5' setback

Side 8' Req 30' shown



DWELLING IS A SPLIT-LEVEL  
 WOOD HOUSE ON A  
 CONCRETE FOUNDATION

THIS IS NOT A BOUNDARY SURVEY  
 AND IS NOT FOR RECORDING  
 PURPOSES. THIS PLAN MAY NOT  
 REVEAL CONFLICTS WITH ABUTTING  
 DEEDS. THE PROPERTY IS SUBJECT TO  
 ALL RIGHTS, COVENANTS, RESTRICTIONS,  
 AND EASEMENTS OF RECORD.

## REFERENCES

PLAN BOOK 83 PAGE 1 LOT 266  
 DEED BOOK 6471 PAGE 340  
 COUNTY CUMBERLAND

DRAWN BY JJT



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.

3AM Jim C.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	283 D019001
<b>Location</b>	25 CANDLEWYCK RD
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	GRANT JAMES J JR 25 CANDLEWYCK RD PORTLAND ME 04102
<b>Book/Page</b>	16067/179
<b>Legal</b>	283-D-19 CANDLEWYCK RD 25
	8357 SF

### Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$34,230	\$67,100	\$101,330

### Property Information

<b>Year Built</b> 1971	<b>Style</b> Raised Ranch	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1542	<b>Total Acres</b> 0.192		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 5	<b>Attic</b> None	<b>Basement</b> Full	

### Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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### Sales Information

<b>Date</b> 03/02/2001	<b>Type</b> LAND + BLDING	<b>Price</b> \$130,000	<b>Book/Page</b> 16067-179
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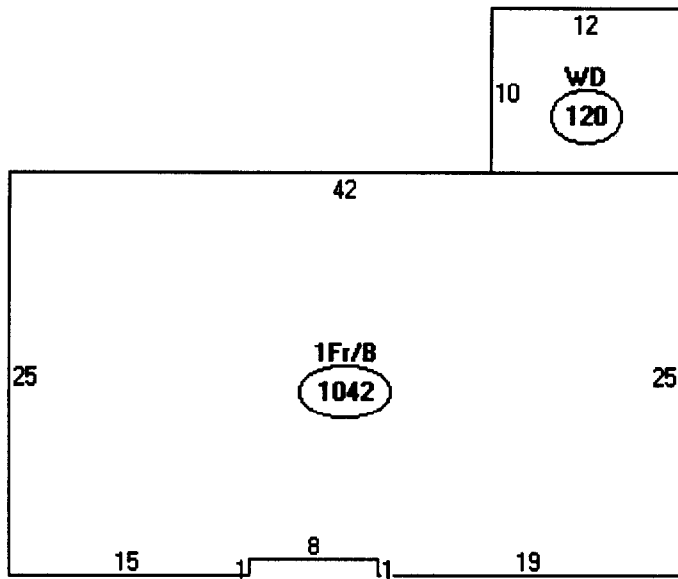
### Picture and Sketch

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>
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[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.





Descriptor/Area

A: 1Fr/B  
1042 sqft

B: WD  
~~120 sqft~~

1042  
576  
~~1618~~

OK

8,357  
'  
.25%

~~2,089.25~~



# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

PERMIT ISSUED

Permit Number: 030698

JUN 17 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Grant James J Jr /Jim Lombardi /Builder  
has permission to Build 24x24 one story addition w/daylight basement  
AT 25 Candlewyck Rd City of Portland, Oregon 97205, Parcel ID: 283 D019001

CITY OF PORTLAND

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 laid out 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

*Janine Bowke* 6/17/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ 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 initialzing 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.

JB **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.

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

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

**Foundation Inspection:** Prior to placing ANY backfill

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

**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.

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

[Signature]  
Signature of applicant/designee

Date

[Signature]  
Signature of Inspections Official

Date

CBL. 283-D-19

Building Permit #:

03-0698