



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 43 Maggie Ln

CBL 292 G006001

Issued to Maggie Lane Development Llc /Custom Built Homes of Maine Date of Issue 02/14/2002

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-1228 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Duplex  
Use Group R3  
Type 5B  
BOCA 1999

**Limiting Conditions:**

Temporary until June 1, 2002 per DRC landscape requirements

**This certificate supersedes  
certificate issued**

**Approved:**

3/14/02

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 43 Maggie Ln

CBL 292 G006001

Issued to Maggie Lane Development Llc /Custom Built Homes of Maine Date of Issue 01/16/2004

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-1228 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

Limiting Conditions:

APPROVED OCCUPANCY

Duplex  
Use Group R-3  
Type 5B  
BOCA 1999

None. Supersedes certificate issued 2/14/2002.

This certificate supersedes  
certificate issued

Approved:

1/16/04  
(Date)

*Janine Bouk*  
Inspector

*Ch. East*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



# City of Portland, Maine - Building or Use Permit Application

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

**PERMIT ISSUED**

Permit No: 01-1228 Issue Date: NOV - 8 2001 CBL: 292-G-006  
292-A036001

Location of Construction: 43 Maggie Ln (Lot #6)	Owner Name: Maggie Lane Development Llc	Owner Address: Po Box 1027	Phone: 207-892-3149
Business Name: n/a	Contractor Name: Custom Built Homes of Maine	Contractor Address: Main Street Windham	Phone: 2078923149
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Duplex	Zone: RS
Past Use: Vacant	Proposed Use: Single Family / 2040 sq. ft. duplex	Permit Fee: \$131,400.00	CEO District: 1
Proposed Project Description: Build New 2040 sq. ft. Duplex		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: RS Type: SB
		Signature: [Signature] 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: gg	Date Applied For: 10/04/2001	<b>Zoning Approval</b>		
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 checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM Date: 11/8/01	<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 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:
		#2001-0275 OK with continuing		

## 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

11/13/01 Footings in Place, Bulkheads included not on approved S.Fe Plan. Glen Greener's Indicated that Bulkheads would be removed. (D)

11/14/01 Foundation Drains & Dampening Installed, Surveyors Letter and new drawings including Site Plan submitted to include 1 Bulkhead (D)

12/17/01 for Close In w/ MW - all ok to Close (Bldg/Elect/Plumb) (D)

2/13/02 Final w/ MAC

#45 (1) Egress window hardware needed on casement Front BR

(2) Ground Bond to Sprinkler system

#43 (1) GFI Kitchen counter left side not functioning

(2) Egress window hardware casement Front BR

(3) Ground Bond to water & sprinkler systems. JB

Note - just stairs off rear sliding door - No Deck. JB

2/14/02 All OK Issue Temp C.O. JB



011228

# 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>Lot #6 Maggie Ln.</u>		
Total Square Footage of Proposed Structure <u>2040</u>	Square Footage of Lot <u>8361</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>292</u> Block# <u>A</u> Lot# <u>036</u>	Owner: <u>Walnut Hill Investments</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Walnut Hill Investments</u>	Applicant name, address & telephone: <u>Custom Bilt Homes of Maine</u>	Cost Of Work: \$ <u>131,400.00</u> Fee: \$ <u>716.00</u>
Current use: <u>Vacant Lot</u>		
If the location is currently vacant, what was prior use: <u>Undeveloped wooded Lot</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: <u>2 unit</u>		
Project description: <u>Construct 2 unit residential Home</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Glen Gervais c/o Custom Bilt Homes of ME</u>		
Mailing address: <u>27 Main Street</u> <u>Windham ME 04062</u>		
Cell # <u>650 6989</u> Office Phone: <u>892-3149</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.

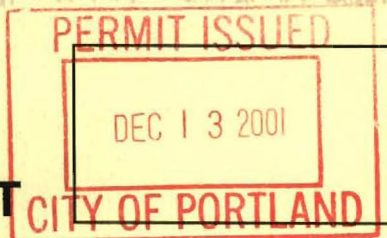
Signature of applicant: <u>Glen Gervais</u>	Date: <u>Oct 25, 01</u>
---	-------------------------

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



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Maggie Lane Lot 6 Use of Building \_\_\_\_\_ Date 12-11-01

Name and address of owner of appliance Custom Built Homes

Installer's name and address Vincent Grosso Jr

45 Rustic Rd Gray ME Telephone 657-6088

## Location of appliance:

- ☒ Basement ☐ Floor  
☐ Attic ☐ Roof

## Type of Fuel:

- ☐ Gas ☒ Oil ☐ Solid

Appliance Name: Burnham

U.L. Approved ☒ Yes ☐ No

Will appliance be installed in accordance with the manufacture's installation instructions? ☒ Yes ☐ No

IF NO Explain: \_\_\_\_\_

## The Type of License of Installer:

- ☐ Master Plumber # \_\_\_\_\_  
☐ Solid Fuel # \_\_\_\_\_  
☒ Oil # 08348  
☐ Gas # \_\_\_\_\_  
☐ Other \_\_\_\_\_

## Type of Chimney:

- ☒ Masonry Lined  
Factory built \_\_\_\_\_

- ☐ Metal  
Factory Built U.L. Listing # \_\_\_\_\_

- ☐ Direct Vent  
Type \_\_\_\_\_ UL# \_\_\_\_\_

## Type of Fuel Tank

- ☒ Oil  
☐ Gas

Size of Tank 275 GAL

Number of Tanks 1

Distance from Tank to Center of Flame 20 feet.

30.00

## Approved

Fire: \_\_\_\_\_

Ele.: \_\_\_\_\_

Bldg.: \_\_\_\_\_

## Approved with Conditions

- ☐ See attached letter or requirement

Signature of Installer \_\_\_\_\_

White - Inspection

Yellow - File

Pink - Applicant's

Gold - Assessor's Copy