

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

Permit No: 06-1070	Issue Date:	CBL: 300 B052001
------------------------------	--------------------	----------------------------

Location of Construction: 123 BELFORT ST	Owner Name: Mitschele, Peter M.	Owner Address: 240 Woodville Road	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single Family deck, porch & bulkhead	Permit Fee: \$70.00	Cost of Work: \$4,600.00	CEO District: 5
Proposed Project Description: Deck, porch & bulkhead		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/Condition <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 07/17/2006	Zoning Approval		
------------------------------------	--	------------------------	--	--

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 Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landma <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied 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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

Location of Construction: 123 BELFORT ST	Owner Name: Mitschele, Peter M.	Owner Address: 240 Woodville Road	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/26/2006

Note: Front entry porch is OK per section 14-425. It extends from building 6' and 33 s.f. is in the front yard. **Ok to Issue:**

- 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 **Reviewer:** Tammy Munson **Approval Date:** 08/14/2006

Note: **Ok to Issue:**

Comments:

7/24/06-amachado: Spoke to Peter Mitschele. He needs to confirm the front setback because the MLIP scales at 19' to the front property line and he needs 25' for the R3. He said that he would get back to me. He said tha the corner of the house is 37' from the street.

7/24/06-amachado: Spoke to Peter again. He measured to the front property line from the rear pin and the house is about 20' from the front property line. He will come in and revise the permit to put an entry way on that meets section 14-425.

7/26/06-amachado: Peter revised the permit so it meets the setbacks.

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 APPLICAN

ADDRESS

DATE

PHO

RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

DATE

PHO

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 061070
AUG 15 2006
CITY OF PORTLAND

This is to certify that Mitschele, Peter M./Home owner

has permission to Deck, porch & bulkhead

AT 123 BELFORT ST

Call 300 B052001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is occupied or closed-in. 4 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

[Handwritten Signature]
8/14/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

8/16/06 - Footings + setbacks - 4' piers -
setbacks - OK. Bulkhead framing
OK. CM.

9/19/06 venting of Bathroom Not O.K. Need to
be 6" Above floor level rim on vanity
Needs to vent water closet.

Deck O.K

Ch. permit for Remolding

9/22/06. Venting moved
O.K to close-in.



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>123 Belfort St</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>300 B 052</u>	Owner: <u>Peter Mitschela</u>	Telephone: <u>329-1051</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>4000</u> Fee: \$ <u>70</u> C of O Fee: \$ _____
Current Specific use: <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>Addition of ^{8'x16'} deck + ^{8'x8'} mudroom + backhead</u> <u>7/26/06 - Peter Mitschela changed his plans. deck 16'x10' - no mudroom - covered porch ^{entry} 6'x8'</u>		
Contractor's name, address & telephone: <u>Peter Mitschela</u>		
Who should we contact when the permit is ready: <u>same</u> Mailing address: _____ Phone: <u>207-329-1051</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>July 17 2007</u>
--	---------------------------

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

Doc#: 35442 Bk:24049 Pg: 283

SHORT FORM WARRANTY DEED

Lawrence J. Michaud of 123 Belfort Street, Portland, ME 04103, FOR CONSIDERATION PAID, grants to Peter M. Mitschele of 240 Woodville Road, Falmouth, ME 04105, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, together with the buildings thereon, situated on the northwesterly side of Belfort Street, in the City of Portland, County of Cumberland and State of Maine, consisting of Lot No. 151 as shown on plan of Portland Villa Sites belonging to J.W. Wilbur Co., Inc., said plan being made by Ernest W. Branch, C.E., dated July 9, 1918 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 7, and adjoining strips of land, being parts of Lot No. 150 and Lot No. 152 on said Belfort Street, each respectively bounded as follows:

1. Beginning at a point on said northwesterly side of Belfort Street marking the most easterly corner of Lot No. 150 as shown on said plan; thence in a southwesterly direction along said northwesterly side of Belfort street, a distance of fifteen (15) feet to a point; thence turning at right angles and running in a northwesterly direction in a line parallel to the dividing line between Lot No. 150 and Lot No. 151 as shown on said plan, a distance of eighty-eight and one-half (88½) feet, more or less, to a point in the northwesterly boundary line of said Lot No. 150; thence turning and running in an easterly direction along said northwesterly boundary line of said Lot No. 150, a distance of fifteen (15) feet to a point and the most westerly corner of said Lot No. 151 as shown on said plan; thence turning at right angles and running in a southeasterly direction along the dividing line between Lots No. 150 and No. 151 as shown on said plan, a distance of eighty-eight and 38/100 (88.38) feet to the point of beginning. Meaning and intending to convey and hereby conveying a strip of land fifteen (15) feet in width, westerly of and adjoining said Lot No. 151 as shown on said plan and being a part of Lot No. 150 as shown on said plan.

2. The second adjoining lot being bounded and described as follows: Beginning at a point on said northwesterly side of Belfort Street, which point marks the most easterly corner of Lot No. 151 as shown on said plan; thence running along said northwesterly side of Belfort Street in a northeasterly direction, a distance of twenty (20) feet to a point; thence turning and running at right angles and in a northwesterly direction on a line parallel to the easterly boundary line of said Lot No. 151, a distance of eighty-seven and one-fourth (87¼) feet, more or less, to a point on the northwesterly boundary line of Lot No. 152 as shown on said plan; thence turning and running in a westerly direction along said northwesterly boundary line of Lot No. 152 on said plan, a distance of twenty (20) feet, more or less, to the most northerly corner of Lot No. 151 as shown on said plan; thence turning and running in a southeasterly direction along the easterly boundary line of said Lot No. 151, a distance of eighty-seven and 72/100 (82.72) feet to the point of beginning. Being a twenty (20) foot strip of land easterly of and adjoining said Lot No. 151 as shown on said plan and being a part of Lot No. 152 as shown on said plan.

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.

attn:
Donna

MAINE REAL ESTATE TAX PAID

Doc#: 35442 Bk:24049 Pg: 284

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Ronald Michaud, Conservator of the Estate of Geraldine Michaud, dated June 6, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24039, Page 223.

WITNESS my hand and seal this 8th day of June, 2006.

WITNESS



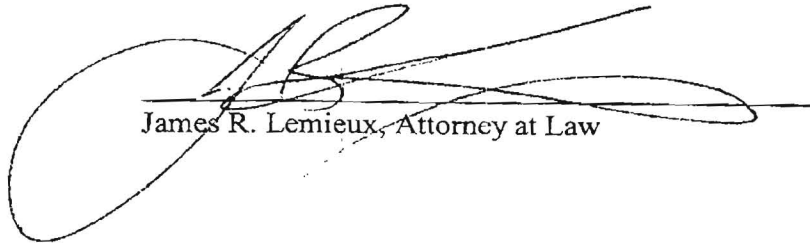
Lawrence J. Michaud
Lawrence J. Michaud

STATE OF MAINE
Cumberland County, ss.

June 8, 2006

Personally appeared the above named Lawrence J. Michaud and acknowledged the foregoing instrument to be his free act and deed.

Before me,

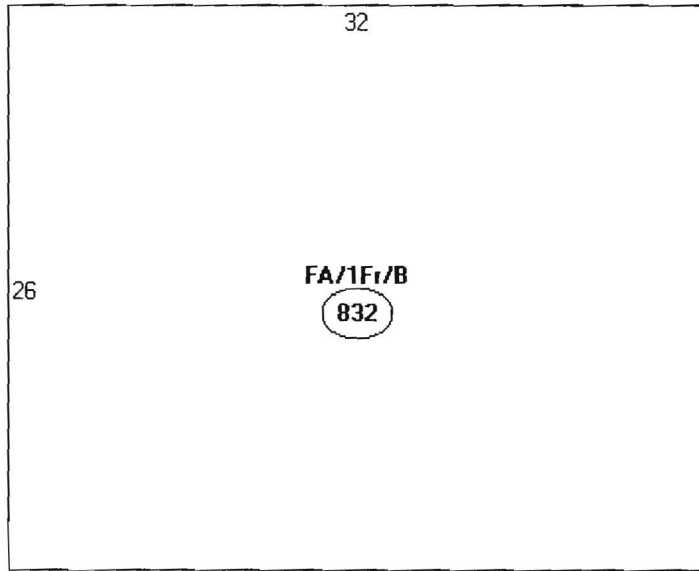


James R. Lemieux, Attorney at Law

S:\CFreeman\Clients\MMitschele-2180-06\Deed.wpd

Received
Recorded Register of Deeds
Jun 09, 2006 12:33:41P
Cumberland County
John B. O'Brien





Descriptor/Area

A: FA/1Fr/B
832 sqft

$$1 \times 5 = 5$$

$$5 \times 6 = 30$$

$$5 \times 7 = 35$$

$$\underline{902}$$

existing

$$48 \times 4$$

additions

$$\underline{128160}$$

~~6x~~
~~5x~~
16x80

$$\underline{1091110}$$

so shed

$$\underline{1174}$$

$$1190 \phi$$

Bulk head doghouse

2x6 roof rafters - 16" o.c. ✓

Aluminum drip edge on gable end and fascia - step flashing on g

1/2 CDX plywood sheathing, 1cc & water shield on e the ve

2x6 doubled header w/ 1/2 plywood spacer

2x4 collar ties

2x4 wall studs, 16" o.c.

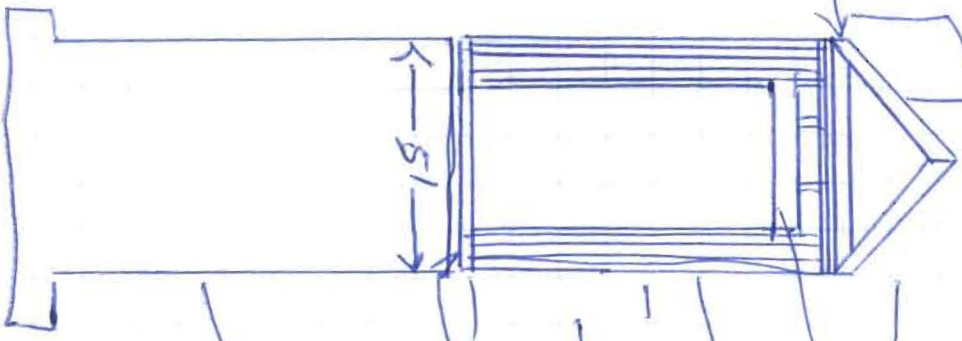
7/16 OSB sheathing ✓

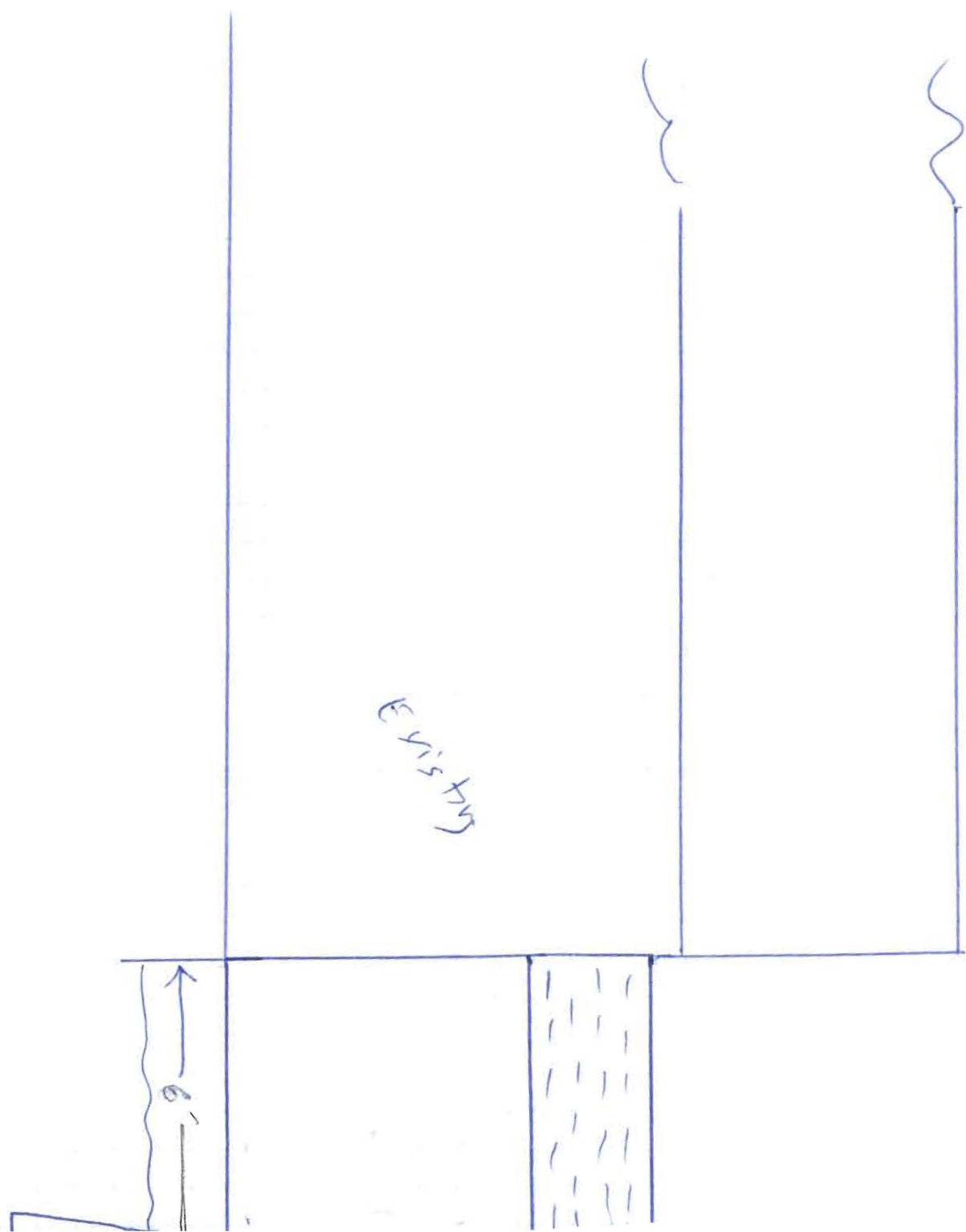
Typan house wrap - vinyl siding

2x4 sill plate attached with gable anchor bolt.

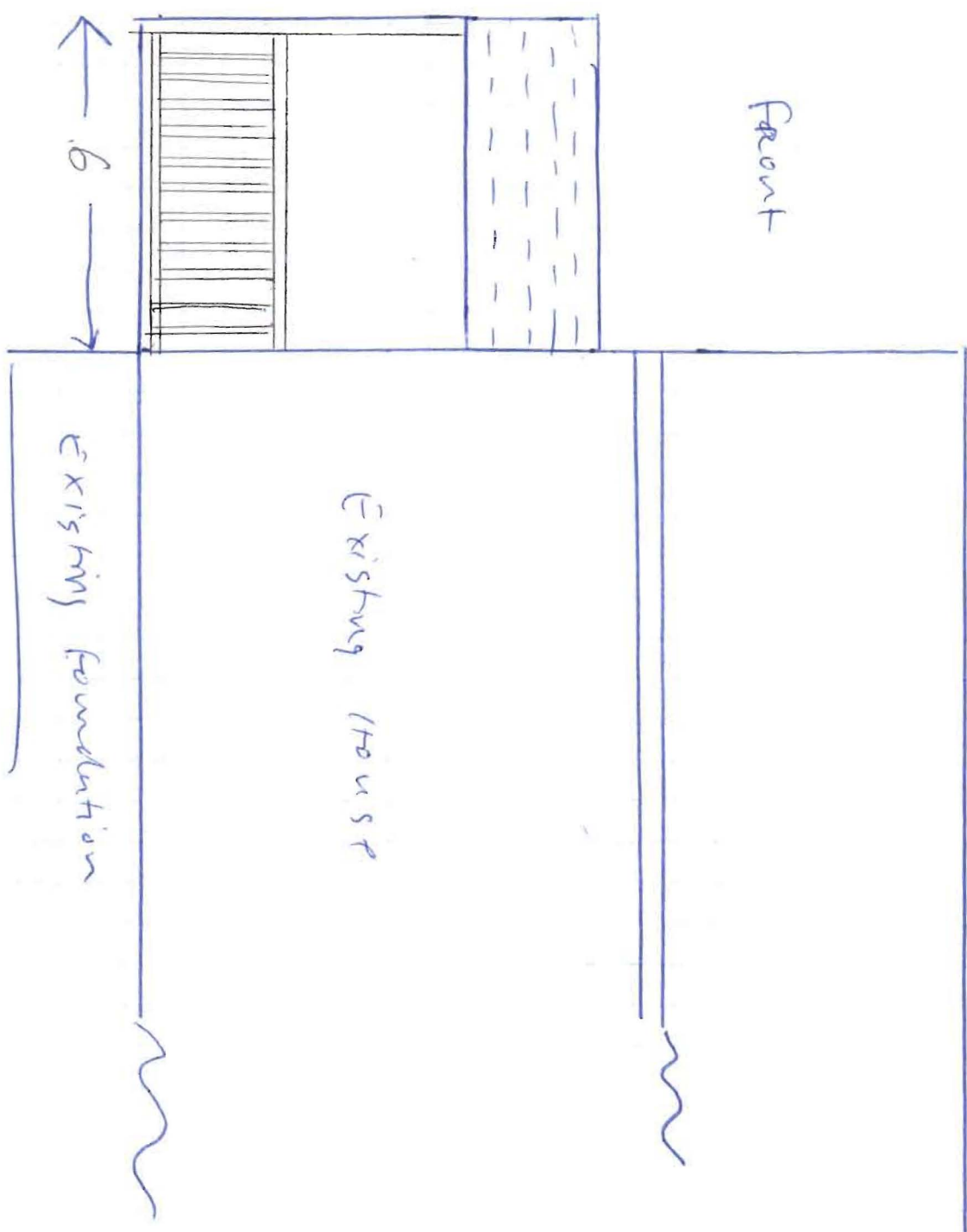
← 5' →

Existing 8" x 8' poured concrete foundation





Front





CITY OF PORTLAND, MAINE

Department of Building Inspections

July 17 2006

Received from Peter Mitchell

Location of Work 133 Balfour

Cost of Construction \$ 4400.00

Permit Fee \$ 70

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 300 B 052

Check #: 2734 Total Collected \$ 70

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Dennis
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

FOR MORTGAGE LENDER USE ONLY

NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS SURVEY IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY OR OTHER PARTY AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. A SEPARATE SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJACENT DEEDS.

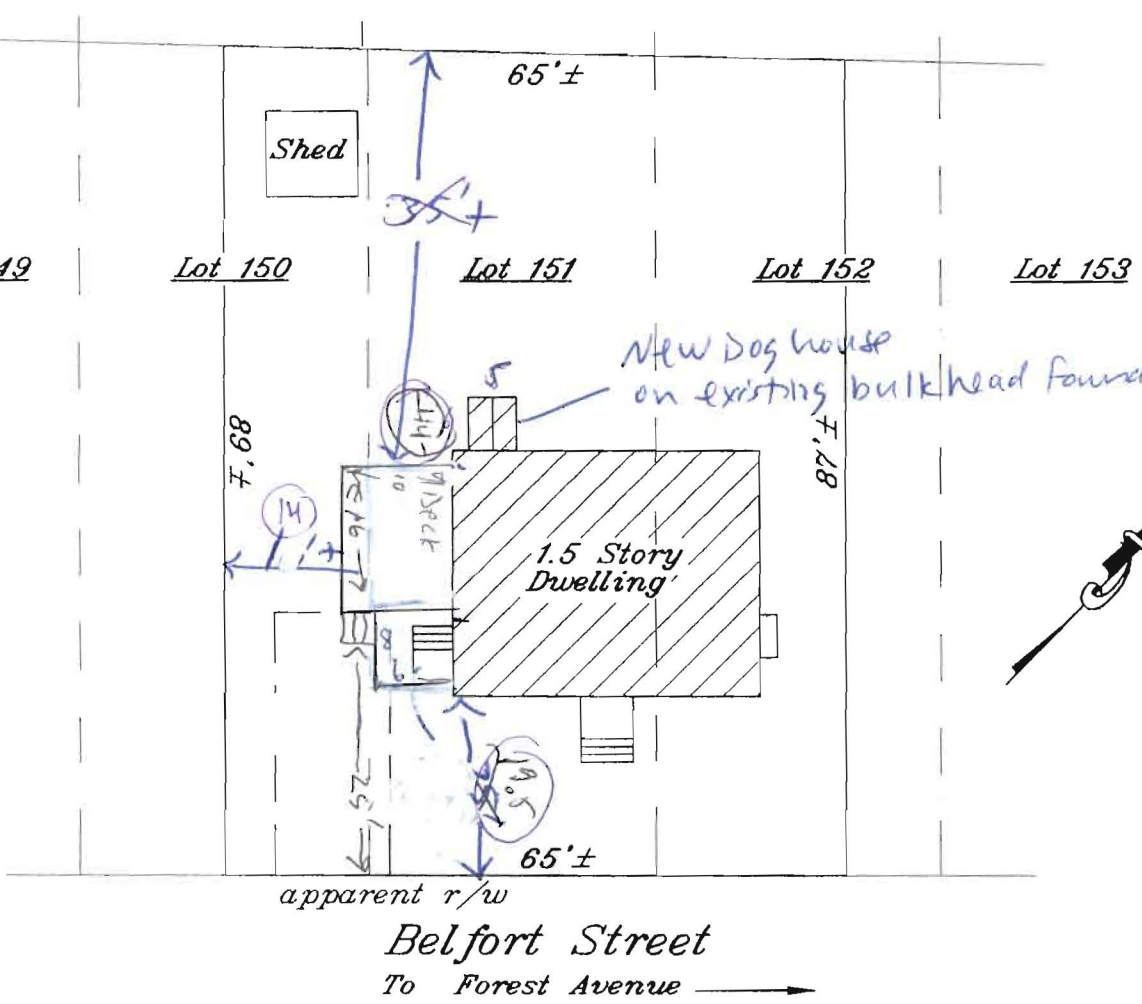
REV. 1/20/06

built 1958
shed 1970.

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.**

123 Belfort Street INSPECTION DATE: June 1, 2006
Portland, Maine SCALE: 1" = 20'

00 Lot 199 Lot 198 Lot 197 Lot 196



R3
lot size 5
front 25' req.
rear 25' req.
side 12 8' req.

lot coverage = 35
w/ addition

Section 14-425
50' allowed
6' off building
back porch 6' wide 5'
setback - 33'±
yard
OK.

INSP. BY SBH

PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

BY: Peter M. Mitschele REQ. PARTY: Barter Title Company
BY: Joseph & Geraldine Michaud ATTORNEY:
FILE No. 20619512 CLIENT No. 2180-06

REFERENCES:
BOOK: 6196 PAGE: 95 p/o 150, 151
MAP: 14 PAGE: 7 LOT: & p/o 152
Cumberland

James D. Nadeau, LLC
Professional Land Surveyors

ADDITIONAL REFERENCE: