

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Brighton Ave. Properties / JIM WOLF

Located At 18 CASTINE AVE

Job ID: 2012-07-4413-SF

CBL: 309- E-010-001

has permission to Single Family Home 24' x 32' Cape w/ Full Dormer

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 18 CASTINE AVE

CBL: 309- E-010-001

Issued to: W & C LLC

Date Issued: 10/10/2012

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. 2012-07-4413-SF, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTRION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3
SINGLE FAMILY RESIDENCE
TYPE 5-B
IBC 2009

Approved:
10-10-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Foundation Back Fill Inspection

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4413-SF

Located At: 18 CASTINE AVE

CBL: 309- E-010-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the rear setback of the bulkhead on the proposed structure, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
2. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Fire


1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
6. **Sprinkler requirements**
 - a. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
 - b. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
 - c. Application requires State Fire Marshal approval.
 - d. Install an NFPA 13D automatic sprinkler system.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
10. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4413-SF	Date Applied: 7/6/2012	CBL: 309- E-010, 011, 012,013 & 014	
Location of Construction: 18-22 CASTINE AVE	Owner Name: BRIGHTON AVE. PROPERTIES, INC	Owner Address: PO BOX 10127 PORTLAND, ME04104	Phone: 207-773-4988
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Vacant Land	Proposed Use: New Single family – build 24' x 32' cape with full dormer	Cost of Work: 120000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB IRC09 Signature: 
Proposed Project Description: new 24' x 32' single family cape		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septio or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetlands <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone <i>panel 6-2000X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p><i>Level I Minor Res.</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ Conditions 7/12/12 ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	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 appication 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

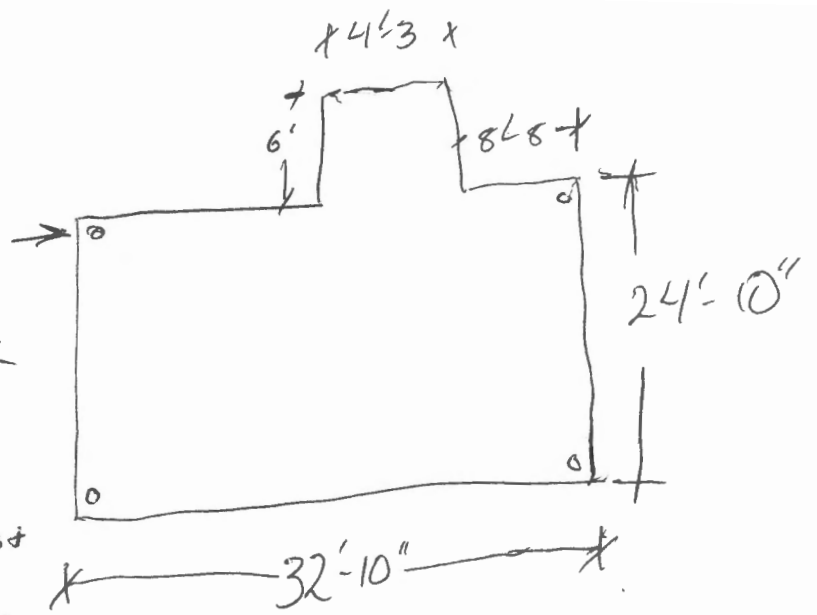
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

8-17-12 CF

8-27-12 CF

OK, WP
DRAW
FF

Surveyors
Pins. - Will
Send setback
Survey.



9-12-12 DWM Glenn 650-6989

Framing Provide ① 3 nails at each joist
in basement ledgers ② support stair to
basement ③ reviewed laundry platform
requirements w/ contractor + plumber ④ header
spec on plan not as built 3-2x8-6'AO

10-9-12 DWM/John Martell Glenn

Final Fall Provide: PE SDs, 5, 7 ft² Egress windows,
sprinkler cert.

P3 will email 2/16/12

2012 07 4413 68

309 E 010, 11

Project Address: 309 E 010, 11		
Total Square Footage of Proposed Structure/Area: 1344	Area of lot (total sq. ft.): 18	
	Garage: Yes ___ No <input checked="" type="checkbox"/>	Number of Stories: 2
	Attached ___	Number of Bathrooms: 1 1/2
	Detached ___	Number of Bedrooms: 3
	Sq. Ft.: ___	
Tax Assessor's Chart, Block & Lot(s):		
Chart#	Block #	Lot #
309	E	12-13-14
309	E	10-11
Current legal use: <u>vacant</u>		
Number of Residential Units: <u>1</u>		
If vacant, what was the previous use? <u>-</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project Description: <u>Construct 24x32 single family cape</u>		
Applicant - must be owner, Lessee or Buyer		Applicant Contact Information
Name: <u>Brightwave Properties, Inc</u>		Work # <u>207-773-4988</u>
Business Name, if applicable:		Home# _____
Address: <u>POB 10127</u>		Cell # <u>207-831-4988</u>
City/State: <u>Portland</u>	Zip Code: <u>04104</u>	e-mail: <u>jmwt@maine,rr.com</u>
Owner - (if different from Applicant)		Owner Contact Information
Name:		Work # _____
Address: _____		Home# _____
City/State:	Zip Code:	Cell # _____
		e-mail: _____
Billing Information		Contact when Building Permit is Ready:
Name:		Name: <u>James M. Wolf</u>
Address: <u>same</u>		Address:
City/State:	Zip Code:	City/State: <u>same as above</u>
Phone Number:		Zip Code: <u>same as above</u>
		Phone Number:

RECEIVED
JUL 06 2012
Dept of Building Inspections
City of Portland Maine

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ 300.00
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ 100.00
3. Certificate of Occupancy Fee - \$75.00	\$ 75.00
4. Building Permit (Cost of Work)	\$ 2,230.00 1,930.00
Total Due:	\$ _____
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

Estimated
Cost
~~2,230.00~~
1,930.00.

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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: 6.25.12
--	------------------

This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (Internal)	Number of Copies	Submittal Requirement
✓		2	Completed application form and check list.
✓	✓	1	Application fees.
✓	✓	2	Evidence of right, title and interest.
N/A		2	Copies of required state and/or federal permits.
✓ N/A	✓	2	Written Description of existing and proposed easements or other burdens. Utility: access easement - 19 Bruner - in deed
N/A		2	Written requests for waivers from individual site plan and/or technical standards.
		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (Internal)	Number of Copies	Submittal Requirement
✓		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
✓			▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
✓			▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
✓			▪ Location and dimension of existing and proposed paved areas.
✓			▪ Proposed ground floor area of building.
✓			▪ Finish floor elevation (FEE) or sill elevation.
✓			▪ Exterior building elevations (show all 4 sides).
✓			▪ Existing and proposed utilities (or septic system, where applicable)
✓			▪ Existing and proposed grading and contours.
✓			▪ Proposed stormwater management and erosion controls.
✓			▪ Total area and limits of proposed land disturbance.
✓			▪ Proposed protections to or alterations of watercourses.
✓			▪ Proposed wetland protections or impacts.
✓			▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).

		▪ Existing and proposed curb and sidewalk, except for a single family home.
		▪ Existing and proposed easements or public or private rights of way.
		▪ Show foundation/perimeter drain and outlet.
		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (Internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
✓			▪ Cross section with framing details
✓			▪ Floor plans and elevations to scale
✓			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
✓			▪ Window and door schedules
✓			▪ Foundation plans w/required drainage and damp proofing, if applicable
✓			▪ Detail egress requirements and fire separation, if applicable
✓			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
N/A			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
✓			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
✓			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**** Reminder: ****

1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

QUITCLAIM DEED WITH COVENANT

assessor's says W & C LLC ok see below
WD Investments, Inc., a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of Post Office Box 10127, Portland, ME 04104,

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

Brighton Avenue Properties, Inc., a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of P.O. Box 10127, Portland, Maine 04104-0127,

Certain lots or parcels of land, with the buildings and improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described in **Exhibit A** annexed hereto and made a part hereof.

For Grantor's source of title, reference is made to a deed from W & C Limited Liability Company to WD Investments, Inc. dated December 31, 2008, and recorded at the Cumberland County Registry of Deeds in Book 26533, Page 307.

IN WITNESS WHEREOF, the said WD Investments, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 28 day of June, 2012.

WD Investments, Inc.

By: [Signature]
James M. Wolf, its President

STATE OF MAINE
CUMBERLAND, SS.

Date: June 25, 2012

Then personally appeared the above-named James M. Wolf, President of WD Investments, Inc. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Signature]
Attorney at Law/Notary Public

TRAVIS M. SWAN
Bar # 170

Exhibit A

Certain lots or parcels of land, with any buildings thereon, situated on or near Castine Avenue and Forest Avenue, in the City of Portland, County of Cumberland and State of Maine, as more fully described as follows:

Certain lots or parcels of land, with the buildings thereon, bounded and described as follows: Being certain lots numbered 134-138 as shown on Plan of Lots at Deering Terrace, which Plan was made by Ernest W. Branch, C.E., dated April 20, 1915, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 6 (the "Plan"). Each of said lots measures 30 feet in width by 90 feet in depth, and contains, according to said Plan, 2700 square feet, more or less.

Together with all the right, title and interest in the fee of all the streets and ways shown on said Plan, in common with the owners of the other lots shown on said Plan, and subject to the right of all said lot owners to make any customary use of said streets and ways.

Together with the fee insofar as the Grantors have the right so to convey the same, of all the streets and ways shown on said Plan in common with the owners of the other lots shown on said plan and subject to the right of all the said owners to make any customary use of said streets and ways.

By acceptance of this deed, the Grantee, its successors and assigns agree to a restriction on all of the above property precluding any of the above referenced property being used for multifamily housing. This restriction is not intended to prevent a home from having an in-law apartment built in a manner as in-law apartments are defined by Portland municipal codes.

The above-described premises is conveyed together with all rights, restrictions easements, privileges and appurtenances belonging to the premises.

SUBJECT TO a certain utility and access easement over a portion of Lot 134 conveyed hereinabove, and the rights and obligations pertaining thereto, as set forth in a certain deed from WD Investments, Inc. to Erin Morey dated February 4, 2008 and recorded in the Cumberland County Registry of Deeds at Book 25809, Page 203.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL	309 E010001
Land Use Type	VACANT LAND
Property Location	18 CASTINE AVE
Owner Information	W & C LLC PO BOX 10127 PORTLAND ME 04104
Book and Page	24484/043
Legal Description	309-E-10-11 CASTINE AVE 18-20 5400 SF
Acres	0.124

Current Assessed Valuation:

TAX ACCT NO.	34074	OWNER OF RECORD AS OF APRIL 2011
		W & C LLC
LAND VALUE	\$4,300.00	PO BOX 10127
BUILDING VALUE	\$0.00	PORTLAND ME 04104
NET TAXABLE - REAL ESTATE	\$4,300.00	
TAX AMOUNT	\$78.60	

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



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
10/20/2006	LAND	\$167,505.00	24484/43
2/29/2000	LAND	\$0.00	15342/310

New Search!

Best viewed at 800x600, with Internet Explorer

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)
[Home](#)
[Departments](#)
[City Council](#)
[E-Services](#)
[Calendar](#)
[Jobs](#)

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 309 E012001
Land Use Type VACANT LAND
Property Location 22 CASTINE AVE
Owner Information W & C LLC
 PO BOX 10127
 PORTLAND ME 04104
Book and Page 24484/043
Legal Description 309-E-12-13-14
 CASTINE AVE 22-28
 8100 SF
Acres 0.186

Current Assessed Valuation:

TAX ACCT NO.	34076	OWNER OF RECORD AS OF APRIL 2011
		W & C LLC
LAND VALUE	\$47,200.00	PO BOX 10127
BUILDING VALUE	\$0.00	PORTLAND ME 04104
NET TAXABLE - REAL ESTATE	\$47,200.00	
TAX AMOUNT	\$862.82	

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
10/20/2006	LAND	\$167,505.00	24484/43
2/29/2000	LAND	\$0.00	15342/310

[New Search!](#)

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 309 E006001
Land Use Type SINGLE FAMILY
Property Location 19 BRANDON ST
Owner Information MOREY ERIN
 19 BRANDON ST
 PORTLAND ME 04103
Book and Page 25809/203
Legal Description 309-E-6-19-20-21-22-23-24-25
 BRANDON ST 19
 FOREST AVE 1748-1750
 23568 SF
Acres 0.541

Current Assessed Valuation:

TAX ACCT NO. 34068 **OWNER OF RECORD AS OF APRIL 2011**
 MOREY ERIN
LAND VALUE \$77,000.00 19 BRANDON ST
BUILDING VALUE \$132,500.00 PORTLAND ME 04103
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$199,500.00
TAX AMOUNT \$3,646.86

[browse city services a-z](#)

[browse facts and links a-z](#)



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

Building Information:

Building 1
Year Built 1915
Style/Structure Type BUNGALOW
Stories 1
Units 1
Bedrooms 4
Full Baths 2
Total Rooms 6
Attic FULL FIN./WH
Basement FULL
Square Feet 1603

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



Best viewed at 800x600, with Internet Explorer

Outbuildings/Yard Improvements:

Building 1
Year Built 1915
Structure SHED-FRAME
Size 13X21
Units 1
Grade C
Condition P

Sales Information:

Sale Date	Type	Price	Book/Page
2/12/2008	LAND + BUILDING	\$219,000.00	25809/203
5/16/2007	LAND + BUILDING	\$70,000.00	25107/185
10/20/2006	LAND	\$167,505.00	24484/43
2/29/2000	LAND	\$0.00	15342/310

[New Search!](#)

19 Brandon St.



Copyright 2011 Esri. All rights reserved. Thu Jul 12 2012 11:59:38 AM.

19 Brandon St.



Copyright 2011 Esri. All rights reserved. Thu Jul 12 2012 11:58:33 AM.





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Visa, Brighton Ave. Properties, Check Number: 1397

Tender Amount: 2695.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 7/6/2012

Receipt Number: 45733

Receipt Details:

Referance ID:	7177	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-07-4413-SF - new 24' x 32' single family cape			
Additional Comments: 22 Castine Ave. Jim Wolf			

Referance ID:	7178	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1220.00	Charge Amount:	1220.00
Job ID: Job ID: 2012-07-4413-SF - new 24' x 32' single family cape			

Additional Comments:

Referance ID:	7179	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00

Job ID: Job ID: 2012-07-4413-SF - new 24' x 32' single family cape

Additional Comments:

Referance ID:	7180	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00

Job ID: Job ID: 2012-07-4413-SF - new 24' x 32' single family cape

Additional Comments:

Referance ID:	448	Fee Type:	MISC-Over Payment
Receipt Number:	0	Payment Date:	
Transaction Amount:	1000.00	Charge Amount:	1000.00

Job ID: Miscellaneous charges

Additional Comments:

Job No: 2012-07-4413

①

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	condition	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	7/8" x 12" @ 3' 0"	
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	3 - 2x12's - OK -	
Built-Up Wood Center Girder Dimension/Type	only carrying one floor mostly	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8's 6' max span 12'-3"	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8's	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	

Job No: 2012-07-4413

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	OK - 2x10's & 2x12's	
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	OK	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	Shows egress	
Roof Covering (Chapter 9)	asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	Shows scuttle	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	See A1	
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	OK	

Job No: 2012-07-4413

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement Number of Stairways 1 Interior / 10 Exterior / 1 Treads and Risers (Section R311.5.3) 10" x 7 3/4" Rise Width (Section R311.5.1) 36" Headroom (Section R311.5.2) 6'8" Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) - shows handrail		
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R313) Location and Interconnected	OK	
Dwelling Unit Separation (Section R302.3)	N/A	
Deck Construction (Section R502.2.1)	✓	

Applicant: Brighton Ave Properties, Inc (Jim Wolf)

Date: 7/12/12

Address: 22 Cashmere Ave.

C-B-L: 309 E-10, 11, 12, 13 & 14

CHECK-LIST AGAINST ZONING ORDINANCE

perm. #

revised site plan 8/7/12 (ok)

Date - n/w

Zone Location - R-3

(Interior) or corner lot -

Proposed Use/Work - build new single family - Cape w/ full dormer - 32' x 24'

Sewage Disposal - public.

Lot Street Frontage - 50' min. - 150' or more (ok)

Front Yard - 25' min. - 32' scaled to front steps (ok)

Rear Yard - 25' min - 25' scaled to bulkhead (ok)

Side Yard - 2 spaces - 14' min - 24' scaled on right to side steps (ok)
- 8' scaled on left (ok)

Projections - do storage 5.33' x 6', front steps 2 x 5, rear steps 7.25 x 2, side steps 4 x 2

Width of Lot - 65' min. - 150' scaled (ok)

Height - 35' max. - 21' scaled (ok)

Lot Area - 6500 sq ft min - 13500 sq ft (ok)

(Lot Coverage) Impervious Surface - 35% = 4,725 sq ft

24 x 32 = 768

5.33 x 6 = 31.98

2 x 5 = 10

7.25 x 2 = 14.5

4 x 2 = 8

832.48 sq ft (ok)

Area per Family - 6500 sq ft

Off-street Parking - 2 spaces required - (ok) 18' x 19' beyond setback

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Turel 6 - Zone X



327A A005

327A X001

309 X002

309 I001

332 I003

327 B008

FOREST AVE

1774 - 1840
1773 - 1839

2 - 252
1 - 251

309 A021

309 A019

309 A018

309 A014

1766 - 1772
1765 - 1771

1746 - 1764
1745 - 1763

309 X001

309 D014

309 D001
309 D002
309 D003

309 D004
309 D005
309 D006

309 D007
309 D008
309 D009

309 D010
309 D011
309 D012

309 D013
309 D014
309 D015

309 D016
309 D017
309 D018

309 D019
309 D020
309 D021

309 D022
309 D023
309 D024

58 - 60
57 - 59

18 - 36
17 - 35

CASTINE AVE

6 - 55
5 - 54

309 E007

309 E002
309 E003
309 E004

309 E005
309 E006

309 E008
309 E009
309 E010

309 E011
309 E012
309 E013

309 E014
309 E015
309 E016

309 E017
309 E018
309 E019

309 E020
309 E021
309 E022

309 E023
309 E024
309 E025

309 E026
309 E027
309 E028

309 E029
309 E030
309 E031

309 E032
309 E033
309 E034

309 E035
309 E036
309 E037

309 E019
309 E020
309 E021

309 E022
309 E023
309 E024

309 E025
309 E026
309 E027

309 E028
309 E029
309 E030

309 E031
309 E032
309 E033

309 E034
309 E035
309 E036

309 E037
309 E038
309 E039

309 E040
309 E041
309 E042

309 E043
309 E044
309 E045

309 E046
309 E047
309 E048

309 E049
309 E050
309 E051

309 E052
309 E053
309 E054

309 E055
309 E056
309 E057

309 F001
309 F002
309 F003

309 F004
309 F005
309 F006

309 F007
309 F008
309 F009

309 F010
309 F011
309 F012

309 F013
309 F014
309 F015

309 F016
309 F017
309 F018

309 F019
309 F020
309 F021

309 F022
309 F023
309 F024

309 F025
309 F026
309 F027

309 F028
309 F029
309 F030

309 F031
309 F032
309 F033

309 F034
309 F035
309 F036

309 F037
309 F038
309 F039

309 F039
309 F040
309 F041

309 F042
309 F043
309 F044

309 F045
309 F046
309 F047

309 F048
309 F049
309 F050

309 F051
309 F052
309 F053

309 F054
309 F055
309 F056

309 F057
309 F058
309 F059

309 F060
309 F061
309 F062

309 F063
309 F064
309 F065

309 F066
309 F067
309 F068

309 F069
309 F070
309 F071

309 F072
309 F073
309 F074

309 F075
309 F076
309 F077

309 D059
309 D058
309 D057

309 D056
309 D055
309 D054

309 D053
309 D052
309 D051

309 D050
309 D049
309 D048

309 D047
309 D046
309 D045

309 D044
309 D043
309 D042

309 D041
309 D040
309 D039

309 D038
309 D037
309 D036

309 D035
309 D034
309 D033

309 D032
309 D031
309 D030

309 D029
309 D028
309 D027

309 D026
309 D025
309 D024

309 D023
309 D022
309 D021

6 - 55
5 - 54

ALDWORTH ST

BRANDON ST

WYNDHAM ST

310 B011

309 D040

Gayle Guertin - 18-22 Castine Ave.

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 7/23/2012 11:40 AM
Subject: 18-22 Castine Ave.
CC: Gayle Guertin

Mailed out the single family abutters notices for 18-22 Castine Ave. as of 7-23-12.

Gayle

BEDROSIAN GARY S TRUSTEE
15409 BELLAMAR CIR # 714
FORT MYERS, FL 33908

COLE NICHOLAS W &
JESSICA T COLE JTS
21 CASTINE AVE
PORTLAND , ME 04103

JORDAN BRENDA L &
LEANNA M DALRYMPLE JTS
15 CASTINE AVE
PORTLAND , ME 04103

MCGILVERY ABBIE D
34 CASTINE AVE
PORTLAND, ME 04103

MOREY ERIN
19 BRANDON ST
PORTLAND , ME 04103

MOREY ERIN
19 BRANDON ST
PORTLAND , ME 04103

NAPOLITANO NICHOLAS P &
AMANDA NAPOLITANO JTS
31 CASTINE AVE
PORTLAND , ME 04103

O'BRIEN RITA T WID WWII VET
27 CASTINE AVE
PORTLAND, ME 04103

W & C LLC
PO BOX 10127
PORTLAND , ME 04104

W & C LLC
PO BOX 10127
PORTLAND , ME 04104

Labels Requested For CBL:

309 D005

309 D007

309 D009

309 D011

309 E006

309 E008

309 E010

309 E012

309 E015

309 E026

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Brighton Ave. Properties, Inc to build a new single family home at 18-22 Castine Avenue.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Brighton Ave. Properties, Inc to build a new single family home at 18-22 Castine Avenue.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Brighton Ave. Properties, Inc to build a new single family home at 18-22 Castine Avenue.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Brighton Ave. Properties, Inc to build a new single family home at 18-22 Castine Avenue.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 10, 2012

RE: C. of O. for # 22 Castine Street, Wolf Single Family Home
(Id#2012-07-4413-SF) (CBL 309 E 012001)

309 E 010

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution