

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MICHELLE PETERS

Located At 31 CASTINE AVE

Job ID: 2012-08-4842-ALTR

CBL: 309- D-011-001

has permission to Structure already on site for shed only

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**

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

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: 2012-08-4842-ALTR

Located At: 31 CASTINE AVE

CBL: 309- D-011-001

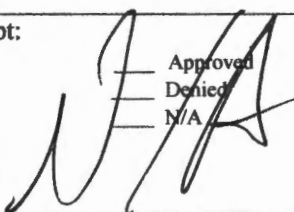
Conditions of Approval:

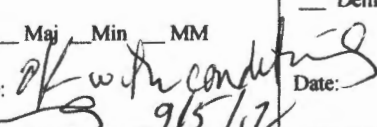
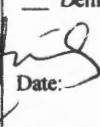

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. 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 setbacks of the proposed addition, it may be required to be located by a surveyor.
4. All setbacks are required to property lines and not to fences. You must be able to show the Code Enforcement Office where your property lines are located.
5. The 13' x 20' shed shall not be used for habitation.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4842-ALTR	Date Applied: 8/30/2012	CBL: 309- D-011-001	
Location of Construction: 31 CASTINE AVE	Owner Name: MICHELE PETERS	Owner Address: 31 CASTINE AVE PORTLAND, ME 04103	Phone: 956-1182
Business Name:	Contractor Name: None given	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to move a 13' x 20' structure on-site to be used as a shed only	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R-3/0 Type: SB
		Signature: 	Signature: 
Proposed Project Description: adding 13' x 20' pre made shed		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, septic 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</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date:  9/5/12</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: </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

2012 08 4847

66



General Building Permit Application

R-3

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>31 Castine Ave, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>210</u>	Square Footage of Lot <u>8000 sq'</u>	Number of Stories <u>1</u>
* Tax Assessor's Chart, Block & Lot Chart# <u>309 0012</u> Block# <u>309 0011</u> Lot# <u>309 0011</u>	Applicant: (must be owner, lessee or buyer) Name <u>Michela Peters</u> Address <u>31 Castine Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>956-1182</u>
Lessee/DBA RECEIVED AUG 30 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>SAME</u> Address <u>SAME</u> City, State & Zip	Cost of Work: \$ <u>1000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Adding a 13 x 20 pre-made shed to property -> will be put on cement blocks</u> <u>260 sq'</u>		
Contractor's name: _____ Email: _____ Address: <u>N/A</u> City, State & Zip: _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: Michela Peters Date: 8/27/12

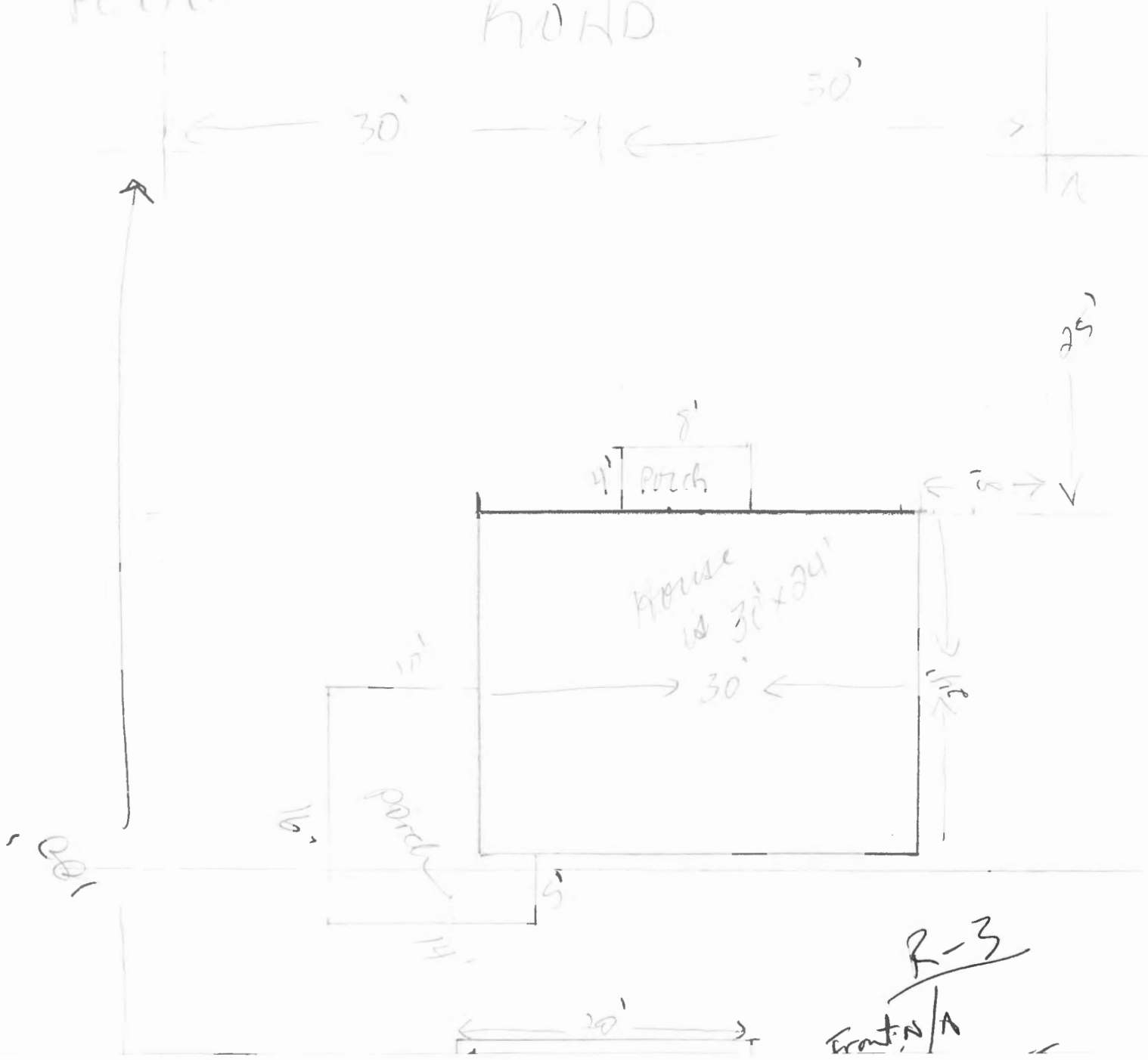
This is not a permit; you may not commence ANY work until the permit is issued

13x20



31 Caswell Av
Portland

ROAD



R-3
Front N/A

→
over 100 ft
50 ft

ROOF 2X10 AT 12 on center 5/8

WALL 2X4 AT 12 on center

FLOOR Joist 2X10 @ 12 on center

"
To Be used only AS A Shed

NOT FOR sleeping unit"

Michael Peters

Quit Claim Deed

Nicholas P. Napolitano and Amanda Napolitano of Augusta, Kennebec County, Maine, for consideration paid, grants to Michele A. Peters, having a mailing address of 278 Russell Street, Lewiston, Maine with QUIT CLAIM Covenants, the land and interest in land situated in Portland, Cumberland County, Maine, described as follows:

Two certain lots or parcels of land with the buildings thereon, situated on the northwesterly side of Castine Avenue, formerly Cadman Street, in the City of Portland, County of Cumberland and State of Maine, and being Lots Numbered 158 and 159, each shown on Plan of Lots at Deering Terrace belonging to J.W. Wilbur Co., Inc., said plan being 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. Said lots each measure thirty (30) feet in width by one hundred feet in depth and each contains, according to said Plan, three thousand (3,000) square feet, more or less.

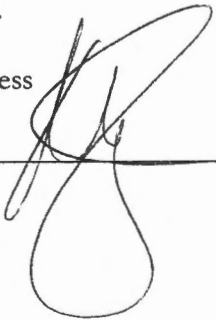
Together with a fee insofar as the Grantors have the right to convey the same of all the street and way shown on said Plan in common with the owners of the other lots shown on said Plan, and subject to the right of all the said lot owners to make any customary use of said streets and ways.

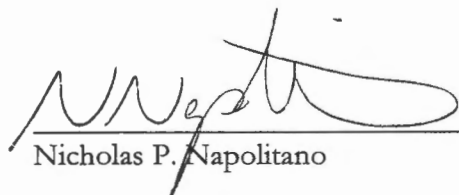
Lot 158 is subject to the following encumbrance: "The right is reserved to maintain surface drainage across Lot 158 and the right to dig up and repair a trench for the same."

Meaning and intending to convey the same premises as described in a deed to Nicholas P. Napolitano and Amanda Napolitano pursuant to a deed from Nicholas P. Napolitano dated September 14, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21815, Page 23.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of June, 2012.

Witness





Nicholas P. Napolitano



Amanda Napolitano

MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland, ss

June 29, 2012

Personally appeared the above named **Nicholas P. Napolitano** and **Amanda Napolitano** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Maine Attorney at Law



After recording return to:
Michele A. Peters
31 Castine Avenue
Portland, ME 04103

Z:\wpdocu\clients\res\7251

Received
Recorded Register of Deeds
Jul 03, 2012 02:29:22P
Cumberland County
Pamela E. Lovley



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Receipts Details:

Tender Information: Cash
Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 8/30/2012
Receipt Number: 47684

Receipt Details:

Referance ID:	7839	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-08-4842-ALTR - adding 13' x 20' pre made shed			
Additional Comments: 31 Castine Ave., Michele Peters			

Thank You for your Payment!



