

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 030640

This is to certify that Mccarthy Mary C/CPW Development  
has permission to Construct New 46' x 28' Single Family Home  
AT 0 Seventh St 340 C021001

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.

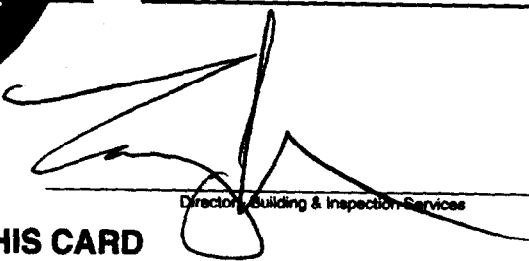
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or enclosed-in. **48 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

  
Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

Permit No: 03-0640	Issue Date:	CBL: 340 C021001
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Location of Construction: 0 Seventh St	Owner Name: Mccarthy Mary C	Owner Address: 125 Broadway	Phone: 797-2829
Business Name:	Contractor Name: CPW Development	Contractor Address: PO Box 4000 Windham	Phone: 2078923527
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Lot	Proposed Use: Single Family	Permit Fee: \$1,098.00	Cost of Work: \$100,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB State Manufactured Housing	

Proposed Project Description: Construct New 46' x 28' Single Family Home	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: gad	Date Applied For: 06/04/2003	<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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2003-0125 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM Date: 7/22/03	Zoning Appeal <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 note: exempt from 14-403 street construction Date: see aff. d. avt	Historic Preservation <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:
	Handwritten notes: front steps at per 14-425 panel 2 zone X Date: 7/22/03		

**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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0640	<b>Date Applied For:</b> 06/04/2003	<b>CBL:</b> 340 C021001
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<b>Business Name:</b>	<b>Contractor Name:</b> CPW Development	<b>Contractor Address:</b> PO Box 4000 Windham	<b>Phone</b> (207) 892-3527
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Construct New 46' x 28' Single Family Home
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/22/2003

**Note:** 6/24/03 requested a revised site plan showing two parking spaces and front steps - also advised Karen that there was no logging in of minor/minor site plan review (she inputted the information) **Ok to Issue:**   
 7/16/03 - dropped off new plans - only shows parking - I requested to see the front steps also  
 7/21/03 - received revised plans with parking and front steps

- 1) There is a daylight basement shown on rear. Zoning was approved with daylight basement.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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 with Conditions      **Reviewer:** Tammy Munson      **Approval Date:**

**Note:** **Ok to Issue:**

- 1) A statement of third party inspection must be submitted to this office prior to issuance of the Certificate of Occupancy. A photo of the sticker stating third party inspection placed in the structure must be submitted to this office as well.

**Comments:**

7/16/03-gg: Received revised site plan requested by Marge. /gg

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0640	<b>Date Applied For:</b> 06/04/2003	<b>CBL:</b> 340 C021001
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**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Note:**      **Ok to Issue:**

**Comments:**  
07/16/2003-gg: Received revised site plan requested by Marge. /gg

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2003-0125  
Application I. D. Number  
06/04/2003  
Application Date  
\*16 Seventh St.  
Project Name/Description

Mccarthy Mary C  
Applicant  
125 Broadway, Portland, ME 04103  
Applicant's Mailing Address

\*16 Seventh St, Portland, Maine  
Address of Proposed Site  
340 C021001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

1248 s.f. 10,500 R-3  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review
- Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification
- Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 06/25/2003

**Approval Status:**

Approved See Attached Reviewer Jay Reynolds  
 Denied Revision Attached  
 Condition Compliance Jay Reynolds 08/12/2003 08/12/2004  Additional Sheets Attached  
signature date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2003-0125

Application I. D. Number

06/04/2003

Application Date

Seventh St.

Project Name/Description

**Mccarthy Mary C**

Applicant

125 Broadway, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Seventh St, Portland, Maine

Address of Proposed Site

340 C021001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 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.
- 2 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.
- 3 Your new street address is now 16 South St, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Att Tommy Merson

owner

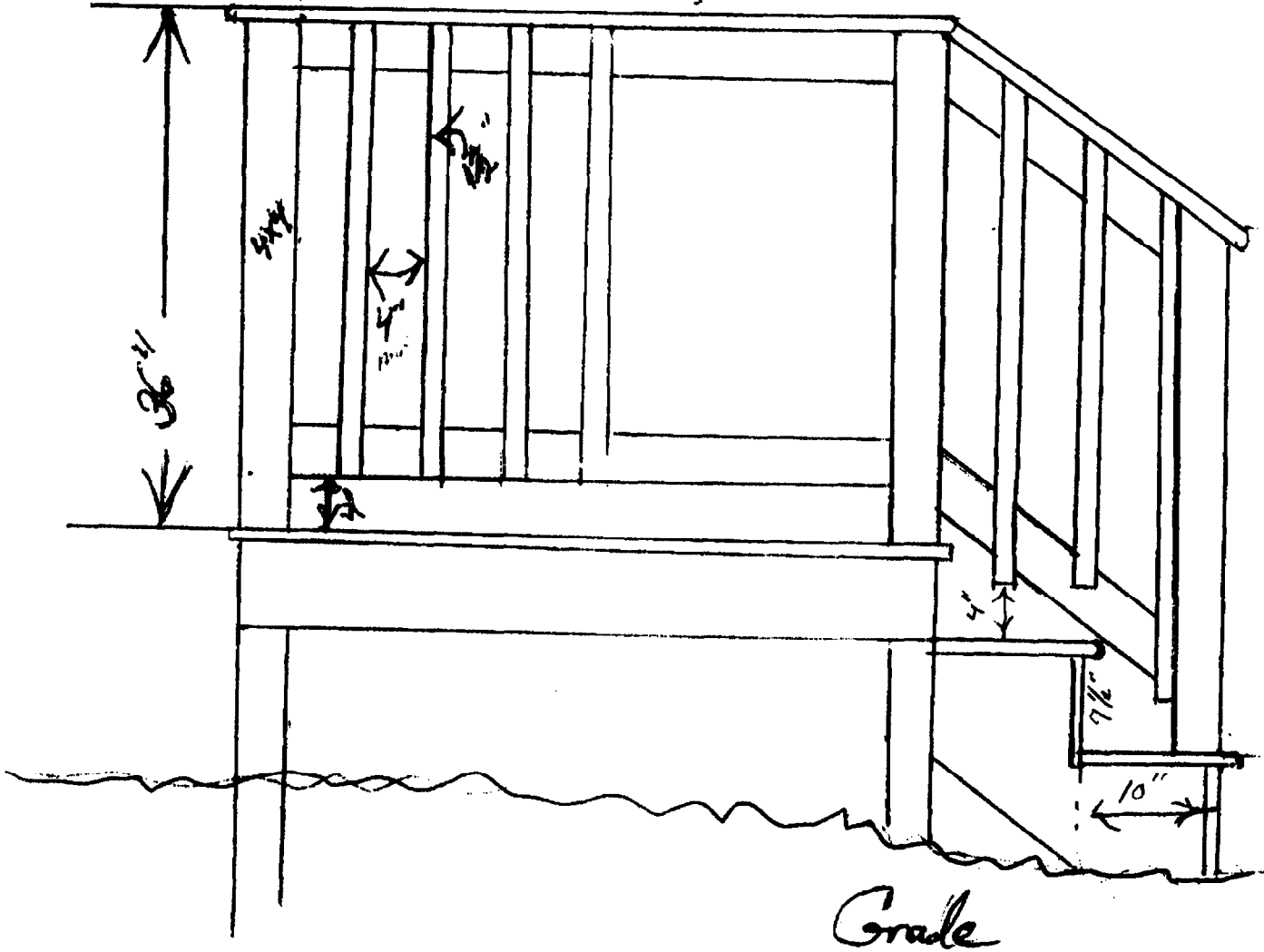
Mary C. Miel

874-8716

7th Street

8/11/03

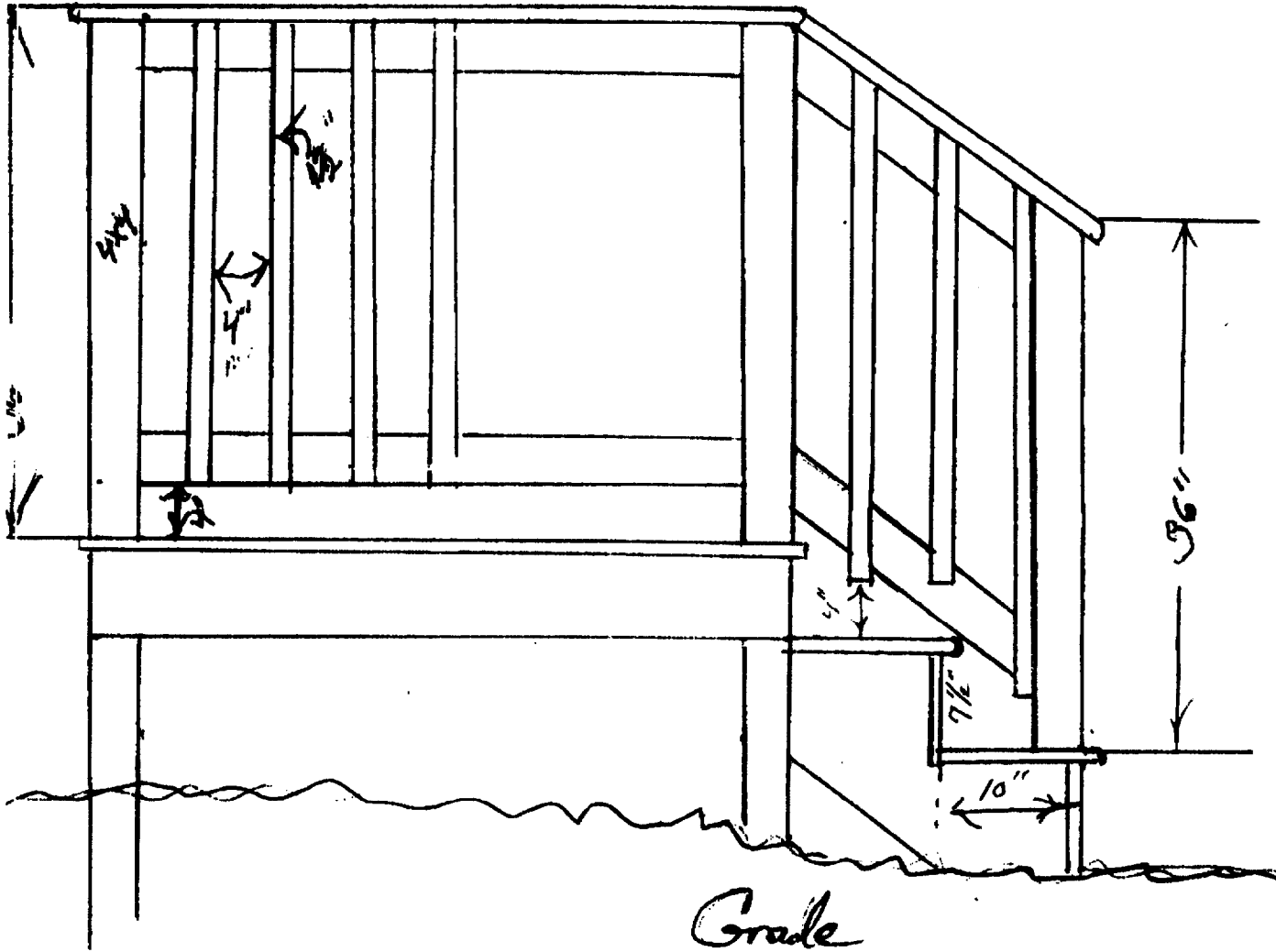
From Colie Walsh 650.5624



1" = 1'

10" Tread,  
7 1/2" Rise

4. Tammy Manson <sup>owner</sup> Mary C. McCarthy  
 874-8716 7th Street 8/11/03  
 1. Colie Walsh 650 5624

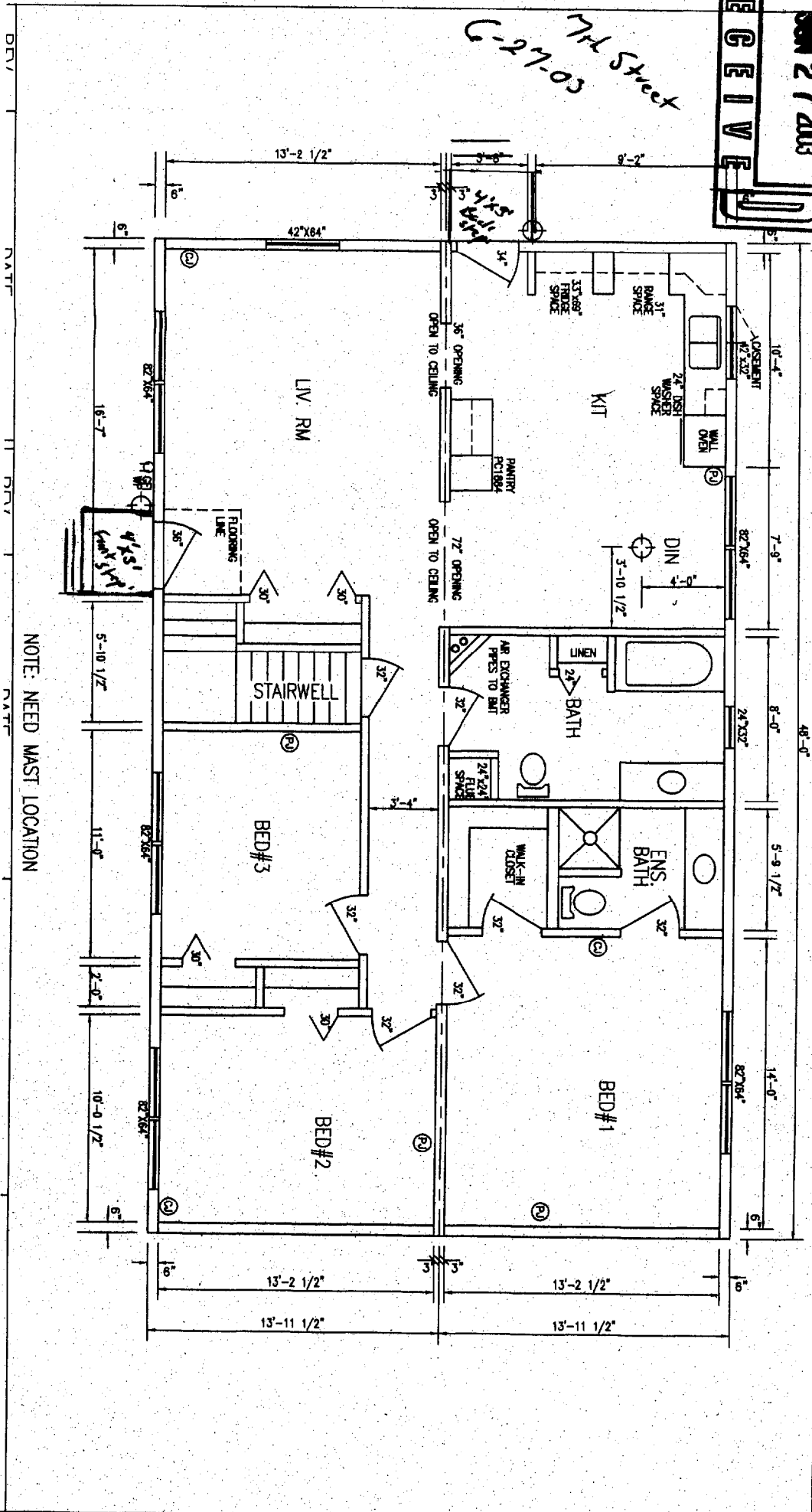


1" = 1"

10" Tread  
 7/8" Rise



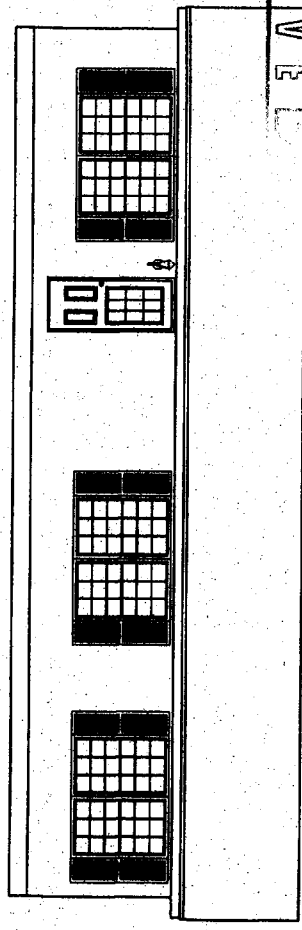
*7th Street*  
*C-27-03*



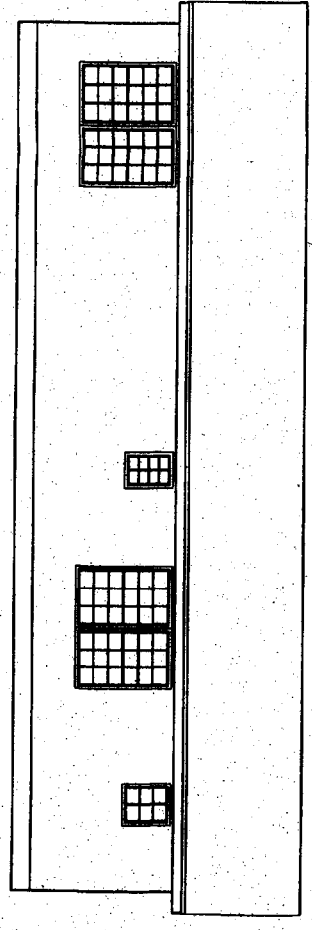
NOTE: NEED MAST LOCATION

**R**  
E G E I V E

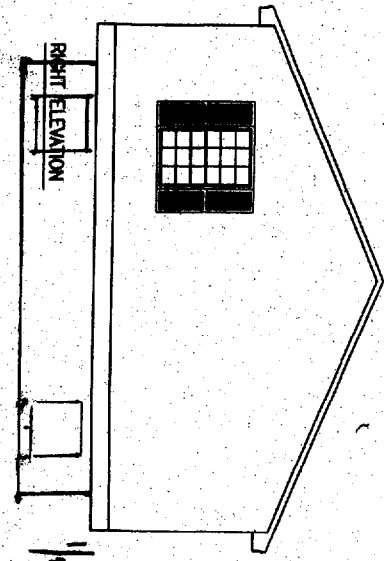
JUN 27 2003



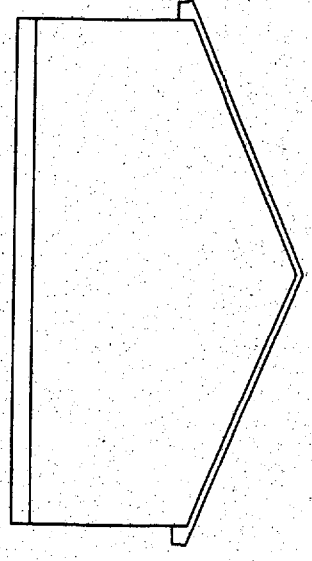
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

*1/2 day kite  
window from  
Make a plant from  
The same as this  
1/2 day kite  
PT 2x6 plate  
Sill seal  
Siding to make  
Home*

REV DATE REV DATE

Applicant: Colie Walsh CPA Det. Date: 6/24/03

Address: Seventh St

C-B-L: 340-C-021:22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - split lot from 125 Broadway - All one owner MARY C. McArthur

Zone Location - R-3

Interior or corner lot - lot in question

Proposed Use/Work - construct new single family Ranch 28' x 46'

Sewage Disposal - City

Lot Street Frontage - 50' min - 100' shown

Front Yard - 25' min req - 26.5' scaled

Rear Yard - 25' min req - 50' scaled

Side Yard - 4' req - 27' scaled

Projections - Needs to show front spurs 7/21/03 showed plans 3' x 8' into setback

Width of Lot - 75' min - 100' shown

Height - 35' max - less than 20'

Lot Area - 6,500<sup>#</sup> min - 10,508<sup>#</sup> given

Lot Coverage/ Impervious Surface - 25% max of 2627<sup>#</sup>

Area per Family - 6,500<sup>#</sup>

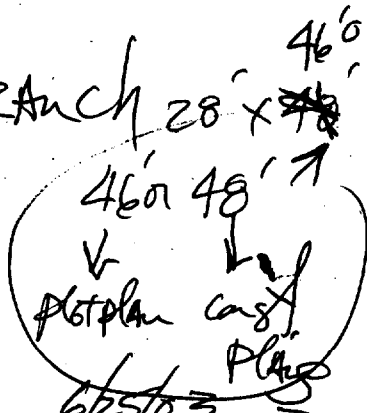
Off-street Parking - 2 spcs req. - None shown

Loading Bays - N/A

Site Plan - minor/minor site plan review

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 zone X



6/25/03 C. WALSH SAYS THE BLDG IS 46'0" X 28'

revised 7/21/03 16' x 36' scaled

7/21/03 showed plans 3' x 8' into setback 50' 14-425

Needs to submit

Needs to submit

28 x 46 = 1288<sup>#</sup>  
x 50  
= 1338<sup>#</sup>

→ separate Deed description for this lot shall be recorded prior to construction  
→ from record Bldg be set to one side to allow a future 2-car garage

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Building Copy**

2003-0125  
Application I. D. Number  
  
6/4/2003  
Application Date  
  
Seventh St.  
Project Name/Description

Mccarthy Mary C  
Applicant  
125 Broadway, Portland, ME 04103  
Applicant's Mailing Address

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

Seventh St, Portland, Maine  
Address of Proposed Site  
340 C021001 + 340C022  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

1248 s.f. 10,500 R-3  
Proposed Building square Feet or # of Units Acreeage of Site Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 6/25/2003

**Building Approval Status:**

- Approved  Approved w/Conditions  
See Attached  Denied
- Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached
- Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                            |  |                             |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date _____           | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date _____           | _____ amount _____                                 |                             |
| <input type="checkbox"/> Building Permit Issue              | _____ date _____           |  |                             |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date _____           | _____ remaining balance _____                      | _____ signature _____       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____           | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection                   | _____ date _____           | _____ signature _____                              |                             |
| <input type="checkbox"/> Certificate Of Occupancy           | _____ date _____           |  |                             |
| <input type="checkbox"/> Performance Guarantee Released     | _____ date _____           | _____ signature _____                              |                             |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____ submitted date _____ | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released          | _____ date _____           | _____ signature _____                              |                             |

# Affidavit

I, Mary C. McCarthy, depose and state the following under oath:

1. I am and have continuously been the owner the property located on Seventh Avenue in the City of Portland, County of Cumberland and State of Maine, identified on the Assessor's Maps of said City 340-C-21+22, since the conveyance of the same to me and my late husband by deed of Lillian Pfeffer on August 2, 1973. This deed was recorded in the Cumberland County Registry of Deeds in Book 3443, PAGE 198. This property is and has been the location of my family home.
2. I give this affidavit to enable my granddaughter, Jody Stailing, to obtain a building permit and pertinent required permissions to construct a new home at said premises. It is my intention that she and I will move into a new home to be constructed on this property and to make it my personal residence. My current expectation is to own the premises at all pertinent times hereinafter, for the indefinite future.
3. I hereby state my intention pursuant to Section 14-403(b) of the city codes that since, earlier than November 19, 1984, I have been the owner of this lot of land, that my intention is to cause the erection of a single family home, which structure I intend to make my personal residence.

Further, the deponent saith not.

8-17-02 Mary C. McCarthy  
Mary C. McCarthy

Personally appeared the above-named Mary C. McCarthy and swore to truth of the forgoing affidavit.

8/17/02 Gerard P. Conley  
~~Notary Public~~  
attorney at law  
Gerard P. Conley, Jr.

# Affidavit

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8-17-02 Mary C. McCarthy  
Mary C. McCarthy

Personally appeared the above-named Mary C. McCarthy and swore to truth of the forgoing affidavit.

8/17/02 Gerard P. Conley  
~~Notary Public~~  
attorney at law  
Gerard P. Conley Jr.

03-0640

# 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.

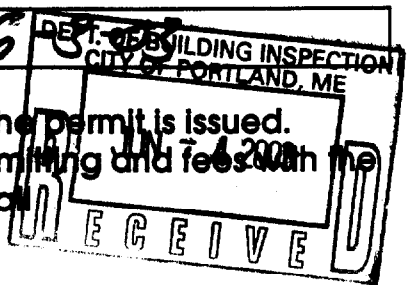
Location/Address of Construction: <u>Seventh St.</u>		
Total Square Footage of Proposed Structure <u>2184</u>	Square Footage of Lot <u>10508'</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>340</u> Block# <u>C</u> Lot# <u>21+22</u>	Owner: <u>Mary C. McCarthy</u>	Telephone: <u>797-2829</u> <u>650-8904</u>
Lessee/Buyer's Name (If Applicable) <u>Mary C. McCarthy</u> <u>Jody Stirling</u>	Applicant name, address & telephone: <u>1890 Forest Ave Apt 3</u> <u>Portland 04103</u>	Cost Of Work: \$ <u>100,000.00</u> Fee: \$ <u>693</u> <u>75</u>
Current use: <u>vacant lay</u>		<u>798</u>
If the location is currently vacant, what was prior use: <u>none</u>		<u>+300</u>
Approximately how long has it been vacant: <u>for ever</u>		<u>1098 TOTAL</u>
Proposed use: <u>Single Fam. House</u>		
Project description: <u>build</u>		
Contractor's name, address & telephone: <u>C.P.W. P.O. Box 4000 - 131</u> <u>Windham Me. 04102</u>		
Who should we contact when the permit is ready: <u>Colin Welsh 650-5624</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>650-5624</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>[Signature]</u>	Date: <u>6</u>
--	----------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.



Copies to Lee 6/25/03

**Sec. 14-401. Generally.**

The requirements of this article shall be subject to the use regulations and exceptions of this division.

(Code 1968, § 602.18)

**Sec. 14-402. Relationship of buildings to lots.**

Every building hereafter erected shall be located on a lot as defined in section 14-47.

(Code 1968, § 602.18.A)

**Sec. 14-403. Street access.**

(a) *In general.* No building intended for use as a habitation shall be erected on a lot which has its only street frontage on a street less than thirty-five (35) feet wide. No building shall be erected on a lot, except on the islands in Casco Bay, which does not abut a street meeting the minimum requirements for street improvements set forth in this section. For purposes of this section, street shall be as defined in section 14-47, except that a dedicated street which may no longer be accepted due to lapse of time and an accepted street which may have been discontinued by abandonment shall also be deemed to be streets, provided that an applicant for a building permit respecting any lot abutting such street shall, without compensation or claim for damages, and at his own cost and expense, first submit to the building authority (a) a deed from the owner of such lot conveying to the city all his right, title and interest in and to such street or any portion thereof; and (b) an agreement by such owner forever releasing the city from any and all claims for damages for the laying out and taking of such street and indemnifying the city against any and all other such claims, both such instruments to be executed and in recordable form acceptable to the corporation counsel and to encumber and run with the land.

(b) Minimum requirements for street improvements on unimproved and improved but unpaved streets. For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts the lot, and any like portion between such portion and the nearest permanently paved street or portion which is the principal access to such lot, shall be improved, including sewers, storm drains, pavements, curbs and,



if located on a designated school walking route, sidewalks, in accordance with the minimum technical standards promulgated by the public works authority pursuant to section 14-498(a) of article IV of this chapter. Where the nearest permanently paved street does not have granite curbing, the public works authority may waive the requirement of curbing under this section, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur: (1) A plan of the street improvements required by this section shall be submitted to the public works authority; and (2) upon determination by the public works authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the city as set forth in section 14-501. Also as set forth in section 14-501, a one-year defect bond shall be tendered to the city prior to release of the performance guarantee required hereby. The provisions of this subsection (b) shall not apply to the construction of any single-family dwelling owned or to be established that has as its principal use the use of the lot as a personal residence.

(c) *Exceptions.* The requirements of this section shall not apply to the following city streets upon their construction by the public works authority to such standards as are determined by the authority to be the most feasible:

(1) Dingley Court;

(2) Morgan Court.

(Code 1968, § 602.18.B; Ord. No. 193-84, § 1, 11-19-84; Ord. No. 178-87, 11-2-87; Ord. No. 372-89, 3-20-89; Ord. No. 273-90, 3-19-90)

#### Sec. 14-404. Accessory use.

The term "accessory use" shall include only the following:

(a) A subordinate use of land or building which is customarily incidental to the main building or to the principal use of the land and which is located on the same lot with the principal building or use. No "garage

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JUN 27 2003

ERNEST E. JOHNSON  
KATHLEEN A. JOHNSON  
BOOK 14683, PAGE 087  
N/E

PAUL G. TYSER  
SHERRY L. TYSER  
BOOK 12059, PAGE 34  
N/E



NOTE: THE STATUS OF SEVENTH STREET APPEARS TO HAVE  
HAVE BEEN VACATED BY THE CITY OF PORTLAND ON 09-03-1997  
PURSUANT TO ORDER #84 ENTITLED "ORDER EXCEPTING STREETS  
FROM DEEMED VACATION" RECORDED IN THE AFOREMENTIONED  
REGISTRY IN BOOK 13326, PAGE 019. SEE THE AFFIDAVIT  
SIGNED BY MARY C. MCCARTHY DATED 06/17/02  
IN RELATION TO DEVELOPING ACCESS TO THE PROPOSED SITE.

ROBERT 1 GREENLAW P.L.S.  
PRESENT BACK BAY BOUNDARY, INC.  
DATE: 09-13-2002

(3000') Distance from reference plan or deed  
N/F Now or Formerly  
A/G Above Grade  
B.G. Below Grade  
O Overhead Utility  
U Utility Pole  
E Edge of traveled way  
C Catch Basin  
S Sewer Manhole

SURVEYOR'S STATEMENT:  
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE NAME BOARD OF LICENSEURE  
FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01,  
2001 WITH THE FOLLOWING EXCEPTIONS:  
(b) NO NEW DESCRIPTION  
(c) NO WRITTEN REPORT

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MARY C. MCCARTHY AS SHOWN IN DEED BOOK 2269, PAGE 457 AND BOOK 3443, 198 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 10,508 SQUARE FEET
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
d. "PLAN OF HALF ACRE HOMES" SURVEYED BY E.C. JORDAN CO. APRIL 1905 RECORDED IN THE AFOREMENTIONED REGISTRY IN PLAN BOOK 13, PAGE 2.  
b. CITY OF PORTLAND ASSESSOR'S PLAN #340, LOTS SHOWN ON BLOCK C AS LOTS 3, 4, 21, 22, AND 23.  
c. CITY OF PORTLAND SEVENTH STREET SANITARY SEWER PLAN, DATED 06-27-1975, BUILT 1965 ON FILE IN THE DEPARTMENT OF PUBLIC WORKS IN DRAWER 495/13.
5. ELEVATIONS BASED UPON AN ASSUMED ELEVATION OF 100 FEET ON THE CITY MONUMENT AT THE CORNER OF BROADWAY AND EIGHTH STREETS.

LEGEND

- Capped 5/8" Rebar Set with Registration Number 2303
- Iron Pipe or Solid Pin Found
- ▲ Survey Instrument Point
- Adjoiner Line
- Property Line
- Street Line

PREPARED BY:  
BACK BAY BOUNDARY, INC.  
PROFESSIONAL LAND SURVEYING  
65 HENRIETY STREET  
PORTLAND, MAINE  
207-774-2855 FAX 207-761-2010

DRAWN BY: RTO  
CHECKED BY: DS  
SCALE: 1" = 30'  
DATE: 09-13-2002

JOB NUMBER: 200162-P  
SHEET: 1 of 1

FOR:  
MINOR SITE PLAN  
FOR A SINGLE FAMILY HOME  
ON SEVENTH STREET PORTLAND, MAINE  
MARY C. MCCARTHY

No parking shown  
The size of the beds? Near 480sq?  
front steps need to be shown

