

PERMIT ISSUED

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

Permit No: 03-1028	Issue Date: AUG 26 2003	CBL: 340 J001001
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Location of Construction: 95 Broadway	Owner Name: Lavigne Beth	Owner Address: 95 Broadway CITY OF PORTLAND	Phone: 450-1342
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Sheds	Zone: R3

Past Use: Single Family	Proposed Use: Single Family w/shed	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1	4,988 SF
Proposed Project Description: Build a 4x6 shed for storage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: Accessory SB BOCA 1999 Signature: JMB 8/26/03		

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: jmb	Date Applied For: 08/26/2003	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 8/26/03	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 Date: _____	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: JMB 8/26/03
	<i>Approved under 100 SF can be 5' setback</i>		

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

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>95 Broadway Portland ME</u>		
Total Square Footage of Proposed Structure <u>24 ft²</u>	Square Footage of Lot <u>4988</u> <u>5200 ft²</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>340</u> Block# <u>J</u> Lot# <u>10-1</u>	Owner: <u>Bethany Lavigne</u>	Telephone: <u>450 1342</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>1,000</u> Fee: \$ <u>30.00</u>
Current use: <u>SF Home</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>storage</u>		
Project description: <u>shed for outside tools 4x6</u>		
Contractor's name, address & telephone: <u>450 1342</u>		
Who should we contact when the permit is ready: <u>Bethany Lavigne</u>		
Mailing address: <u>95 Broadway</u> <u>Portland ME 04103</u>		
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:		

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>Bethany Lavigne</u>	Date: <u>8-26-03</u>
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**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**

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 17763 PAGE 20 COUNTY Cumberland
PLAN BOOK 13 PAGE 2 LOT 15

ADDRESS: 95 Broadway, Portland, Maine

Job Number: 418-25

Inspection Date: 6-18-03

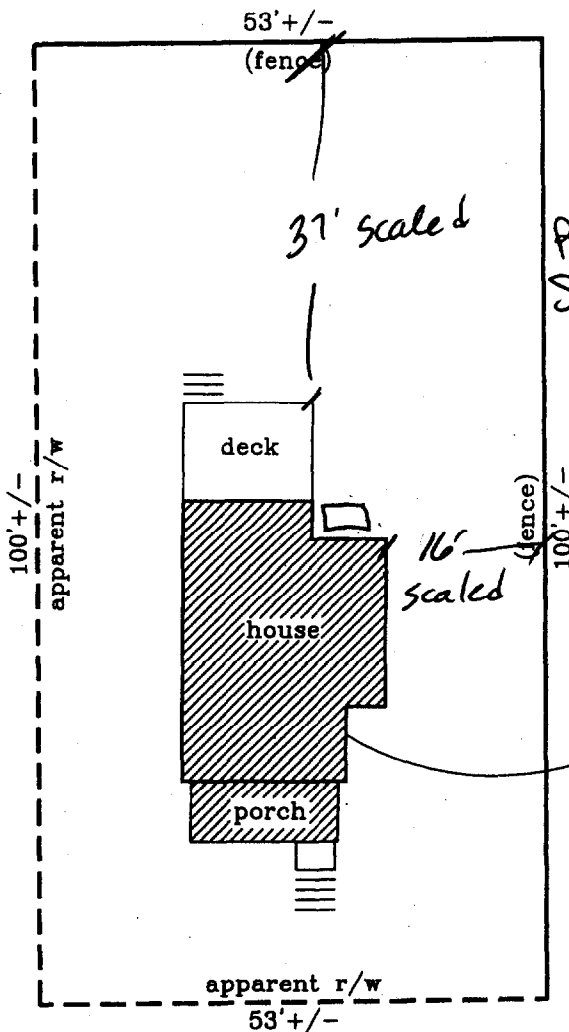
Buyers: Bethany G. Lavigne

Scale: 1" = 20'

Client File#: 31229

Sellers: Carleton Winslow

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R3
Rear 25' Req 35' shown
Side 5' Req under 100 SF
16' shown

1 1/2 story wood structure w/ concrete block foundation

B2

Note:
Lines of occupation are shown.
A boundary survey may yield different results.

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APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

I HEREBY CERTIFY TO: Bay Area Title Services, Inc.; McLaughlin Financial Group and its title insurer.

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0008 B

The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04048
207-987-9781 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

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.

2PM
8/26
R3

Current Owner Information

Card Number	1 of 1
Parcel ID	340 J001001
Location	95 BROADWAY
Land Use	SINGLE FAMILY
Owner Address	WINSLON CARLETON 95 BROADWAY PORTLAND ME 04103
Book/Page	17763/020
Legal	340-J-1 BROADWAY 95 SIXTH ST 4988 SF

Beth Lavine

Valuation Information

Land	Building	Total
\$38,010	\$28,980	\$66,990

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1908	Old Style	1	667	0.115		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
2	1		5	Full Finsh	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
06/01/2002	LAND + BLDING	\$75,000	17763-20

Picture and Sketch

Picture

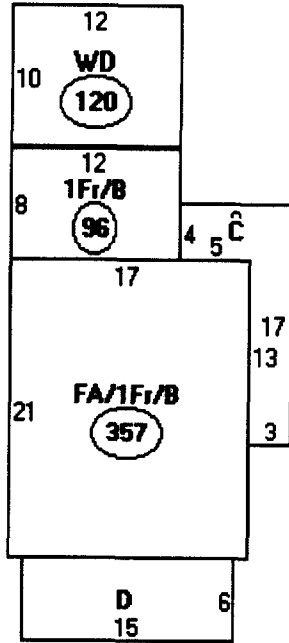
Sketch

[Click here](#) to view Tax Roll Information.

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







Descriptor/Area

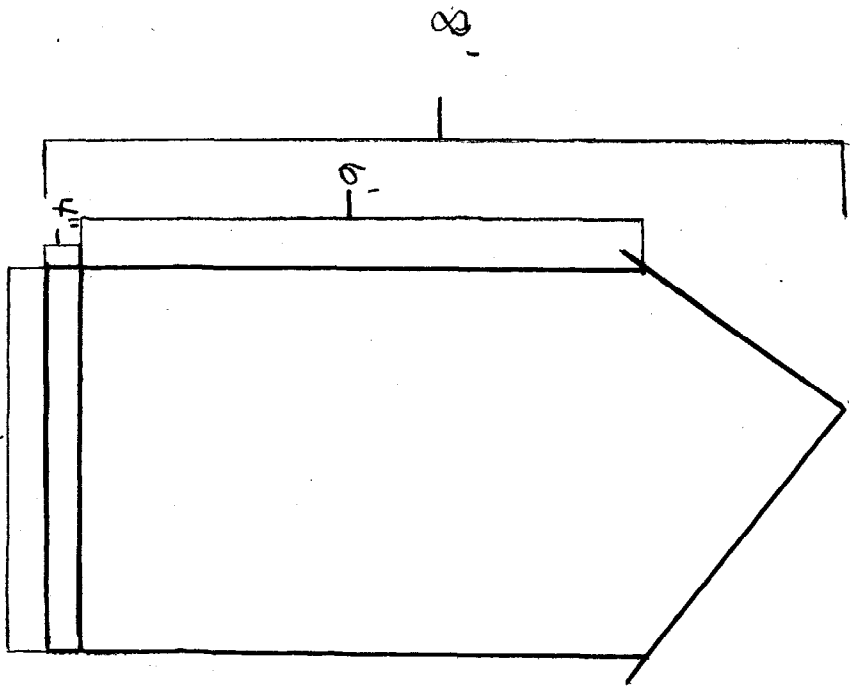
- A: FA/1Fr/B
357 sqft
- B: 1Fr/B
96 sqft
- C: 1Fr
71 sqft
- D: EP
90 sqft
- E: WD
120 sqft

734
+ 24 shed
758

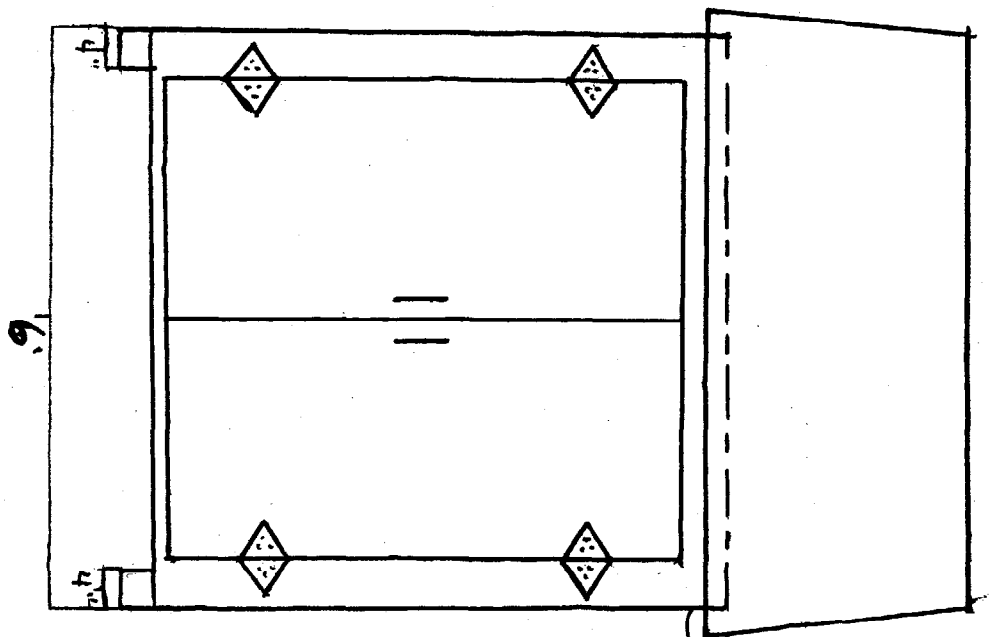
OK

Lot. 4,988 SF
x .25%

1,247 SF



- Roof - Asphalt shingles
- Rafters - 2x4
- Studs - 2x4
- Floor Joists - 2x6
- Shed will sit on pressure treated 4"x4" Timbers
- Walls/Ceiling - 1/2" plywood sheathing
- Exterior - cedar shingles



double 2x4
~~to~~ Top plate

MAINE REVENUE SERVICES



FILE BOTH COPIES
OF THIS FORM WITH
COUNTY REGISTRY OF DEEDS
DO NOT DETACH!

REAL ESTATE TRANSFER TAX DECLARATION

TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP <i>Portland</i>	COUNTY <i>Andoverland</i>	BOOK (REGISTRY)	PAGE (USE ONLY)
GRANTEE (BUYER)			
2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <i>Lavigne, Bethany G.</i>			▶ <i>006 86 6057</i>
3. NUMBER AND STREET <i>52 Melbourne Street</i>	CITY OR TOWN <i>Portland</i>	STATE AND ZIP CODE <i>ME 04101</i>	
GRANTOR (SELLER)			
4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) <i>Winslow, Carleton</i>			▶ <i>004 50 4785</i>
5. NUMBER AND STREET <i>51A Burnham Street</i>	CITY OR TOWN <i>Portland</i>	STATE AND ZIP CODE <i>ME 04102</i>	
PROPERTY	6. TAX MAP & LOT NUMBER (If municipality does not have maps, describe property) <i>Map 340 Lot J-1</i>		WARNING TO BUYER! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.
	7. DATE OF TRANSFER ▶ <i>7 3 03</i>		<input type="checkbox"/> Classified <input type="checkbox"/> Not Classified
CONSIDERATION	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) <u>If exempt, complete line 9</u>		
	FULL VALUE <i>\$ 168,500.00</i>	TAXABLE CONSIDERATION ▶ <i>\$ 168,500.00</i>	
EXEMPTION	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)		
SPECIAL CIRCUMSTANCES	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) <u>PLEASE EXPLAIN.</u> ▶ <input type="checkbox"/> YES <input type="checkbox"/> NO		
INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor, <input type="checkbox"/> consideration for the property is less than \$50,000, <input type="checkbox"/> foreclosure sale: exempt per 36 MRSA §5250-A, sub§ 3-A		
OATH	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.		
	GRANTEE(S) or AUTHORIZED AGENT <i>Bethany G. Lavigne</i>	DATE <i>7-3-03</i>	GRANTOR(S) or AUTHORIZED AGENT <i>Carleton Winslow</i>
			DATE <i>7/3/03</i>

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB ~~Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.~~

- | | | |
|-------------------------------------|--|---|
| <input type="checkbox"/> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <input type="checkbox"/> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input type="checkbox"/> | Foundation Inspection: | Prior to placing ANY backfill |
| <input type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | Final Certificate of Occupancy: | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |
- Detacks

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 340-J-1

Building Permit #:

03-1028

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

PERMIT

Permit Number: 031028

AUG 26 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Lavigne Beth/scif has permission to Build a 4x6 shed for storage AT 95 Broadway

CITY OF PORTLAND

340 J001001

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 closed-in. 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

Signature: David Bonfigli 8/26/03 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD