

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

PERMIT ISSUED

MAR 30 2005

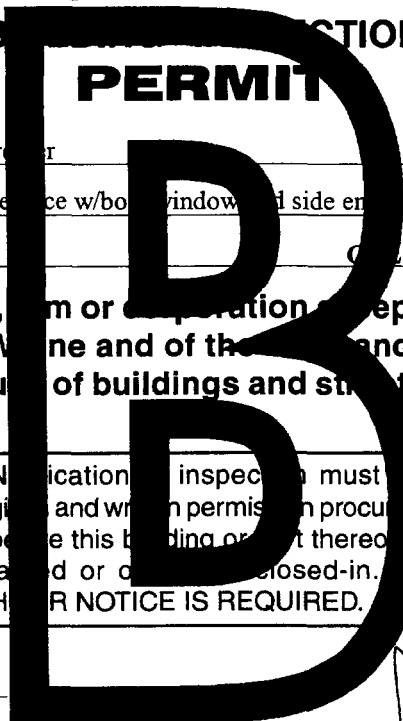
Permit Number: 050320

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT



This is to certify that Coppersmith Paula /Dana Dr  
has permission to Remove existing sunporch, remove w/bo window and side entrance stairs  
AT 102 Allen Ave 342 B013001

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 written permission procured before this building or part thereof is altered or closed-in. HEAVY 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

*Jamie Banke* 3/30/05  
Director - Building & Inspection Services

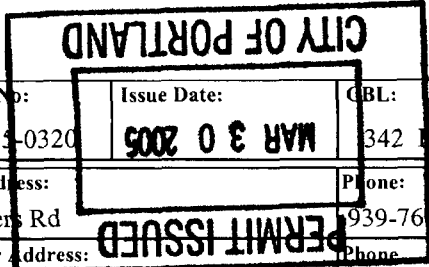
PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 05-0320	Issue Date: <b>MAR 30 2005</b>	GBL: 342 1013001
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Location of Construction: 102 Allen Ave	Owner Name: Coppersmith Paula	Owner Address: 62 Anglers Rd	Phone: 939-7696
Business Name:	Contractor Name: Dana Dresser	Contractor Address: 12 Whispers Way Falmouth	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: RS

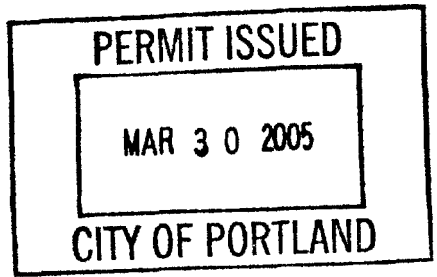


Past Use: Single Family	Proposed Use: Single Family w/removal of sunporch, replace with bow window & foundation	Permit Fee: \$57.00	Cost of Work: \$4,000.00	CEO District: 5
Proposed Project Description: Remove existing sunporch, replace w/bow window and side entry stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB Signature: JMB 3/30/05	
		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: 03/30/2005	<b>Zoning Approval</b>	
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: JMB 3/30/05	Date: _____	Date: JMB



**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

# 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 initializing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- ~~NA~~ Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:
- 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.~~

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**

*Nicholas Larcher*

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 342-B-13

Building Permit #: 05-0320

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

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

<b>Permit No:</b> 05-0320	<b>Date Applied For:</b> 03/30/2005	<b>CBL:</b> 342 B013001
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<b>Location of Construction:</b> 102 Allen Ave	<b>Owner Name:</b> Coppersmith Paula	<b>Owner Address:</b> 62 Anglers Rd	<b>Phone:</b> ( ) 939-7606
<b>Business Name:</b>	<b>Contractor Name:</b> Dana Dresser	<b>Contractor Address:</b> 12 Whispers Way Falmouth	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Project Description:</b> Remove existing sunporch, replace w/bow window and side entry stairs	
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/30/2005**Note:** **Ok to Issue:** 

- 1) The proposed bow window is approved based on Sec. 14-385 which allows restoration within the existing footprint of a non conforming structure.
- 2) Your present structure is legally non conforming to the front setback. Once the structure is demolished, you will only have one year to replace it in the same footprint. The one (1) year starts at the time of removal. After that time has lapsed, any new structure must meet the current zoning standards.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/30/2005**Note:** **Ok to Issue:** 

- 1) Permit approved based on the plans submitted and reviewed w/iowner/contractor, with additional information as agreed on and as noted on plans.

#05-0320

# Air 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: <b>102 ALLEN AVE. PORTLAND</b>		
		<b>S/F</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>3qz      B      13</b>	Owner: <b>PAULA COPPERSMITH 62 ANGLERS RD. WINNHAM, ME. 04062</b>	Telephone: <b>939-7606</b>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>NICHOLAS KARALAKIS 289 GRAY RD. FALMOUTH, ME. 04105</b>	cost Of Work: \$ <b>4000.00</b> Fee: \$ <b>57.00</b>
Current use: <b>Single Family</b>		
If the location is currently vacant, what was prior use: _____		<b>939-7606</b>
Approximately how long has it been vacant: _____		
Proposed use: <b>removal of sunporch. replace with</b>		
Project description: <b>Bow Window.</b>		
Contractor's name, address & telephone: <b>DANA DRESSER 12 WHISPERS WAY 207 781-3246 FALMOUTH ME 04105</b>		
Who should we contact when the permit is ready: <b>DANA DRESSER</b>		
Mailing address: <b>12 Whispers Falmouth, Me. 04105</b>		
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. <b>PHONE: 781-3246</b>		

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: <b>NICHOLAS KARALAKIS</b>	Date: <b>3/28/05</b>
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This is NOT a perm\$, 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 4<sup>th</sup> floor of City Hall

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

Card Number	1 of 1
Parcel ID	342 8013001
Location	102 ALLEN AVE
Land Use	SINGLE FAMILY
 Owner Address	 COPPERSMITH PAULA 62 ANGLERS RD WINDHAN NE 04062
 Book/Page	 19927/307
Legal	342-E-13 ALLEN AVE 102-104 PROPOSED ST 5000 SF

### Current Valuation Information

Land	Building	Total
\$30,770	\$101,640	\$1327410

### New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$62,800	\$185,000	\$247,800	\$190,105

### Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1930	Colonial	2	2288	0.115	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2	1	7	Unfin	Full

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date	Type	Price	Book/Page
08/01/2003	LAND + BLDING	\$275,000	19927-307
12/04/1997	LAND		13478-093

### Picture and Sketch

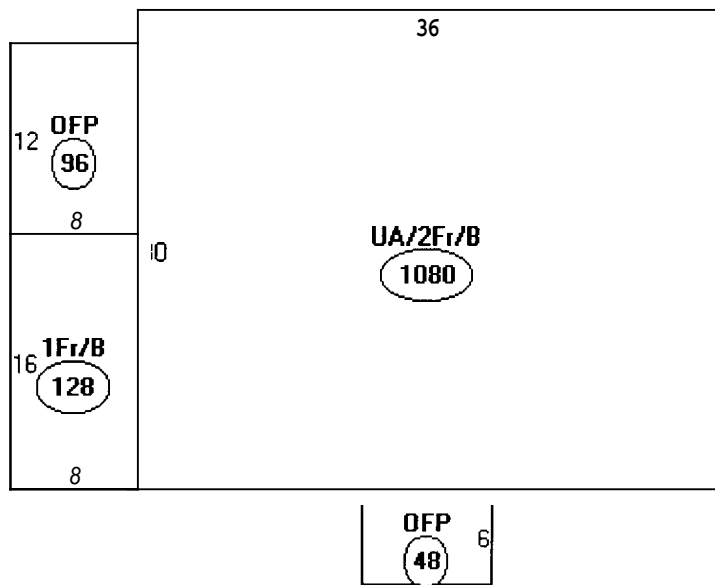
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

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

[Click here to view comparable sales or below to view by:](#)





Descriptor/Area  
A:UA/2Fr/B  
1080 sqft  
E:1Fr/B  
128 sqft  
C: OFF  
96 sqft  
D:OFF  
48 sqft



# Know all Men by these Presents, That

209  
209

I, **William E Raftery**, of Portland in the County of Cumberland, and State of Maine  
in consideration of One Dollar (\$1.00) and other valuable considerations paid by **Edwin R. Low and Virginia B. Low** - - - - -

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **Edwin R. Low and Virginia B. Low** as joint tenants and not as tenants in common, and the survivor of them their assigns and the heirs of such assigns, and the heirs and assigns of the survivor of said Grantees, to them and their use and benefit forever, a certain lot or parcel of land with the buildings thereon situated in said Portland, bounded and described as follows:

Beginning at a point on the westerly sideline of Allen Avenue at the intersection of the southerly sideline of a proposed street, said point being marked by an iron rod set in the ground; thence north 57° West, and 81 right angles to said Allen Avenue along the southerly sideline of said proposed street one hundred (100) feet to a point; thence south 33° west, fifty (50) feet to a point; thence south 57° east one hundred (100) feet to a point on the westerly sideline of Allen Avenue; thence north 33° east by said westerly side of Allen Avenue fifty (50) feet to the point of beginning.

Being the same premises conveyed to ~~Edwin R. Low and Virginia B. Low~~ by grantor herein by warranty deed of **Douglas F. Mac Vane**, creating a joint tenancy, dated July 6, 1950, and recorded in Cumberland County Registry of Deeds in Book 2006 Page 286

The above described property is conveyed subject to the taxes for the year 1952 which the Grantees herein assume and agree to pay.

Do Hereunto set my hand and seal this 12th day of May, 1952, in the year of our Lord one thousand nine hundred and fifty-two.

Edwin R. Low and Virginia B. Low as joint tenants and not as tenants in common, and the survivor of them their assigns and the heirs of such assigns, and the heirs and assigns of the survivor of said Grantees, to them and their use and benefit forever. And I do covenant with the said Grantees and the survivor of them their assigns and the heirs of such assigns, and the heirs and assigns of the survivor of said Grantees, here and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; except said taxes

U.S.I.R.  
\$11.00  
W.H.R.  
5/12/52

I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantees and the survivor of them their assigns and the heirs of such assigns, and the heirs and assigns of the survivor of said Grantees, here and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said **William E. Raftery** and **Bertha M. Raftery** wife of the said **William E. Raftery** joining in this deed as Grantor, and relinquishing and conveying her right by descent and all other rights in the above described premises,

their hand and seal this 12th day of May, 1952, in the year of our Lord one thousand nine hundred and fifty-two.

Signed, Sealed and Delivered in presence of

**S. W. Hughes**  
to both

**William E. Raftery** Seal  
**Bertha M. Raftery** Seal

State of Maine, CUMBERLAND, ss. May 12, 1952 Personally appeared

the above named **William E. Raftery** and acknowledged the foregoing instrument to be his free and good.

Before me, **Stephen W. Hughes, Justice of the Peace**

Received May 12, 1952, at 2 o'clock - P. M., and recorded according to the original.

- b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

Setbacks from swimming pools shall be as provided in section 14-432 (swimmingpools) of this article.

3. *Side yard:*

- a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet:

<i>Height of Structure</i>	<i>Required Side Yard</i>
1 story . . . . .	8 feet
1 1/2 stories . . . . .	8 feet
2 stories . . . . .	12 feet
2 1/2 stories . . . . .	14 feet

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.

- b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

4. *Side yard on side street:*

Principal or accessory structures: Fifteen (15) feet.