

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**Please Read  
Application And  
Notes, If Any,  
Attached**PERMIT ISSUED****MAY 3 1 2005**

Permit Number: 050665

**CITY OF PORTLAND**This is to certify that Kelly McDonald & Lynn Martinez/Ben Vhas permission to Build a 28' shed dormer and remove existing stairs to side wallAT 60 Cypress St Call 344 E014001

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  
given and written permission procured  
before this building or part thereof  
is altered or closed-in.  
HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be  
procured by owner before this build-  
ing or part thereof is occupied.  
A certificate of occupancy must be  
procured by owner before this build-  
ing or part thereof is occupied.

## OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Deanne Bonke* 5/31/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# 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.

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

D. Byron Whittly  
Signature of Applicant/Designee

Date

James Banks  
Signature of Inspections Official

Date

CBL: 344-E-14

Building Permit #:

05-0665

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

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

<b>Location of Construction:</b> 60 Cypress St		<b>Owner Name:</b> Kelly McDonald & Lynn Maziarz		<b>Owner Address:</b> 60 Cypress St		<b>Permit No:</b> 05-0665		<b>Issue Date:</b> MAY 31 2005		<b>CEL:</b> 344 E014001	
<b>Business Name:</b>		<b>Contractor Name:</b> Ben Wentling		<b>Contractor Address:</b> Portland		<b>Phone:</b> 2076321827		<b>CITY OF PORTLAND</b>			
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Alterations - Dwellings				<b>Zone:</b> RS			
<b>Past Use:</b> Single Family		<b>Proposed Use:</b> Single Family w/28' shed dormer and move stairs		<b>Permit Fee:</b> \$156.00		<b>Cost of Work:</b> \$15,000.00		<b>CEO District:</b> 5			
<b>Proposed Project Description:</b> Build a 28' shed dormer and move existing stairs to side wall				<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: R3 Type: SB IRC-2003 Signature: JMB 5/31/05					
				Signature		Signature					
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:							
<b>Permit Taken By:</b> jmb		<b>Date Applied For:</b> 05/31/2005		<b>Zoning Approval</b>							
				<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 5/31/05		<b>Zoning Appeal</b> <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:		<b>Historic Preservation</b> <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			

## 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

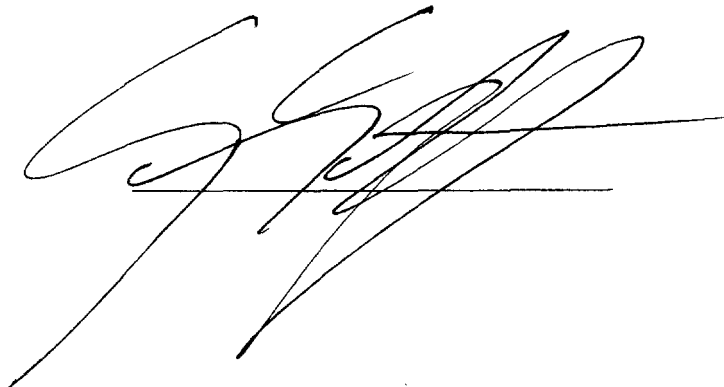
**DEED OF SALE BY PERSONAL REPRESENTATIVE  
(TESTATE)**

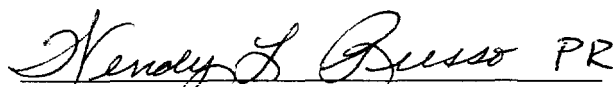
Wendy L. Russo, of Falmouth, Maine, County of Cumberland, and State of Maine, duly appointed acting Personal Representative of the Estate of Doris Mae Lawler, deceased (testate) as shown by the probate records of Cumberland County, Maine, (and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale/and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will) by the powers conferred by the Probate Code, and every other power, for consideration grants to Kelly W. McDonald and Lynn I. Maziarz of Charlottesville, County of Albemarle, and State of Virginia, **as joint tenants and not as tenants in common**, the following described land in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Wendy L. Russo, Personal Representative of the Estate of Doris Mae Lawler has set her hand and seal this 21 day of April, 2005.

WITNESS

A large, stylized handwritten signature, likely of a witness, written in black ink. The signature is highly cursive and fluid, with long, sweeping strokes. It is positioned to the left of the signature of Wendy L. Russo.

  
By: Wendy L. Russo  
Personal Representative of the Estate of  
Doris Mae Lawler

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

<b>Permit No:</b> 05-0665		<b>Date Applied For:</b> 05/31/2005	<b>CBL:</b> 344 E014001
<b>Location of Construction:</b> 60 Cypress St	<b>Owner Name:</b> Kelly McDonald & Lynn Maziarz	<b>Owner Address:</b> 60 Cypress St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Ben Wentling	<b>Contractor Address:</b> Portland	<b>Phone</b> (207) 632-1827
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	
<b>Proposed Use:</b> Single Family w/28' shed dormer and move stairs		<b>Proposed Project Description:</b> Build a <b>28'</b> shed dormer and move existing stairs to side wall	

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 0513112005  
**Note:**      **Ok to Issue:** ☐

1) Approved using Sec. 14-436 for an 80% expansion, which the dormer is well below.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 0513112005  
**Note:**      **Ok to Issue:** ☐

- 1) The details on the 2nd floor carrying load beam must be submitted to this office prior to framing
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or heating.

**Dept:** Fire      **Status:**      **Reviewer:**      **Approval Date:**      **Ok to Issue:** ☐



# Residential 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: 60 Cypress Street, Portland, Maine			
Total Square Footage of Proposed Structure Dormer addition - Add 162 S.F.		Square Footage of Lot ±15,000 Square feet	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 63,64,66,67	Owner: Kelly McDonald Lynn Maziarz	Telephone: 207 797 3462	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 60 Cypress Street Portland ME	Cost Of Work: \$ 15,000.00 Fee: \$ 156.00	
Current Specific use: Single Family Dwelling			
Proposed Specific use: Same			
Project description: Partial Renovation and Addition of a full Dormer(11'x28') on the South Side of the House. Stair Systems to be moved from the Center of the House to the West Wall. Kitchen will Remain open to the Living Room.			
Contractor's name, address & telephone: Ben Wentling			
Who should we contact when the permit is ready: Ben Wentling			
Mailing address: 320 Penny Road New Gloucester ME 04260		926 5950 Home Phone: 632 1827 cell	

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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>Benjamin Wentling</u>	Date: <u>5/31/05</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit Is issued.

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	344 EO14001
Location	60 CYPRESS ST
Land Use	SINGLE FAMILY
Owner Address	<del>RUSSO WENDY &amp; RICHARD LAWLER</del> a5 MOUNTAIN RD FALMOUTH ME 04105

5/31 2 pm

Ben

RS

#665

## Book/Page

## Legal

344-E-14-15-43-44  
CYPRESS ST 60  
PENNEL AVE 51-53  
15000 SF

## Current Valuation Information

Land	Building	Total
C3b,330	#57,020	#93,350

\$156

## New Estimated Valuation Information

Land	Building	Total	Phase-In Value
#75,800	#97,500	#173,300	#133,325

## Property Information

Year Built 1943	Style Cape	Story Height 1	sq. Ft. 1008	Total Acres 0.344
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Finsh
				Basement Full

## Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1943	16X24	D	A

## Sales Information

Date	Type	Price	Book/Page
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## Picture and Sketch

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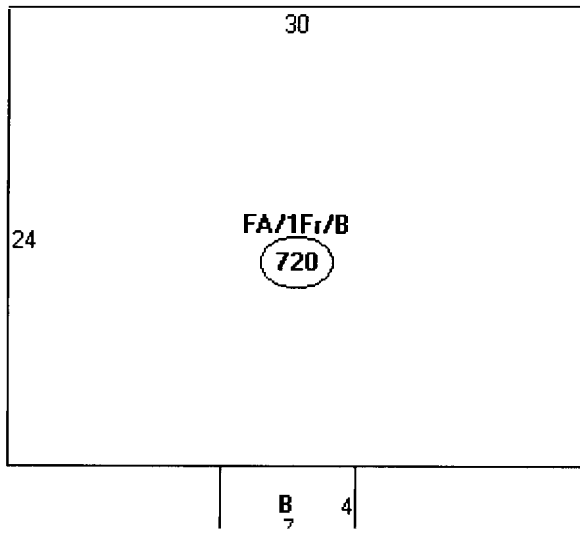
Click [here](#) to view Tax Roll Information.

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: FA/1Fr/B  
720 sqft

E: EP  
23 sqft

> 948  
x 80%  
758.4

Dormer 28'  
adding 162 SF

Lot 15,000

Sec. 14-436  
allows 80%  
Expansion