

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: 02-0030	Issue Date: JAN 18 2002	CBL: 353 C014001
-----------------------	----------------------------	---------------------

Location of Construction: 30 West Lynne Ave	Owner Name: Sidney & Deborah Kilmartin	Owner Address: 30 West Lynne Ave	Phone: 207-797-6956
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family / Replace roof, and finish rooms over house & garage.	Permit Fee: \$72.00	Cost of Work: \$7,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: 5B <i>BOCA 1999</i>	

Proposed Project Description: Replace roof & interior renovations.	Signature:	Signature: <i>T Muns</i>
---	------------	--------------------------

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: <i>N/A</i> Date:

Permit Taken By: gg	Date Applied For: 01/10/2002	<b>Zoning Approval</b>	
------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/14/02</i>	<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: <i>1/14/02</i>	<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: <i>1/14/02</i>
	<i>OK per 14-436 B - 1/15/02</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

CBL: 353-C-014

Zoning Administrator  
Marge Schmuckal



Department of Urban Development

### CITY OF PORTLAND

### CERTIFICATE OF SETBACK REDUCTION

I, *Marge Schmuckal*, Zoning Administrator for the City of Portland, Cumberland County, State of Maine, Hereby certify that on the 1st day of July, 2002, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

1. Property Owner: Deborah & Sidney Kilmartin
2. Chart-Block-Lot: 353-C-014, 30 West Lynne Street, Portland, ME
3. Property: Cumberland County Registry Book 8854, Page 130. Last recorded in a Chain of Title
4. Setback reduction granted: This is to allow an approximate nine and one half (9.5) foot side yard setback instead of the fourteen (14) foot side yard setback required under section 14-80 of the R-2 residential zone, as allowed under section 14-437 (Setback Reductions).

In Witness Whereof, I have hereto set my hand and seal this 1 day of July, 2002.

*Margaret Schmuckal*  
Zoning Administrator

STATE OF MAINE  
Cumberland, ss

Then personally appeared the above-named Margaret Schmuckal and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Zoning Administrator for the City of Portland.

*Mary P. Davis*  
Mary P. Davis, Notary Public  
Printed Name of Notary Public  
Commission Expires 7/27/2003

**THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.**



# CITY OF PORTLAND, MAINE

## SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: Deborah + Sidney Kilmarlin  
30 West Lynn Portland Me 04103

Applicant's interest in property (e.g. owner, purchaser, etc.):  
owner

Owner's name and address (if different): SAME

Address of property and Assessor's chart, block, and lot number:  
353-C-14

Zone: R-2 Present Use: home

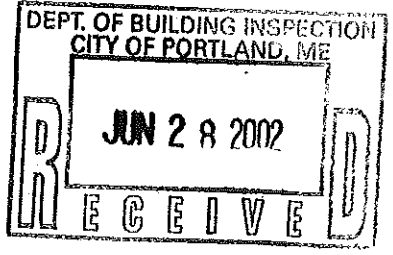
Setback Reduction from: Section 14-80 Future Use: Single Family

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00. pd 6/28/02

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: 6/28/02

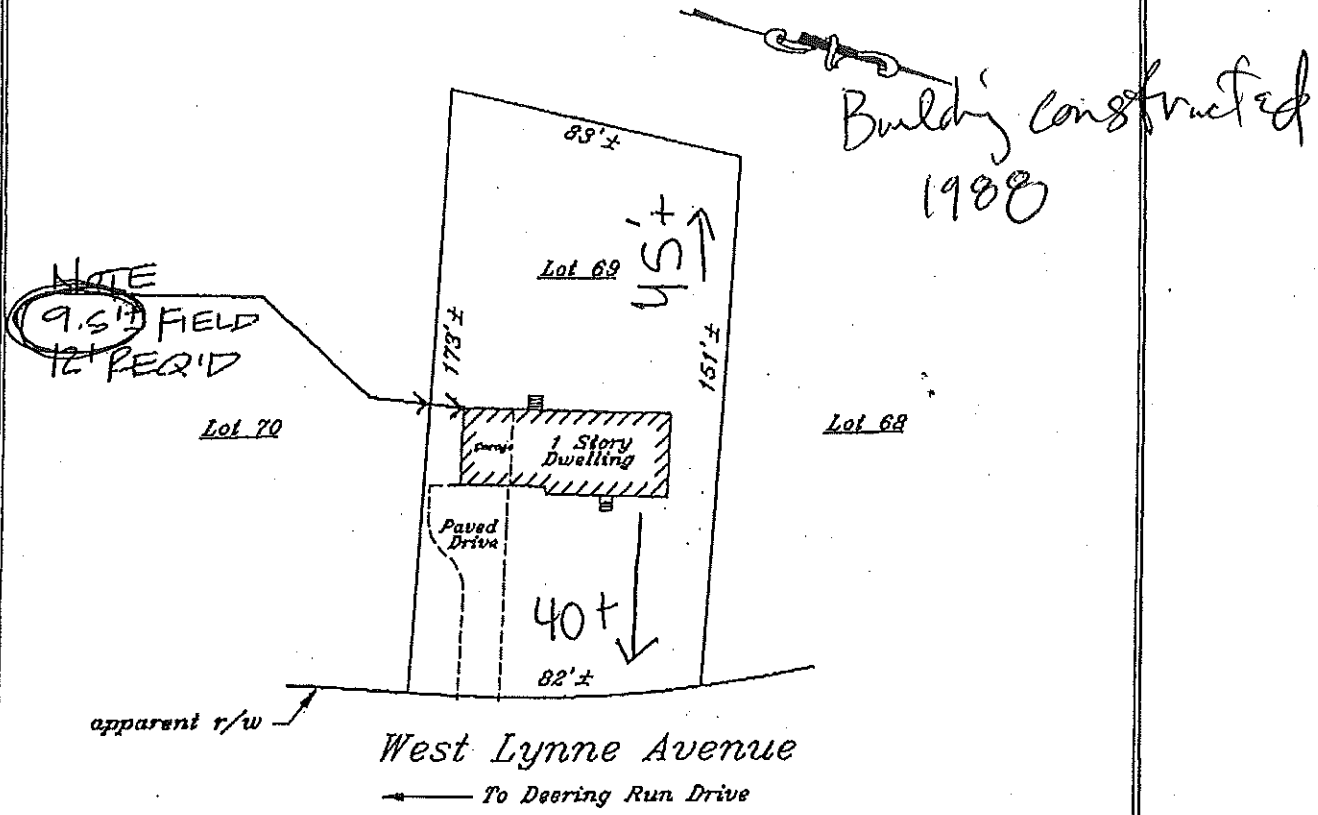
[Signature]  
Signature of Applicant



# For Mortgage Lender Use Only

**General Notes:** (1) Distances shown are taken from provided title references shown below (2) The purpose of this inspection is to render an opinion as follows: A) existing and accessory structure's compliance with respect to municipal zoning setbacks and B) flood zone determination by horizontal reading on below referenced FEMA Map. (3) This inspection accepts but not technical standards as set forth by State of Maine Board of Licensure for Professional Land Surveyors (4) This inspection is to be used only by the below listed lender, title attorney and title insurer and shall not be used by another party for boundary line locations or land title opinions (5) A boundary survey should be performed to render a professional opinion pertaining to boundary line locations, easements, rights of way, encroachments and/or encroachments.

Address: 30 West Lynne Avenue Inspection Date: November 30, 2001  
Portland Maine Scale: 1" = 40'



Applicant: Sidney & Deborah Kilmartin Requesting Party: New England Title Co.  
 Owner: Gregory, Gregory & McGarry Attorney: \_\_\_\_\_  
 Lender: First Financial Mortgage Corp. File No. 20111052 Field Book: 227-7  
 NET File No. A01-801

Title References:  
 Deed Book: 8854 Page: 130  
 Plan Book: 164 Page: 51 Lot: 69  
 County: York

Municipal References:  
 Map: 369 Block: C Lot: 14

The dwelling does not fall within a Special Flood Hazard Zone Per FEMA Community Map No. 230051 Panel: 0002C Zone: X Date: 12/8/1998

The dwelling was  in compliance with municipal zoning setback requirements at the time of construction.

Comments: See deed for appurtenances.

**Nadeau & Lodge, Inc.**  
 Professional Land Surveyors  
 318 Brighton Avenue  
 Portland, Maine 04102  
 Ph (207)878-7870 Fax (207)878-7871

*James D. Nadeau*  
 12-3-01

DLF

*This Is Not A Boundary Survey* *Not For Recording*

1/14/02 Built 1988 - Need following →

- ① Fire rating of garage
- ② Headers
- ③ Safety Glazing - window in bathroom
- ④ Garage floor - joists?
- ⑤ Smoke det.'s

1/14/02 - Spoke w/ Deb Kilmartin - went over all of the above. TM.

1/18/02 - All headers are 3-2x10"s  
Floor joist above garage are 2x8"-16"oc spanning 12'0"  
Deb Kilmartin agreed to fire rating, safety glazing + smoke detectors. TM.

3/13/02 - Framing inspection w/ Mrs. Kilmartin. 1) Stairs cut @ 9", must be 10". No smokes in either bedroom Plumbing and electrical are OK. Spoke w/ builder via phone, and he will rebuild the stairs. JR

6/26/02 - STAIRS 10" on all heads - Risers OK - Smokes in all bedrooms. OK to Closeout

CBC # 353-C-14

Permit # 02-0030