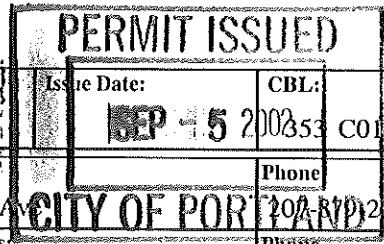


City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0956	Issue Date: SEP - 5 2002	CBL: CO14001
-----------------------	------------------------------------	-----------------



Location of Construction: 30 West Lynne Ave	Owner Name: Beal	Owner Address: 30 West Lynne Ave	Phone: 708-87012397
Business Name: n/a	Contractor Name: n/a <i>Careg Plimpton</i>	Contractor Address: n/a n/a 772-3600	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Add 550 sq. ft. Deck on rear of house.	Permit Fee: \$135.00	Cost of Work: \$16,000.00	CEO District: 2
Proposed Project Description: Add 550 sq. ft. Deck on rear of house		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: 5B BOCA 1999 Signature: <i>AMB 7/5/02</i>		

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 08/26/2002	Zoning Approval	
------------------------	---------------------------------	------------------------	--

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 <i>N/A</i> <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"/> <input type="checkbox"/> Denied Date: <i>8/29/02</i>	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	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: _____
--	--	---	---

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.

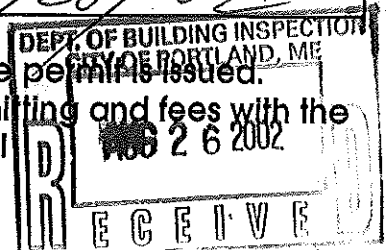
Location/Address of Construction: <u>30 West Lynn Portland, Me.</u>		
Total Square Footage of Proposed Structure <u>550</u>	Square Footage of Lot <u>13,381</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>353</u> Block# <u>C</u> Lot# <u>14</u>	Owner: <u>Camille Beal</u>	Telephone: <u>879-2397</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MIA BEAL</u> <u>30 West Lynn</u> <u>Portland, Me.</u> <u>879-2397</u>	Cost Of Work: \$ <u>16,000</u> Fee: \$ 135,000
Current use: <u>Single-family home</u>		<u>135.00</u>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Deck on rear of house</u>		
Project description: Deck <u>Total of 550 SF</u>		
Contractor's name, address & telephone: <u>G.D. Plimpton</u> <u>56 Pleasant St. Portland, Me. 04101</u>		
Who should we contact when the permit is ready: <u>772-3000</u>		
Mailing address: <u>Call xxx</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>[Signature]</u>	Date: <u>8/20/02</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

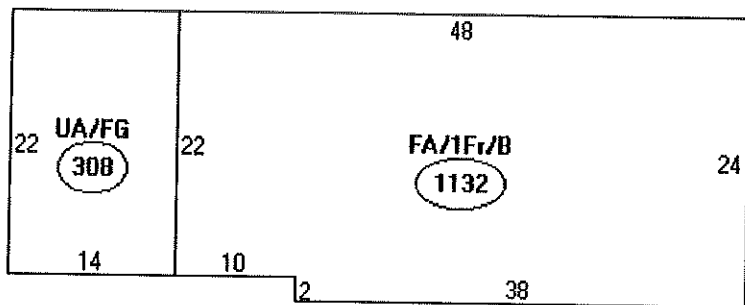


13381 x 20% = 2676.2

Descriptor/Area

A: FA/1Fr/B
1132 sqft

B: UA/FG
308 sqft



1132
308

1440
575

2015

18 x 42 = 504

11.33 x 4 = 45.32

3 x 8.5 = 25.50

574.82

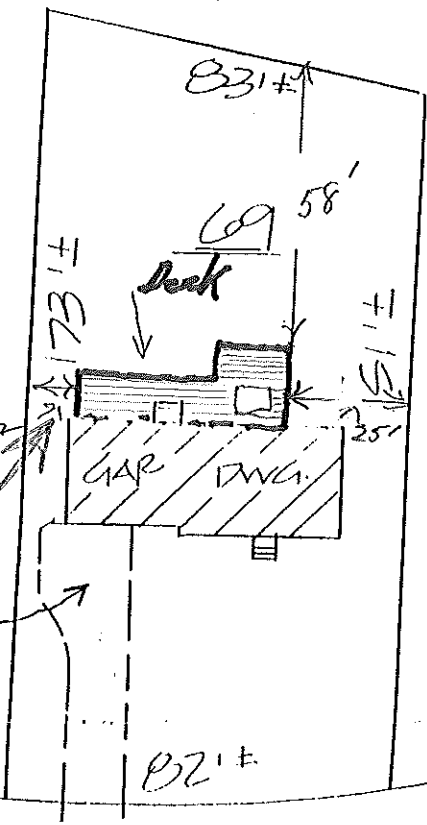
FOR MORTGAGE LENDER USE ONLY

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) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY 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 & TITLE INSURER AND SHOULD 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, BASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 30 W. LYNNE AVE
PORTLAND, ME
 built 1908

INSPECTION DATE: 10-29-02
 SCALE: 1" = 40'

13381th x 2082-2676-2nd



NORTH

(R-2)

Retr: 25' Reg. - 58' shown

Side: 12' Reg. - 12' shown

Front: N/A

608

revised

8/29/02
 side setback
 will be 12' per
 Greg Plympton The
 CONTRACTOR
 DRIVE

51

Application ID Number: 2-0956

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Comments:

Approval Date: 09/05/2002

Given On Date: 09/03/2002

OK to Issue Permit

Name: Jeanine Bourke

Date: 09/05/2002

Date 2:

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

The following requirements were discussed per a phone conversation with Greg Plimpton:

- 1 - All footings to be 48" depth or to ledge
- 2 - Rim ledger brackets bolted thru foundation
- 3 - Joist hangers installed at all non-bearing points
- 4 - Headers and beams around spa cut out to be doubled
- 5 - Arbor rim to be bolted to wall studs
- 6 - Posts or girders to be fastened to sona footings
- 7 - Guardrail system to meet BOCA '99 Sec. 1021

Contractor will adjust footing spacing on site for girder support.
Max span if using 2-2X10 = 8' 6"
Max span if using 2-2X8 = 6' 6"

Create Date: 08/27/2002

By: jgg

Update Date: 09/05/2002

By: jmb

Application ID Number:

Department: Status: Reviewer:

Comments: Approval Date:

8/29/02 R-2 zone - only showing 10' side setback where 12' is required - I called Greg Plimpton as shown on the application and left a message - talked to contractor, he revised plans and will be 12' from the side property line.

Given On Date:

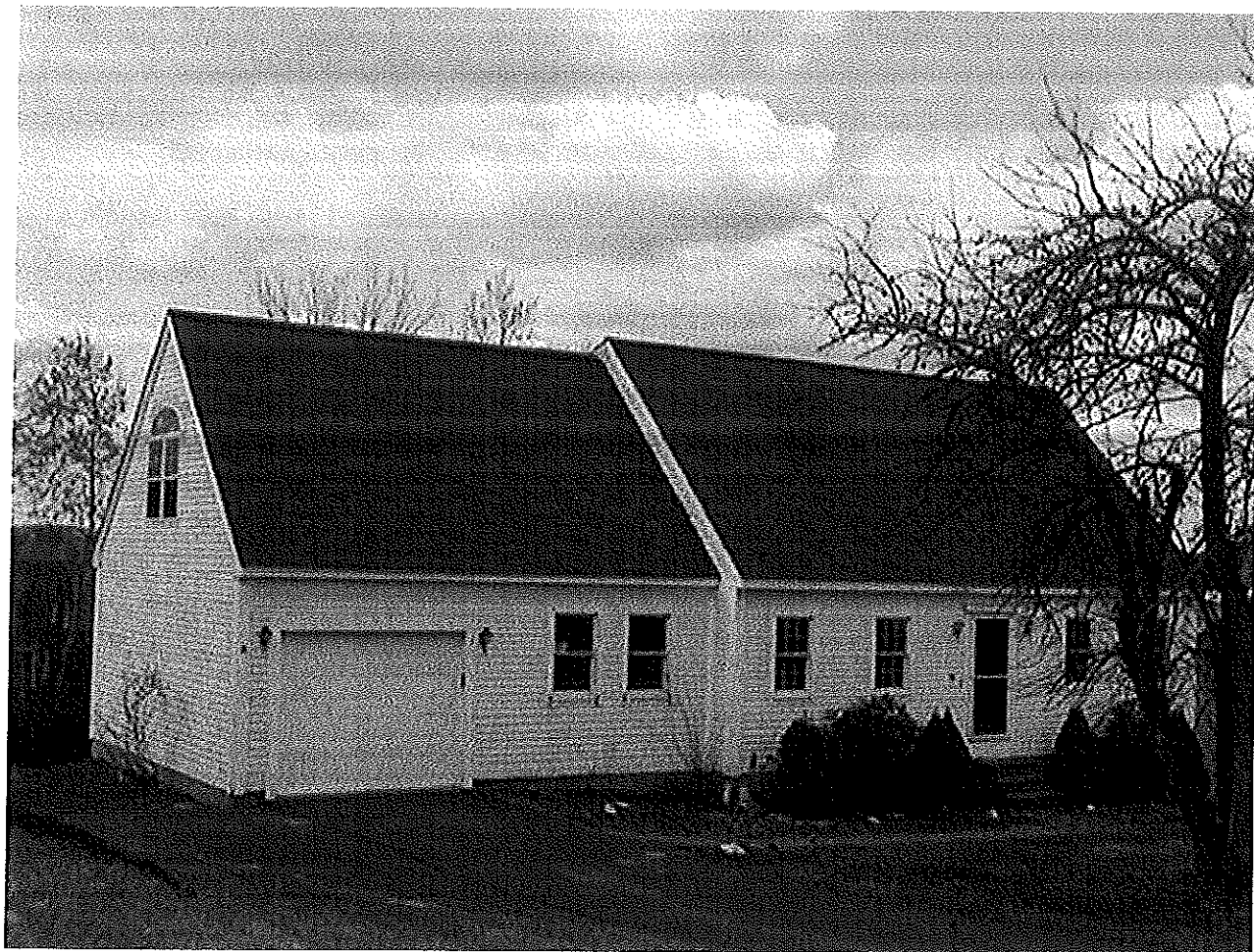
OK to Issue Permit Name: Date: Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

It is understood thru a conversation with the contractor that there shall be a 12' side yard setback on the left side of this deck which complies with the R-2 zoning requirements. All setbacks are measured to property lines. The Code Enforcement Officer shall be checking the setbacks PRIOR to the placing of any concrete.

Create Date: By: Update Date: By:





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Robert H. Gierle Jr.

LOCATION: Lot 69 West Lynn Avenue

Date of Issue July 14, 1988

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 88-280 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

entire

APPROVED OCCUPANCY

single family dwelling

Limiting Conditions: second floor unfinished - will require permit to finish.

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Applicant: Robert A. Tierie, Jr. Date: March 31, 1988
Address: Lot #69 Deering Run ~~Phase I~~ Phase II
Assessors No.: West Lyme Avenue

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - R-2
Interior or corner lot -
Use - Construct single family with attached
Sewage Disposal - City single car garage
Rear Yards - 45' 25'
Side Yards - 10' and 14' 5' and
Front Yards - 25' 25' setback
Projections -
Height - 1 1/2 story
Lot Area - ~~10,000 sq ft (est)~~ (actual) 13,381.5 sq ft.
Building Area - 1320 sq ft + 200 sq ft garage
Area per Family - 10,000 sq ft
Width of Lot - 82'
Lot Frontage - 82'
Off-street Parking - O.K.
Loading Bays - NA

Site Plan -
Shoreland Zoning -
Flood Plains -

Recent New
Deering Run Drive
W. Turner March 31, 1988

PERMIT ISSUED
WITH LETTER



Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 020956

This is to certify that Beal/n/a
has permission to Add 550 sq. ft. Deck on rear house
AT 30 West Lynne Ave

353 C014001

PERMIT ISSUED
SEP - 5 2002
CITY OF PORTLAND

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 laid or closed-in. **HEAR 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 _____

Darwin M. Bouke
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

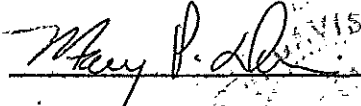
1. Property Owner: Deborah & Sidney Kilmartin
2. Chart-Block-Lot: 353-C-014, 30 West Lynne Street, Portland, ME
3. Property: Cumberland County Registry Book 8854, Page 130. Last recorded in a Chain of Title
4. Setback reduction granted: *This is to allow an approximate nine and one half (9.5) foot side 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.


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, Notary Public
Printed Name: Mary P. Davis
State of Maine
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

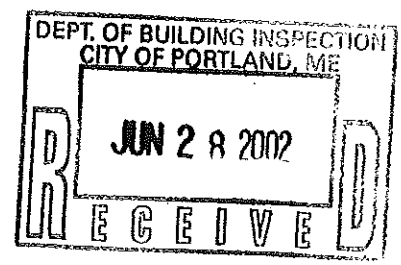
Setback Reduction from: Section 14-80 Future Use: Single Family

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

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

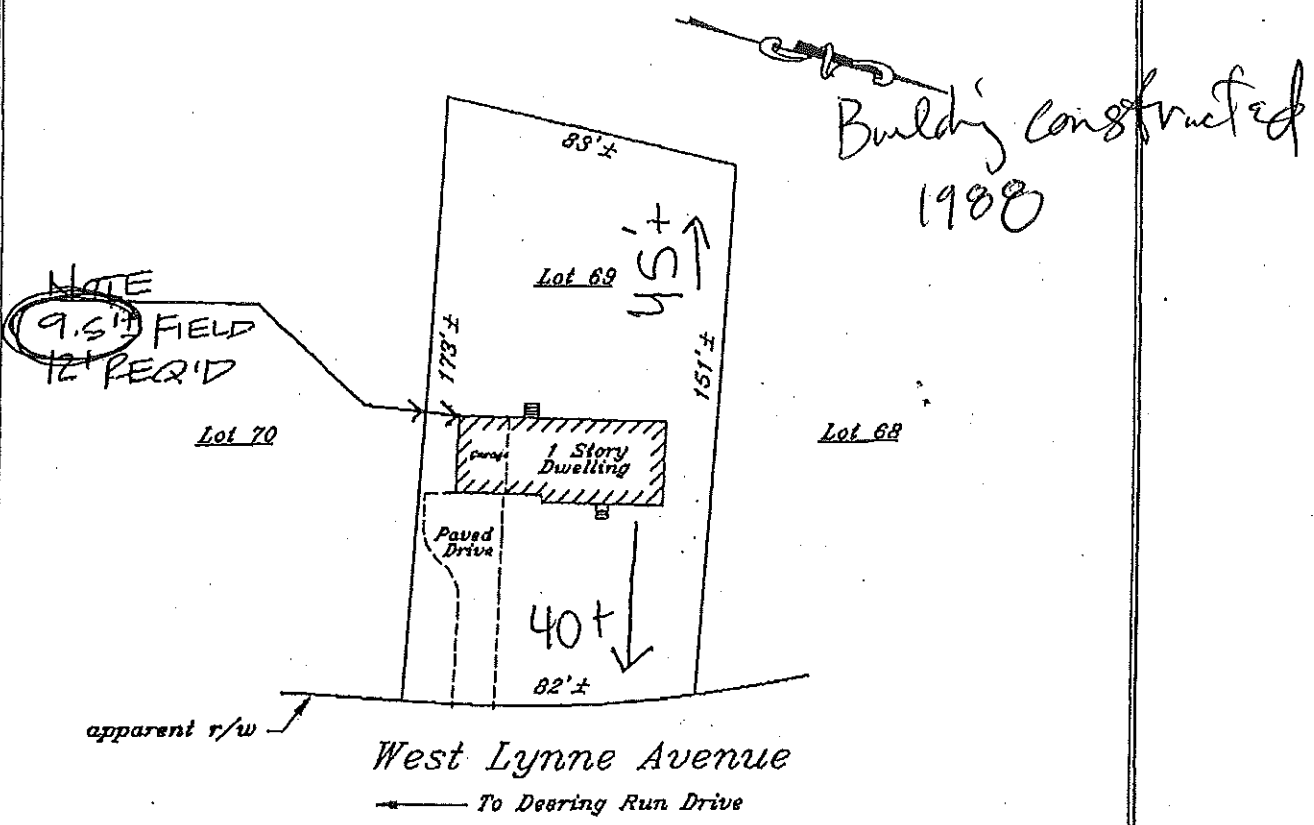
[Signature]
Signature of Applicant



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) dwelling and accessory structure's compliance with respect to municipal zoning setbacks and B) flood zone determination by horizontal scaling on below referenced FEMA Map. (3) This inspection accepts but all 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. A01-601

Title References:
 Deed Book: 885A 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: 12/8/1999

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

Comments: See deed for appurtenances.

Nadeau & Lodge, Inc.
 Professional Land Surveyors
 91B Brighton Avenue
 Portland, Maine 04102
 Ph. (207)878-7876 Fax (207)878-7871

James D. Nadeau
 12-3-01

DLF

This Is Not A Boundary Survey Not For Recording

6, 138 11-10

City of Portland, Maine

IN THE CITY COUNCIL

AMENDMENT TO PORTLAND CITY CODE
§14-437 (ZONING ORDINANCE)
RE: SETBACK REDUCTIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That Section 14-437 of the Portland City Code is hereby enacted,
said section to read as follows:

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the City Council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

- (1) The name and address of the applicant and his or her interest in the subject property;
- (2) The name and address of the owner, if different from the applicant;
- (3) The address or location and the city assessor's chart, block and lot number of the subject property;
- (4) The present use and zoning classification of the subject property;
- (5) Plot plan showing sufficient monumentation to indicate the location of all structures existing and proposed in relation to the lot lines. Such a plan must be prepared by a State of Maine Registered Land Surveyor. If, in the opinion of the surveyor, sufficient monumentation is not available, then a standard boundary survey will be necessary to meet the requirements of this section.

(c) *Purpose.* The purpose of setback reductions is to validate the situs of mislocated single-family, owner-occupied residential structures and those structures accessory thereto,

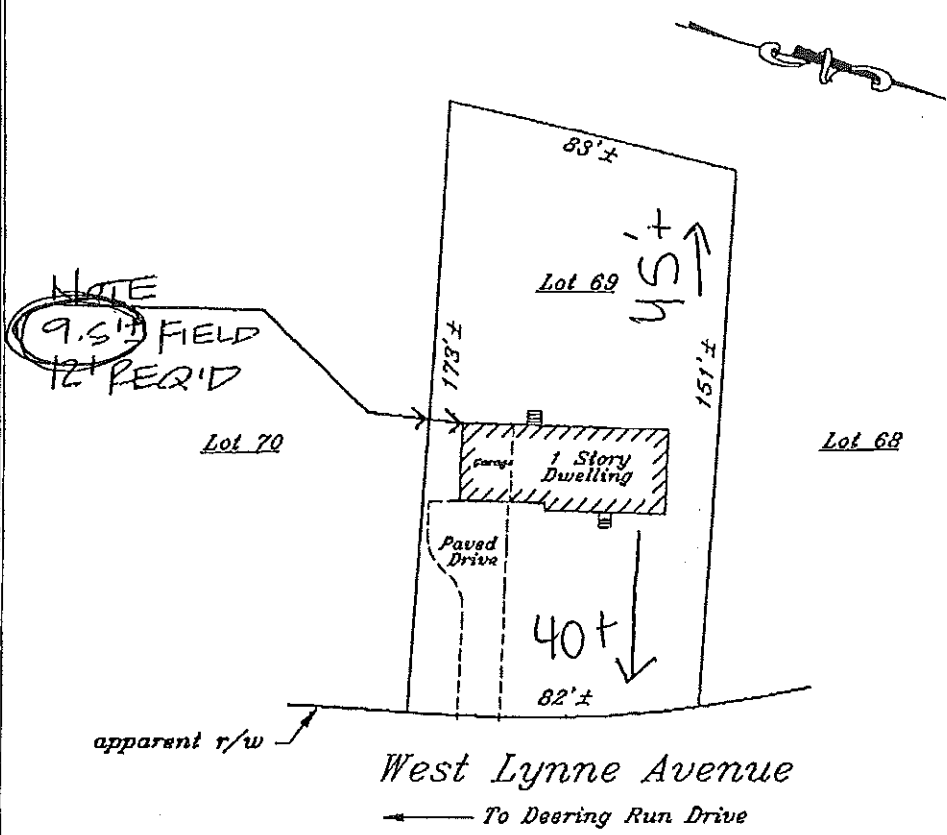
14-437.SETBACK.001
10.06.93

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) dwelling and accessory structure's compliance with respect to municipal zoning setbacks and B) flood zone determination by horizontal scaling 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, encumbrances and/or encroachments.

Address: 30 West Lynne Avenue
Portland, Maine

Inspection Date: November 30, 2001
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: 222-7

Title References:
Deed Book: 885A Page: 130
Plan Book: 164 Page: 51 Lot: 69
County: York

NET File No. A01-601

Nadeau & Lodge, Inc.
Professional Land Surveyors

918 Brighton Avenue
Portland, Maine 04102
Ph. (207)878-7870 Fax (207)878-7871

Municipal References:
Map: 853 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 ~~built~~ in compliance with municipal zoning setback requirements at the time of construction.

Comments: See deed for appurtenances.

James D. Nadeau
12-3-01

DLW

This Is Not A Boundary Survey

Not For Recording

020030

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>30 West Lynn Portland Me.</u>		
Total Square Footage of Proposed Structure <u>@ 1440 - new addition</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>353</u> Block# <u>C</u> Lot# <u>14</u>	Owner: <u>Sidney P + Deborah Kilmartin</u>	Telephone: <u>797-6956</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>1,000.00</u> Fee: \$ <u>66.00</u>
Current use: <u>- home -</u>		<u>72.00</u>
If the location is currently vacant, what was prior use: <u>occup.</u>		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>remove roof, dormer cape - need to finish rooms over house + garage -</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Sidney Kilmartin</u>		
Mailing address: <u>22 Bailey Portland Me 04103</u>		
		Phone: <u>797-6956</u>

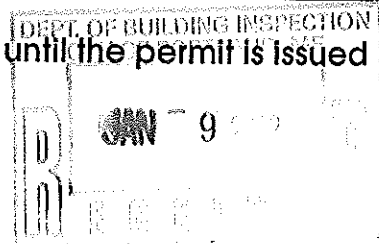
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Deborah Kilmartin</u>	Date: <u>1/9/01</u>
--	---------------------

This is not a permit, you may not commence ANY work until the permit is issued

Gayle



**QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR**

KNOW ALL BY THESE PRESENTS,

THAT *First Bank of Beverly Hills, FSB f/k/a Girard Savings Bank*, a corporation organized and existing under the laws of the State of Oregon and having its principal place of business in the City of Portland, and State of Oregon, acting pursuant to a Judgment of Foreclosure and Sale entered on September 19, 2000, in District Nine, Division of Southern Cumberland, located in Portland, Maine, Docket No. POR-RE-00-089, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of a Mortgage given by Michael J. Gregory, C. Melinda Gregory and Owen P. McGarry to Citibank (Maine), N.A., dated August 4, 1989, and recorded in the Cumberland County Registry of Deeds in Book 8854, Page 130, in consideration of One Dollar (\$1.00) and other valuable consideration paid by *Sidney P. Kilmartin* and *Deborah A. Kilmartin*, whose mailing address is 22 Bailey Avenue, Portland, ME 04103, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said *Sidney P. Kilmartin* and *Deborah A. Kilmartin*, as joint tenants, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Washington Avenue, and bounded and described as follows: Lot 69 in Deering Run Subdivision – Phase II, containing approximately 13,381 square feet, as shown on the recording plat of Deering Run Subdivision – Phase II dated April 30, 1987 and recorded in the Cumberland County Registry of Deeds in Plan Book 164, Page 51.

BEING the same premises conveyed to Michael J. Gregory, C. Melinda Gregory and Owen P. McGarry by Warranty Deed from Richard A. Miller, et al., dated July 28, 1989, and recorded in the Cumberland County Registry of Deeds in Book 8854, Page 129.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said *Sidney P. Kilmartin* and *Deborah A. Kilmartin*, as joint tenants, their heirs and assigns forever.

IN WITNESS WHEREOF, First Bank of Beverly Hills, FSB f/k/a Girard Savings Bank has caused this instrument to be signed in its corporate name by Annette J. Vecchio, of ~~Wilshire Servicing Corporation, its attorney-in-fact~~, under Limited Power of Attorney, dated _____ and recorded in the Cumberland County Registry of Deeds in Book _____, Page _____, this _____ day of ~~December, 2001~~.

Signed and Delivered in the Presence of:

Madina

First Bank of Beverly Hills, FSB f/k/a Girard Savings Bank

By: *Annette J. Vecchio*

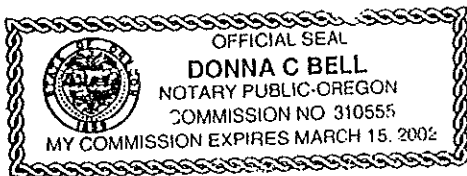
ANNETTE J. VECCHIO
Printed Name

~~Its Attorney in Fact~~

STATE OF OREGON
MULTNOMAH, ss.

December 4, 2001

Then personally appeared the above named Annette J. Vecchio of ~~Wilshire Servicing Corporation, attorney-in-fact for~~ First Bank of Beverly Hills, FSB f/k/a Girard Savings Bank, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said First Bank of Beverly Hills, FSB f/k/a Girard Savings Bank.



Before me,

Donna C Bell

Notary Public

Donna C Bell

Printed Name

3-15-02

My Commission Expires

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.

_____ **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.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

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.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AN PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Wella Clark
Signature of applicant/designee

1/28/02
Date

Morland King
Signature of Inspections Official

1-25-02
Date

CBL: 353-C-14 Building Permit #: 02-0030

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.

 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.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

OMR **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

OMR **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.

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

OMR **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Michael A. Russo
Signature of applicant/designee

1/23/02
Date

[Signature]
Signature of Inspections Official

1/23/02
Date

CBL: 031A001 Building Permit #: 000034

Where a lot in a residence zone is not served by public sewers and septic tank disposal systems are required, the minimum lot area required shall be determined from the following table, except that on the islands in Casco Bay, such variation as shall be approved by the health officer may be permitted in the minimum required lot areas:

<i>Standard Percolation Test Rate of Percolation (minutes)</i>	<i>Lot Area Required (square feet)</i>
2	7,800
3	8,400
4	8,800
5	9,100
10	10,500
15.....	11,800
30	13,800
45	15,500

(Code 1968, § 602.19.N)

Sec. 14-436. Building extensions.

Existing non-residential and residential principal structures

The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

(b) *For residential principal structures conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of the expansion shall be limited to no more than eighty (80) percent of the first floor footprint. The additional floor area shall be created by raising the existing roof configuration the minimum amount required to create an additional story of habitable space, or by the use of dormers, turrets or similar structures.

Building expansions under this section may occur only once during the lifetime of an existing structure.

(Ord. No. 61-97, 8-18-97; Ord. No. 284-99, §3, 5-17-99, enacted as an emergency to take effect immediately pursuant to Article II, Sec. 8 of the Portland City Charter)

*Editor's note--Ord. No. 61-97, adopted Aug. 18, 1997, repealed former § 14-436 and enacted similar new provisions as herein set out. Formerly, such section derived from § 602.19.0 of the 1968 Code as amended by Ord. No. 92-88, adopted July 19, 1988.

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall be in such form as prescribed by the zoning administrator and shall contain at least the following information and documentation:

1. The name and address of the applicant and his or her

14-436

Applicant: Sidney & Deborah Kilmonting Date: 01/14/02

Address: 30 West Lyme Ave C-B-L: 353-C-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1988

Zone Location - R-2

Interior or corner lot - Interior

Proposed Use/Work - Add dormer + finish 2nd floor

Sevage Disposal - Public

Lot Street Frontage - 82'± - 50 Req. OK

Front Yard - 40'± shown - 25' Req. OK

Rear Yard - 45'± shown - 25' Req. OK

Side Yard - 9 1/2' shown - left } 12 1/2 stories
11 1/2' shown - right } 14' - 2 stories

OK per section
14-436 B

Projections - front + rear stairs

Width of Lot - 82'±

Height - 1 story - adding full dormer - rear - 35' Max - OK

Lot Area - 13,381 SF - 10,000 SF Req. OK

Lot Coverage/ Impervious Surface - 1968^{sq} House
stairs?

20% Max

Area per Family -

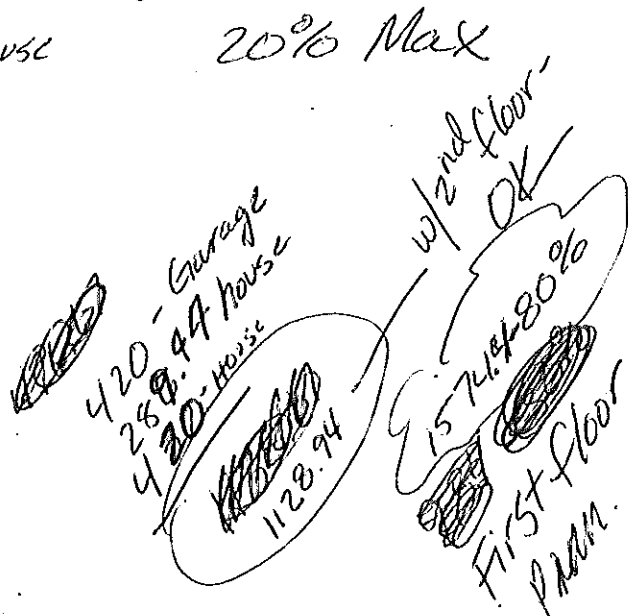
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



<i>Standard Percolation Test Rate of Percolation (minutes)</i>	<i>Lot Area Required (square feet)</i>
2	7,800
3	8,400
4	8,800
5	9,100
10	10,500
15.....	11,800
30	13,800
45	15,500

(Code 1968, § 602.19.N)

Sec. 14-436. Building extensions.

Existing non-residential and residential principal structures which are nonconforming as to any area and/or yard requirements may be enlarged within the existing footprint subject to the following provisions:

- (a) *For principal structures lawfully nonconforming as to land area per dwelling unit as of July 19, 1988: The floor area of the expansion shall be limited to no more than fifty (50) percent of the first floor footprint.*

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

Issued to Robert H. Gierie Jr. LOCATION Lot 69 West Lynn Avenue
Date of Issue July 14, 1988

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 88-280, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES entire APPROVED OCCUPANCY
single family dwelling

Limiting Conditions: second floor unfinished - will require permit to finish.

This certificate supersedes certificate issued

Approved: [Signature]
(Date) 7/14/88 Inspector

[Signature]
Inspector of Building

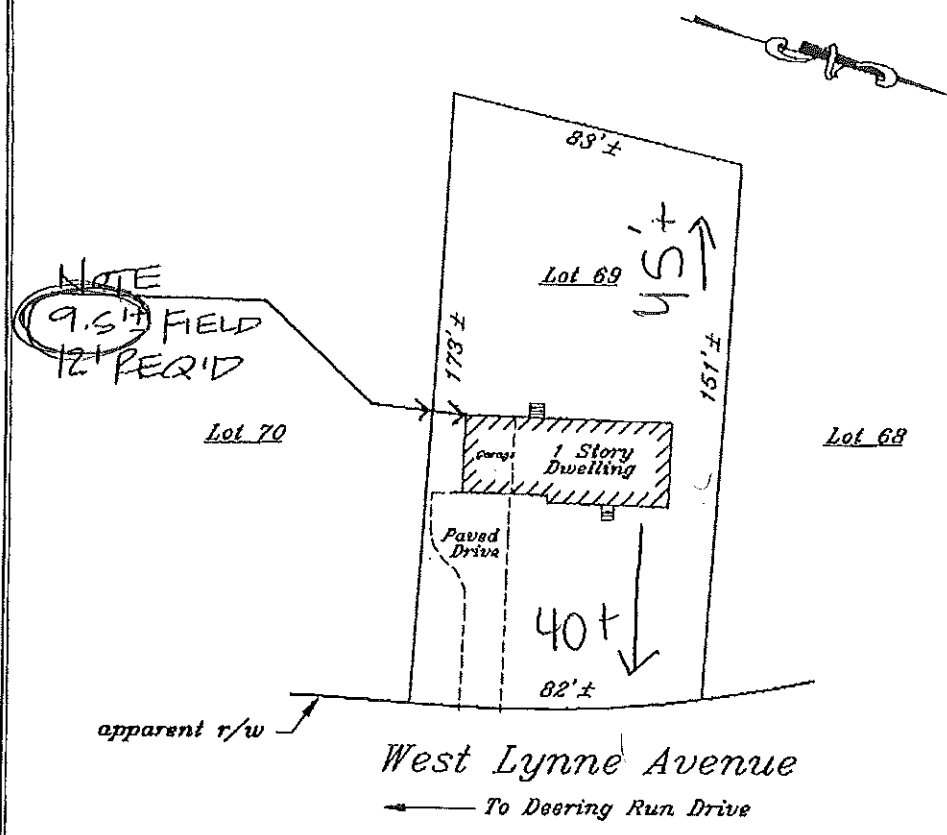
Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

- 878-7870 -

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) dwelling and accessory structure's compliance with respect to municipal zoning setbacks and B) flood zone determination by Aerialized scaling on below referenced FEMA Map. (3) This inspection excepts out all 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, encumbrances 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. A01-601

Title References:
 Deed Book: 885A Page: 130
 Plan Book: 164 Page: 51 Lot: 69
 County: York

Nadeau & Lodge, Inc.
 Professional Land Surveyors
 918 Brighton Avenue
 Portland, Maine 04108
 Ph. (207)878-7870 Fax (207)878-7871

Municipal References:
 Map: 859 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.

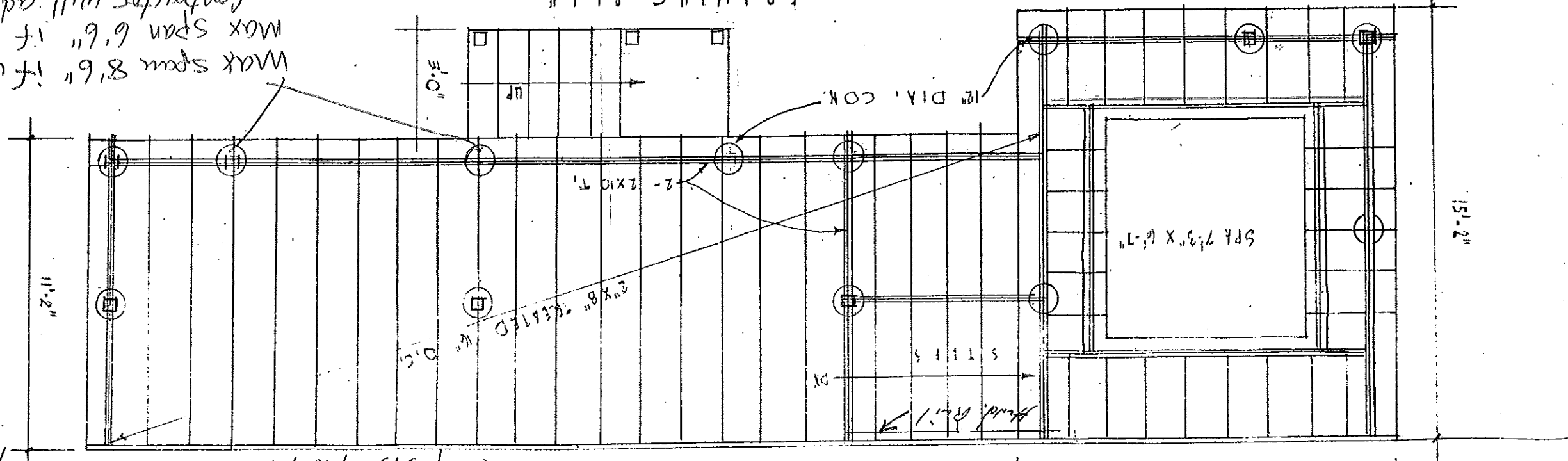
James D. Nadeau
 12-3-01

DLW

This Is Not A Boundary Survey Not For Recording

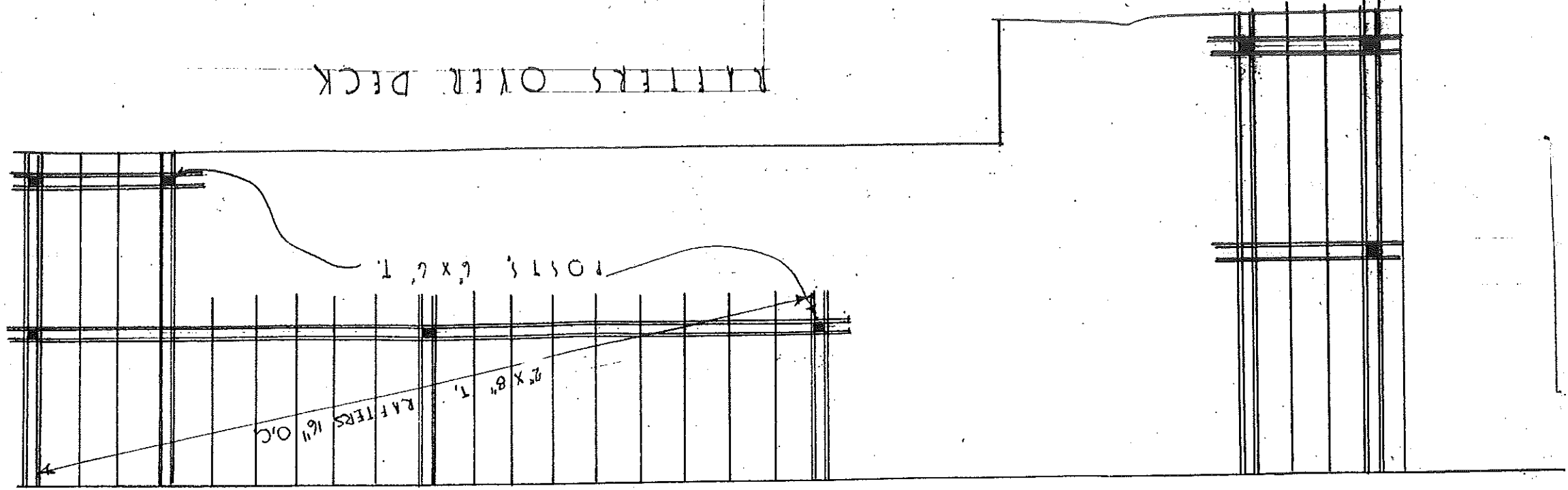
- Per conversation w/ Greg Plimpton 9/4/02
- 1- All Footings to be 48" depth
 - 2- Rim Ledger Brackets bolted thru Foundation
 - 3- Joist Hangers installed at all non-bearing Points
 - 4- Headers & beams around Spa to be doubled
 - 5- Arbor Rim bolted to wall studs
 - 6- Posts Fastened to same Footings

REAR ELEVATION



Max span 8'6" if using 2-2x10
 Max span 6'6" if using 2-2x8
 Contractor will adjust on site.

FRAMING PLAN

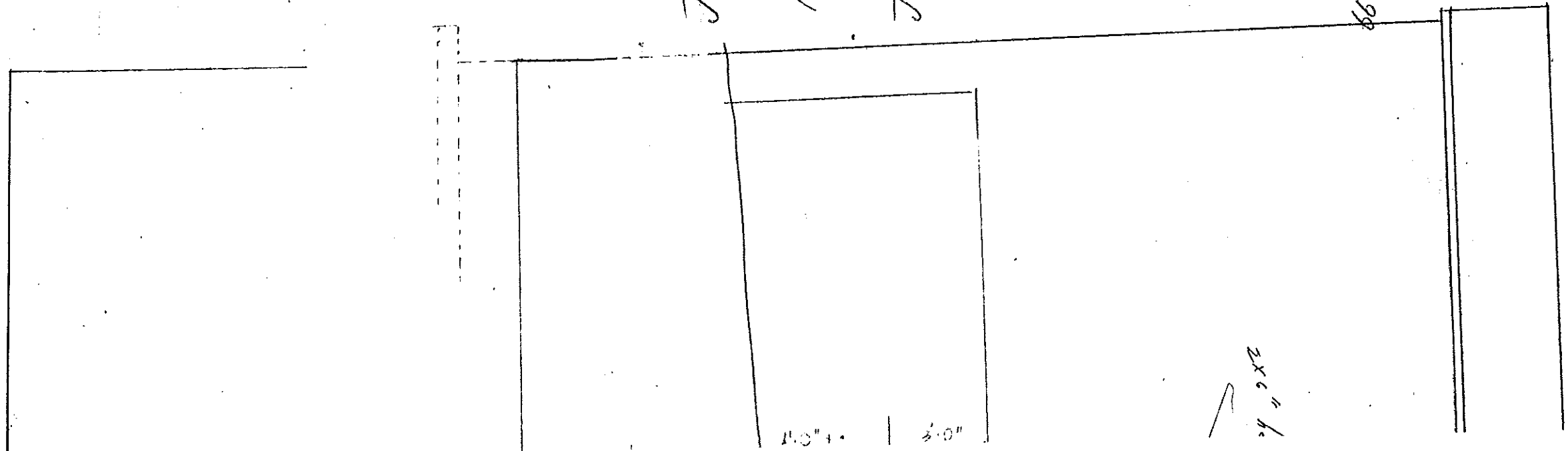


Notes:

- 11) Deck joists are to be 2x8 p.t. 16" O.C.
- 12) All rails, handrails and steps to conform to BOCA Nat. Bldg Code 1999 section 1019.6 + 1022.2.3 section 4 1021 Guards
- 13) Deck rail posts to be 8' or less apart and will be either Fir ckd or Mahogany. 4x4"
- 14) Decking to be 5/8 x 6" synthetic composition or 5/8 x 6" mahogany.
- 15) Concrete pilings to be min. of 98" below grade
- 6) Spa to be set on crushed gravel + concrete base on grade and independent of deck support structure
- 7) Arbor/Pergola support posts are to be min of 4" x 4"

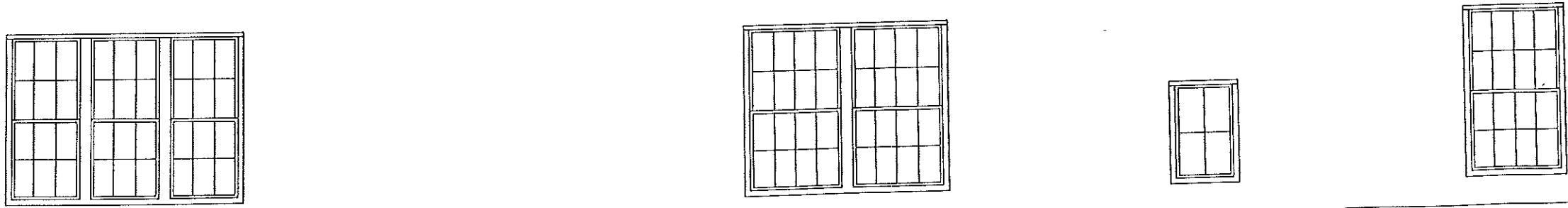
2x6" h.

10" x 10"



PROPOSED DECK
30 WESTLYNNE
PORTLAND SCALE 1/4" = 1'-0" 8/16/01

REAR ELEVATION



DOTTED LINES REPRESENT EXISTING - SOLID LINES REPRESENT NEW

NO CHANGE TO FRONT ELEVATION

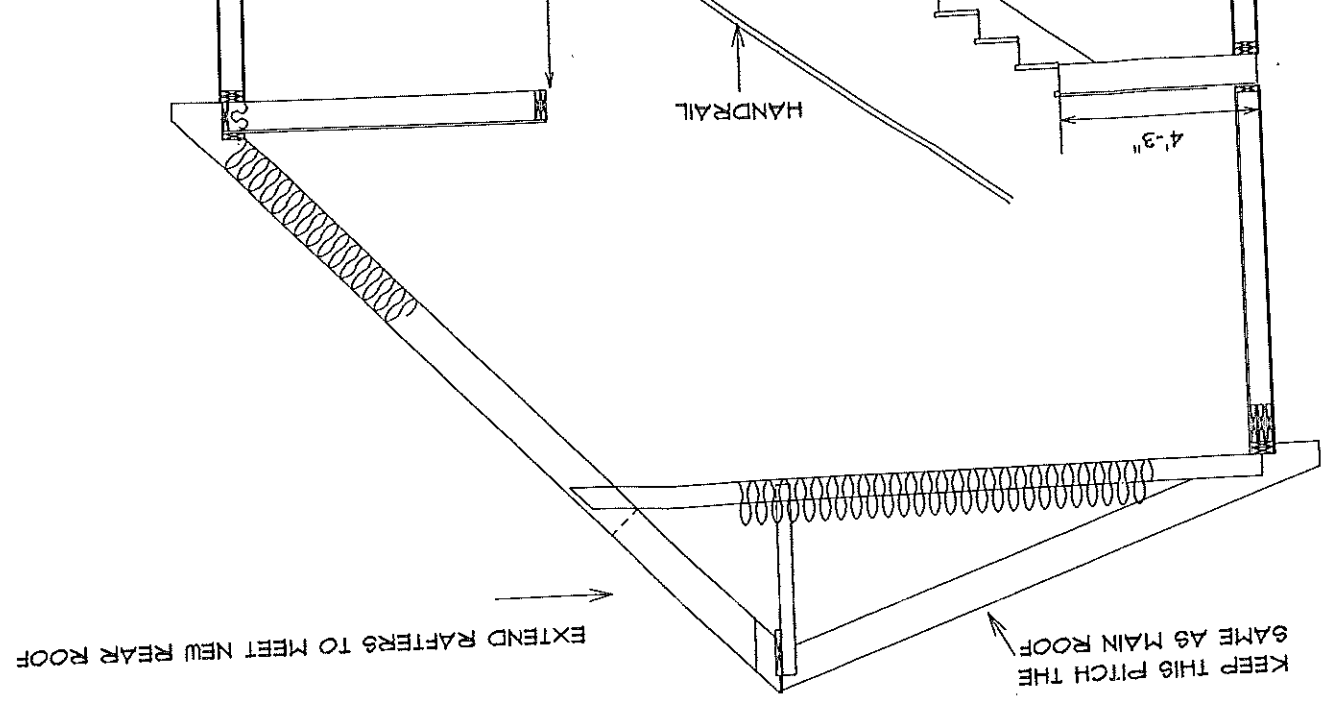
NOTES:
ALL MEASUREMENTS BASED ON OWNER SUPPLIED INFORMATION

ALL WINDOW SIZES AND LOCATIONS ARE RECOMMENDATIONS ONLY.
WINDOW SIZES, STYLE, BRAND AND EXACT LOCATIONS DICTATED BY BUILDER OR OWNER.

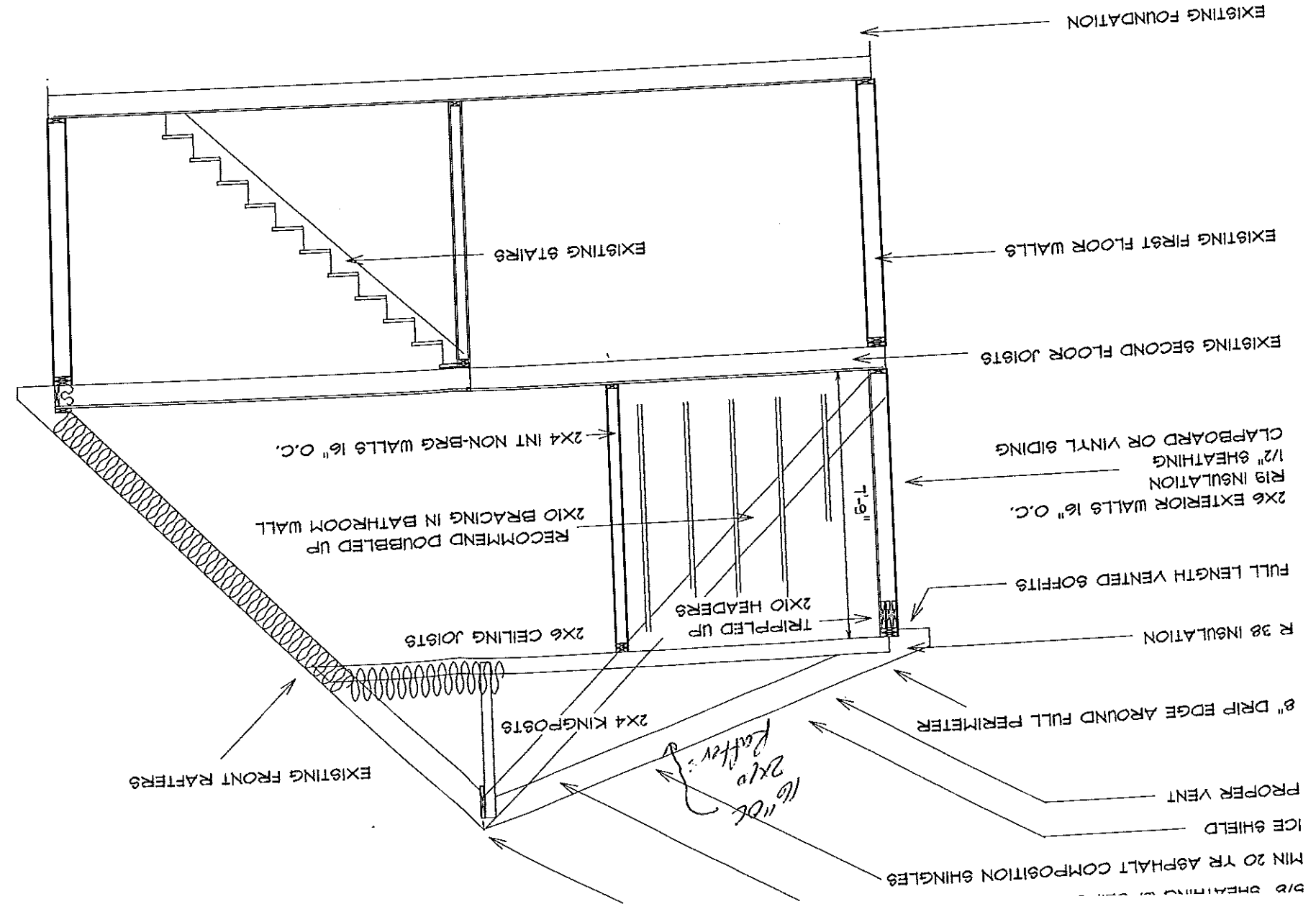
ALL BEDROOMS ARE TO HAVE EGRESS WINDOWS - ACTUAL SIZE SPECIFIED BY BUILDER BASED ON BRAND USED.

BATHROOM WALLS MAY BE FIELD ADJUSTED BASED ON EXISTING PLUMBING PIPES
NEW STAIRS TO COMPLY WITH PORTLAND CODES AS SHOWN

UPSTAIRS WALL HEIGHT TO BE SET BY BUILDER



STRUCTURAL AT BREEZWAY



EXISTING FOUNDATION

EXISTING FIRST FLOOR WALLS

EXISTING SECOND FLOOR JOISTS

2X6 EXTERIOR WALLS 16" O.C.
R19 INSULATION
1/2" SHEATHING
CLAPBOARD OR VINYL SIDING

FULL LENGTH VENTED SOFFITS

R 38 INSULATION

8" DRIP EDGE AROUND FULL PERIMETER

PROPER VENT

ICE SHIELD

MIN 20 YR ASPHALT COMPOSITION SHINGLES

2X4 INT NON-BRG WALLS 16" O.C.
RECOMMEND DOUBLED UP
2X10 BRACING IN BATHROOM WALL

2X6 CEILING JOISTS

TRIPLED UP
2X10 HEADERS

2X4 KINGPOSTS

EXISTING FRONT RAFTERS