

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
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Location of Construction: 30 West Lynne Ave	Owner Name: Sidney & Deborah Kilmartin	Owner Address: 30 West Lynne Ave	Phone: 207-97-6956
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
Proposed Project Description: Replace roof & interior renovations.		FIRE DEPT: N/A <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B BOCA 1999	

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

Permit Taken By: gg	Date Applied For: 01/10/2002	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: 1/14/02	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: 1/14/02	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: 1/14/02
	<i>DK Per 14-436 B-1 less than 2000</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

000030

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>7,000.00</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>		Phone: <u>797.6956</u>
Mailing address: <u>22 Bailey Portland Me 04103</u>		

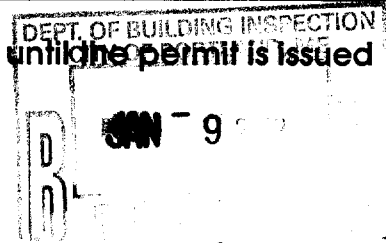
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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Signature of applicant: <u>Deborah Kilmartin</u>	Date: <u>1/9/01</u>
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This is not a permit, you may not commence ANY work until the permit is issued

Gay



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**

Walter Charles
Signature of applicant/designee

1/28/02
Date

Marlene Eising
Signature of Inspections Official

1-25-02
Date

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

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Michael A. Russo
Signature of applicant/designee

1/23/02
Date

[Signature]
Signature of Inspections Official

1/23/02
Date

CBL: 031A001 Building Permit #: 020034

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.

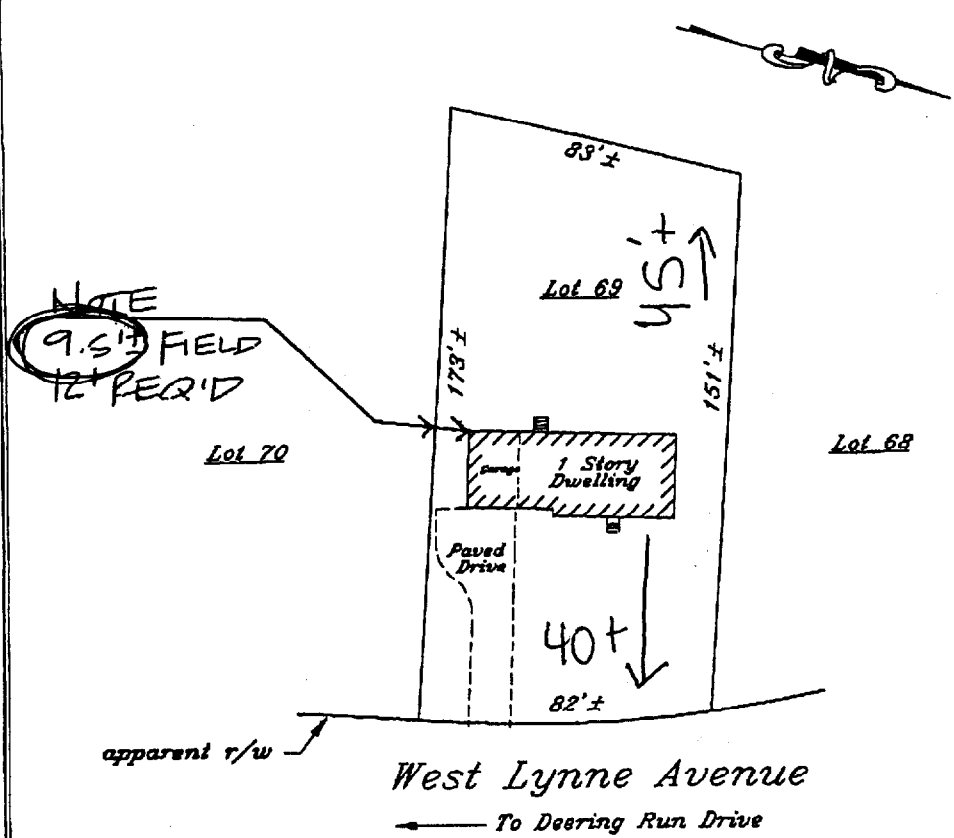
(b) *Procedure.* Application for a setback reduction shall be submitted to the building inspections division. A payment of a nonrefundable application fee, as established from time to time by order of the city council to cover administrative costs, shall accompany each application. The application shall 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

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 reading 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, 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: 359 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
 918 Brighton Avenue
 Portland, Maine 04102
 Ph (207)878-7870 Fax (207)878-7871

James D. Nadeau
 12-3-01

DLW

This Is Not A Boundary Survey Not For Recording

**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*

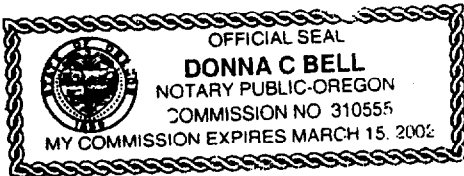
ANNETTE J. VECCHIO
Printed Name

~~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

14-436

Applicant: Sidney & Deborah Kilmauting

Date: 01/14/02

Address: 30 West Lynne Ave

C-B-I: 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

Sewage 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 1/2 stories
11 1/2' shown - right } 14' - 2 stories

Projections - front + rear stairs

OK per section 14-436 B

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 -

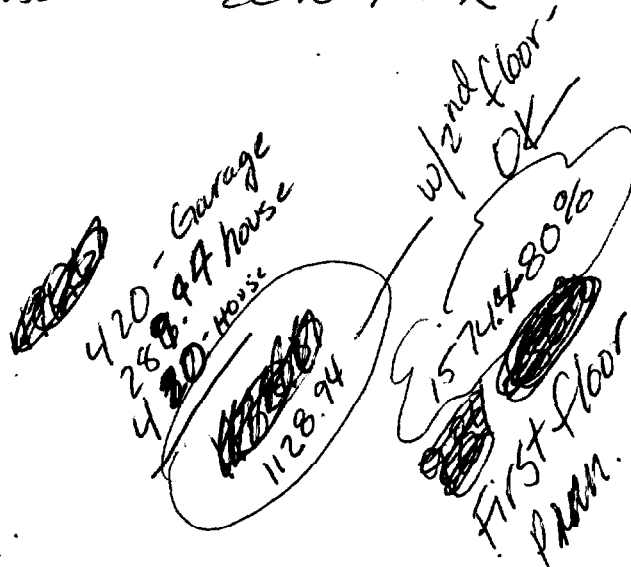
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot 69 West Lynn Avenue

Issued to Robert H. Gierle Jr.

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

7/14/88 R. Gierle Jr.
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.

2162 -

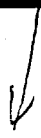
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10	10,500
15.....	11,800
30	13,800
45	15,500

(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.*



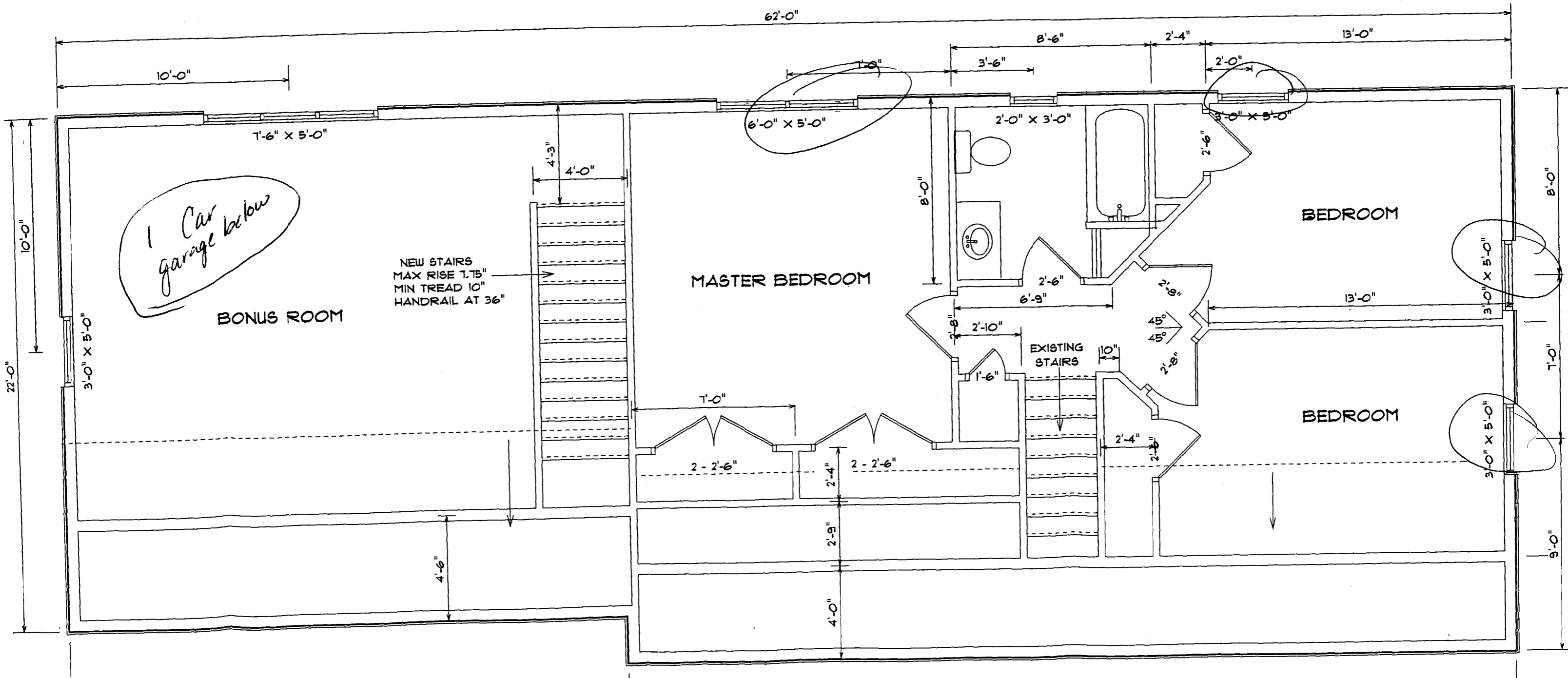
Breezeway - 12'-0"
 Garage - 12'-0"

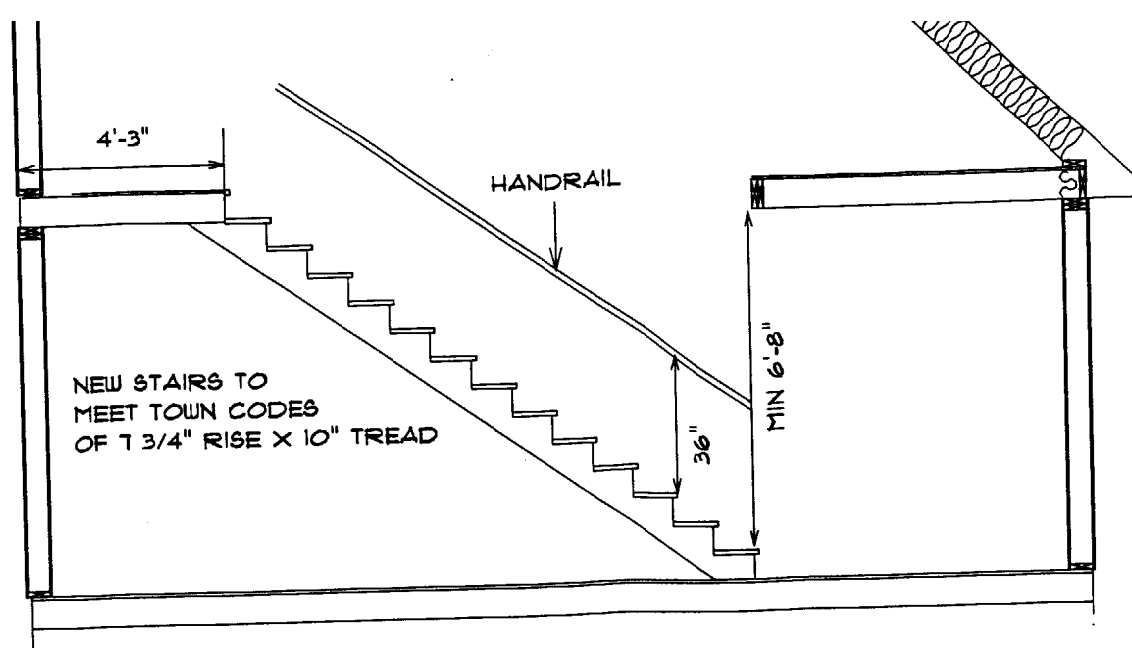
NOTES:

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

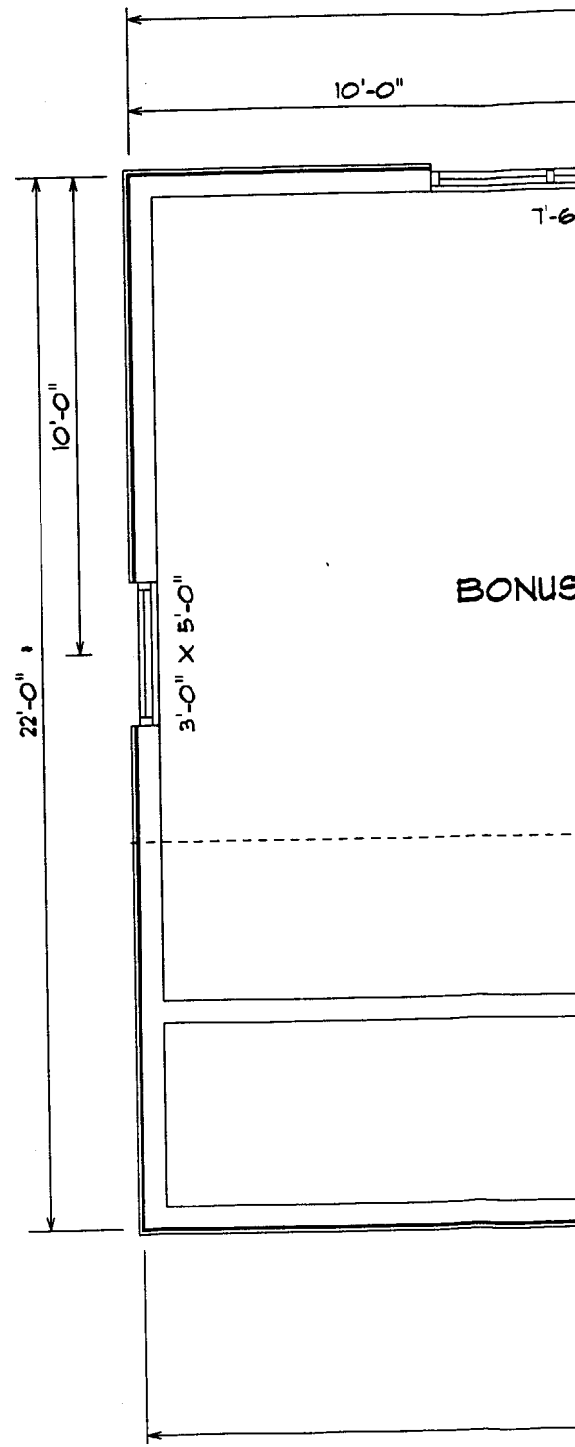
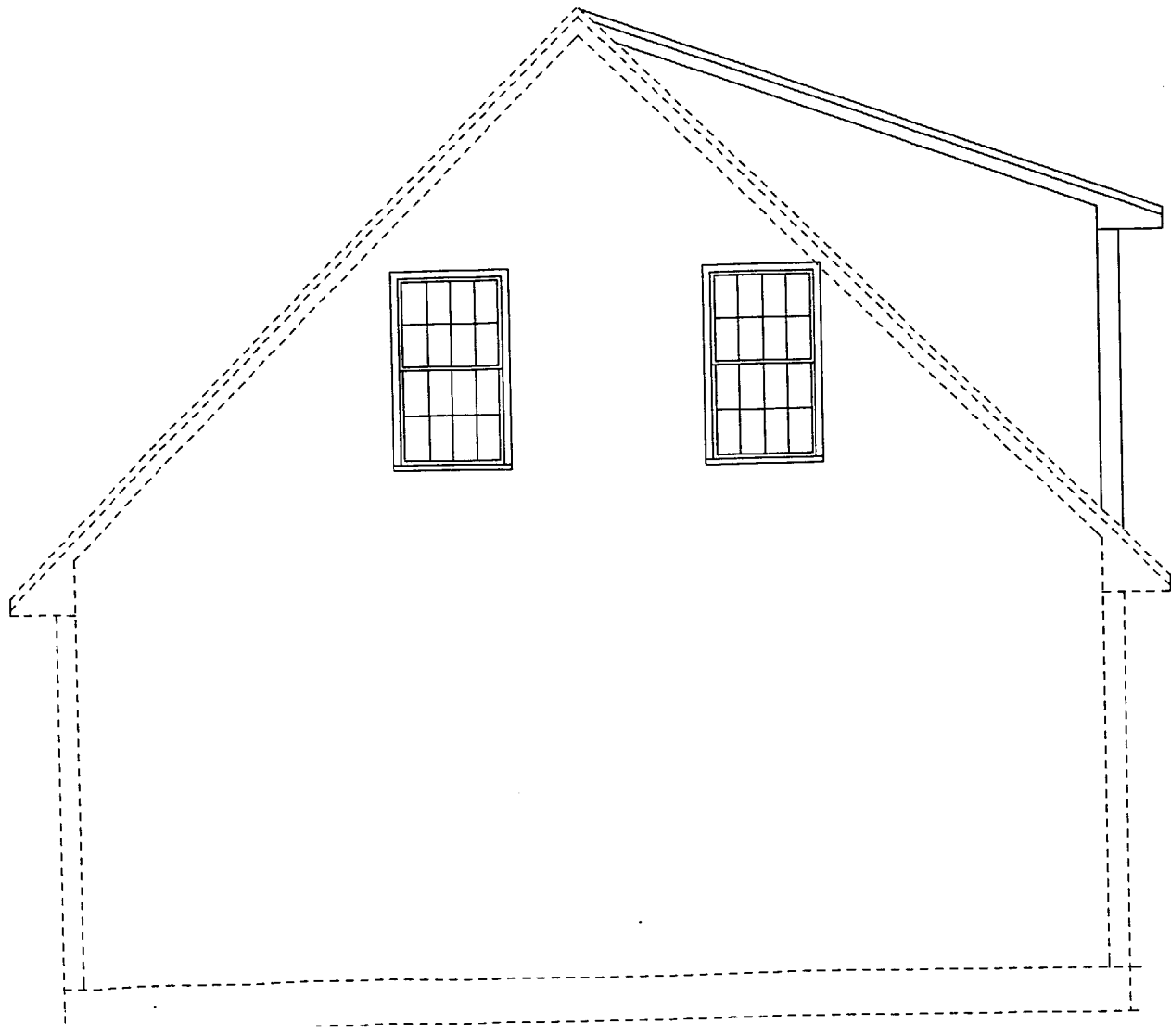
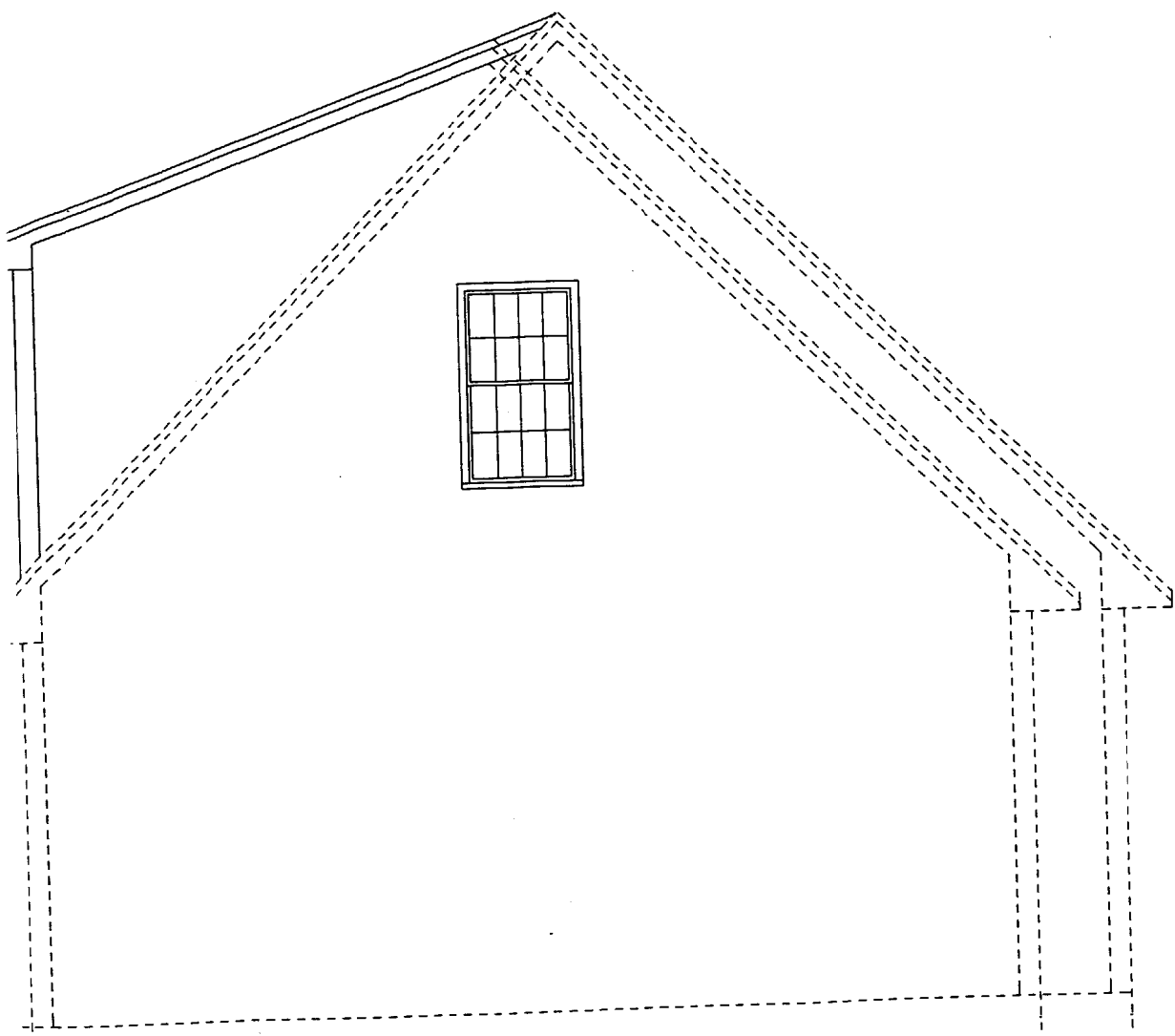




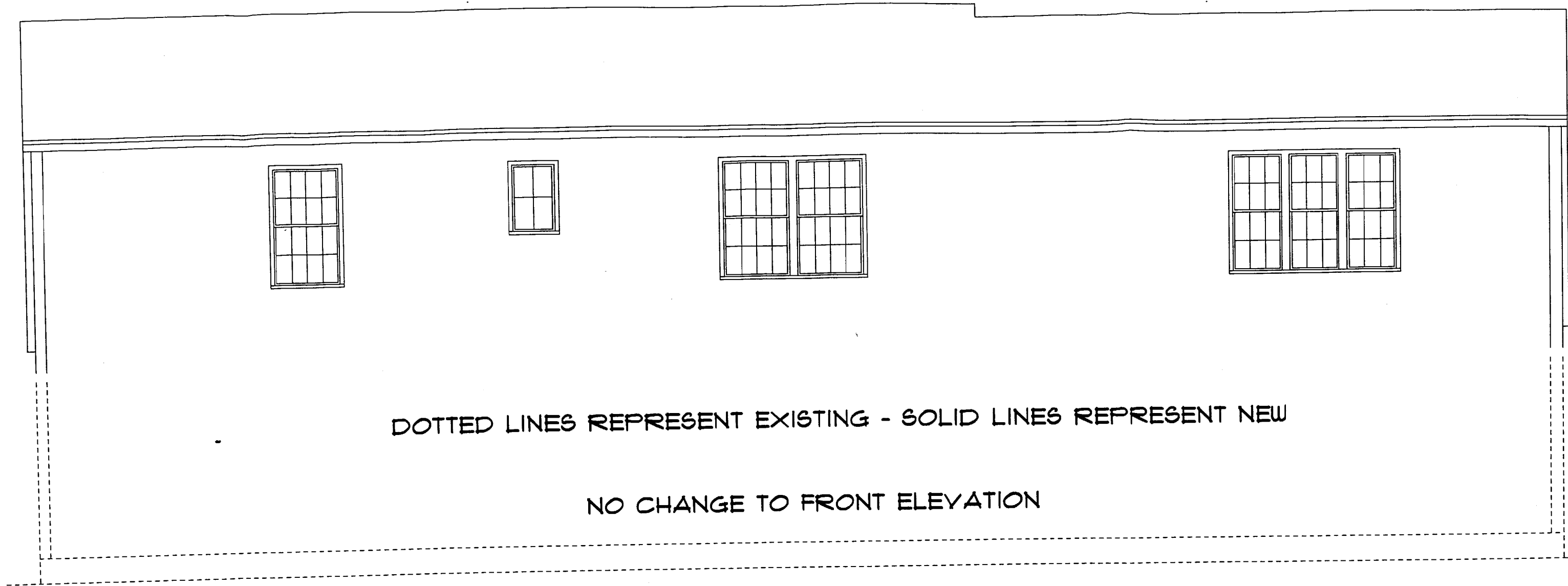
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 UPSTAIRS WALL HEIGHT TO BE SET

LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION



DOTTED LINES REPRESENT EXISTING - SOLID LINES REPRESENT NEW

NO CHANGE TO FRONT ELEVATION

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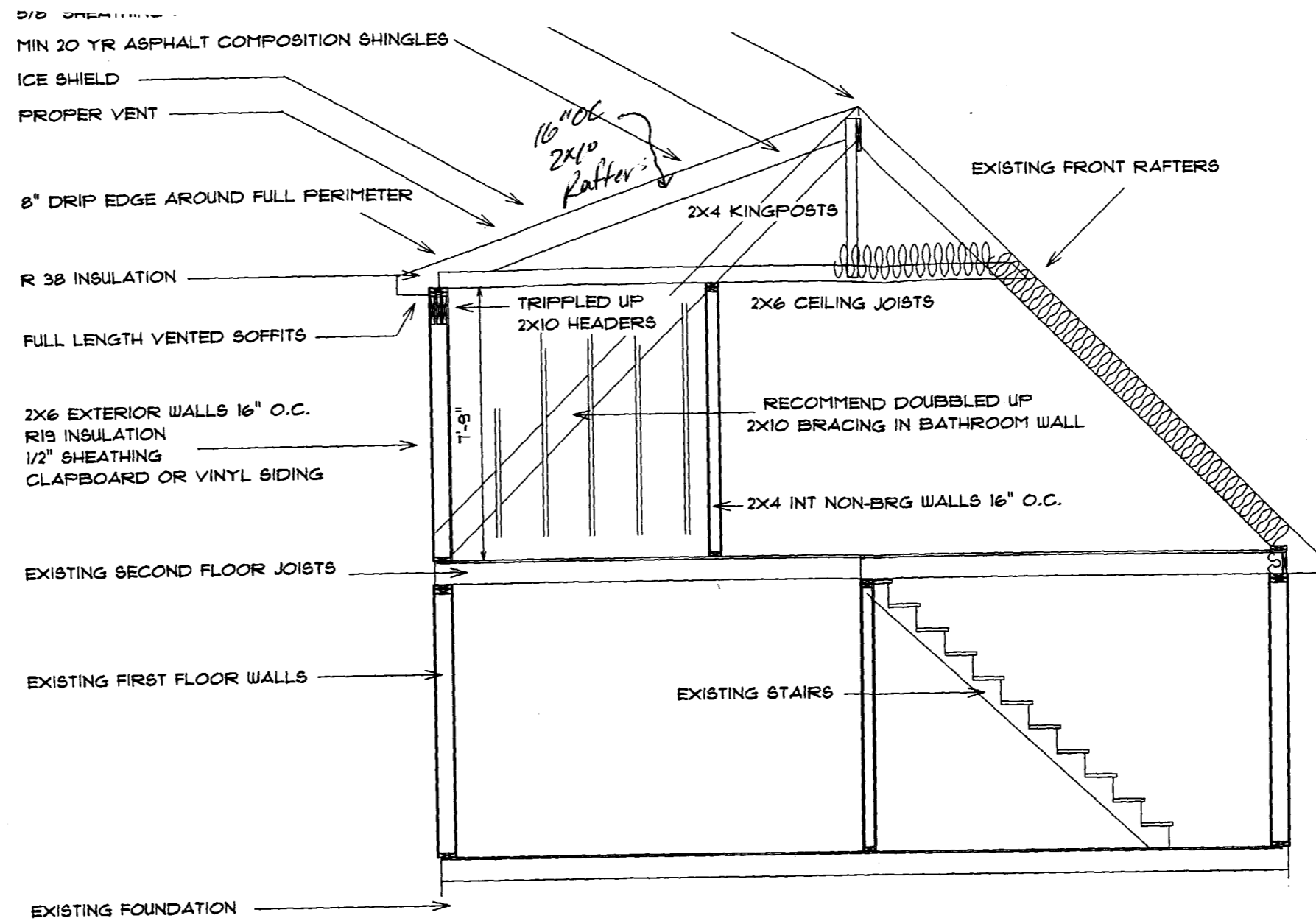
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STRUCTURAL AT BREEZWAY

