

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

MAR 04 2004

Permit Number: 040195
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Rowe G Steven & /John Br
has permission to 8' x 16' shed dormer for new
AT 514 Summit St 385 C003001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

Inspection must be given and when permission proceeds before this building or part thereof is occupied or otherwise used-in-accordance with the provisions of the Code of Ordinances of the City of Portland. NO OTHER APPROVALS 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 Bouke 3/4/04
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 ISSUED

Permit No: 04-0195	Issue Date: MAR 04 2004	CBL: 385 C003001
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Location of Construction: 514 Summit St	Owner Name: Rowe G Steven &	Owner Address: 514 Summit St	Phone: CITY OF PORTLAND 78-1391
Business Name:	Contractor Name: John Brann	Contractor Address: 33 W. Main St. Yarmouth	Phone: 2078463420
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R2

Past Use: Single Family	Proposed Use: Single Family w/shed dormer	Permit Fee: \$183.00	Cost of Work: \$18,000.00	CEO District: 5	22,275
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Proposed Project Description: 8' x 16' shed dormer for new bath 9'	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: JMB 3/4/04
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Permit Taken By: jmb	Date Applied For: 03/04/2004	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: JMB 3/4/04	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:	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: JMB
	<i>Approved to remain a SF Home</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

6/21/04 - Class on Plumb/lecturing at R

6/21/04 - Class on Plumb/lecturing at R

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0195	Date Applied For: 03/04/2004	CBL: 385 C003001
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Location of Construction: 514 Summit St	Owner Name: Rowe G Steven &	Owner Address: 514 Summit St	Phone: () 878-1391
Business Name:	Contractor Name: John Brann	Contractor Address: 33 W. Main St. Yarmouth	Phone: (207) 846-3420
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/shed dormer	Proposed Project Description: 8 x 16' shed dormer for new bath 9'
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 03/04/2004
Note: **Ok to Issue:**
 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 03/04/2004
Note: **Ok to Issue:**
 1) Separate permits are required for any electrical or plumbing work.
 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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>514 Summit St.</u>		
Total Square Footage of Proposed Structure <u>roof 157 / 71 floor</u>	Square Footage of Lot <u>22,275</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>385</u> Block# <u>C</u> Lot# <u>3</u>	Owner: <u>G. Steven + Amanda C. Rowe</u>	Telephone: <u>878-1391</u> <u>939-4756 C.</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>John H. Brann</u> <u>33 West Main St. Yarmouth</u> <u>Me. 04096, 846-3420</u>	Cost Of Work: \$ <u>12,000.00</u> Fee: \$ <u>183.00</u>
Current use: <u>single family residence</u>		
If the location is currently vacant, what was _____		
Approximately how long has it been vacant _____		
Proposed use: <u>same</u>		
Project description: <u>2nd floor sh... dormer with bath</u>		
Contractor's name, address & telephone: <u>John H. Brann 846-3420</u> <u>33 West Main St. Yarmouth 04096</u>		
Who should we contact when the permit is ready: <u>see above</u>		
Mailing address: _____		
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>John H. Brann</u>	Date: <u>3/2/04</u>
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**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**

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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8693~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

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

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

NA **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.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

<u>John B...</u> Signature of Applicant/Designee	<u>3/4/04</u> Date
<u>Deanne B...</u> Signature of Inspections Official	<u>3/4/04</u> Date

CBL: 385-C-3 Building Permit #: 04-0195

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 16238 PAGE 88 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 514 Summit Street, Portland, Maine

Job Number: 432-46

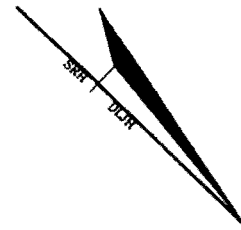
Inspection Date: 07-30-03

Buyers: G. Steven & Amanda C. Rowe

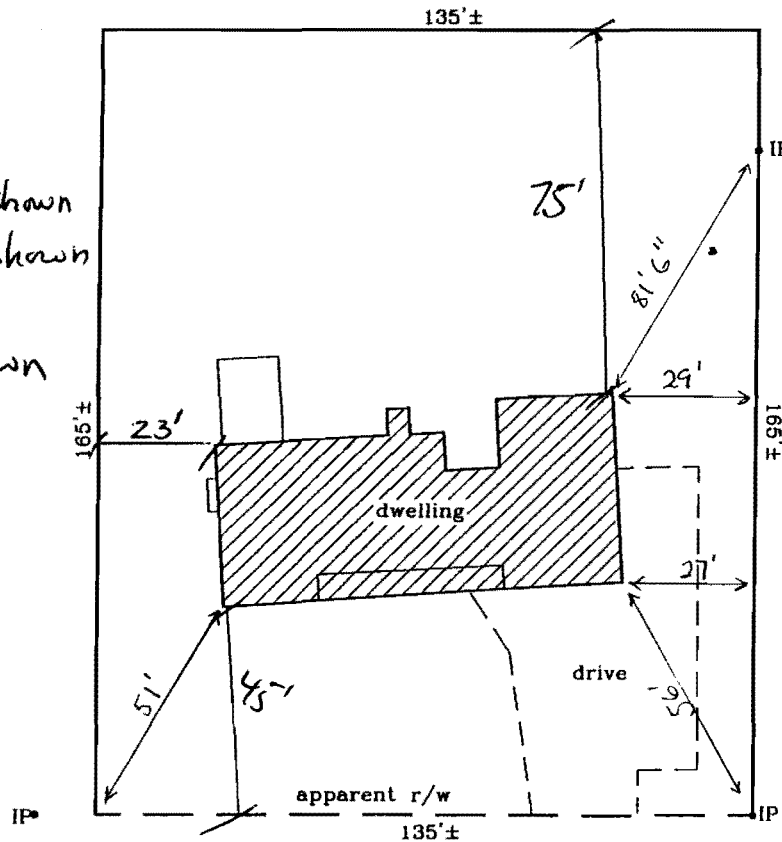
Scale: 1" = 40'

Client File #: 31422

Sellers: Edwin H. Lowry Jr.; Jenny M. Meyers & Catalina A. Lowry



R2 Zone
2 story
Front 25' Req 45' shown
Rear 25' Req 75' shown
Side 14' Req
23' & 29' shown



Summit Street

Bob Allen

Livingston - Hughes

I HEREBY CERTIFY TO: Bay Area Title, Residential Mortgage
 Services and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

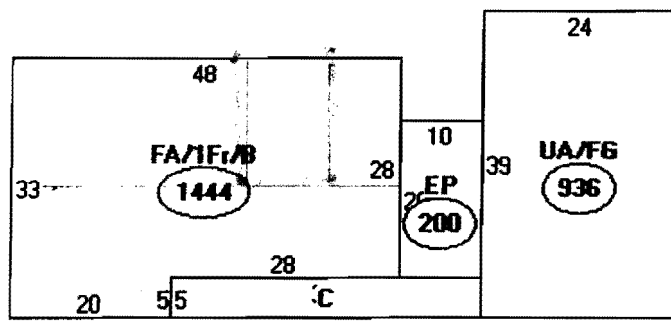
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes
 Professional Land Surveyors & Foresters
 88 Guinea Road
 Kennebunkport - Maine 04046
 207-967-9761 phone · 207-967-4831 fax

Location
Proposed dormer / bath



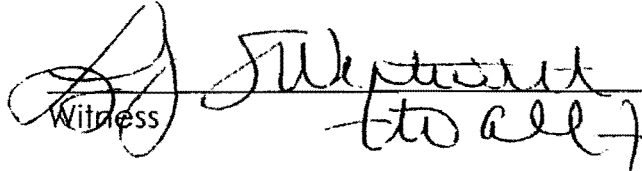
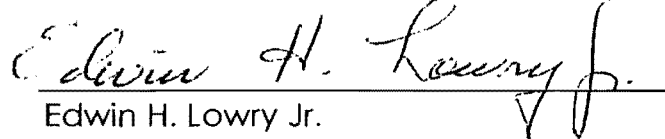
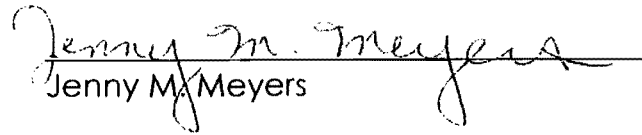
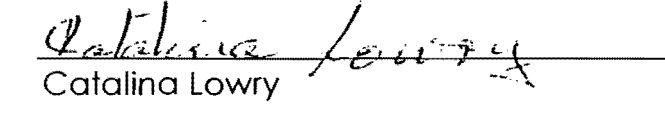
Descriptor/Area

- A: FA/1Fr/B
1444 sqft
- B: EP
200 sqft
- C: OFP
190 sqft
- D: UA/FG
936 sqft

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Edwin H. Lowry Jr. and Catalina Lowry and Jenny M. Meyers** of the City/Town of Portland in the State of Maine, for consideration paid, grants to **G. Steven Rowe and Amanda C. Rowe** whose mailing address is 118 Ludlow St., Portland, Maine 04103, as joint tenants with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 14th day of August, 2003

 Witness	 Edwin H. Lowry Jr.
 Jenny M. Meyers	 Catalina Lowry

State of Maine
Cumberland, ss.

August 14, 2003

Personally appeared before me the above named Edwin H. Lowry Jr. and Catalina Lowry and Jenny M. Meyers and acknowledged the foregoing instrument to be his/her/their free act and deed.

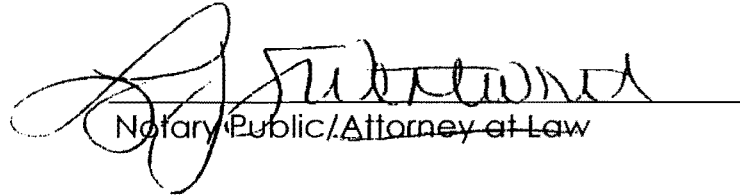

Notary Public/Attorney at Law

EXHIBIT A
(DEED)

A certain lot or parcel of land located on the southwesterly side of Summit Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly sideline of Summit Street at the easterly corner of land now or formerly of Warren H. Fifield as described in a deed recorded in the Cumberland County Registry of Deeds in Book 3110, Page 208;

Thence S 60° 53' 26" E by land of said Summit Street a distance of one hundred thirty-five and 00/100 (135.00) feet to a point and land now or formerly of Virginia D. Dorler;

Thence S 29° 04' 12" W by said Dorler land a distance of one hundred sixty-five and 00/10 (165.00) feet to a point;

Thence N 60° 53' 26" W by Dorler land a distance of one hundred thirty five and 00/100 (135.00) feet to a point;

Thence N 29° 04' 12" E by said Dorler land a distance of thirty-four and 92/100 (34.92) feet to a point and the southerly corner of land of said Fifield;

Thence N 29° 04' 12" E by land of said Fifield a distance of one hundred thirty and 08/100 (130.08) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Virginia D. Dorles et al to Catalina A. Lowry and Edwin H. Lowry, Jr. and Jenny M. Meyers dated April 25, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16238, Page 88.

Edwin H. Lowry Jr.

Jenny M. Meyers
Catalina Lowry



<http://www.portlandassessor.com/images/pictures/04440901.jpg>

03/04/2004

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 385 C003001
Location 514 SUMMIT ST
Land Use SINGLE FAMILY

Owner Address ROWE G STEVEN & AMANDA C ROWE JTS
 514 SUMMIT ST
 PORTLAND ME 04103

Book/Page 19998/256
Legal 385-C-3
 SUMMIT ST 504-514
 22275 SF

John
 11 AM
 3/4
 04-0195

Valuation Information

Land	Building	Total
\$42,530	\$152,040	\$194,570

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1962	Cape	1	2238	0.511	4	2	1	9	Full Fin./wh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1962	4X8	D	P
BANK BARN	1	1984	30X36	C	A

Sales Information

Date	Type	Price	Book/Page
08/01/2003	LAND + BLDING	\$359,000	19998-256
04/26/2001	LAND	\$270,000	16238-088

Picture and Sketch

[Picture](#)
[Sketch](#)

[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.

New Search



CITY OF PORTLAND, MAINE
Department of Building Inspections

March 4 2004

Received from John Bramm

Location of Work 514 Summit Ave

Cost of Construction \$ 18,000.

Permit Fee \$ 183.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 385-C-1

Check #: 101236 Total Collected \$ 183.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy