

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**PERMIT**

Permit Number: 090731

This is to certify that DANIEL & STEPHANIE E. W. JIS/E. Co. Inc.

has permission to 6'x24' Addition to the side of the Garage, to include the addition of Frost Wall.

AT 106 GARSOE DR 386A B021001

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 lath or other used-in. 2. 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 of \_\_\_\_\_

**CITY OF PORTLAND**

**PERMIT ISSUED**

JUL 27 2009

*Thomas R. Mackley* 7/21/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

*old one  
Needs to be scanned too*

**SCANNED**

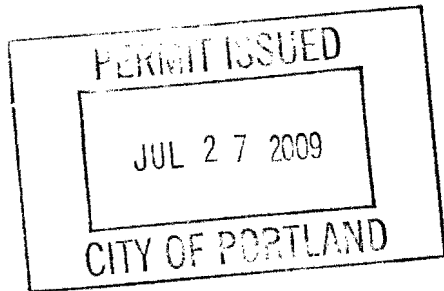
**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0731	Issue Date:	CBL: 386A B021001
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Location of Construction: 106 GARSOE DR	Owner Name: DANIEL & STEPHANIE E WILLI	Owner Address: 106 GARSOE DRIVE	Phone: 207510-6655
Business Name:	Contractor Name: E. G. Johnson Co. Inc.	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-2

Past Use: Single Family Home	Proposed Use: Single Family Home - 6'x24' Addition to the side of the Garge, to Include the addition of a Frost Wall.	Permit Fee: \$180.00	Cost of Work: \$16,000.00	CEO District: 5
Proposed Project Description: 6'x24' Addition to the side of the Garge, to Include the addition of a Frost Wall.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: <i>DM</i> 7/24/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 07/09/2009	<b>Zoning Approval</b>		
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..		<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>7/15/09</i> <i>ASB</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: _____	<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>ASB</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

9/22/09 - checked Frost wall & setbacks - OK

John

10/8/09 - checked Framing (2 outlets electric)  
for addition to garage - all finished -

OK to leave  
out

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-0731	<b>Date Applied For:</b> 07/09/2009	<b>CBL:</b> 386A B021001
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<b>Location of Construction:</b> 106 GARSOE DR	<b>Owner Name:</b> DANIEL & STEPHANIE E WILLI	<b>Owner Address:</b> 106 GARSOE DRIVE	<b>Phone:</b> (207) 510-6655
<b>Business Name:</b>	<b>Contractor Name:</b> E. G. Johnson Co. Inc.	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - 6'x24' Addition to the side of the Garge, to Include the addition of a Frost Wall.	<b>Proposed Project Description:</b> 6'x24' Addition to the side of the Garge, to Include the addition of a Frost Wall.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 07/15/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 07/21/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			



# General 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>106 Garsoe Drive</u>		
Total Square Footage of Proposed Structure/Area <u>144 sq ft</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>386A</u> Block# <u>B</u> Lot# <u>021</u>	Applicant <u>must</u> be owner, Lessee or Buyer Name <u>Daniel + Stephanie Willis</u> Address <u>106 Garsoe Dr.</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>510-6655</u>
Lessee/DBA (If Applicable) <u>JUL 9 2009</u>	Owner (if different from Applicant) Name <u>Daniel + Stephanie Willis</u> Address <u>106 Garsoe Drive</u> City, State & Zip <u>Portland, Me 04103</u>	Cost Of Work: \$ <u>16,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Garage - Storage Area</u> Is property part of a subdivision? <u>yes</u> If yes, please name _____ Project description: <u>install a Frost wall under the existing front wall x 24' long and add a room 6'x24' for future storage. Extension finishes to match existing + Firecode inside of new addition</u>		
Contractor's name: <u>E. G. Johnson Co. Inc.</u> Address: <u>3 Cliff St.</u> City, State & Zip <u>Portland, Me 04102</u> Telephone: <u>773-1630</u> Who should we contact when the permit is ready: <u>Daniel Willis</u> Telephone: <u>510-6655</u> Mailing address: <u>106 Garsoe Drive Portland, Me 04103</u>		

*CONTRACTOR*  
*Homedepot*

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: Stephanie Willis Date: 7-10-09

This is not a permit; you may not commence ANY work until the permit is issue

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**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.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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 AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

*James H. McCallister*  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*7/21/09*  
\_\_\_\_\_  
Date

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 06-31-09. Reproduction and/or dissemination after this date is unauthorized.  
MORTGAGE INSPECTION OF: DEED BOOK 15076 PAGE 007 COUNTY Cumberland  
PLAN BOOK 199 PAGE 393 LOT 21

ADDRESS: 106 Garsoe Drive, Portland, Maine

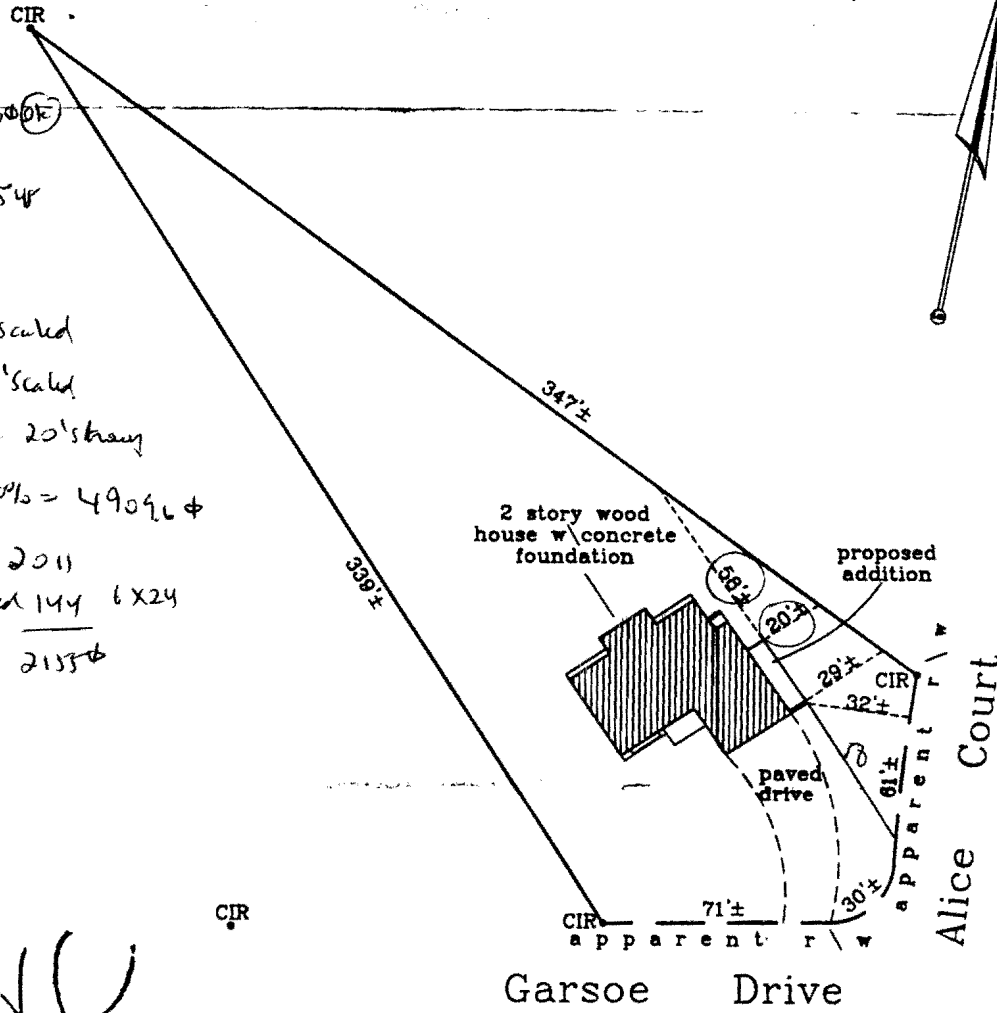
Job Number: 583-68-A

Inspection Date: 03-31-09

Owners: Daniel A. & Stephanie E. Willis

Scale: 1" = 60'

land area = 19,000 sq ft  
lot size = 24,544  
R-2  
front 25' - 50' scaled  
rear - 25' - 58' scaled  
side - 14' min - 20' skanky  
lot coverage 20% = 4909 sq ft  
with 2011  
proposed 144 6x24  
2155 sq ft

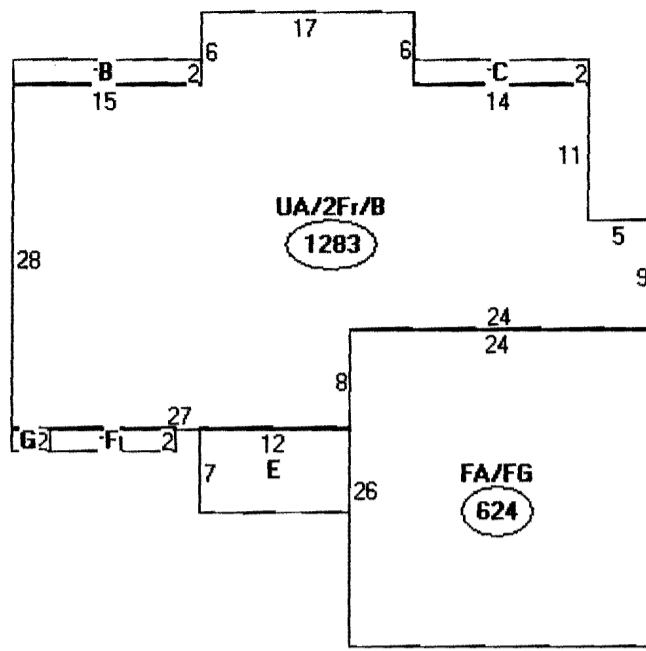


I HEREBY CERTIFY TO: New England Title, First Financial Mortgage Corp. and its title insurer.  
Monuments found did not conflict with the deed description.  
The dwelling setbacks do not violate town zoning requirements.  
As delineated on the Federal Emergency Management Agency Community Panel 230051-0002C:  
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.

**Livingston-Hughes**  
Professional Land Surveyors  
88 Guinea Road  
Kennebunkport, Maine 04046  
207-967-9761 phone 207-967-4831 fax  
www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



Descriptor/Area

- A: UA/2Fr/B  
1283 sqft
- B: FQH  
30 sqft
- C: FQH  
28 sqft
- D: FA/FG  
624 sqft
- E: OFP  
84 sqft
- F: 1Fr  
20 sqft
- G: FQH  
6 sqft

= 2011



**WARRANTY DEED  
(Maine Statutory Short Form)  
(Joint Tenants)**

**KNOW ALL PERSONS BY THESE PRESENTS**, that I, Marianne B Howard, of Portland, County of Cumberland and State of Maine, for consideration paid, grant to Daniel A. Willis and Stephanie E. Willis, of Scarborough, County of Cumberland, State of Maine, whose mailing address is 34 Church Street, Scarborough Maine 04074, as **Joint Tenants with rights of survivorship with WARRANTY COVENANTS**, the land with buildings thereon, in Portland, County of Cumberland, State of Maine, described as follows:

Property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Lot No. 21 as depicted on the Auburn Pine Subdivision Plan recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 393.

The property described herein is conveyed subject to the general notes and conditions set forth on said plan together with the Declaration of Restrictions and Covenants for Auburn Pines as set forth in an instrument dated August 16, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14981, Page 172. Also conveying an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan.

MAINE REAL ESTATE TAX PAID

| 509-327c

Meaning and intending to convey the same premises described by virtue of deed from Neptune Properties LLC- a Maine Ltd liability co, dated September 22, 1999 and recorded in Book 15076, Page 7.

Witness my hand and seal this 16<sup>th</sup> day of April 2009.

  
Witness

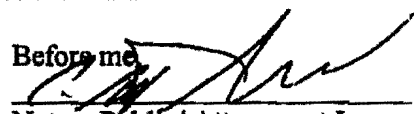
  
Marianne B Howard

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

April 16<sup>th</sup> 2009

Then personally appeared before me the above-named Marianne B Howard and foregoing instrument to be her free act and deed

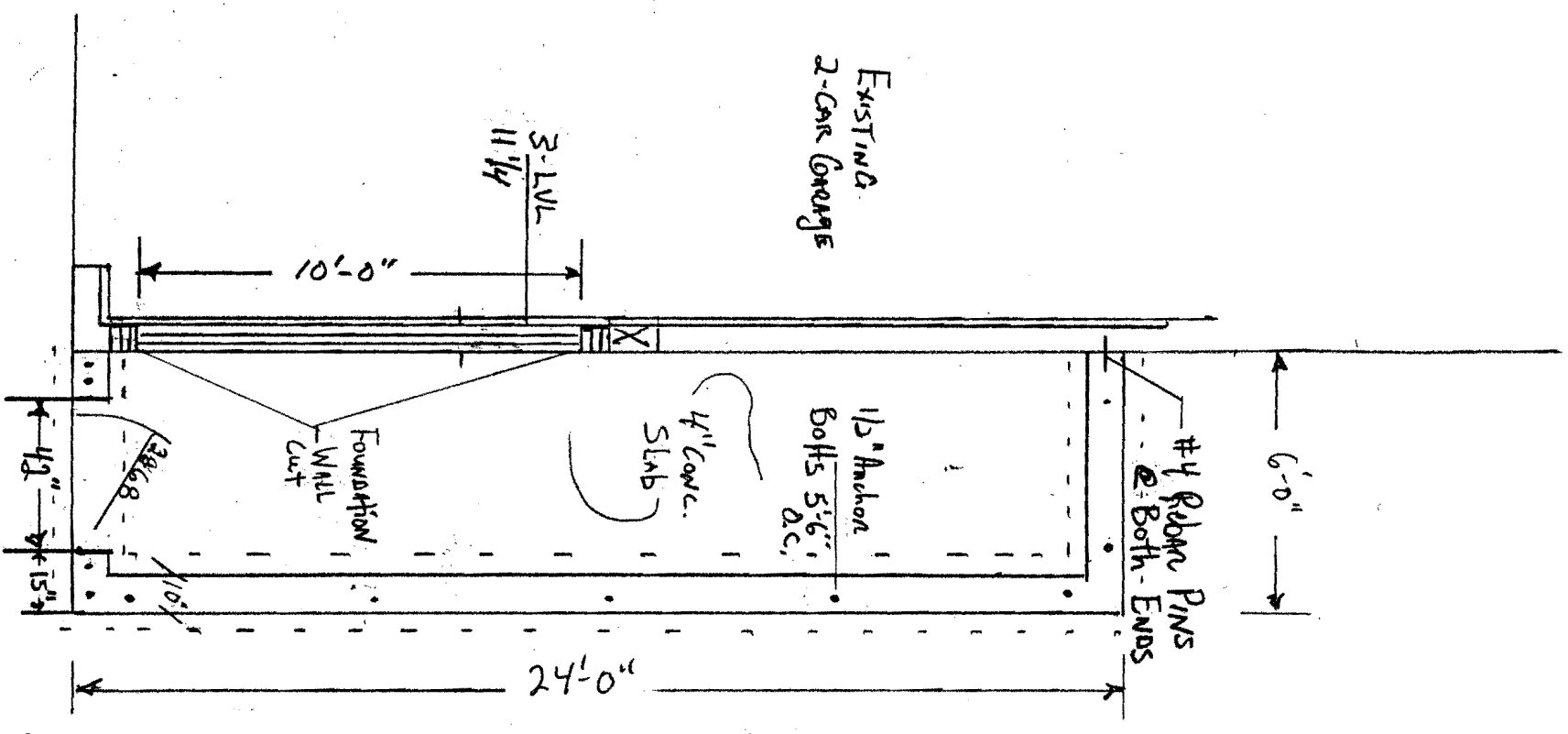
*Please mail to  
Daniel Willis  
106 Gausoe Dr.  
Portland, ME  
04103  
Thank you  
Tom M 7/21/09*

Before me   
Notary Public/ Attorney at Law

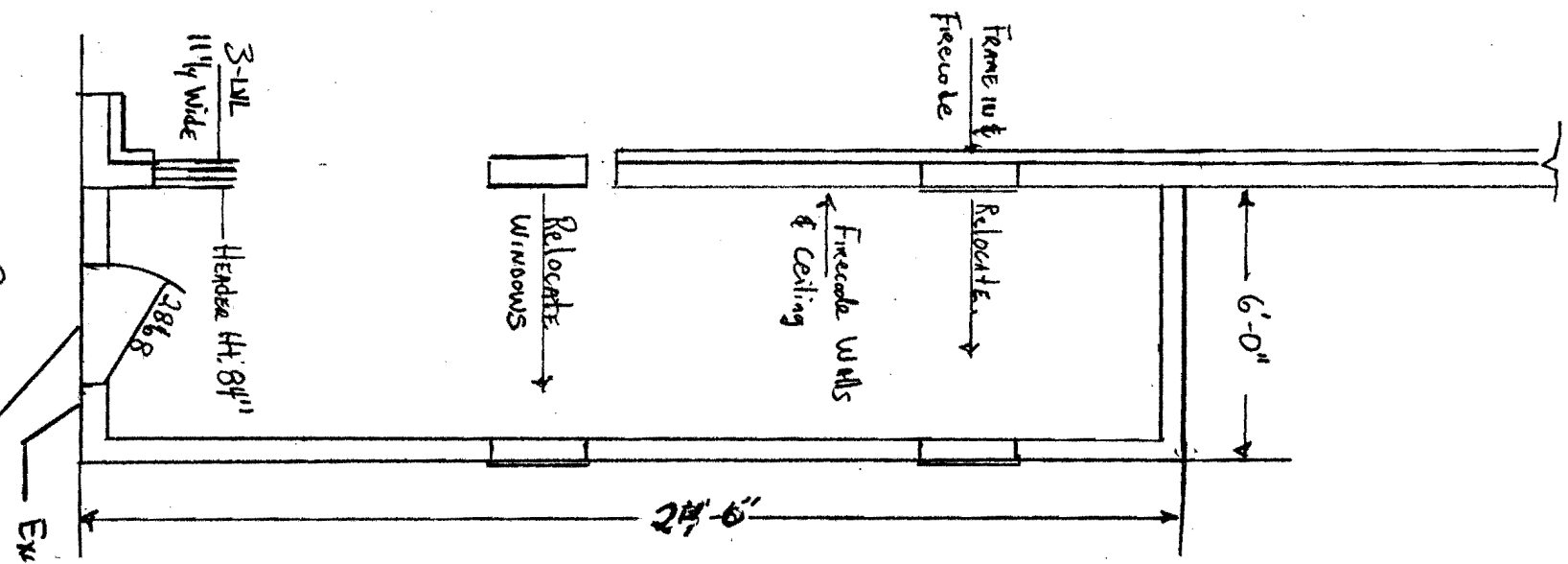
C. TRENT GRACE  
Notary Public, Maine  
My Commission Expires February 2, 2016

Received  
Recorded Register of Deeds  
Apr 17, 2009 02:36:15P  
Cumberland County  
Pamela E. Lovien

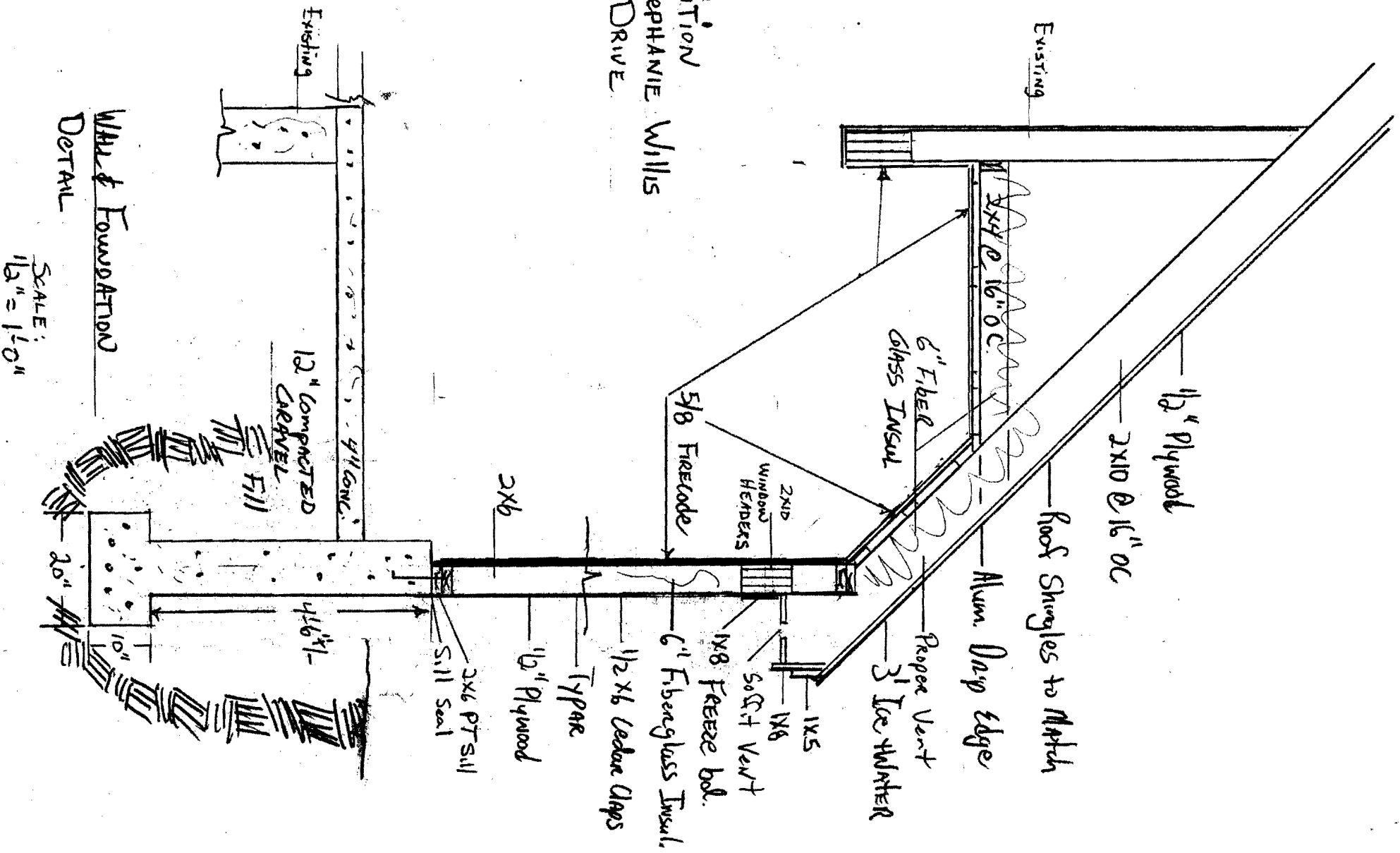
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



FRAMING PLAN  
SCALE: 1/4" = 1'-0"



GARAGE ADDITION  
FOR DANIEL & STEPHANIE WILLS  
106 GARSOE DRIVE



WALL & FOUNDATION  
DETAIL  
SCALE: 1/2" = 1'-0"



**CITY OF PORTLAND, MAINE**

Department of Building Inspections

**Original Receipt**

July 9 2007

Received from E.G. Mason Co.

Location of Work 106 Grosse Drive

Cost of Construction \$ 16,000<sup>00</sup> Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 150<sup>00</sup>

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

Other \_\_\_\_\_

CBL: 356A B 021

Check #: 3595 Total Collected \$ 180<sup>00</sup>

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: LMD

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