

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1696	Issued Date: PERMIT ISSUED	CBL: 386A B030001
Location of Construction: 657 AUBURN ST	Owner Name: LLOYD JENIFER A & PHYLLIS S	Owner Address: 657 AUBURN ST
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings

Past Use: Single Family	Proposed Use: Change of Use Single Family w/ the letting of 2 rooms	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 5
Proposed Project Description: Change of Use Single Family w/ the letting of 2 rooms.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB Signature: <i>JMB 12/12/05</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		<i>1102-1323 original single family permit</i>		

Permit Taken By: dmartin	Date Applied For: 11/18/2005	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 <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 <i>ok with conditions</i> Date: <i>12/18/05</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 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 <i>Arbo</i> 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



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: 657 Auburn St., Portland		
Total Square Footage of Proposed Structure N/A		Square Footage of Lot .83 acre
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 386 AB 030		Owner: Phyllis Nichols Jenifer Lloyd Telephone: 774-1180
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Phyllis Nichols, J. Lloyd 657 Auburn St. Portland, ME 04103 774-1180	Cost Of Work: \$ 0 Fee: \$ 105. (30) C of O Fee: \$ 75.
Current Specific use: single family home Proposed Specific use: Change of use - room rental		
Project description: To Rent up to 2 Rooms in my home. (★ Rm 1 & ★ Rm 2 on Lower Level of floor Plan.)		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: Phyllis Nichols / J. Lloyd Mailing address: 657 Auburn St. Portland, ME 04103 Phone: 774-1180		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant:

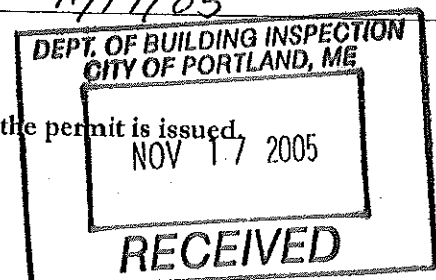
Phyllis S. Nichols

Date:

11/17/05

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

✓ # 337



WARRANTY DEED

I, JACQUELINE J. LOZIER, of Bar Mills, Cumberland County, Maine, for consideration paid grant to JENIFER A. LLOYD and PHYLLIS S. NICHOLS, whose mailing address is 151 North Street, Apt. 307, Portland, ME 04101, as Joint Tenants, with Warranty Covenants,

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, in the County of Cumberland and State of Maine, bounded and described as follows:

Being Lot No. 30 as shown on Plan entitled "Auburn Pines Subdivision" by Pinkham & Greer, Consulting Engineers, dated April 28, 1999, last revised July 20, 1999, and recorded in Cumberland County Registry of Deeds in Plan Book 199, Page 393.

Together With an easement for access and installation and maintenance of utilities over and within the streets and ways shown on said Plan, a "30' utility easement for water & sewer service to Lots 30 & 31 over Lots 26 & 27" as shown on said Plan, and all other rights, easements, and privileges appurtenant to said premises.

The above-described premises are conveyed **Subject However** to, and exception is hereby made to the covenants of warranty herein for, the following: notes, conditions, rights, and restrictions set forth on said Plan of Auburn Pines, including without limitation, a "20' drainage easement to the City of Portland" as shown on said Plan; conditions, rights, and restrictions set forth in an instrument entitled "Exhibit A, Declarations of Restrictions and Covenants, Auburn Pines", dated August 16, 1999 and recorded in said Registry of Deeds in Book 14981, Page 172, including without limitation, the prohibition on clear-cutting and the requirement of planting or conserving of trees as set forth therein; the prohibition on any cutting or removal of any existing trees from that portion of the property as shown on Exhibit "A" attached to deed from Neptune Properties, LLC to Jason H. Thomas dated April 25, 2001 and recorded in said Registry of Deeds in Book 16240, Page 21, as set forth in said deed; the requirement that the Grantee shall take reasonable steps to maintain said trees through their natural life as set forth in said deed from Neptune Properties, LLC to Jason H. Thomas; easement for access and egress for the benefit of Lot No. 31 over the existing paved driveway serving said Lot No. 31 as shown on said Exhibit "A" to said deed from Neptune Properties, LLC to Jason H. Thomas, as set forth in said deed; and, rights and easements granted by Neptune Properties LLC to Central Maine Power Company and New England Telephone & Telegraph Company by deed dated September 21, 1999 and recorded in said Registry of Deeds in Book 15101, Page 151.

Being the same premises conveyed to the Grantor herein by Jason H. Thomas by deed dated June 14, 2002 and recorded in Cumberland County Registry of Deeds in Book 17742, Page 291.

In Witness Whereof, I, JACQUELINE J. LOZIER, have hereunto set my hand and seal this 29th day of April, 2004.

MAINE REAL ESTATE TAX PAID

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Anna M. Cutter
Witness Anna M. Cutter

Jaqueline J. Lozier
Jaqueline J. Lozier

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 29, 2004

Then personally appeared before me the above named Jaqueline J. Lozier and
acknowledged the foregoing instrument to be her free act and deed.

Anna M. Cutter
Notary Public/Attorney at Law

(TYPE OR PRINT NAME) ANNA M. CUTTER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 10, 2010

SEAL

Received
Recorded Register of Deeds
Apr 30, 2004 02:15:40P
Cumberland County
John B O'Brien

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION**PERMIT****PERMIT ISSUED**Permit Number: 051696
DEC 7 3 2005**CITY OF PORTLAND**This is to certify that LLOYD JENIFER A & PHYLLIS S NICHOLS ITS/n/ahas permission to Change of Use Single Family to the letter of 2 rooms.AT 657 AUBURN ST386A B030001

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 when permission procured before this building or part thereof is leased or occupied. Closed-in, 24 HOUR 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 _____

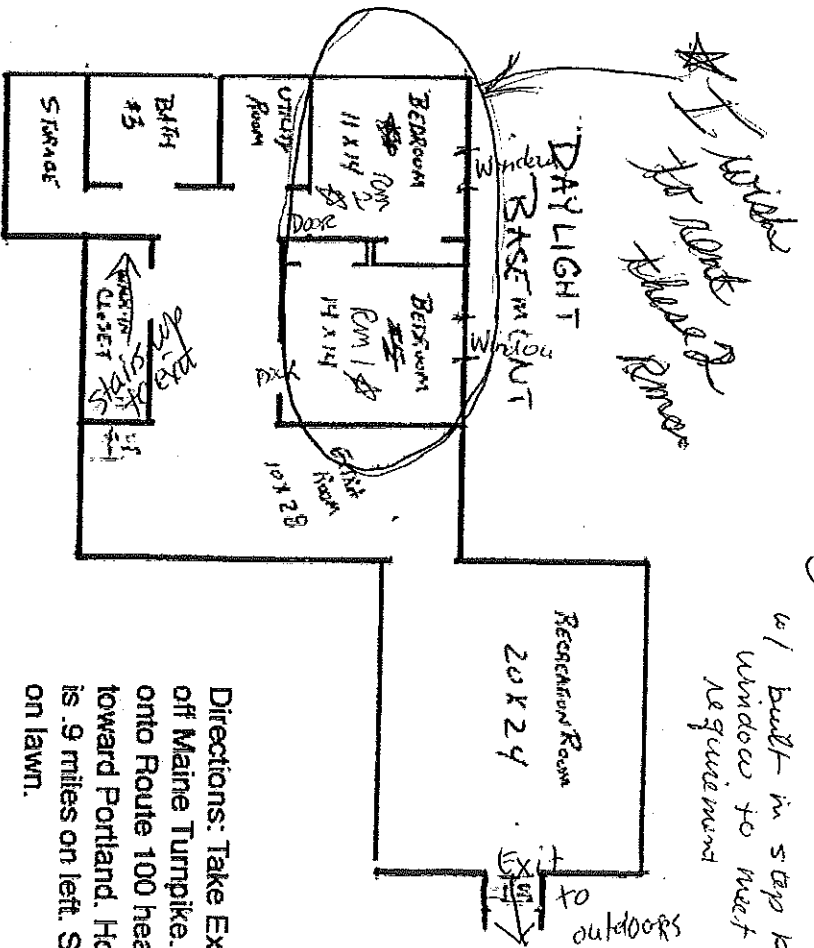
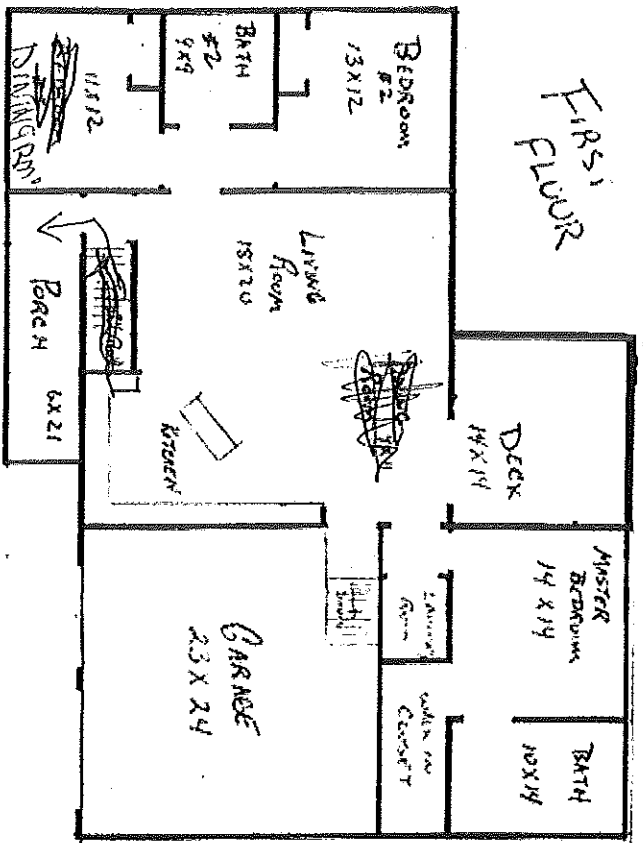
Other _____

Department Name

Jeannie Bonke 12/12/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

657 Auburn St.
Boyle 21202, p. 64



① Windows 36"x36"
w/ built-in step below
window to meet egress
requirement

Directions: Take Exit 10
off Maine Turnpike. Turn
onto Route 100 heading
toward Portland. House
is .9 miles on left. Sign
on lawn.

General

- .83 acre lot
- Baseboard Forced Hot Water Heat
- Oil Furnace
- Public Water and Sewer
- Underground Electrical
- Portland Public School System
- Approximate Property Taxes \$6500
- Close to Maine Turnpike, Public Schools, Shopping, and Golf

Interior

- 3600 square feet living space
- Open concept kitchen, living room and dining room with cathedral ceiling
- Walkout Daylight Basement
- Ideal for Home Business
- 5 Bedrooms
- 3 Baths
- Handicap Accessible Passageways
- Smart Wire System for Voice, Video and Data in every room

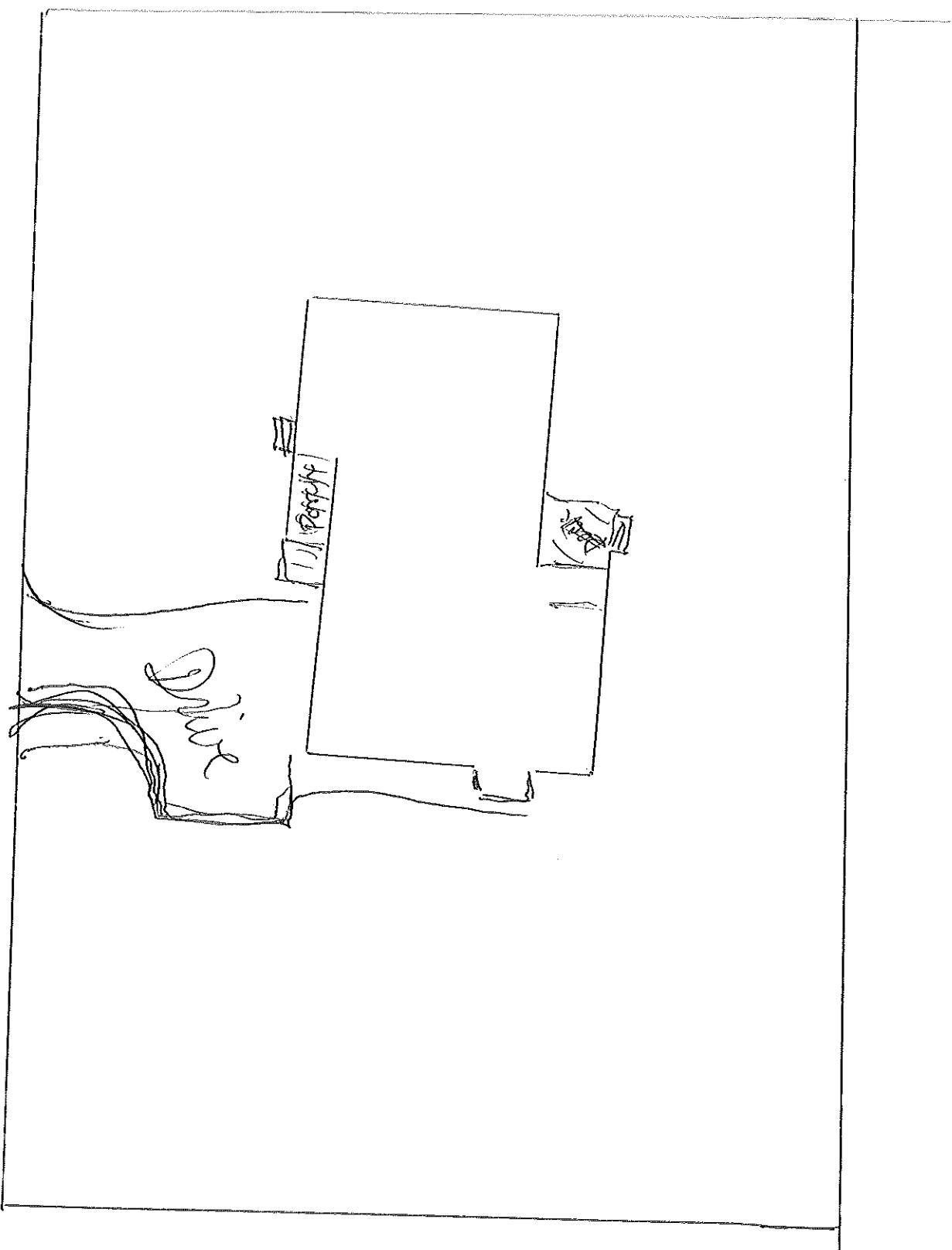
Exterior

- Maintenance free
- 50 year warranty, fire-resistant, fiber cement siding
- Lifetime warranty, Paradigm Windows
- Farmers porch with composite decking
- Back deck with composite decking



Nichols/Leone

657 Auburn St.



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 386A B030001
 Location 657 AUBURN ST
 Land Use SINGLE FAMILY
 Owner Address LLOYD JENIFER A & PHYLLIS S NICHOLS JTS
 657 AUBURN ST
 PORTLAND ME 04103
 Book/Page 21202/064
 Legal 386-A-B-30
 AUBURN ST 657
 36310 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$77,620	\$195,870	\$273,490

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$108,400	\$218,700	\$327,100

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2003	Ranch	1	3132	0.834	5	3		9	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
04/30/2004	LAND + BLDING	\$352,500	21202-64
06/01/2002	LAND	\$59,900	17742-291
04/27/2001	LAND	\$44,000	16240-021

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

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: 03-0713	Issue Date: JUN 19 2003	CBL: 386A B030001
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Location of Construction: 657 Auburn St	Owner Name: Lozier Jacqueline J	Owner Address: Po Box 503	Phone: 749-7705
Business Name:	Contractor Name: Ryan Raymond	Contractor Address: 389 Main street Westbrook	Phone: 2078310344
Lease/Buyer's Name:	Phone:	Permit Type: Amendment to Single Family	Zone: R2

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$107.00	Cost of Work: \$12,000.00	CEO District: 2
Proposed Project Description: Amend permit #02-1323 to finish off basement w/2 bedrooms/bath/game rm		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999	
		Signature: JMB 6/17/03		
		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: jmb	Date Applied For: 06/19/2003	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 <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 checked="" type="checkbox"/>	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
		<i>Approved To remain Single Family</i>		
		Date: JMB 6/19/03		
		Date: JMB		

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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>657 Auburn St.</u>		
Total Square Footage of Proposed Structure <u>2200</u>	Square Footage of Lot <u>36,310</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>386</u> Block# <u>A</u> Lot# <u>B-30</u>	Owner: <u>JACQUELINE LOZIER</u>	Telephone: <u>749-7705</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JACKIE LOZIER</u> <u>PO Box 503</u> <u>Bar Mills, ME 04004</u>	Cost Of Work: \$ <u>12,000</u> Fee: \$ <u>107.00</u>
Current use: <u>basement</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 - Bedrooms 1 bath 2 storage</u>		
Project description: <u>amend Permit # 02-1323 to finish basement</u>		
Contractor's name, address & telephone: <u>Ryan Raymond, 389 Main St.</u> <u>Wichthorpe, ME 831-0344</u>		
Who should we contact when the permit is ready: _____		
Mailing address: <u>PO Box 503</u> <u>Bar Mills, ME 04004</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: <u>749-7705</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>Jacqueline Lozier</u>	Date: <u>6/19/03</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