

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 15 2005

CITY OF PORTLAND

This is to certify that LLOYD JENIFER A & PHYLIS S NICHOLS ITS/n/ahas permission to Change of Use Single Family the letter of 2 rooms.AT 657 AUBURN ST 386A 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 laid or 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

Debbie Burke 12/12/05
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

Location of Construction: 657 AUBURN ST		Owner Name: LLOYD JENIFER A & PHYLLIS S	Owner Address: 657 AUBURN ST	Permit No: 05-1696	Issued: DEC 15 2005	City: 386A B030001
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:	CITY OF PORTLAND		
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R2			
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:	Signature: JMB 12/12/05			
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
		<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied		
		Signature:	Date:			
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"/> Date: 12/18/05	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:		

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.

Total Square Footage of Proposed Structure <i>N/A</i>		Square Footage of Lot <i>.83 acre</i>	
		<i>fer</i>	
<i>N/A</i>		<i>Phyllis Nichols, J. Lloyd</i> <i>657 Auburn St.</i> <i>Portland, ME 04103</i> <i>774-1180</i>	
Current Specific use: <i>single family home</i>		C of O Fee: \$ <i>75.</i>	
Proposed Specific use: <i>Change of use - room rental</i>			
Project description: <i>To Rent up to 2 Rooms in my home.</i> <i>(★ Rm 1 & ★ Rm 2 on Lower Level of floor Plan)</i>			
Contractor's name, address & telephone: Who should we contact when the permit is ready: <i>Phyllis Nichols / J. Lloyd</i> Mailing address: <i>657 Auburn St</i> <i>Portland, ME 04103</i> Phone: <i>774-1180</i>			

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.

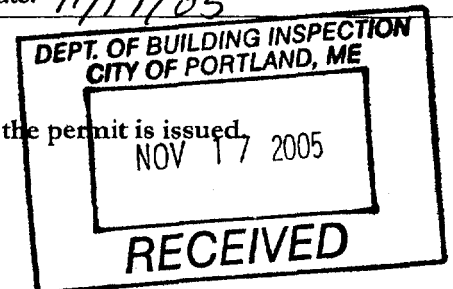
Signature of applicant:

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.

MAINE REAL ESTATE TAX PAID

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

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