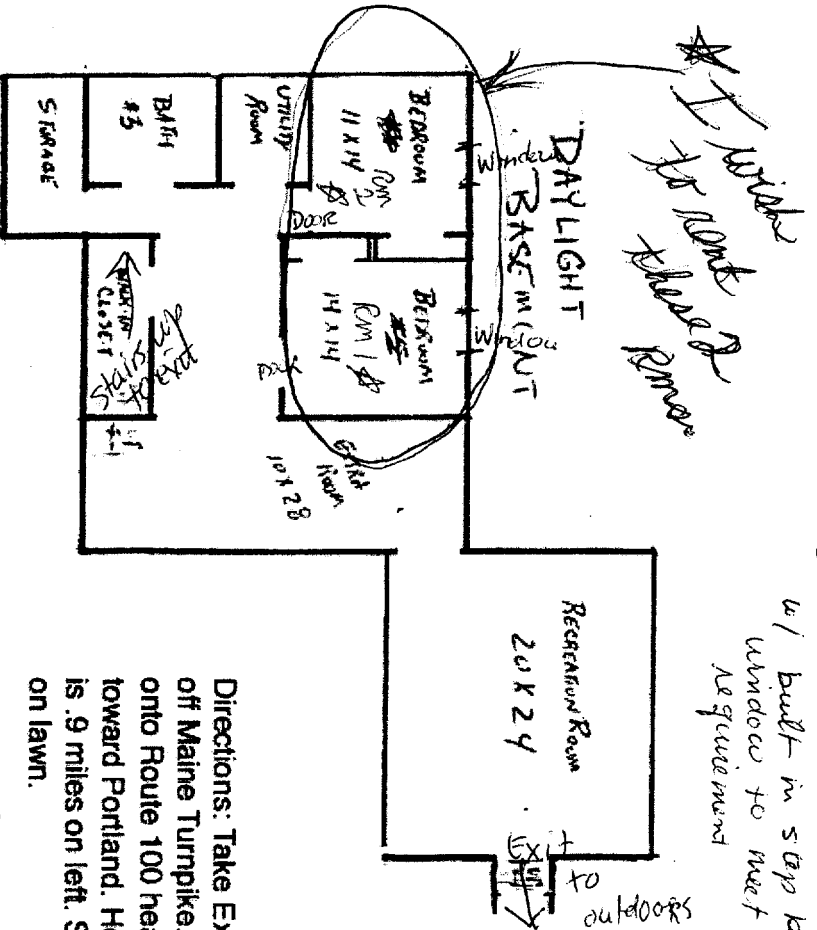
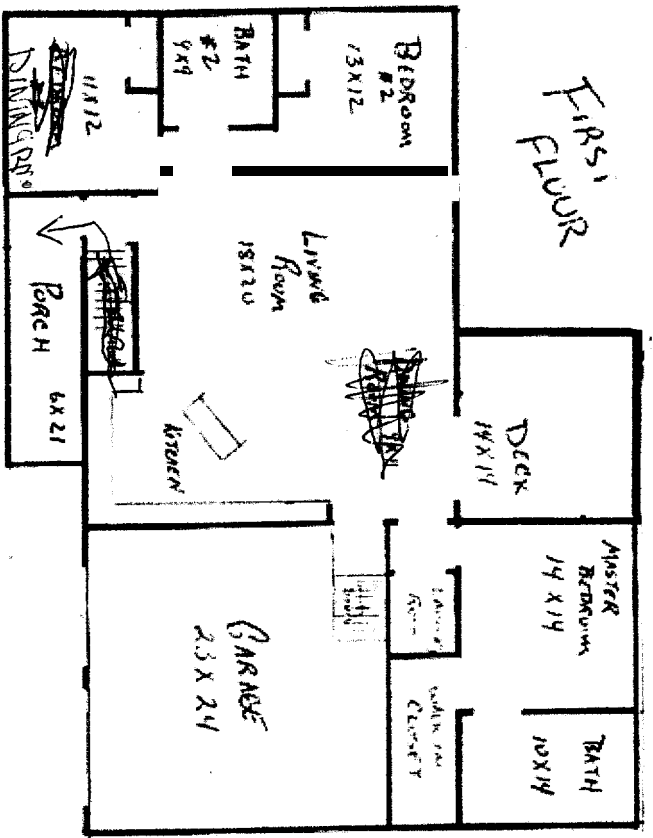


657 Auburn St.  
Boyle 21202, p. 64



① Windows 36" x 36"  
w/ built-in step below  
window to meet egress  
requirements

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

### General

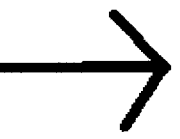
- 83 acre lot
- Baseboard Forced Hot Water Heat
- Oil Furnace
- Public Water and Sewer
- Underground Electrical
- Portland Public School System
- Approximate Property Taxes \$6500
- Close to Maine Turnpike, Public Schools, Shopping, and Golf

### 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

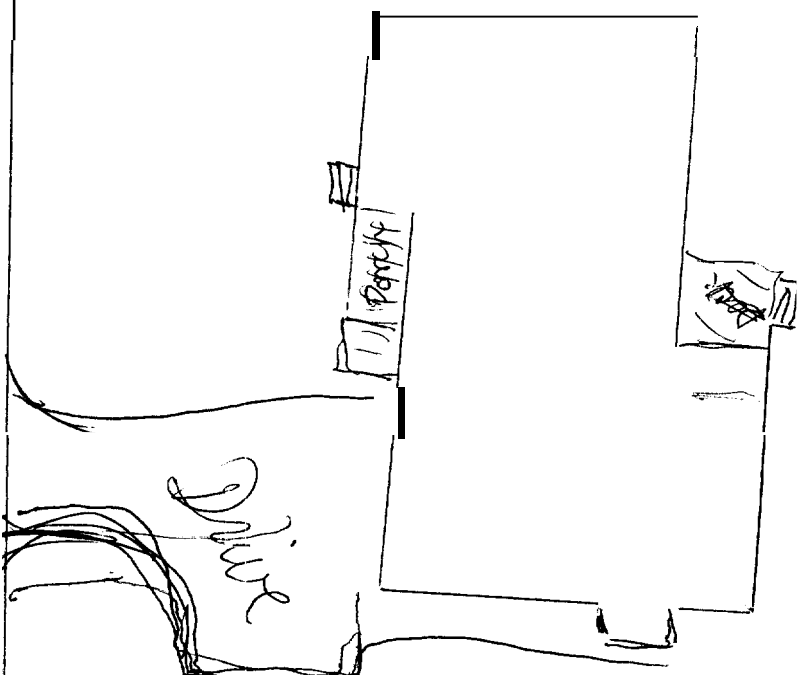
### Exterior

- 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/Loop

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	T O W
\$77,620	\$195,870	\$273,490

### Estimated Assessed Valuation For Fiscal Year 2007\*

Land	Building	T O W
\$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.

**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: 03-0713	Issue Date: <b>JUN 19 2003</b>	CEL: 386A B030001
-----------------------	-----------------------------------	----------------------

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
Lessor/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	<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 checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <b>June 6/19/03</b>	<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 n — Date: <b>JMB</b>
---	---	---

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

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

Permit No:	Date Applied For:	CEL:
03-0713	06/19/2003	386A B030001

Location of Construction:	Owner Name:	Owner Address:	Phone:
657 Auburn St	Lozier Jacqueline J	Po Box 503	( ) 749-7705
Business Name:	Contractor Name:	Contractor Address:	Phone:
	Ryan Raymond	389 Main street Westbrook	(207) 831-0344
Lessor/Buyer's Name:	Phone:	Permit Type:	
		Amendment to Single Family	

Proposed Use:	Proposed Project Description:
Single Family	Amend permit #02-1323 to finish off basement w/2 bedrooms/bath/game rm

Dept: Zoning      Status: Approved      Reviewer: Jeanine Bourke      Approval Date: 06/19/2003

Note:

Ok to Issue: ☒

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 06/19/2003

Note:

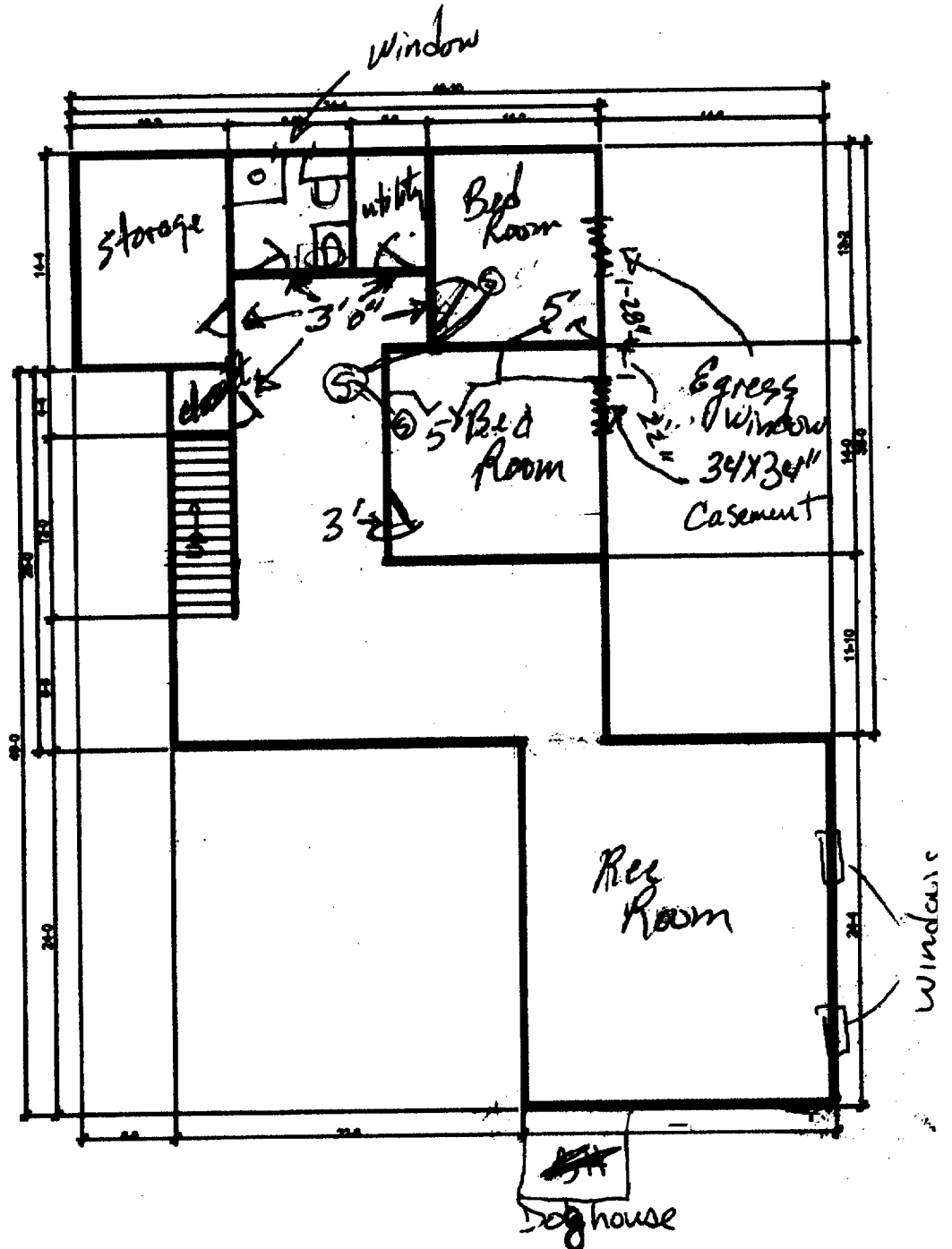
Ok to Issue: ☒

- 1) The mechanical room must be provided with adequate combustion air for circulation
- 2) The egress windows in the new bedrooms need to meet 5.7 sf. And if the distance from the floor to the clear opening is more than 44" a permanent step must be installed. This step must not exceed 7-3/4" rise and be a min. Of 10" tread.

# Basement finish

2x4 walls  
1/6" oc

Auburn St



# CHAPTER 10

## COMBUSTION AIR

### SECTION M-1001.0 GENERAL

**M-1001.1 Scope:** The provisions of this chapter shall govern the requirements for combustion air for all fuel-burning *appliances* or equipment.

**M-1001.2 Combustion air required:** All fuel-burning *appliances* shall be provided with adequate combustion air. Combustion air shall be inside or outdoor air, or shall be provided by a direct outdoor connection or a special engineered system.

**M-1001.3 Circulation of air:** Every room containing fuel-burning equipment shall be designed for the free circulation of air. Adequate provisions shall be made for any openings or devices which cause the depletion of combustion air.

### SECTION M-1002.0 DEFINITIONS

**M-1002.1 General:** The following words and terms shall, for the purposes of this chapter and as stated elsewhere in this code, have the meanings shown herein.

**Combustion air:** The amount of air required for safe and proper combustion.

### SECTION M-1003.0 INSIDE AIR

**M-1003.1 Amount of air:** Inside air shall be available for each fuel-burning *appliance* at a rate of 40 cubic feet of room air volume per 1,000 British thermal units per hour (Btuh) (3.86 m<sup>3</sup>/kW) input rating. In buildings of tight construction where the air exchange rate is less than 0.5 air changes per hour, additional air shall be provided in accordance with Section M-1004.0 or M-1006.0.

**M-1003.2 Openings:** Where the room in which the *appliance* is located does not meet the criterion specified in Section M-1003.1, openings to adjacent spaces shall be provided so that the combined volume of all spaces meets the criterion. Two openings shall be provided, one near the top of the room and one near the bottom.

**M-1003.2.1 Size of opening:** Each opening shall have an unobstructed area equal to a minimum of 1 square inch per 1,000 Btuh (2201 mm<sup>2</sup>/kW) input rating of all *appliances* installed in the space, but not less than 100 square inches (64516 mm<sup>2</sup>).

### SECTION M-1004.0 OUTDOOR AIR

**M-1004.1 Connections to outdoors:** Where the space in which fuel-burning *appliances* are located does not meet the criterion for indoor air as specified in Section M-1003.1, the room shall

have two openings to the outdoors. One opening shall be located near the top of the room and one near the bottom. Openings are permitted to connect to spaces directly communicating with the outdoors, such as *ventilated* crawl spaces or attic spaces.

**M-1004.2 Size of horizontal openings:** Each opening through a horizontal duct shall have an unobstructed area equal to a minimum of 1 square inch per 2,000 British thermal units per hour (Btuh) (1100 mm<sup>2</sup>/kW) total input rating. Each direct opening through a wall shall have an unobstructed area equal to a minimum of 1 square inch per 4,000 Btuh (550 mm<sup>2</sup>/kW) total input rating.

**M-1004.3 Size of vertical openings:** Each opening through a floor, ceiling or vertical duct shall have an unobstructed area equal to a minimum of 1 square inch per 4,000 Btuh (550 mm<sup>2</sup>/kW) total input rating.

**M-1004.4 Operation of openings:** Combustion air openings shall be open when the fuel-burning *appliance* is operating. Dampers are permitted to be electrically connected to the firing cycle of the *appliance*.

### SECTION M-1005.0 DIRECT CONNECTION

**M-1005.1 General:** Fuel-burning *appliances* that have been tested for direct combustion air connection to the outdoors shall be installed in accordance with the manufacturer's installation instructions.

### SECTION M-1006.0 MECHANICAL VENTILATION

**M-1006.1 General:** Combustion air is permitted to be provided by the mechanical *ventilation* system. The supply air rate shall be increased over the required *ventilation* air by a rate equal to a minimum of 1 cubic foot per minute per 3,000 British thermal units per hour (0.00047 m<sup>3</sup>/s per 0.8793 kW) total input rating. Each *appliance* shall be electrically connected to the *ventilation* system to prevent fuel burning when the *ventilation* system is not in operation.

### SECTION M-1007.0 OPENING OBSTRUCTIONS

**M-1007.1 General:** The unobstructed area of each opening shall be considered for determining combustion air. The opening determined by the manufacturer shall be considered unobstructed.

**M-1007.2 Louvered openings:** The unobstructed area of metal-louvered openings shall be considered 75 percent of the total area. The unobstructed area of wood-louvered openings shall be considered 25 percent of the total area.



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 030713

JUN 19 2003

**PERMIT**This is to certify that Lozier Jacqueline J / Ryan Raymondhas permission to Amend permit #02-1323 to finish off basement w/ 2 bedrooms and game room **CITY OF PORTLAND**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 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.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. **NO 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. \_\_\_\_\_

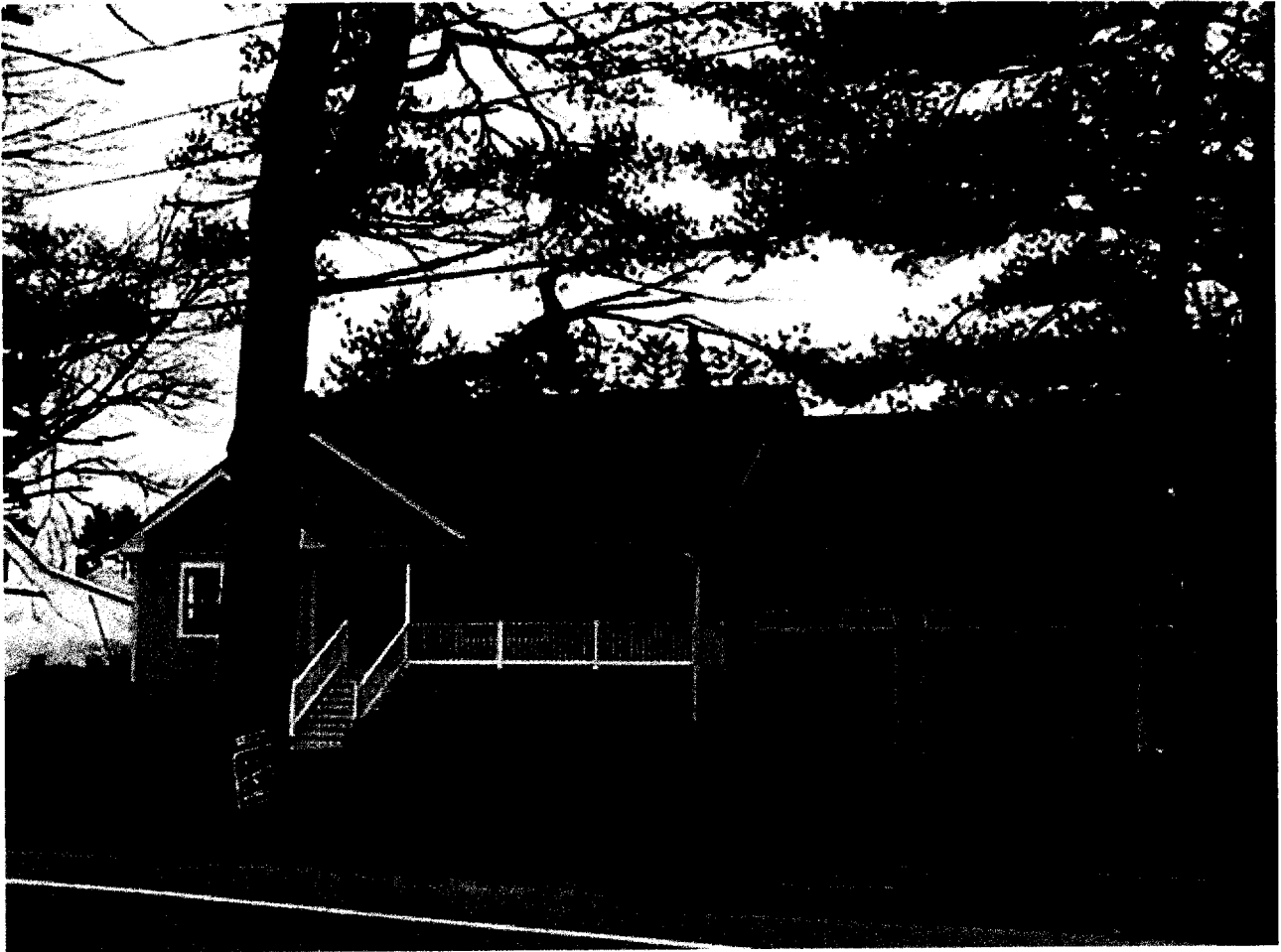
Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Amie Bonk* 6/19/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



if located on a designated school walking route, sidewalks, in accordance with the minimum technical standards promulgated by the public works authority pursuant to section 14-498(a) of article IV of this chapter. Where the nearest permanently paved street does not have granite curbing, the public works authority may waive the requirement of curbing under this section, if it determines that an acceptable alternative drainage plan will be provided. Prior to the issuance of a building permit for erection of a building on a lot abutting any portion of a street which is unimproved or improved but not permanently paved, the following shall occur: (1) A plan of the street improvements required by this section shall be submitted to the public works authority; and (2) upon determination by the public works authority that the plan meets the street improvement requirements established by this subsection, a performance guarantee and inspection fee for said improvements shall be submitted to the city as set forth in section 14-501. Also as set forth in section 14-501, a one-year defect bond shall be tendered to the city prior to release of the performance guarantee required hereby. The provisions of this subsection (b) shall not apply to the erection of any single-family dwelling on any lot where the owner of the lot establishes that he or she was the owner of that same lot on November 19, 1984, and at all times thereafter, and states his or her intention under oath to make the structure his or her personal residence.

(c) Exceptions. The requirements of this section shall not apply to the following city streets upon their construction by the public works authority to such standards as are determined by the authority to be the most feasible:

(1) Dingley Court;

(2) Morgan Court.

(Code 1968, § 602.18.B; Ord. No. 193-84, § 1, 11-19-84; Ord. No. 178-87, 11-2-87; Ord. No. 372-89, 3-20-89; Ord. No. 273-90, 3-19-90)

#### **Sec. 14-404. Accessory use.**

The term "accessory use" shall include only the following:

- (a) A subordinate use of land or building which is customarily incidental to the main building or to the principal use of the land and which is located on the same lot with the principal building or **use**. No "garage

sale," "lawn sale," "attic sale," "rummage sale," or other similar casual sale of tangible personal property which is advertised by any means whatsoever whereby the public at large is or can be made aware of such sale, shall be deemed to be "customarily incidental" if such sale occurs after sales have been conducted on the same premises for six (6) or more days previously during the calendar year.

Except where the principal use consists of the sale of alcoholic beverages for consumption on premises or where the principal structure is an airline terminal, pinball machines or amusement devices shall not be considered to be accessory uses whenever there are more than a total of two (2) such machines or devices on the premises.

- (b) Off-street parking when serving conforming uses located in any zone, but not more than one (1) motor vehicle may be parked or stored per dwelling unit, except that three (3) motor vehicles may be parked on any lot used for a single or two (2) family house.
- (c) Home occupations as defined in section 14-47 and section 14-410.
- (d) Signs as defined in division 22 of this article.
- (e) The letting of rooms within an existing dwelling unit in any residential zone, provided that:

1. There shall be no more than two (2) persons occupying such room or rooms;
2. There shall be not more than two (2) rooms per dwelling unit occupied for such use; and
3. There shall be no increase in the bathroom and/or kitchen facilities in the dwelling, and no such facility shall have been constructed in the immediately preceding two (2) years.

(Code 1968, § 602.18.C; Ord. No. 574-81, 4-6-81; Ord. No. 66-'87, § 1, 11-2-87)

**Sec. 14-405. Business entrances.**

6/19/03 1 yr.  
6/19/04 3 yrs  
6/19/05 2 yrs  
14-434  
100-11/10/05 APPLICATION - over 2 yrs ago - OK  
permit #03-0713 WAS to Garbogh  
6/19/03 = Bedroom & A  
BATH ROOM in  
basement - The  
same work requested  
for the letting of rooms