

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

Permit Number: 070300

**PERMIT**

This is to certify that Steve & Jennifer Fowler-Greaves/Fowler & Greaves Construction

has permission to 36' x 34' Colonial w/ attached garage and porch

AT 659 ALLEN AVE (661) 398 B006001

provided that the person or persons who perform or supervise the construction of 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. 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

*Thomas N. Mackley* 4/17/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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

**RTG** If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**RTG** CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

*[Signature]*  
Signature of Applicant/Designee \_\_\_\_\_ Date \_\_\_\_\_  
*[Signature]* 4-19-07  
Signature of Inspections Official \_\_\_\_\_ Date \_\_\_\_\_

CBL: 398 B 006 Building Permit #: 07-0300

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

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

Permit No: 07-0300	Issue Date:	CBL: 398 B006001
-----------------------	-------------	---------------------

Location of Construction: 659 ALLEN AVE (661)	Owner Name: Steve & Jennifer Fowler-Greaves	Owner Address: 113 Deepwood Drive	Phone: 314-6469
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: 113 Deepwoods Dr Portland	Phone: 2073146469
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family 36' x 34' Colonial w/ attached garage and front porch	Permit Fee: \$1,955.00	Cost of Work: \$186,000.00	CEO District: 4
Proposed Project Description: 36' x 34' Colonial w/ attached garage and front porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: _____		Signature: <i>Jm 4/17/07</i>
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: dmartin	Date Applied For: 03/23/2007	<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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>per 12-zone x</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>207-0053</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/conditions</i> Date: <i>5/22/07 ABM</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>ABM</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
---	------	-------

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

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

Permit No: 07-0300		Issue Date:	CBL: 398 B006001
Location of Construction: 659 ALLEN AVE (661)	Owner Name: Steve & Jennifer Fowler-Greaves	Owner Address: 113 Deepwood Drive	Phone: 314-6469
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: 113 Deepwoods Dr Portland	Phone: 2073146469
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3
Past Use: Vacant Land	Proposed Use: Single Family 36' x 34' Colonial w/ attached garage and front porch	Permit Fee: \$1,955.00	Cost of Work: \$186,000.00
Proposed Project Description: 36' x 34' Colonial w/ attached garage and front porch		CEO District: 4	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type SB IRC 2003 Signature: _____ Date: 4/17/07	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Permit Taken By: dmartin		Date Applied For: 03/23/2007	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 N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone panel 2 - zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2007-0053 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ conditions Date: 3/27/07 ABM	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 ABM 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

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0300	Issue Date:	CBL: 398 B006001
-----------------------	-------------	---------------------

Location of Construction: 659 ALLEN AVE (661)	Owner Name: Steve & Jennifer Fowler-Greaves	Owner Address: 113 Deepwood Drive	Phone: 314-6469
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: 113 Deepwoods Dr Portland	Phone: 2073146469
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family 36' x 34' Colonial w/ attached garage and front porch	Permit Fee: \$1,955.00	Cost of Work: \$186,000.00	CEO District: 4
Proposed Project Description: 36' x 34' Colonial w/ attached garage and front porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 5B IRC 2003	
		Signature: <i>Jm 4/17/07</i>		
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: dmartin	Date Applied For: 03/23/2007	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>para 12 - zone x</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0053</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>08 w/conditions</i> Date: <i>3/27/07</i> <i>ABM</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 <i>ABM</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

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

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

<b>Permit No:</b> 07-0300	<b>Date Applied For:</b> 03/23/2007	<b>CBL:</b> 398 B006001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 659 ALLEN AVE (661)	<b>Owner Name:</b> Steve & Jennifer Fowler-Greaves	<b>Owner Address:</b> 113 Deepwood Drive	<b>Phone:</b> ( ) 314-6469
<b>Business Name:</b>	<b>Contractor Name:</b> Fowler & Greaves Construction	<b>Contractor Address:</b> 113 Deepwoods Dr Portland	<b>Phone:</b> (207) 314-6469
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family 36' x 34' Colonial w/ attached garage and front porch	<b>Proposed Project Description:</b> 36' x 34' Colonial w/ attached garage and front porch
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 03/27/2007

**Note:** Lot split. Lead CBL will be the same for the . The CBL for the existing house at 659 Allen Ave. will be 398 B007. **Ok to Issue:**

Applicant is applying for a home occupation so he can put an office and waiting room in the first floor of the house.

The detached garage and workshop building is for the applicant's own personal use.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed detached garage, it may be required to be located by a surveyor.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 04/17/2007

**Note:** **Ok to Issue:**

- 1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 03/30/2007

**Note:** **Ok to Issue:**

- 1) The grave yard at the rear of the property must be protected at all times during construction.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822.The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

<b>Location of Construction:</b> 659 ALLEN AVE (661)	<b>Owner Name:</b> Steve & Jennifer Fowler-Greaves	<b>Owner Address:</b> 113 Deepwood Drive	<b>Phone:</b> ( ) 314-6469
<b>Business Name:</b>	<b>Contractor Name:</b> Fowler & Greaves Construction	<b>Contractor Address:</b> 113 Deepwoods Dr Portland	<b>Phone</b> (207) 314-6469
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 3/30/2007 10:34:40 AM  
**Subject:** 659 Allen Ave. approval

Hi all, I have inspected this site and approved it, with conditions, for construction. Thanks.

Phil



Applicant: Steve & Jennifer Fowler Greaves

Date: March 26, 2007

Address: 3661-663 Allen Dr.  
(original lot - 659)

C-B-L: 398-B-001  
permit # - 07-0350

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build 2 story single family home w/ attached garage

Sewage Disposal - City  
build detached garage / <sup>wash</sup> spray area 60'x60'

Lot Street Frontage - 50' min. - 50' given

Front Yard - 25' min. house - 16.7' scaled  
garage - 25' scaled.

Rear Yard - 25' min. house 130' scaled  
garage 210' scaled.

Side Yard - 1 1/2 story 8' house - 38' on right scaled  
62' on left scaled  
2 story 14' garage - 17' on ~~left~~ right scaled  
83.5 on left scaled.

Projections -

Width of Lot - 65' min - 170'

Height - 35' max - 24' scaled - house  
garage 18' max - 13.3' scaled.

Lot Area - 6,500 sq ft min - 71,684.2 given

Lot Coverage Impervious Surface - 35% - 2.5% area

60x60 = 3600  
12x12 = 144  
36x34 = 1224  
24x12 = 288

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	398 B006001
Location	659 ALLEN AVE
Land Use	SINGLE FAMILY
Owner Address	REGA DEBRA L 659 ALLEN AVE PORTLAND ME 04103
Book/Page	/
Legal	398-B-6-7 399-F-4-5 ALLEN AVE 651-663 103557 SF

### Current Assessed Valuation

Land	Building	Total
\$151,000	\$112,300	\$263,300

### Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1951	Cape	1	1464	2.377	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	1	1	6	None	Full

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

### Sales Information

Date	Type	Price	Book/Page
------	------	-------	-----------

### Picture and Sketch

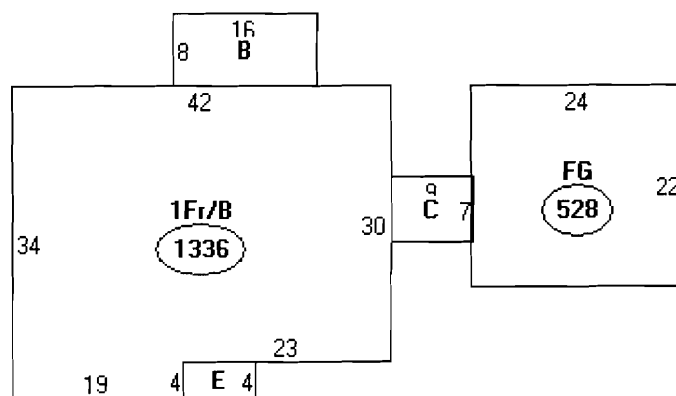
<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
-------------------------	------------------------	-------------------------

[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!**





Descriptor/Area

- A: 1Fr/B  
1336 sqft
- B: 1Fr/B  
128 sqft
- C: OFF  
63 sqft
- D: FG  
528 sqft
- E: OFF  
32 sqft

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DEBRA L. BELLIVEAU**, formerly known as Debra L. Rega, whose mailing address is 659 Allen Avenue, Portland, Maine for consideration paid, grants to **STEVE FOWLER-GREAVES** and **JENNIFER FOWLER-GREAVES** of 113 Deepwood Drive, Portland, Maine 04103, as joint tenants, with WARRANTY COVENANTS, certain realty in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land with the buildings thereon, situated at 661 Allen Avenue, Portland, Maine being more particularly described as follows:

Lot 2 as shown on Plan of Proposed Lot Split, 659 Allen Avenue, Portland, Maine, prepared by Back Bay Boundary, Inc., dated February 26, 2007 and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Page 112 (the Plan ).

Being a portion of the premises conveyed to the Grantor herein by deed of Kathryn M. Iovine, et al, recorded in the Cumberland County Registry of Deeds in Book 9353, Page 155.

Reserving to the Grantor, her heirs and assigns, for the benefit of Lot 1 as shown on the Plan only, a right of way for vehicular and pedestrian traffic (including the right to pave) and utilities from Allen Avenue to Lot 1 as shown on said Plan, together with rights to share the use of a paved or unpaved drive and utilities when installed. Neither party shall obstruct or otherwise interfere with the use of said way. This Easement is appurtenant to the above-described retained premises and shall run with the land and all obligations set forth hereunder will be binding upon the Grantor, Grantees and their successors and assigns. (The Grantor and Grantees, their successors and assigns, being sometimes hereinafter referred to as the Landowners .)

The decisions relating to the maintenance of the said private way shall be determined by the Landowners in accordance with the Road Maintenance Agreement of even date to be recorded herewith.

All Landowners shall be required to repair any damage caused to the private way by them, individually or by their agents, invitees, or guests. In the event of a disagreement concerning this Easement, binding arbitration will be required. If an arbitrator finds that arbitration was required because a party took a position that demonstrates they were not acting reasonably or in good

MAINE REAL ESTATE TAX PAID

faith, the arbitrator may award the prevailing party their fees and expenses, including attorneys fees, incurred pursuant to the arbitration action, otherwise, the fee shall be equally shared. The award of the arbitrator shall be enforceable by a court of competent jurisdiction.

This conveyance is subject to a rights associated with a private cemetery and a right of way to the private cemetery as shown on said plan.

ALSO CONVEYED HEREWITH, a right of first refusal for the personal benefit of the Grantees to purchase Lot 1 as shown on the Plan upon the following terms and conditions:

1. If the Grantor or her successors, heirs or assigns (collectively, Grantors ) desire to sell, transfer or otherwise dispose of all or any portion of Lot 1 (the property ), and have received a bona fide offer to purchase the property, or if all or any portion of the property is subject to an involuntary conversion for any reason, a written notice of such sale or conversion (the Notice of Sale ) shall first be mailed to Grantees by certified mail, which Notice of Sale shall set forth a description of the property or interest therein to be transferred, and all pertinent facts, including the identity of the proposed transferee, the consideration to be paid (the Purchase Price ) and the other principal terms and conditions, and shall be accompanied by a copy of the sales agreement executed by Grantors and the proposed transferee, if applicable.
2. Grantees shall have an option for seven (7) days following receipt of the Notice of Sale or twenty (20) days from the mailing of the Notice, whichever is shorter, to elect to purchase said property at a purchase price equal to the Purchase Price, and otherwise upon the same terms and conditions as described in the Notice of Sale except that Grantees shall not benefit from any financing contingency. Within said time limit, Grantees shall either (1) execute and deliver to Grantors a waiver and release in recordable form to permit the sale of such property to the proposed transferee (the Waiver and Release ), or (2) shall execute and deliver to Grantors a notice of intent to purchase the property (the Notice of Intent ) for the Purchase Price and otherwise upon the terms and conditions as described in the Notice of Sale.
3. The execution and delivery of the Notice of Intent shall constitute a binding sales contract between Grantors and Grantees, upon the terms and conditions described in the Notice of Sale, and that the closing shall occur on or before the expiration of sixty (60) days from the date of the Notice of Intent.

4. If Grantees shall not exercise their right to purchase, and shall sign a Waiver and Release, or shall fail to respond within said time limit, Grantors shall be free to convey the property to the offeror identified in the Notice of Sale, but only upon the identical terms and conditions contained in such Notice of Sale, and the right of first refusal contained herein shall be deemed to be forever satisfied. If for any reason the property is not sold to such offeror upon such terms and conditions, the right of first refusal contained herein shall be satisfied again before the property may be sold to the original offeror or to any other person upon the same or different terms and conditions.
5. A transfer by gift, devise or transfer by operation of law by intestate succession of the property, or the sale or transfer to a spouse, heir or issue of Grantors, or to a trust or entity which primarily benefits Grantors or any such individual, or by mortgage, shall be exempt from the right of first refusal described herein, provided that upon acquisition of title to the property, the transferee in any such exempt transaction shall be subject to the same right of first refusal rights held by Grantees as described herein.

IN WITNESS WHEREOF, the said Debra L. Belliveau has set her hand  
this 14 day of March, 2007.

Kelly A. Peck  
Witness

Debra L. Belliveau  
Debra L. Belliveau

STATE OF MAINE  
COUNTY OF CUMBERLAND

March 1, 2007

Then personally appeared Debra L. Belliveau, and acknowledged the foregoing instrument to be her free act and deed.

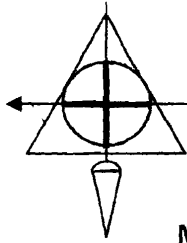
Before me,

Kelly A. Peck  
Notary Public/~~Attorney at Law~~

S:\f\ogr01\Warranty Deed.RL.doc

Kelly A. Peck  
Notary Public  
State of Maine  
Comm. Exp. 04-02-2009

Received  
Recorded Register of Deeds  
Mar 05, 2007 12:53:37P  
Cumberland County  
Pamela E. Lovley



**BACK BAY BOUNDARY, INC.**  
LAND SURVEYING

March 21, 2007

The City of Portland  
Building Inspections Department  
389 Congress Street  
Portland, Maine 04101

Subject: Building Permit application for **661 Allen Avenue** Portland Maine

Our client Steve Fowler Greaves has provided us with the estimated costs of the project we are submitting.

1. Paved driveway 400-feet	\$8000
2. Sewer tie in	\$2100
Sewer impact fee	\$1000
3. Foundation and frost walls	\$25,000
4. Residence framing etc.	\$135,000
5. Garage	\$40,000
Total	\$186,100

Thank you,

Bob Greenlaw

(207) 774-2855

643 Forest Avenue Portland, Maine 04101  
Email [~Backbayboundary@cs.com](mailto:~Backbayboundary@cs.com)

Fax (207) 347-4346

[www.Backbayboundary.com](http://www.Backbayboundary.com)





# 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.

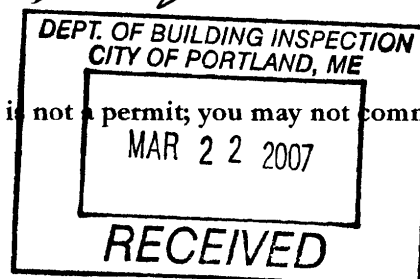
Location/Address of Construction: <u>661 Allen Ave.</u>		
Total Square Footage of Proposed Structure <u>5793</u> <u>2262 = B</u> <u>1269 = Sec</u> <u>2242 = FF</u>		Square Footage of Lot <u>103077.7</u>
Tax Assessor's Chart, Block & Lot Chart#    Block#    Lot# <u>398</u> <u>B</u> <u>G-7</u>	Owner: <u>Steve &amp; Jenn</u> <u>Fowler-Greaves</u>	Telephone: <u>314-6469</u>
Lessee/Buyer's Name (If Applicable) <u>Steve &amp; Jenn Fowler/Greaves</u>	Applicant name, address & telephone: <u>113 Deepwood DR</u> <u>Portland ME 04103</u>	Cost Of Work: \$ <u>186,000.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>YES</u>	If vacant, what was the previous use? <u>Woods</u>	Proposed Specific use: <u>Home</u>
Is property part of a subdivision? <u>NO</u>	If yes, please name _____	
Project description: <u>36 x 34 Colonial w/attached Garage &amp; Front Porch</u>		
Contractor's name, address & telephone: <u>1 Steve</u>		
Who should we contact when the permit is ready: <u>Fowler-Greaves Construction</u>		
Mailing address: _____ Phone: <u>207-3146469</u>		

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](http://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: [Signature] Date: 3-14-07



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

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Zoning Copy

2007-0053

Application I. D. Number

3/22/2007

Application Date

Steve Fowler

Applicant

113 Deepwoods Dr, Portland, ME 04103

Applicant's Mailing Address

Steve Fowler

Consultant/Agent

Applicant Ph: (207) 314-6469 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

659 - 659 Allen Ave, Portland, Maine

Address of Proposed Site

398 B006001

Assessor's Reference: Chart-Block-Lot

Single Family

Project Name/Description

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_  
 Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification  
 Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location  
 After the Fact - Major  Stormwater  Traffic Movement  Other \_\_\_\_\_  
 After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 3/23/2007

Zoning Approval Status:

Reviewer

*Ann Machedo*

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance

signature

date

Performance Guarantee

Required\*

Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date  
 Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_  
 Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_  
 Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_  
 Temporary Certificate of Occupancy \_\_\_\_\_ date  Conditions (See Attached) \_\_\_\_\_ expiration date  
 Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
 Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_  
 Performance Guarantee Released

659-661 ALLEN AVE

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1) _____				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	24x10 footing w/ 2 #4 rebar 3x10 wall - rebar	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	perimeter drain w/ sock Damp proofing, filter fabric	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA			
Anchor Bolts/Straps, spacing (Section R403.1.6)	12" anchor bolts @ 48 center	OK		
Lally Column Type (Section R407)	3/4 steel lally 8 FT	OK		
① Girder & Header Spans (Table R 502.5(2))				
Built-Up Wood Center Girder Dimension/Type	5 1/2 x 12 Lams	OK		
Sill/Band Joist Type & Dimensions	2x6 PT sill			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 16" OC	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 16" OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4/12 pitch 2x8 blocking @ peak 2x8 rafters engineered trusses	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G plywood	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003 (per)	
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	Yes	
Fire separation (Section R309.2)	5/8 gyp + Gyp Board walls + ceiling	
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	Egress Windows	
Roof Covering (Chapter 9)	225 Asphalt shingles 5/8 OSB w/ clips	
Safety Glazing (Section R308)	OK	
Attic Access (Section R807)	NA	
Chimney Clearances/Fire Blocking (Chap. 10)	2 metal	OK
Header Schedule (Section 502.5(1) & (2))	(2) x 2x8	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 ceiling R-19 Floor/walls	OK

22

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement 2		
Number of Stairways 3 4		OK
Interior 3 4		
Exterior 1		
Treads and Risers (Section R311.5.3)	7 3/4 max rise 10 inch net tread	OK
Width (Section R311.5.1)	3 FT min	OK
Headroom (Section R311.5.2)	7-3 + 7-4	OK
3 7 Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36 inches	Balusters
Smoke Detectors (Section R313) Location and type/Interconnected	Each Bedroom interconnected	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	NA	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	NA	



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

March 22 2007

Received from Steve Fowler

Location of Work Cecil Allen

Cost of Construction \$ 168,000 1670 Cast of Work  
 Permit Fee \$ 2,045.00 300 Site Plan  
 75 C&G

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

Other \_\_\_\_\_

CBL: 398 B 6

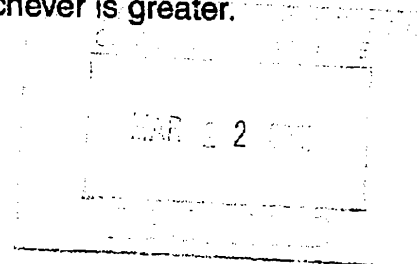
Check #: 4229 Total Collected \$ 2,045.00

## THIS IS NOT A PERMIT

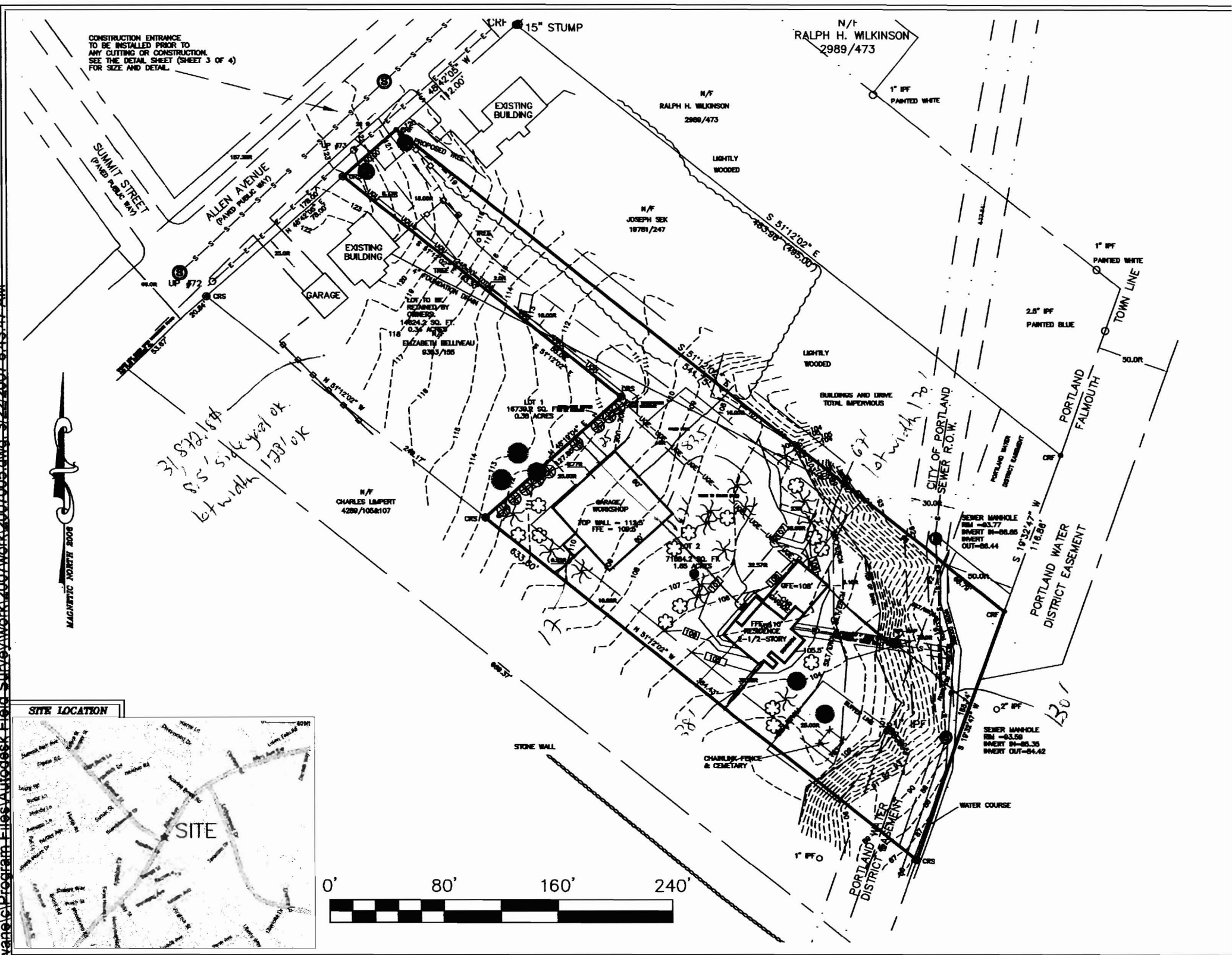
No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

*Donna*

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



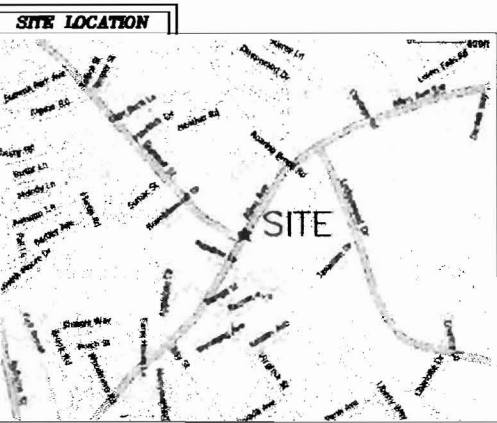
C:\Program Files\Autodesk\AutoCAD 2007\work\2007\work1\2007\2005.dwg 3/22/2007 8:43:47 AM



CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY CUTTING OR CONSTRUCTION. SEE THE DETAIL SHEET (SHEET 3 OF 4) FOR SIZE AND DETAIL.



*31,872.164  
S.S. side yard ok  
lot width 178' ok*



REVISIONS:

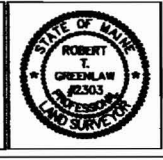
REVISION 2: 03/21/2007	- ADDED 12'X12' TO BACK OF GARAGE AND ADDED WELL
REVISION 2: 03/15/2007	- MISCELLANEOUS CHANGES PER REVIEW OF CLIENT.
REVISION 1: 03/14/2007	- MINOR CHANGES TO BUILDING FOOTPRINT.
<b>LOCATION: 661 ALLEN AVENUE PORTLAND, MAINE</b>	

STATE OF MAINE, CUMBERLAND SS  
REGISTRY OF DEEDS

RECEIVED . . . . . 2007  
AT : H . . . . . M. AND RECORDED IN  
PLAN BOOK . . . . . PAGE . . . . .

GRAPHIC SCALE

FIELD BOOK: 21 PAGE: 65



**CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2005 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT

ROBERT T. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISED: MARCH 21, 2007  
DATE: MARCH 13, 2007