

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MICHAEL J JENNINGS

Located At 44 JERSEY AVE

Job ID: 2012-06-4313-ALTR

CBL: 403- C-027-001

has permission to interior rebuild and entry steps

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-06-4313-ALTR

Located At: 44 JERSEY AVE

CBL: 403- C-027-001

Conditions of Approval:

Zoning

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 remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that the two entry porches are being rebuilt within the existing footprints.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
3. The guardrail on the landing must be 36" high.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4313-ALTR	Date Applied: 6/22/2012	CBL: 403- C-027-001	
Location of Construction: 44 JERSEY AVE	Owner Name: MOODY STREET DEVELOPMENT, LLC (Joseph McGonigal)	Owner Address: 57 MACKWORTH ST PORTLAND, ME 04103	Phone: 207-749-7388
Business Name:	Contractor Name: Scott Leclair	Contractor Address: PO Box 55 Buxton ME 04093	Phone: (207) 590-5039
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single family	Proposed Use: Same - single family - rebuild the two entry porches in same footprint - rebuild two interior walls & reframe a window	Cost of Work: 6000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R-3 Type: SB IRC 05
Proposed Project Description: rebuild front & side entries & interior work		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date:</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	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 appication 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

23



General Building Permit Application

Entirel 4/22/12 (83)

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.

2012 - 06 - 4313 - ALTR

Location/Address of Construction: <u>44 Jersey Ave</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>403 C 27</u>	Applicant: (must be owner, lessee or buyer) Name <u>Joseph McBanigal</u> Address <u>57 Madeworth ST</u> City, State & Zip <u>Portland 04103</u>	Telephone: <u>749-7388</u> <u>6000</u>
Lessee/DBA RECEIVED JUN 22 2012 Dept. of Building Inspection City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$4800 C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>80.00</u>
Current legal use (i.e. single family) <u>single</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: <u>Rebuild two Front Entry Steps/Decks</u> <u>Rebuild two interior walls / Reframe 1 window</u>		
Contractor's name: <u>Scott Leclair</u> Email: Address: <u>P.O. Box 55</u> City, State & Zip: <u>Buxton 04093</u> Telephone: <u>590-5039</u> Who should we contact when the permit is ready: <u>Joe McBanigal</u> Telephone: <u>749-7388</u> Mailing address: <u>57 Madeworth ST Portland</u>		

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: _____ Date: 6-22-12

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



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Receipts Details:

Tender Information: Cash
Tender Amount: 80.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 6/22/2012
Receipt Number: 45269

Receipt Details:

Referance ID:	7003	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-06-4313-ALTR - interior rebuild and entry steps			
Additional Comments: 44 Jersey Ave			

Thank You for your Payment!



0599900

RETTD

00

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

PLEASE TYPE OR PRINT CLEARLY

RECEIVED

JUL 05 2012

Dept. of Building Inspections
City of Portland Maine

BOOK/PAGE—REGISTRY USE ONLY

1. COUNTY CUMBERLAND		DO NOT USE RED INK!	
2. MUNICIPALITY/TOWNSHIP PORTLAND			
3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) MOODY STREET DEVELOPMENT, LLC		3b) SSN or Federal ID 20-8995739
	3c) Name (LAST, FIRST, MI)		3d) SSN or Federal ID
	3e) Mailing Address 57 MACKWORTH STREET		3g) State ME
3f) City PORTLAND			
4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) SKOPOS ACQUISITIONS, LLC		4b) SSN or Federal ID 27-3258424
	4c) Name (LAST, FIRST, MI)		4d) SSN or Federal ID
	4e) Mailing Address 7 SADLER DRIVE		4g) State ME
4f) City BRUNSWICK			
5. PROPERTY	5a) Map Block Lot Sub-Lot 403 - C - 027 - 01	Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel	5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)
	5c) Physical Location 44 JERSEY AVENUE		5d) Acreage:
6. TRANSFER TAX	6a) Purchase Price (If the transfer is a gift, enter "0")		6a \$ 100,000.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value)		6b \$.00
	6c) Exemption claim - <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.		
7. DATE OF TRANSFER (MM-DD-YYYY) 05 15 2012 MONTH DAY YEAR		8. WARNING TO BUYER—If the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> CLASSIFIED	
9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain: <input type="checkbox"/>		10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> Consideration for the property is less than \$50,000	
11. OATH	Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below: Grantee: <u>Shirley McFarland</u> Date: <u>5/15/2012</u> Grantor: <u>[Signature]</u> Date: <u>5/15/12</u> Grantee: _____ Date: _____ Grantor: _____ Date: _____		
12. PREPARER	Name of Preparer Alan E. Wolf, Esq. Mailing Address PO Box 275 Cumberland, ME 04021-0275	Phone Number 207-829-6363	E-Mail Address



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Multiple Annual Report Filing

Limited Liability Company Record Information

DCN Number	2120019079489
Charter Number	20073276DC
Legal Name	MOODY STREET DEVELOPMENT, LLC
Registered Agent and Registered Office	DOUGLAS F. BRITTON C/O DRUMMOND & DRUMMOND, LLP ONE MONUMENT WAY PORTLAND, ME 04101

Please review transaction information below and make any necessary edits before submitting.

Brief Statement of the Character of the Business	Edit this section
REAL ESTATE HOLDING AND DEVELOPMENT	

Members, Managers or other Authorized Persons	Edit this section
--	--------------------------

MEMBER, MANAGER OR OTHER AUTHORIZED PERSON	SHEA N. MCGONIGAL 57 MACKWORTH STREET, PORTLAND, MAINE 04103
---	--

MEMBER, MANAGER OR OTHER AUTHORIZED PERSON	JOSEPH T. MCGONIGAL 57 MACKWORTH STREET, PORTLAND, MAINE 04103
---	--

Authorizing Party	Edit this section
--------------------------	--------------------------

TITLE	MANAGER
NAME	JOSEPH T. MCGONIGAL
EMAIL ADDRESS	gperry@ddlwa.com

Submit filing NOW

[Save for later](#)

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RECEIVED
JUL 05 2012
 Dept. of Building Inspections
 City of Portland Maine

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MORTGAGE INSPECTION OF: DEED BOOK 17865 PAGE 115 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 44 Jersey Avenue, Portland, Maine

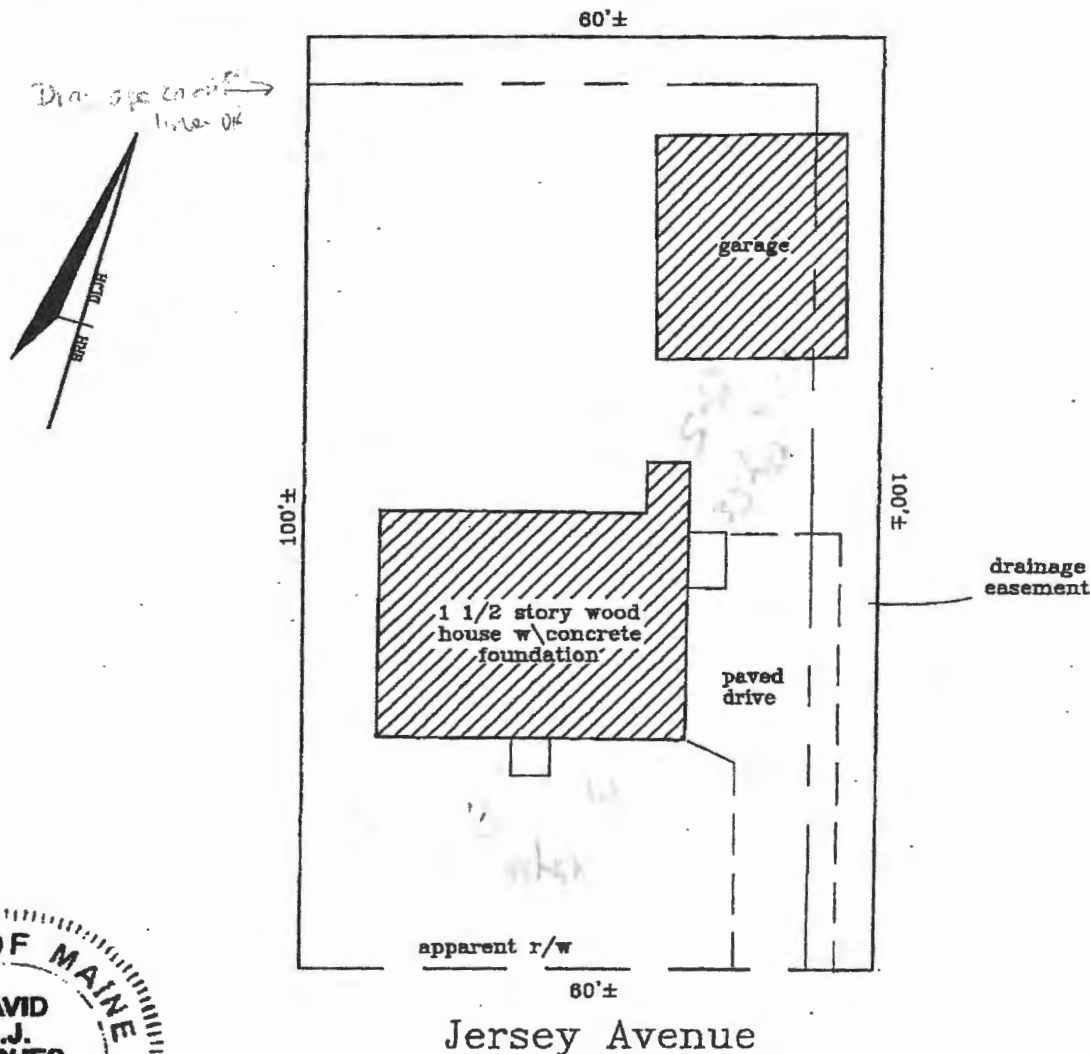
Job Number: 748-14-R

Inspection Date: 05-02-12

Scale: 1" = 20'

Buyer: Moody Street Development, LLC

Sellers: Michael, William & Virginia Jennings



I HEREBY CERTIFY TO: Terry N. Snow, P.A., Sawin Capital
and First American Title Insurance Co.

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.

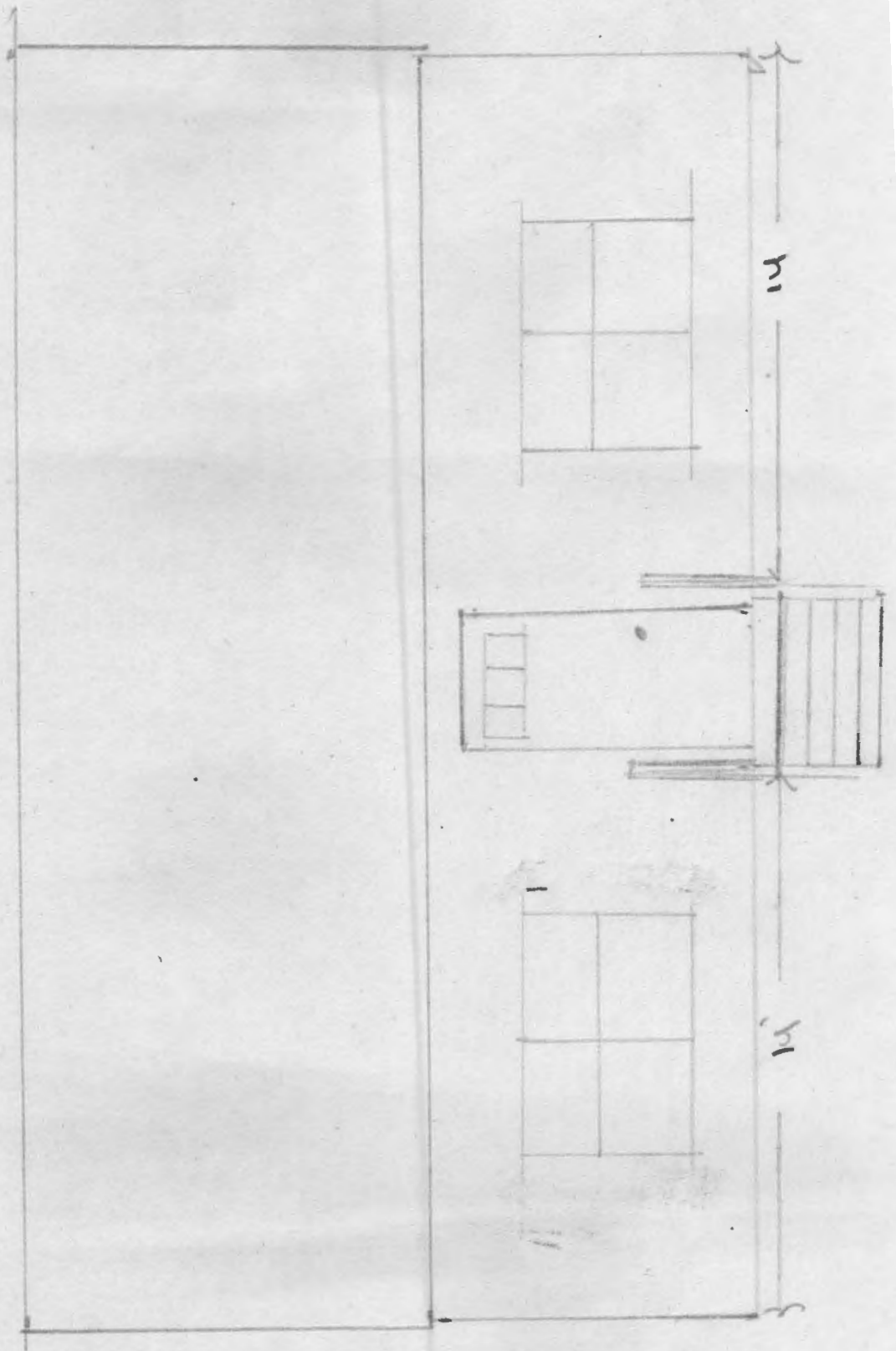
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes
Professional Land Surveyors & Foresters
88 Guinea Road
Kennebunkport - Maine 04048
207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Same as existing stairs



Same as existing.

