

City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <u>10 Emmons</u>		Owner: <u>Todd W. and Jody P. Hilton</u>		Phone: <u>773-2425</u>		Permit No. 960894
Owner Address:		Leasee/Buyer's Name:		Business Name:		
Contractor Name:		Address:		Phone:		PERMIT ISSUED Permit Issued: SEP 10 1996 CITY OF PORTLAND
Past Use: <u>Single Family Dwelling</u>		Proposed Use: <u>Change of Use</u> <u>Same w/daycare for up to 12 children</u>		COST OF WORK: \$ FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		
Proposed Project Description: <u>Change of Use</u>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature:		PERMIT FEE: \$ <u>25.00</u> INSPECTION: Use Group: <u>2</u> Type: <u>513</u> Signature:		Zone: <u>CBL</u> <u>R-2</u> <u>429-H-29</u> Zoning Approval: <u>OK WS 9/9/96</u> <input type="checkbox"/> Special Zone or Review <input type="checkbox"/> Shoreland <u>Separate</u> <input type="checkbox"/> Wetland <u>Permit req</u> <input type="checkbox"/> Flood Zone <u>or Signage</u> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
				Signature: _____ Date: _____		
Permit Taken By: <u>Vicki Dover</u>		Date Applied For: <u>September 6, 1996</u>				

1. This permit application doesn't 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..

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Todd W. Hilton ADDRESS: 10 Emmons St. Portland 04103 DATE: 9/6/96 PHONE: 773-2425

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Historic Preservation
☒ Not in District or Landmark
☒ Does Not Require Review
☐ Requires Review

Action:

☐ Approved
☐ Approved with Conditions
☐ Denied

Date: 9/9/96

CEO DISTRICT #6

COMMENTS

9-12-96 I will call when she has fan extender 1/4 or half
used and detected by
12-19-96 All detectors have been installed. She also has
fire extinguisher

Inspection Record

Date

Type

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 10 Emmons St (429-H-029)

Issued to Todd & Jody Hilton

Date of Issue 26 December 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960894, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family w/daycare

Limiting Conditions:

Maximum twelve children

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CAR
DEALER

CAR
DEALER

APTS
BAR
RESTAURANT

VARIOUS
BUSINESSES

WASHINGTON AVE

← VARANDA ST →

CORDON ST

APTS.

RESTAURANT

BAR

APTS

APTS

10 EMMONS

HOUSE

EMMONS ST

FENCE PARKING

Parking
Drive way
FENCE

House

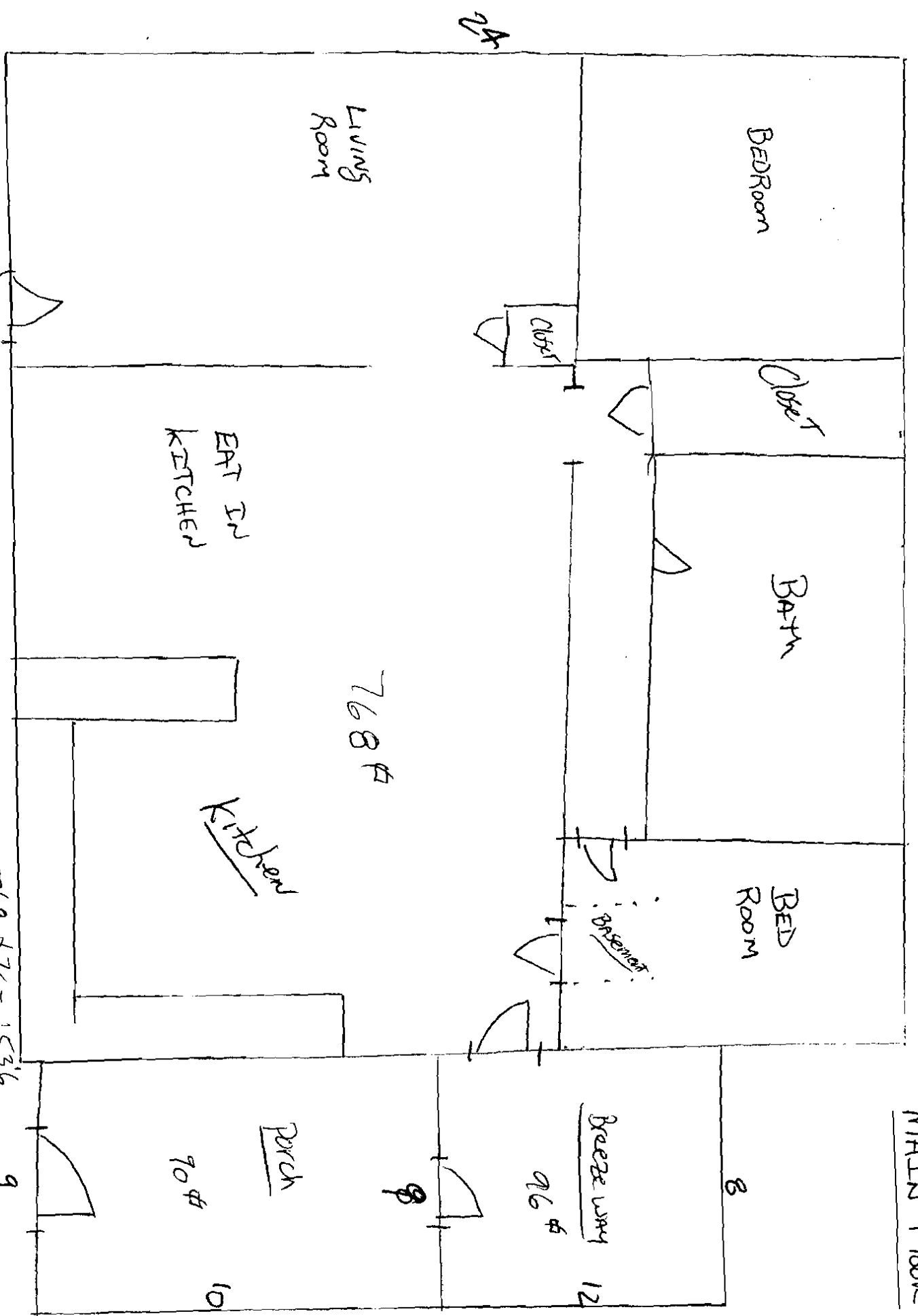
House

House

House

RT 295

MAIN Floor

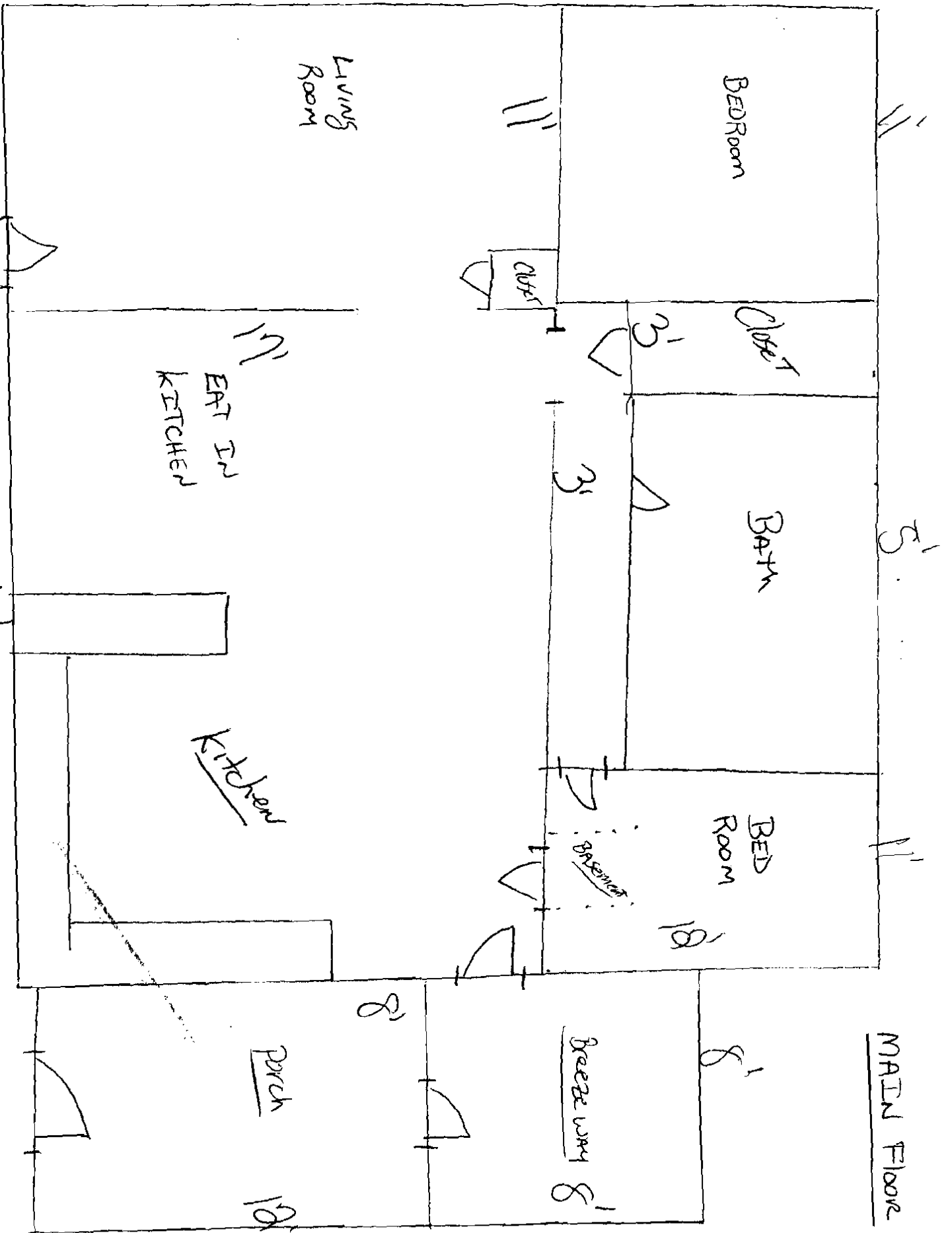


32

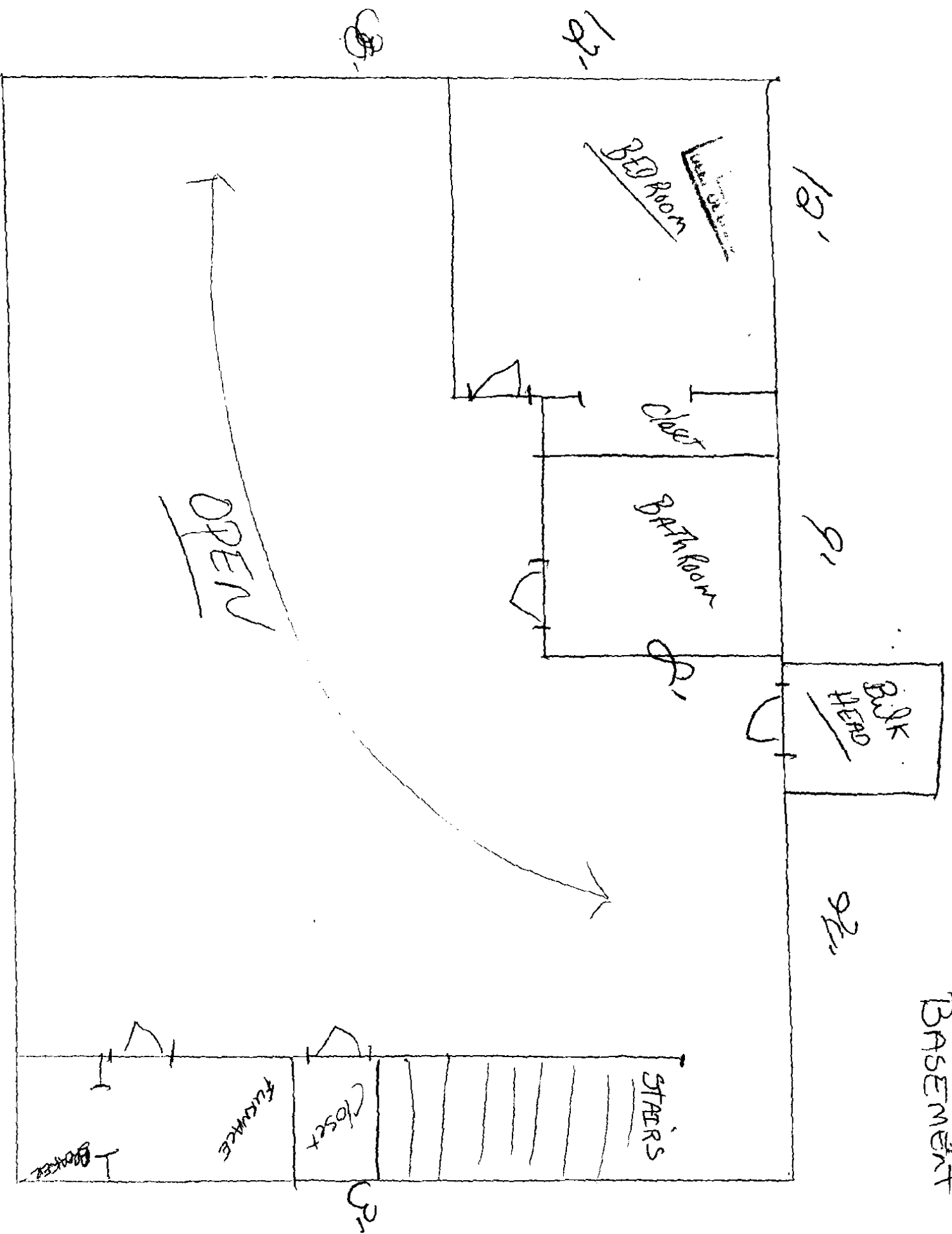
$$768 \times 2 = 1536$$

$$\frac{1782}{90} = 19.8$$

MAIN Floor



Basement





WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Know all Persons by these Presents,

That LINDA S. CARPENTER AND JESSIE P. HOSMAN

of Portland, County of Cumberland, State of Maine

for consideration paid, grant to TODD W. HILTON AND JODY P. HILTON

of Portland, County of Cumberland, State of Maine

whose mailing address is 12 Wellwood Road
Portland, Maine 04103

with warranty covenants, as joint tenants the land in Portland, County of Cumberland,

State of Maine, described as ☐ follows: or ☒ on the attached: Exhibit A

Being the same premises conveyed by warranty deed from Jessie P. Hosman to Jessie P. Hosman and Linda S. Carpenter dated October 4, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10997, Page 71.

Witness our hand and seal this 28th day of the month of

August, 19 96

Signed, Sealed and Delivered

in presence of

Linda S. Carpenter
LINDA S. CARPENTER

Tennessee
State of ~~Maine~~, County of WILLIAMSON ss. August 28, 19 96.

Then personally appeared the above named Linda S. Carpenter

and acknowledged the foregoing instrument to be her free act and deed.

Before me

Bobby R. Hatchett
Attorney at Law

Notary Public

BOBBY R. HATCHETT
Printed Name

EXHIBIT A

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

On the southeasterly side by Emmons Street for a distance of sixty (60) feet, more or less; on the northeasterly side by the southwesterly line of land now or formerly of Antonio Tirabassi, Jr. for a distance of eighty-three (83) feet, more or less; on the northwesterly side by land now or formerly of Clinton Sidelinger and Beulah M. Sidelinger for distance of sixty (60) feet, more or less; and on the southwesterly side by a line parallel with and sixty (60) feet distant southwesterly from, as measured at right angles to the southwesterly line of land of said Antonio Tirabassi, Jr. with all the rights Grantors have in Emmons Street.

This conveyance is made subject to the sewer easement conveyed to William F. Willard by deed recorded in the Cumberland County Registry of Deeds in Book 1143, Page 185, to the extent said easement crosses the above-conveyed premises.

