

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 070810

This is to certify that Lavertu, Edward/Home Owner

has permission to Remodel kitchen, interior renovations, remodel covered porch

AT 70 OLYMPIA ST

City of Portland 433 BC1700

PERMIT ISSUED
JUL 25 2007

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 procured before this building or part thereof is altered 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 A. Mahley 7/25/07
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

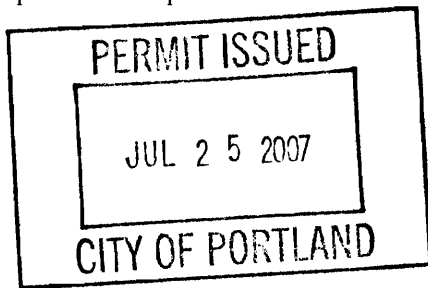
Permit No: 07-0810	Issue Date:	CBL: 433 B017001
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Location of Construction: 70 OLYMPIA ST	Owner Name: Lavertu, Edward	Owner Address: 110 Washington Street	Phone: 615-1708
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - Remodel kitchen, interior renovations, rebuild covered porch	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 4
Proposed Project Description: Remodel kitchen, interior renovations, rebuild covered porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>Jan 7/25/07</i>		Signature: <i>Jan 7/25/07</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: ldobson	Date Applied For: 07/03/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input checked="" type="checkbox"/> Shoreland <i>all work taking place w/in structure built before 1957.</i> <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"/> <i>OK w/conditions</i> Date: <i>7/17/07</i> <i>Jan</i>	<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: _____	<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>Jan</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

9/5/07 -

O.K. to Close.

CL NA

(Deck has been removed)
CL NA

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0810	Date Applied For: 07/03/2007	CBL: 433 B017001
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Location of Construction: 70 OLYMPIA ST	Owner Name: Lavertu, Edward	Owner Address: 110 Washington Street	Phone: () 615-1708
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Remodel kitchen, interior renovations, rebuild covered porch	Proposed Project Description: Remodel kitchen, interior renovations, rebuild covered porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/17/2007
Note: Covered porch existed on pre-1957 assessor's card. Deck on plot plan is not permitted. Owners have thirty days to apply for a permit to legalize it or remove it. Part of application will need to include a site plan of the property with the 75' shoreland zone setback line located by a professional. See letter. **Ok to Issue:**

- 1) This permit is being issued with the condition that all work will take place within the existing footprint of the house.
- 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:** Tom Markley **Approval Date:** 07/25/2007
Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) 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.

Comments:
7/12/2007-amachado: Spoke to Edward Lavertu. Told him that since property is in the shoreland zone, we need a site plan with the 75' setback line located by a surveyor. Need pictures of the existing porch.
7/5/2007-ldobson: hold for deed LJD
7/17/2007-amachado: Spoke to Edward's wife. Would like to move forward with the remodeling and rebuild of existing porch. Will deal with unpermitted deck later. See letter



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>70 Olympia Street</u>		
Total Square Footage of Proposed Structure <u>N/A</u>		Square Footage of Lot <u>.08 Acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>433</u> Block# <u>3</u> Lot# <u>017</u>	Owner: <u>Edward Lavertu</u>	Telephone: <u>615-1708</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Edward Lavertu</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ _____ C of O Fee: \$ <u>170.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>SINGLE FAMILY</u> Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMODEL Kitchen By changing Floor plan. Remove 2 walls and add headers. Also, rebuild covered porch. Current porch has no footing and framing is rotted. Keep roof of covered porch.</u>		
Contractor's name, address & telephone: <u>Ed Lavertu</u>		
Who should we contact when the permit is ready: <u>ED LAVERTU</u> Mailing address: <u>70 Olympia Street</u> Phone: <u>615-1708</u> <u>Portland ME 04103</u>		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME JUL 3 2007

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:	Date: <u>7/2/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

July 17, 2007

Edward Lavertu
70 Olympia Street
Portland, ME 04103

Re: 70 Olympia Street – 433 B017 – R-5 – deck

Dear Mr. Lavertu,

In reviewing your application (permit #07-0810) to remodel your kitchen and rebuild the existing covered porch at your property at 70 Olympia Street, I had to research the permit history of the property since it is located in the Shoreland Zone. During this process, it came to my attention that the ten by ten foot deck shown on the plot plan was never permitted. Since it was not permitted, you have no legal right to it. You must either apply to permit the deck after the fact or remove it.

If you decide to permit the deck after the fact, you will need to provide a site plan drawn to scale by a licensed professional that shows the lot and the structures on it and the seventy five foot setback line from the highest spring tide since your property is located in the Shoreland Zone.

You have thirty days from the date of this letter to apply for a permit for the deck or to remove it. Please feel free to call me at 874-8709 if you have any questions.

Yours Truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709

BASIC PROPERTY OUTLINE

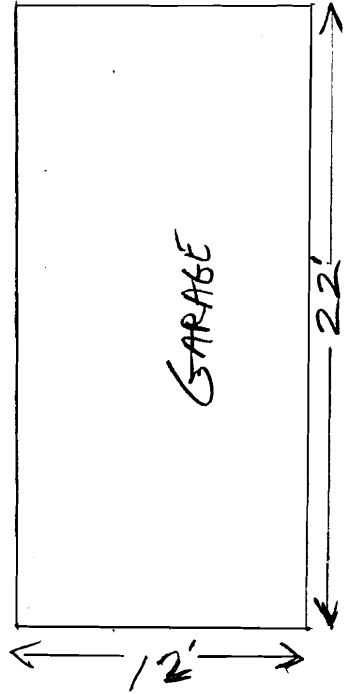
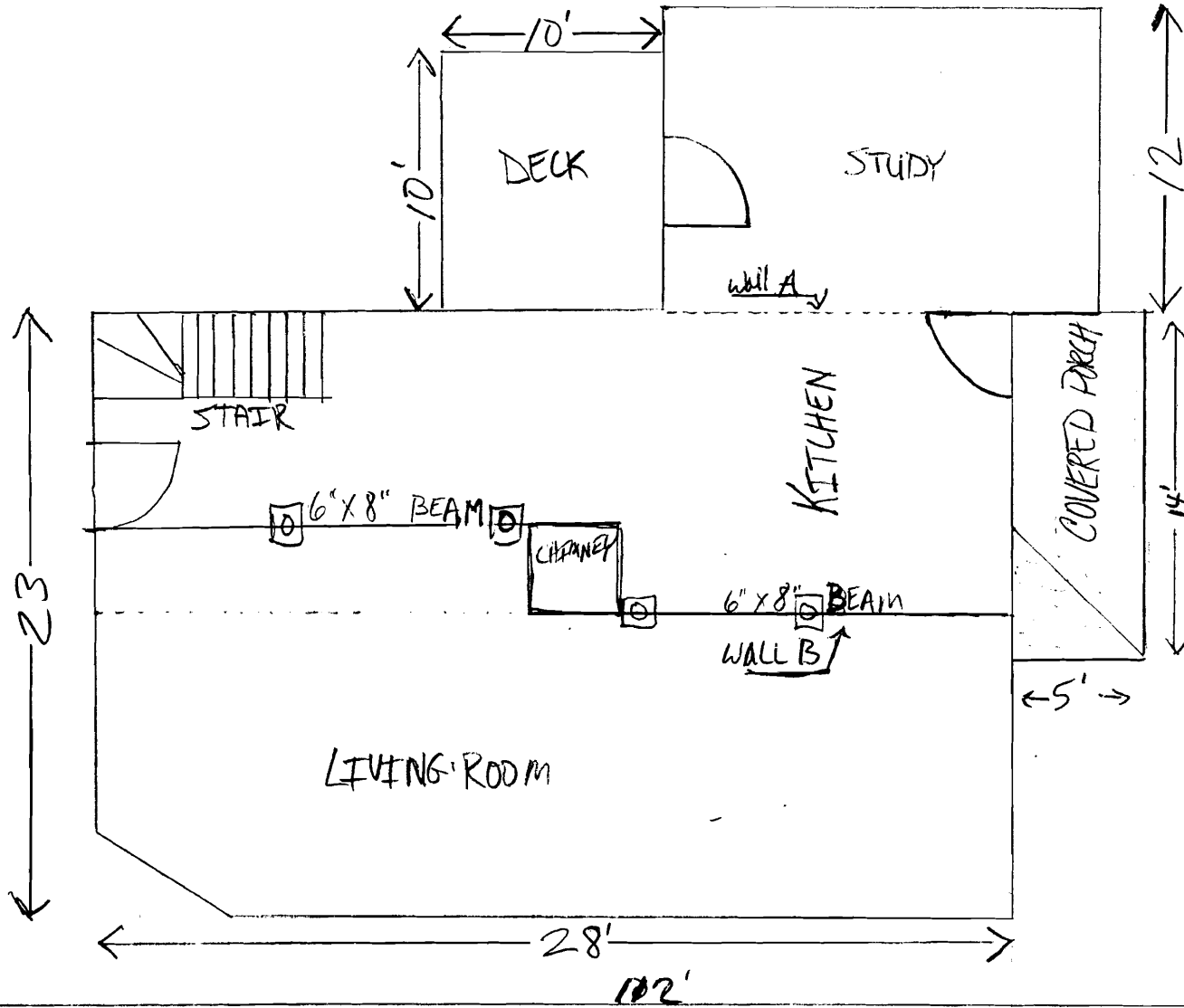
Olympia Street



BASIC PROPERTY OUTLINE

68'

YARD



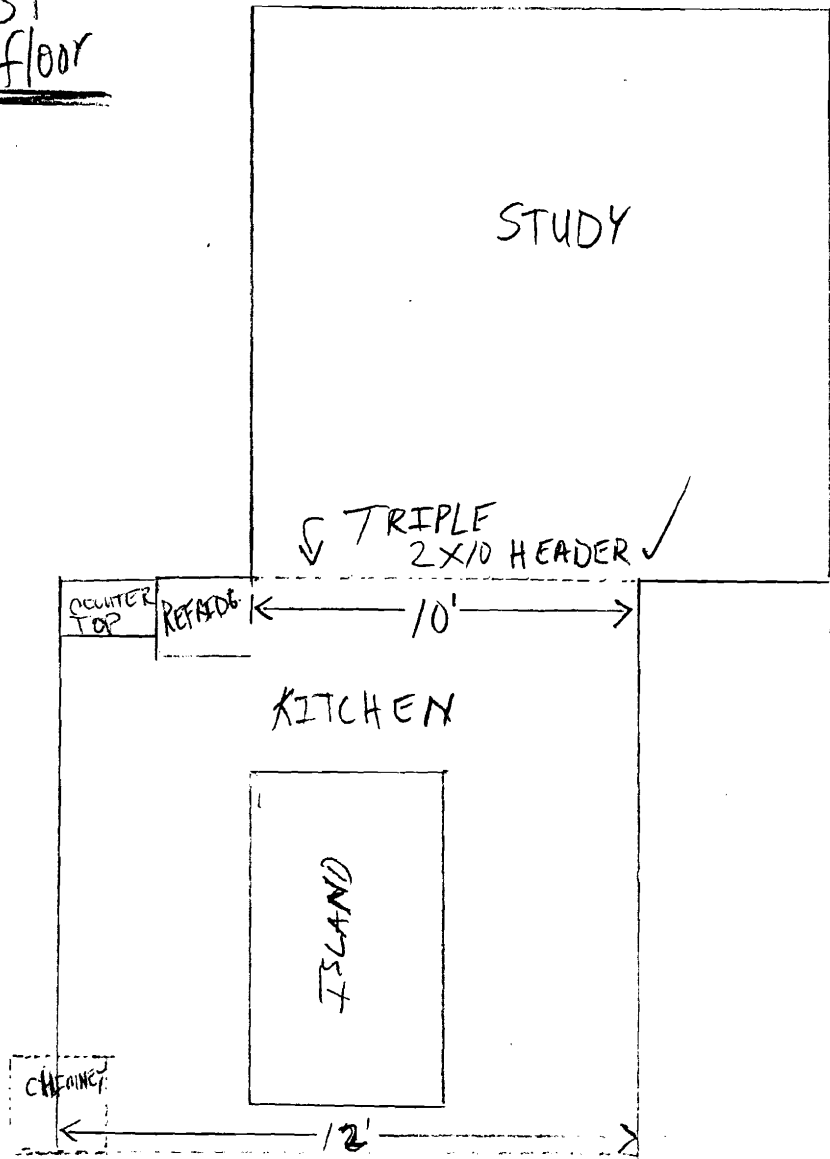
Olympia Street

DEAD END

KITCHEN ENLARGED

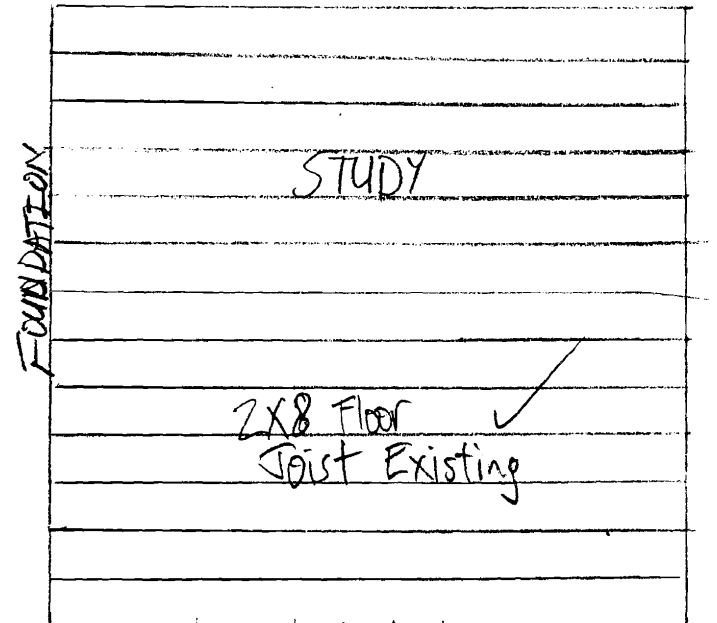
1st floor

KITCHEN REMODEL

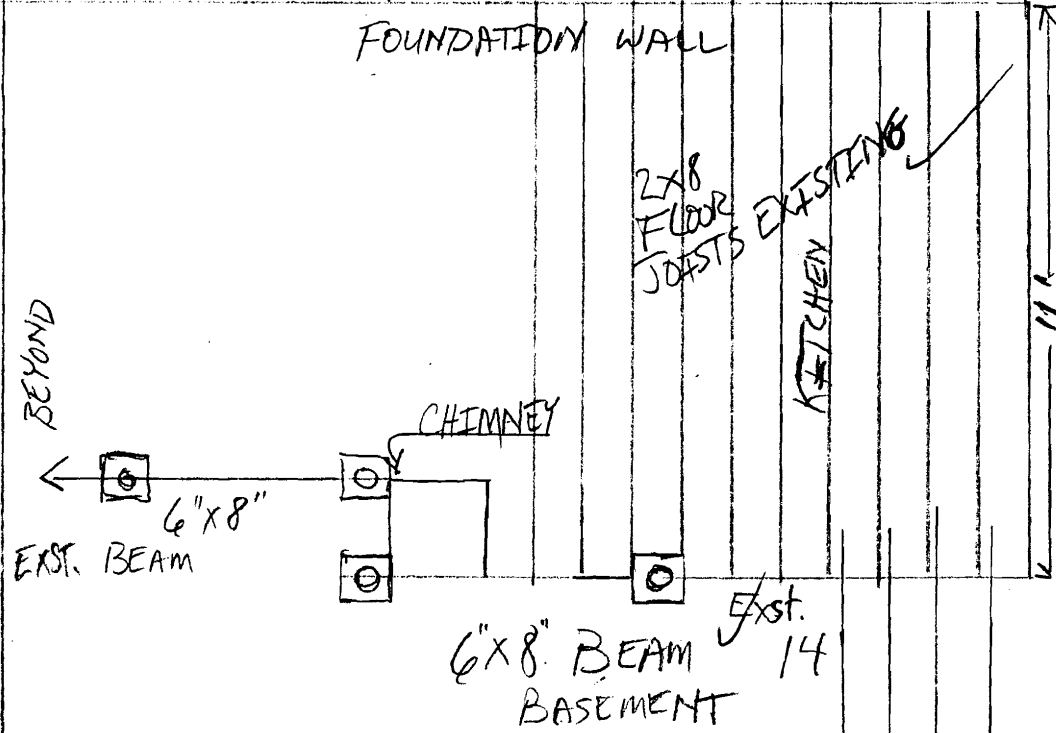


TRIPLE 2X10 HEADER SITS OVER CENTERCARRYING BEAM IN BASEMENT

BASEMENT

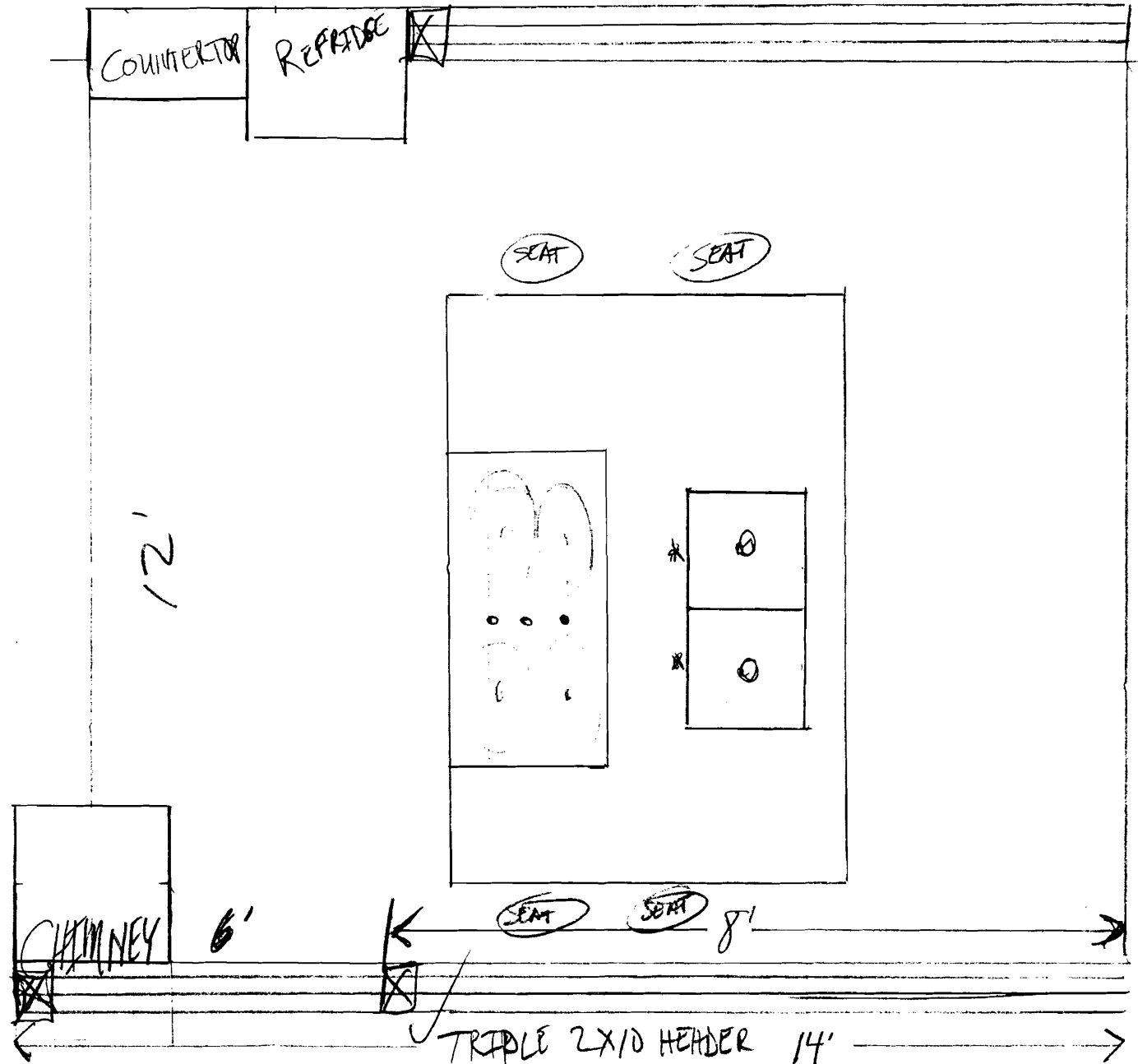


FOUNDATION WALL



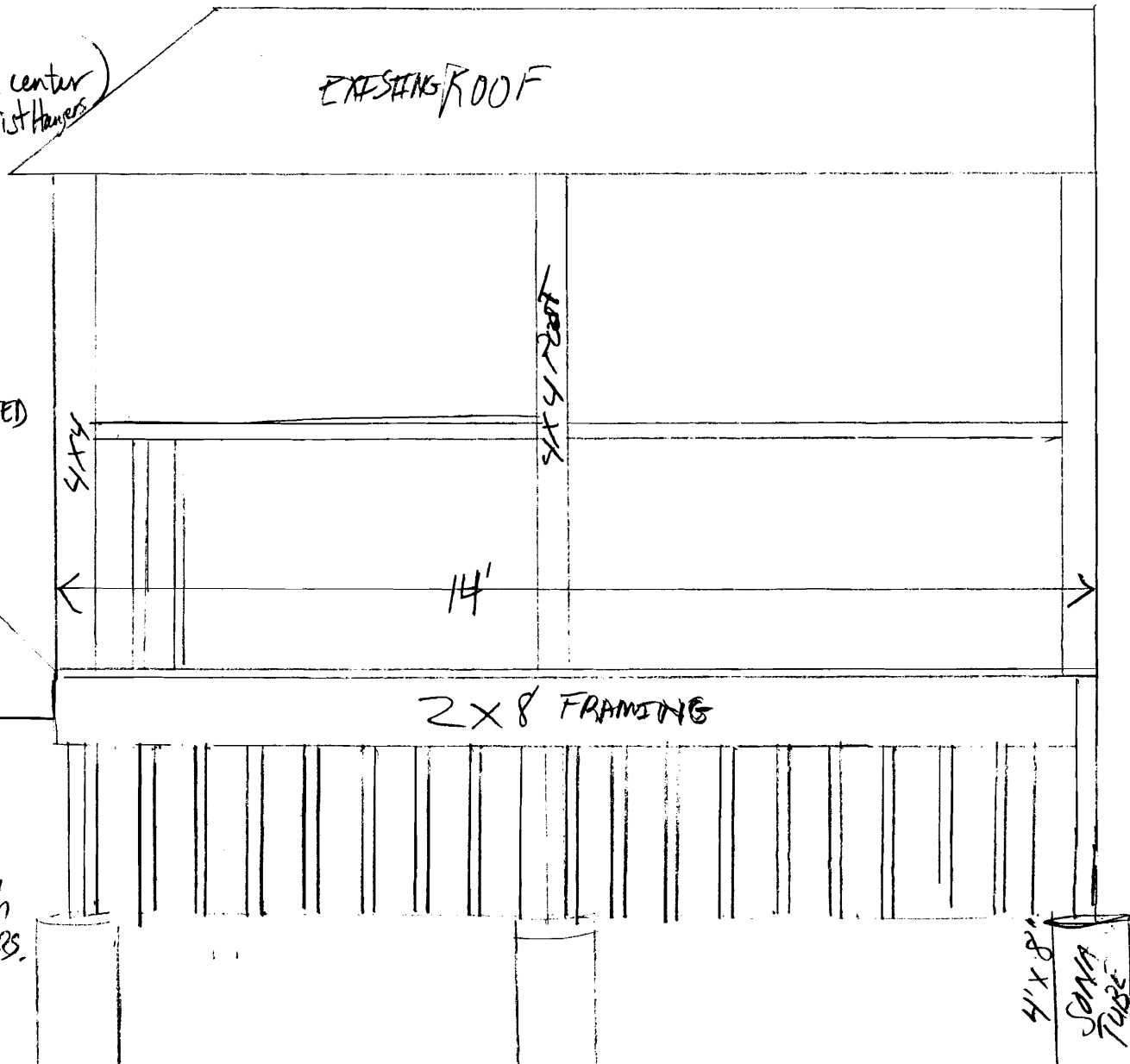
KITCHEN REMODEL

1. REMOVE wall A & wall B as shown on P₃. 1 and Replace with Headers
2. REMODEL Kitchen
3. Plumbing separate



COVERED PORCH

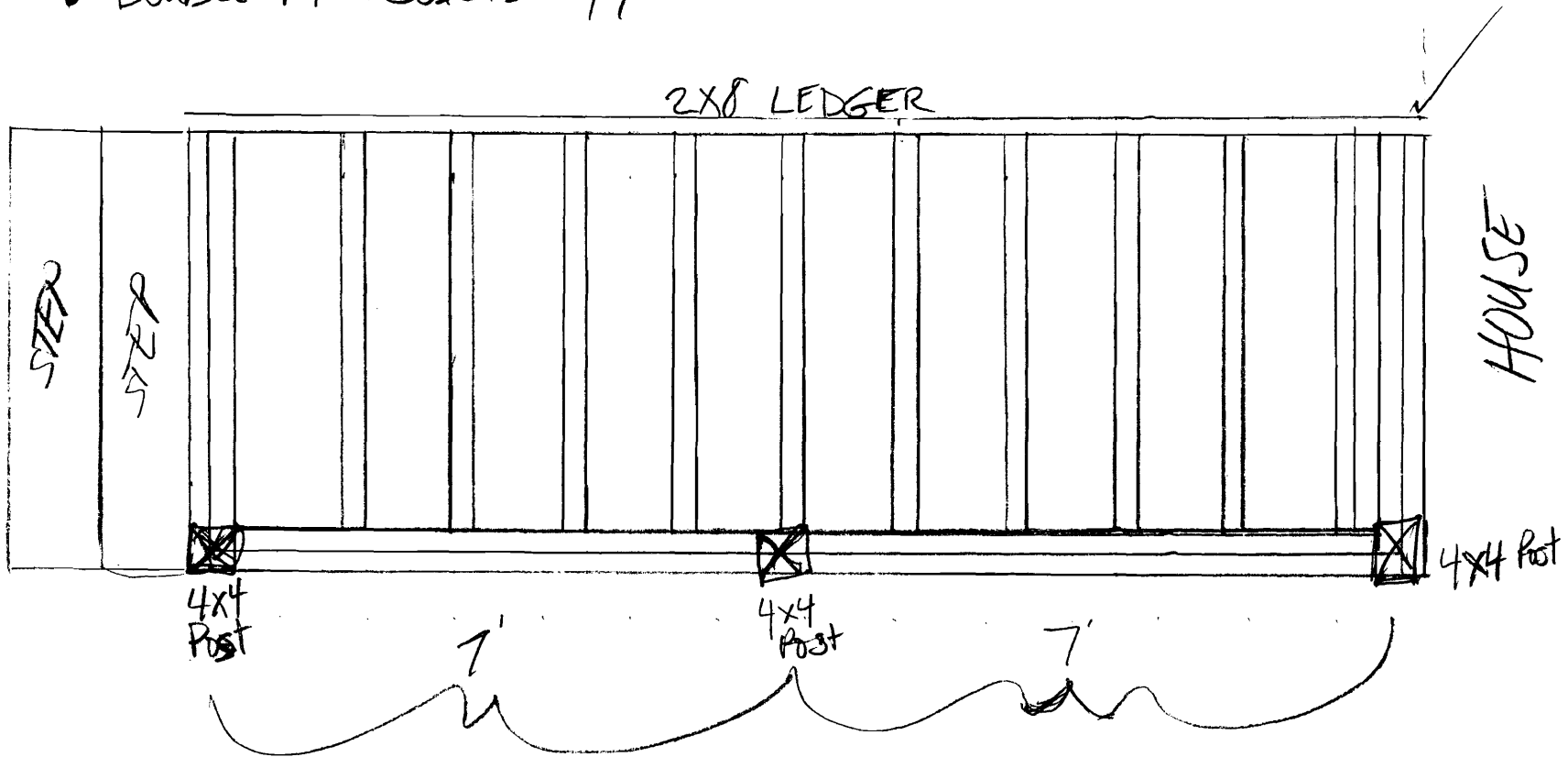
- ✓ 1. KEEP ROOF
- ✓ 2. REPLACE Existing Porch with new FRAMING DECKING AND STEPS
- ✓ 3. P.T. FRAME (16" on center) CONSTRUCTION (with Joist Hangers)
- ✓ 4. 3 4ft. 8" SONATUBES SPACED Equally filled with READY mix SACRETE
- ✓ 5. LEDGER BOARD LAG BOLTED TO HOUSE
- ✓ 6. 4x4" Posts TO support ROOF
- ✓ 7. 42" RAIL with BALUSTERS SPACED NO MORE THAN 4" APART
- ✓ 8. 7" RISE on STEPS AND 11" RUN with RAIL AND BALUSTERS.



PORCH FRAMING

- 2x8 FRAMING
- 2x8 JOIST HANGERS
- DOUBLE RFM JOISTS.

HOUSE

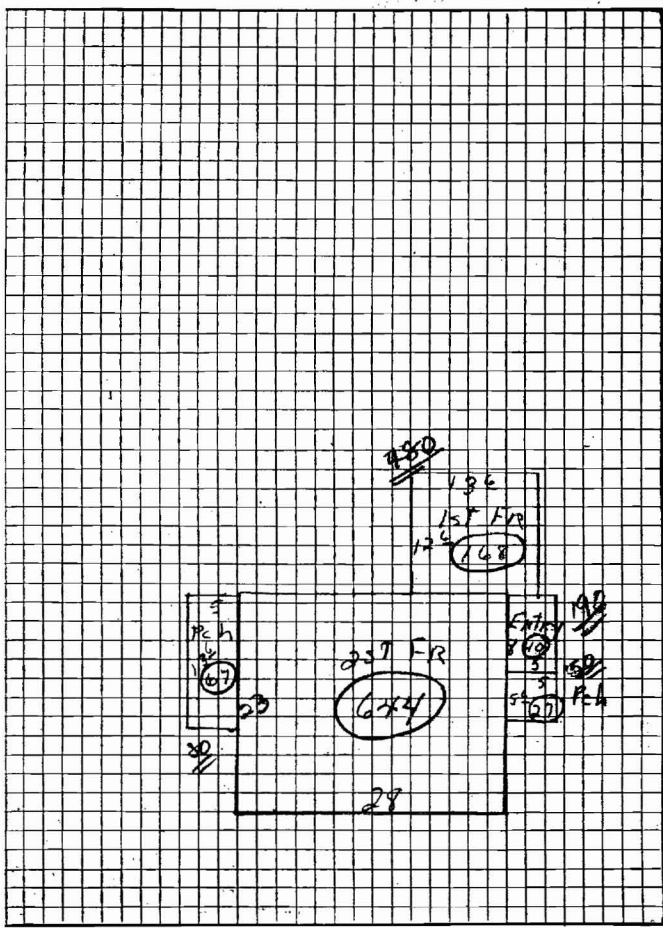


RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19
SEP 25 1952

12/2 YEAR 1957 OR
572360 5070 Phys.
MAY 23 1960



CONSTRUCTION			
FOUNDATION	FLOOR CONST.	PLUMBING	
CONCRETE	WOOD JOIST	BATHROOM	✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	
BRICK OR STONE	MILL TYPE	WATER CLOSET	
PIERS	REIN. CONCRETE	LAVATORY	
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK	✓
1/4 1/2 3/4		STD. WAT. HEAT	✓
NO. CELLAR	CEMENT	AUTO. WAT. HEAT	✓
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.	
CLAPBOARDS	PINE	LAUNDRY TUBS	
WIDE SIDING	HARDWOOD	NO PLUMBING	
DROP SIDING	TERRAZZO		
NO SHEATHING	TILE		
WOOD SHINGLES			
ASBES. SHINGLES			
STUCCO ON FRAME	ATTIC FLR. & STAIRS		
STUCCO ON TILE	INTERIOR FINISH		
BRICK VENEER			
BRICK ON TILE	PINE		
SOLID BRICK	HARDWOOD		
STONE VENEER	PLASTER		
CONC. OR CIND. BL.	UNFINISHED		
	METAL CLG.		
TERRA COTTA			
VITROLITE	RECREAT. ROOM		
PLATE GLASS	FINISHED ATTIC		
INSULATION	FIREPLACE		
WEATHERSTRIP			
ROOFING	HEATING		
ASPH. SHINGLES	PIPELESS FURNACE		
WOOD SHINGLES	HOT AIR FURNACE		✓
ASBES. SHINGLES	FORCED AIR FURN.		
SLATE TILE	STEAM		
METAL	HOT WAT. OR VAPOR		
COMPOSITION	NO HEATING		
ROLL ROOFING	GAS BURNER		
	OIL BURNER		✓
INSULATION	STOKER		

11/20/53-1209-1 HWT. ne
11/24-1956-Reg. N.D. Survey
15/27-1285-DB equip. 1/4 acre W.H. h.c. & F.V.
7/29/61 913 INST OIL FIELD A.W.H.

COMPUTATIONS			
UNIT	1951	1958	6
644 S. F.	4070		
S. F.			
ADDITIONS	+800		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	-240	+200	
		240	
PLUMBING			+50
TILING			
TOTAL	4130	4830	
FACT. -5	200	-200	
REP. VAL.	4430	4630	4680

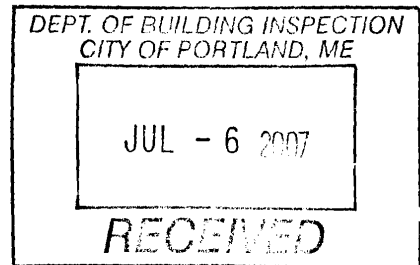
SUMMARY OF BUILDINGS												
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	Y
DWG	A 2st Fr	C	48		F	4430	45%	2440	A	2000	1475	5
Gar	B 1/2 car FR 12x22		new		G	290	5%	280	B	240	175	5
	C 10ft door					4630	45%	2550	C	2550	1525	5
	D						50%	2320	D	2320	1400	6
	E					4680	50%	2340	E	2340	1400	6
	F								F			
	G								G			
YEAR	1951					1951 TOTAL BLDGS.				2720	1650	
TAX VAL.						19			19			
OLD VAL.						19			19			
CHANGE						19			19			

To: City of Portland
Building & Planning Office

From: Ed LAVERTU

RE: 70 Olympia Street
Buddy Permit.

3 pages with cover



TRUSTEE'S DEED
(Statutory Short Form)

I, **Allyson Strout**, my mailing address being c/o MH Solutions, Inc., 89 Auburn Street, No. 1219, Portland, ME 04103, in my capacity as Trustee under the 70 Olympia Street Residential Land Trust, dated May 16, 2006, with any amendments thereto, for consideration paid grants to Edward L. Lavertu whose mailing address is 110 Washington St., Biddeford, ME 04005 as _____, the following described real estate in the Town/City of Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof.

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Allyson Strout, Trustee of the 70 Olympia Street Residential Land Trust, dated May 16, 2006 has set her hand and seal this 31 day of May, 2007

70 Olympia Street Residential Land Trust

Allyson Strout as trustee

By: Allyson Strout
Its: Trustee

Witness

State of Maine
County of Cumberland, ss.

May 31, 2007

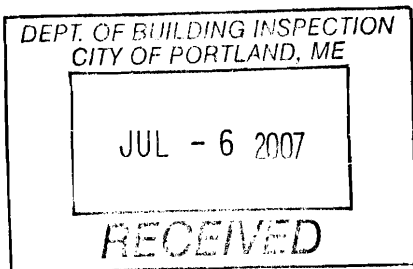
Then personally appeared the above-named Allyson Strout and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of the 70 Olympia Street Residential Land Trust, dated May 16, 2006

Before me,

Ellen R. Faulkner

Notary Public/Attorney at Law

COMM. EXP. 10-31-07





68

0599900

RET TD

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

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

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY Cumberland	DO NOT USE RED INK!
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2. MUNICIPALITY/TOWNSHIP Portland

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) LAVERTU EDWARD L.	3b) SSN or Federal ID 005-88-2009
	3c) Name (LAST, FIRST, MI)	3d) SSN or Federal ID
	3e) Mailing Address 110 WASHINGTON STREET 3f) City BIDDEFORD	

4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) 70 OLYMPIA STREET RESIDENTIAL LAND TRUST	4b) SSN or Federal ID 004-82-1170
	4c) Name (LAST, FIRST, MI)	4d) SSN or Federal ID
	4e) Mailing Address 89 AUBURN STREET, SUITE 1219 4f) City PORTLAND	

5. PROPERTY	5a) Map Block Lot Sub-Lot 433 - B - 17 -	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 70 Olympia Street		5d) Acreage:

6. TRANSFER TAX	6a) Purchase Price (if the transfer is a gift, enter "0") 6a	\$ 150,000.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value) 6b	
	6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.	

7. DATE OF TRANSFER (MM-DD-YYYY) 05 31 2007 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. 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:

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 A waiver has been received from the State Tax Assessor Consideration for the property is less than \$50,000

11. OATH Aware of penalties as set forth by Title 36, §4691-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 <i>[Signature]</i> Date 5/31/07 Grantor <i>[Signature]</i> Date 5/31/07

12. PREPARER Name of Preparer: Hopkinson & Abbondanza, P.A. Phone Number: (207)772-5845 Mailing Address: 511 Congress Street, Suite 801, Portland, ME 04101 E-Mail Address:

SPR

