



General Building Permit Application **RECEIVED**

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: 613 RIVERSIDE ST, PORTLAND, MAINE		Square Footage of Lot
Total Square Footage of Proposed Structure		49,000 SF
Tax Assessor's Chart, Block & Lot	Owner	Telephone:
Chart# 960 SF Block# Lot#	MR. BRYAN INGRAHAM 109 ELMWOOD AVE WESTBROOK	797 9200
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ 24,000.
GYNEX MR. BRYAN INGRAHAM	JOHN H. LEASURE, ARCHITECT, INC. SIX Q ST SO. PORT, ME 04106	Fee: \$ 260.00
Current Specific use: FIELD & WOODS		C of O Fee: \$
If vacant, what was the previous use? N.A.		
Proposed Specific use: STORAGE - GARAGE.		
Project description: STAND ALONE STORAGE / GARAGE BLDG. NO INT. FINISH - NO PL-WTG-ELEC. NO INSUL.		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: JOHN H. LEASURE ARCHITECT		
Mailing address: SIX Q ST. SO. PORTLAND, MAINE 04106.		
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.		
		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
		AUG 27 2006
		RECEIVED

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: **AUG. 22, 2006**

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



Residential Additions / Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

DENIED

- Cross sections w/ framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/ required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17" ✓
- Proof of ownership is required if it is inconsistent with the assessors records (~~SEE DEED~~). ✓

Separate permits are required for internal & external plumbing, HVAC, and electrical installations. **N.A.**

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that STEVEN A. MERRILL of Gorham, Maine, for consideration paid, grants to BRIAN S. INGRAHAM and SANDRA J. INGRAHAM, whose mailing address is 109 Elmwood Avenue, Portland, Maine 04092, as joint tenants, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at an iron pipe at the most northerly corner of land conveyed by Neal D. Lunt to Ruth M. Hamilton by deed dated December 26, 1895 and recorded in the Cumberland County Registry of Deeds in Book 632, Page 343; thence running northeasterly by said Riverside Street sixty (60) feet to an iron pipe; thence southeasterly at right angles to said Riverside Street three hundred forty-eight (348) feet, more or less, to an iron pipe; thence southwesterly two hundred one (201) feet, more or less, to an iron pipe in the line of land of said Hamilton; thence northwesterly by said Hamilton land three hundred ninety-seven and seven tenths (397.7) feet, more or less, to Riverside Street, at the point of beginning.

This conveyance is made subject to pole rights granted to Susan C. Warren et. al. by easement dated June 28, 1892 and recorded in the Cumberland County Registry of Deeds in Book 594, Page 106.

This conveyance is also made subject to slope and grading rights as set forth in taking by the City of Portland, dated August 16, 1971 and recorded in said Registry of Deeds in Book 3191, Page 123.

Being the same premises conveyed to the Grantor by deed of Steven A. Merrill and Patricia A. Merrill, dated November 1, 1984 and recorded in said Registry of Deeds Book 6608, Page 342.

IN WITNESS WHEREOF, the said Steven A. Merrill has set his hand this ~~16~~ day of October, 1997.

Thomas F. Jewell
Witness

Steven A. Merrill
Steven A. Merrill

STATE OF MAINE
COUNTY OF CUMBERLAND

October 3, 1997

Then personally appeared before me Steven A. Merrill, and acknowledged the foregoing instrument to be his free act and deed.

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 OCT -3 PM 1:35

Before me,

Thomas F. Jewell
Thomas F. Jewell, Attorney-at-Law

CUMBERLAND COUNTY

John B. O'Brien

MAINE REAL ESTATE TAX PAID

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
311 A007001
Location
613 RIVERSIDE ST
Land Use
SINGLE FAMILY

DENIED

Owner Address
INGRAHAM BRIAN S & SANDRA J JTS
109 ELMWOOD AVE
WESTBROOK ME 04092

house
24
24

Book/Page
13360/150
Legal
311-A-7
RIVERSIDE ST 613-615
47442 SF

Current Assessed Valuation

Land \$95,700
Building \$95,600
Total \$191,300

Property Information

Year Built 1952	Style Cape	Story Height 1	Sq. Ft. 941	Total Acres 1.089
Bedrooms 2	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Finish
				Basement Full

Outbuildings

7
Type
GARAGE-WD/CB
SHED-FRAME

Quantity 1	Year Built 1952	Size 16X18	Grade C	Condition A
1	1952	8X14	C	A

Sales Information

Date 10/03/1997	Type LAND + BLDING	Price \$70,000	Book/Page 13360-150
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[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!



DENIED