

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1584	Issue Date: NOV 02 2004	CBL: 411 A001003
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Location of Construction: 3 Wildwood Cir	Owner Name: McKee Charles	Owner Address: PO Box 4116 Station A	Phone:
Business Name:	Contractor Name: Maine Properties, Inc.	Contractor Address: PO Box 368 Scarborough	Phone: 2078833753
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R5

Past Use: Single Family Condominium	Proposed Use: Single Family Condo/ renovate over garage to create study, add two skylights	Permit Fee: \$138.00	Cost of Work: \$13,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B JRC 2003	

Proposed Project Description: renovate over garage to create study, add two skylights	Signature:	Signature: JMB 11/02/04
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: Idobson	Date Applied For: 10/19/2004	Zoning Approval	
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <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
	<p><i>approved to remain SP condo</i></p> <p>Date: JMB 11/02/04</p>	<p>Date:</p>	<p>Date: JMB</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 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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 041584

Please Read
Application And
Notes, if Any,
Attached

This is to certify that McKee Charles/Maine Properties, Inc.
has permission to renovate over garage to create study, add two skylights
AT 3 Wildwood Cir

411 A001003

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is laid out or closed-in. **HEAVY 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

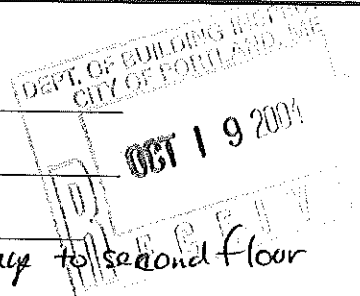
Carrie Bourke 11/02/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

All Purpose 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>3 Wildwood Circle, Portland Me</u>		
Total Square Footage of Proposed Structure <u>288 SQ FT</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>411</u> Block# <u>A 001</u> Lot#	Owner: <u>Charles McKee</u> <u>PO Box 4116 Station 'A'</u> <u>Portland, Me 04101</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Same As owner</u> <u>cell # 831-9964</u>	Cost Of Work: \$ <u>13,000</u> Fee: \$ <u>138,00</u>
Current use: <u>Unoccupied area above garage</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Study off second floor hallway</u>		
Project description: <u>Install Door to connect area above garage to second floor hallway to create study.</u>		
Contractor's name, address & telephone: <u>Maine Properties Inc</u> <u>PO Box 368 Scarborough Me 04070</u> <u>883-33753</u>		
Who should we contact when the permit is ready: <u>TRAVIS BLAKE</u>		
Mailing address: <u>P.O. Box 368</u> <u>Scarborough Me 04070</u> <u>415-3450</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>415-3450</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Travis Blake</u>	Date: <u>10/15/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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	411 A001003
Location	3 WILDWOOD CIR
Land Use	RESIDENTIAL CONDO
Owner Address	GRANT WARD A II 3 WILDWOOD CIR PORTLAND ME 04103
Book/Page	16849/261
Legal	411-A-1 412-A-1 416-A-1 PHEASANT HILL DR ALDEN'S WALK CONDO #3

Valuation Information

Land	Building	Total
\$14,600	\$136,810	\$151,410

Property Information

Year Built 1989	Style Townhouse End	Story Height 1	Sq. Ft. 1096	Total Acres 0		
Bedrooms 2	Full Baths 2	Half Baths 1	Total Rooms 6	Attic Full Fin./wh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 10/16/2001	Type LAND + BLDING	Price \$250,000	Book/Page 16849-261
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Picture and Sketch

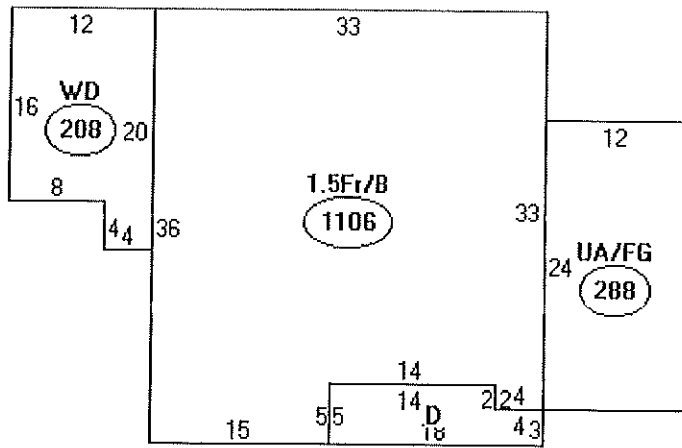
[Picture](#) [Sketch](#) [Tax Map](#)

[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!





Descriptor/Area
 A: 1.5Fr/B
 1106 sqft
 B: WD
 208 sqft
 C: UA/FG
 288 sqft
 D: OFP
 82 sqft

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, WARD A. GRANT, II, of Portland, in the County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable considerations,

paid by CHARLES D. McKEE, of Portland, in the County of Cumberland and State of Maine,

whose mailing address is: Post Office Box 4116, Station A, Portland, ME 04101

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said CHARLES D. McKEE, his heirs and assigns forever.

Unit 3 in Alden's Walk, a Condominium in Portland, County of Cumberland and State of Maine, created pursuant to a Declaration under the Maine Condominium Act of the Maine Revised Statutes Annotated, as amended, Title 33, Chapter 31, et seq., which Declaration is dated November 13, 1987 and recorded in the Cumberland County Registry of Deeds in Book 8063, Page 230, and which is hereby incorporated herein by reference (the "Declaration").

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, development and special declarant rights, restrictions, obligations and easements contained in the above-referenced Declaration.

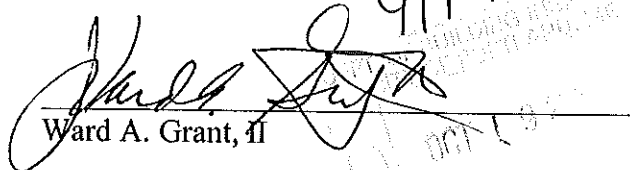
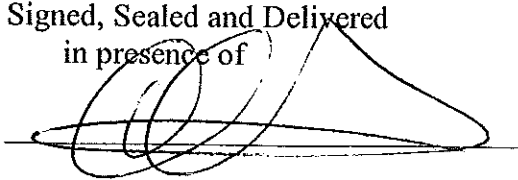
Being the same premises conveyed to the Grantor herein by Caroline B. Doolittle by deed dated September 27, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16849, Page 261.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said CHARLES D. McKEE, his heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Ward A. Grant, II, being the said Grantor, have hereunto set my hand and seal this 8th day of the month of September, 2004.

Signed, Sealed and Delivered
in presence of



411 A1
WARD A. GRANT, II
SEP 10 2004

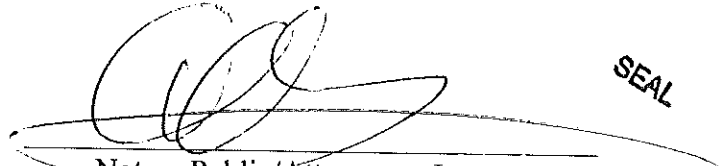
MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland

September 8, 2004

Then personally appeared the above named Ward A. Grant, II and acknowledged the foregoing instrument to be his free act and deed.

Before me,



SEAL

Notary Public/Attorney at Law

CHARLES R. OESTREICHER

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES SEPTEMBER 17, 2010
Print or Type Name

Received
Recorded Register of Deeds
Sep 08, 2004 02:37:08P
Cumberland County
John B O'Brien

411 A 1
SEP 10 2004
CUMBERLAND COUNTY



Maine Properties, Inc.

197 U.S. Route 1, P.O. Box 368, Scarborough, ME 04070-0368 207 / 883-3753 Fax • 207 / 883-2135

October 5, 2004

To: Charlie McKee
P O Box 4116 station 'A'
Portland, ME 04101

Re: Room Addition over garage 3 Alden's walk

Maine Properties Inc proposes to supply labor and materials to perform the following scope of work at 3 Alden's Walk.

- Remove existing closet shelving in master bedroom for doorway into new room
 - Remove existing 1st layer of sheetrock for new wiring to be done by Mancini Electric
 - Bring new floor joist out to front of garage to determined point in our meeting
 - Add ceiling at 8' height
 - Insulate garage floor, garage roof, and new ceiling
 - Sheetrock ceiling of garage with 5/8" fire-code sheetrock
 - Install 2 new Velux skylights
 - Build new wall around existing duct work
 - Install new 6 panel pine door into new room from bedroom
 - Re-sheetrock areas taken down for wiring with 5/8" sheetrock
 - Take care of all building permits through City of Portland
 - Clean up all construction debris
 - All walls and ceiling will be ready for primer and paint
 - All work to be done during normal business hours
 - Work could start with signed contract as early as 10-15-04
 - Includes electrical per Gino's discussion at site
 - Does not include carpeting
 - Does not include painting

Thank you,

Travis Blake
Maine Properties Inc

DEPT. OF BUILDINGS INSPECTION
CITY OF PORTLAND, ME

OCT 19 2004

411 A1