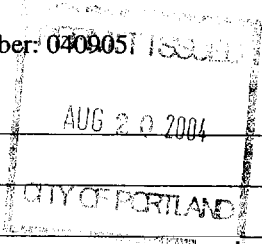


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 0409051



Please Read Application And Notes, If Any, Attached

This is to certify that Doukas Andrew J/Owner
has permission to replace old deck and stairs with new (24 ft)
AT 673 Congress St C 046 C012001

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 when permission procured before this building or part thereof is placed or occupied. 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

Fiscal Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
8/20/04
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: 04-0905	Issue Date:	CBL: 046 C012001
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Location of Construction: 673 Congress St	Owner Name: Doukas Andrew J	Owner Address: Po Box 4185	Phone: 871-7232
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone: 0000000000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B-3

Past Use: apartment w/ deck and stairs <i>1st floor retail/service restab Bldg 1 (one) Dwelling unit</i>	Proposed Use: apartment w/ replaced deck and stairs	Permit Fee: \$139.00	Cost of Work: \$2,000.00	CEO District: 2
Proposed Project Description: replace old deck and stairs with new (245 sq ft)		DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>R</i> Type <i>SE</i> <i>BOCA 1999</i> Signature: <i>[Signature]</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: jodinea	Date Applied For: 06/30/2004	Zoning Approval	
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1. This permit application does not 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <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 with cond</i> Date: <i>7/2/04</i>	Zoning Appeal <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: <i>7/2/04</i>	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>7/23/04</i> <i>Dr. Andrews</i>
	<i>see approval from brother for the deck.</i>		

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

673 Congress St use

1991 → ^{office to} landromet #046-C-012 1st floor left hand side
C of D

1995 florist 1 Apt

1993 florist to law office. ^{only 1 Apt}
perm use of _↑

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0905	Date Applied For: 0613012004	CBL 046 C012001
-----------------------	---------------------------------	--------------------

Location of Construction: 673 Congress St	Owner Name: Doukas Andrew J	Owner Address: Po Box 4185	Phone: () 871-7232
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone (000) 000-0000
Tenant/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

	replace old deck and stairs with new (245 sq ft)
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/12/2004
Note: needs approval from adjoining property to construct deck on that property 7/12/04 see letter from abutter approving construction			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) ANY exterior work requires a separate review and approval thru Historic Preservation 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a single family dwelling with retail/personal service use on the first floor. Any change of use shall require a separate permit application for review and approval. 4) 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: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

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>673 Congress Street</u>		
Total Square Footage of Proposed Structure <u>245, including stairs</u>	Square Footage of Lot <u>900</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>46</u> Block# <u>C</u> Lot# <u>12</u>	Owner: <u>Andrew J. Doukas</u>	Telephone: <u>871-7232</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Andrew Doukas</u> <u>673 Congress St, 871-7232</u>	Cost Of Work: <u>\$2,000</u> Fee: \$
Current use: <u>owner occup</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>deck and entry stairs</u>		
Project description: <u>replace deck and stairs to my apartment</u>		
Contractor's name, address & telephone: <u>self</u>		
Who should we contact when the permits ready: <u>Andrew Doukas</u>		
Mailing address: <u>PO Box 4185, Rtd ME 04101-0385</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>871-7232</u>		

RECEIVED
JUN 30 2004

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:	Date: <u>6-30-04</u>
-------------------------	----------------------

**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	046 C012001
Location	673 CONGRESS ST
Land Use	RETAIL & PERSONAL SERVICE
Owner Address	DOUKAS ANDREW J PO BOX 4185 PORTLAND ME 04101
Book/Page	7306/26
Legal	46-C-12 CONGRESS ST 673 1098 SF

Valuation Information

Land	Building	Total
\$40,950	534,970	\$75,920

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	2324	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.025	2324		MIXED RES/COMM	SHOE REPAIR

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	459	UNFINISHED RES BSMT
1	01/01	810	CONVERTED SALES
1	02/02	711	APARTMENT
1	03/03	344	APARTMENT
Height	Walls	Heating	A/C
6			
9	FRAME	HOT AIR	
8	FRAME	HOT AIR	
8	FRAME	HOT AIR	

Building Other Features

Line	Structure Type	Identical Units
3	PORCH - OPEN UPPER	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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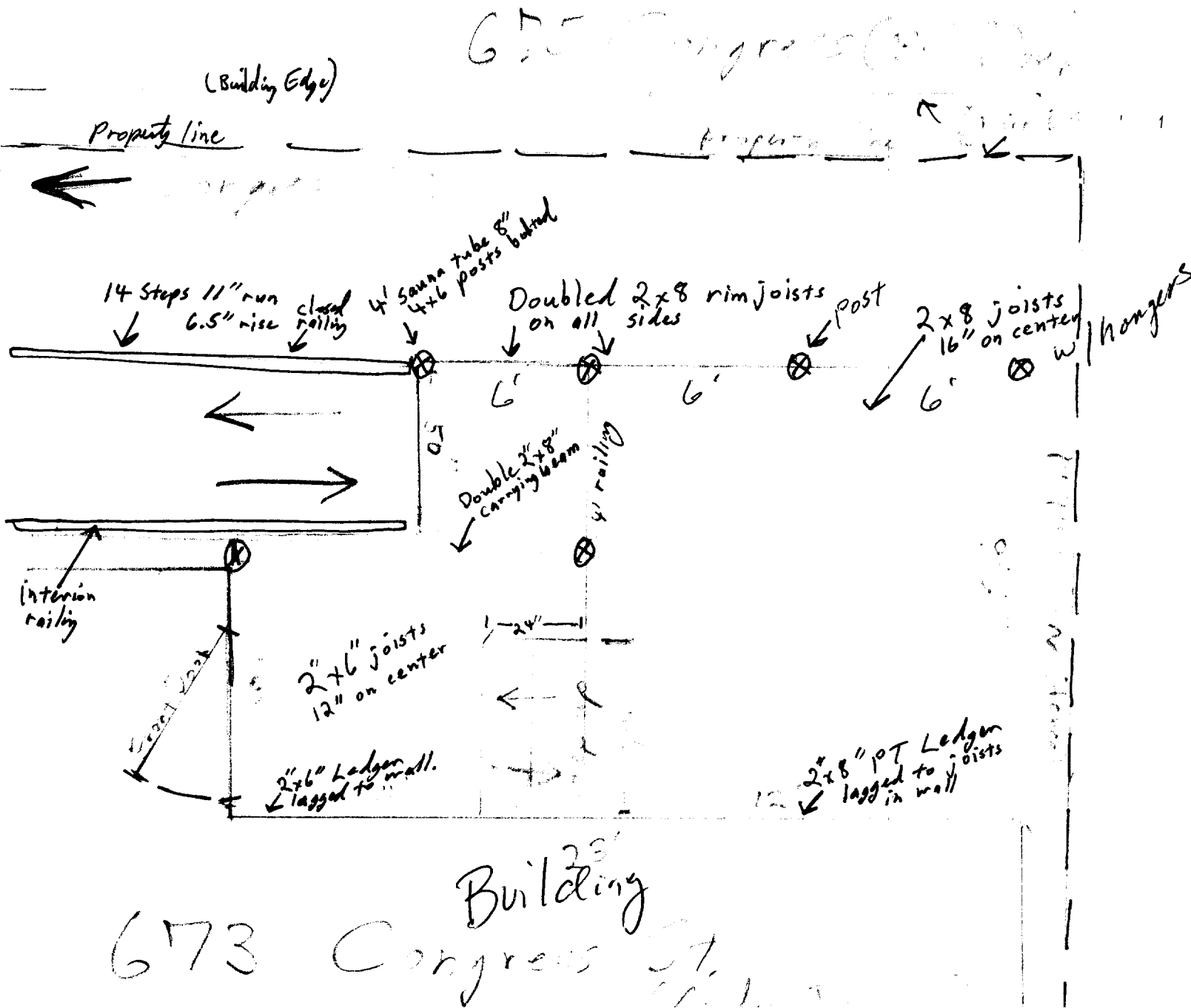
Andrew J. Doukas
673 Congress St
871-7232

11/30/2011

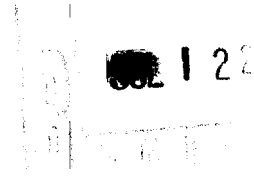
Deck Reconstruction Plans

This project replaces the decks and stairway that were originally installed by myself in 1983. Lumber used is ACQ pressure treated 2x6 and 2x8, and deckboards are CorrectDeck 5/4 x 6 Composite. All footings are 4 foot deep sauna tubes with fastening bolts imbedded, supporting 4x6 and/or 4x4 pressure treated posts. (except for the bottom platform, which is 16" from ground level.)

4' rail to be installed around all, no spaces < 4".



William B. Doukas
195-197 State Street
Portland ME 04101
207-879-7924



July 12, 2004

Building Inspections
City of Portland
389 Congress Street
Portland ME 04101

Re: **Deck Across Property Lines at 673 and 675 Congress Street**

Dear Sir or Madam:

I am the owner of 675 Congress Street in Portland. **My** property abuts that of Andrew J. Doukas, my brother, who owns 673 Congress Street.

I note that in the past we have maintained jointly a deck near to ground level that runs between the two buildings, approximately 10 feet in width. This is being replaced with new decking that also covers the same space.

This deck, which covers a portion of both properties, is being replaced with my knowledge and permission. I represent to the City of Portland that I have no objection to this improvement and have given my consent to its construction.

Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'William B. Doukas'.

William B. Doukas

proposed replacement deck + stairs

property line

B-3 Zone
No setbacks

ground platform, jointly owned

showing right title & interest?

see letter from brother who owns adjoining property

675 Congress St.
(William Doukas)

673 Congress St.
(Andrew Doukas)

671 Congress
(Andrew + William Doukas)

Congress Street 18' 6"

675 Fire Escape

2 story Bldg

2 1/2 story bldg.

1 story shed roof

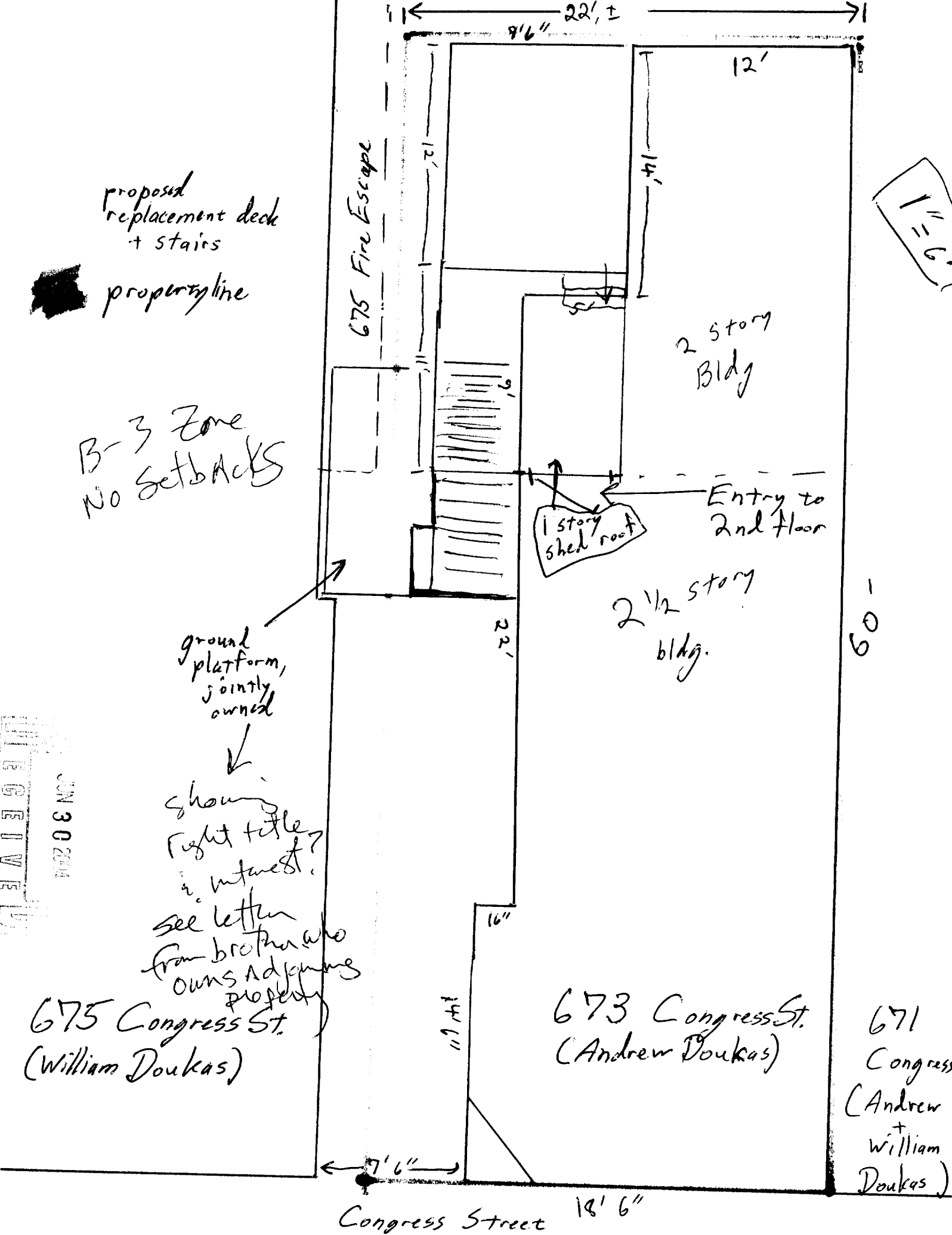
Entry to 2nd floor

1" = 6'

60

JUN 30 2014

RECEIVED



LAW OFFICE OF
ANDREW J. DOUKAS

Tel 207-871-7232
Fax 207-871-00-42
E-Mail ADoukas@AOL.com

673 Congress St, PO Box 4185
Portland, Maine 04101-0385

August 17, 2004

Tammy Munson
Code Enforcement Officer
City of Portland
389 Congress Street
Portland ME 04101

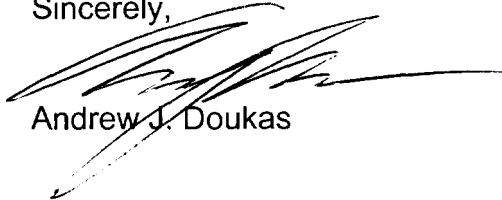
Re: Permit Application for Deck Renovation, 673 Congress Street

Dear Ms. Munson:

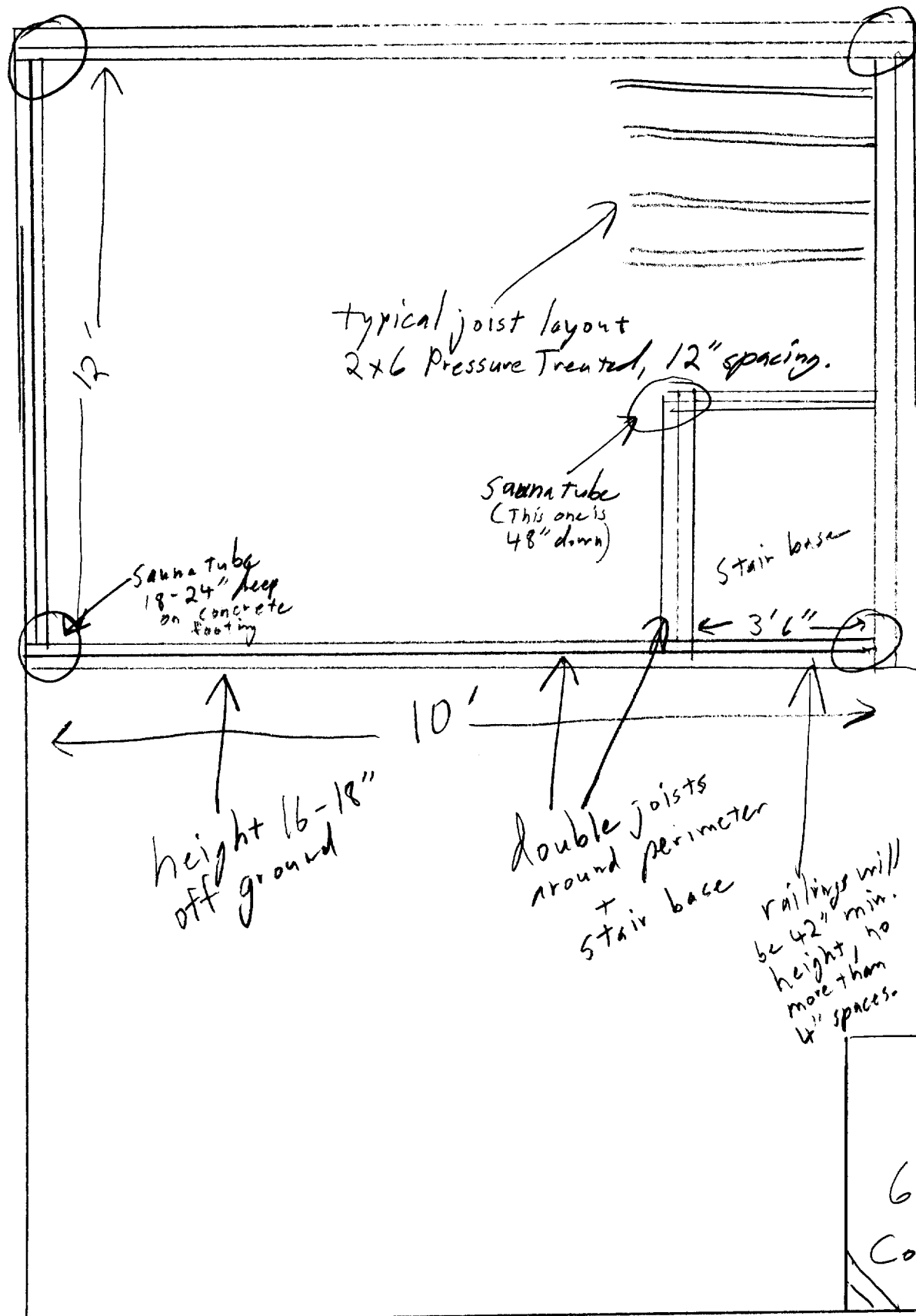
Attached is a sketch of the base of my deck project at 673 Congress St. This section sits about 18" off the ground on Sauna tubes. The tubes go down about 18-24" below grade to the cement footings of the buildings on each side. *- Tied tubes in foundation*

Note that all railings around all raised deck areas and the stairway will be at least 42" in height, with no spaces more than 4" between balustrades, and there will be a graspable handrail on both sides of the stairway.

Sincerely,



Andrew J. Doukas



Congress St. Bottom Platform



CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) ____ Plumbing (I5) ____ Electrical (I2) ____ Site Plan (U2) ____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy