

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

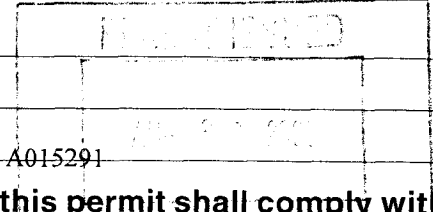
## BUILDING DEPARTMENT

### PERMIT

Permit Number: 090851

Please Read Application And Notes, If Any, Attached

This is to certify that Lord Holly L /Ted Pitas  
has permission to Removing existing door and moving to where the window now exists.  
AT 29 Cushman St CB# 056 A015291



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 lathed or otherwise worked-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

*Cheryl M. [Signature]* 9/17/09  
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: 09-0851	Issue Date: 9/12/09	CBL: 056 A015291
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Location of Construction: 29 Cushman St	Owner Name: Lord Holly L	Owner Address: 29 Cushman St # 1	Phone: 207-772-1834
Business Name:	Contractor Name: Ted Pitas	Contractor Address: 3 Orchard Circle Westbrook	Phone: 2077978229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Past Use: Condominium	Proposed Use: Condominium / Removing existing door and moving to where the window now exists.	Permit Fee: \$60.00	Cost of Work: \$3,400.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB IRC-2003 int IBC-2003 ext	

Proposed Project Description: Removing existing door and moving to where the window now exists.	Signature:	Signature: <i>C</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: gg	Date Applied For: 08/12/2009
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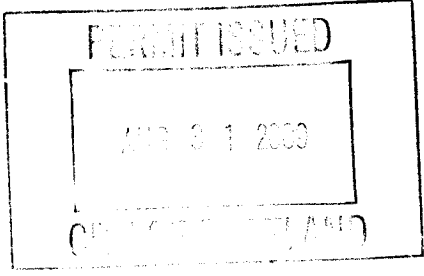
**Zoning Approval**

- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>O.K.</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/12/09
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<b>Zoning Appeal</b> <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:
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<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-0851	<b>Date Applied For:</b> 08/12/2009	<b>CBL:</b> 056 A015291
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<b>Location of Construction:</b> 29 Cushman St	<b>Owner Name:</b> Lord Holly L	<b>Owner Address:</b> 29 Cushman St # 1	<b>Phone:</b> 207-772-1834
<b>Business Name:</b>	<b>Contractor Name:</b> Ted Pitas	<b>Contractor Address:</b> 3 Orchard Circle Westbrook	<b>Phone:</b> (207) 797-8229
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Condominium / Removing existing door and moving to where the window now exists.	<b>Proposed Project Description:</b> Removing existing door and moving to where the window now exists.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 08/12/2009	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 08/12/2009	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
1) ANY exterior work requires separate review and approval thru Historic Preservation				
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.				

<b>Comments:</b> 8/12/2009-csh: Called owner / bldr. Requiring letter from condo asso. Permitting proposed work.
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# 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>29 Cushman St. Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>056      A      015291</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>Holly Lord</u> Address <u>29 Cushman St.</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>(603) 662-8136</u> <u>(407) 772-1834</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3400.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>60.00</u>
Current legal use (i.e. single family) <u>8 condo units</u> Number of Residential Units _____		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>condo-living space</u>		
Is property part of a subdivision? <u>yes</u> If yes, please name <u>hubby track condos</u>		
Project description: <u>ell off back of condos @ attached porch - taking out an existing exit door + moving to where a window now</u>		
Contractor's name: <u>Ted Pitas</u> <u>ET1018</u>		
Address: <u>3 Orchard Circle</u>		
City, State & Zip <u>Westbrook, Maine 04099</u>		Telephone: <u>797-8229</u>
Who should we contact when the permit is ready: <u>Ted Pitas</u>		Telephone: <u>653-1316</u>
Mailing address: <u>3 Orchard Circle Westbrook, Me. 04099</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: Holly Lord Date: 8/12/09

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

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  8/31/09    
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

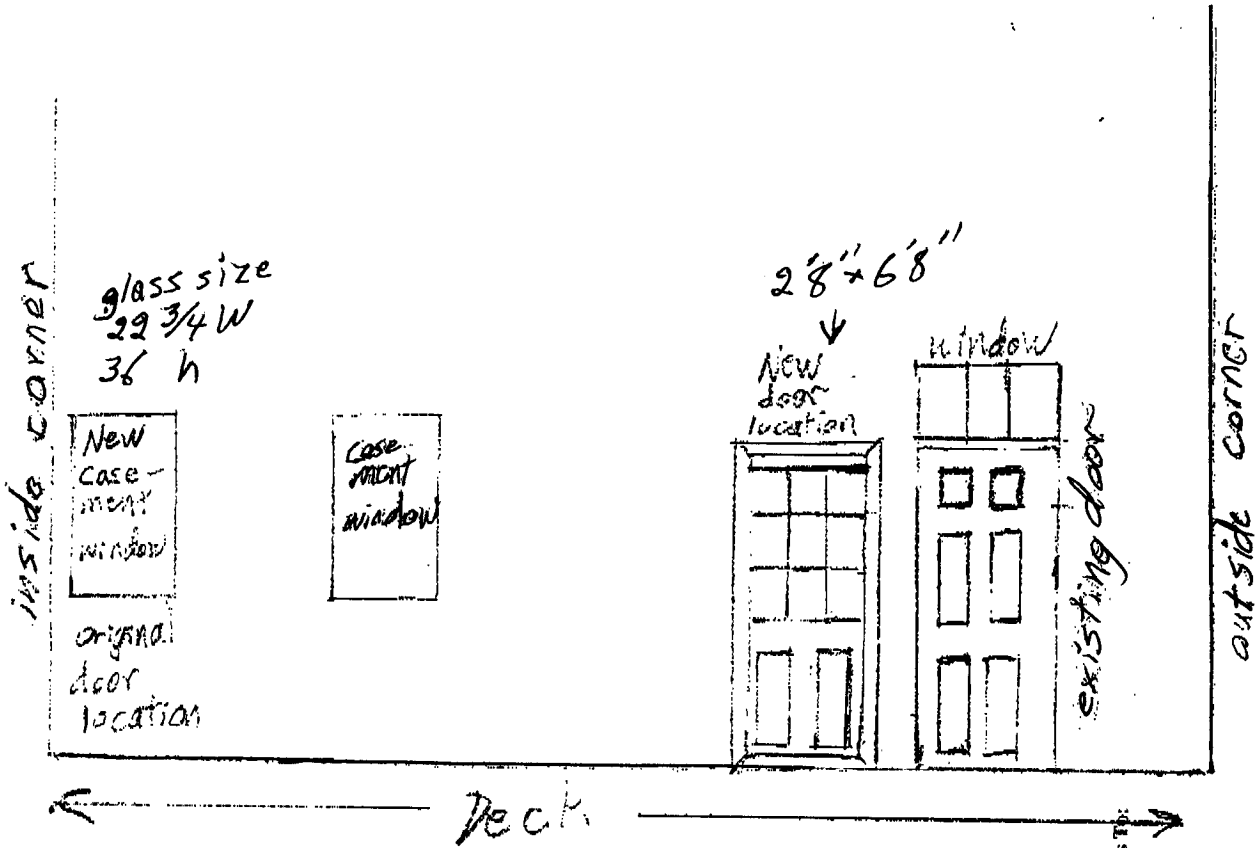
*G.R. to Issue*

*Ted-653-1314*

### PROJECT DESCRIPTION

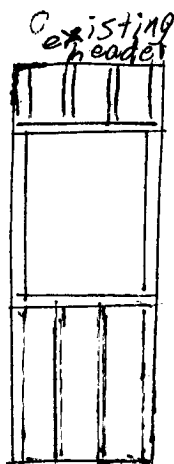
Describe in a separate paragraph each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

Door and Window schedule  
window-glass size 22 3/4 W 36 h  
Door - 2'8" x 6'8" inswing exterior 5 5/8 jamb

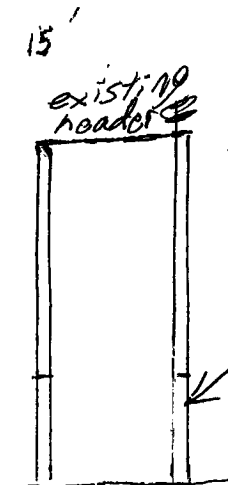


Subject:

Copies To:



insulate with r-13 kraft faced



**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

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John Turk, Chair  
Rick Romano, Vice Chair  
Otis Baron  
Scott Benson  
Martha Deprez  
Michael Hammen  
Ted Oldham

July 20, 2009

Holly Lord  
29 Cushman Street  
Portland, Maine 04102

Re: Rear ell door and window alterations; 29 Cushman Street

Dear Ms. Lord:

This office has reviewed and approved your request for door and window alterations on the rear ell of your first floor unit at 29 Cushman Street. Approval is based on the consideration that the elevation in question has limited visibility from the street.

All improvements shall be carried out as shown on the plans and specifications dated 6/16/09. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work. This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Note: Your project may also require a building permit. Please contact Building Inspections (874-8703) to make this determination.

Sincerely,



Deborah Andrews  
Historic Preservation Program Manager

#31

Back ~~end~~ end  
#29 Cushman  
(work location)

deck

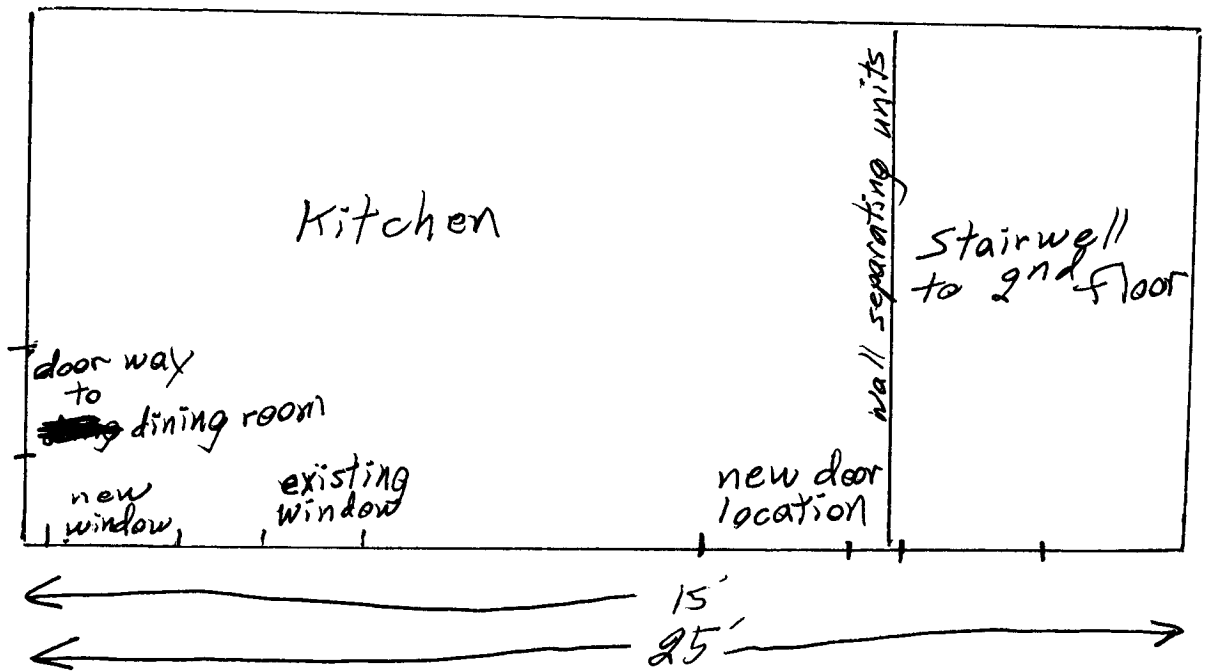
Stairway +  
deck

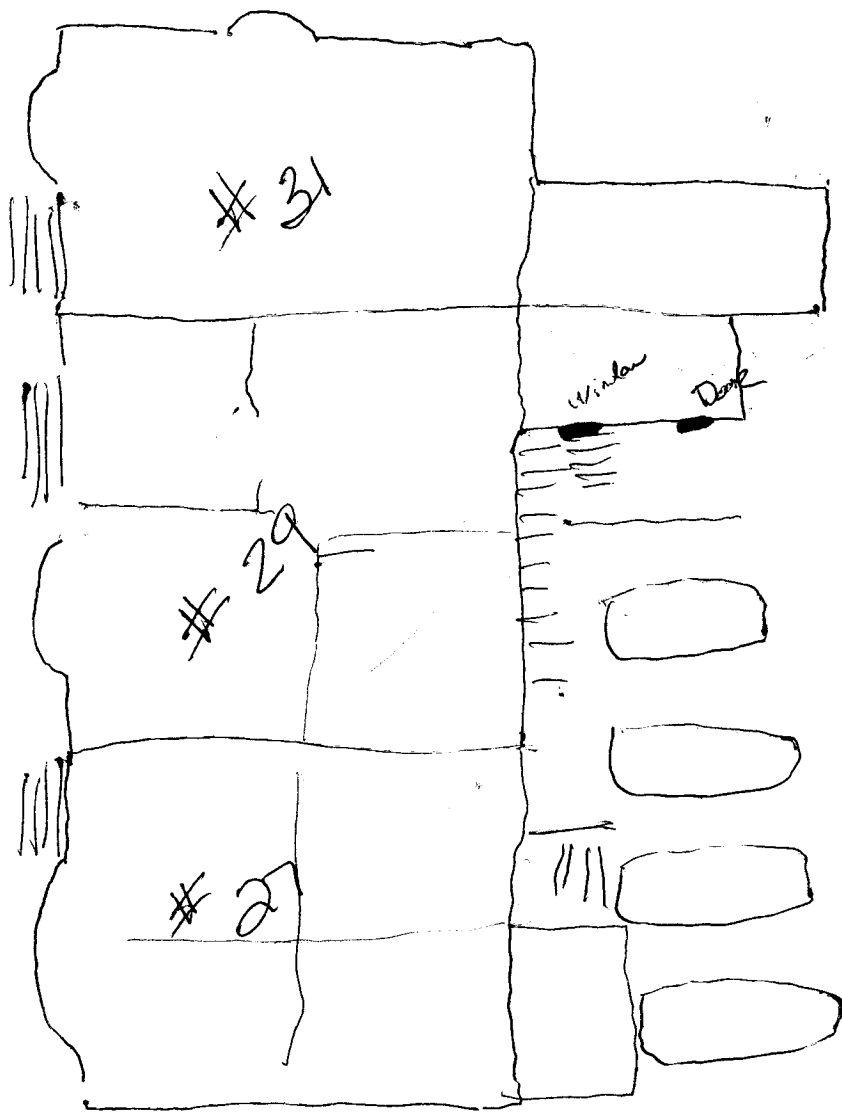
parking lot

stairs  
up

#25 separate from  
#27 - #31 Association







Driveway



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

June 12 2009

Received from Thudor P. Pitas

Location of Work 29 Cushman St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 60.00

Building (I1)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 056 A015291

Check #: 1246 Total Collected \$ 60.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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