

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0365	Issue Date: APR 07 2004	CBL: 083B G007001
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Location of Construction: 0 Crescent Ave	Owner Name: Hurley Frank E &	Owner Address: 1090 Worthington	Phone: 978-369-7659
Business Name:	Contractor Name: Leddy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone: 2077670903
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR2

Past Use: Single Family	Proposed Use: Single Family w/interior alterations	Permit Fee: \$786.00	Cost of Work: \$85,000.00	CEO District: 1	Zone: IR2
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Proposed Project Description:
Remove 2 bearing walls for interior reno, re-build 3 exterior stairs. Deck NOT included

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999
Signature:	Signature: JMB 4/7/04

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 04/07/2004	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 Review <input checked="" 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"/> Date: JMB 4/7/04	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: _____	Historic Preservation <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 Date: JMB
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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

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Permit No: 04-0365	Date Applied For: 04/07/2004	CBL: 083B G007001
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Location of Construction: 0 Crescent Ave	Owner Name: Hurley Frank E &	Owner Address: 1090 Worthington St	Phone: 978-369-7659
Business Name:	Contractor Name: Leddy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone: (207) 767-0903
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family w/interior alterations	Proposed Project Description: Remove 2 bearing walls for interior reno, re-build 3 exterior stairs. Deck NOT included
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Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 04/07/2004

Note: Ok to Issue:

1) The existing exterior steps must be rebuilt in the same footprint, no expansions allowed

2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/07/2004

Note: Ok to Issue:

1) Design load specs for engineered beams to be submitted to this office

2) Separate permits are required for any electrical or plumbing work.

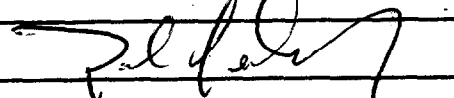
All Purpose Building Permit Application

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>69/71 Crescent Ave. G & I</u>		
Total Square Footage of Proposed Structure <u>2000 ± existing</u>	Square Footage of Lot <u>24,000 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>83 B</u> Block# <u>G</u> Lot# <u>7-8-9</u>	Owner: <u>Eric + Lala Chaisson</u>	Telephone: <u>978 369-7659</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Leddy Houser Assoc. 429 Noble St. So. Port. ME 04106</u>	Cost Of Work: \$ <u>85 K</u> Fee: \$ <u>786.00</u>
Current use: <u>Summer Residence</u>		
If the location is currently vacant, what was prior use: _____		<u>office 767-0903</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>remove 2 bearing walls</u>		
Project description: <u>reno interior - rebuild exterior stair</u>		
Contractor's name, address & telephone: <u>Leddy Houser Assoc. 429 Noble St. So. Port. ME 207 767-0903 office 207 767-0961 Fax</u>		
Who should we contact when the permit is ready: <u>Paul Leddy</u>		
Mailing address: _____		
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: 767-0903		

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>7/6/04</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.

Paul 4/7 10 AM
04-0365
IR-2
Shoreland

Current Owner Information

Card Number 1 of 1
Parcel ID 083B G007001
Location CRESCENT AVE
Land Use SEASONAL

Owner Address HURLEY FRANK E & MARYANN B JTS
 1090 WORTHINGTON ST
 SPRINGFIELD MA 01109

Book/Page
Legal 83B-6-7-8-9
 CRESCENT AVE BAY AVE
 TRELAWNY ST
 GR DIA ISLAND 33628 SF

Valuation Information

Land	Building	Total
\$78,960	\$103,010	\$181,970

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 2359	Total Acres 0.772		
Bedrooms 4	Full Baths 1	Half Baths 2	Total Rooms 8	Attic None	Basement Pier/slab	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

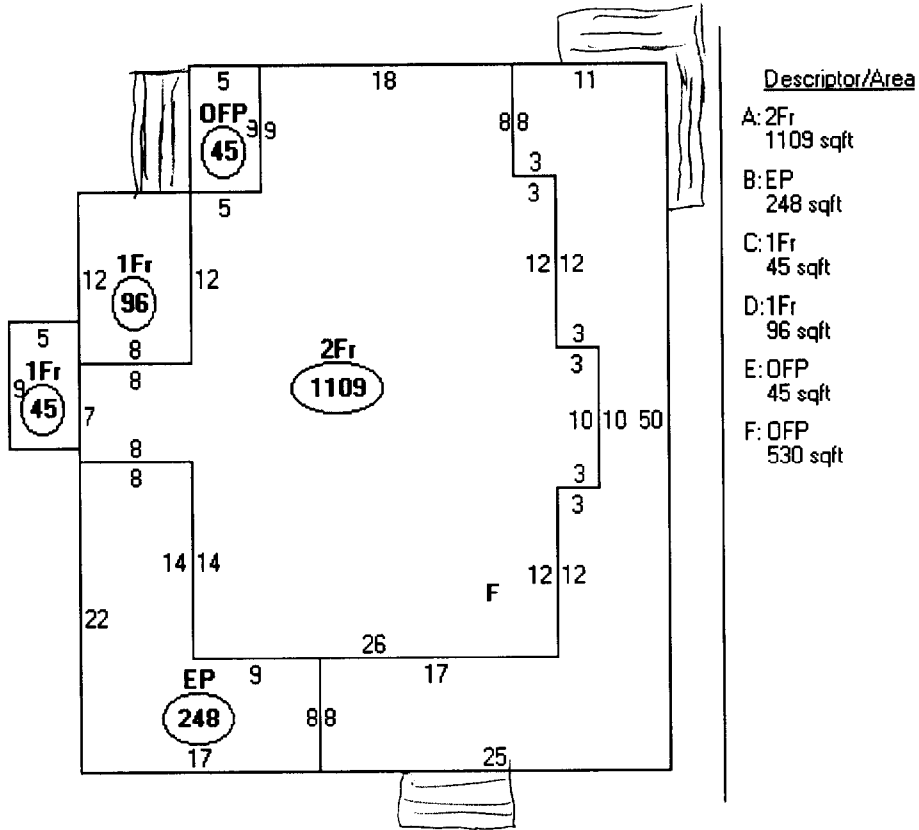
[Picture](#) [Sketch](#)

[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](#).







refer to p 15

Doc#: 116834 Bk:20428 Pg: 104

**WARRANTY DEED
Maine Statutory Short Form**

Know all Men by these presents,

That **REGINA E. MOMNIE**, in her capacity as Trustee of the **Dr. Frank Hurley Maine Qualified Personal Residence Trust**, dated March 11, 1996, with a mailing address of 90 Colonial Drive, Ludlow, MA 01056, for consideration paid, grants to **LOLA CHAISSON** and **ERIC CHAISSON**, individuals whose mailing address is 77 Walden Street, Concord, MA 01742, with **Warranty Covenants**, the land on Great Diamond Island, in the City of Portland, County of Cumberland, State of Maine as more particularly described on the attached **Schedule A**.

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

Witness my hand this 29th day of September, 2003.

Signed and Delivered in
the presence of:

Karen Ribeiro

Regina E. Momnie

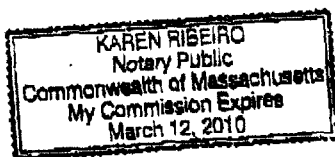
Regina E. Momnie, Trustee
of the Dr. Frank Hurley Maine Qualified
Personal Residence Trust

COMMONWEALTH of MASSACHUSETTS
HAMPDEN COUNTY, SS.

September 29th, 2003

Then personally appeared the above named Regina E. Momnie, in her capacity as Trustee of the Dr. Frank Hurley Maine Qualified Personal Residence Trust, and acknowledged the foregoing instrument to be her free act and deed in said capacity, and the free act and deed of said Trust.

Before me,



SEAL

Karen Ribeiro

Notary Public/Attorney at Law

Printed Name: KAREN RIBEIRO

MAINE REAL ESTATE TAX PAID

SCHEDULE A

Certain lots or parcels of land with the buildings thereon, situated on Great Diamond Island in Casco Bay within the limits of Portland County of Cumberland and State of Maine, being Lot #185 on the plan of land of the Diamond Island Association recorded in the Cumberland County Registry of Deeds Plan Book 4, Page 42; said lot being on the Northwesterly side of Crescent Avenue and having a frontage on said Avenue of 103.63 feet and extending back thereon 109.23 feet, being bounded southwesterly by Trelawney Street according to said plan to which reference is hereby made.

Also another lot or parcel of land situated on Great Diamond Island so-called, in Casco Bay within the limits of said Portland aforesaid and being Lot #184 on the plan of lands of Diamond Island Association recorded in the Cumberland County Registry of Deeds in Plan Book 4, Page 42; said lot #184 being on the southeasterly side of Bay Avenue and northeasterly side of Trelawney Street, having a frontage on said Avenue of 101.05 feet and extending back on said street 109.23 feet, according to said plan.

Meaning and intending to convey and hereby conveying the same premises that were conveyed to John E. Keefe by Edward F. Moody Warranty Deed dated December 16, 1930 and recorded December 19, 1930 in the Cumberland County Registry of Deeds in Book 1367, Page 16; reference is also made to deed of M. Patricia Kelly, daughter and devisee of John E. Keefe, dated August 2, 1960 and recorded August 30, 1960 in the Cumberland County Registry of Deeds in Book 2560, Page 236, and subject to the rights, privileges, agreements, conditions and limitations contained in said deed and prior deeds.

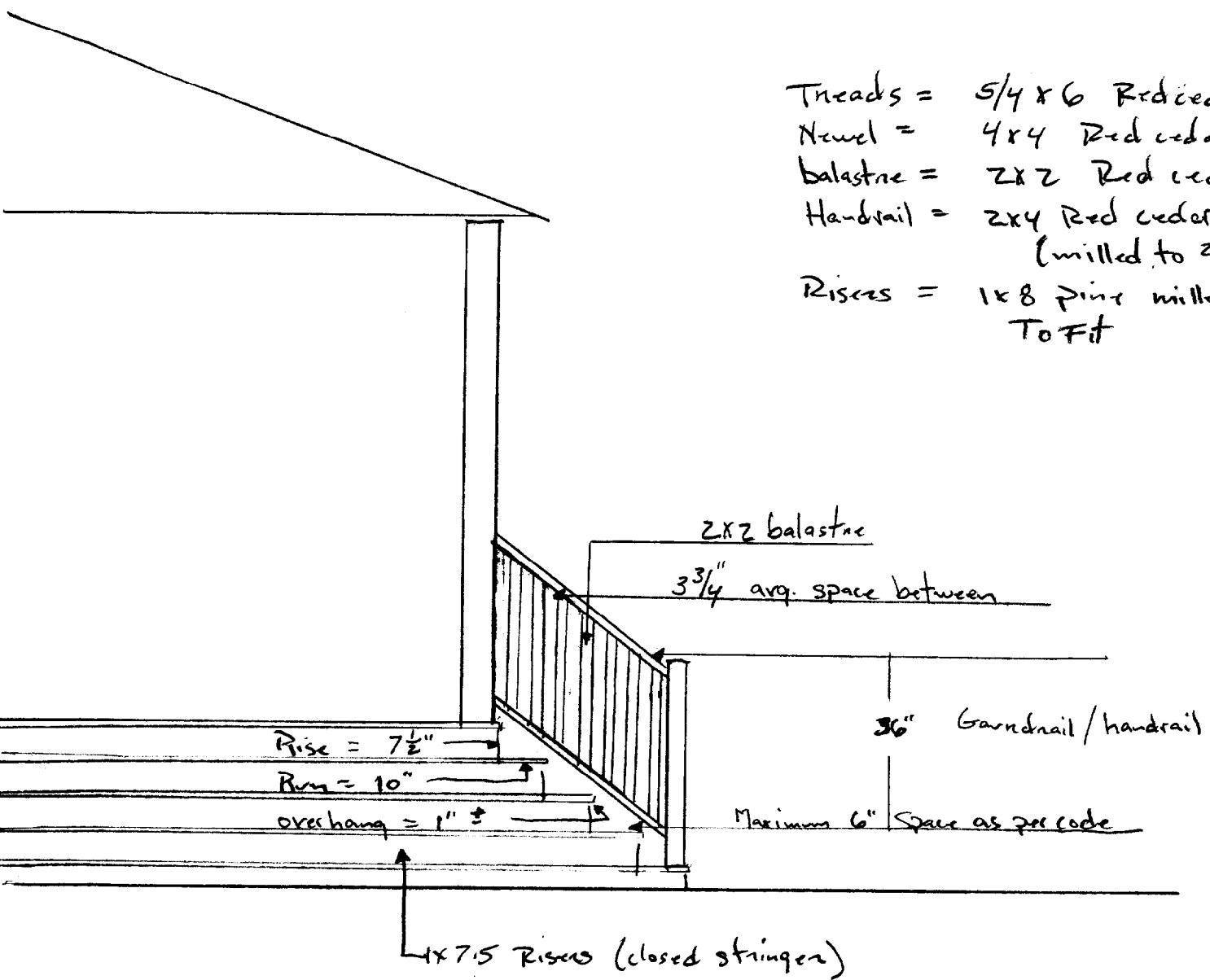
Also another lot or parcel of land situated on Great Diamond Island in Portland in the County of Cumberland and State of Maine, and being Lot Numbered one hundred eighty-seven (187) as shown on plan of land recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 42, being on the northwesterly side of Crescent Avenue and having a frontage on said Avenue of one hundred three and sixty-three hundredths (103.63) feet and extending back therefrom about one hundred nine and twenty-three hundredths (109.23) feet.

The above described premises were conveyed by George H. Allan, Executor under the Will of Emma C. Libby to Josephine W. LeButt and Maude A. Batchelder by deed dated February 5, 1931 and recorded in said Registry of Deeds in Book 1376, Page 354.

The said Josephine W. LeButt died intestate February 16, 1962 leaving no widower and as her sole heir-at-law her sister, said Maude A. Batchelder.

Being the same premises conveyed to Frank E. Hurley and Maryann B. Hurley by deed of Maude A. Batchelder, dated April 10, 1967 and recorded in the Cumberland County Registry of Deeds at Book 2992, Page 416; and by deed of Thomas J. Lavelle and Marie Lavelle, dated October 19, 1961 and recorded in the said registry of deeds at Book 2643, page 71.

Treads = 5/4 x 6 Red cedar
 Newel = 4x4 Red cedar
 Balustrade = 2x2 Red cedar
 Handrail = 2x4 Red cedar
 (milled to 2 1/4)
 Risers = 1x8 pine milled
 To Fit

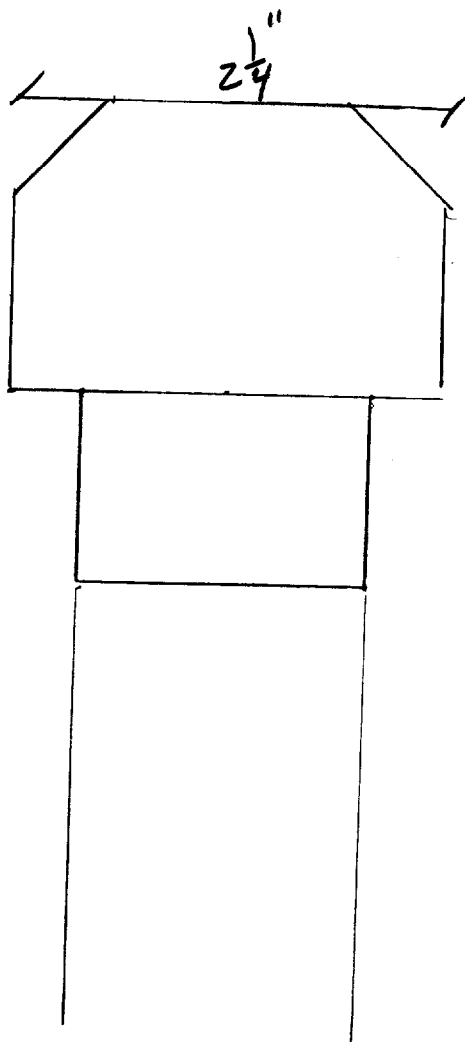


To: City of Portland
Building Code Dept.

From: Heddy Hansen Assoc.
429 Pacific St.
So. Port. ME 04106
207 767-0903 office
207 767-0961 Fax

Date: April 6 2004

RE: Railing design/detail exterior Chaisson Residency GDL



Handrail
 $2\frac{1}{4}'' \times 1\frac{1}{2}''$

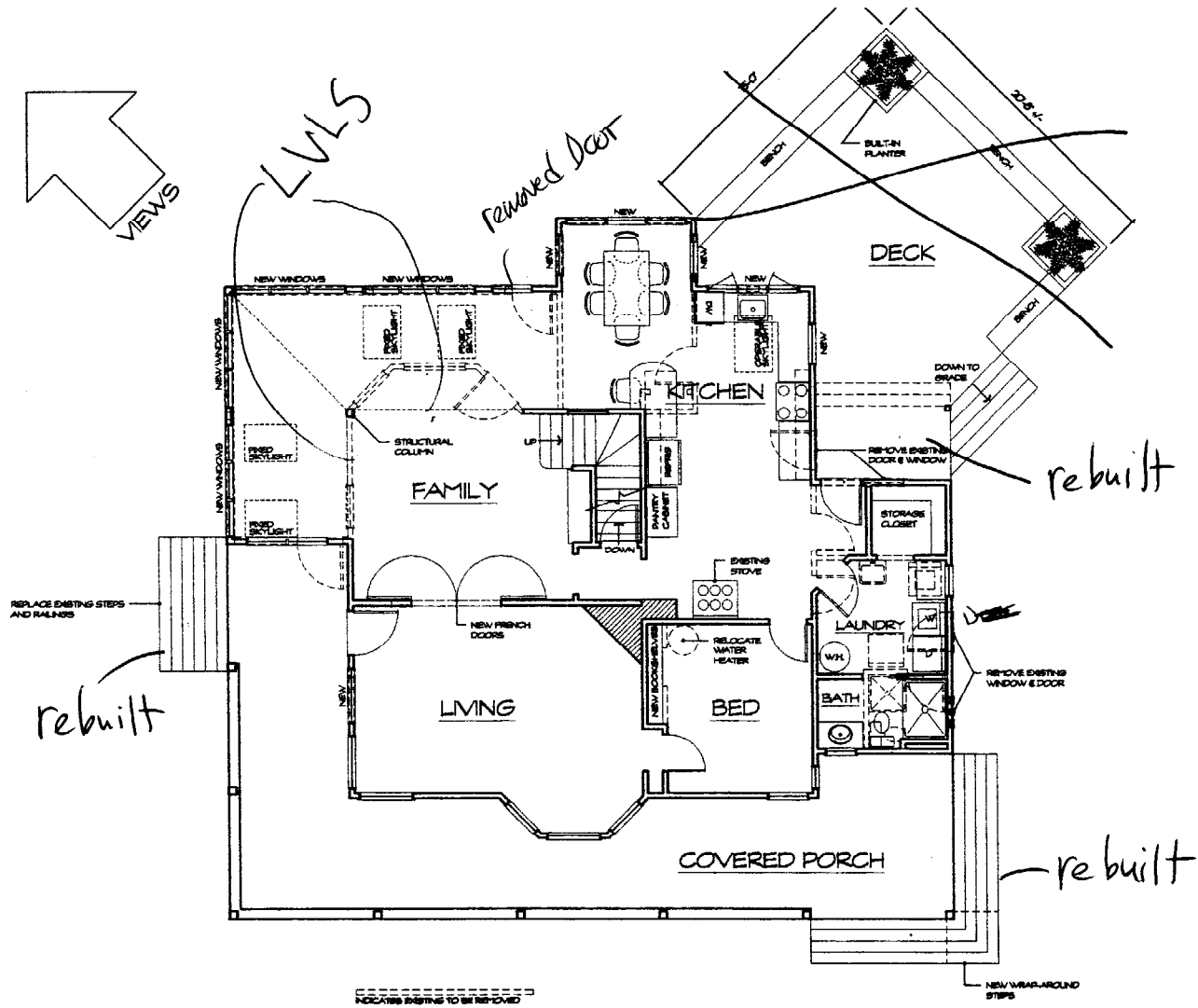
sub-rail
 $1\frac{1}{2}'' \times 1''$

balastre

$1\frac{1}{2}'' \times 1\frac{1}{2}''$

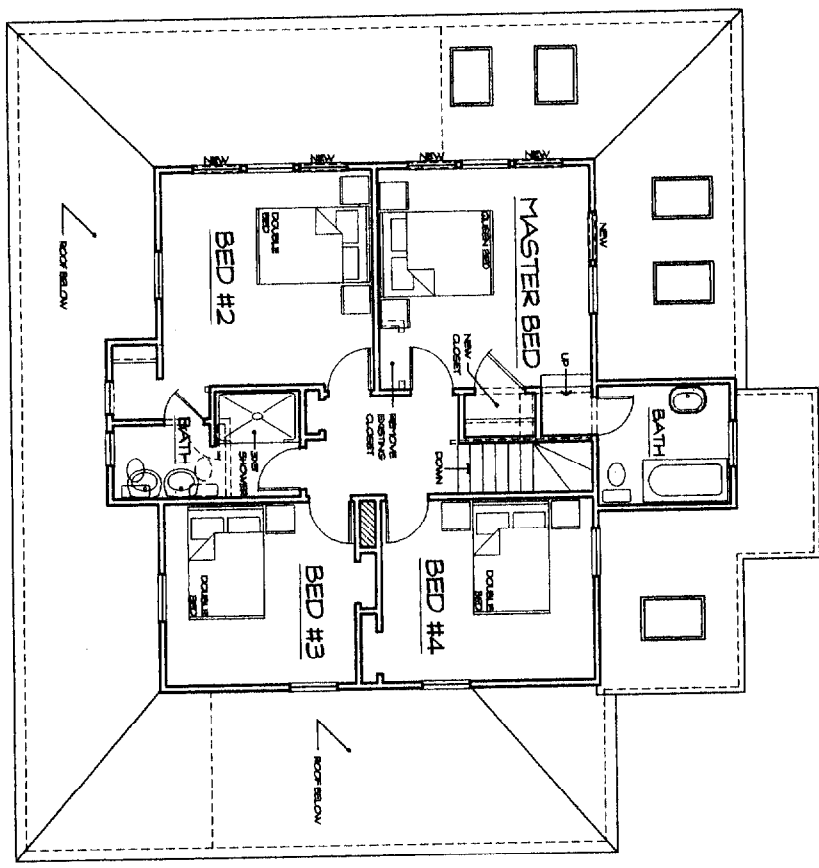
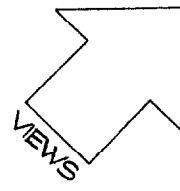
< 4" space

Exhibit "A"



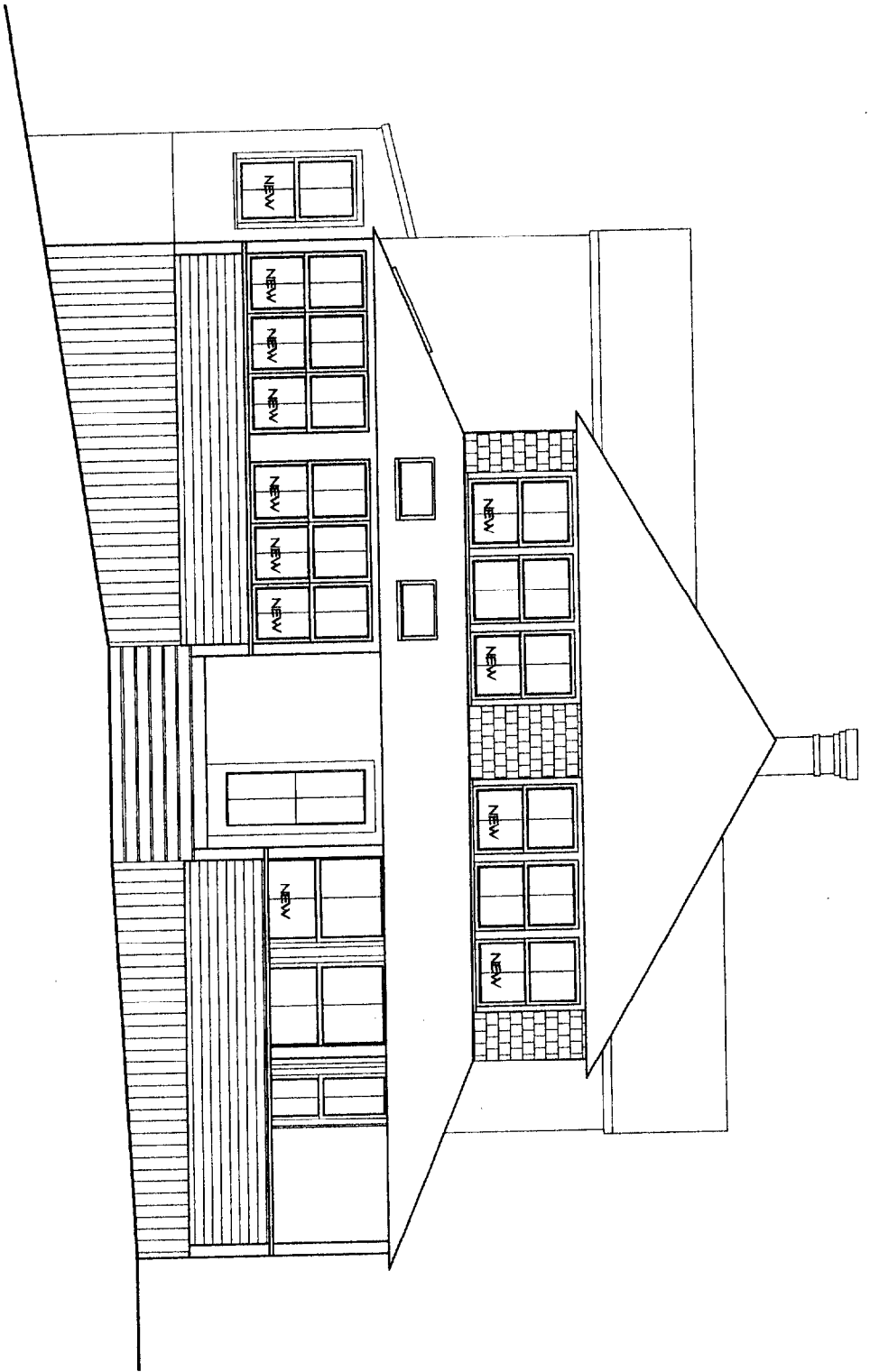
FIRST FLOOR PLAN

VF-10

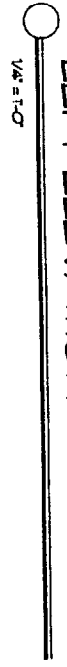


EXISTING PARTS TO BE REMOVED

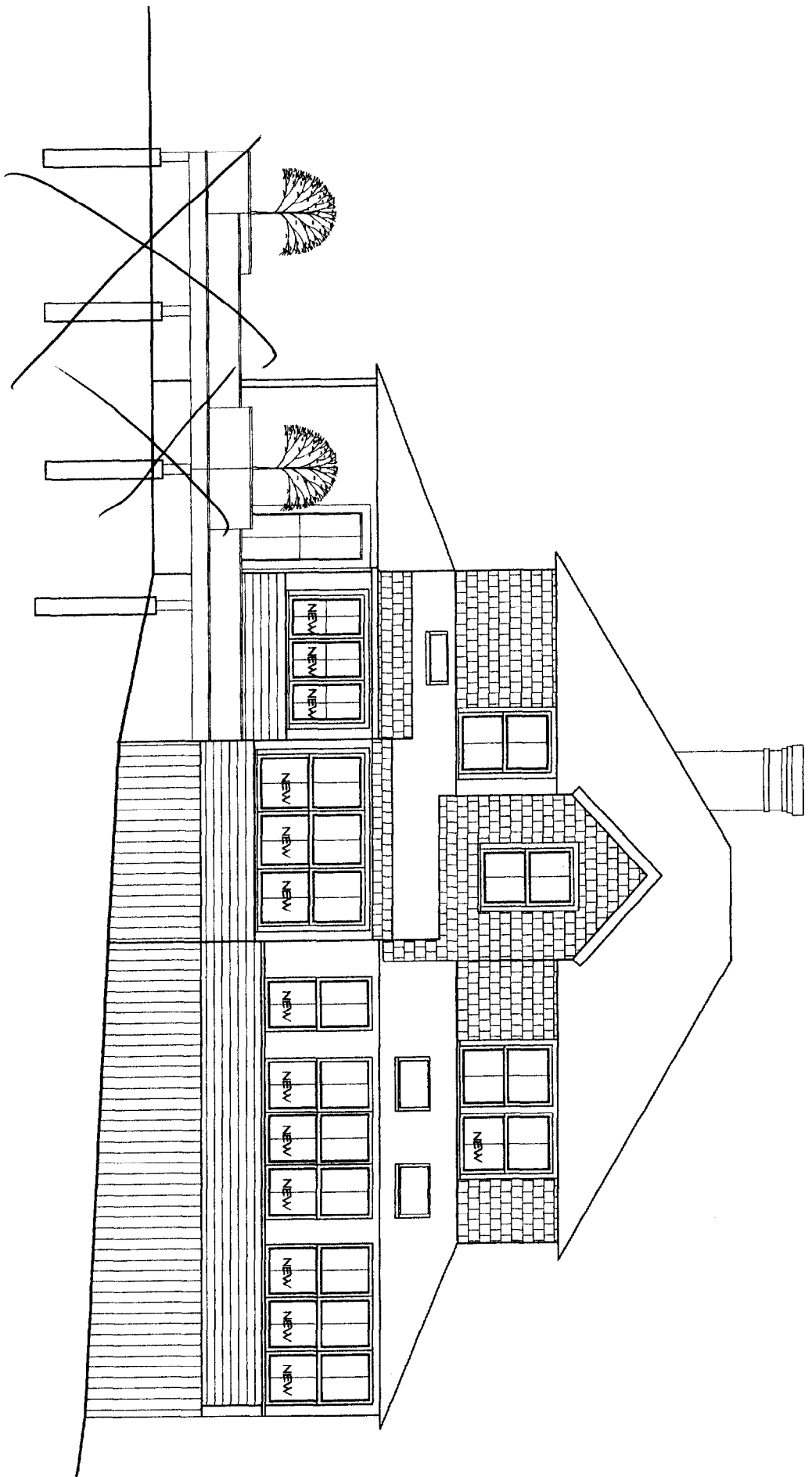
SECOND FLOOR PLAN
1/8" = 1'-0"



LEFT ELEVATION

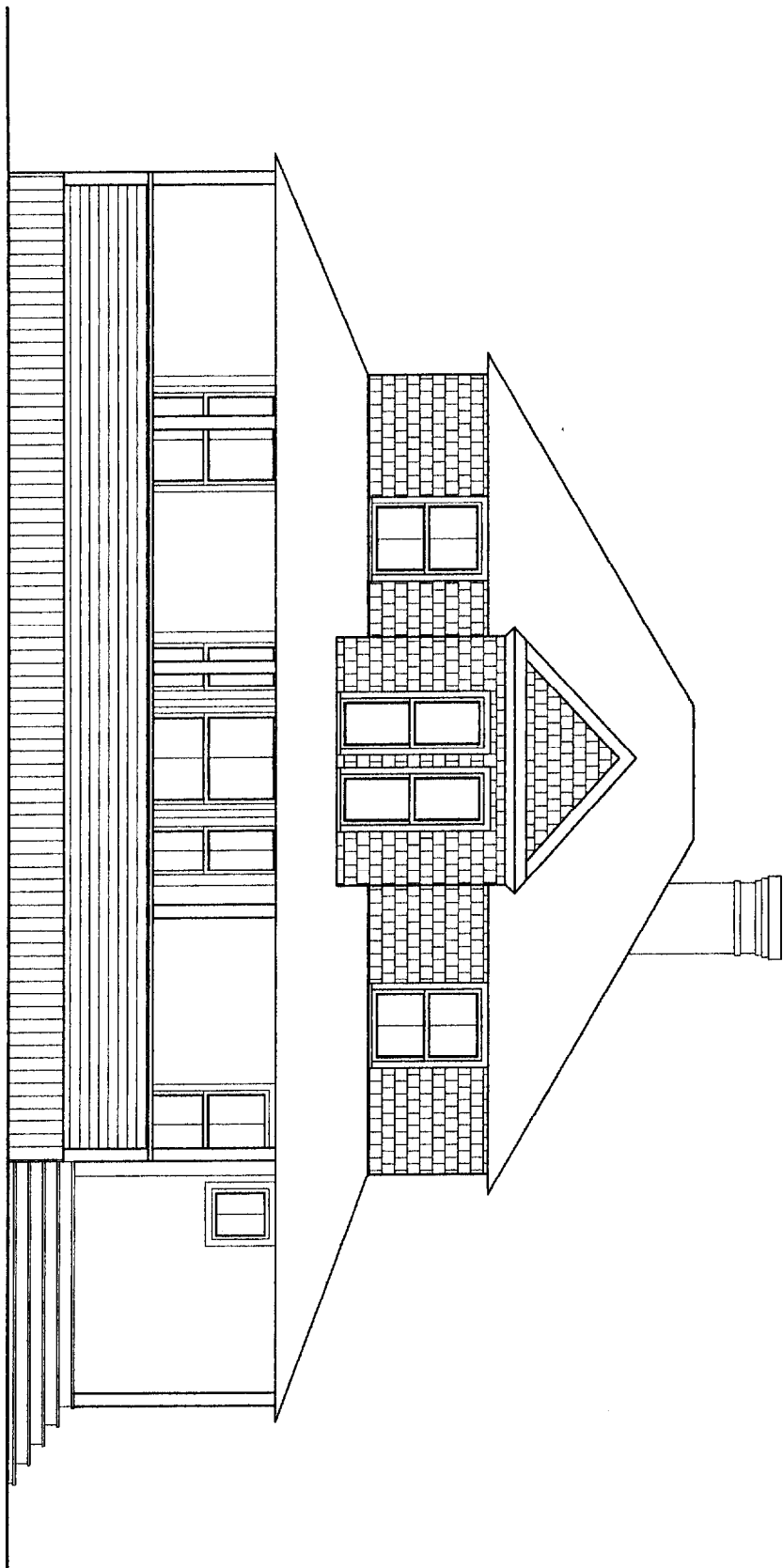


N
S



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

RIGHT ELEVATION

1/4" = 1'-0"

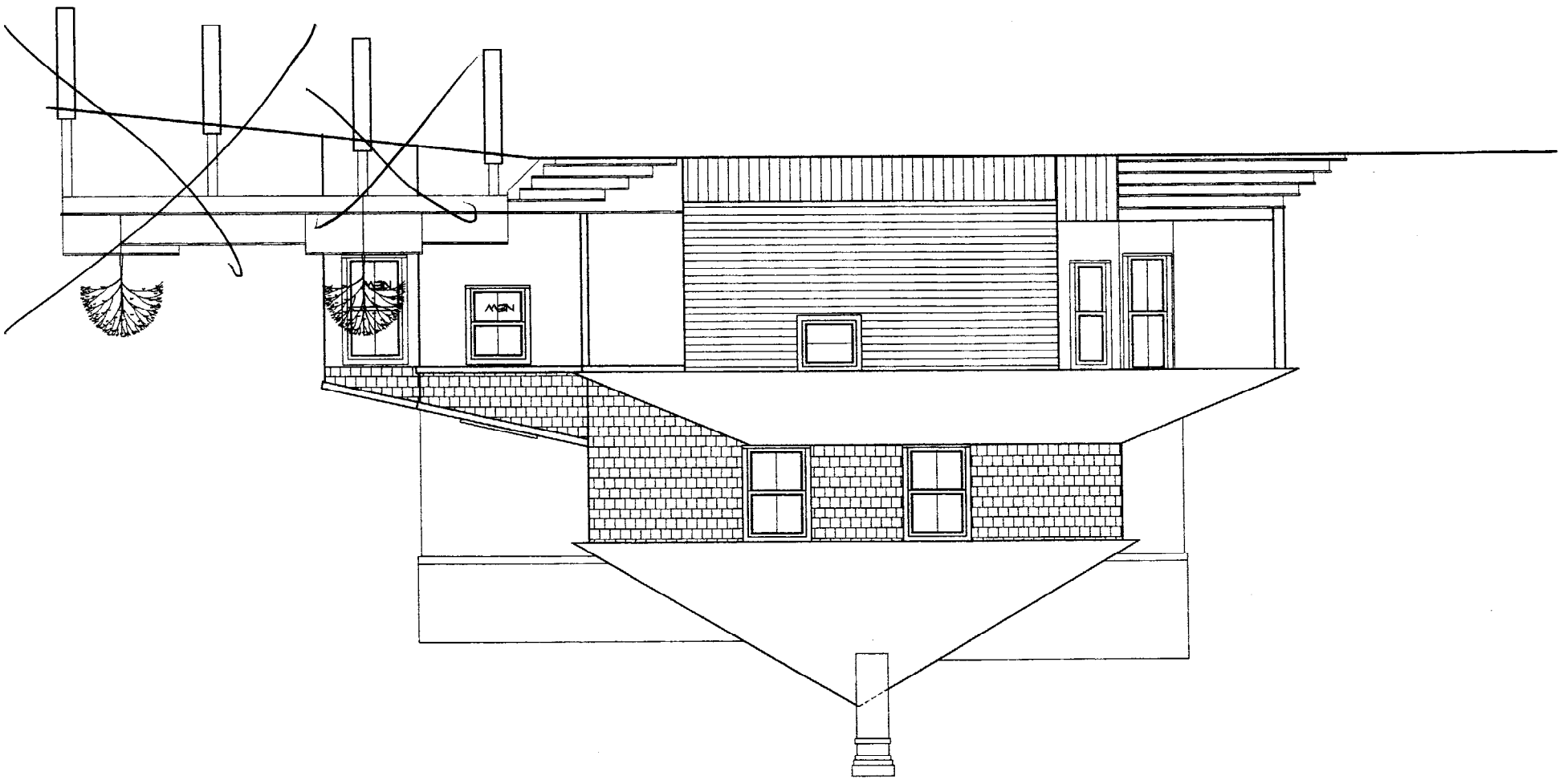


Exhibit A

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED
APR 07 2004
Permit Number: 040365
CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING DEPARTMENT
PERMIT

This is to certify that Hurley Frank E &/Ledy Ho Assoc
has permission to Remove 2 bearing walls for interior renovation - build exterior stone Deck NOT included
AT 0 Crescent Ave Permit No. 083B G007001

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 occupied 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

Debbie Bowke 4/7/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

JBL **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, ~~Development Review Coordinator at 874-8632~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/~~Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per~~ inspection at this point.

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.

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

Signature of Applicant/Designee

Date

Seamus Burke
Signature of Inspections Official

4/9/04
Date

CBL: 83-B-G ⁻⁶⁰⁷ Building Permit #: 04-0365