

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

### BUILDING DEPARTMENT

# PERMIT

Permit Number: 101395

# PERMIT ISSUED

 This is to certify that TSOUKAS NADINE / Keith S. Tsoukas

 has permission to Replace 29' of exterior wall, deck & porch

 AT 10 CRESCENT AVE Peaks Island

City of Portland - 084 6803001

NOV 17 2010

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 (altered or otherwise) used-in. 24 HOURS 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 \_\_\_\_\_

Dependents' Name

Director - Building &amp; 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: 10-1395	Issue Date:	CBI: 084 G003001
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Location of Construction: 10 CRESCENT AVE Peaks Island	Owner Name: TSOUKAS NADINE	Owner Address: 4681 WESTMOUNT AVE	Phone:
Business Name:	Contractor Name: Keith Samara	Contractor Address: 22 Bolton Street Portland	Phone: 2077977149
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace 29' of exterior wall, due to rot	Permit Fee: \$120.00	Cost of Work: \$9,600.00	CEO District: 1	3846 #
		FIRE DEPT: N/A	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SO	

Proposed Project Description: Replace 29' of exterior wall, due to rot	Signature:	Signature:
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: 11/08/2010	<b>Zoning Approval</b>	
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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 <i>N/A</i> <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: <i>11/18/10</i>	<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 Date:	<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 Date:
	<p><b>PERMIT ISSUED</b></p> <p>NOV 17 2010</p> <p>City of Portland</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



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

**Original Receipt**

11.8 10

Permitted from

Leith Sweeney

Location of Work

100 Chestnut

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total:

190

Plumbing (15)

Plumbing (15)

Electrical (12)

Site Plan (12)

Other

CEL

8-1-6-3

Check #

1700

Total Collected \$

190

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

Taken by:

*J.P.*

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

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

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

Permit No: 10-1395	Date Applied For: 11/08/2010	CBL: 084 G003001
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Location of Construction: 10 CRESCENT AVE Peaks Island	Owner Name: TSOUKAS NADINE	Owner Address: 4681 WESTMOUNT AVE	Phone:
Business Name:	Contractor Name: Keith Samara	Contractor Address: 22 Bolton Street Portland	Phone: (207) 797-7149
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - Replace 29' of exterior wall, due to rot	Proposed Project Description: Replace 29' of exterior wall, due to rot
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 11/08/2010

Note: Ok to Issue:

- 1) It is understood that there will be no expansion of the existing footprint during the proposed wall replacement.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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: Approved with Conditions      Reviewer: Jonathan Rioux      Approval Date: 11/16/2010

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Fastener schedule per the IRC 2003
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Comments:**

11/16/2010-jrioux: Spoke with Contractor a double (2) 2X6" header will be used for the 3' span window opening; a double top plate and bottom plate will be replaced in the bearing wall.

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire to 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

**Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

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

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

358 NEW PORTLAND RD. GORHAM



PROJECT: REPLACE EXISTING ROTTEN EXTERIOR FRAMING WITH NEW FRAMING

FRAMING DIMENSIONS NOT TO BE ALTERED



CUSTOMER: CHRIS & NADINE TSOUKAS  
10 CRESCENT AVE  
PEAKS ISLAND, ME.



# 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>10 CRESCENT AVE PEAKS ISLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>200 SQ. FT. OF WALL AREA</u>	Square Footage of Lot <u>3846</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>84</u> <u>G</u> <u>3</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>CHRIS TSOUKAS</u> Address <u>10 CRESCENT AVE</u> City, State & Zip <u>PEAKS ISLAND, ME</u>	Telephone: <u>749 0737</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>9,600.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>SINGLE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REPLACE 29' OF EXTERIOR WALL, DUE TO ROT</u>		
Contractor's name: <u>KEITH SAMARA</u> Address: <u>358 NEW PORTLAND RD.</u> City, State & Zip: <u>GORHAM, ME.</u> Telephone: <u>749-0737</u> Who should we contact when the permit is ready: <u>KEITH</u> Telephone: <u>749-0737</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

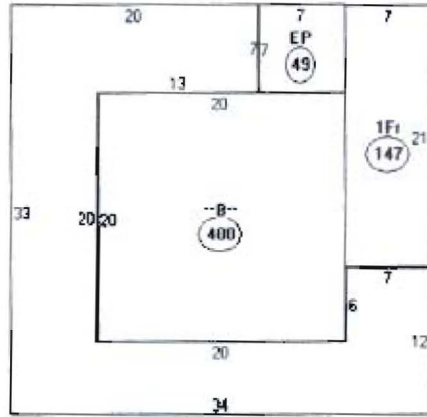
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 has authorized 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.

RECEIVED  
NOV 18 2010  
Dept. of Building Inspection  
City of Portland Maine

Signature: Keith Samara      Date: 11-8-10

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



Descriptor/Area

- A ---  
400 sqft
- B: OFF  
260 sqft
- C: EP  
49 sqft
- D: 1F1  
147 sqft



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.

## Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

Revenue City Services & z

Business Facts and Stats & z



For more information, call (207) 771-1975 or visit our website.

### Current Owner Information:

**CBL** 084 0003001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 10 CRESCENT AVE  
**Owner Information** TSOUKAS NADINE  
 4681 WESTMOUNT AVE  
 MONTREAL D2 CN H3Y 1W9

**Book and Page**  
**Legal Description** 94-G-3  
 ISLAND AVE  
 CRESCENT AVE 10  
 PEAKS ISLAND 3846 SF  
**Acres** 0.088

### Current Assessed Valuation:

<b>TAX ACCT NO.</b>	12634	<b>OWNER OF RECORD AS OF APRIL 2010</b>
		TSOUKAS NADINE
<b>LAND VALUE</b>	\$133,600.00	4681 WESTMOUNT AVE
<b>BUILDING VALUE</b>	\$77,600.00	MONTREAL D2 CN
<b>NET TAXABLE - REAL ESTATE</b>	\$211,200.00	
<b>TAX AMOUNT</b>	\$3,784.70	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

### Building Information:

Card 1 of 1

**Year Built** 1900  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 3  
**Full Baths** 1  
**Total Rooms** 6  
**Attic** NONE  
**Basement** PART  
**Square Foot** 947

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



### Sales Information:

Sale Date	Type	Price	Book/Page
10/13/2009	LAND + BUILDING	\$0.00	/
8/1/1996	LAND + BUILDING	\$0.00	12698/5

[New Search!](#)



FRONT



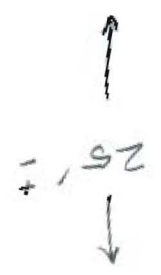
1 inch = 18 feet



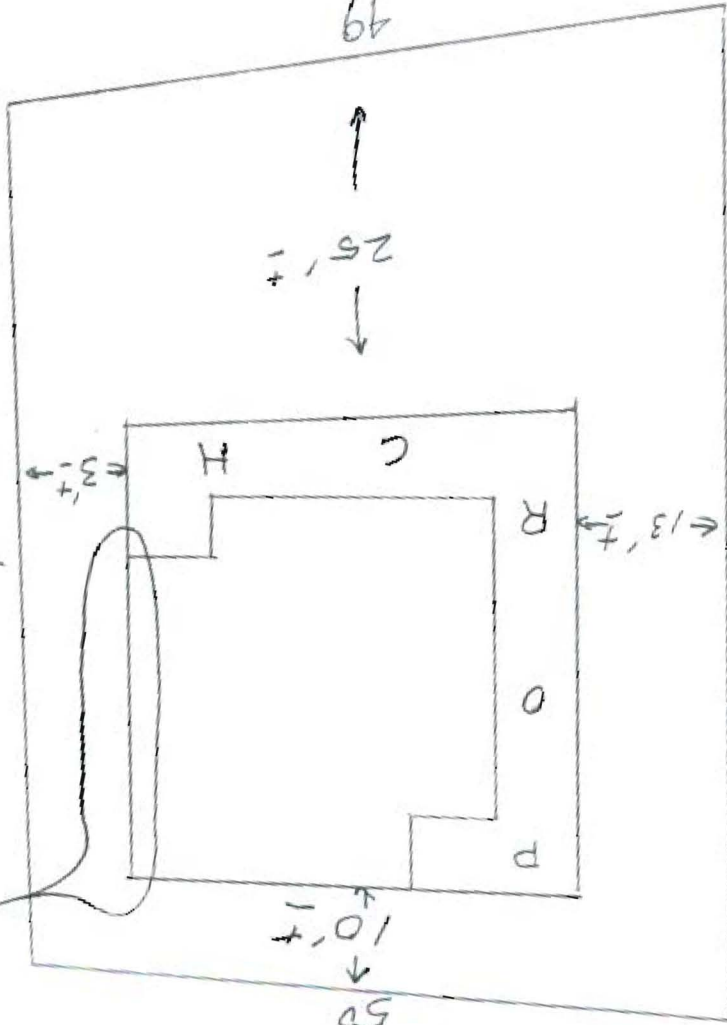
Map Produced by the City of Portland's ArcGIS Server Web Application.

FRONT

49



25' ±



82

← 13' ± →

R

O

D

↑ 10' ± ↓

50

← 3' ± →

73

WALL BEING REPLACED

