

NOTES

1. PLOT PLAN COPIED FROM SURVEY OF LAND OF W. KOUTALIDIS AS PREPARED BY LLOYD JONES R.L.S. DATED 4/89
2. ~~ASSESSORS PLAN: 86 A 15~~
AREA = 26,800 #
3. BLDG AREA OF ADDITION = 322 SF.
4. BLDG AREA EXIST'G. HOUSE = 1238 SF. (FOOTPRINT)
5. E. DECKS = 648 SF.
6. NEW DECK = 126 SF.
7. LOT COVERAGE: HOUSE + DECKS = 2334 SF. (NEW AND EXIST'G.)
8. % LOT COVERAGE = 8.70% (INCL. DECKS)
9. ZONE: IR-1

NOV 13 2009

KOUTALIDIS HOUSE
546 SEASHORE AVE
PEAKS ISLAND,
SCALE: 1" = 20'-0"

DATE: 10-27-09
REV: 11-10-09

DATE: 10-27-09

KOUTALIDIS HOUSE
546 SEASHORE AVE
PRAIRIE ISLAND,

SCALE: 1"=100'

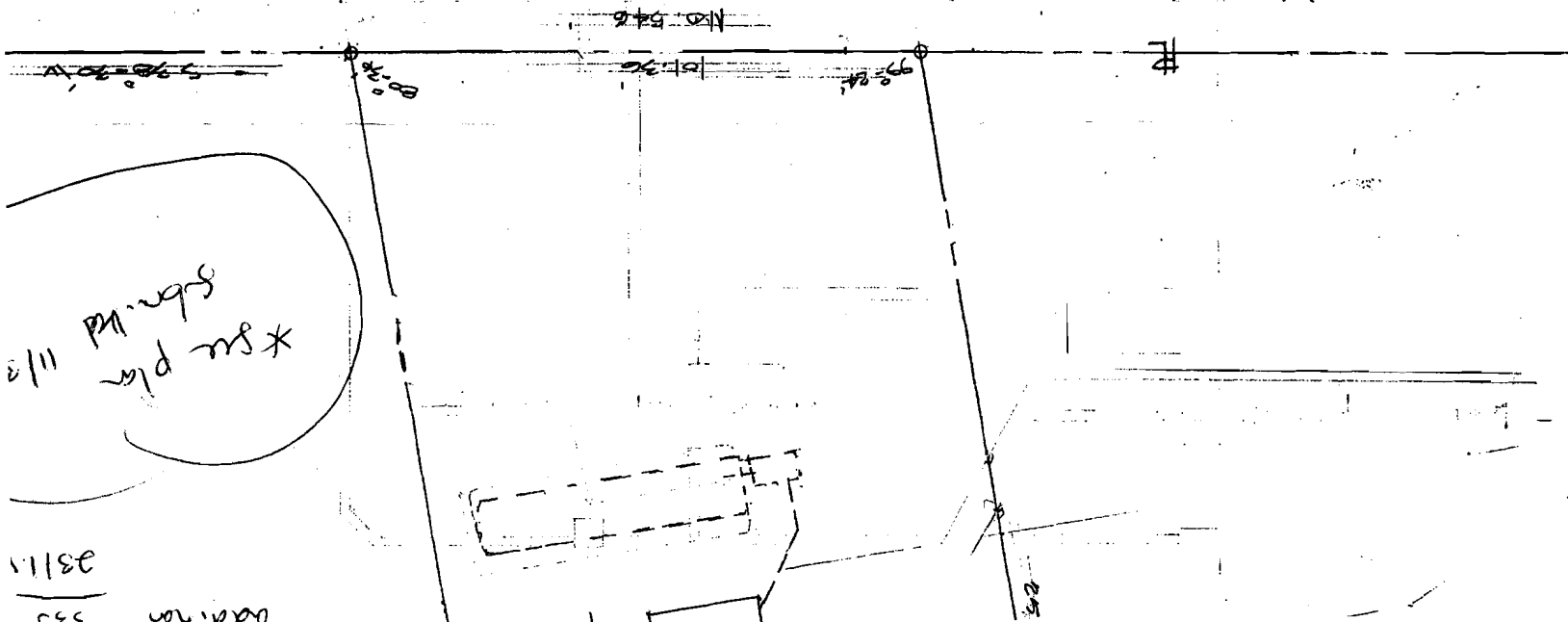
3. BLDG AREA OF ADDITION = 312 SF

2. ASSESSMENT PLAN: BO 215
AREA = 26,115 #

1. PLOT PLAN COPIED FROM SURVEY
OF LAND OF W. KOUTALIDIS AS
PREPARED BY LLOYD JONES R.L.S.
DATED 4/89

NOTES

SEASHORE AVENUE



Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 091220

MAR - 3 2010

This is to certify that KOUTALIDIS ELEANOR & WILLIAM C /property
has permission to build a 322 sq ft addition for bedroom, bath, deck addition
AT 546 SEASHORE AVE Peaks Island CR 086 A015001
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.

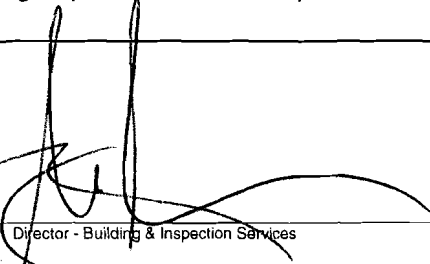
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-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


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS PERMIT

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1220	Issue Date:	CBL: 086 A
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Location of Construction: 546 SEASHORE AVE Peaks Island	Owner Name: KOUTALIDIS ELEANOR & WILL	Owner Address: 34 GLEN HAVEN CIRCLE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Past Use: Single Family Home	Proposed Use: Single Family Home - build a 322 sq ft addition for bedroom, bath, deck addition	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 1
Proposed Project Description: build a 322 sq ft addition for bedroom, bath, deck addition		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> <i>JRC</i>	
		Signature: _____ Signature: _____		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/>				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 10/28/2009	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> <p><input checked="" type="checkbox"/> Shoreland <i>house is in shoreland but beyond 75' setback</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Zone C - parcel 15</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ land. dev</i></p> <p>Date: <i>1/14/10 JBN</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Pro</p> <p><input checked="" type="checkbox"/> Not in Distr</p> <p><input type="checkbox"/> Does Not R</p> <p><input type="checkbox"/> Requires R</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w</p> <p><input type="checkbox"/> Denied <i>ABC</i></p> <p>Date: _____</p>
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PERMIT ISSUED

MAR - 3 2010

City of Portland

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. I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws and regulations within the jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representatives shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) and such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PH

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PH



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>546 Seashore PI</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>86 A 15</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip <u>Below</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost of Work: \$ <u>30,000</u> C of O Fee: \$ Total Fee: \$ <u>320</u>

RECEIVED

Current legal use (i.e. single family) SFH OCT 28 2009 Number of Residential Units

If vacant, what was the previous use? _____

Proposed Specific use: _____

Is property part of a subdivision? _____

Project description: 302 sq ft
BEDROOM - BATH - DECK ADDITION

Contractor's name: WILLIAM C. KOUTALIDIS

Address: 34 GLENHAVEN CIRCLE East Telephone: 284-4160

City, State & Zip: SACO ME - 04072 Telephone: 874-4160

Who should we contact when the permit is ready: SAME Telephone: "

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, 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: W.C. Koutalidis Date: 10/28/09

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

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	12" Tube - on rock or 4.0" Min - OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A	N/A
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	N/A
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" diam - 6" embed. 12"	12" need 7" depth
Lally Column Type (Section R407)	2x4	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	3-2x10's up to 7'-10" span in bearing wall 2-2x10's - 7' max span for deck	
Sill/Band Joist Type & Dimensions	N/A	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 12" OC - OK for 15' span 17'-3" span - OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x6 - 16" OC -	

① →

①

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1 (8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x8 - 16" oc. - OK 7-6" span	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" wall, 3/4" floor, 7/8" Roof	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	OK - slider	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	24" high - N/A	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	2-2x8's - OK for 6'	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	U U value? - less than 0.55	

6

Need R-30 Roof
R-19 walls
R-21 floor

Factor Fenestration		
Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)		
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		3'-6" - 4" max spacing - OK
3 Smoke Detectors (Section R313) Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		N/A
Deck Construction (Section R502.2.1)		OK



PORTLAND MAINE

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*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

January 5, 2010

William Koutalidis
34 Glen Haven Circle
Saco, ME 04072

Re: 546 Seashore Avenue, Peaks Island – 086 A015 – IR-1 – build addition – permit #09-1220

Dear Mr. Koutalidis,

I'm writing this letter to inform you that the City Council voted last night to repeal section 14-388 of the land use ordinance. The change does not officially go into effect until thirty days after it is passed, but I wanted to let you know that you can move forward with your permit application to build a 322 square foot addition at your property at 546 Seashore Avenue.

In order to complete the zoning review on your application, I need some more information. I need a revised plot plan that is either to scale or dimensioned that shows exactly what is existing now and what is being added with this permit. I need this to determine whether lot coverage is being met.

Please feel free to contact me at (207) 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Zoning Specialist
(207) 874-8709

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1220	Date Applied For: 10/28/2009	CBL: 086 A0
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Location of Construction: 546 SEASHORE AVE Peaks Island	Owner Name: KOUTALIDIS ELEANOR & WILL	Owner Address: 34 GLEN HAVEN CIRCLE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - build a 322 sq ft addition for bedroom, bath, deck addition	Proposed Project Description: build a 322 sq ft addition for bedroom, bath, deck addition
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/10/10
Note: This permit cannot be issued until 2/3/10 because that is when section 14-388 is repealed. **Ok to Issue:** 01/10/10

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 03/02/10
Note: **Ok to Issue:** 03/02/10

- 1) As discussed, the maximum span for 2 - 2 x 10's is 7'-0".
- 2) As discussed, anchor bolts will be installed to a 7" depth.
- 3) The dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by electrical service in the building and battery.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on level.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and noted on plans.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans need to be submitted for approval as a part of this process.

Comments:

11/3/2009-amachado: Left voicemail for William Koutalidis. Asked him to call me. Not sure about the existing footprint. Section 388 does not allow expansion since lot is not 40,000 sf.

11/5/2009-amachado: Spoke to William Koutalidis. Told him about section 14-388 - that he can't expand because his lot is not 40,000 sf. I told him that the section is being reviewed and is in the process of possibly being revised. His permit is on hold pending what happens to section 14-388.

11/12/2009-amachado: Wrote letter denying permit. Bill Koutalidas may want to appeal it and not wait to see what happens to section 14-388.

11/13/2009-amachado: Met with Bill Koutalidas. Went over appeal application. He said that he will not appeal. He will wait for the outcome of section 14-388. If that doesn't work, he may use section 14-436.

12/31/2009-amachado: Thirty day period to appeal was up on December 14, 2009.

Location of Construction: 546 SEASHORE AVE Peaks Island	Owner Name: KOUTALIDIS ELEANOR & WILL	Owner Address: 34 GLEN HAVEN CIRCLE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

1/5/2010-amachado: City Council voted to remove section 14-388 1/4/10. Wrote letter to Bill Koutalidas informing him of this. talked to him on the telephone. Told him I needed a revised plot plan to complete my review.

1/14/2010-amachado: Received revised plot plan.

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.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- 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

Date

Signature of Inspections Official

Date



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*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

30 day period up Dec 14th

November 12, 2009

William Koutalidis
34 Glen Haven Circle
Saco, ME 04072

Re: 546 Seashore Avenue, Peaks Island – 086 A015 – IR-1 – build addition – permit #09-1220

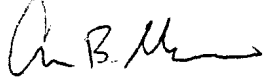
Dear Mr. Koutalidis,

I'm writing this letter as a follow up to the conversations that we have had about your application to put an addition on your house at 546 Seashore Avenue, Peaks Island. As you know, your property is in the IR-1, island residential zone. Section 14-145.5(a)(1) of the ordinance states that the minimum lot size for lots with public water is forty thousand (40,000) square feet. Your lot is 28,380 square feet, so it is legally nonconforming. Section 14-388 of the ordinance states that "a building nonconforming as to the regulations governing area per dwelling unit shall not be enlarged unless such building, including such addition or enlargement, is made to conform to all the land area per dwelling regulations of the zone in which it is located". In other words, since your lot does not meet the area per dwelling unit requirement, you cannot build an addition, and I must deny your permit application.

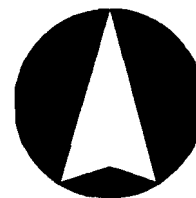
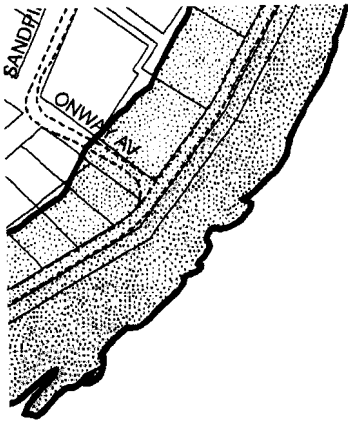
As I have told you, the Planning Board is in the process of reviewing section 14-388 and may amend it or remove it all together. If you would like, you can keep your permit on hold while we await the outcome of this review, or you can appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have enclosed the application for a variance appeal and information about the application process for the Zoning Board of Appeals. If you choose not to file an appeal or not to keep your permit on hold, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Please feel free to contact me at (207) 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ann B. Machado
Zoning Specialist
(207) 874-8709



Map prepared by the City of Portland's
Department of Planning & Development
and the Department of Public Services
December 2008

OVERLAY ZONES

 Shoreland Zoning

The depiction of the Shoreland Zoning is illustrative of the general location of such zones. The actual boundaries of this zone shall be determined by the measurement of the distance indicated on the maps from the normal high water line of the water body or the upland edges of the wetland vegetation. Where the measurement is not the same as the location of the boundary on the zoning maps, the measurement shall control, unless the zoning map indicates that the zoning boundary shall follow an existing property line.


Note: A shoreland zone is 250 feet wide.

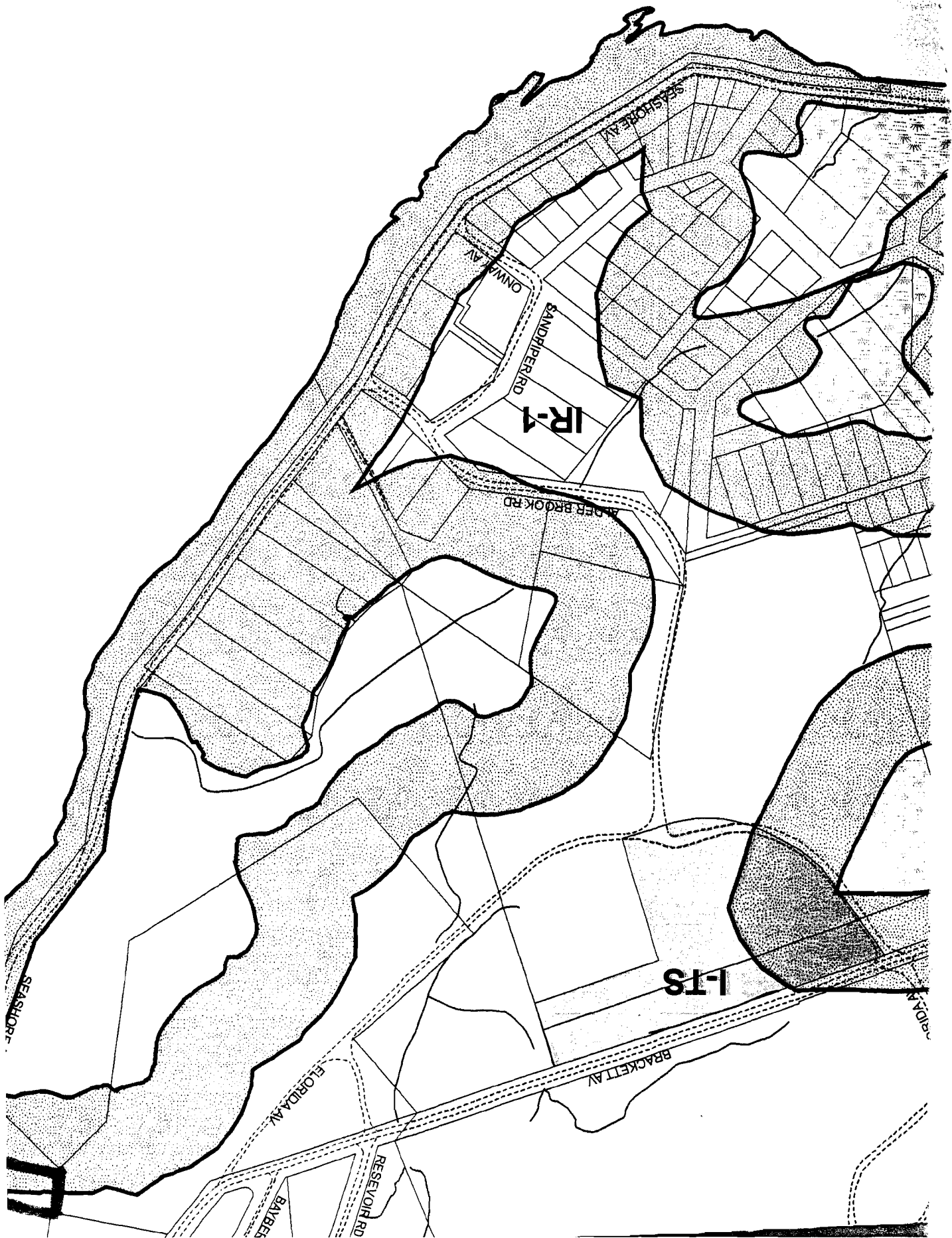
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IR-4

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SEASHORE AV

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SANDPIPER RD

AMBER BROOK RD

FLORIDA AV

RESEVOIR RD

BRACKETT AV

BAMBER

SEASHORE

SEASHORE

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 086 A015001
Location 546 SEASHORE AVE
Land Use SINGLE FAMILY

Owner Address KOUTALIDIS ELEANOR & WILLIAM C JTS ETAL
 34 GLEN HAVEN CIRCLE
 SACO ME 04072

Book/Page
Legal 86-A-15
 SEASHORE AVE
 PEAKS ISLAND
 28380 SF

Current Assessed Valuation

Land	Building	Total
\$381,600	\$70,400	\$452,000

Property Information

Year Built 1991	Style Contemp	Story Height 1	Sq. Ft. 1342	Total Acres 0.652
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 4	Attic Full Fin./wh
				Basem Pier/s

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

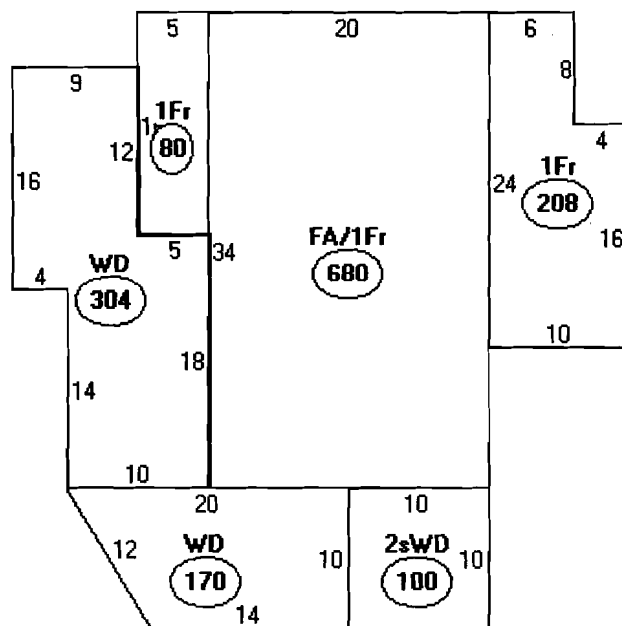
[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

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

New Search!

Sheastone dr.

Descriptor/AreaA: FA/1Fr
680 sqftB: 1Fr
80 sqftC: 1Fr
208 sqftD: 2sWD
100 sqftE: WD
170 sqftF: WD
304 sqftaddition - deck. $18' \times 7' = 126$

$$14.5' \times 14.5' = 210.25$$

$$7.5' \times 8.5' = 63.75 = 295.25$$

$$2.5' \times 8.5' = 21.25$$

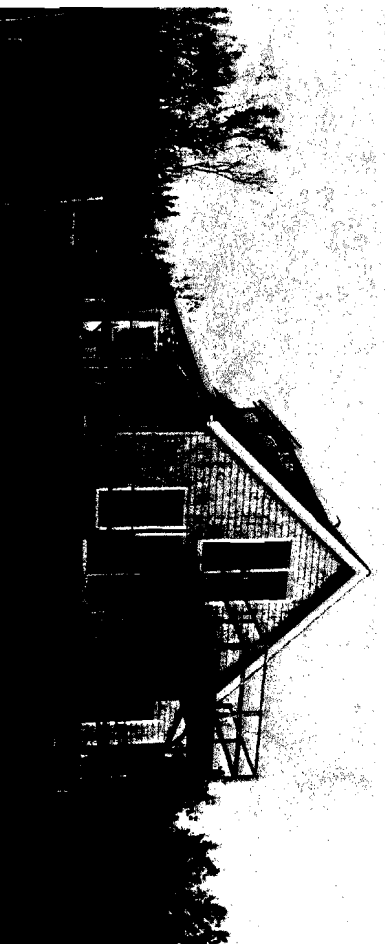
total - 421.25 ϕ

11/19/85 see copy book

4/14/92



86-A-15



5/26/93

