

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that NANCY M &» CUTHBERTSON

Located At 108 PLEASANT

Job ID: 2011-08-1878-ALTR

CBL: 087 - - 1 - 001 - 001 - - - -

has permission to Repair rot, porch alterations and bath renovations

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

PAID

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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 in 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.**

Framing inspection required prior to closing in.

Final inspection required upon completion of work.

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1878-ALTR **Located At:** 108 PLEASANT **CBL:** 087 - - I - 001 - 001 - - - -

Conditions of Approval:

Zoning

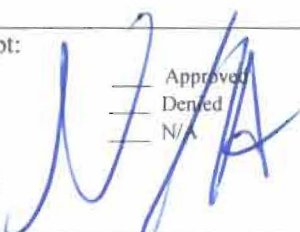
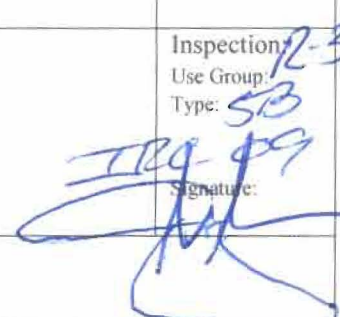
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain two separate single family dwellings as previously approved. Any change of use shall require a separate permit application for review and approval.
3. It is understood that the renovations being done to 108 Pleasant Avenue PI will not expand the existing footprint or volume envelope of the existing structure.

Building:

1. Separate permits are required for electrical and plumbing work.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1878-ALTR	Date Applied: 8/3/2011	CBL: 087 - - 1 - 001 - 001 - - - -	
Location of Construction: 108 PLEASANT AVE, Peaks Is	Owner Name: NANCY CUTHBERTSON & PAUL PERZANOSKI	Owner Address: 341 ISLAND AVE PORTLAND, ME - MAINE 04103	Phone: 899-4115
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave, Peaks Is.	Phone: 766-2026
Lessee/Buyer's Name:	Phone:	Permit Type: renovations	Zone: IR-2
Past Use: Two detached single family homes on this lot	Proposed Use: Same: Two detached single family homes on the lot - to retail existing rot, make porch alterations in same footprint, replace windows and replace bathroom	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: Type: SB
		Signature: 	Signature: 
Proposed Project Description: Rot Repair, Porch Alterations		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan
☐ Maj ☐ Min ☐ MM

Date:  8/11/11

CERTIFICATION

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date:

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 appication 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

PHON

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 8, 1992

RE: 87-I-1 Peaks Island
Pleasant Avenue

Christopher C. Dinan
Monaghan, Leahy, Hochadel & Libby
Attorneys at law
95 Exchange Street
Portland, Maine 04112-7046

Dear Chris,

As indicated to you in the past, in my opinion there are no Land Use Code violations on the property of Alice F. Dyer on Pleasant Avenue, Peaks Island. Single family dwellings are a permitted use in the IX-2 zone as defined in section 14-47. Ms. Dyer owns two such dwellings, both of which are located on 87-I-1. There is no requirement that these dwellings be on separate properties, in fact all requirements, such as lot size and street frontage have been clearly met.

The location of more than one dwelling on a property is quite common on the islands. It is unfortunate that your clients are experiencing difficulties. However, once again, in my opinion there are no Land Use Code violations on this property.

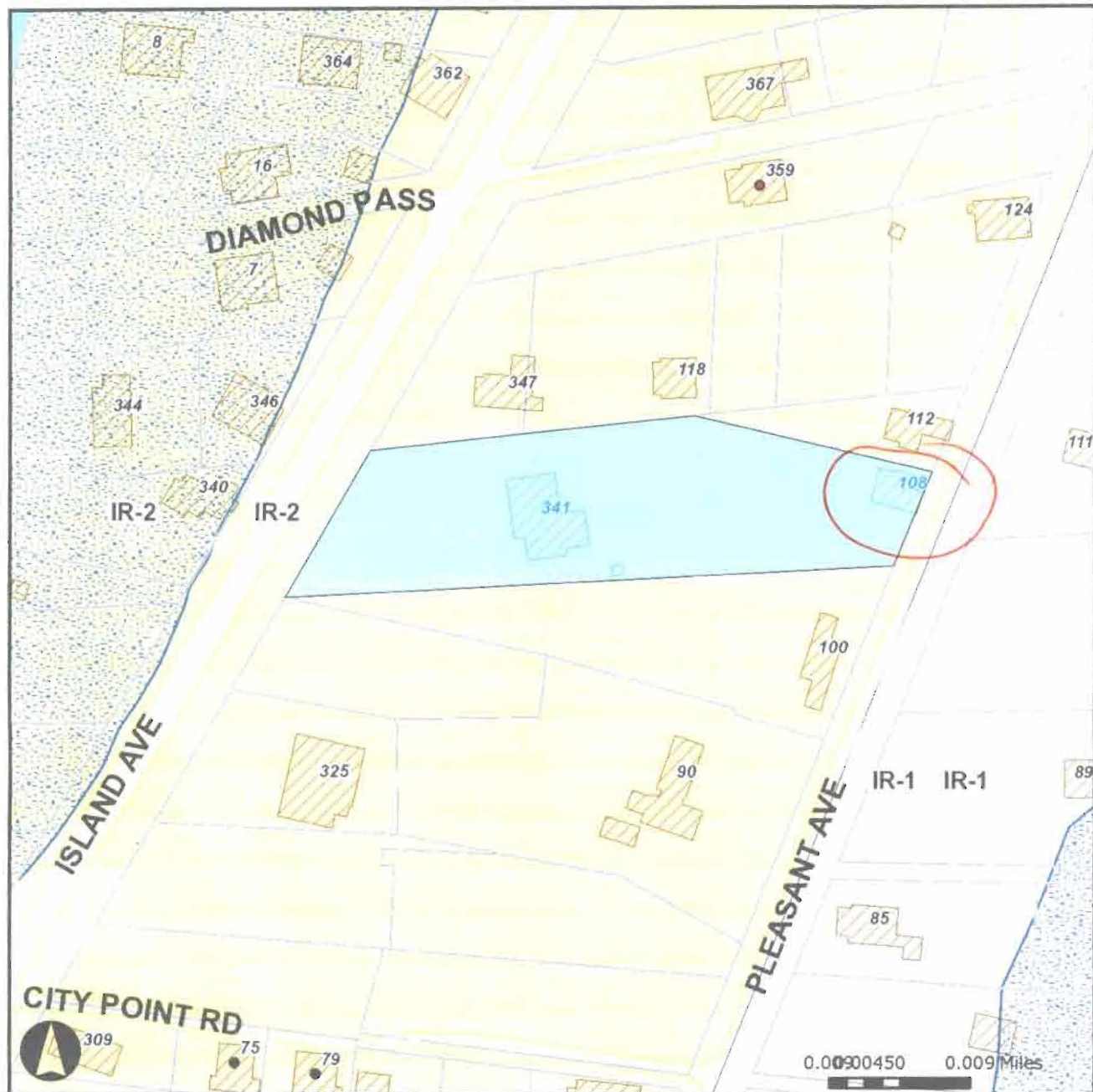
Sincerely,


William Giroux
Zoning Administrator

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Peter Rich, 477 Congress St. Portland, ME 04101

Map



Address Candidates



Parcels



Parcels



Parcels



Parcels

Shoreland Overlay Zone



Stream Overlay Zone



Stream_protection

Island Zoning



C43



I-B



I-TS

Zoning (continued)



R2 Residential



R3 Residential



R4 Residential



R5 Residential



R6 Residential

ROS Recreation Open
Space

Zoning (continued)



C27



C28



C29



C30



C31



none



B2c



General Building Permit Application

IR-2

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.

40,300

Location/Address of Construction: 108 PLEASANT ST. PEAKS ISLAND		
Total Square Footage of Proposed Structure/Area NO CHANGE		Square Footage of Lot 40,300
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 87 I 1	Applicant *must be owner, Lessee or Buyer* Name NANCY CUTTIBERTSON PAUL PERZANOSKI Address 341 ISLAND AVE. City, State & Zip PEAKS ISLAND	Telephone: 207.899.4115
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$30,000 C of O Fee: \$ Total Fee: \$320
Current legal use (i.e. single family) SFR If vacant, what was the previous use? SFR Proposed Specific use: SFR Is property part of a subdivision? If yes, please name Project description: ROT REPAIR, PORCH ALTERATIONS.		
Contractor's name: JOHN KIELY Address: 591 ISLAND AVENUE City, State & Zip PEAKS ISLAND, ME. 04108 Telephone: 207.766.2026 Who should we contact when the permit is ready: RACHEL CONLY Telephone: 207.766.5625 Mailing address: 26 STERLING STREET PEAKS ISLAND, ME. 04108		

1148

Original built 1991
Existing 2nd story - cottage

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

RECEIVED

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.

Dept. of Building Inspections
City of Portland, Maine
RECEIVED

AUG 3 - 2011

Signature: Paul. C. Kelly Date: 8.1.11

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

CUTHBERTSON PERZANOSKI RESIDENCE

RACHEL CONLY / 8-T-11 Pg. 1

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:

CBL 087 1001001
Land Use Type SINGLE FAMILY
Property Location 341 ISLAND AVE
Owner Information CUTHBERTSON, NANCY M & PAUL PERZANOSKI
 341 ISLAND AVE
 PEAKS ISLAND ME 04108
Book and Page 27537/187
Legal Description 87-1-1
 ISLAND AVE 341 PLEASANT ST 108
 PEAKS ISLAND
 40300 SF
Acres 0.925

Current Assessed Valuation:

TAX ACCT NO. 13492 **OWNER OF RECORD AS OF APRIL 2011**
LAND VALUE \$328,500.00 CUTHBERTSON, NANCY M &
BUILDING VALUE \$212,700.00 PAUL PERZANOSKI
HOMESTEAD EXEMPTION (\$10,000.00) 341 ISLAND AVE
NET TAXABLE - REAL ESTATE \$531,200.00 PEAKS ISLAND ME 04108
TAX AMOUNT \$9,710.34

Any information concerning tax payments should be directed to the Treasury office at 873-8490 or [e-mailed](mailto:treasury@portlandmaine.gov).

Building Information:

Card 1 of 2

Year Built 1991
Style/Structure Type CONTEMP
Stories 1.5
Bedrooms 4
Full Baths 2
Total Rooms 6
Attic NONE
Basement PART
Square Feet 2625

[View Sketch](#)

[View Map](#)

[View Picture](#)

Card 2 of 2

Year Built 1880
Style/Structure Type COTTAGE
Stories 1
Bedrooms 2
Full Baths 0
Half Baths 1
Total Rooms 4
Attic NONE
Basement PIER/SLAB
Square Feet 458

[View Sketch](#)

[View Map](#)

[View Picture](#)

Sales Information:

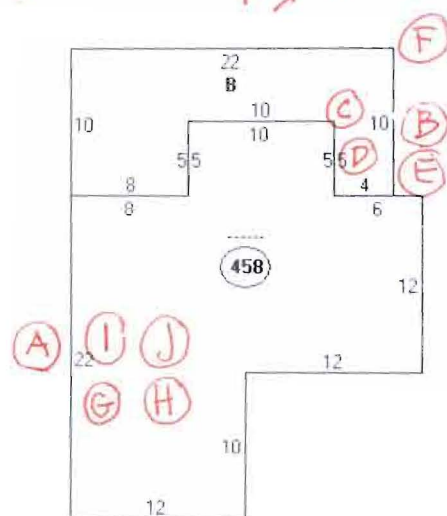
Sale Date	Type	Price	Book/Page
1/19/2010	LAND + BUILDING	\$325,500.00	27537/187
9/18/2009	LAND + BUILDING	\$510,000.00	27259/295
12/1/1993	LAND + BUILDING	\$222,500.00	11187/347

ROT REPAIR
 AND PORCH
 ALTERATIONS
 OF "COTTAGE"

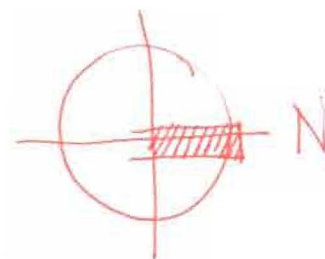


CUTHBERTSON / PELANOSKI RESIDENCE

PACHEL ONLY 8.1.11 pg. 3



Descriptor/Area

A
458 sqftB EP
170 sqft

CUTHBERTSON PERZANOSKI RESIDENCE: ROT REPAIR

RACHEL ONLY 8.1.11 pg. 4

IMAGE (A)



DRY ROT AT SILL (SOUTH), ENTIRE SILL TO BE REPLACED WITH (3) 2x8 MADE OF ROT RESISTANT MATERIAL. SPAN NOT TO EXCEED 5' 8", AND NEW 6x6 ROT RESISTANT POSTS TO REST ON 10" ϕ SONOTUBE FOOTINGS 4' 0" BELOW GRADE OR PINNED TO LEDGE

CUTHBERTSON PERZANOSKI RESIDENCE: ROT REPAIR

RACHEL CONLY 8.1.11 pg. 5

IMAGE (B)



POST ROT UNDER ENCLOSED PORCH (NORTH). VENTING
ALSO TO BE ADDED TO PREVENT FUTURE ROT.

CUTHBERTSON PERZANOSKI RESIDENCE: ROT REPAIR
PACHEL ONLY 8.1.11 pg. 6

IMAGE (C)

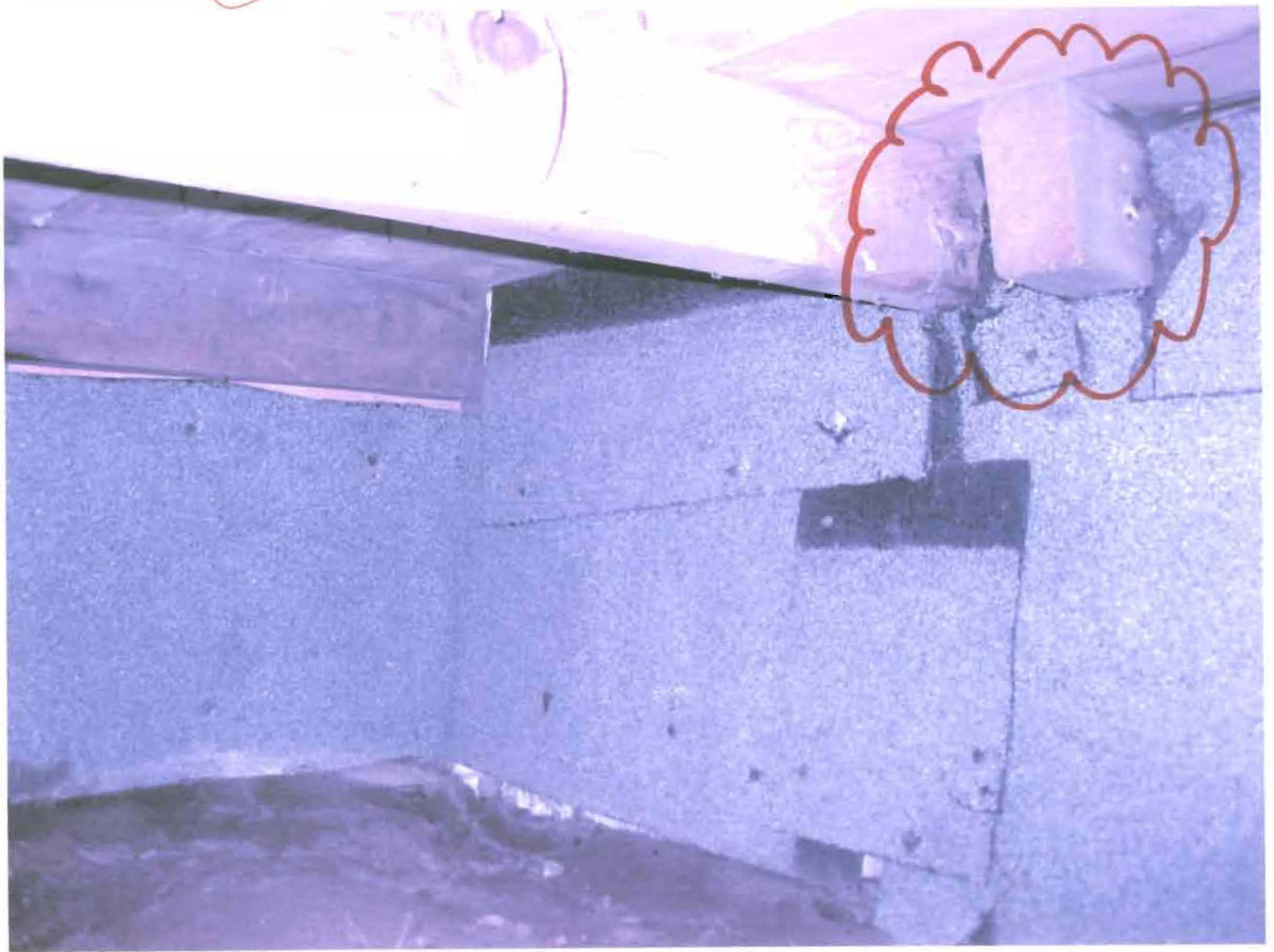


POST ROT AT NORTHWEST CORNER OF PRIMARY
STRUCTURE.

CUTHBERTSON PERZAMOSKI RESIDENCE : ROT REPAIR

RACHEL CONLY 8.1.11 pg. 7

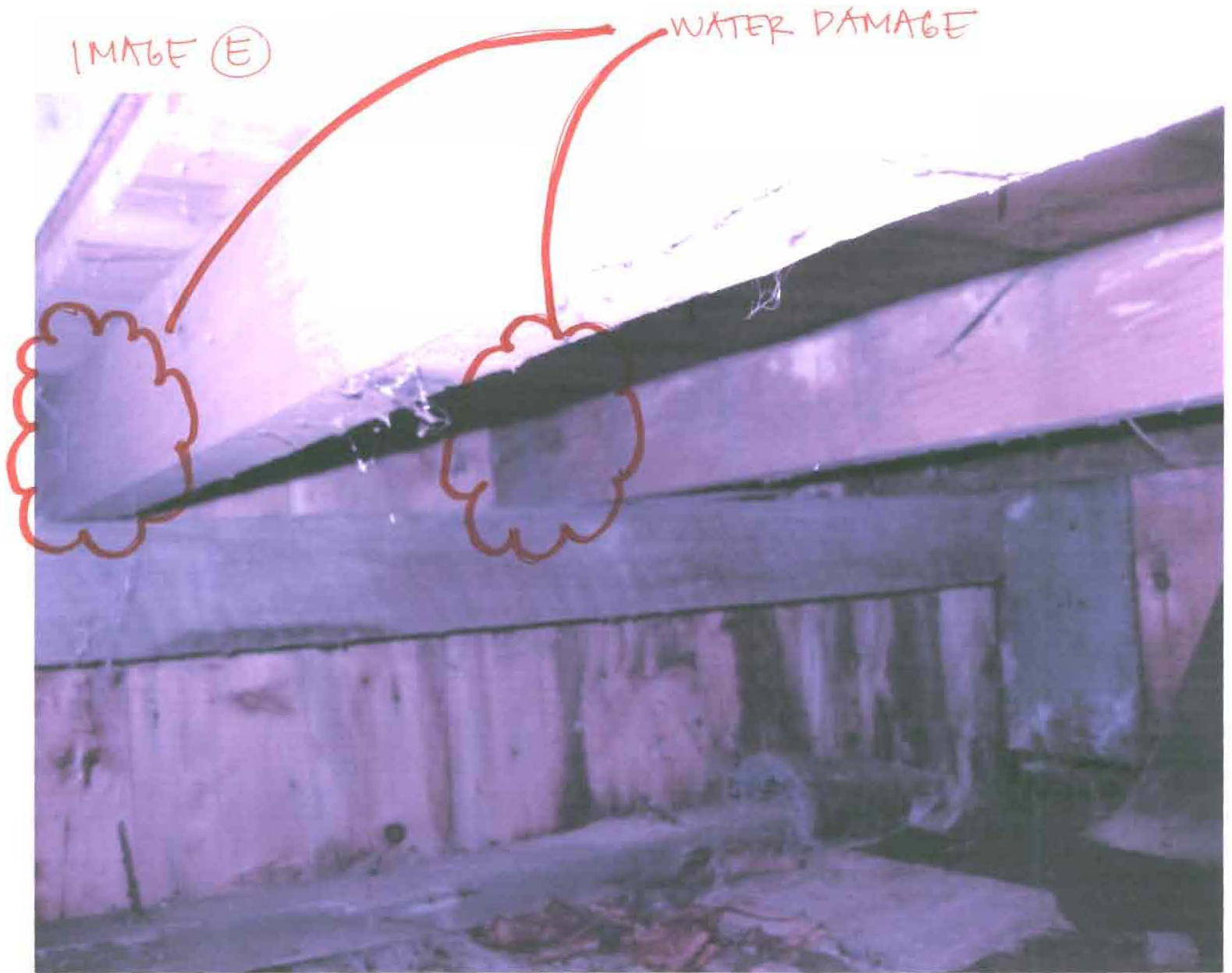
IMAGE (D)



JOISTS OF ENCLOSED PORCH AS THEY TIE INTO PRIMARY STRUCTURE. SOME WATER DAMAGE. JOISTS TO BE REPLACED AS NEEDED. 2X6 FOR A SPAN UP TO 9' 4", AND 2X8 FOR A SPAN UP TO 12' 3". ANY NEW JOISTS TO BE OF ROT RESISTANT MATERIAL.

CUTHBERTSON PERZANOSKI RESIDENCE: ROT REPAIR

RACHEL CONLY 8.1.11 PG. 8



JOISTS OF ENCLOSED PORCH AS THEY TIE INTO PERIMETER GIRDER. SOME WATER DAMAGE AT ENDS.

CUTHBERTSON PERZANOSKI RESIDENCE: ROT REPAIR

RACHEL CONLY 8.1.11 pg. 10

IMAGE (6)



JOIST ROT AS THEY TIE INTO EXTERIOR PERIMETER IN BATHROOM. SUB FLOOR TO BE REPLACED AS NEEDED, THROUGHOUT; WITH ROT RESISTANT MATERIAL.

CUTHBERTSON PERZANOSKI RESIDENCE: ROT REPAIR

RACHEL ONLY 8.1.11 pg. 11

IMAGE (H)

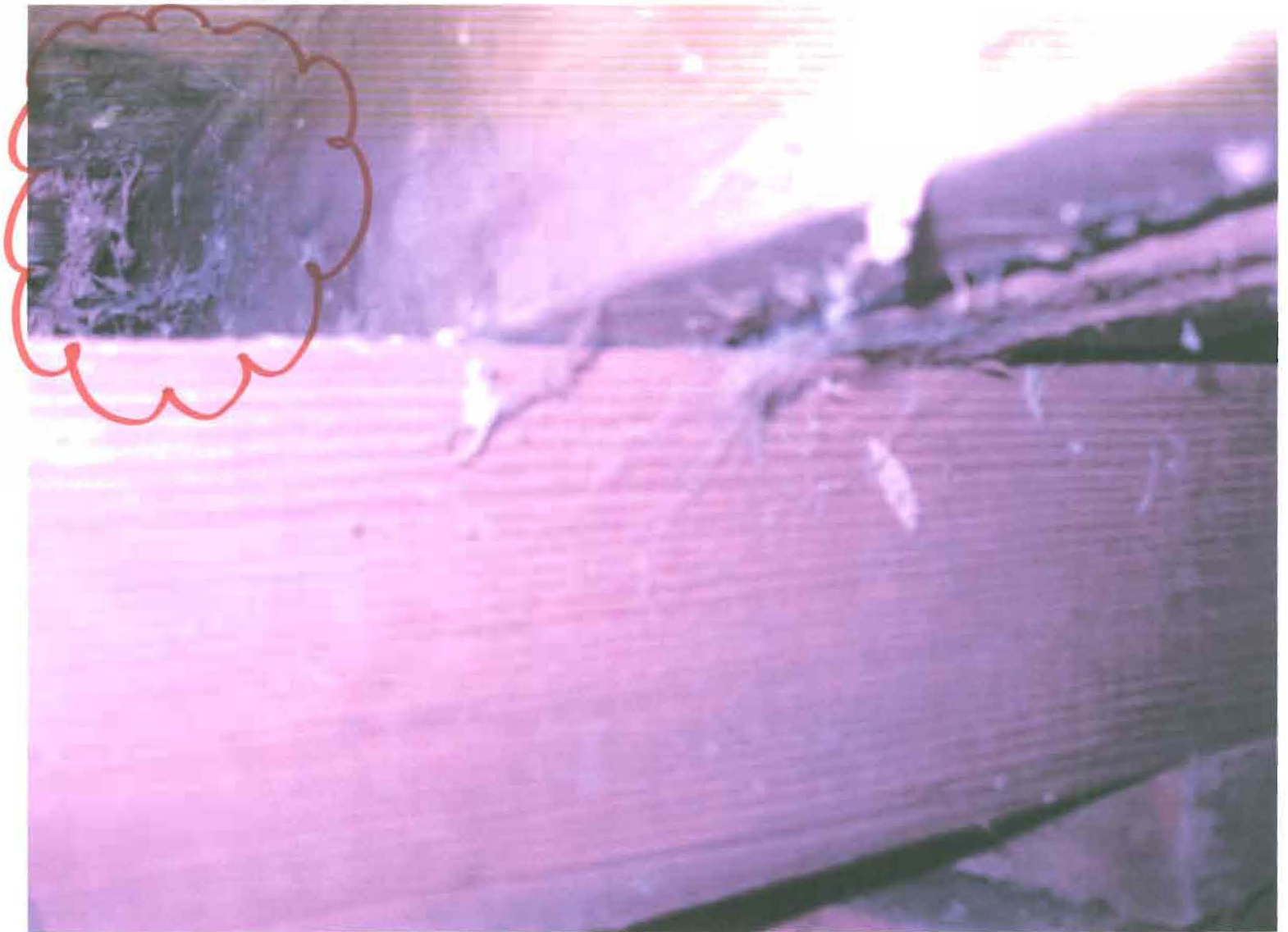


WATER DAMAGE UNDER BATHROOM (LOOKING TOWARDS INTERIOR).

CUTHBERTSON PERZANOSKI RESIDENCE: ROT REPAIR

RACHEL CONLY 8.1.11 Pg. 12

IMAGE ①

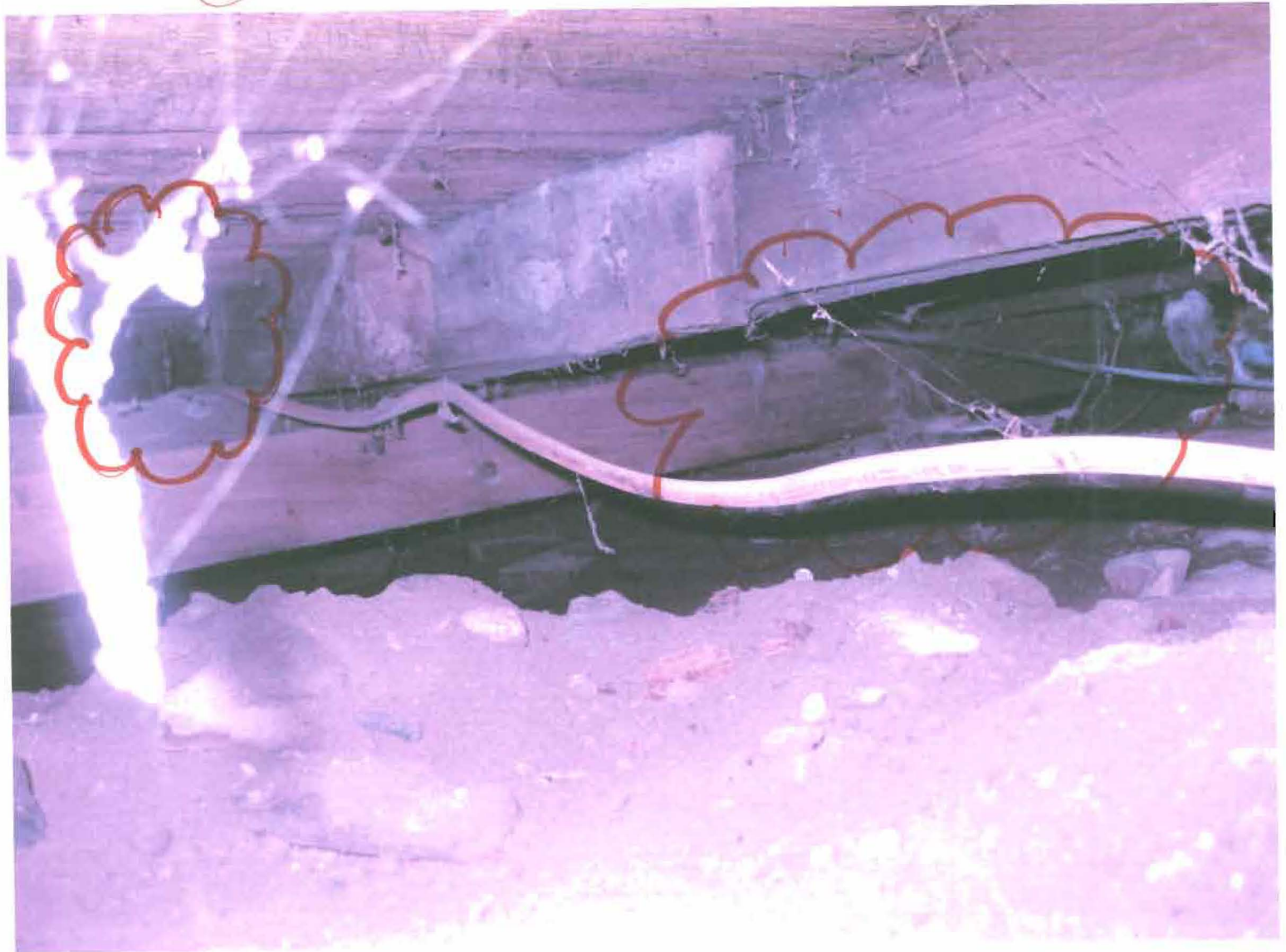


JOIST ROT AS THEY TIE INTO EXTERIOR PERIMETER.

CUTHBERTSON PERZANOSKI RESIDENCE: POT REPAIR

RACHEL CONLY 8.1.11 PG. 13

IMAGE (J)



WATER DAMAGE LOOKING TOWARDS INTERIOR OF HOUSE.

CUTHBERTSON PERZANOSKI RESIDENCE: REPLACE WINDOWS
PACHEL ONLY 8.1.11 pg. 14

SOUTH ELEVATION



REPLACE EXISTING WINDOWS.

- ① 36" x 54"
- ② 32" x 13 1/2"
- ③ 30" x 22"

IF HEADERS IN POOR CONDITION, REPLACE WITH (2) 2x4, (1) JACK

CUTHBERTSON PERZANOSKI RESIDENCE: REPLACE WINDOWS
PACHEL ONLY 8-11 pg. 15

NORTHEAST ELEVATIONS.



REPLACE EXISTING WINDOWS

(4) $30\frac{3}{4}'' \times 54'' \rightarrow$ NEW WINDOW $30'' \times 24''$

(5) $33'' \times 57''$

IF HEADERS IN POOR CONDITION, REPLACE WITH (2) 2×4 , (1) JACK

CUTHBERTSON PERZANOSKI RESIDENCE: SCREENED PORCH
RACHEL CONLY 8.1.11 Pg. 16

WEST ELEVATION



EXISTING ENCLOSED PORCH TO BE TURNED BACK INTO SCREENED PORCH USING EXISTING PORCH BEAMS & POSTS. 36" HIGH SHINGLED RAIL/WALL TO BE CONSTRUCTED WITH SCREENS ON TOP. IF BEAMS DAMAGED REPLACE WITH (2) 2X8 BEAMS SPACED NO MORE THAN 5'-2" APART SUPPORTED BY (2) JACKS OR (1) 4X4 POST.

CUTHBERTSON PERZANOSKI RESIDENCE: THRESHOLD

RACHEL ONLY 8.1.11 pg. 17



INFILL EXISTING DOORWAY AND OPEN NEW 5'0" WIDE THRESHOLD. (2) 2X10 HEADER, (2) JACKS.

CUTHBERTSON / PERZANOSKI RESIDENCE : BATH

RACHEL CONLY 8.1.11 Pg. 18



EXISTING TOILET TO BE REPLACED AT EXISTING LOCATION.

CUTHBERTSON / PERZANOSKI RESIDENCE: BATH

RACHEL CONLY 8.1.11 pg. 19



EXISTING SHOWER AND SINK TO BE REPLACED AT EXISTING LOCATIONS.

CUTHBERTSON PERZANOSKI RESIDENCE: SIDING

RACHEL ONLY 8.1.11 pg. 20



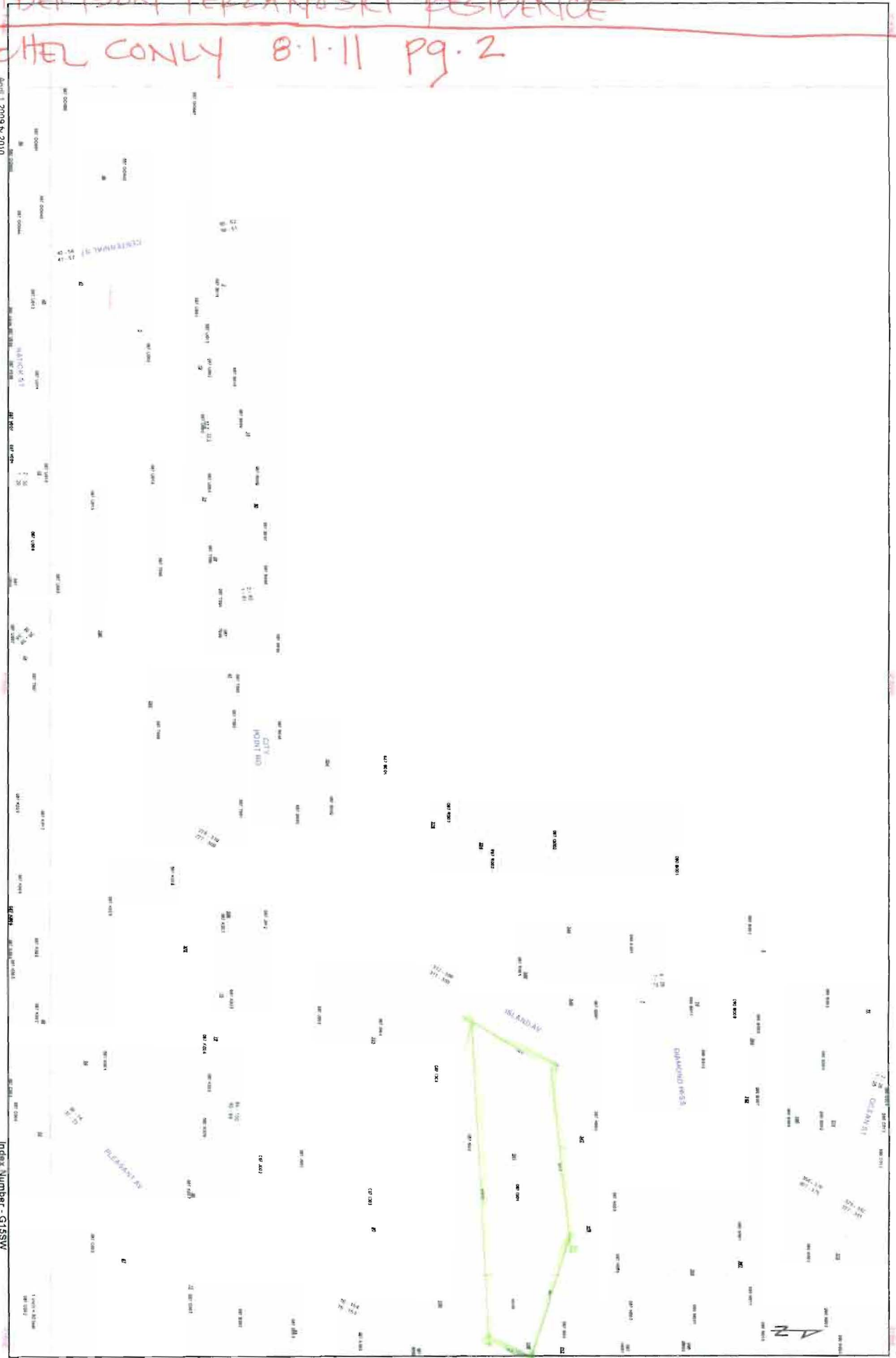
REPLACE EXISTING SIDING. NEW WOOD SIDING AND/OR SHEATHING TO BE ABOVE GRADE A MINIMUM OF 6" OR ELSE OF A ROT RESISTANT MATERIAL.

CUTT BERTSON PERZANOSKI RESIDENCE

RACHEL ONLY 8.1.11 pg. 2

April 1 2009 v 2010

Index Number- G15SW





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from 8.3. 20 11

Location of Work 109 Pleasant St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 320

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 07-I-1

Check #: _____ Total Collected \$ 320

**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