

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: 05-1045 Issue Date: AUG 19 2005 CBID: 087 Y016001

Location of Construction: 16 Elizabeth St	Owner Name: Brewster Ruth P	Owner Address: 16 Elizabeth St	Phone: 2077665780
Business Name:	Contractor Name: Keith Hultz	Contractor Address: 95 Herman Ave peaks Island	
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single family	Proposed Use: Single family add "L" shaped deck around an existing deck	Permit Fee: \$57.00	Cost of Work: \$3,600.00	CEO District: 2
Proposed Project Description: add a "L" shaped deck around an existing deck		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin Date Applied For: 08/03/2005

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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input 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: 8/19/05	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 checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 8/19/05
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PERMIT ISSUED
 AUG 19 2005
 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 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 this 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

8/22/05 ON SITE w/ KATHA HOLTZ. SETBACKS OK. HOLES ARE
ALL 48" DIA

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

CONSTRUCTION

PERMIT

Permit Number: 051045

This is to certify that Brewster Ruth P/Keith Hultz
has permission to add a "L" shaped deck around an existing deck
AT 16 Elizabeth St 067 Y016001

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 when permit is procured, this building shall be enclosed or otherwise closed-in.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept.

Health Dept.

Appeal Board

Other

AUG 19 2005

CITY OF PORTLAND

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 initialzing 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 *Tube depth*
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

Date

8/19/05

[Signature]
Signature of Inspections Official

Date

CBL

874-116

Building Permit #:

05-1045

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1045	Date Applied For: 08/03/2005	CBL: 087 Y016001
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Location of Construction: 16 Elizabeth St	Owner Name: Brewster Ruth P	Owner Address: 16 Elizabeth St	Phone:
Business Name:	Contractor Name: Keith Hultz	Contractor Address: 95 Herman Ave peaks Island	Phone: (207) 766-5780
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single family add " L " shaped deck around an existing deck	Proposed Project Description: add a " L " shaped deck around an existing deck
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Dept: Zoning Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 08/19/2005

Note: Ok to Issue:

- 1) The owner understands they are at their maximum lot coverage.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 08/19/2005

Note: Ok to Issue:

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

8/11/05-tmm: deck is too large - over on lot coverage by roughly 175sf. Left message w/ builder

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>16 Elizabeth St. Peaks Is. ME. 04108</u>		
Total Square Footage of Proposed Structure <u>384 sq. ft.</u>	Square Footage of Lot <u>9800 +/-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>27</u> Block# <u>V</u> Lot# <u>016</u>	Owner: <u>Estate of Ruth Brewster</u>	Telephone: <u>766-0051</u>
Lessee/Buyer's Name (if Applicable) <u>Janis Brewster Price</u>	Applicant name, address & telephone: <u>Janis B. Price</u>	Cost Of Work: \$ <u>3,600.⁰⁰</u> Fee: \$ <u>57.</u>
Current use: <u>single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Recreation</u>		
Project description: <u>Add el shaped deck around existing deck</u>		
Contractor's name, address & telephone: <u>Keith Hults, 95 Herman Ave, Peaks Is.</u>		
Who should we contact when the permit is ready: <u>Keith Hults</u>		<u>766-5780</u>
Mailing address: <u>95 Herman Ave Peaks Is. ME 04108</u>		<u>776-4181</u>
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: <u>776-4181</u>		

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: Keith Hults Date: Aug 2, 05

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
 If you are in the Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

AUG 2 2005

RECEIVED

NOT a permit, you may not commence ANY work until the permit is issued.

ME02150038 011953

WARRANTY DEED

Knows all Men by these Presents,

That, Edward Kaynor also known as Edward E. Kaynor and Leslie Kaynor also known as Leslie McCain Kaynor, being husband and wife and each with the other

in consideration of One (\$1.00) Dollar and Other Valuable Consideration

gave by Martha S. Moore

whose mailing address is Island Avenue, Peaks Island, Maine 04108

the receipt whereof we do hereby acknowledge do hereby give, grant, bargain, sell and

convey unto the said

Martha S. Moore

that

she and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Elizabeth Street, on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 85 as shown on Plan E of the Estate of Luther Sterling, recorded in the Cumberland County Registry of Deeds in Book 516, Page 210 and 211, to which Plan reference is hereby made for a more particular description of said premises.

Being the same premises conveyed to the Grantors herein by deed of John O. Brown and Florence L. Brown dated August 11, 1979 and recorded in the Cumberland County Registry of Deeds in Book 6137, Page 137.

Also another certain lot or parcel of land, situated on said Peaks Island, in said Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at A point in the northerly side line of Elizabeth Street two hundred fifty and five tenths (250.5) feet easterly from Island Avenue, said point being the southeast corner of Lot #85; thence continuing easterly along said northerly side line of said Elizabeth Street fifty-eight (58) feet to the southwesterly corner of Lot #81; and from these two points in parallel lines northerly a distance of eighty-one and five tenths (81.5) feet to land now or formerly of one Skillings. Meaning and intending hereby to convey lot numbered 83 as shown on Plan E of Luther Sterling land as recorded in Cumberland County Registry of Deeds in Book 516, Page 210.

Being the same premises conveyed to the Grantors herein by deed of Maine Medical Center dated December 22, 1980 and recorded in the Cumberland County Registry of Deeds in Book 6367, Page 161.

This conveyance is made subject to current real estate taxes which the Grantee by acceptance of this deed assumes and agrees to pay.

MAINE REAL ESTATE TAX PAID

To have and to hold the abovegranted and hereinafter premises, with all the privileges and appurtenances thereof, to the said Martha S. Moore

her heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantee, her heirs and assigns,

that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will warrant and defend the same to the said

Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Edward Kaynor and Leslie Kaynor

X

X

X

have hereunto set our hand and seal 17th day of the month of March A.D. 1988

signed, sealed and Delivered in presence of

By: W. Ingraham
to both

Edward Kaynor
Leslie Kaynor

State of Illinois, County of Cook ss. March 17, 1988.

Then personally appeared the above named Edward Kaynor and Leslie Kaynor

and acknowledged the foregoing instrument to be their own act and deed.

Before me, By: W. Ingraham
Notary at Law

100-111111
100-111111
100-111111

Printed Name: W. Ingraham

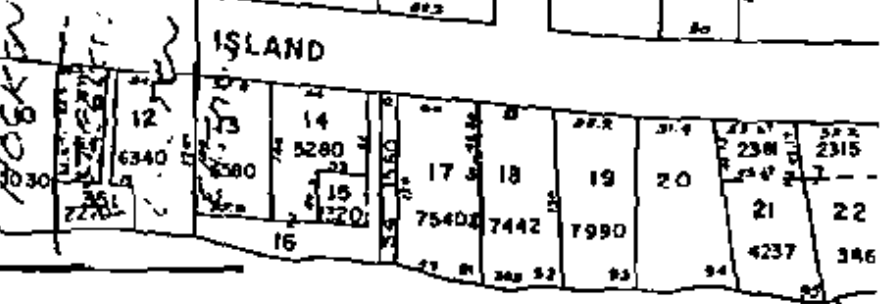
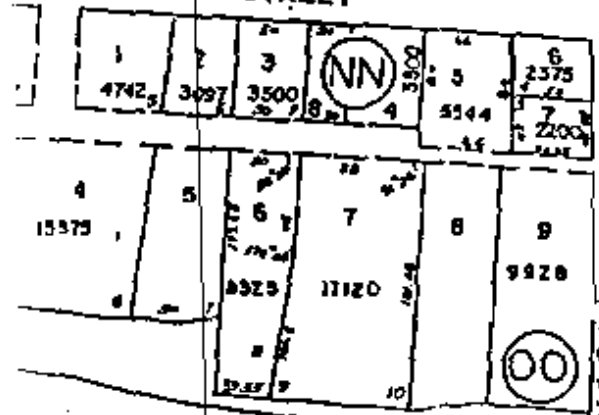
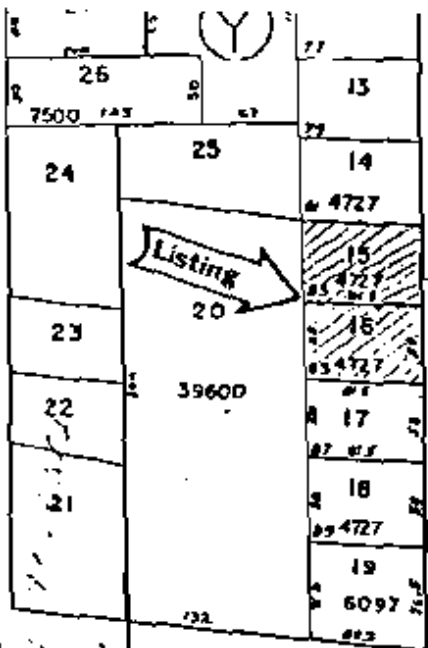
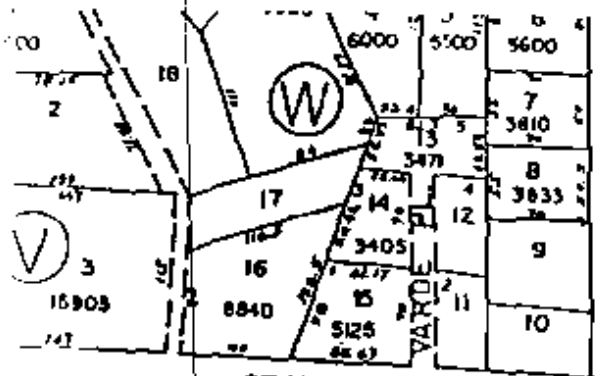
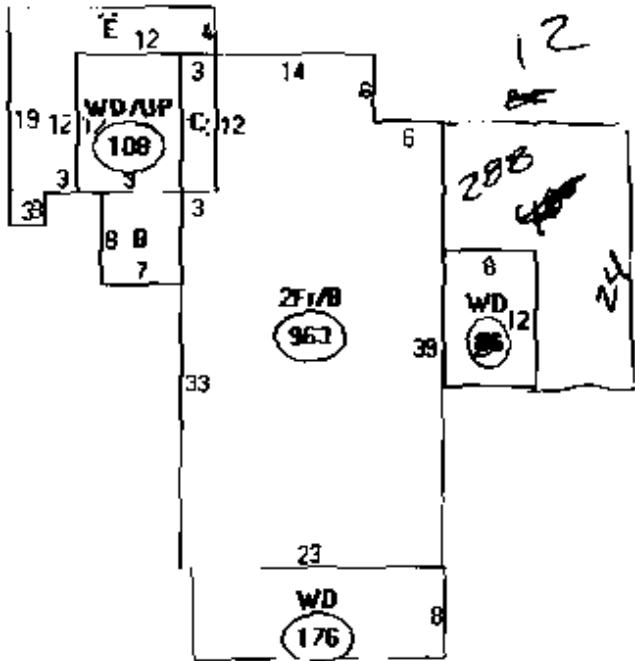


Exhibit A - Property Description

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Elizabeth Street, on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 85 as shown on Plan E of the Estate of Luther Sterling, recorded in the Cumberland County Registry of Deeds in Book 516, Page 210 and 211, to which Plan reference is hereby made for a more particular description of said premises.

Also another certain lot or parcel of land, situated on said Peaks Island, in said Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at a point in the northerly side line of Elizabeth Street two hundred fifty and five tenths (250.5) feet easterly from Island Avenue, said point being the southeast corner of Lot #85; thence continuing easterly along said northerly side line of said Elizabeth Street fifty-eight (58) feet to the southwesterly corner of Lot #81; and from these two point in parallel lines northerly a distance of eighty-one and five tenths (81.5) feet to land now or formerly of one Skillings. Meaning and intending hereby to convey lot numbered 83 as shown on Plan E of Luther Sterling land as recorded in Cumberland County Registry of Deeds in Book 516, Page 210.

Being the same premises conveyed to the Grantor herein by virtue of a warranty deed from Edward Kaynor et al dated March 17, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8215, Page 38.



Receipts/Area

- A: 2F/B
96.7 sqft
- B: WD/FUB
56 sqft
- C: FDH
36 sqft
- D: WD/OP
108 sqft
- E: WD
153 sqft
- F: WD
96 sqft
- G: WD
176 sqft

1588

9454
 x 20%

 1890.8
 - 1588

 302.8
 - 480 Proposed

 - 177.2
 Over

New -
 302.8 left
 288 - 12x24

 14.8 left

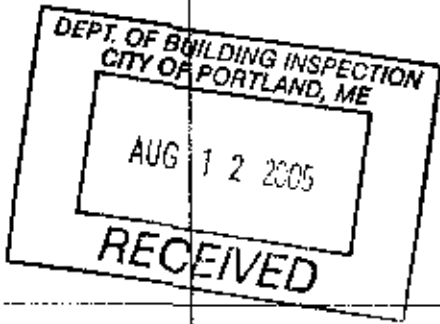
9657
 x 20%

 1931.4
 1588

 343.4
 288

 55.4 left

Keith
 776-4181



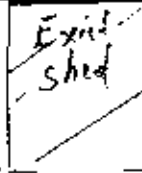
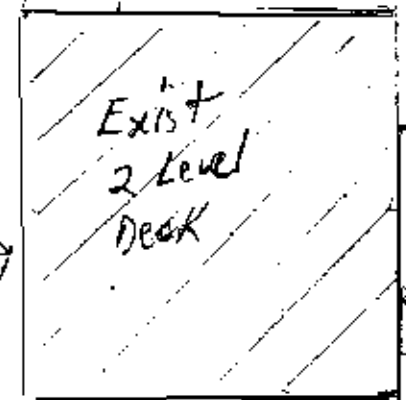
Rear Boundary 116'

Plot Plan

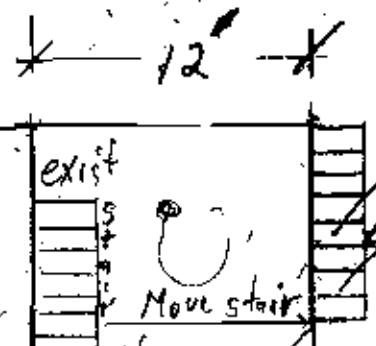
IR-2
Front + Rear - 25'
Sides - 20'

32' Rear Yard Set back

20' Side Yard Set back

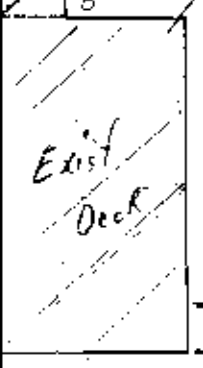


Existing 2 story w.f. Single Family House 16 Elizabeth St.



33 SF existing stair relocation

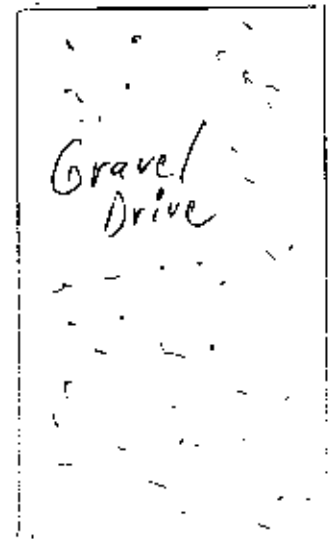
40.5' set back to new stair



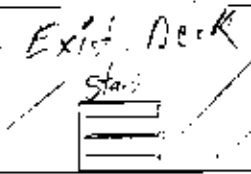
Remove Exist stair

wood stockade fence

44' Side yard set back to proposed deck



Front Entr.



26.5' Front set back

scale 1/8" = 1'

Elizabeth St

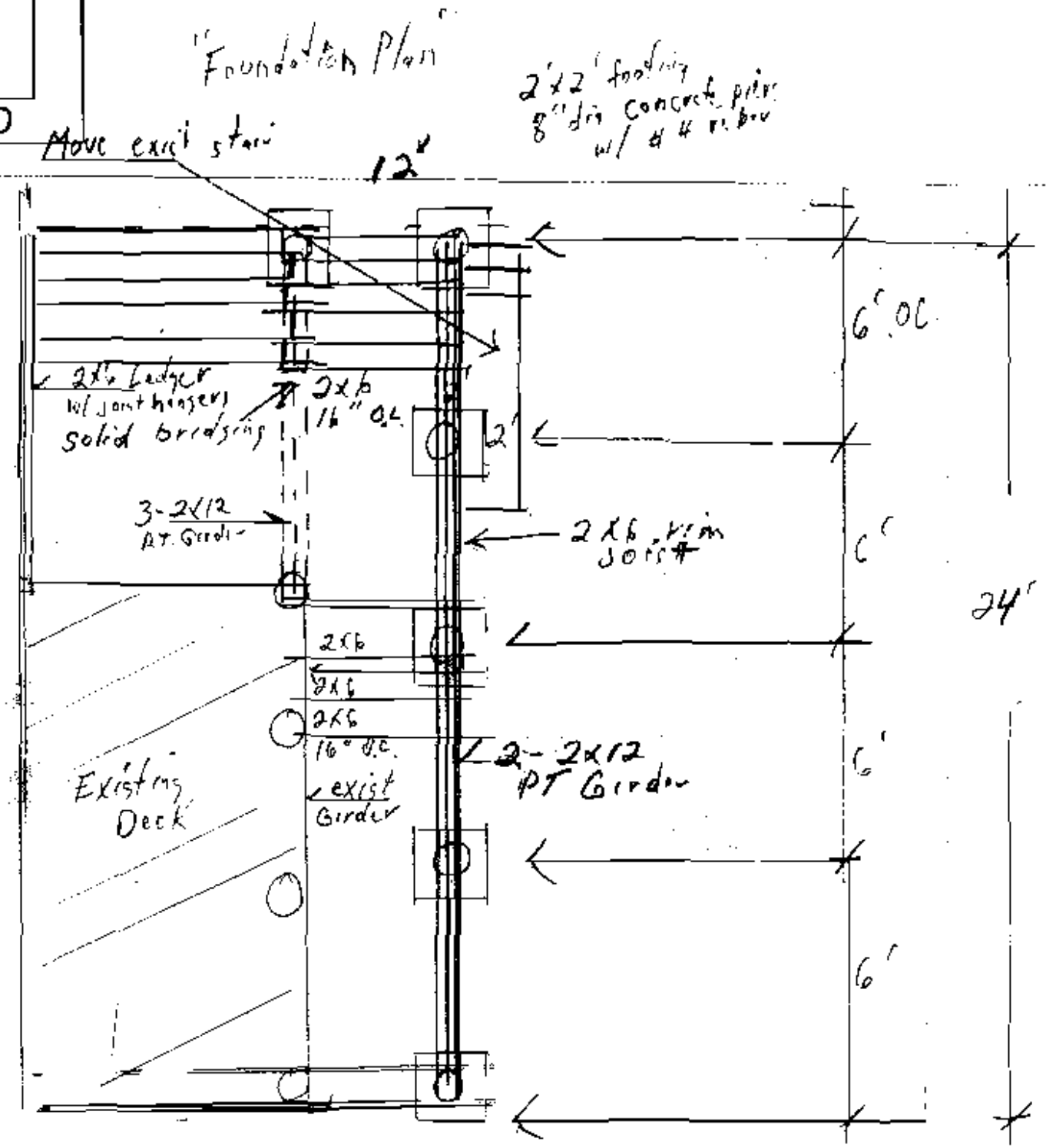
116'

IAF

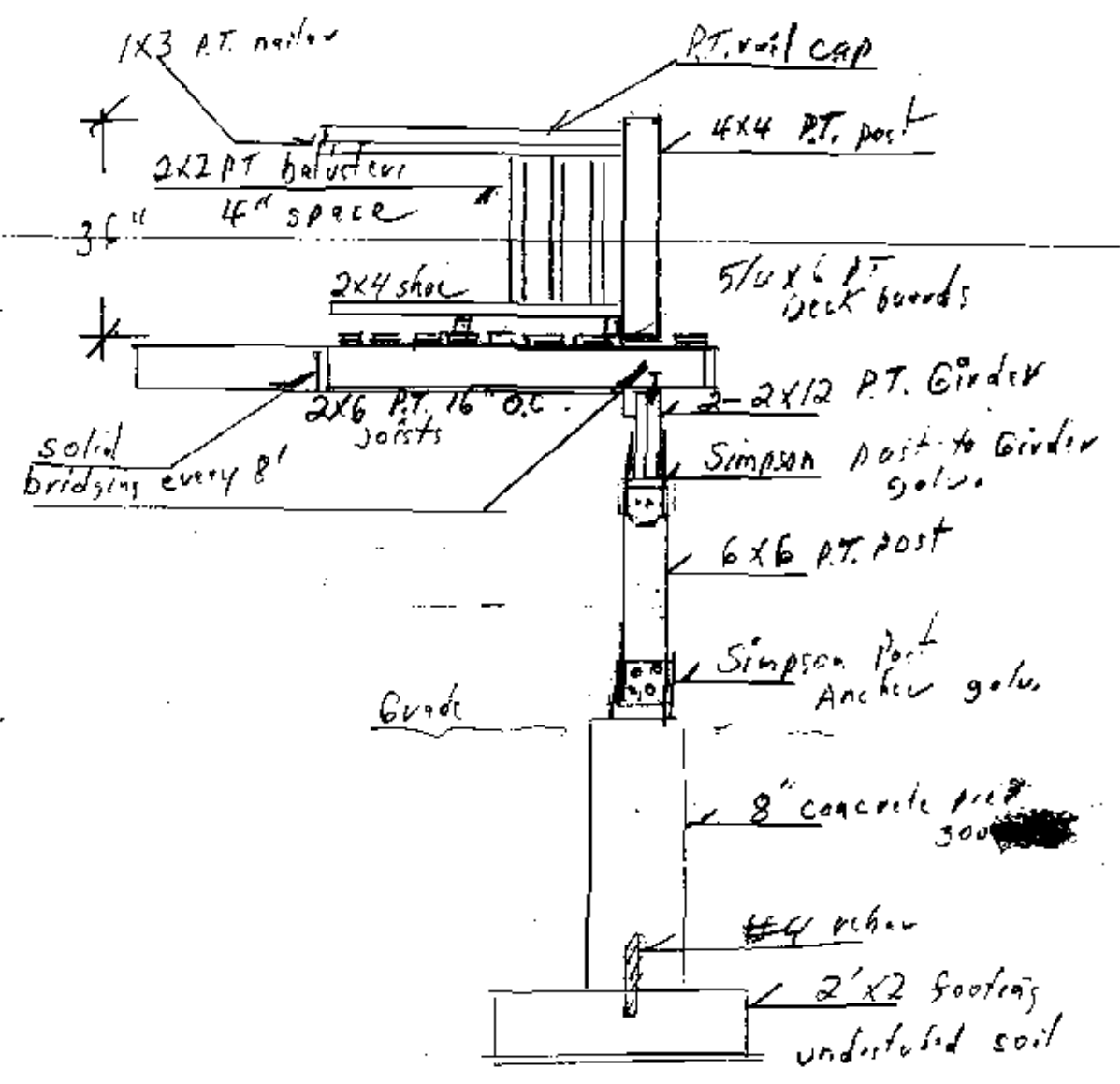
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG 12 2005

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Frame + Foundation Plan



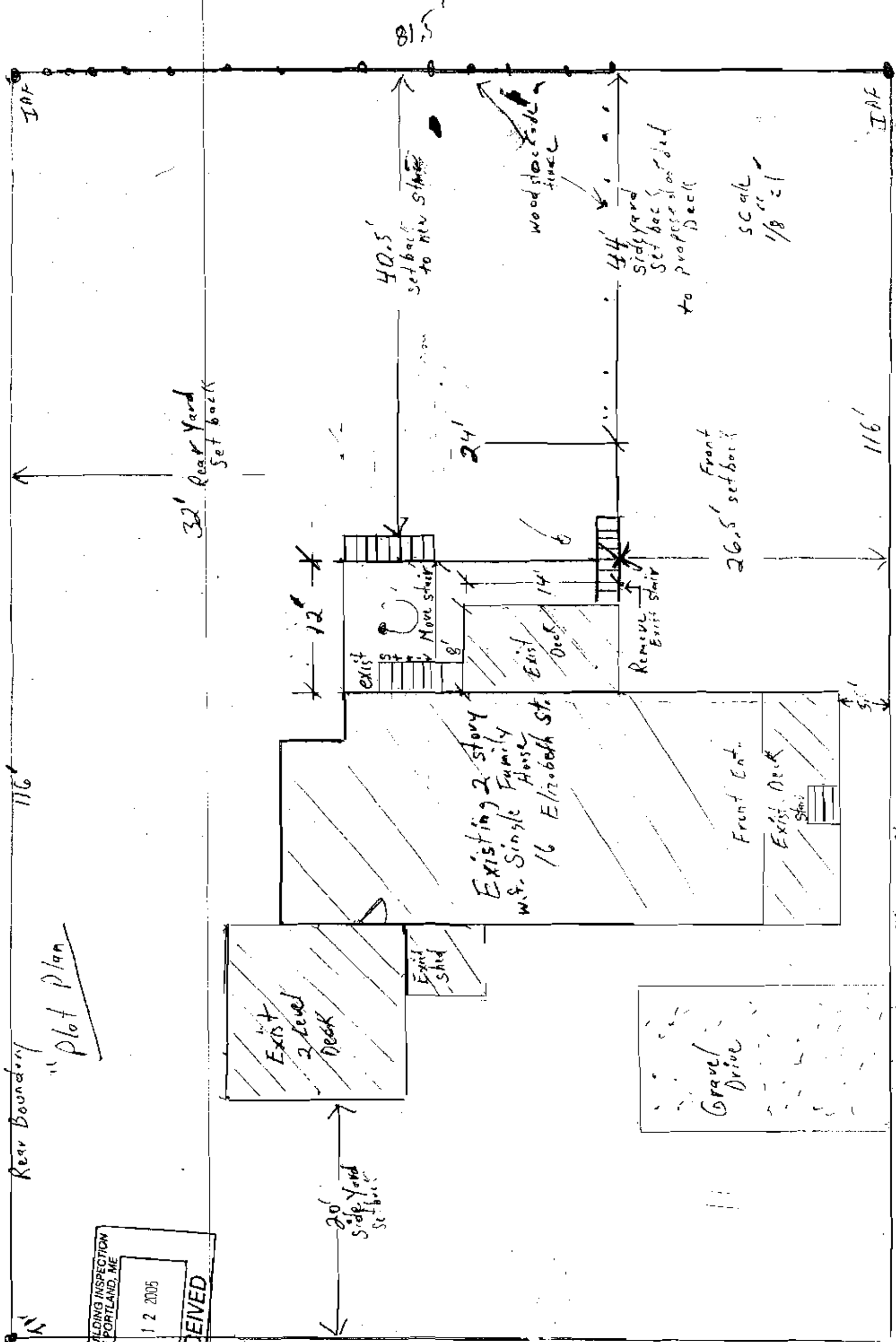
Typical Foundation + Frame section

Price 16 Elizabeth St. Portland
766.0051

scale 1/4" = 1'

Rear Boundary
Plot Plan

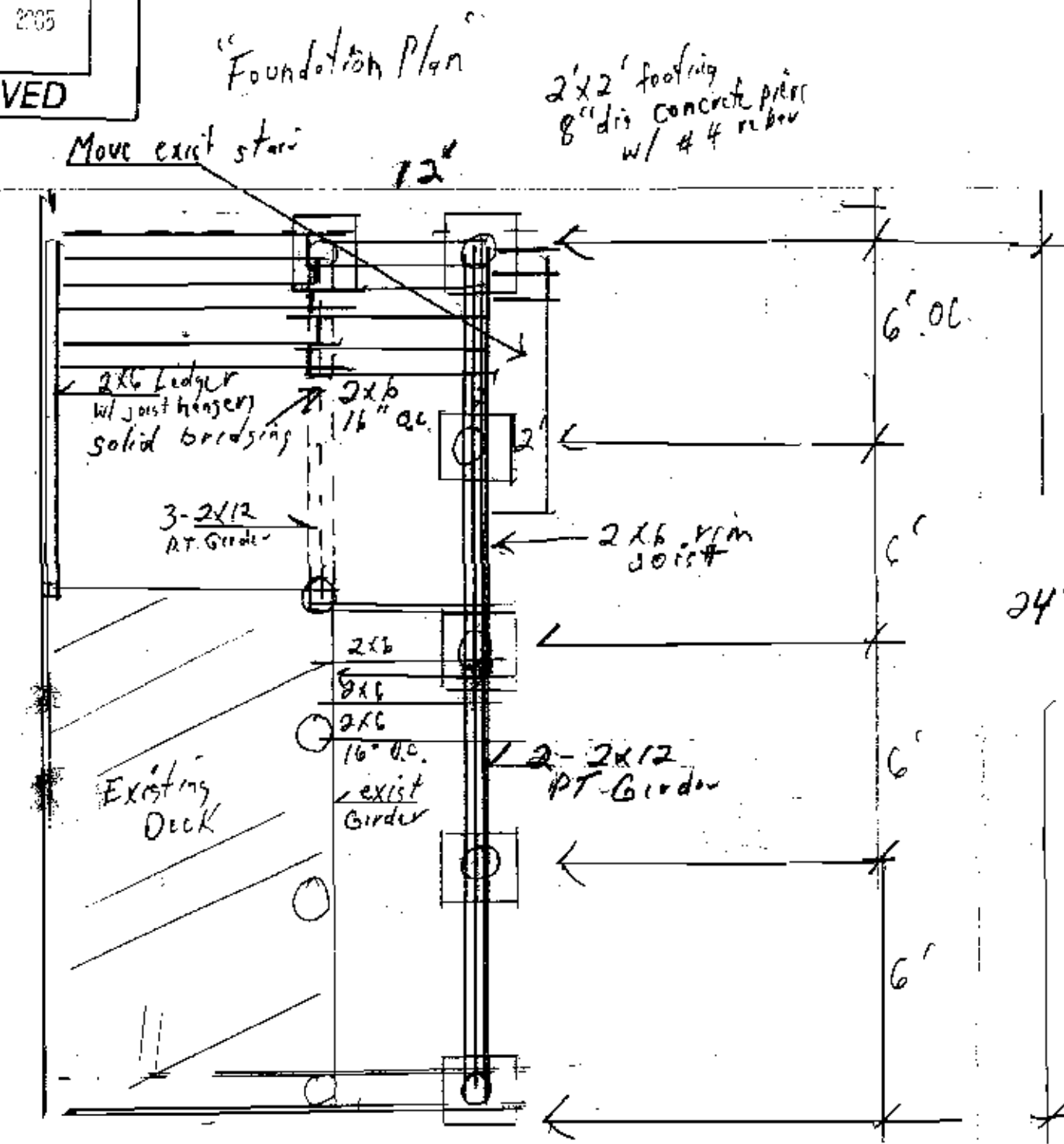
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 12 2005
RECEIVED



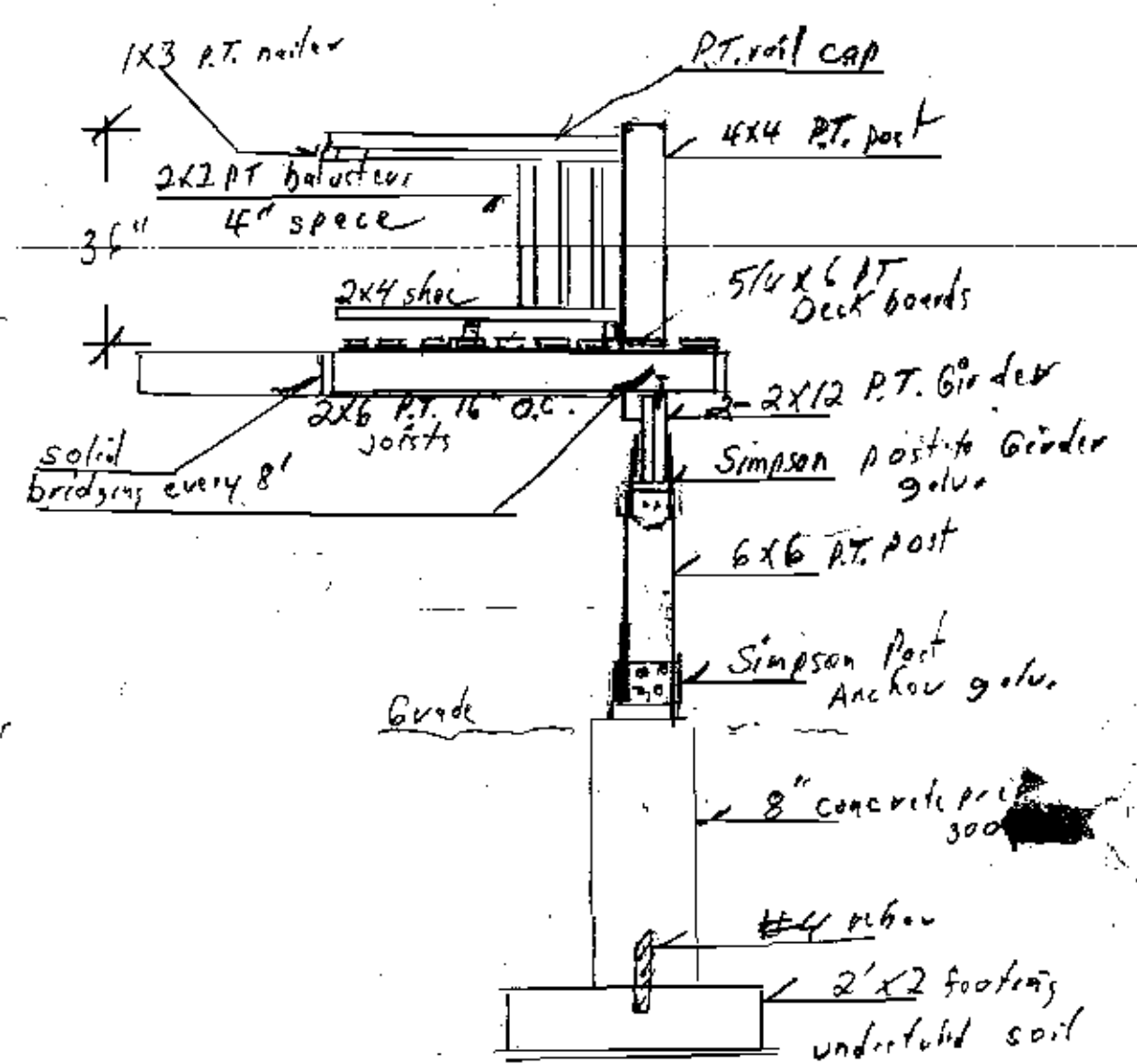
Elizabeth St

18

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 12 2005
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Frame + Foundation Plan



Typical Foundation + Frame section

Price 16 Elm St. Portland, Me.
766-0051 776-4181 cont.
scale 1/4" = 1" Keith Hults