

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 051451
NOV 14 2005
CITY OF PORTLAND

This is to certify that SINICKI RONALD E & LINDA G JTS/LeBlanc Builders

has permission to add a 10 x 14 sun room, 6' x Deck

AT 10 ELIZABETH ST

L 087 Y018001

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 laid or construction is used-in. HOURS NOTED ARE 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 _____

Thomas W. Malley
Director - Building & 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: 05-1451	Issue Date: NOV 14 2005	PERMIT ISSUED 087 4018001
Owner Address: 165 ISLAND AVE	Contractor Address: 96 Brackett Street West	Phone: 207-874-1170
Permit Type: Alterations - Dwellings		Zone: IR2

Location of Construction: 10 ELIZABETH ST	Owner Name: SINICKI RONALD E & LISA G JT
Business Name:	Contractor Name: LeBlanc Builders
Lessee/Buyer's Name	Phone:

Past Use: 2 unit residential	Proposed Use: 2 unit residential/ add a 10 x 14 sun room, 6' x 7' Deck
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Permit Fee: \$93.00	Cost of Work: \$8,000.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type SB IRC 2003 Signature: Jm 11/9/05
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Proposed Project Description:
add a 10 x 14 sun room, 6' x 7' Deck

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

Permit Taken By: Idobson	Date Applied For: 10/05/2005
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Zoning Approval

- 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 Reviews
<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: 11/10/05 Jm

Well past 75 FT HIGH WATER MARK OK

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: 11/10/05 Jm

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1451	Date Applied For: 10/05/2005	CBL: 087 YO18001
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Location of Construction: 10 ELIZABETH ST	Owner Name: SINICKI RONALD E & LISA G JT	Owner Address: 165 ISLAND AVE	Phone:
Business Name:	Contractor Name: LeBlanc Builders	Contractor Address: 96 Brackett Street Westbrook	Phone (207) 854-4170
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: 2 unit residential/ add a 10 x 14 sun room, 6' x 7' Deck	Proposed Project Description: add a 10 x 14 sun room, 6' x 7' Deck
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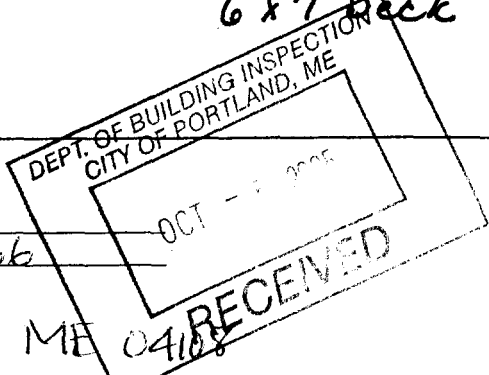
Comments:
11/9/2005-tm: called owner and left a message that additional information was required and to call me as soon as possible(ASAP).
11/10/2005-tm: owner returned call and we have received the requested information



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: 165 Island Ave Peaks Island (10 Elizabeth St)		
Total Square Footage of Proposed Structure 140 sq. ft	Square Footage of Lot + 10,400 (approx)	
Tax Assessor's Chart, Block & Lot Chart# 87 Block# NY Lot# 19 + 18	Owner: Lisa Sinicki	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Lisa Sinicki 165 Island Ave 207-766-5566	Cost Of Work: \$ 88,000 Fee: \$ 93 C of O Fee: \$
Current Specific use: <u>family</u>	Proposed Specific use: <u>Sun Room</u>	
Project description: Sun Room addition to extg house 10x14 Sunroom 6x7 Deck		
Contractor's name, address & telephone: Ron Le Blanc		
Who should we contact when the permit is ready: Lisa Sinicki		
Mailing address: Phone: 766-5566 165 Island Ave Peaks Island, ME 04108		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 representatives 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.

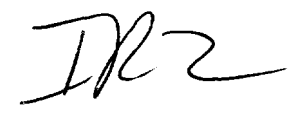
Signature of applicant: Lisa Sinicki	Date: 10/5/05
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This is not a permit; you may not commence ANY work until the permit is issued.

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

20% lot coverage



Card Number 1 of 2
 Parcel ID 087 Y018001
 Location 10 ELIZABETH ST
 Land Use TWO FAMILY
 Owner Address SINICKI RONALD E & LISA G JTS
 165 ISLAND AVE
 PEAKS ISLAND ME 04108
 Book/Page 15340/314
 Legal 87-Y-18-19
 ELIZABETH ST
 PEAKS ISLAND
 10842 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$132,150	\$129,760	\$261,910

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$230,900	\$149,900	\$380,800

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1900	Style Cottage	Story Height 1	Sq. Ft. 606	Total Acres 0.248	
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 3	Attic Full Finsh	Basement Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
02/28/2000	LAND + BLDING	\$266,000	15340-314
01/01/1996	LAND + BLDING	\$140,000	12331-093

Picture and Sketch

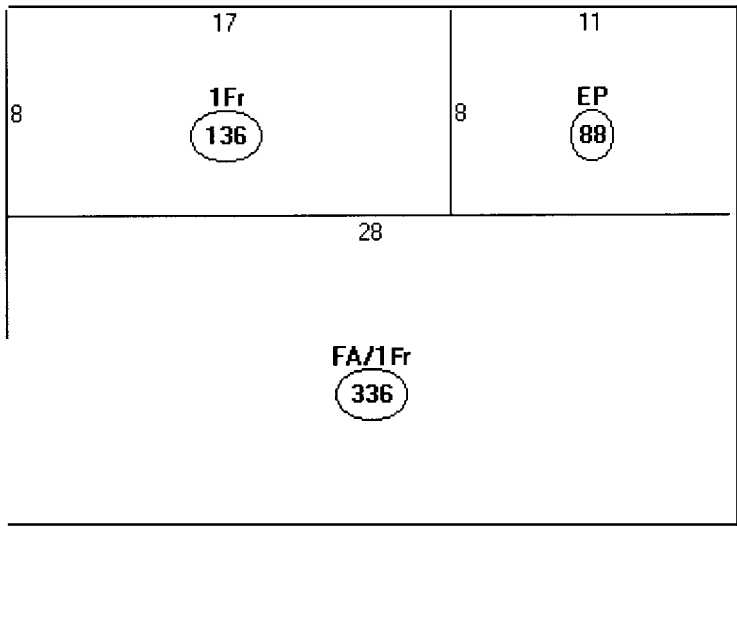
[picture](#) [Sketch](#) [Tax Map](#)

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



N^o 87
PEAKS ISLAND

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 100'
RE-DRAWN 5-75



Descriptor/Area

A: FA/1Fr
336 sqft

B: 1Fr
136 sqft

C: EP
88 sqft

560 BRISTLING
140 Sun Room
42 Deck

742 TOTAL

OK

10,842 SF

20% max lot coverage



Applicant: Ronald + Lisa Sniacki

Date: 31 OCT 05

Address: 10 Elizabeth ST

C-B-L: 087-Y-0180

CHECK LIST AGAINST ZONING ORDINANCE

Date - 31 OCT 05

Zone Location - IR 2

Interior or corner lot - CORNER LOT

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25 Required (need not exceed Avg FRONT on Either side) 36.5

Rear Yard - 25 FT Required - 25+ shown

Side Yard - 20 FT Required - 27 FT Shown + 68 shown

Projection

Width of Lot -

Height - 1 STORY

Lot Area - 10,842 sq FT

Lot Coverage/ Impervious Surface -

Area per Family

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



Staff Review Checklist

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Structural	Submitted Plan	Findings/Revisions/Dates
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	4 FT + depth (6 1/2 ft min) 30x30x12 Concrete Ftg	OK
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	NA	-
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	-
Anchor Bolts/Straps, Spacing (Section R403.1.6)	NA Simpson 426-3 Simpson 42105	OK
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	(2) 2x10 HEADERS (2) 2x12's (2) 2x12's OK	OK
Built-Up Wood Center Girder Dimension/Type	3(2x10's)	OK
Sill/Band Joist Type & Dimensions	2x10 16" OC	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	NA	-
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	NA	-
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	NA	-

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12 Rafters 16" OC 2 (2x12) Ridge	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))		
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309)		
Living Space? (Above or beside)	NA	
Fire Separation (Section R309.2)		
Opening Protection (Section R309.1)	NA	
Emergency Escape and Rescue Openings (Section R310)	NA	
Roof Covering (Chapter 9)		
Safety Glazing (Section R308)	NA	
Attic Access (Section R807)	NA	
Chimney Clearances/Fire Blocking (Chap. 10)	NA	
Header Schedule (Section 502.5(1) & (2))	2 (2x10)	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		
Type of Heating System		

<p>Means of Egress (Sec R311 & R312)</p> <p>Basement</p> <p>Number of Stairways</p> <p>Interior</p> <p>Exterior</p> <p>Treads and Risers (Section R311.5.3)</p> <p>Width (Section R311.5.1)</p> <p>Headroom (Section R311.5.2)</p> <p>Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)</p>	<p>22</p>		
<p>Smoke Detectors (Section R313) Location and Type/Interconnected</p> <p>Dwelling Unit Separation (Section R317 - R317.1.1.1) (Section R317.1.1.2)</p> <p>Doors (Section R317.1.1.1) (Section R317.1.1.2)</p>			