

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0310	Issue Date: APR 16 2003	CBL: 087 W007001
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Location of Construction: 224 Island Ave <i>P.I.</i>	Owner Name: Moss, Stewart	Owner Address: P.O. Box 1682 CITY OF PORTLAND	Phone: 207-232-4072
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single family dwelling	Proposed Use: Single family dwelling with new roof shingles, new vinyl replacement windows, electrical box	Permit Fee: \$79.00	Cost of Work: \$8,000.00	CEO District: 3
		FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 99	

Proposed Project Description: Install new roof shingles, new vinyl replacement windows, electrical box	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: kwd	Date Applied For: 04/07/2003	Zoning Approval
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- 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 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: <i>OK by 4/15/03</i>	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:
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 030310

Please Read Application And Notes, If Any, Attached

This is to certify that Moss, Stewart

has permission to Install new roof shingles, new vinyl replacement windows, electrical box

AT 224 Island Ave P.I. 087 W007001

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 work in progress must be reported before this building or part thereof is closed or otherwise closed-in. HOUR NOTICES REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. **PERMIT ISSUED**

Health Dept.

Appeal Board

Other **APR 16 2003**

Department Name

[Signature]
Director - Building & Inspection Services

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

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Location of Construction: 224 Island Ave	Owner Name: Moss, Stewart	Owner Address: P.O. Box 1682	Phone: 207-232-4072
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single family dwelling with new roof shingles, new vinyl replacement windows, electrical box	Proposed Project Description: Install new roof shingles, new vinyl replacement windows, electrical box
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 04/15/2003
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/16/2003
Note: **Ok to Issue:**

1) Separate permits are required for any electrical or plumbing work.

03-0310

DEPT. OF BUILDING
CITY OF PORTLAND

APR - 7 2003

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>224^a Peaks Island</u> <i>Island ave</i>		
Total Square Footage of Proposed Structure <u>existing 1000 sq Ft.</u>	Square Footage of Lot <u>.057 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>W</u> Lot# <u>7</u>	Owner: <u>Stewart M. Moss RN</u>	Telephone: <u>232-4072</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Stewart Moss 232-4072</u> <u>P.O. Box 1682 Gray, ME 04039</u>	Cost Of Work: <u>\$18,000.00</u> Fee: \$ <u>79.00</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: _____		
Project description: <u>Update roof, windows, electric Box</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Stewart Moss</u>		
Mailing address: <u>P.O. Box 1682</u> <u>Gray, ME 04039</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>232-4072</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: <u>Stewart M. Moss RN</u>	Date: <u>4/7/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

4/7/03

I recently purchased this building. I would like to replace all 12 windows with more energy efficient ones, replace asphalt roof with new asphalt shingles, and update electrical service to the house with a new 200 amp breaker box.

Stewart Moss

windows to be of vinyl construction

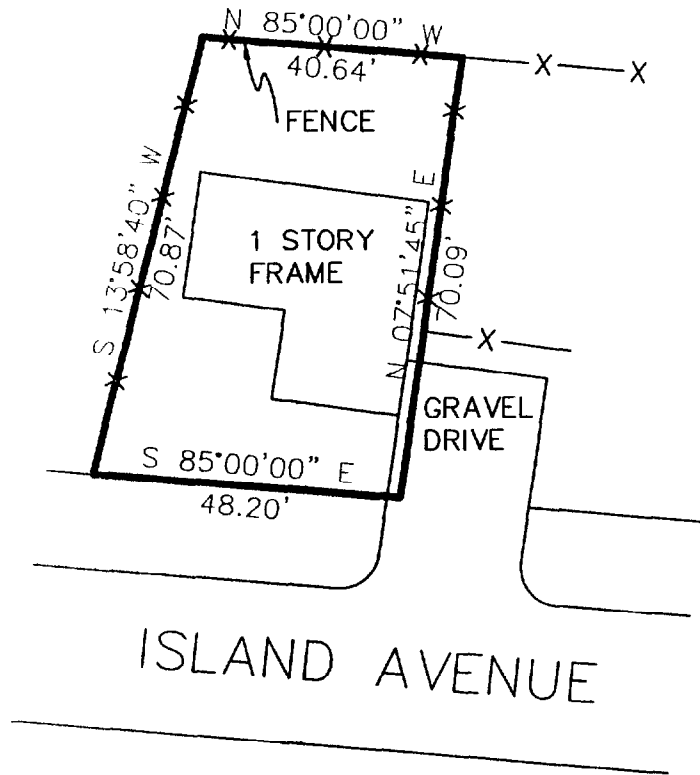
Buyer: STEWART MOSS
 Location: 224 ISLAND AVENUE
 PEAKS ISLAND, MAINE
 County: CUMBERLAND
 Tax Map: MAP 87; BLOCK W; LOT 7
 Source Deed: BOOK 2840; PAGE 3

RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

Zone: IR-2 ISLAND RESIDENTIAL ZONE
 Year Built: 1900

DISTANCES SHOWN FROM SOURCE DEED.

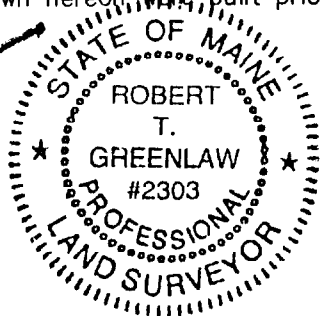
FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE C of the Flood Insurance Rate Map, Community Panel No. 230051 15 B effective date of JULY 17, 1986. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



THIS IS NOT A STANDARD BOUNDARY SURVEY

CERTIFICATION: Back Bay Boundary, Inc. hereby certifies to: STEWART MOSS, their successors and assigns as their interests may appear and Lawyers Title Insurance Corp. that based upon the inspection made and with reasonable certainty that:

1. This plan was produced from an inspection of the site.
2. There WERE NO apparent violations of municipal ordinances regarding building setbacks at the time of construction. Buildings shown hereon were built prior to the adoption of local zoning ordinances.



Robert T. Greenlaw, PLS
 Registration #2303
 State of Maine

MARCH 27, 2003

Mortgage Loan Inspection

Prepared by:
 Back Bay Boundary, Inc
 65 Newbury Street
 Portland, ME. 04101
 Site: 224 ISLAND AVENUE
 PEAKS ISLAND, MAINE

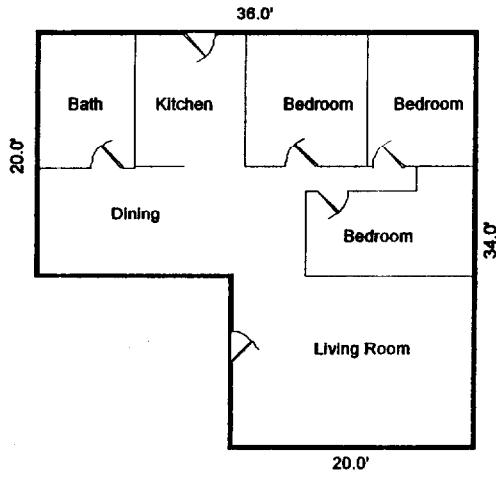
Scale: 1" = 30'	Date: 03/27/03	LT # 7
Drawn: RJS	Checked: RTG	Job# 200343

FLOORPLAN

Borrower: Stewart Moss	File No.: 880309a
Property Address: 224 Island Ave; Peaks Island	Case No.:
City: Portland	State: Me Zip: 04103
Lender: Lighthouse Mortgage	

File No 880309a

DIMENSIONS ARE APPROXIMATE
FOR VISUAL AID ONLY



Sketch by Apex IV Windows™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1000.00	1000.00
TOTAL LIVABLE		(rounded)	1000

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
20.0 x 34.0	680.00	
16.0 x 20.0	320.00	
2 Areas Total (rounded)	1000	

KNOW ALL MEN BY THESE PRESENTS

That I, **CHARLES LUISI**, a/k/a **CHARLES A. LUISI**, of Stoneham, Middlesex County, Massachusetts, for consideration paid and full consideration of One Dollar (\$1.00) and other valuable consideration

Paid by STEWART M. MOSS, of Gray, County of Cumberland, Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **STEWART M. MOSS**, his heirs assigns forever, a certain lot or parcel of land with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland, and State of Maine which is on the north side of Island Avenue adjoining the west side of the small lot designed as Lot Number One (1) (which in turn adjoins the Golden Cross Hall lot), and which is designated as Lot Number Two (2) on a plan of land of R.F. and H.N. Skillings, recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 101.

Being the same premises conveyed to me by warranty deed of Joann F. Pride, Helen G. Leighton and Frederick L. Clark, Jr. dated June 26, 1964 and recorded in the Cumberland County Registry of Deeds in Book 2840, Page 3.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereo, to the said **STEWART M. MOSS**, his heirs and assigns, to him and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns and I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **Warrant and Defend** the said to the Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, said **CHARLES LUISI**, a/k/a **CHARLES A. LUISI**, relinquishing and conveying his right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 3rd day of April, 2003.

Signed, Sealed and Delivered
In the presence of:

Estate Angi

Charles Luisi
Charles Luisi, a/k/a Charles A. Luisi

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

April 3, 2003

Personally appeared the above named Charles Luisi, a/k/a Charles A. Luisi, and acknowledged the foregoing instrument to be his free act and deed before me.

Michael V. Pinelli
Notary Public - Michael V. Pinelli
My Commission Expires: 02/17/04