

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JANET PINZARI

Located At 457 ISLAND AVE

Job ID: 2012-03-3447-ALTR

CBL: 090- P-004-001

has permission to Change header size

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**

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

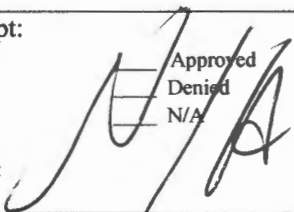

Final Inspection

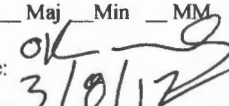
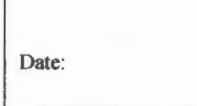

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3447-ALTR	Date Applied: 3/6/2012	CBL: 090- P-004-001	
Location of Construction: 457 ISLAND AVE- PEAKS ISLANDS	Owner Name: JANET PINZARI	Owner Address: 248 CENTRAL ST ROCKLAND, MA 02370	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Boothby Ave., South Portland, ME 04106	Phone: 939-6572
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG AMEND	Zone: IR-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to amend permit #2012-02-3191 to change header size	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R-3 Type: SB IRC09
Proposed Project Description: amendment # 2012-02-3191 for header		Pedestrian Activities District (P.A.D.)	
Signature: 		Signature: 	

Permit Taken By:	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date:  3/10/12</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 Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	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 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	PHONE



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>457 Island Ave Peaks Island</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>90 P 004</u>	Applicant: (must be owner, lessee or buyer) Name <u>Trawis Bernhe</u> Address <u>67 Boothby Ave</u> City, State & Zip <u>S. Ptd, ME 04106</u>	Telephone: <u>207</u> <u>939-6572</u>
Lessee/DBA 	Owner: (if different from applicant) Name <u>Kathie Smith</u> Address <u>457 Island Ave</u> City, State & Zip <u>Peaks Island, ME 04108</u>	Cost of Work: \$ <u>50</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>1</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Amend permit, header schedule</u>		
Contractor's name: <u>Trawis Bernhe</u> Address: <u>67 Boothby Ave</u> City, State & Zip <u>S. Ptd, ME 04106</u>		Email: <u>tbernh@maine.rr.com</u> Telephone: _____ Who should we contact when the permit is ready: <u>Trawis Bernhe</u> Telephone: <u>207-939-6572</u> Mailing address: <u>67 Boothby Ave S. Ptd, ME 04106</u>

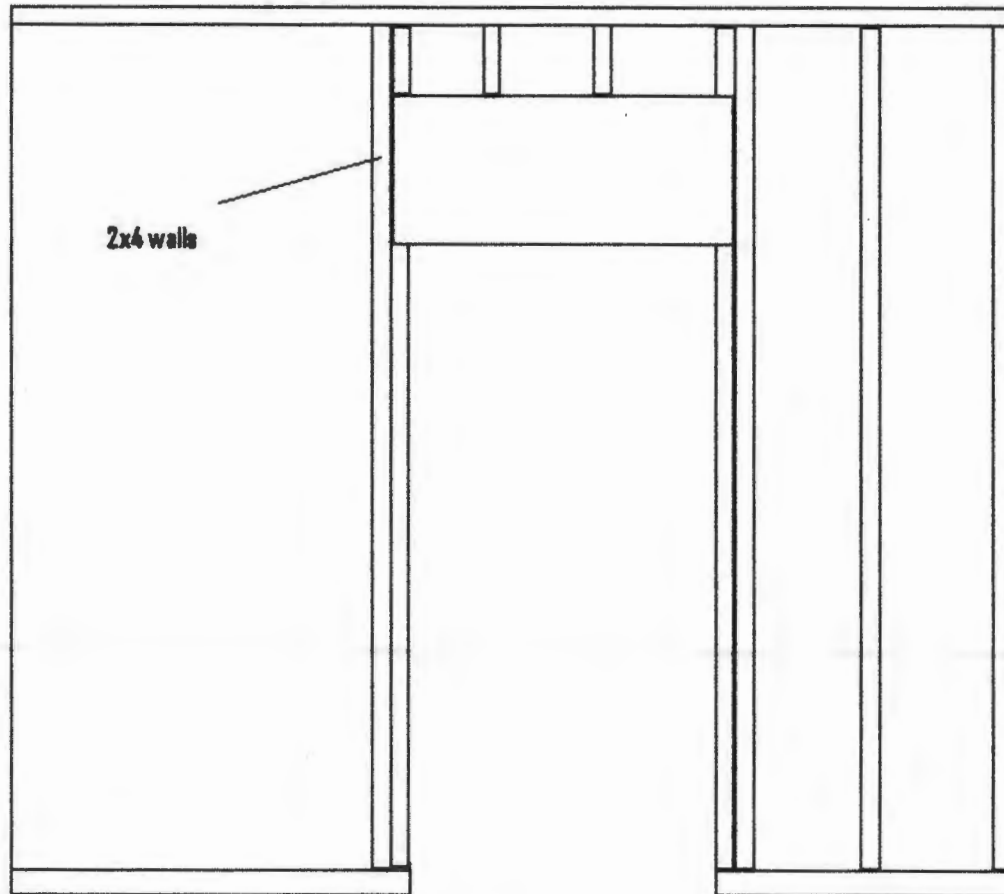
Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

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.

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Signature: Date: 3/6/12

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



HEADER SCHEDULE

Up to 3' 4": (2) 2 x 8's with 1/2" CDX finch with single jack & king

Up to 4' 6": (2) 2 x 10's with 1/2" CDX finch with single jack & king

NOTE: Headers are supporting second floor deck and roof load only, no second floor walls exist.

457 Island Ave RI

amendments to permit #

090 P 004
2012 02 3191



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: visa, Check Number: 90026
Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 3/6/2012
Receipt Number: 41471

Receipt Details:

Referance ID:	5476	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-03-3447-ALTR - amendment # 2012-02-3191 for header			
Additional Comments:			

Thank You for your Payment!

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JANET PINZARI

Located At 457 ISLAND AVE

Job ID: 2012-02-3191-ALTR

CBL: 090- P-004-001

has permission to Add new bath; renovate existing bath & kitchen

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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.

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Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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Required Inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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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: 2012-02-3191-ALTR

Located At: 457 ISLAND AVE

CBL: 090- P-004-001

Conditions of Approval:

Fire

All construction shall comply with City Code Chapter 10.

A sprinkler system shall be installed.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Sprinkler requirements

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. There must be a 30" floor clear area in front of the shower.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3191-ALTR	Date Applied: 2/1/2012	CBL: 090- P-004-001	
Location of Construction: 457 ISLAND AVE, PEAKS IS.	Owner Name: KATHIE & TERRY SMITH	Owner Address: 457 ISLAND ISLAND, PEAKS ISLAND, ME 04108	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 BOOTHBY AVE - SOUTH PORTLAND MAINE 04106	Phone: (207) 939-6572
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG Alterations	Zone: IR-2
Past Use: Single family dwelling	Proposed Use: Same: Single family dwelling - on the first floor, to close-in part of front porch and create bathroom. Renovate kitchen & bath and replace windows	Cost of Work: \$17,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R.3 Type: SB
Proposed Project Description: Add new bath; renovate existing bath & kitchen etc		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <u>02</u> <u>1</u> <u>2012</u>	<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:	<input checked="" type="checkbox"/> Not in Dist 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:

CERTIFICATION

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Entered 2/1/12 (18)

2012-02-3191-ALTR

IR-2

General Building Permit Application

6,419#



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.

Need right title interest

Location/ Address of Construction: <u>457 Island Ave Peaks Island</u>		
Total Square Footage of Proposed Structure/ Area <u>0</u>	Square Footage of Lot <u>6370</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>090 P004 001</u>	Applicant : (must be owner, lessee or buyer) Name <u>Travis Berube</u> Address <u>67 Boothby Ave</u> City, State & Zip <u>S. Portland, ME 04106</u>	Telephone: <u>207-939-6572</u>
Lessee/ DBA RECEIVED FEB 07 2012	Owner: (if different from applicant) Name <u>Kathie & Terry Smith</u> Address <u>457 Island Ave</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u>	Cost of Work: \$ <u>17,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Add new bath. Renovate new existing bath and kitchen. Replace windows. New wall coverings</u>		
Contractor's name: <u>Travis Berube</u>		Email: <u>tberube@maine.vr.com</u>
Address: <u>67 Boothby Ave</u>		Telephone: <u>207-939-6572</u>
City, State & Zip <u>South Portland, ME 04106</u>		Telephone: <u>207-939-6572</u>
Who should we contact when the permit is ready: <u>Travis Berube</u>		Telephone: _____
Mailing address: <u>67 Boothby Ave South Portland, ME 04106</u>		

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

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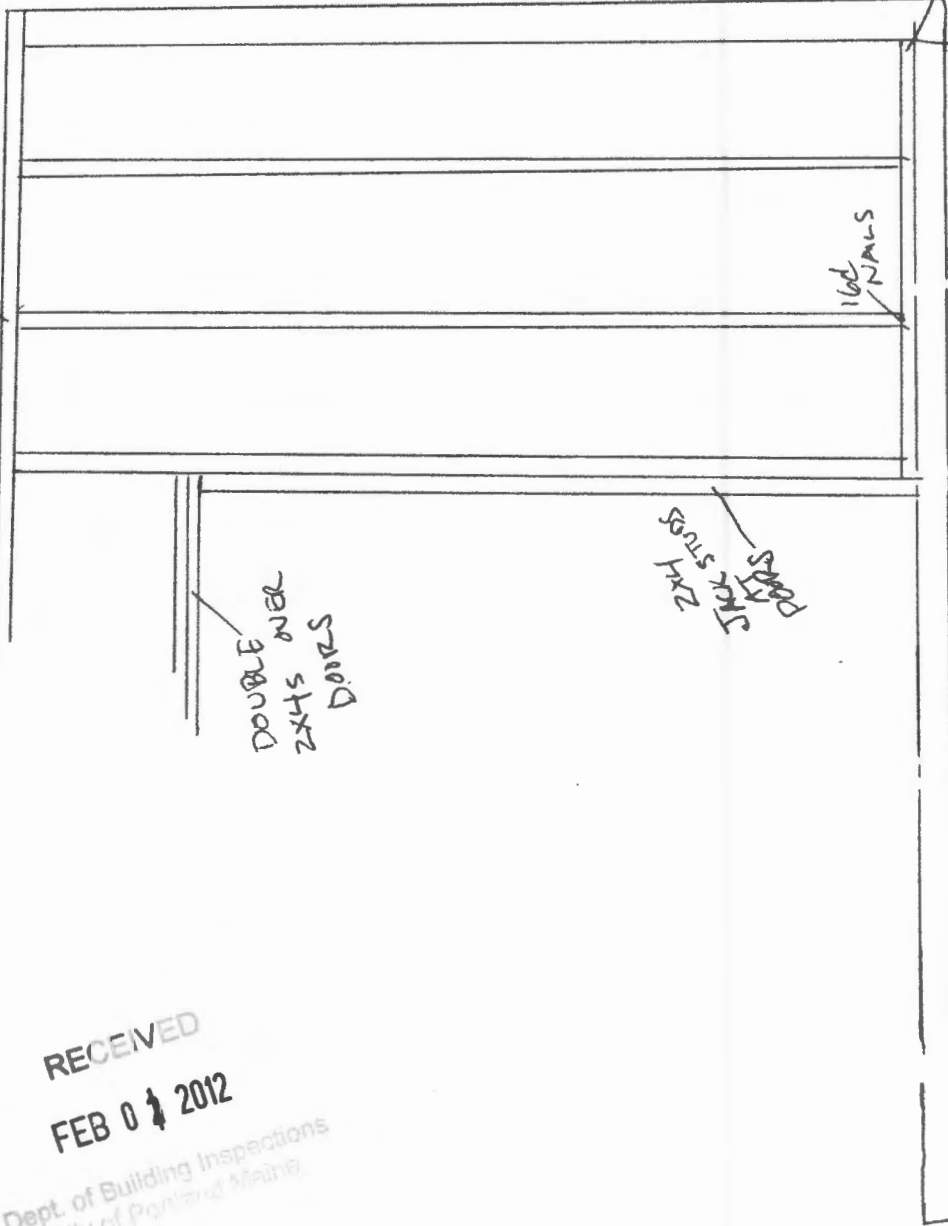
Signature: [Signature] Date: 2/1/12

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

TYP. WALL

2x4 16d NAILS

2x4 TOP PLATE



2x4 BOTTOM PLATE

16d NAILS

DOUBLE OVER 2x4S DOORS

2x4 STUDS

2x4 16" OC

RECEIVED
 FEB 01 2012
 Dept. of Building Inspections
 City of Portland, Maine

PLOT PLAN 457 ISLAND AVE

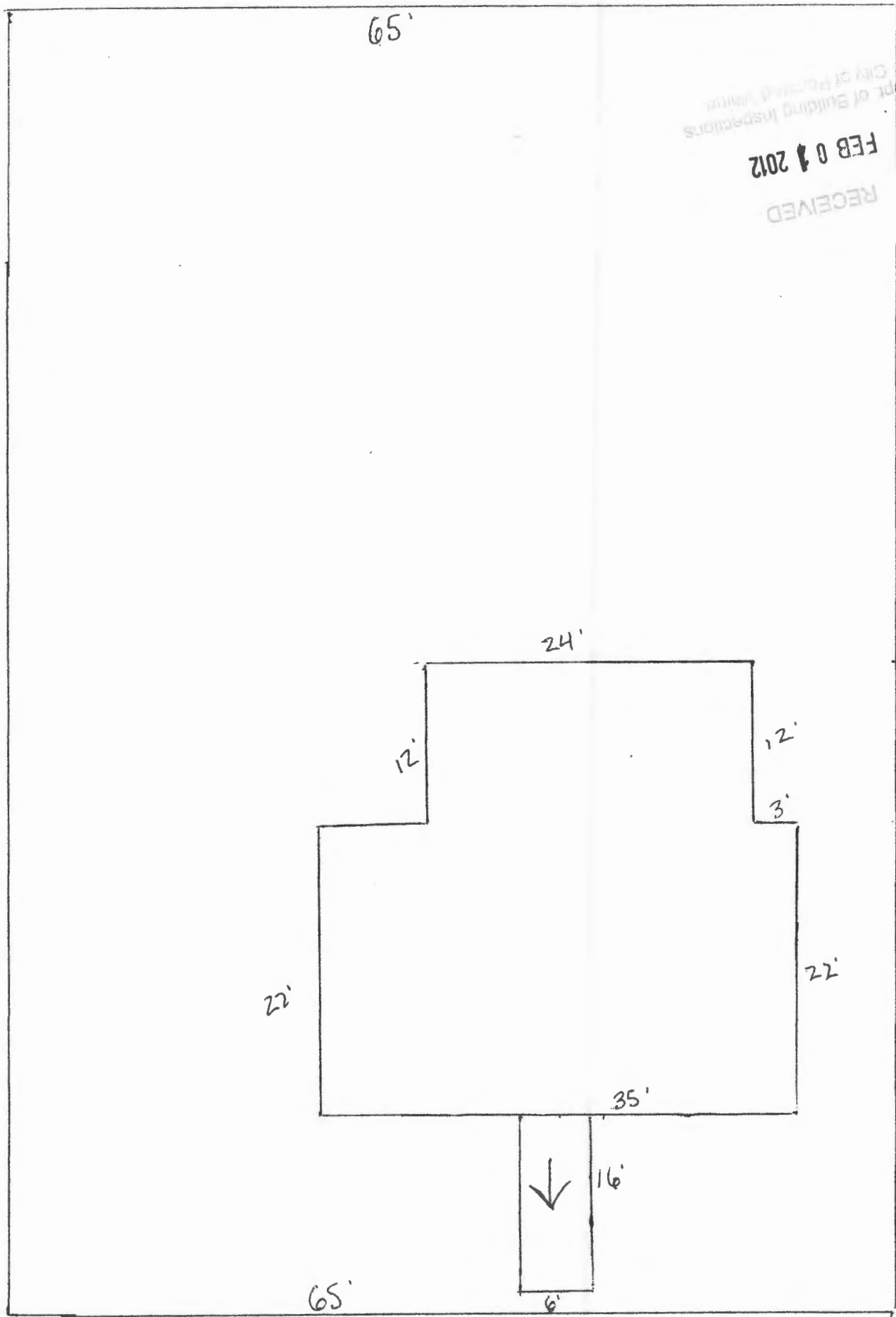
City of Portland
Dept of Building Inspections

FEB 01 2012

RECEIVED

98'

98'



65'

ISLAND AVE

6'

16'

22'

22'

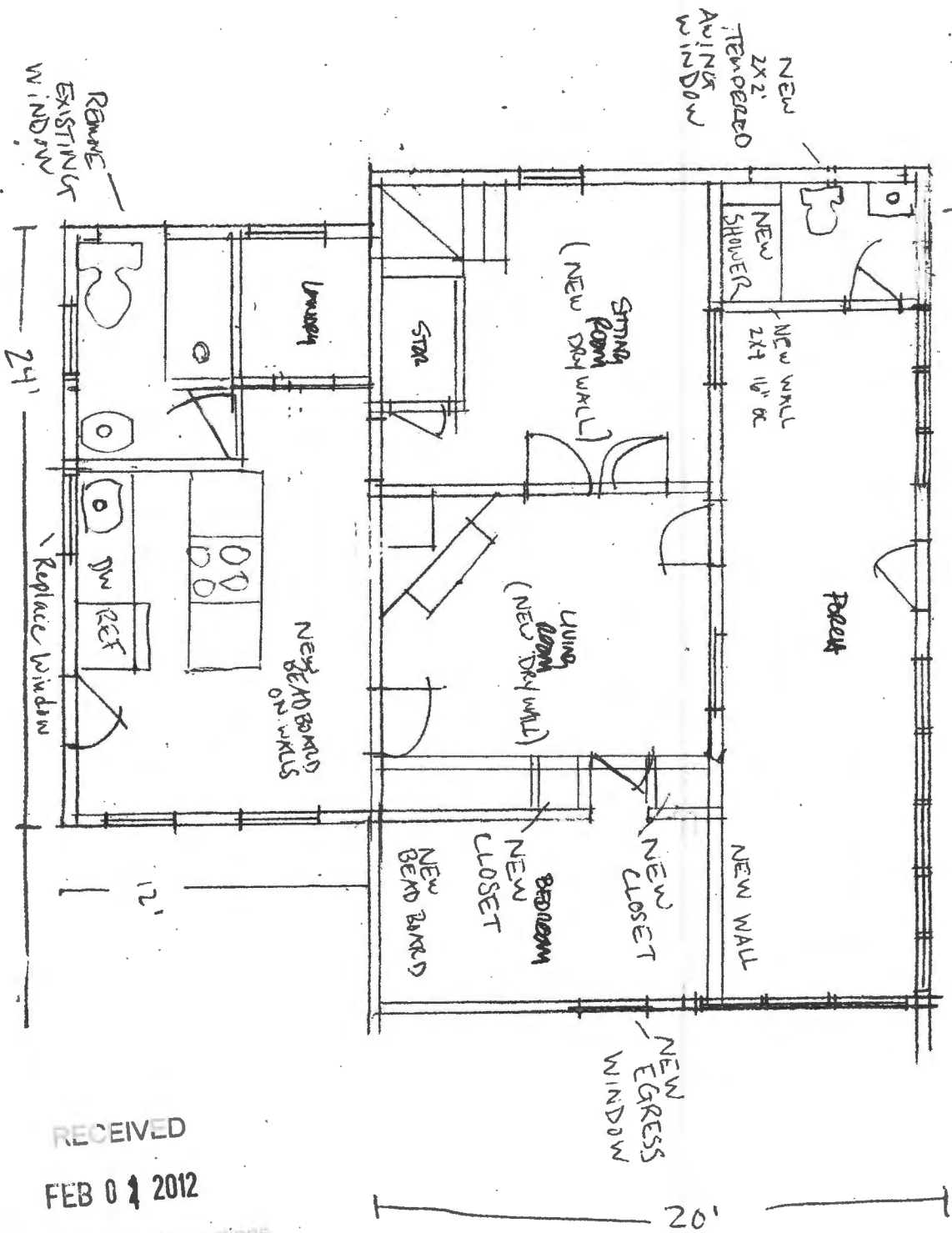
24'

12'

12'

3'

35'



Still
50% window
on entire
porch even
with this
close-in

NEW LAYOUT

RECEIVED
FEB 04 2012

Dept. of Building Inspections
City of Portland Maine

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E Services Calendar Jobs

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:

Services

- Applications
- Doing Business
- Maps
- Tax Relief
- Tax Roll
- Q & A

CBL 090 P004001
Land Use Type SEASONAL
Property Location 457 ISLAND AVE
Owner Information SMITH VIRGINIA K H & TERRY A SMITH JTS
 201 WEST CLARK ST
 OXFORD GA 30054
Book and Page 29040/294
Legal Description 90-P-4
 ISLAND AVE 457
 PEAKS ISLAND
 6419 SF
Acres 0.147

Current Assessed Valuation:

TAX ACCT NO.	14586	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$164,500.00	PINZARI JANET & JAMES B PINZARI JTS
BUILDING VALUE	\$68,300.00	248 CENTRAL ST ROCKLAND MA 02370
NET TAXABLE - REAL ESTATE	\$232,800.00	
TAX AMOUNT	\$4,255.58	

browse city services a-z

browse facts and links a-z

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1900
Style/Structure Type COTTAGE
Stories 2
Bedrooms 3
Full Baths 1
Total Rooms 7
Attic NONE
Basement PIER/SLAB
Square Feet 1140



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

Sales Information:

Sale Date	Type	Price	Book/Page
10/17/2011	LAND + BUILDING	\$225,000.00	29040/294
10/1/2002	LAND + BUILDING	\$169,900.00	18213/275

[New Search!](#)

457 Island Ave

SHORT FORM WARRANTY DEED

James B. Pinzari and Janet Pinzari of 248 Central Street, Rockland, MA, 02370, FOR CONSIDERATION PAID, grant to Virginia K. H. Smith and Terry A. Smith of 201 West Clark Street, Oxford, GA, 30054, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Island Avenue, on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at an iron monument in the southeasterly side line of Island Avenue and at the northerly corner of land now or formerly of Gertrude M. Thompson; thence northeasterly by said Island Avenue, a distance of sixty-five (65) feet to a point; thence southeasterly by the southwesterly side line of a right of way, a distance of ninety-eight (98) feet to a point; thence southwesterly parallel with Island Avenue, a distance of sixty-six (66) feet, more or less, to land now or formerly of said Thompson; thence northwesterly by land now or formerly of said Thompson, a distance of ninety-eight (98) feet to the point begun at.

Being a part of Lot No. 14 on Plan of the Skillings Farm, recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 99.

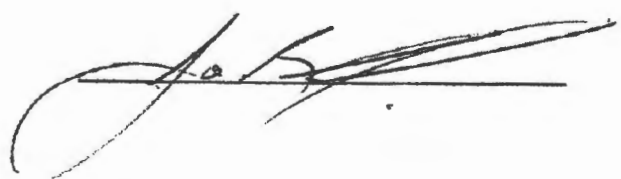
This conveyance is made together with the privilege of using said right of way, in common with others.

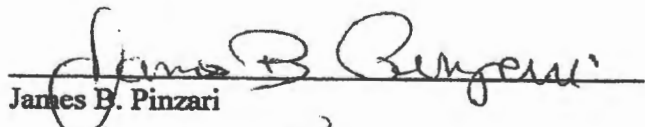
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

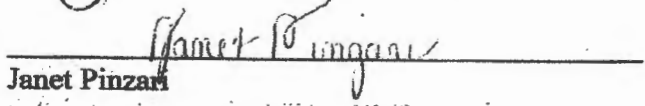
Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of Joanne Chamberlain dated October 4, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18213, Page 275.

WITNESS our hands this 14th day of October, 2011.

WITNESS




James B. Pinzari


Janet Pinzari

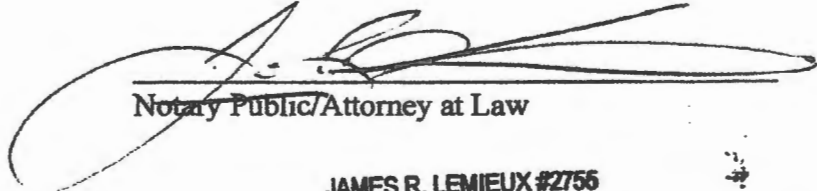
LINE REAL ESTATE TAX PAID

STATE OF MAINE
Cumberland, ss.

October 14, 2011

Personally appeared the above named James B. Pinzari and Janet Pinzari and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law

JAMES R. LEMIEUX #2756
Attorney at Law, State of Maine

print name to take acknowledgements pursuant to 4 M.R.S.A. 1000

S:\CStoddard\DOCUMENT\CRS\Closings\2011\Smith 4724-11\deed.wpd

Received
Recorded Register of Deeds
Oct 17, 2011 02:15:30P
Cumberland County
Pamela E. Lovley



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2/1 . 2012

Received from Trevin Berube

Location of Work 457 Island Ave

Cost of Construction \$ 17000 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 190.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 090-9004 01

~~Check #:~~ 080207 Total Collected \$ 190

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: (BS)

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy