

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 060204

PERMIT ISSUED

FEB 24 2006

CITY OF PORTLAND

This is to certify that KIRKWOOD LLC /Pete K...  
has permission to Amendment to permit# 0512... Change use to...  
AT 440 PRESUMPCOT ST ... 418A A009001

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of the State 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 before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS 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

*[Signature]*  
2/24/06  
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: 06-0204	Issue Date: <b>PERMIT ISSUED</b> FEB 24 2006	CBL: A A009001
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440 PRESUMPCOT ST <b>Business Name:</b>	KIRKWOOD LLC <b>Contractor Name:</b> Pete Kostopoulos	477 CONGRESS ST STE 1005 <b>Contractor Address:</b> 158 Chute Windham	Phone: 2079397139
<b>Proposed Project Description:</b> Amendment to permit# 051246/ Change house location, change style of home from Cape to Colonial, add farmers porch	<b>Proposed Use:</b> Single Family Home/ Amendment to permit# 0512461 Change house location, change style of home from Cape to Colonial, add farmers porch	<b>Permit Fee:</b> \$30.00   <b>Cost of Work:</b> \$30.00   <b>CEO District:</b> 4	<b>Permit Type:</b> Amendment to <del>Single Family</del> <b>CITY OF PORTLAND</b> Zone: <b>03</b>
<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 0211412006	<b>Zoning Approval</b>	

<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	<b>INSPECTION:</b> Use Group <i>R-3</i> Type: <i>SB</i> <i>TRC 2003</i>
Signature: _____	Signature: _____
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	
Signature: _____	Date: _____

1.  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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 7 - zone x</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0028</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>2/17/06</i> <i>ABM</i>	<b>Zoning Appeal</b> <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 late: _____	<b>Historic Preservation</b> <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 <i>ABM</i> late: _____
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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

# City of Portland, Maine - Building or Use Permit Application

Permit No: _____ Issue Date: _____ CBL: _____			
Location of Construction: 440 PRESUMPCOT ST	(Owner Name): KIRKWOOD LLC	Owner Address: 477 CONGRESS ST STE 1005	Phone: _____
Business Name:	Contractor Name: Pete Kostopoulos	Contractor Address: 158 Chute Windham	Phone: 2079397139
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: B3
Past Use: single Family Home	Proposed Use: Single Family Home/ Amendment to permit# 051246/ Change house location, change style of home from Cape to Colonial, add farmers porch	Permit Fee: \$30.00	Cost of Work: \$30.00
Proposed Project Description: Amendment to permit# 051246/ Change house location, change style of home from Cape to Colonial, add farmers porch		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: SB Signature: <i>[Signature]</i>
		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: Idobson	Date Applied For: 02/14/2006	<b>Zoning Approval</b>	

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 <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 3 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0018</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok w/ conditions</i> Date: <i>2/17/06</i> <i>ABM</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 late: _____	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 <i>[Signature]</i> late: _____
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:

<b>Location of Construction:</b> 440 PRESUMPCOT ST	<b>Owner Name:</b> KIRKWOOD LLC	<b>Owner Address:</b> 477 CONGRESS ST STE 1005	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Pete Kostopoulos	<b>Contractor Address:</b> 158 Chute Windham	<b>Phone:</b> 2079397139
<b>Lessee/Buyer's Name</b>	<b>Home:</b>	<b>Permit to:</b> CITY OF PORTLAND Single Family	

<b>Past Use:</b> single Family Home	<b>Proposed Use:</b> Single Family Home/ Amendment to permit# 051246/ Change house location, change style of home from Cape to Colonial, add farmers porch	<b>Permit Fee:</b>	<b>Cost of Work</b>	<b>CEO District:</b>
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<b>Proposed Project Description:</b> Amendment to permit# 051246/ Change house location, change style of home from Cape to Colonial, add farmers porch	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature	<b>INSPECTION:</b> Use Group <i>12-3</i> Type <i>SB</i> <i>TRC 2003</i> Signature
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Date:

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 02/14/2006	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>per 7-zone x</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0028</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok w/ conditions</i> Date: <i>2/17/06</i> <i>ABM</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 <i>ABM</i> 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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-0204	<b>Date Applied For:</b> 02/14/2006	<b>CBL:</b> 4 ISA A009001
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<b>Location of Construction:</b> 440 PRESUMPCOT ST	<b>Owner Name:</b> KIRKWOOD LLC	<b>Owner Address:</b> 477 CONGRESS ST STE 1005	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Pete Kostopoulos	<b>Contractor Address:</b> 158 Chute Windham	<b>Phone</b> (207) 939-7139
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Single Family Home/ Amendment to permit# 051246/ Change house location, change style of home from Cape to Colonial, add farmers porch	<b>Proposed Project Description:</b> Amendment to permit# 0512461 Change house location, change style of home from Cape to Colonial, add farmers porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/17/2006

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 02/24/2006

**Note:** **Ok to Issue:**

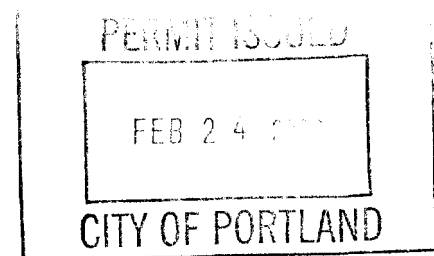
- 1) All conditions under all previous permits apply to this permit.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 02/15/2006

**Note:** **Ok to Issue:**

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 02/15/2006

**Note:** **Ok to Issue:**





# 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.

Total Square Footage of Proposed Structure			Square Footage of Lot		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 418      AA      9	Owner: Kirkwood LLC 477 Congress St Portland, ME 041			Telephone:	
Lessee/Buyer's Name (If Applicable)			Applicant name, address & telephone:		cost Of Work \$ _____ Fee: \$ <u>300/100</u> C of O Fee: \$ _____
Current Specific use: <u>Single Family home</u> If vacant, what was the previous use? _____ Proposed Specific use: _____					
Project description: <u>Amendment to Permit # 051246 Change foundation Location, &amp; Style of house - Cape to Colonial Add Porch -</u>					
Contractor's name, address & telephone:					
Who should we contact when the permit is ready: <u>Pete Kostopoulos</u> Mailing address: _____ Phone: <u>939-7139</u> <u>158 Chute RD</u> <u>Windham ME</u> <u>939-7139</u>					

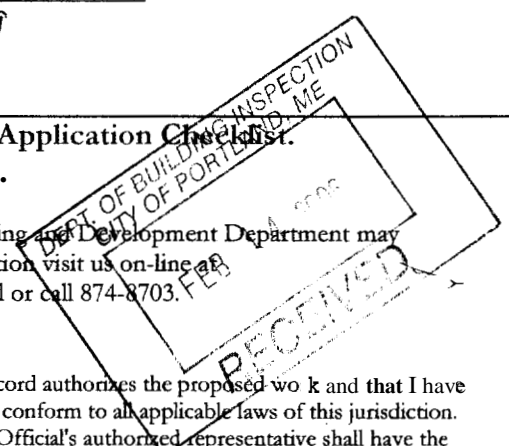
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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 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:

Date: 2/14/06



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

Applicant: Kirkwood LLC

Date: 2/16/06

Address: 440 Presumpscott St.

C-B-L: 418A-A-055

perm. # 06-0204 (amendment to 05-1244)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - redevelopment of existing lot

Zone Location - R3

Interior or corner lot - construct new single family

Proposed Use/Work - new single family 24x34' house

Sevage Disposal - private

Lot Street Frontage - 55' min. - 170' given

Front Yard - 25' min. - 51' to porch. 48' from steps to porch

Rear Yard - 25' min. - 25'

Side Yard - 14' min - right lot 17' house steps  
25' by - left 14' 17'

Projections - 6x34 porch, 7x11' step, 5.3 x 3.25' side entry

Width of Lot - 65' min - 155'

Height - 35' max. - 25 1/4'

Lot Area - 6500 sq ft min. - 17330 sq ft given

Lot Coverage Impervious Surface - 35% (6065.5 sq ft)

24x34 = 816  
6x34 = 204  
7x11 = 77  
5.3x3.25 = 17.23

Area per Family - 6500 sq ft

Off-street Parking - 2 required - plenty of driveway passed 25' setback

(1044.23) sq ft

Loading Bays - N/A

Site Plan - 2006-0028 - minor/minor

Shoreland Zoning/Stream Protection - parcel 7 - zone X. N/A

Flood Plains - parcel 7 - zone X

demolition of existing house - # 05-0588

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

Zoning Copy

2006-0028

Application I. D. Number

Marge Schmuckal

2/14/2006

Application Date

Kirkwood Lic

Applicant

477 Congress St Ste 1005, Portland, ME 04101

Applicant's Mailing Address

Pete Kostopoulos

Consultant/Agent

Agent Ph: (207)939-7139

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

440 - 440 Presumpscot St, Portland, Maine

Address of Proposed Site

418A A009001

Assessor's Reference: Chart-Block-Lot

Amendment House Location

Project Name/Description

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) Change in house location

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other \_\_\_\_\_

Fees Paid: Site Pla \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

Zoning Approval Status:

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |



Applicant: Kirkwood Dev. Date: 9/15/05  
Address: 440 Presumpscot St C-B-L: 418A-A-009

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Redevelopment of existing lot #05-1246

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct New single family dwelling 24x32' -  
with rear 10'x12' deck  
NO ATTACHED GARAGE

Sewage Disposal - Private

Lot Street Frontage - 50' min - 170' shown

Front Yard - 25' min - 44' scaled

Rear Yard - 25' min - 28.5' scaled

Side Yard - 14' min - 15.5' & 10.8' scaled

Projections - rear deck 10'x12' - detached rear shed 8x12 -

Width of Lot - 65' min - 157' scaled

Height - 35' MAX - 21' scaled

Lot Area - 6,500 sq ft min - 17,330 sq ft given

Lot Coverage/Impervious Surface - 35% = 6065.5 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 outside #9 SPACES  
beyond the 25' front setback

Loading Bays - N/A

Site Plan - minor/minor #2005-0197

Shoreland Zoning/Stream Protection - N/A

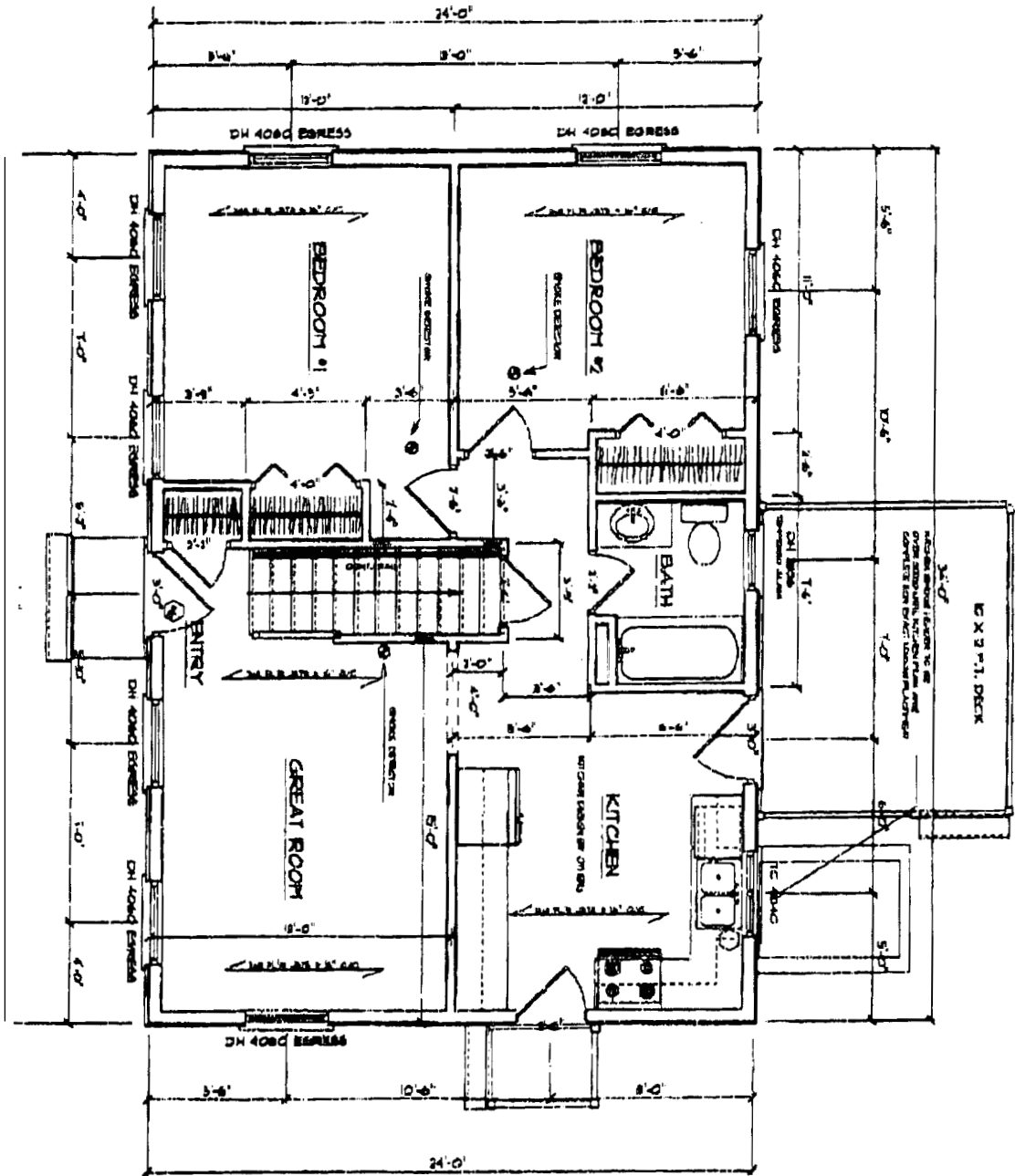
Flood Plains - Panel 7 - Zone X

24 x 32 = 768  
10 x 12 = 120  
8 x 12 = 96  
984 sq ft

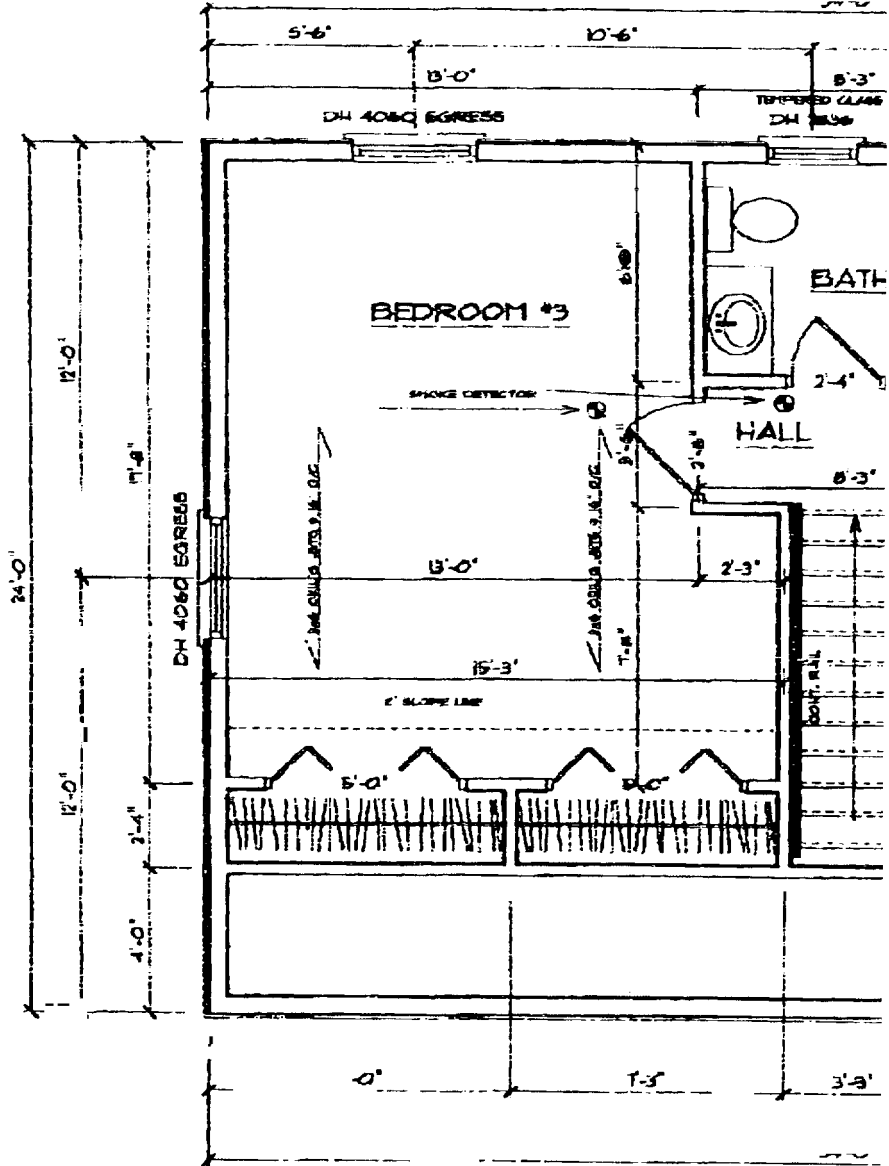
Demolition of the existing single family was taken out on  
permit # 05-0588 - NO DAYLIGHT BASEMENT  
shown

NOTE: ALL WINDOWS  
U-FACTOR = .31

MAIN FLOOR PLAN  
SCALE 1/4" = 1'-0"



10/13/2005 7:05 AM PLOTT FOR CAPE COS HOME DESIGN FC: 0924193 DRAW: 011 OF 011

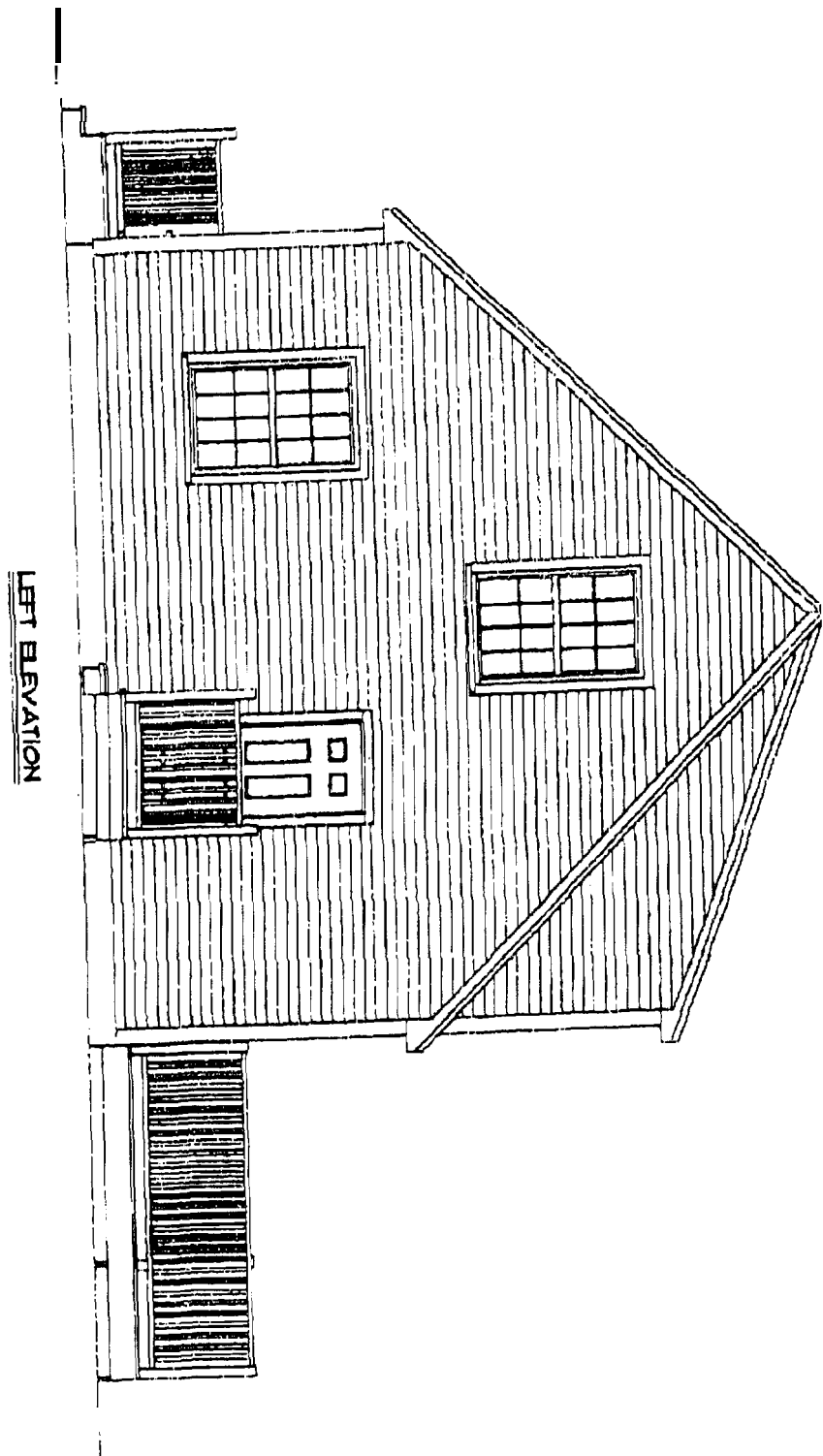


**SECOND FLOOR**

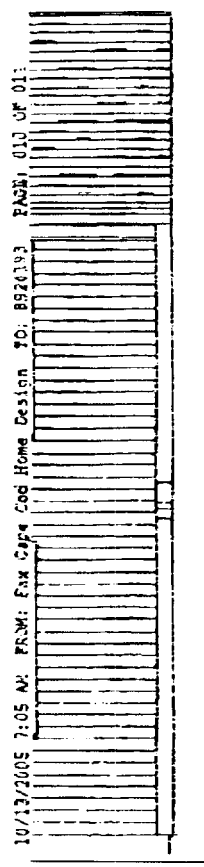
SCALE: 1/4" = 1'-0"

OCT-13-2005 10:08 PM PETER

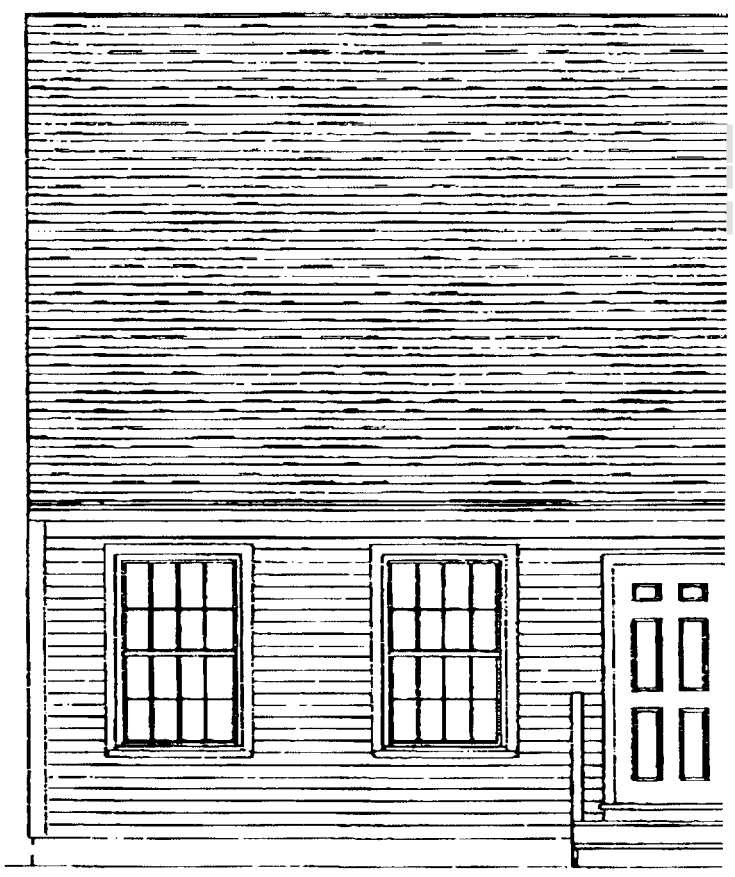
10/13/2005 1:05 AM PROJ: Fox Gate Cod House Design TC: 852419? PAGE: 007 OF 011



OCT-13-2005 10:07 PM PETER



10/13/2005 7:05 AM FROM: Fay Cape Cod Home Design TO: 8926193 PAGE: 010 OF 011



FRONT ELEVATION