

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

OPEN PERMIT ISSUED

MAR 25 2005

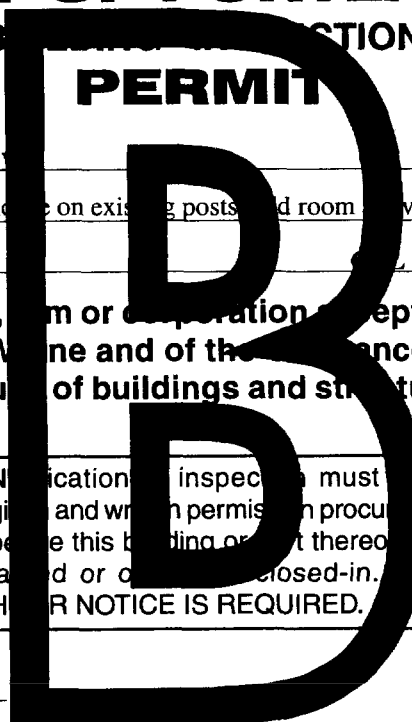
Permit Number: 050180

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT



This is to certify that Cassidy Christine /John Kiel
has permission to rebuild 26' x 23' portion of house on existing posts and room above, new 1st flr LR, new 2nd flr bedroom within same footprint
AT 683 Island Ave 092 F014001

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 altered or closed-in. 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

Jeanie Bourke 3/24/05
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: 05-0180	Issue Date: PERMIT ISSUED MAR 25 2005	CRI: 092 F014001
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Location of Construction: 683 Island Ave	Owner Name: Cassidy Christine	Owner Address: 1347 State St	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone: 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2
Past Use: Single Family Home	Proposed Use: SFW rebuild 26' x 23' portion of house on existing posts, add room above, new 1st flr LR, new 2nd flr bedroom within same footprint	Permit Fee: \$708.00	Cost of Work: \$36,646.56
Proposed Project Description: rebuild 26' x 23' portion of house on existing posts, add room above, new 1st flr LR, new 2nd flr bedroom within same footprint		CEO District: 2	Shoreland 8,977#
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group R3 Type SB Signature: JMB 3/24/05 Signature: JMB 3/24/05	
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: 02/17/2005	Zoning Approval	
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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"/>	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	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: JMB 3/24/05	Date: _____	Date: _____

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



Residential 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: 683 Island Ave, Peaks Island

Total Square Footage of Proposed Structure 508 (new) Square Footage of Lot 8917

Tax Assessor's Chart, Block & Lot
Chart# 42 Block# F Lot# 14

Owner: Christine Cassidy

Telephone: 207-262-5876
940-4775-

Lessee/Buyer's Name (If Applicable)

Applicant name, address & telephone:
Christine Cassidy
13-17 State St
Dezire, ME 04401

Cost Of Work: \$ 36,646.56
Fee: \$

Current Specific use: Summer Cottage

Proposed Specific use: SAME

Project description:

Remove front of cottage and rebuild on existing posts/foundation within same footprint adding room above. New 1st floor is living room new 2nd floor is bedroom. 26x23 portion of house

Contractor's name, address & telephone: John Kiely, 591 Island Ave, Peaks Island, 04102

Who should we contact when the permit is ready: Contractor

Mailing address:

Phone: 766-2026

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval or further information 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: Christine Cassidy

Date: 2/11/05

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0180	Date Applied For: 02/17/2005	CBL: 092 F014001
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Location of Construction: 683 Island Ave	Owner Name: Cassidy Christine	Owner Address: 1347 State St	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone (207) 766-2026
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: SFH/ rebuild 26' x 23' portion of house on existing posts, add room above, new 1st flr LR, new 2nd flr bedroom within same footprint	Proposed Project Description: rebuild 26' x 23' portion of house on existing posts, add room above, new 1st flr LR, new 2nd flr bedroom within same footprint
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/24/2005

Note: **Ok to Issue:**

- 1) As discussed, the stair rise maximum is 7-3/4"
- 2) In order to meet the maximum 50% expansion or 526 sf, the kneewalls cannot be more than 2' (24"), and the two dormers must be no more than 5' in width.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, or heatmg.

Comments:

02/1712005-ldobson: \$186 dollars from previous withdrawn permits - applied towards this current permit. LJD

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.

Bangor Savings Bank and its Title Insurer

The monumentation is ~~not~~ in harmony with current deed description.

The building setbacks are ~~not~~ in conformity with town zoning requirements "Grandfathered"

The dwelling does not fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency

The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0009 B

683 Island Avenue
Peaks Island
Portland, Maine

Job Number: 356-04

Inspection Date: 04-30-02

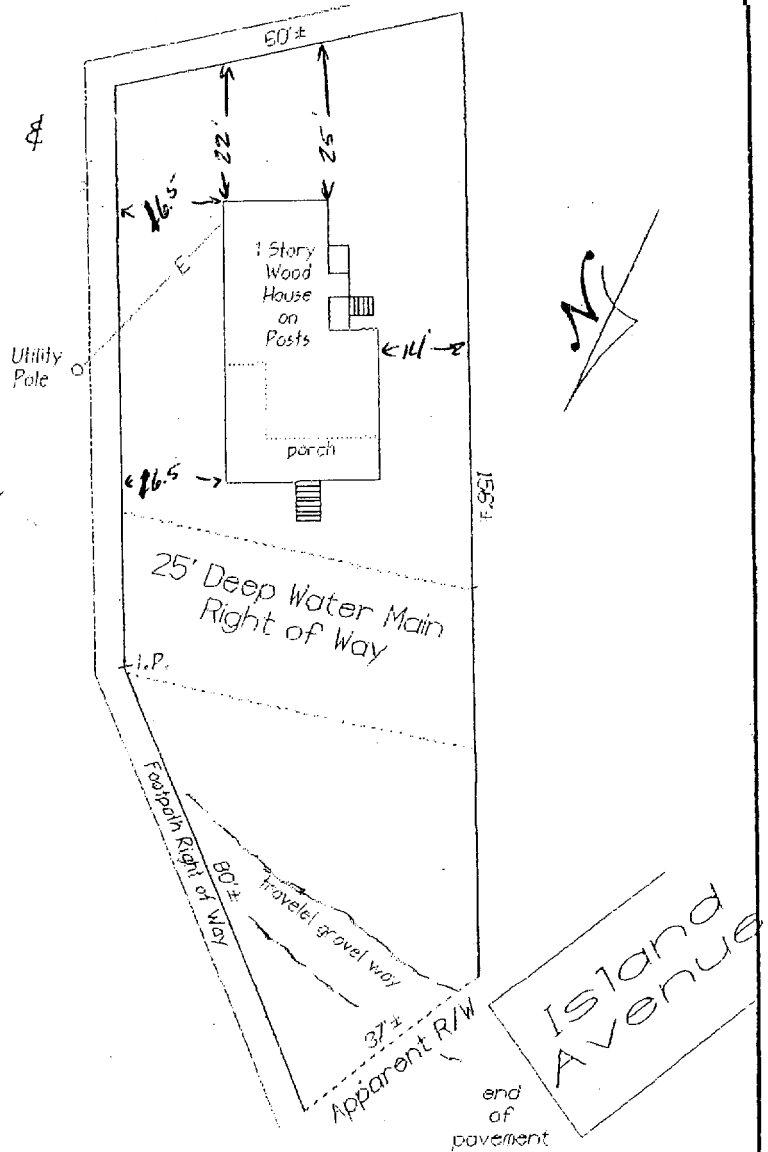
Scale: 1" = 30'

8977 SF

BUYER: Christine Cassidy &
Peter Y. Leong
SELLER: Patricia & Sam
Wainwright

*IP-2
Front + rear - 25'
Sides - 20'
Non-Conforming
TO LOT
SIZE*

*14-436 &
50%*



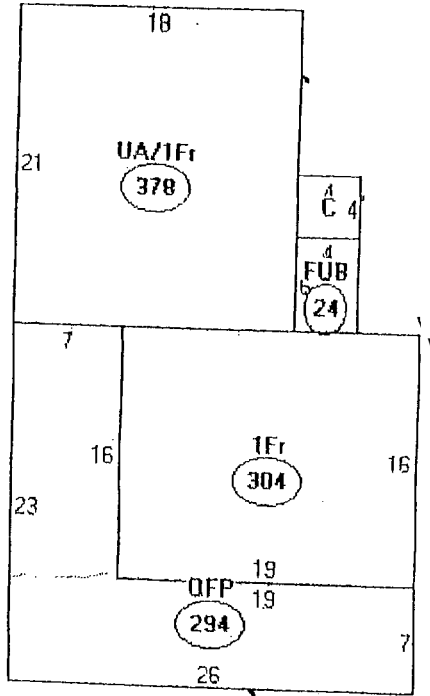
THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD THOSE THAT ARE EVIDENT ARE SHOWN THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone (207) 829-3959
Fax. (207) 929-3522



PLAN BOOK 14 PAGE 89 LOT 2
DEED BOOK 13431 PAGE 129 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *BFB*



Descriptor/Area

- A: UA/1Fr
378 sqft
- B: FUB
24 sqft
- C: QFP
16 sqft
- D: 1Fr
304 sqft
- E: QFP
294 sqft

1016
24
12

6x4 steps 1052
4x3 steps x 50%

526

$23 \times 26 = 598$

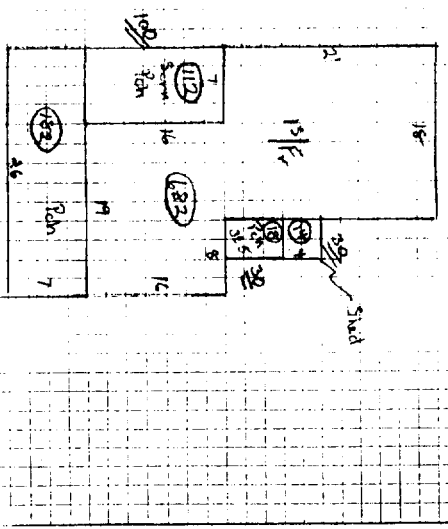
Over 72 SF

Lot 8977
x 20%

1,795.4

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP



FOUNDATION		CONSTRUCTION		PLUMBING		COMPUTATIONS	
CONCRETE	WOOD JOIST	BATHROOM	TOTAL	180	P. D.	710	S. D.
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM					
BRICK OR STONE	MILL TYPE	WATER CLOSET	FACT.	180			
PIERS	REIN. CONCRETE	LAVATORY					
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK					
	BATH	ALTO. WAT. HEAT					
	CEMENT	LAUNDRY TUBS					
EXTENSION WALLS	W. PINE	NO PLUMBING					
C. APPROX. 703	HARDWOOD	TILING					
WIDE FINISH	TERRAZZO	BATH F.L. & W.C.T.					
NO SHEATHING	TILE	TOILET F.L. & W.C.T.					
WOOD SHINGLES	ASBESTOS	CEILING					
ASBEST. SHINGLES	SUBSID. ON PLUMB	NO PLUMBING					
BRICK VENEER	BRICK VENEER	BED ROOM					
ENICK ON TILE	ENICK ON TILE	CORRIDOR					
SOLID BRICK	PLASTER	STAIR					
STONE VENEER	UNFINISHED	STAIR CASE					
CONG. OR CONC. BL.	FINISHED ATTIC	STAIR CASE					
5 1/2' SHINGLES	FINISHED ATTIC	STAIR CASE					
TERRA COTTA	RE. SPAL. ROOM	STAIR CASE					
VITROLITE	FINISHED ATTIC	STAIR CASE					
PLATE GLASS	FIN. PLATE	STAIR CASE					
INSULATION	HEATING	STAIR CASE					
WEATHERSTRIP	PIPELESS FURNACE	STAIR CASE					
	HOT AIR FURNACE	STAIR CASE					
ROOFING	FORCED AIR FURN.	STAIR CASE					
ASPH. SHINGLES	STEAM	STAIR CASE					
WOOD SHINGLES	HOT W. T. GR. VAPOR	STAIR CASE					
ASBEST. SHINGLES	NO HEATING	STAIR CASE					
SLATE TILE		STAIR CASE					
METAL		STAIR CASE					
COMPOSITION		STAIR CASE					
ROLL ROOFING		STAIR CASE					
INSULATION		STAIR CASE					
		STAIR CASE					

MATERIAL		TYPE		GRADE		TOTAL VALUE		SOURCE	
CONCRETE	WOOD JOIST	A	1	180	710	A			
CONCRETE BLOCK	STEEL JOIST	B				B			
BRICK OR STONE	MILL TYPE	C				C			
PIERS	REIN. CONCRETE	D				D			
CELLAR AREA FULL	FLOOR FINISH	E				E			
	BATH	F				F			
	CEMENT	G				G			
EXTENSION WALLS	W. PINE								
C. APPROX. 703	HARDWOOD								
WIDE FINISH	TERRAZZO								
NO SHEATHING	TILE								
WOOD SHINGLES	ASBESTOS								
ASBEST. SHINGLES	SUBSID. ON PLUMB								
BRICK VENEER	BRICK VENEER								
ENICK ON TILE	ENICK ON TILE								
SOLID BRICK	PLASTER								
STONE VENEER	UNFINISHED								
CONG. OR CONC. BL.	FINISHED ATTIC								
5 1/2' SHINGLES	FINISHED ATTIC								
TERRA COTTA	RE. SPAL. ROOM								
VITROLITE	FINISHED ATTIC								
PLATE GLASS	FIN. PLATE								
INSULATION	HEATING								
WEATHERSTRIP	PIPELESS FURNACE								
	HOT AIR FURNACE								
ROOFING	FORCED AIR FURN.								
ASPH. SHINGLES	STEAM								
WOOD SHINGLES	HOT W. T. GR. VAPOR								
ASBEST. SHINGLES	NO HEATING								
SLATE TILE									
METAL									
COMPOSITION									
ROLL ROOFING									
INSULATION									

YEAR	TOTAL VALUE	PERCENTAGE	REMARKS	VEA	YEAR
1951	180	710			

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

Card Number	1 of 1
Parcel ID	092 F014001
Location	683 ISLAND AVE
Land Use	SEASONAL
Owner Address	CASSIDY CHRISTINE 1347 STATE ST VEAZIE ME 04401
Book/Page	17647/278
Legal	92-F-14 ISLAND AVE PEAKS ISLAND 8977 SF

Valuation Information

Land	Building	Total
\$79,380	\$34,860	\$114,240

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1910	Cottage	1	662	0.206	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		3	Unfin	Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
05/01/2002	LAND + BLDING	\$330,000	17647-278
11/01/1997	LAND + BLDING	\$125,000	13431-129

Picture and Sketch

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

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

New Search!

February 11,2005

Ms. Tammy Munson or
Ms. Jeannie Bourque
City of Portland
389 Congress Street
Portland, ME 04101

Dear Tammy and Jeannie:

We are resubmitting plans for the cottage on Peaks Island. I am sure you will remember our leaky, rotten roof situation. We will be away for a short time, but any questions you have, you may contact John Kiely, the carpenter, at **766-2026**. I have enclosed receipts from prior checks written for applications. Please fill out the enclosed check for the balance due.

We will use Bill Flynn for all of the electrical and he will apply for his own permit. There is no heating system or plumbing.

Thanks for your help in this matter.

Sincerely,



Christine Cassidy

Enclosures