

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 80 New Island Ave, Peaks Isl		Owner: Weigle, Michael	Phone: 766-5069	Permit No: <b>980912</b>
Owner Address: 4 Oaklawn Rd, P.I. 04108		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Owner		Address:		Phone:
Past Use: 1-fam	Proposed Use:	COST OF WORK: <i>3000</i> \$ 11,700.00	PERMIT FEE: <i>55</i> \$ 80.00 ( <i>45</i> )	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:                  AUG 18 1998  <b>CITY OF PORTLAND</b> </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: - Type: <i>ok with conditions</i>	
Proposed Project Description: <del>Room addition, stairs &amp; deck, also a separate shed</del> <i>Scrapped these plans because of setbacks</i>		Signature:	Signature: <i>8/1/98</i>	
Permit Taken By: SP		Date Applied For: 04 August 1998	Zone: CBL: 084-C-006 IR-2 Zoning Approval: <i>OK 8/1/98</i> Special Zone or Reviews: <i>N/A</i> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>N/A zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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..

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: *S*

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 05 August 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **2**  
*KCLTR*

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Owner Address: 4 Oaklawn Rd, P.O. 04108		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:                  AUG 18 1998  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-100		Proposed Use:		COST OF WORK: \$ 11,700.00 PERMIT FEE: \$ 80.00			
Proposed Project Description: <i>Room addition, stairs &amp; deck, also a separate shed scrapped these plans because of setbacks</i>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: IR-2 084-C-006	
		Signature:		Signature:		Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: Date:		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"/>	
Permit Taken By: SP		Date Applied For: 05 August 1998					

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SCANNED

PERMIT ISSUED  
WITH REQUIREMENTS

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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 2

*K. R. R.*

COMMENTS

8-19-98 Left Message to mark Re & so I could  
check Set Back

8-20-98 Set Back is OK 20' 4" (T)

Blank lined area for additional handwritten notes.

Inspection Record

Type

Date

Foundation: \_\_\_\_\_

Framing: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Final: \_\_\_\_\_

Other: \_\_\_\_\_

Blank lines for handwritten entries in the inspection record table.

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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>80 New Island Ave Peaks Is.</u>		
Tax Assessor's Chart, Block & Lot Number Chart# <u>084</u> Block# <u>C</u> Lot# <u>2</u>	Owner: <u>Michael Weigle</u> <u>4 Oaklawn Rd</u> <u>P.I. 04108</u>	Telephone#: <u>766-5069</u>
Owner's Address: <u>80 New Is. Ave</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$11,700.</u> Fee <u>\$80.<sup>00</sup></u>
Proposed Project Description:(Please be as specific as possible) <u>Room addition, stairs, deck, also a separate shed.</u>		
Contractor's Name, Address & Telephone <u>Self</u>		Rec'd By: <u>[Signature]</u>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment. HVAC equipment (air handling) or other types of work that may require special review must be included.



**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/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>Michael A. Weigle</u>	Date: <u>8-3-1998</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Bldg / LAND USE - ZONING REPORT

ADDRESS: 80 New Island Ave P.I. DATE: 8/14/98

REASON FOR PERMIT: Shed only

BUILDING OWNER: Michael Waigler C-B-L: 84-C-6

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_  
#9, #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

⑨ Other requirements of condition PLEASE CONTACT your code enforcement office  
for inspections of the setbacks and construction within  
24 hours of completion.

⑩ Since your scope of work was reduced, you may bring in  
your original receipt for a partial refund.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

Applicant: Michael Waigla

Date: 8/14/98

Address: 80 New Island Ave. P.I.

C-B-L: 04-C-6

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - shed only (plans revised for shed only because of setbacks, the rest of plans have been scrapped)

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 25' shown

Side Yard - 20' req - will set at 20' per owner

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

8/14/98  
per owner

# THIS IS NOT A BOUNDARY SURVEY

## MORTGAGE LOAN INSPECTION PLAN

NEW ISLAND AVENUE  
PEAKS ISLAND, MAINE

No. 630

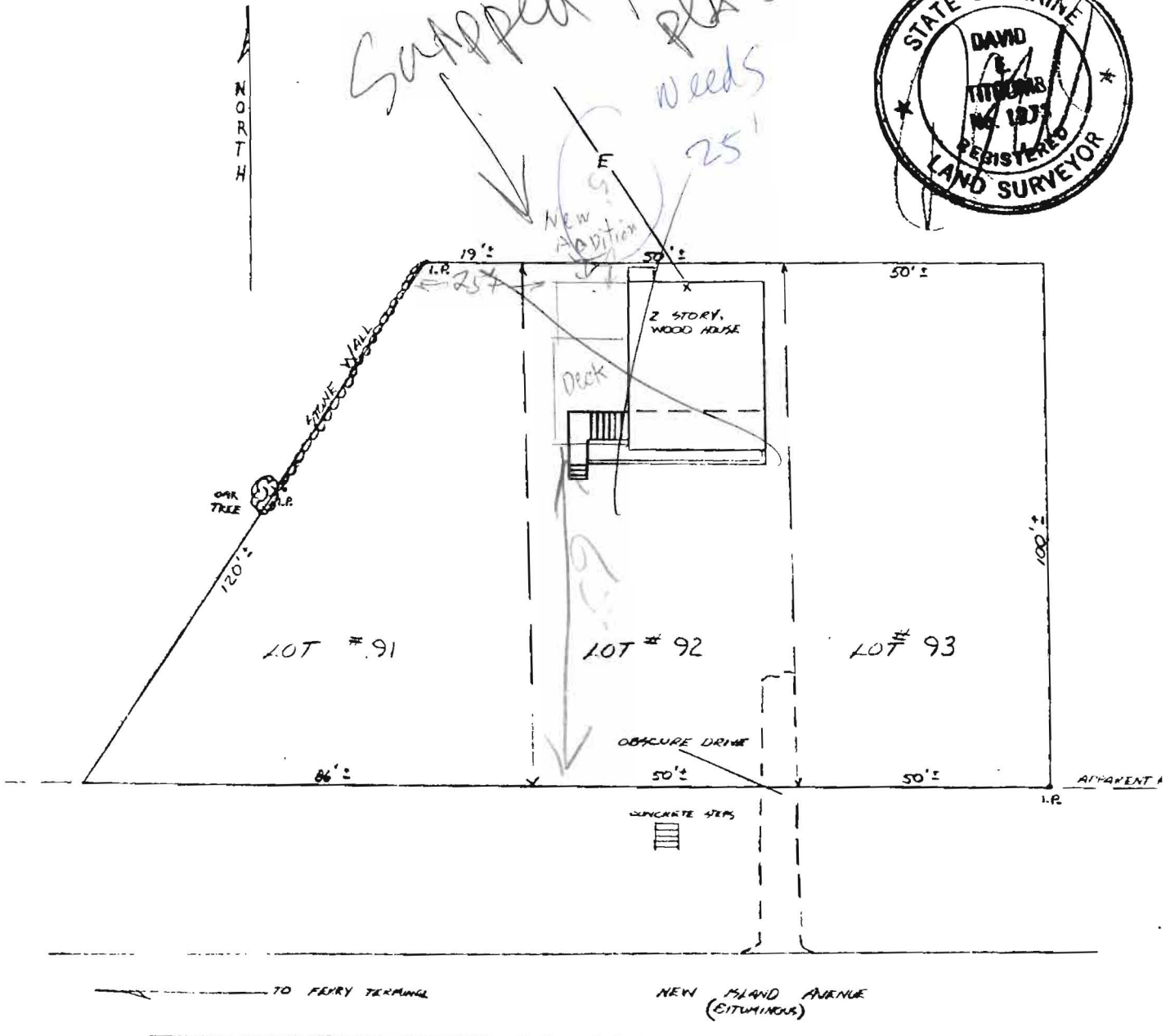
TO THE LENDING INSTITUTION AND ITS TITLE INSURER —  
I hereby certify that the location of the dwelling shown  
on this plan did conform with the local zoning  
laws in effect at the time of construction. The property  
does not fall within a special flood hazard zone.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY CUMBERLAND

NOTE: AGE OF DWELLING IS NOT ON  
RECORD, PRESUMED TO BE  
GRAND FATHERED.

PLAN BOOK 13 PAGE 117 LOTS 91, 92, & 93

*Supped these  
plans  
weeds  
25'*



**THIS IS NOT A BOUNDARY SURVEY.** This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of

Date JUNE 10, 1988 Scale 1" = 30'

# THIS IS NOT A BOUNDARY SURVEY

## MORTGAGE LOAN INSPECTION PLAN

NEW ISLAND AVENUE  
PEAKS ISLAND, MAINE

No. 6

TO THE LENDING INSTITUTION AND ITS TITLE INSURER —  
I hereby certify that the location of the dwelling shown  
on this plan did conform with the local zoning  
laws in effect at the time of construction. The property  
does not fall within a special flood hazard zone.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY CUMBERLAND

**NOTE:** AGE OF DWELLING IS NOT ON  
RECORD, PRESUMED TO BE  
GRAND FATHERED.

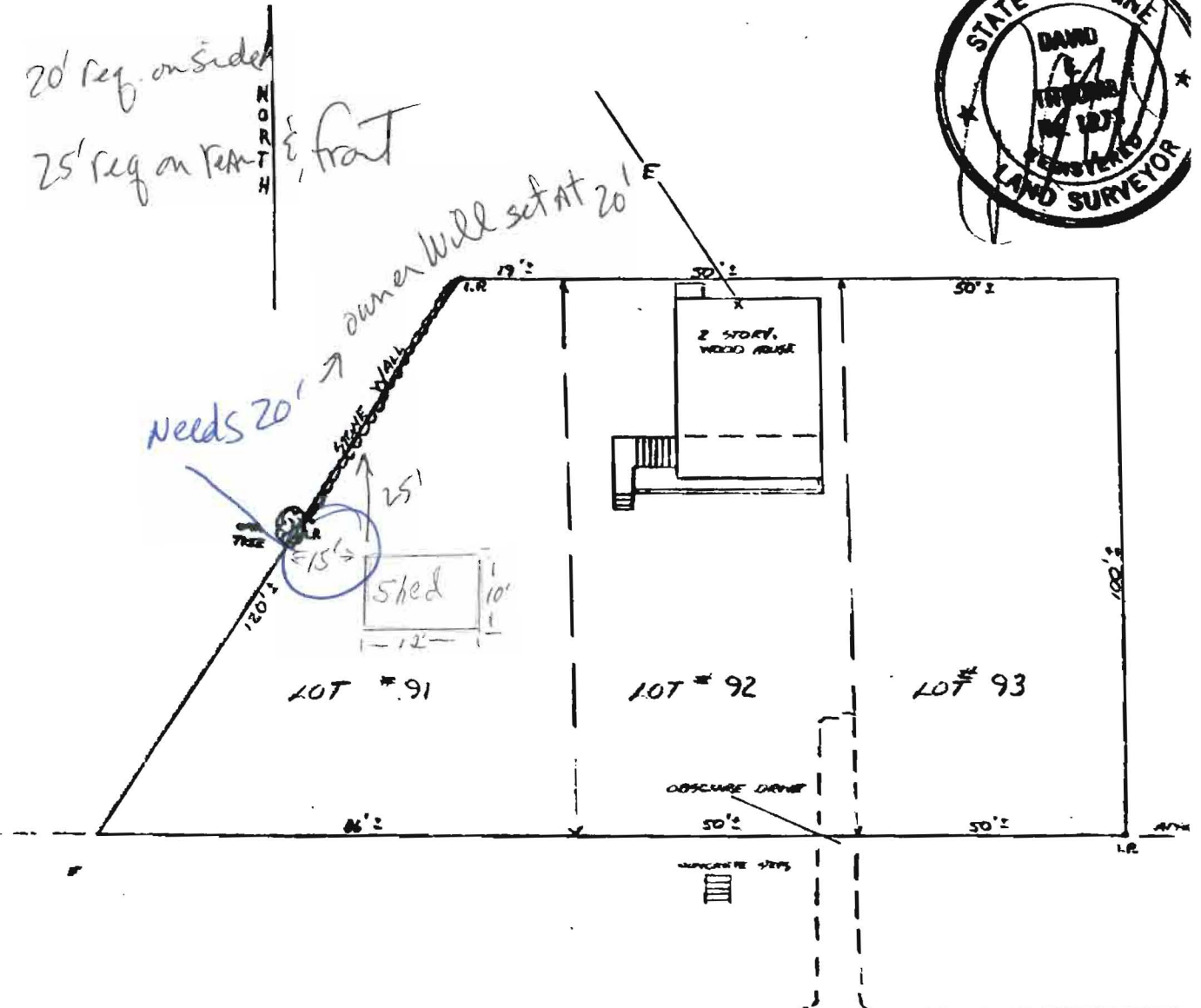
PLAN BOOK 13 PAGE 117 LOTS 91, 92, & 93



20' req. on side

25' req. on rear & front

needs 20' → owner will set at 20' E



TO HENRY TOWNSEND

NEW ISLAND AVENUE  
(SITUATION)

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strictly on information provided by others and  
does not take into consideration any conflicts  
which obfusing descriptions may contain.  
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The certifications are for mortgage purposes only.

Date JUNE 10, 1988 Scale 1" = 30'



Base 8 concrete blocks  
Joists 2"x6"...16" OC supports under seams  
1/2" CDX ply deck  
2"x4" studs 16" OC  
2"x4" collar ties  
2"x4" rafters 16" OC  
1/2" CDX ply roof sheathing  
Wall sheathing 1"x6" V match T & G  
1 doublehung window  
1 door 45"  
Ashphalt shingles w/drip edge



10' x 12'

10'x12' Shed

2-12'x2"x4"

10-10'x2"x6"

28 -14'x2x4 studs & rafters

4-10'x2"x4"

4-12'x2"x4"

<sup>400</sup>  
~~380~~sq ft. 1"x6" T&G/VMatch 10' & 12'

6-14'x1"x5"

4-8'x1"x5"

4-8'x1"x4"

7-4'x8'x1/2"cdx ply.

8 -14'x1"x6" T&G/VMatch door

2-8'x1"x4" #3

6 Bundles Asphalt Shingles

Window Double sash over under 1 light *20x310?*

Hinges 4" or 5" & Hasp (*3 ea 5" & 3 ea 4" black*)

5-10' Dripedge Alum.

1 1/4" gal screws

1# 6d finish gal

2# 6d common

3# 12d common gal

Hip Roof to match house

*[Handwritten signature]*

Asphalt shingles

2"X8" Rafter 16" oc

2"X10"

C D X

C D X

4"X10" over windows  
12 2X10

C D X

→ stud pocket

boards

C D X

14X14

Support between windows



Windows by Queen

Stair 8' x 11 1/2" tread 7 1/2" risers

Cement Landing

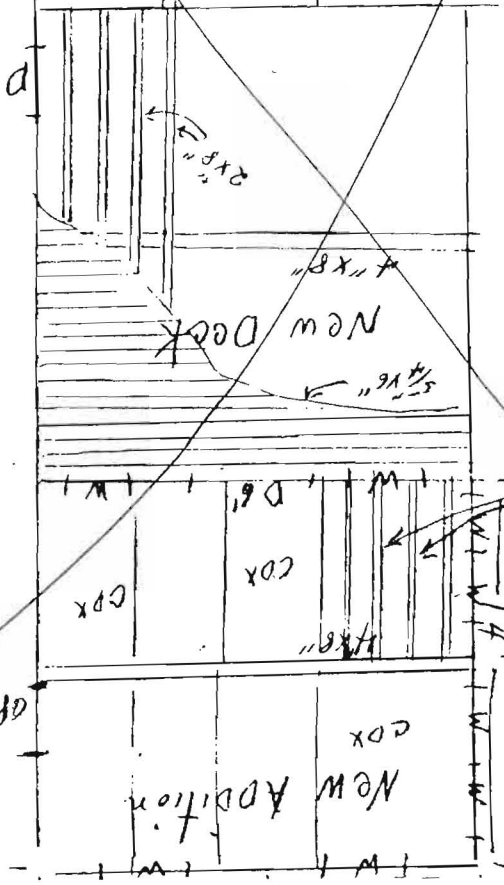
Platform

2x12" Runners

Deck

Deck  
2x8" Joists  
Carrying timber center  
5/4" x 6" Decking  
Pressure treated on Sonotube  
4x4" pt rail posts  
2x6" Rals top  
1x4" Balusters 4" between  
Hx6" posts under deck

Pressure treated on Sonotube  
2x10" Joists  
Carrying timber center  
sub floor 1/2" cdx  
2x6" studs 16 00  
2x6" ceiling stanger 16 00  
2x8" Rasters 16 00  
CDX Sheathing side + roof  
1" sliding clappers  
2x10" beam



Existing House

New Addition

Opening

**BUREAU OF TAXATION**



FILE BOTH COPIES OF THIS FORM WITH COUNTY REGISTRY OF DEEDS DO NOT DETACH!

Property Tax Division  
 State House Station #24  
 Augusta, Maine 04333

**REAL ESTATE TRANSFER TAX DECLARATION** TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP Portland		COUNTY Cumberland		BOOK	PAGE	
(REGISTRY USE ONLY)						
2. GRANTEE (BUYER) IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) 1997 Weigel Family Trust						
546 62 9060 175 36 3880						
3. NUMBER AND STREET		CITY OR TOWN		STATE AND ZIP CODE		
4. GRANTOR (SELLER) IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S) Woodman, June M. Woodman, Robert P., Jr.						
047-24-2479 270 50 7878						
5. NUMBER AND STREET 80 New Island Ave.		CITY OR TOWN Portland		STATE AND ZIP CODE ME 04101		
PROPERTY	6. TAX MAP & LOT NUMBER (Required) Map 84 Lot 6-78				Warning to Buyer! If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.  <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)					
	7. DATE OF TRANSFER MO. DAY YR. (Use numerals)    7    31    98					
CONSIDERATION	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If no consideration is involved, tax is to be computed based on the value of the property. Value is the estimated price or cash worth the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax incidence is equally divided between the buyer and seller.) <b>if exempt, complete line 9</b>					\$ 136,500 .00
EXEMPTION	9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be exempt pursuant to M.R.S.A. 36 §4641-C)					
SPECIAL CIRCUMSTANCES	10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) <b>PLEASE EXPLAIN BASIS OF VALUE.</b>					
INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to the Maine Bureau of Taxation within 30 days after date of transfer.					
	<input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> seller has qualified as a Maine resident, <input type="checkbox"/> a waiver has been received from the State Tax Assessor, <input type="checkbox"/> consideration for the property is less than \$50,000. <input type="checkbox"/> foreclosure sale; exempt per 36 MRSA §5250-A, sub§ 3-A					
OATH	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.					
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE		
Michael Weigel		7-31-98	Robert P. Woodman by June M. Woodman	7/30/98		
June M. Weigel		7-31-98	June M. Woodman	7/30/98		

