

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 01-1552	Issue Date: JAN 22 2002	CBL: 084 E004001 6 15
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Location of Construction: 14 Ryefield St. Peaks Island	Owner Name: Mollus / Trimbley	Owner Address: 216 Lowell Ave	Phone: 617-969-1936
Business Name: n/a	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland	Phone: 2078799787
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Summer Camp	Proposed Use: Summer Camp / Add one bedroom to second floor over existing living room.	Permit Fee: \$534.00	Cost of Work: \$85,000.00	CEO District: 3
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Proposed Project Description: Build bedroom to second floor.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B3</i> Type: <i>SB</i> <i>BOCA 49</i>
	Signature: _____	Signature: <i>[Signature]</i>

Permit Taken By: gg	Date Applied For: 12/19/2001	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>yes within 75' of H2O</i></p> <p><input type="checkbox"/> Wetland <i>30% rule</i></p> <p><input type="checkbox"/> Flood Zone <i>Panel 15 just outside of flood zone</i></p> <p><input type="checkbox"/> Subdivision <i>Zone C</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>1/14/02</i></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 District 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: <i>[Signature]</i></p>
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PERMIT ISSUED
JAN 22 2002
CITY OF PORTLAND

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 and regulations within the 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.

<i>[Signature]</i>			
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
<i>William C. Clifton</i>	<i>PRESIDENT HBI</i>	<i>01/22/02</i>	<i>252-3551</i>
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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.

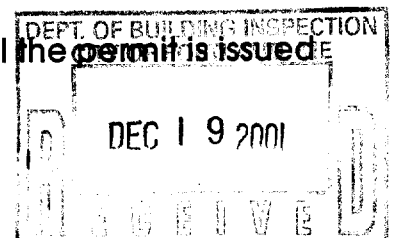
Location/Address of Construction: <u>14 RYEFIELD ST., PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>287 S.F.</u>	Square Footage of Lot <u>3375 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>E</u> Lot# <u>4/15</u>	Owner: <u>CYNTHIA MOLLUS AND ROGER TRIMBEY</u> <u>216 LOWELL AVE, NEWTON, MA.</u>	Telephone: <u>617 969-1936</u>
Lessee/Buyer's Name (If Applicable) <u>/</u>	Applicant name, address & telephone: <u>HORIZON BUILDERS, INC.</u> <u>P.O. BOX 802 PORTLAND, ME.</u> <u>879-9787</u>	Cost Of Work: <u>\$ 85,000</u> Fee: <u>\$ 534-</u>
Current use: <u>SUMMER CAMP</u>		
If the location is currently vacant, what was prior use: <u>/</u>		
Approximately how long has it been vacant: <u>/</u>		
Proposed use: <u>SAME</u>		
Project description: <u>ADD ONE BEDROOM TO SECOND FLOOR OVER EXISTING LIVING ROOM. REPLACE ROTTEN FTG. POSTS. SIDING. INSULATE.</u>		
Contractor's name, address & telephone: <u>HORIZON BUILDERS, INC.</u> <u>P.O. BOX 802, PORTLAND, ME. 04104 207-879-9787</u>		
Who should we contact when the permit is ready: <u>TOM CHILDS</u>		
Mailing address: <u>SAME</u>		
PLEASE CALL!		Phone: <u>252-3552</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>Thomas Childs</u>	Date: <u>12-13-01</u>
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This is not a permit, you may not commence ANY work until the permit is issued



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

DC **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

WCC **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

WCC **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

WCC If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

N/A **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

William C. Oltz
Signature of applicant/designee

01/22/02
Date

Signature of Inspections Official

Date

CBL:

B? #

Application ID Number: 1-1552

Department: Zoning

Status: Approved with Conditions

Approvers: Marge Schmuckal

Comments: 14 Ryefield St., Peaks Island

Approval Date: 01/14/2002

Issue By Date: 01/11/2002

OK to Issue Permit Name: Marge Schmuckal Date: 01/14/2002

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

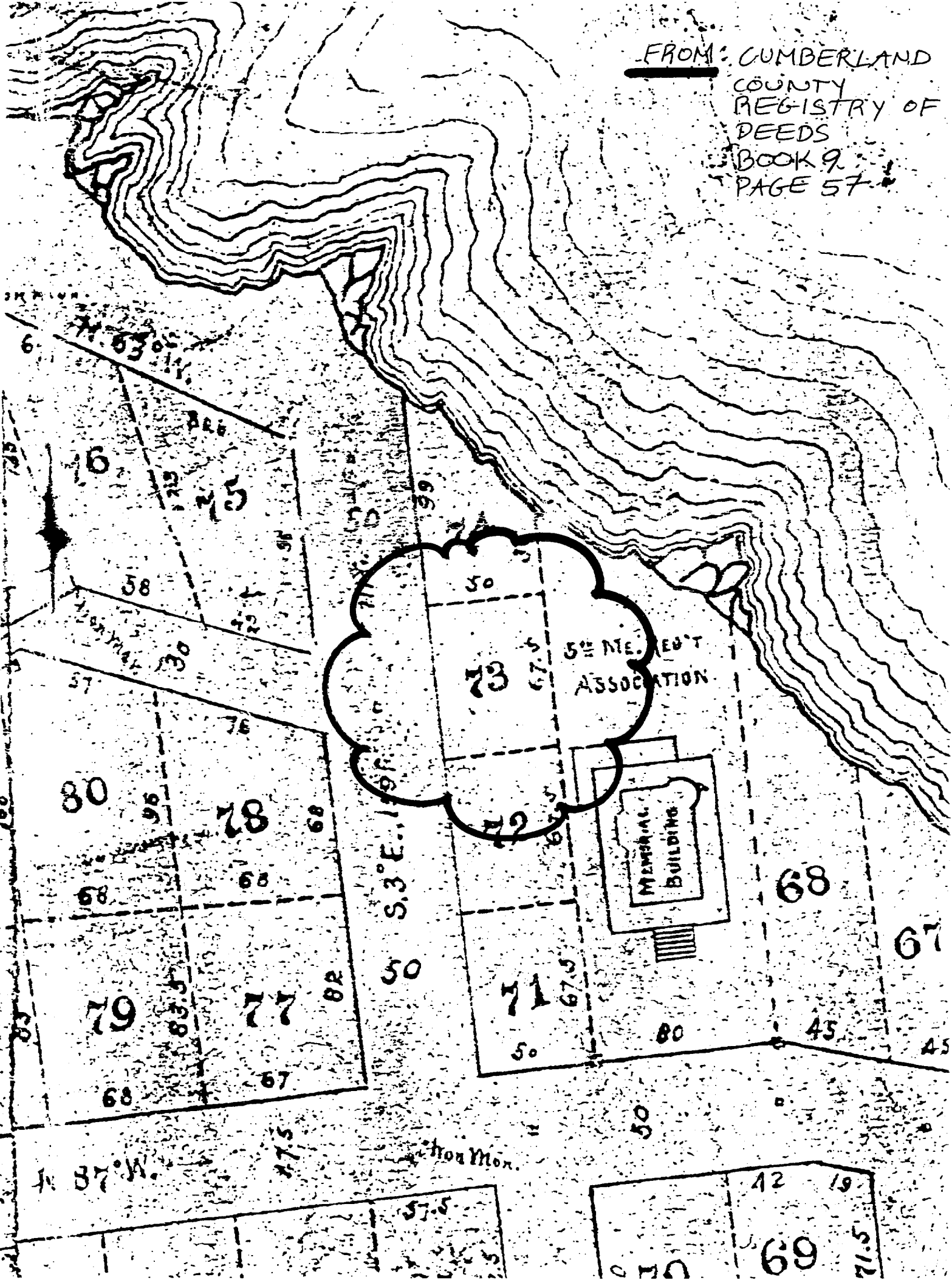
This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

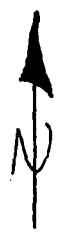
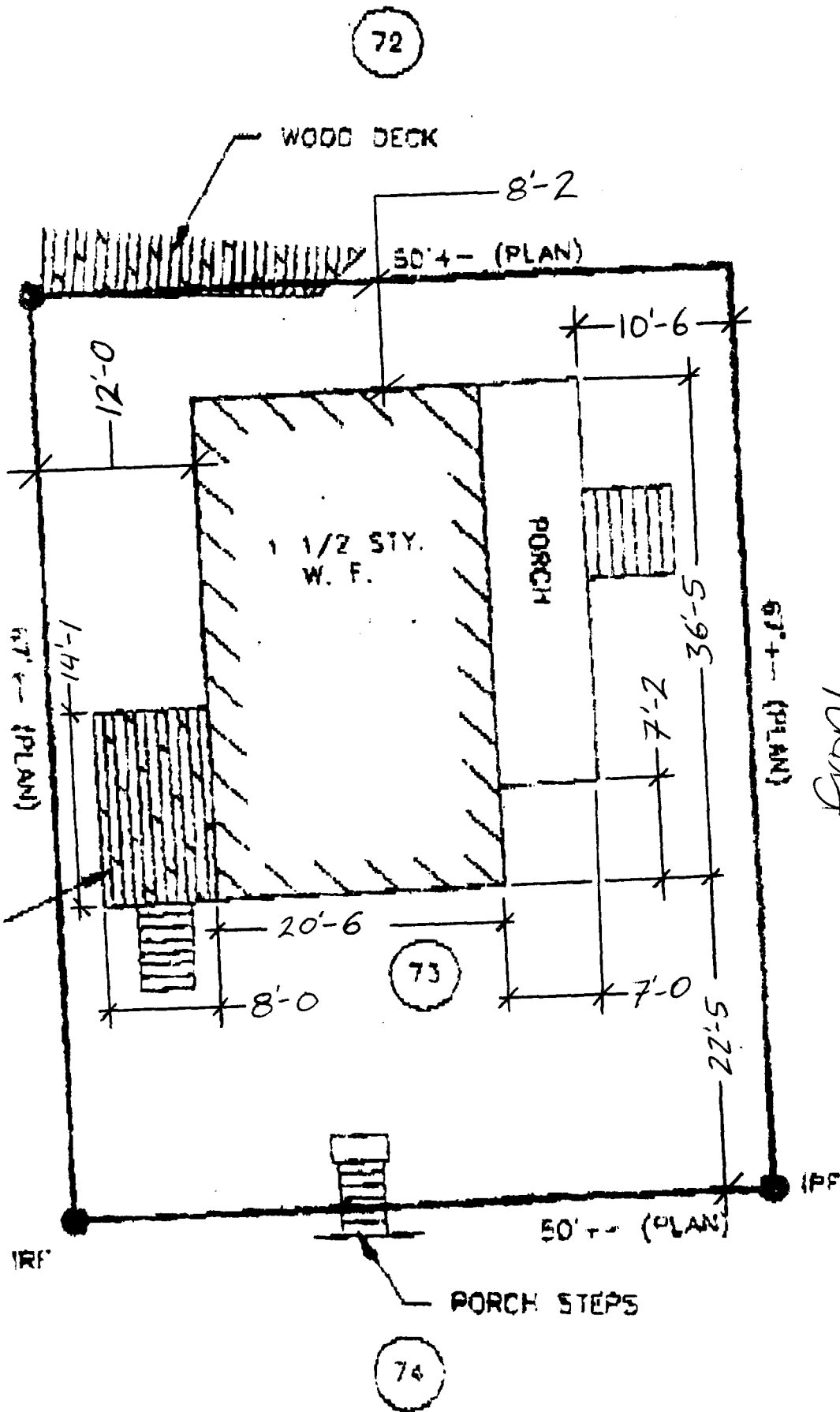
Separate permits shall be required for future decks, sheds, pools, and/or garages.

You are located in a Shoreland Zoning area which restricts the amount of increase of floor area AND volume to 30 percent. Your present application shows that you are meeting that requirement. If there are any changes at all to your plans, this office shall be notified PRIOR to the implimentation to those changes. This office shall require a permit to show those plans for reviews and approvals.

Create Date: 12/26/2001 By: gg Issue Date: 01/14/2002 By: mes

FROM: CUMBERLAND
COUNTY
REGISTRY OF
DEEDS
BOOK 9
PAGE 57





RYEFIELD STREET

FRONT
(GRAVEL)

72

73

74

WOOD DECK

1 1/2 STY.
W. F.

PORCH

PORCH STEPS

50'-4" (PLAN)

8'-2"

10'-6"

12'-0"

36'-5"

7'-2"

20'-6"

8'-0"

7'-0"

22'-5"

67'-4" (PLAN)

67'-1" (PLAN)

50'-4" (PLAN)

IRF

IRF



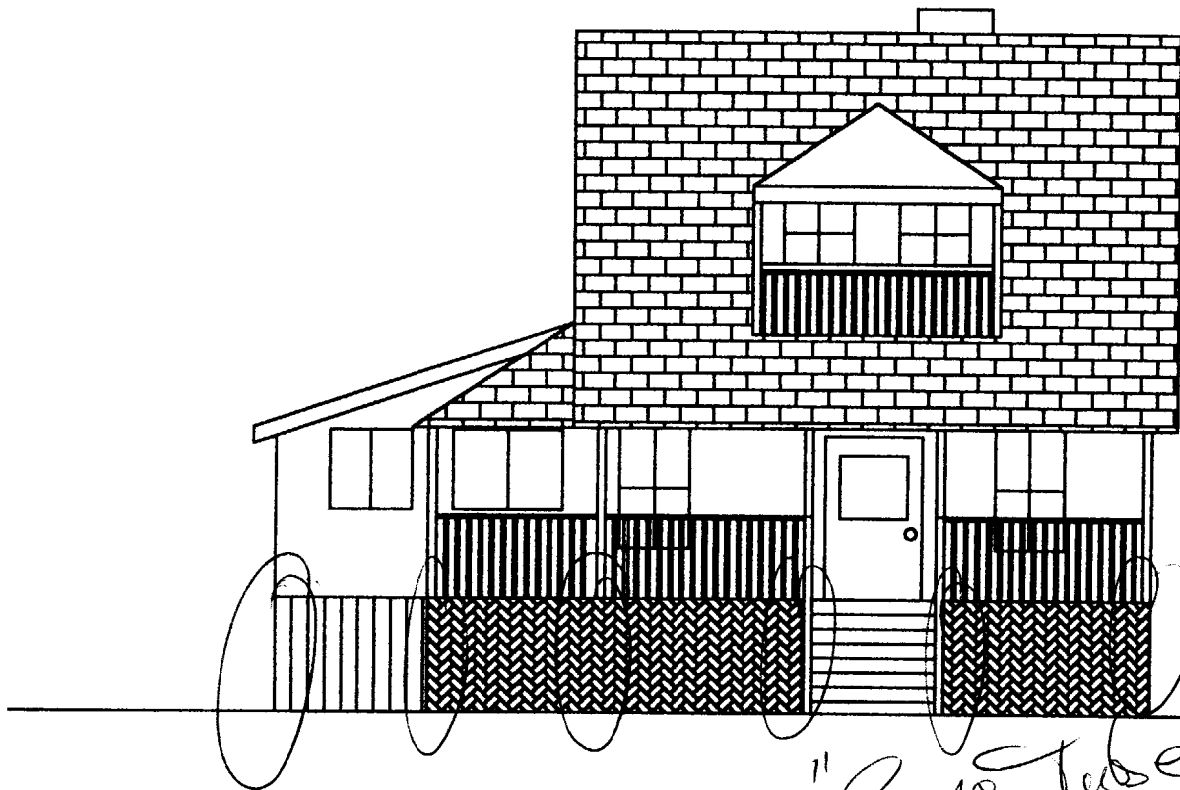
EXISTING WEST ELEVATION

DATE 2/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1'		BY G.E.F.	DRAWING NO. 1



EXISTING EAST ELEVATION

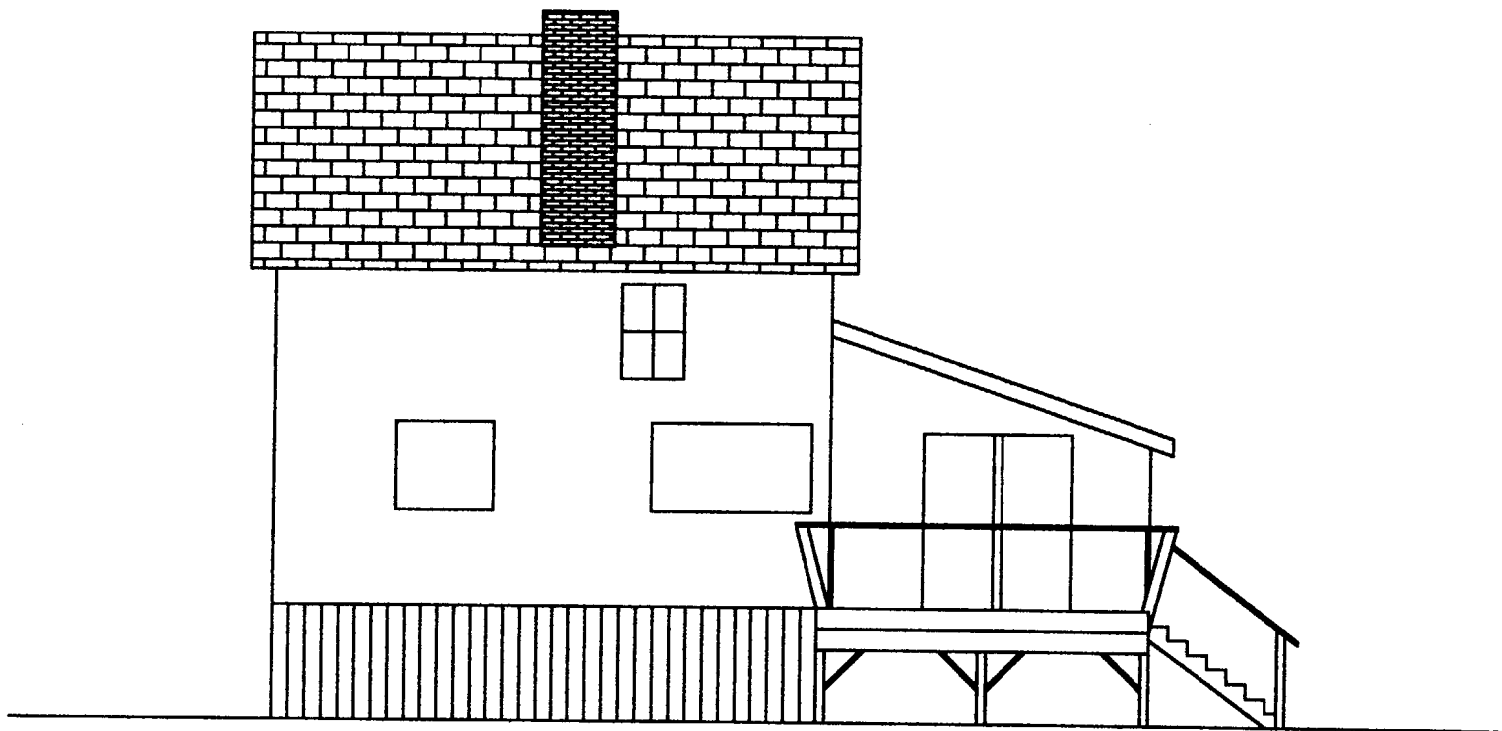
DATE 2/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1'		BY G.E.F.	DRAWING NO. 2



10" Sono Tube w/ Footers

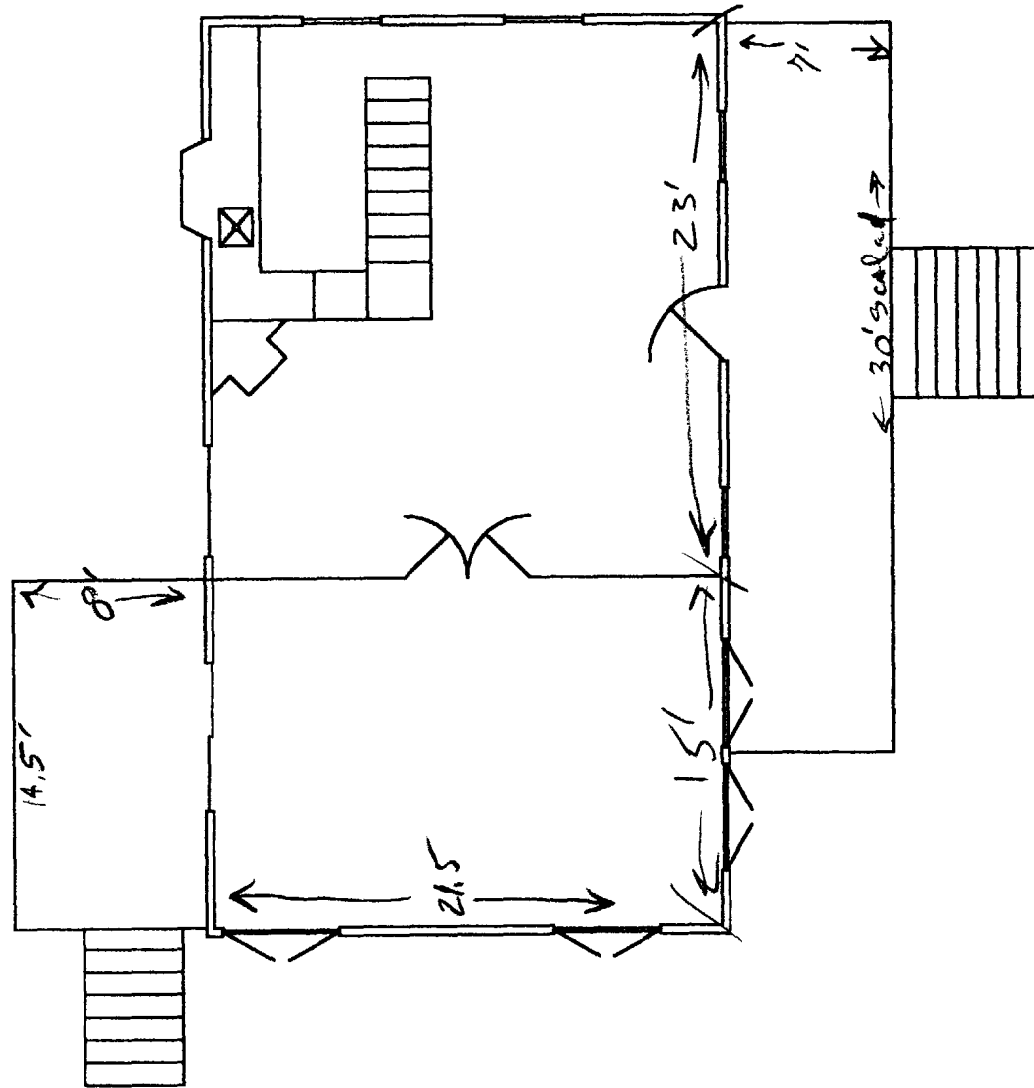
EXISTING NORTH ELEVATION

DATE 2/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1'		BY G.E.F.	DRAWING NO. 3



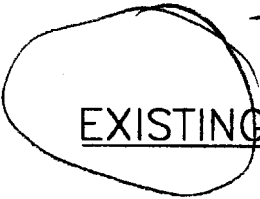
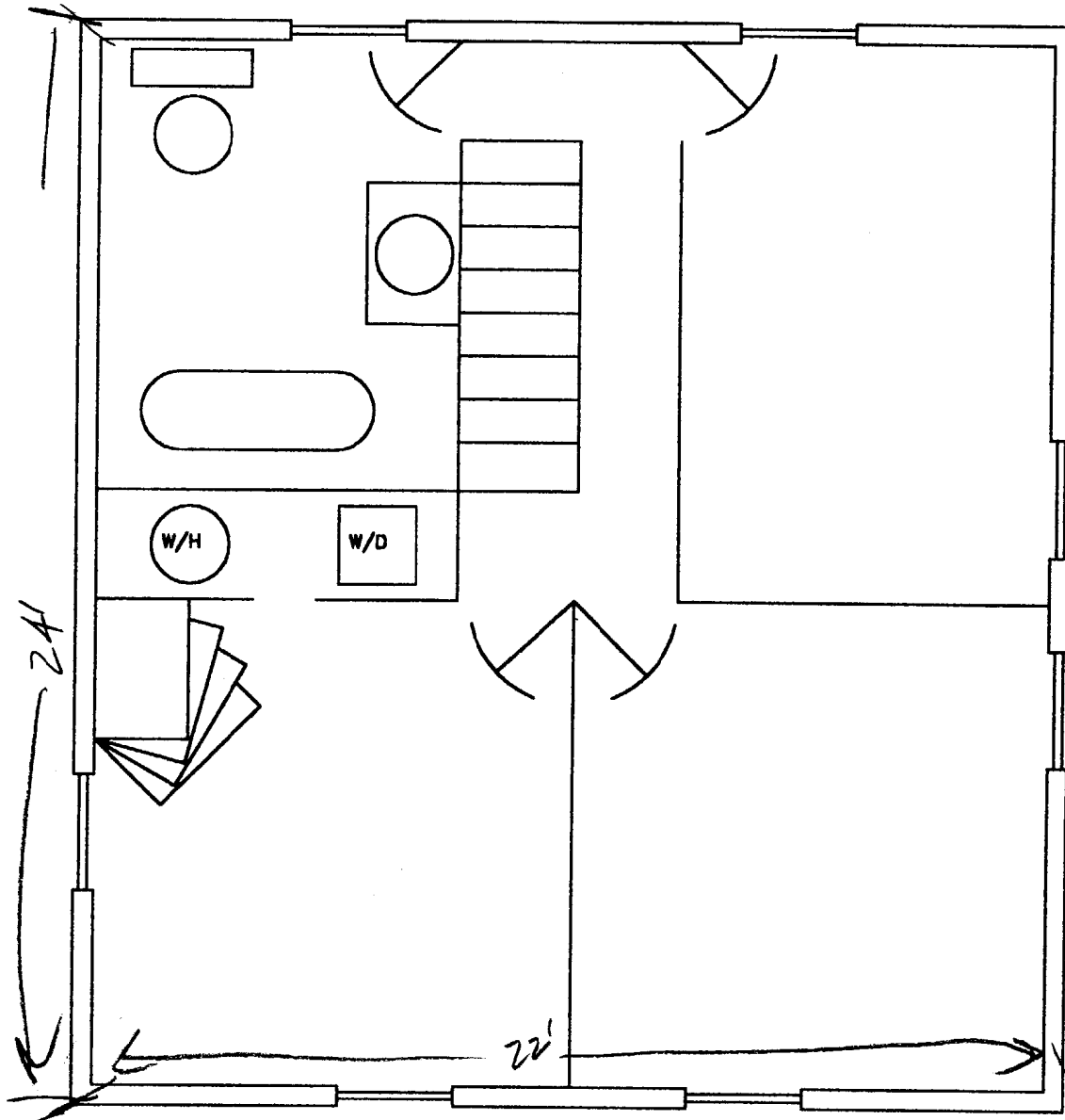
EXISTING SOUTH ELEVATION

DATE 2/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1' BY G.E.F.			DRAWING NO. 4



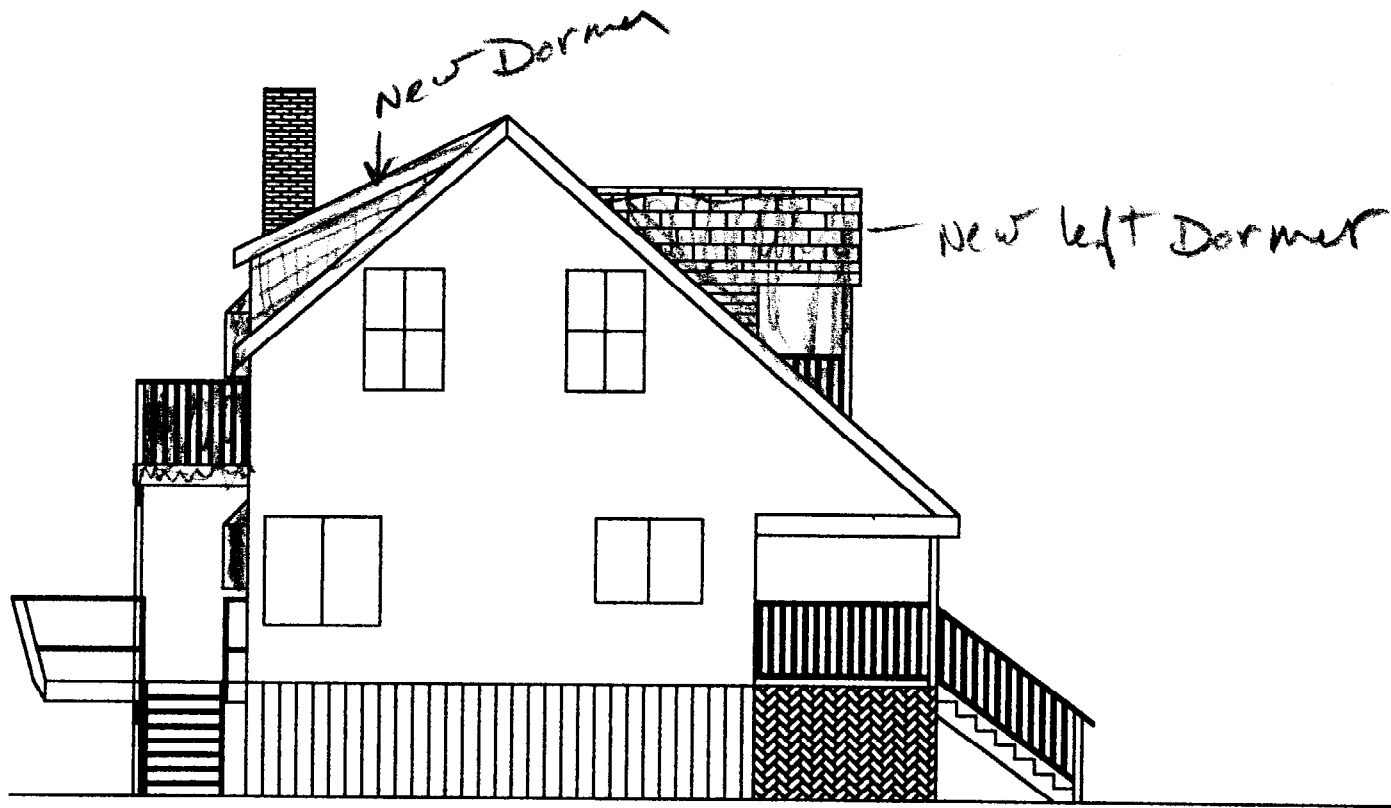
EXISTING FIRST FLOOR PLAN

DATE 2/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1'		BY G.E.F.	DRAWING NO. 5



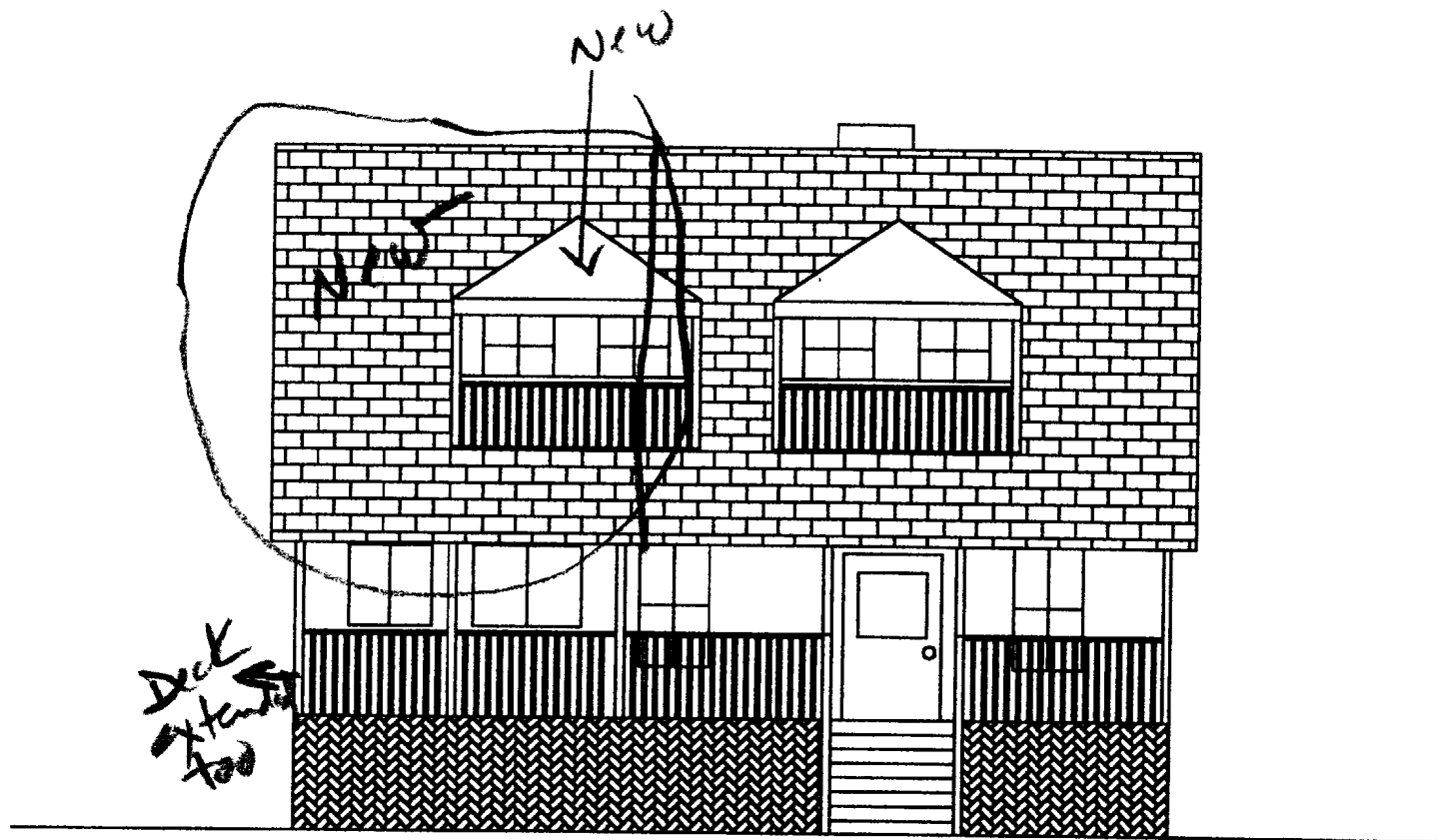
EXISTING SECOND FLOOR PLAN

DATE 2/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/4" = 1' BY G.E.F.		DRAWING NO. 6	



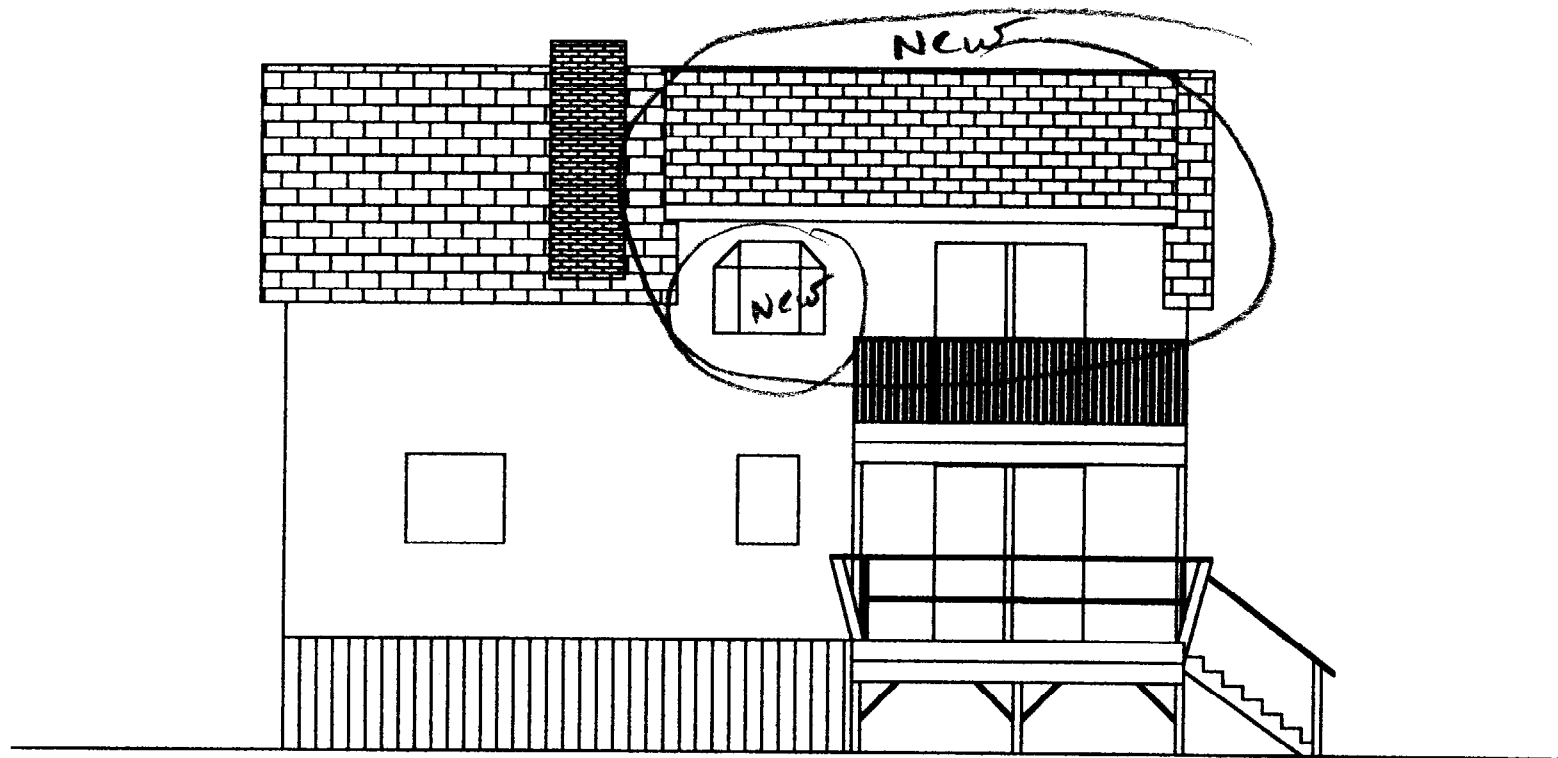
PROPOSED EAST ELEVATION

DATE 2/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1'		BY G.E.F.	DRAWING NO. 7



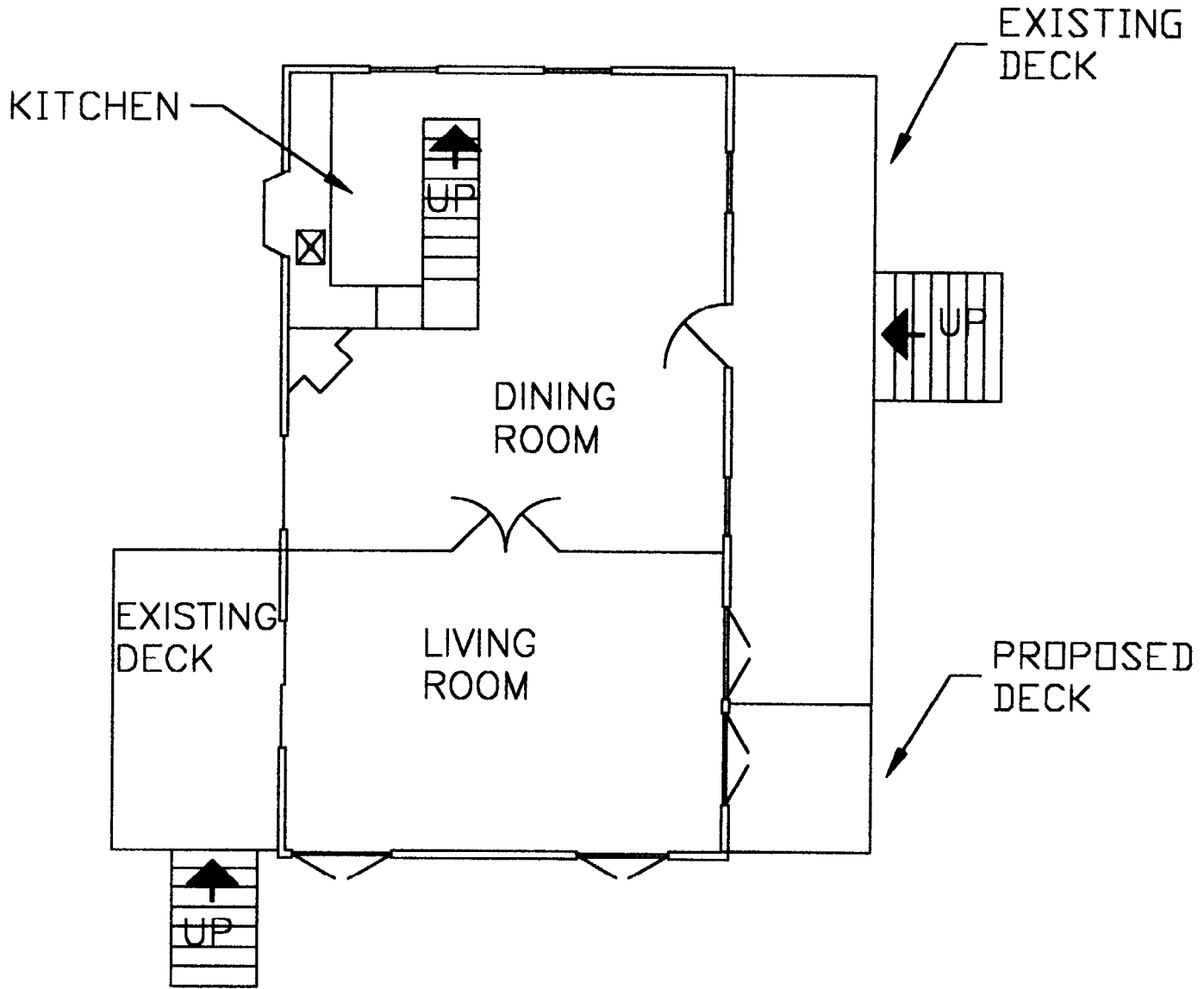
PROPOSED NORTH ELEVATION

DATE 2/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1'		BY G.E.F.	DRAWING NO. 8



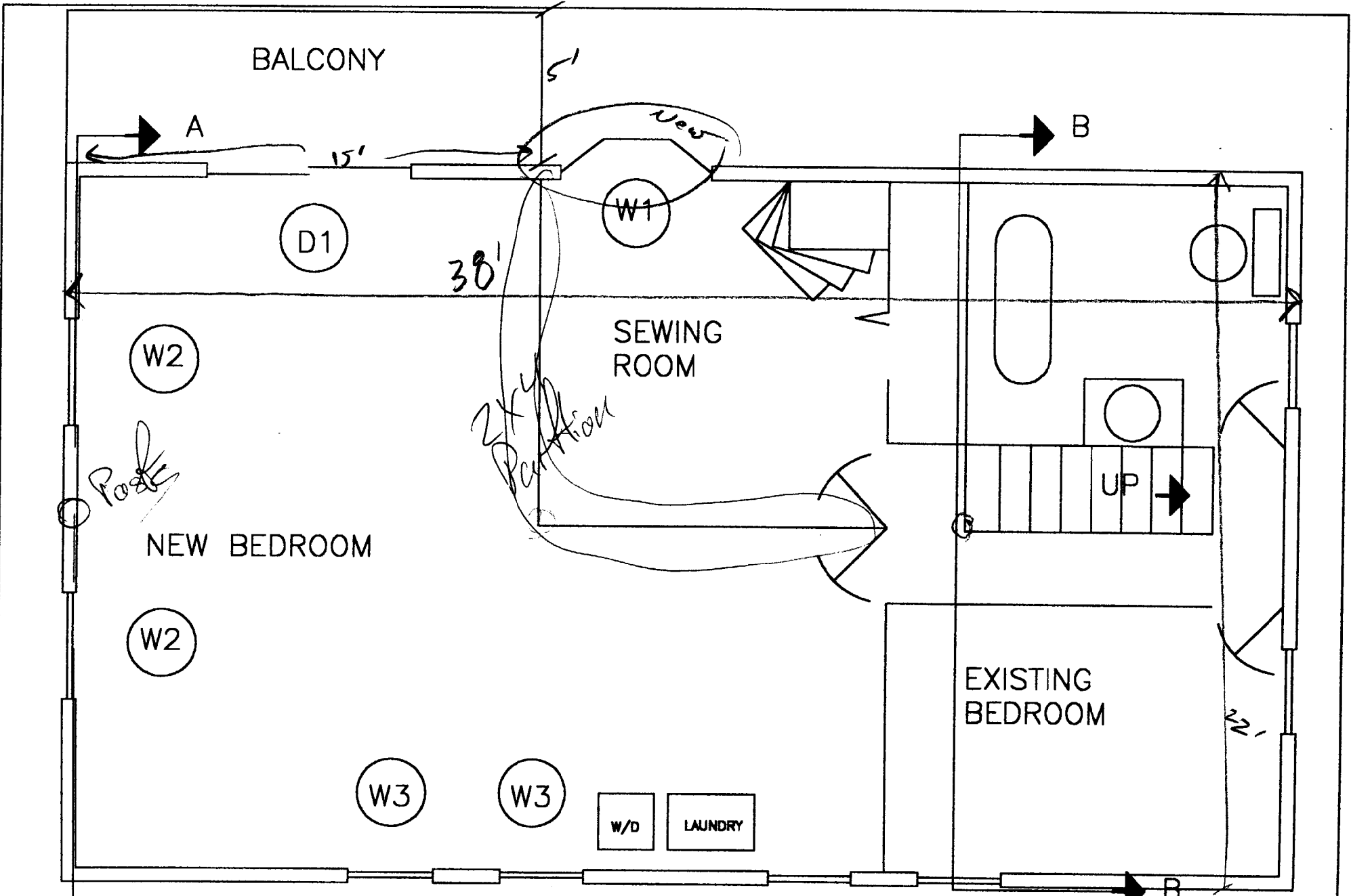
PROPOSED SOUTH ELEVATION

DATE 12/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1'		BY G.E.F.	DRAWING NO. 9



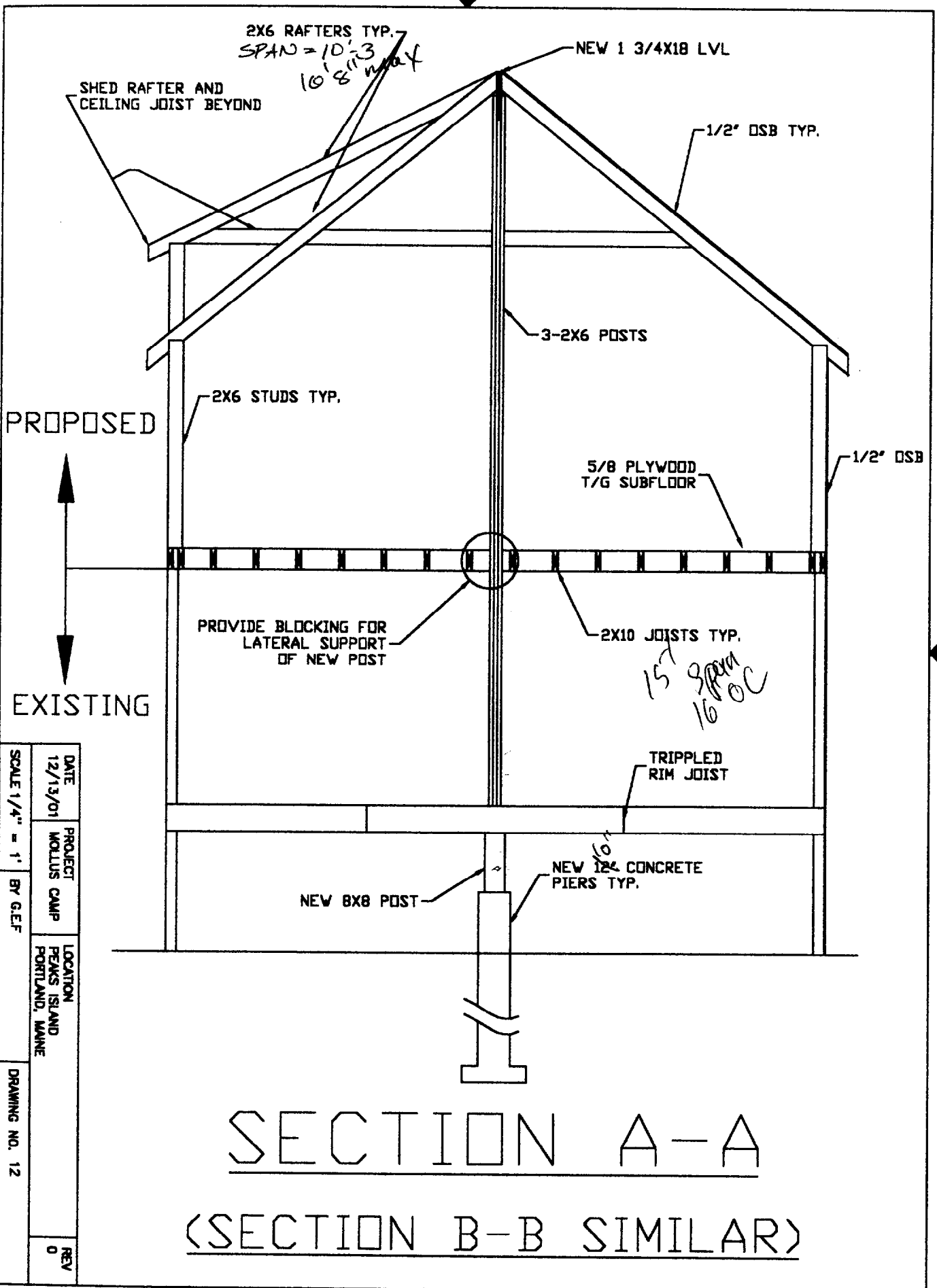
PROPOSED FIRST FLOOR PLAN

DATE 12/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/8" = 1'		BY G.E.F.	DRAWING NO. 10



PROPOSED 2ND FLOOR PLAN

DATE 12/13/01	PROJECT MOLLUS CAMP	LOCATION PEAKS ISLAND PORTLAND, MAINE	REV 0
SCALE 1/4" = 1'		BY G.E.F.	DRAWING NO. 11



SECTION A-A

(SECTION B-B SIMILAR)

SCALE 1/4" = 1'	DATE	PROJECT	LOCATION	REV
	12/13/01			
BY G.E.F.		DRAWING NO. 12		

PROPOSED AREA/VOLUME CALCULATIONS PER SECTION 14-449

AREA:

FIRST FLOOR

$$\begin{array}{r}
 20.5 * 36.5 = 748.25 \\
 7 * 29.25 = 204.75 \\
 \text{REAR Deck } 8 * 14 = 112 \\
 \hline
 1065
 \end{array}$$

SECOND FLOOR

$$20.5 * 22.5 = 461.25$$

TOTAL AREA = 1526.25 S.F.

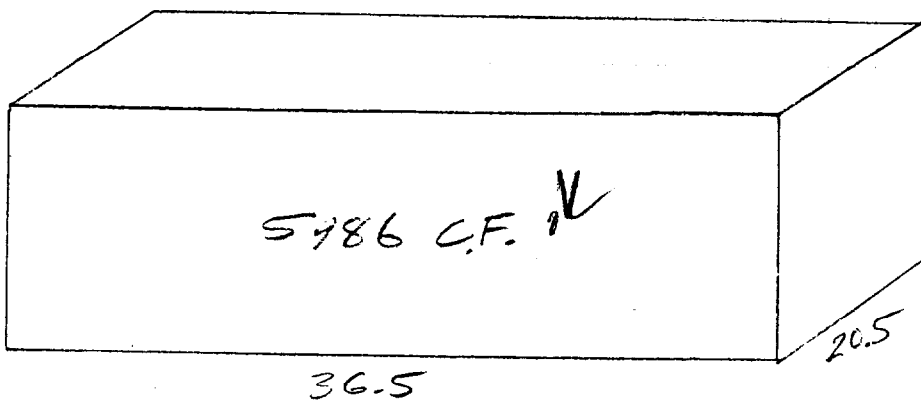
PROPOSED ~~Room~~ ^{left side} ~~Extension~~

$$\begin{array}{r}
 20.5 * 14 = 287 \\
 7 * 7 = 49 \\
 \text{Deck } 14 * 4 = 56 \\
 \hline
 392 \text{ S.F.}
 \end{array}$$

% INCREASE = $392 / 1526.25 = 0.2568 \approx 25.7\%$

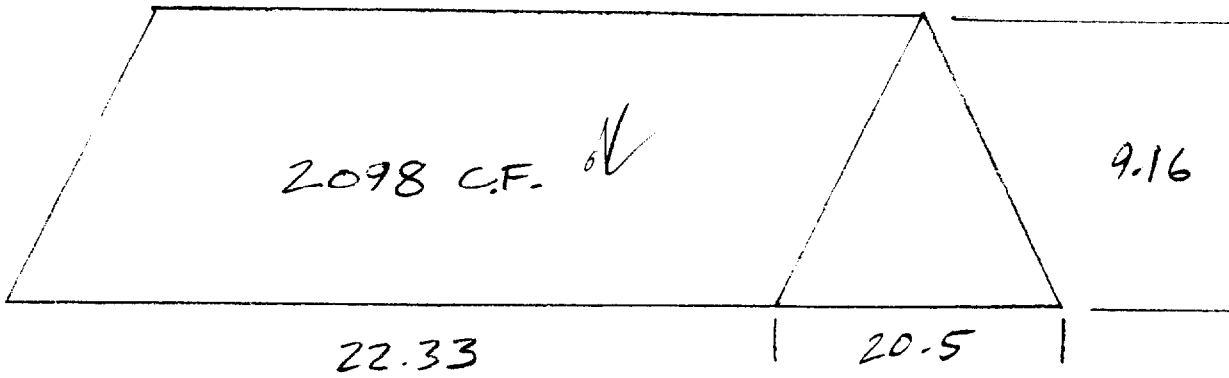
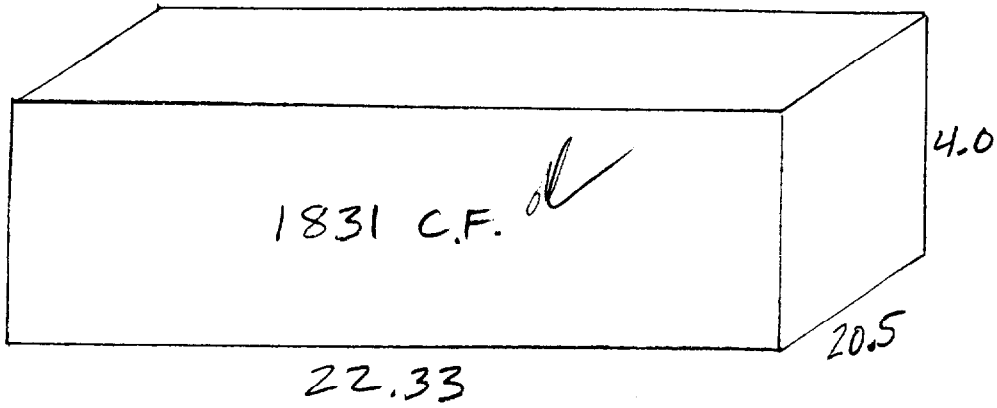
VOLUME:

FIRST FLOOR

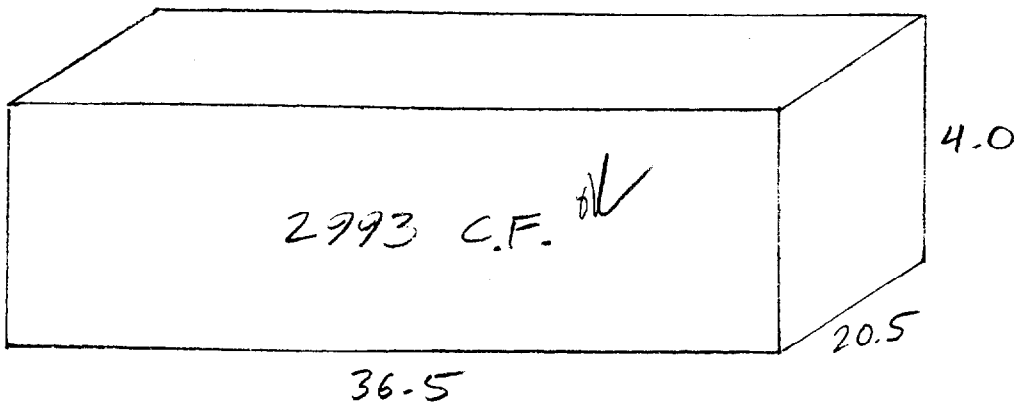


8.0 — height of
per DATE. C.

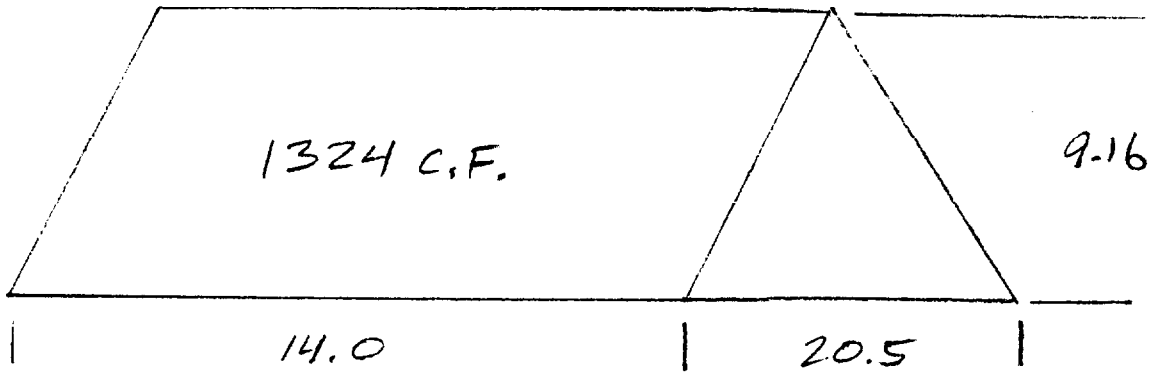
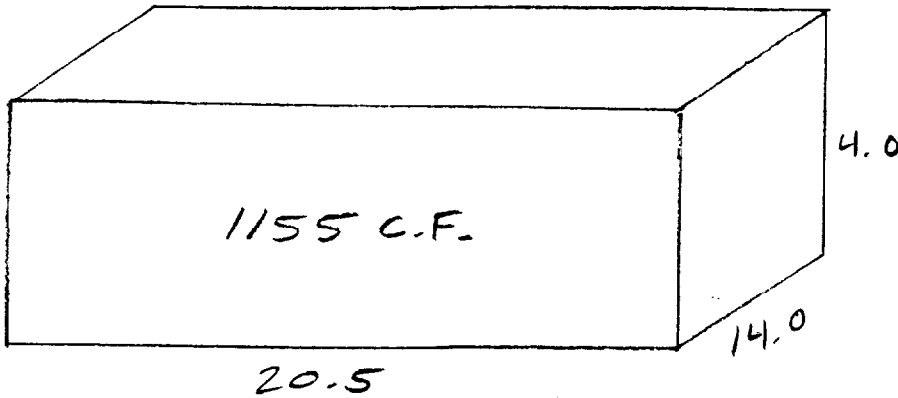
SECOND FLOOR



CRAWL SPACE



PROPOSED ADDITION



EXISTING VOLUME = 5986 - 1st floor
 1831 2nd floor
 2098 2nd floor
 2993 Crawl space
 12908 x 30% = 3872.4

If crawl space not allowed
 9915 x 30%
 2974.5

12889.5

PROPOSED VOLUME = 1155
 1324
 2479

OK

OK

% INCREASE = $2479 / 12908 = 0.192 \approx 19.2\%$ less than 30%

$2479 / 9915 = 25\%$ - still ok 3/3

Given 1st floor:

Square footage

front porch ^{no stairs} $7 \times 30 = 210$
 main house 1st floor $21.5 \times (23+15) = 817$
 rear Deck (no stairs) $8 \times 14.5 = 116$

Given \rightarrow 2nd floor $22 \times 24 = 528$

Based on my scaling - his is less

$1671 \times 30\% = 501.3$
 2172.3 TOTAL Allowed Square footage with the 30%

Existing Square footage

front porch (no stairs) $7 \times 29.25 = 204.75$
 rear Deck $8 \times 14 = 112.00$
 1st floor main house $20.5 \times 36.5 = 748.25$
 2nd floor $20.5 \times 22.5 = 461.25$

$1526.25 \times 30\% = 457.875$
 1984.125 Allowed

proposed additional sq. footage

2nd floor extension on left side $\rightarrow 14 \times 20.5 = 287$
 2nd floor Deck? $\rightarrow 4 \times 14 = 56$ ok
 ? $\rightarrow 2 \times 7 = 14$
 392 #

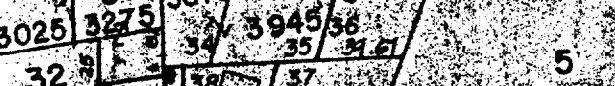
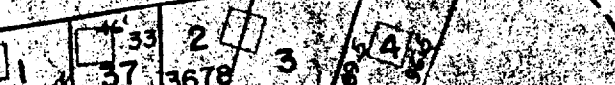
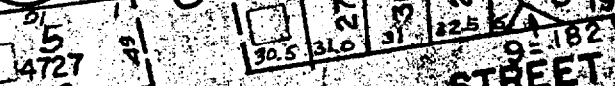
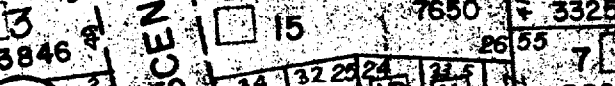
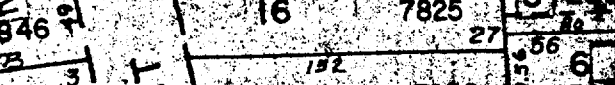
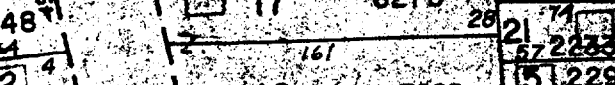
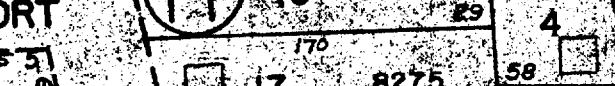
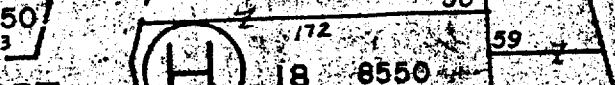
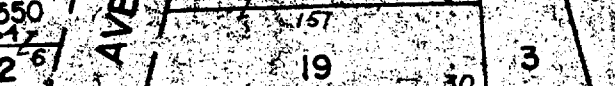
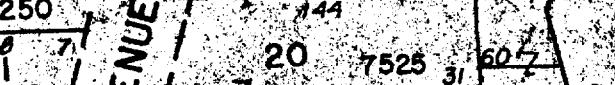
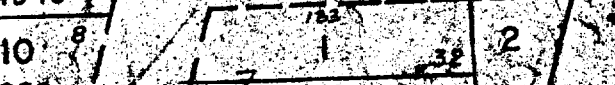
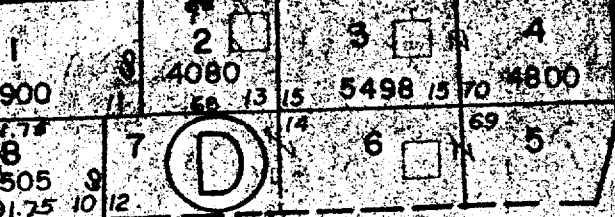


84-E 004 a, 15

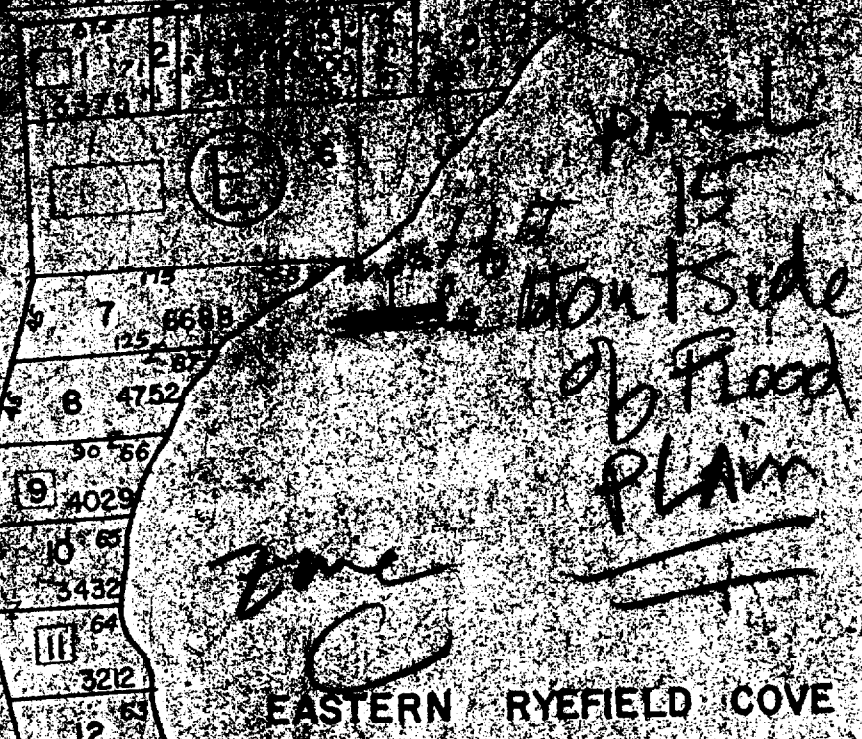
14 Ryefield St - P.I

Flood MAP #15
Zone C

RYEFIELD STREET



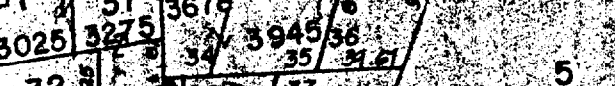
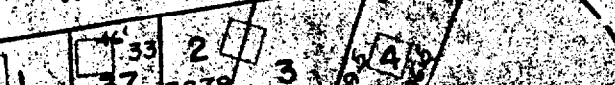
SEASHORE AVENUE



EASTERN RYEFIELD COVE

Panel 15
Outside of Flood Plain

WHITEHEAD STREET



AW ACROSS THIS LOT WAS RESERVED

N

O

RYEFIELD STREET

0036013

BK 5572 PG 3

Warranty Deed

(Maine Statutory Short Form)

Margaret A. Sullivan a/k/a Margaret Sullivan Doyle of Winchester, Massachusetts, for consideration paid, grants to Roger S. Trimbe and Cynthia M. Mollus as Joint Tenants, with a mailing address of 216 Lowell Avenue, Newton, Massachusetts 02460 with WARRANTY COVENANTS, the following described real property situated at 14 Ryefield Street, Portland, Cumberland County, Maine

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in deeds from Timothy M. Sullivan, dated August 16, 1985, and recorded in the Cumberland County Registry of Deeds in Book 6911, Page 46; from Eileen Sullivan Benko, dated August 30, 1985, recorded in Book 6911, Page 47; from Maureen Sullivan Thomas dated August 22, 1985, recorded in Book 6911, Page 48; and from Patricia Sullivan Hahn dated August 22, 1985, recorded in Book 6911, Page 49.

Witness my hand this 30th day of June, 2000.

P. J. O'Neil

Witness

Margaret A. Sullivan

Margaret A. Sullivan

State of Maine
County of Cumberland, ss

June 30, 2000

Personally appeared the above named Margaret A. Sullivan and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Kenneth E. Somper

Notary Public/Attorney at Law

Printed Name:

KENNETH E. SOMPER
MAINE ATTORNEY AT LAW

Comm. Exp:

BK 15572 PG 311.1

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Ryefield Street on Peaks Island in the City of Portland, County of Cumberland and State of Maine, being Lot No. 72 as shown on Plan of the Henry M. Brackett Estate, from surveys by J. B. Jones, October 1900, recorded in Cumberland County Registry of Deeds in Plan Book 9, Page 57, to which Plan reference is hereby made for a more particular description.

SEE ATTACHED PLAN

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 JUL -3 PM 3: 12

CUMBERLAND COUNTY

John B O'Brien