

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

## BUILDING INSPECTION PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

**PERMIT ISSUED**  
Permit Number: 070615  
JUN - 1 200  
**CITY OF PORTLAND**

This is to certify that EATON ERIC K & HOLLY HURD-FORSYTH JTS/Hom own

has permission to Replace deck w/ larger deck SIDE PORCH

AT 59 NEW ISLAND AVE 084 G005001

provided that the person or persons who accept 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 permission is procured before this building or part thereof is loaded or otherwise closed-in. 4 HOUR NOTICE 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

6/1/07 Chity  
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

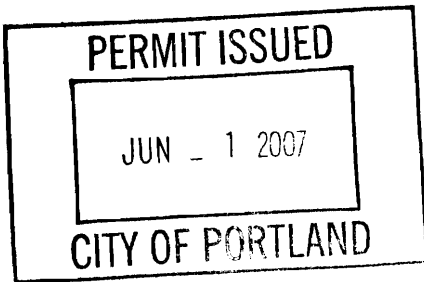
Permit No: 07-0615	Issue Date: 6/1/07	CBL: 084 G005001
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Location of Construction: 59 NEW ISLAND AVE /PI	Owner Name: EATON ERIC K & HOLLY L HUR	Owner Address: 59 NEW ISLAND AVE	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace deck w/ larger deck <i>side entrance only</i>	Permit Fee: \$80.00	Cost of Work: <del>\$6,000.00</del> <i>500</i>	CEO District: 2
Proposed Project Description: Replace deck w/ larger deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC-2003</i>	
		Signature:	Signature:	
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: 05/29/2007	<b>Zoning Approval</b>		
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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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>O.K. w/ council</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>6/1/07</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input checked="" 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>6/1/07</i></p>
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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> 07-0615	<b>Date Applied For:</b> 05/29/2007	<b>CBL:</b> 084 G005001
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<b>Location of Construction:</b> 59 NEW ISLAND AVE PI	<b>Owner Name:</b> EATON ERIC K & HOLLY L HUR	<b>Owner Address:</b> 59 NEW ISLAND AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Home Owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Replace deck w/ larger deck	<b>Proposed Project Description:</b> Replace deck w/ larger deck
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 06/01/2007**Note:** I Talked w/ Ann about replacing only the entrance steps due to max lot coverage already exceeded Ok to replace only      **Ok to Issue:** 

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 06/01/2007**Note:**      **Ok to Issue:** 

- 1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 2) Fastener schedule per the IRC 2003
- 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Comments:**

5/29/2007-csh: Lot coverage is exceeded cannot find demolished deck was permitted called owner to call me CSH 5/29/07



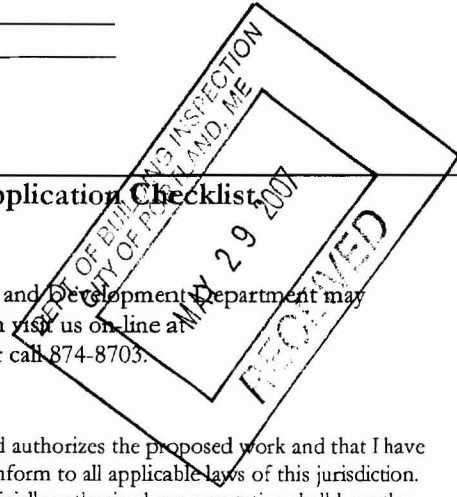
# General Building Permit Application

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>59 New Island Ave / Peaks Is., Maine</u>		
Total Square Footage of Proposed Structure <u>261</u>	Square Footage of Lot <u>4,700</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>6</u> Lot# <u>5</u>	Owner: <u>Eric Eaton</u>	Telephone: <u>207 766 2243</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Eric Eaton</u> <u>(207) 766-2243</u>	Cost Of Work: \$ <u>6,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</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>replace old deck &amp; stairs with new deck and stairs with <del>new</del> additional square footage. new square footage will link stairs w/ deck, allowing access to deck from second <del>of</del> egress.</u>		
Contractor's name, address & telephone: <u>Macy Orme, Adams St., Peaks Is. ME. 408-7100</u>		
Who should we contact when the permit is ready: <u>Eric Eaton</u> Mailing address: <u>59 New Is. Ave</u> Phone: <u>221-0280</u> <u>Peaks Is. Maine</u> <u>04108</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: <u>5/29/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Applicant:

Date: 5/29/07

Address:

C-B-L: 064-6-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 5/29/07

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - Single w/deck

Sewage Disposal -

Lot Street Frontage - 50' Min 70

Front Yard - 25 Min.

Rear Yard - 25 Min.

Side Yard - 20'

Projections -

Width of Lot -

Height -

Lot Area - Min. 20,000

4727

Lot Coverage/ Impervious Surface - 20% of lot

Area per Family -

$4727 \times .20 = 945$  <sup>sq</sup> Allowable lot coverage.

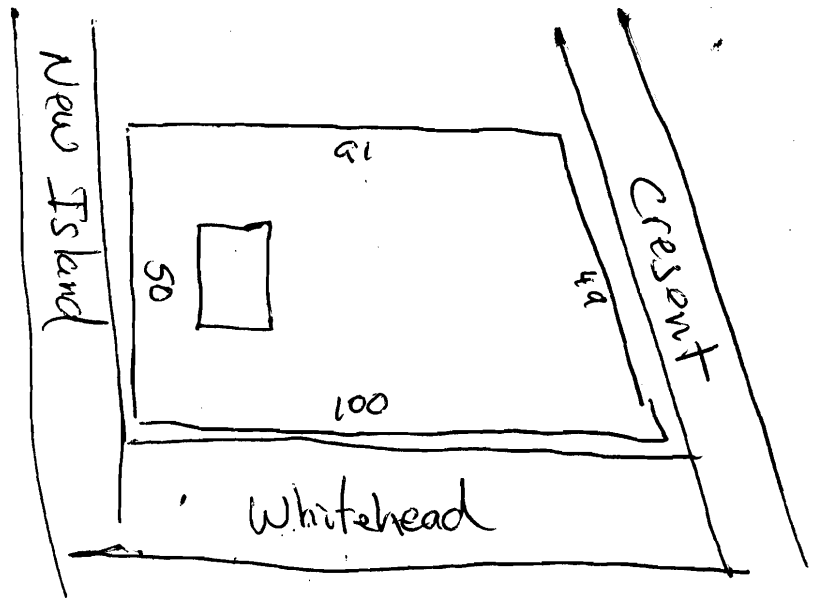
Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	084 G005001
<b>Location</b>	59 NEW ISLAND AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	EATON ERIC K & HOLLY L HURD-FORSYTH JTS 59 NEW ISLAND AVE PEAKS ISLAND ME 04108
<b>Book/Page</b>	15412/033
<b>Legal</b>	84-G-5 ISLAND AVE WHITEHEAD ST CRESCENT AVE PEAKS ISLAND 4727 SF.

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$192,500	\$73,600	\$266,100

**Property Information**

<b>Year Built</b> 1900	<b>Style</b> Old Style	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1062	<b>Total Acres</b> 0.109		
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 5	<b>Attic</b> None	<b>Basement</b> Pier/slab	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
04/12/2000	LAND + BLDING	\$168,250	15413-033
04/01/1993	LAND + BLDING	\$6,000	10679-090

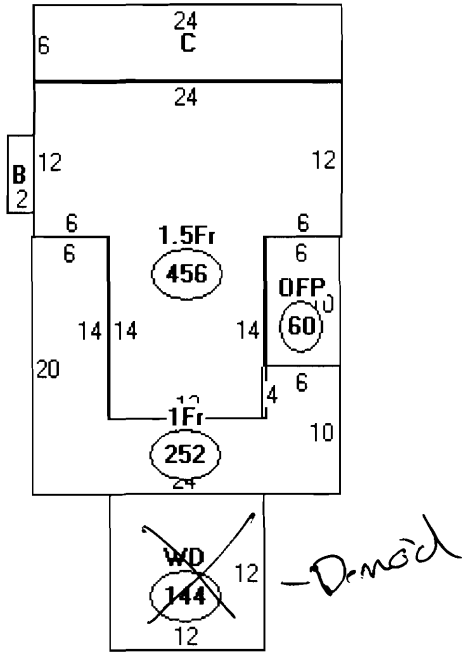
**Picture and Sketch**

<a href="#"><u>Picture</u></a>	<a href="#"><u>Sketch</u></a>	<a href="#"><u>Tax Map</u></a>
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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!**



Descriptor/Area

- A: 1.5Fr  
456 sqft
- B: FBAY  
12 sqft
- C: OFP  
144 sqft
- D: OFP  
60 sqft
- E: 1Fr  
252 sqft
- F: WD  
144 sqft

~~1068~~  
~~144~~  


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 924

945  
 924  


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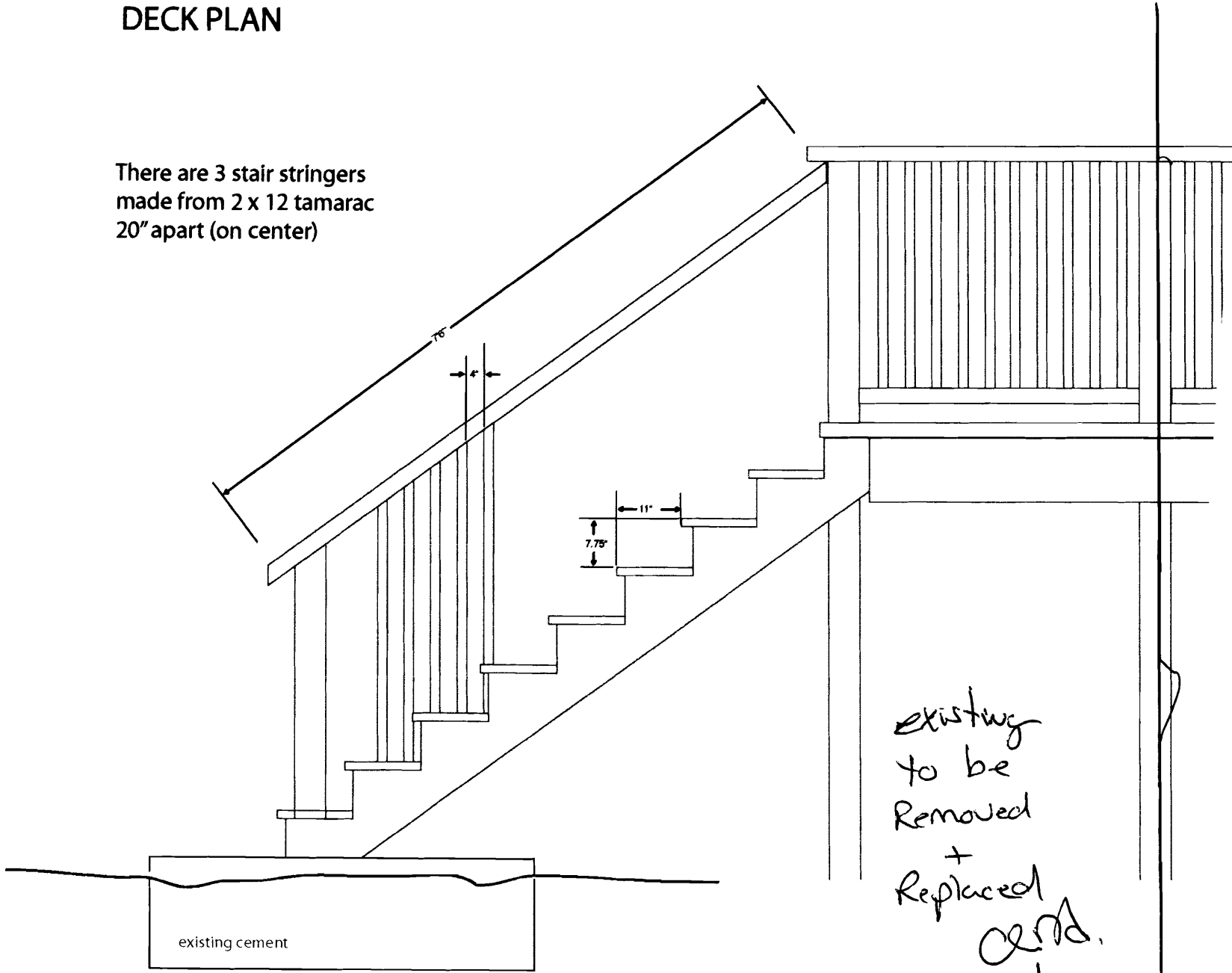




Eric Eaton, 59 New Island Ave, Peaks Is. ME. 04108 (Zone IR)

DECK PLAN

There are 3 stair stringers  
made from 2 x 12 tamarac  
20" apart (on center)



existing  
to be  
Removed  
+  
Replaced  
and  
6/1/07

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 10679 PAGE 90 COUNTY Cumberland  
 PLAN BOOK ----- PAGE ----- LOT -----

ADDRESS: 59 New Island Avenue, Peaks Island, Portland, ME Job Number: 273-67

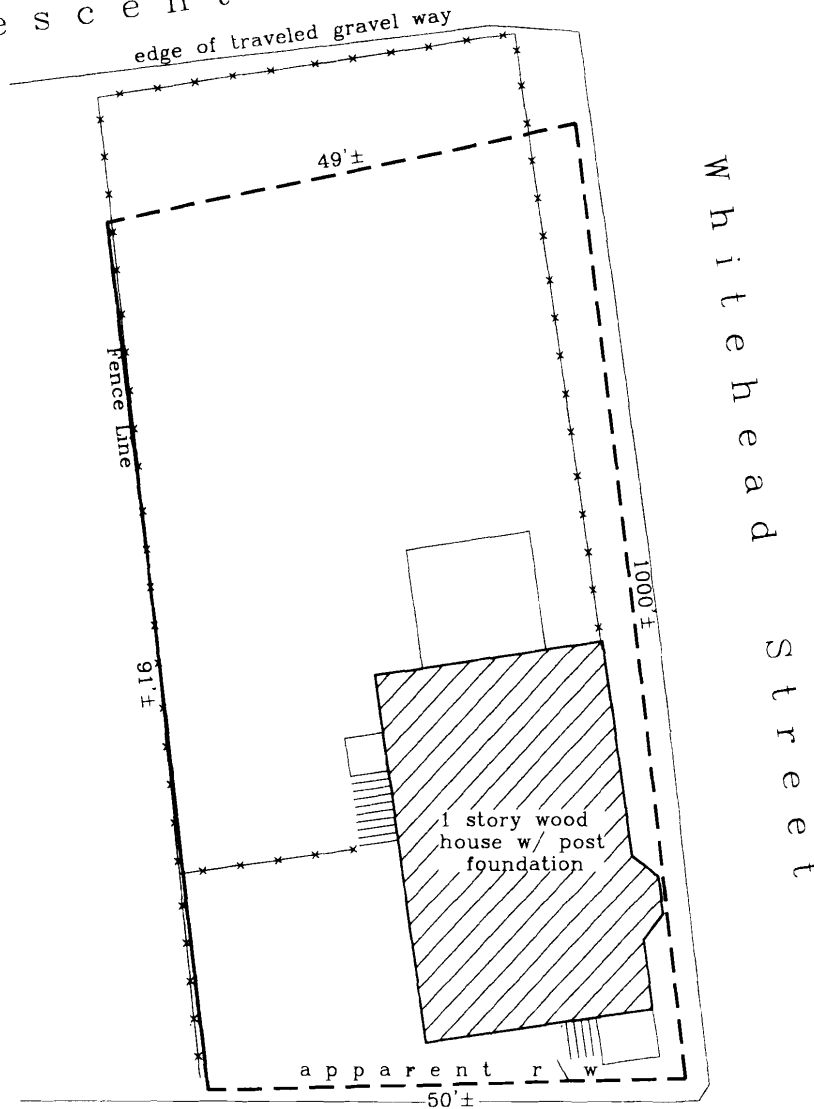
Inspection Date: 3-16-00

Scale: 1" = 20'

Buyers: Eric K. Eaton & Holly L. Hurd-Forsyth

Seller: Viateur J. Beaudreau

Crescent Avenue



New Island Avenue

I HEREBY CERTIFY TO: Guaranty Title Corp., Maine Bank & Trust,  
 and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel 230051-0015B:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright © 1994

**Livingston - Hughes**

Professional Land Surveyors & Foresters

88 Guinea Road

Kennebunkport - Maine 04046

207-967-9761 phone 207-967-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

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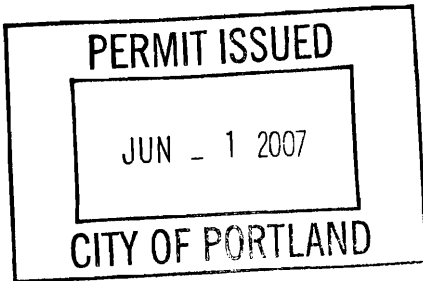
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Proposed Project Description: Replace deck w/ larger deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 53 IRC-2003	

Signature:		Signature:	
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: 05/29/2007	<b>Zoning Approval</b>	
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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"/>	<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	<input type="checkbox"/> Not in District or Landmark <input checked="" 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: 6/1/07 <i>cl H</i>	Date:	Date: 6/1/07 <i>cl H</i>



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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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Signature:		Signature:	
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: ldobson	Date Applied For: 05/29/2007	<b>Zoning Approval</b>	
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	<p><i>O.K w/ cond.</i></p>		



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

**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 initialzing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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

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

*[Signature]*  
Signature of Applicant/Designee

6/1/07  
Date

*Donna Martin Adams*  
Signature of Inspections Official

6-1-07  
Date

CBL: 84 G 005

Building Permit #: 07-0625

