

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

Location of Construction: 72 Torrington Ave Peaks, Isl.		Owner: Kane, Joseph & Suzanne		Phone: 978-433-6547		Permit No: 981414	
Owner Address: 40 Prescott St Pepperell, MA 01463		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Scottsdale Construction		Address: Falmouth		Phone: 878-3696		Permit Issued: DEC 15 1998	
Past Use: 1-fan		Proposed Use: Same		COST OF WORK: \$ Renewal		PERMIT FEE: \$ N/A	
Proposed Project Description: Construct Addition				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Permit Taken By: Via Fax				Date Applied For: 15 December 1998			

PERMIT ISSUED
DEC 15 1998
CITY OF PORTLAND

Zone: CBL: 084-S-014
Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

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: _____

766-5571

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

15 December 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: 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 **3**

COMMENTS

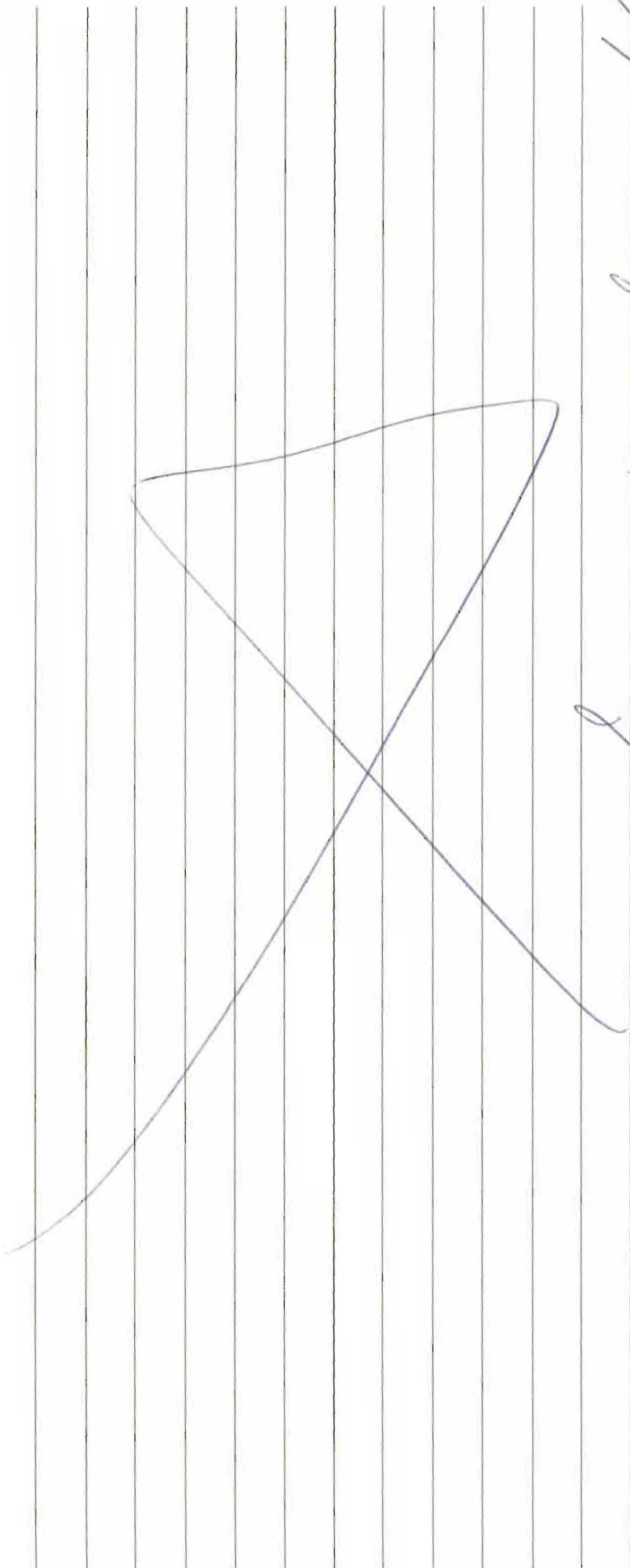
12-16-98 will change Header to Reinforce on 2nd Floor Front

OK to Insulate and cleve in TR.

1-11-99 # rebar - is correct with a 2x8x12' and Rough Plastering

is tested OK

2/19/2000 completed. Ok CSO. 015.



Inspection Record Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 72 Torrington Ave Peaks Island
084-N-014

Issued to Joseph & Susan Kane

Date of Issue February 22 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981414, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Addition

single family use group B3
type 5B Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

2/22/2000
.....
(Date)

A. Rowe
.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



NADINE,
SEE
(AM)
!

Memorandum

To: Mike Nugent
From: Joseph and B. Suzanne Kane
Subject: 72 Torrington Ave. Amended plan for work for continue.

Following this memo you will receive by separate Faxes an amended second floor plan and the completed application.

We have worked exactly to the plan of June 1997 but are not going to do all that is shown there. The major differences are:

1. The addition over the kitchen will not be done now.
2. The existing second floor bathroom will not be moved.

The changes only effect the second floor portion of the plan, and we are sending only that page of the plan.

The work being done includes the renovation of the existing front porch, the extension of the second floor bedroom over the porch by about 3 ft., the new deck over the porch and the rebuilding of the existing store room, extending it up to the second floor where a new bathroom is being added.

To stop the work at the point we described requires one minor adjustment to the plan filed on June 1997. The change is to the new interior wall bisecting the second floor front bedroom. Because the existing bathroom is not being moved, the wall now has an angle and a door in it. This does not require any changes to weight bearing walls.

We would appreciate it if there are any questions which would impede speedy acceptance of this amendment that you would call Joseph Kane at 508-303-6911 during the day or 978-433-6547 in the evening.

Subsequent to acceptance we would like to have the inspection our contractor has requested from Mr. Reinsborough done as promptly as possible.

Please call us when the new permit is granted and please notify Scottsdale Construction at 207-878-3696.

Joseph and B. Suzanne Kane by Fax.



FILL IN AND SIGN WITH INK

PERMIT ISSUED
FEB 2 1999
CITY OF PORTLAND

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

990080

084-N-014

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications: 2/1/99

Location 72 TORRINGTON Ave PEAKS ISL Use of Building 1-FAM Date 2/8/99

Name and address of owner of appliance Kane, Joseph

Installer's name and address Peak Island Fuel P.O. Box 104 Peaks Isl 04108 Telephone 766-5700

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: TRIANCO Dinox

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # MS30001419
- Gas # _____
- Other _____

Type of Chimney:

Masonry Lined
Factory built _____

Metal
Factory Built U.L. Listing # _____

Direct Vent
Type Trianco UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank 275 Gallon

Number of Tanks 1

Distance from Tank to Center of Flame 7 feet.

COST OF WORK 8,000-

Fee: 60.00

Approved

Approved with Conditions

Fire: _____

See attached letter or requirement

Ele.: _____

Bldg.: _____

Signature of Installer Paul Smith

PLUMBING APPLICATION

③
892-6331

PROPERTY ADDRESS

Town Or Plantation: PEAKS ISLAND
Street Subdivision Lot #: 33 TORRINGTON AVE

PROPERTY OWNERS NAME

Last: KANE First: JOSEPH
Applicant Name: WATER SYSTEMS, INC. HOLLY A. TUBBS
Mailing Address of Owner/Applicant (Different): 158 ROOSEVELT TR. WINDHAM, ME 04062

084-N-014

PORTLAND
Date Permit Issued: 1/12/99
Local Plumbing Inspector Signature: [Signature]

6721 TOWN COPY
\$ 112 FEE If Double Fee Charged
L.P.I. # 0124

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 1/14/99

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 1-12-00

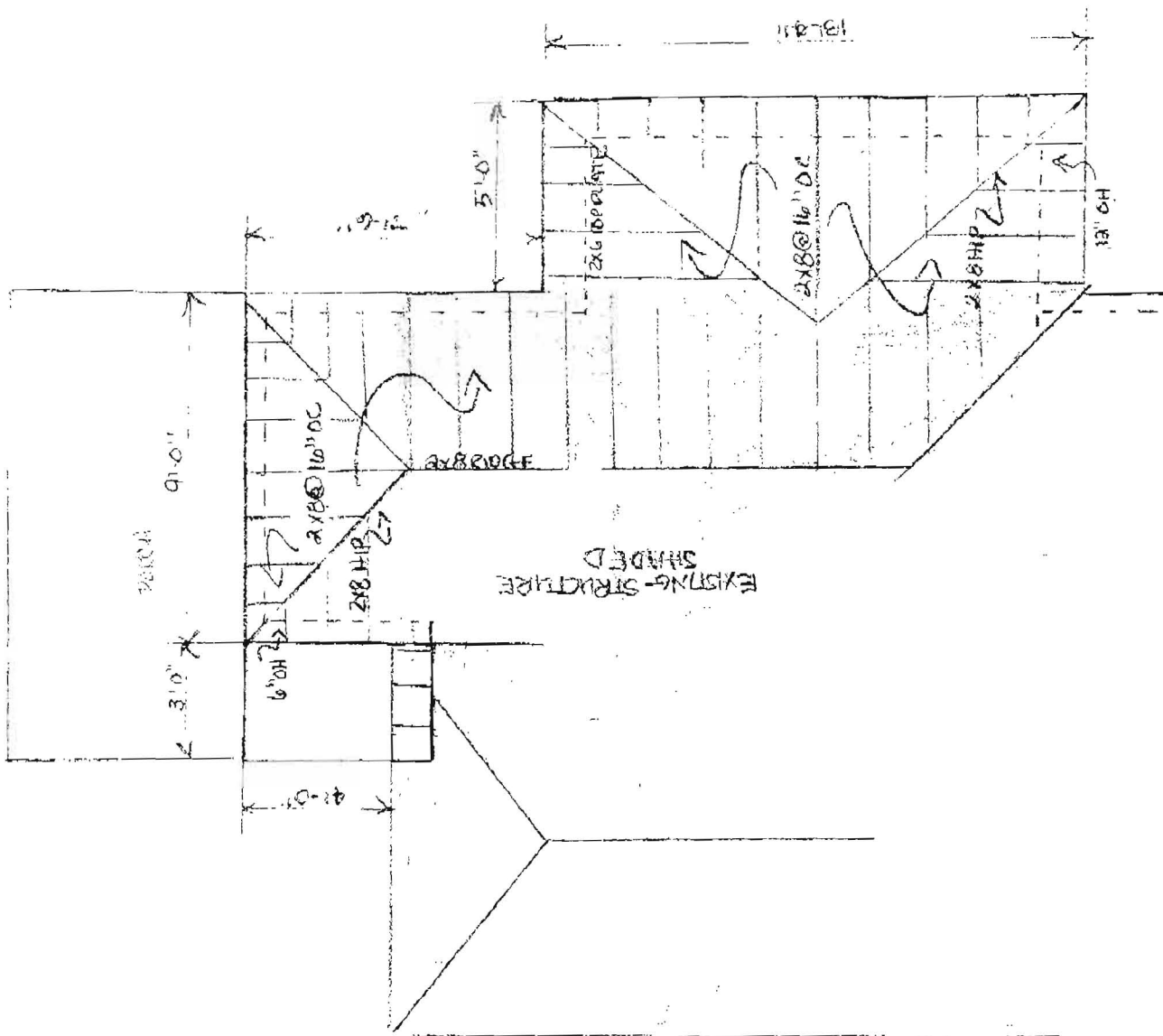
PERMIT INFORMATION

Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
<input type="checkbox"/> DW PLUMBING <input type="checkbox"/> LOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>02403</u>

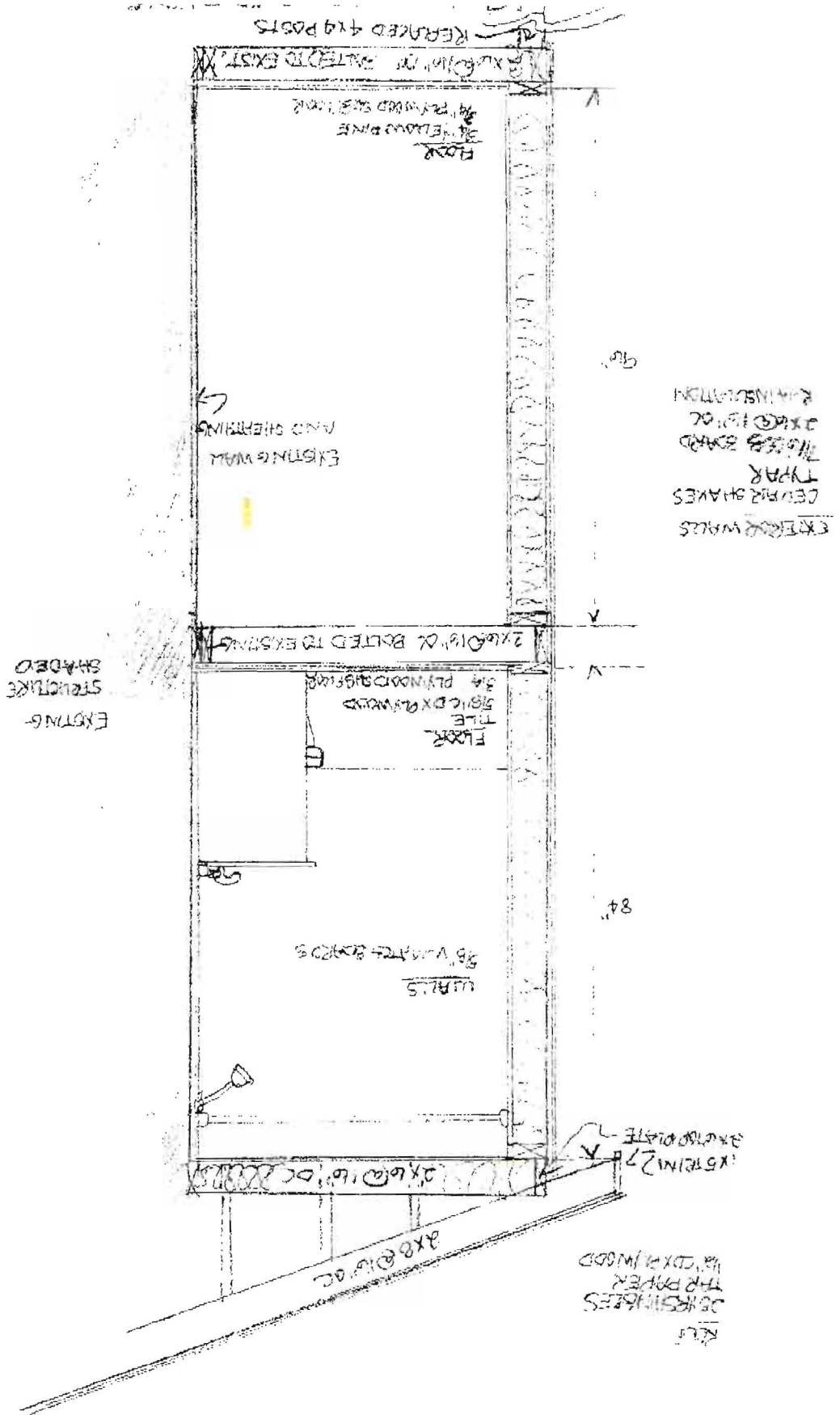
Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number Type of Fixture	Column 1 Number Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		1
		1
		1
		1
		1
		1
		1
		1
		1
		1
	Fixtures (Subtotal) Column 2	3
		Fixtures (Subtotal) Column 1
		Fixtures (Subtotal) Column 2
		Total Fixtures
		Fixture Fee
		Transfer Fee
		Hook-Up & Relocation Fee
		Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

KANE



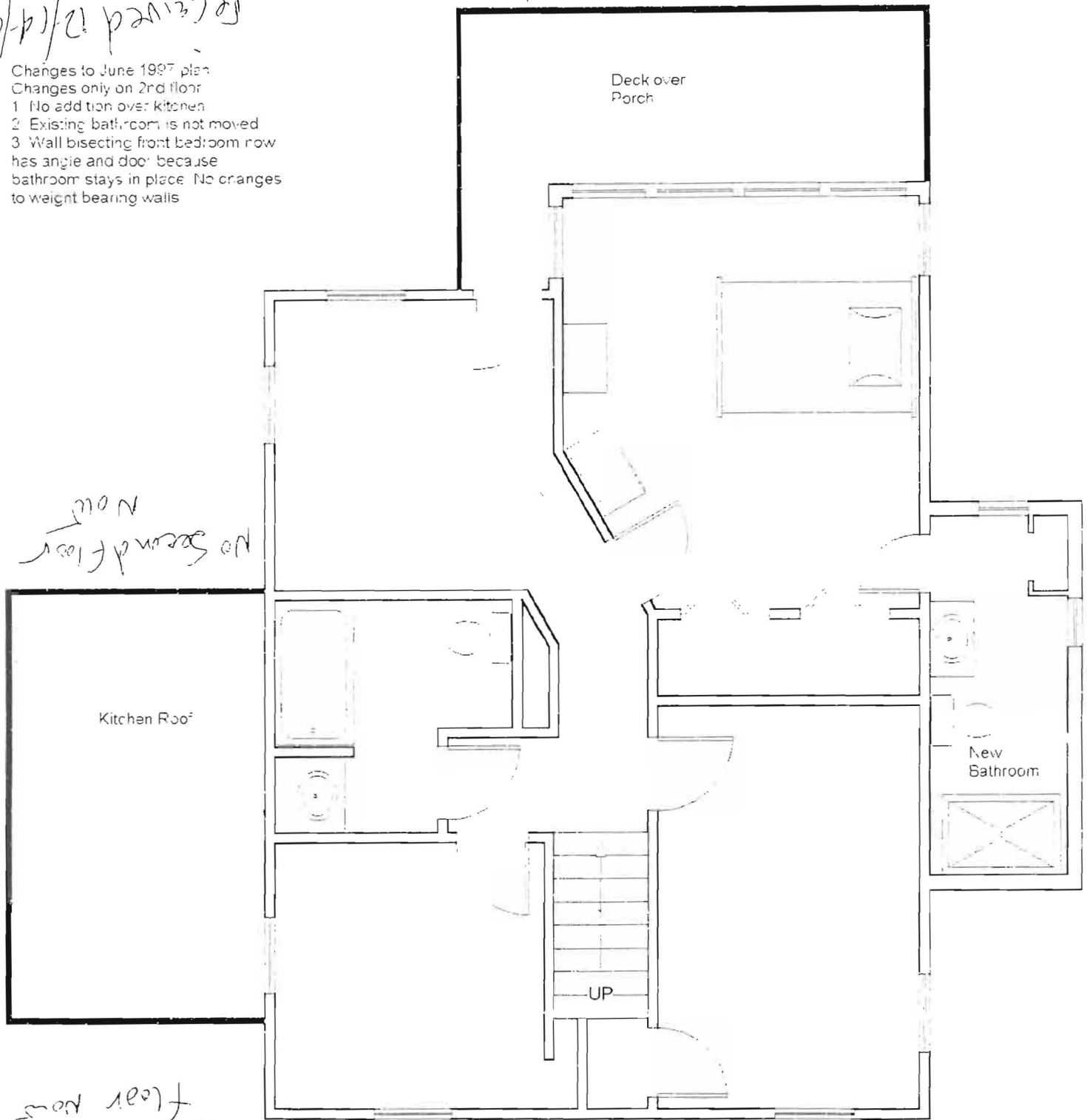
KRANE



Received 12/14/98

- Changes to June 1997 plan
 Changes only on 2nd floor
1. No addition over kitchen
 2. Existing bathroom is not moved
 3. Wall bisecting front bedroom now has angle and door because bathroom stays in place. No changes to weight bearing walls

front yard



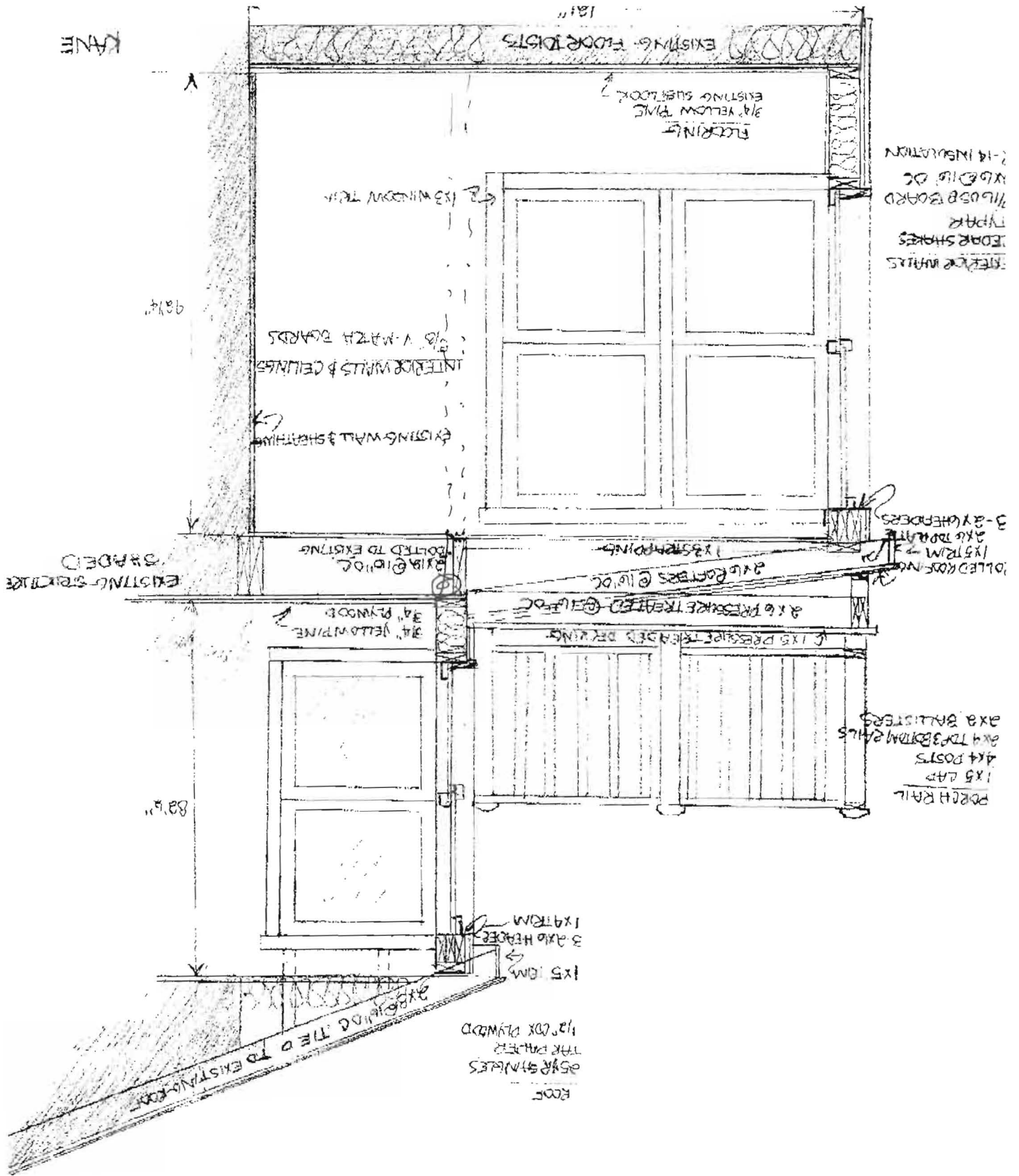
No Second Floor

No Second Floor Now

72 Torrington Ave.
 2nd Floor Proposed Plan
 Dec. 1998

3/16"=1'-0"

rear yard



KANE

12 1/2"

EXISTING FLOOR JOISTS

EXISTING SUBFLOOR
3/4" YELLOW PINE
FLOORING

2-1/4" INSULATION
1/2" OSB BOARD
1/2" GYP BOARD
TYPE X
EDGEMAN
INTERIOR WALLS

2-1/2" WINDOW TRIM

98 1/2"

INTERIOR WALLS & CEILING
1/2" V-MATCH BOARDS

EXISTING WALL & SHEATHING

3-2" GY HEADERS
2" X 6" JOIST
1" X 5" RAIL

EXISTING STAIRCASE
SHADED

2" X 6" @ 16" OC
BOLTED TO EXISTING

2" X 6" ROOFERS @ 16" OC
1" X 5" RAIL

3/4" YELLOW PINE
3/4" PLYWOOD

2" X 6" PRESSURE TREATED DECKING
2" X 6" PRESSURE TREATED DECKING

1" X 5" LAP
4" X 4" POSTS
2" X 4" TOP RAILS
2" X 4" BOTTOM RAILS
2" X 4" BALUSTERS

82 1/2"

1" X 5" JOIST
3" X 6" HEADER
1" X 4" TRIM

APPROXIMATE TO EXISTING FOOT

ROOF
25# REINFORCING
TRAP
1/2" OSB PLYWOOD

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.

NOTEIf 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: 72 Torrington Ave. Peaks Island, ME.

Tax Assessor's Chart, Block & Lot Number Chart# <u>84</u> Block# <u>N</u> Lot# <u>014</u>	Owner <u>Joseph W + B. Suzanne Kane</u>	Telephone: <u>978-433-6547</u>
Owner's Address: <u>40 Prescott St. Peppercorn, MA 01463</u>	Lessee Buyer's Name (If Applicable)	Cost Of Work: <u>\$35,000</u> Fee: <u>\$ Paid</u>
Proposed Project Description (Please be as specific as possible): <u>See Fax 12/14/98 to Mike Nugent.</u>		
Contractor's Name, Address & Telephone <u>Scottsdale Construction, Yarmouth 207-878-3696</u>		Rec'd By:

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: Joseph W. Kane Date: 12/14/98

Building Permit Fee: \$25.00 for the first \$1,000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

00NSP00CORRESPMNTU02MTPADWFD.WPD

LAND USE - ZONING REPORT

ADDRESS: 72 Torrington Ave. P.I DATE: 12/15/98

REASON FOR PERMIT: to revise PAST permit issued 6/3/97 - #97053

BUILDING OWNER: Joseph & Suzanne Kan C-B-L: 04-N-14

PERMIT APPLICANT: owner

APPROVED: with construction DENIED: _____

#3, #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 6/3/97 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 _____ 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, sheds, pool(s), and/or garage.
9. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

10. Other requirements of condition it is understood that the 2nd floor additions above the kitchen area will not be included within this permit

Marge Schmuckal Marge Schmuckal, Zoning Administrator
City of Portland