

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

Permit No: 03-1159	Issue Date: SEP 24 2003	CBL: 084 Z005001
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Location of Construction: 26 Oakland Ave	Owner Name: Joyce Peter P & Dennise Brian Joyc	Owner Address: 174 Middle Rd CITY OF PORTLAND	Phone: 603-569-5168
Business Name:	Contractor Name: David Brackett	Contractor Address: 52 Melbourne St Portland	Phone: 2072324948
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Seasonal Single Family	Proposed Use: Seasonal Single Family - re-construct kitchen/sunporch	Permit Fee: \$228.00	Cost of Work: \$23,000.00	CEO District: 3
Proposed Project Description: Reconstruct deteriorated kitchen/sunporch addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOA 1999 Signature: jmb 9/24/03	

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: jmb	Date Applied For: 09/24/2003	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 9/24/03		Date: jmb

approved w/conditions Sec. 14-385 must rebuild in existing footprint Deck not allowed

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	

10/16/03 Pre-con meeting w/ D. Beckett.
Measurements of existing building taken to
ensure reconstruction in the same footprint.

10/23/03 - Checked post holes (2) are on ledge
& others at YKT OK to pour cement. Are
staying within existing footprint. Tom M

12/11/03 Framing & elect OK. AR

2/10/04 Done except for plumbing hook up to sink. water
turned off for winter. JD

City of Portland, Maine - Building or Use Permit

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Permit No: 03-1159	Date Applied For: 09/24/2003	CBL: 084 Z005001
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Location of Construction: 26 Oakland Ave	Owner Name: Joyce Peter P & Dennise Brian Joyc	Owner Address: 174 Middle Rd	Phone: 603-569-5168
Business Name:	Contractor Name: David Brackett	Contractor Address: 52 Melbourne St Portland	Phone: (207) 232-4948
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Seasonal Single Family - re-construct kitchen/sunporch	Proposed Project Description: Reconstruct deteriorated kitchen/sunporch addition
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Dept: Zoning Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 09/24/2003

Note: Ok to Issue:

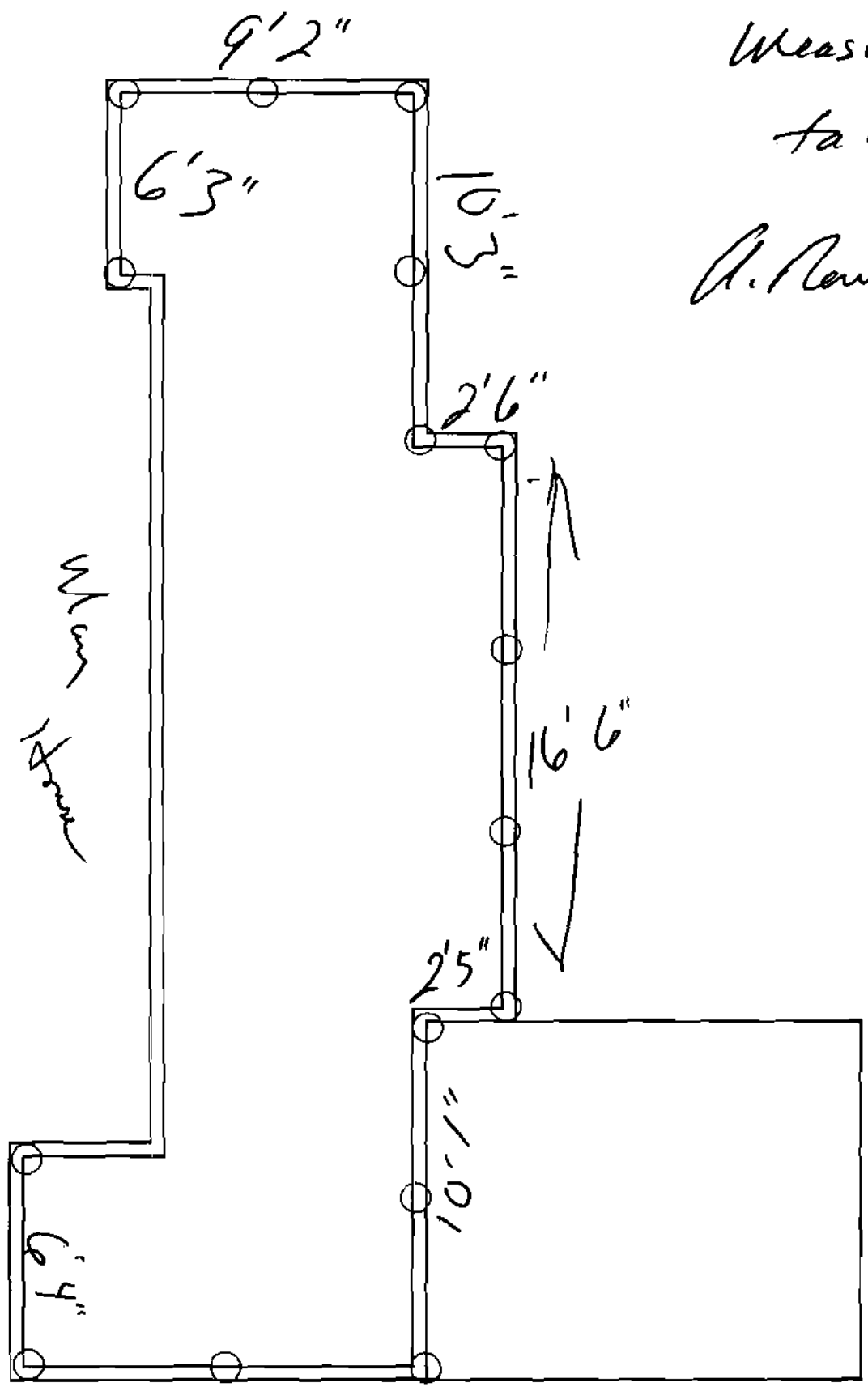
- 1) This permit is approved based on Sec. 14-385 which allows a legally non-conforming structure to be re-constructed in the same footprint within 1 year of demolition. The 10x12 deck has no record of permits or legal construction in this office and therefore may not be rebuilt as the dwelling already exceeds the maximum allowable lot coverage of 20% in the IR-2 zone.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved Reviewer: Jeanine Bourke Approval Date: 09/24/2003

Note: Ok to Issue:

- 1) Separate permits are required for any electrical or plumbing work.

Measurements
taken by
A. Rowe 10/10/03



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>26 OAKLAND AVENUE</u> <u>PEAKS ISLAND, ME</u>		
Total Square Footage of Proposed Structure <u>504 SF</u>		Square Footage of Lot <u>5000 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>84</u> <u>2</u> <u>5</u>	Owner: <u>PETER P. JOYCE</u> <u>SALLY ANN JOYCE STEWART</u> <u>DEMNIS BRIAN JOYCE</u>	Telephone: <u>603-569-5168</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>SALLY ANN JOYCE STEWART</u> <u>174 MIDDLE ROAD</u> <u>CIT. TAFTON RD, NH 0336</u>	Cost Of Work \$ <u>23,000</u> Fee: \$ <u>228</u>
Current use: <u>SUMMER COTTAGE</u> <u>603-569-5168</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>SUMMER COTTAGE</u>		
Project description: <u>TO REMOVE EXISTING AND PUTTING KITCHEN, SUN PORCH, AND DECK AND REPLACE W/IN EXISTING FOOT PRINT.</u>		
Contractor's name, address & telephone: <u>DAVID BRACKETT</u> <u>BRACKETT RENOVATIONS</u>		<u>52 MELBOURNE ST.</u> <u>PORTLAND, ME 04101</u> <u>207-232-4948</u>
Who should we contact when the permit is ready: <u>DAVID BRACKETT</u>		
Mailing address: <u>52 MELBOURNE ST.</u> <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-232-4948</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 the 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>Sally Stewart</u>	Date: <u>9/3/03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

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.

2 PM
David
#1142

Current Owner Information

Card Number 3 of 1
Parcel ID 084 Z005001
Location 26 OAKLAND AVE
Land Use SEASONAL

Owner Address JOYCE PETER P & DENNISE BRIAN JOYCE & SALLY ANN JOYCE
STEWART
174 MIDDLE RD
C TUFTONBORO NH 03816

Book/Page 16768/012
Legal 84-2-5
OAKLAND AVE
MERIDIAN ST
PEAKS ISLAND 5000 SF

Valuation Information

Land	Building	Total
\$43,580	\$44,730	\$88,310

Property Information

Year Built 1870	Style Old Style	Story Height 1.5	Sq. Ft. 1560	Total Area 0.171		
Bedrooms 4	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Pier/slab	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/25/2003	LAND + BLDING		16768-012
07/02/1993	LAND + BLDING		10946-059

Picture and Sketch

Picture Sketch

[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](#).



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET Peaks Island Oakland Ave.	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART 24	BLOCK 2	LOT 5	CURR. DESC.
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TAXPAYER ADDRESS AND DESCRIPTION

FARMER ETHEL R
OAKLAND AVE.
PEAKS ISLAND CITY

LAND & BLDG. OAKLAND AVE. & MERIDIAN ST. LOT 5 REC. PL. WELCH & HILBORN HEIRS PEAKS ISLAND ASSESSORS PLAN 84-Z-5 AREA 5000 SQ. FT.

RECORD OF TAXPAYER			PROPERTY FACTORS			
YEAR	BOOK	PAGE	TOPOGRAPHY		IMPROVEMENTS	
			LEVEL	✓	WATER	✓
			HIGH		SEWER	
			LOW		GAS	
			ROLLING		ELECTRICITY	✓
			SWAMPY		ALL UTILITIES	
			STREET		TREND OF DISTRICT	
			PAVED	✓	IMPROVING	
			SEMI-IMPROVED		STATIC	✓
			DIRT		DECLINING	
			SIDEWALK	No		
			TILLABLE		PASTURE	
					WOODED	
					WASTE	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1981	19
50	100	3 ⁰⁰	100	3 ⁰⁰	150	
TOTAL VALUE LAND					150	
TOTAL VALUE BUILDINGS					810	
TOTAL VALUE LAND AND BUILDINGS					960	
SQ. FT. TO-FROM CH.		BLK.		LOT		
SQ. FT. TO-FROM CH.		BLK.		LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.		LOT		
SQ. FT. TO-FROM CH.		BLK.		LOT		

ASSESSMENT RECORD			INCREASE	DECREASE
1980	LAND	75		
	BLDGS.	100		
	TOTAL	175		
1981	LAND	100		
	BLDGS.	475		
	TOTAL	575		
1982	LAND			
	BLDGS.			
	TOTAL			
1983	LAND			
	BLDGS.			
	TOTAL			
1984	LAND			
	BLDGS.			
	TOTAL			
1985	LAND			
	BLDGS.			
	TOTAL			
1986	LAND			
	BLDGS.			
	TOTAL			
1987	LAND			
	BLDGS.			
	TOTAL			
1988	LAND			
	BLDGS.			
	TOTAL			
1989	LAND			
	BLDGS.			
	TOTAL			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.		LOT		
SQ. FT. TO-FROM CH.		BLK.		LOT		

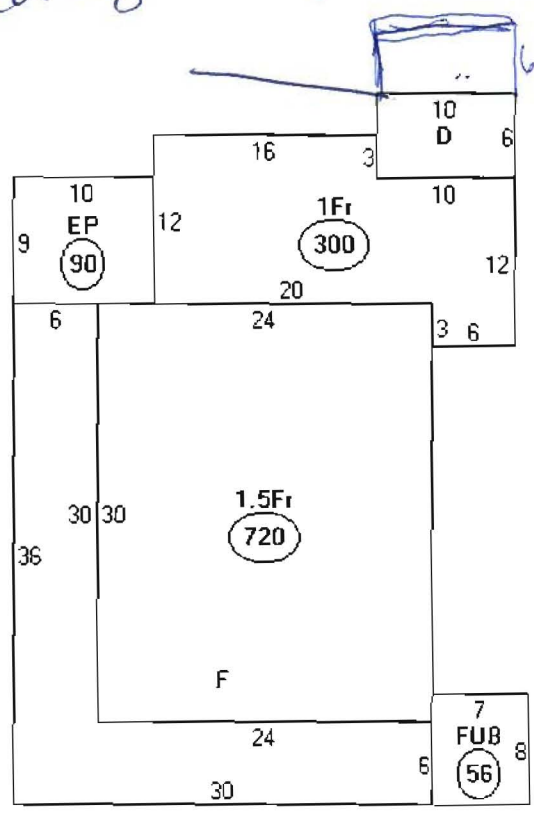
LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	18
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.		LOT		
SQ. FT. TO-FROM CH.		BLK.		LOT		

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. E.	NET



No Record of Deck permits

per contractor Deck is 10x12



Descriptor/Area

- A: 1.5Fr
720 sqft
- B: EP
90 sqft
- C: 1Fr
300 sqft
- D: wD
60 sqft
- E: FUB
56 sqft
- F: OFF
360 sqft

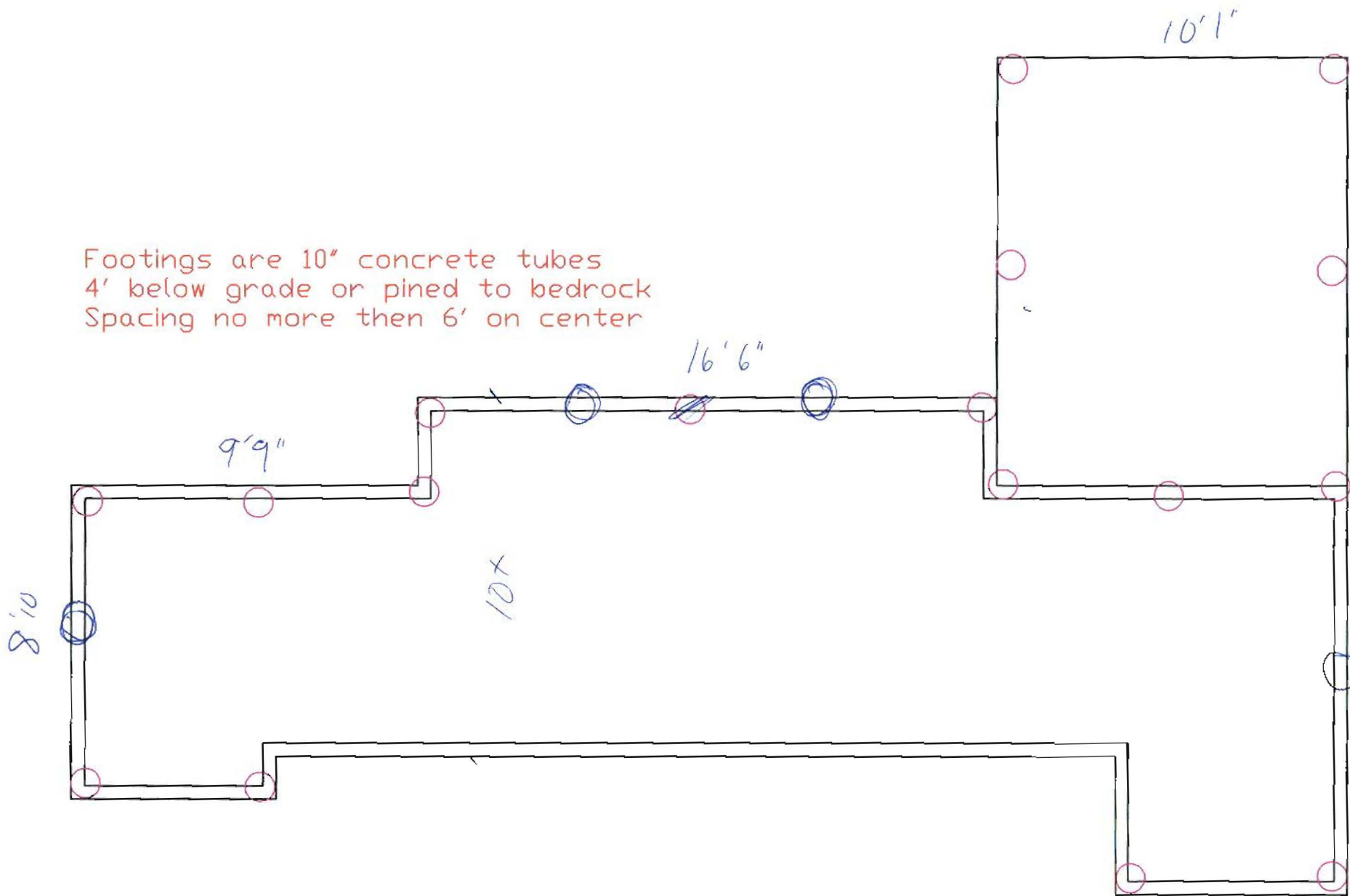
1,586 SF
60 actual
1,646

5800 SF
x 20%

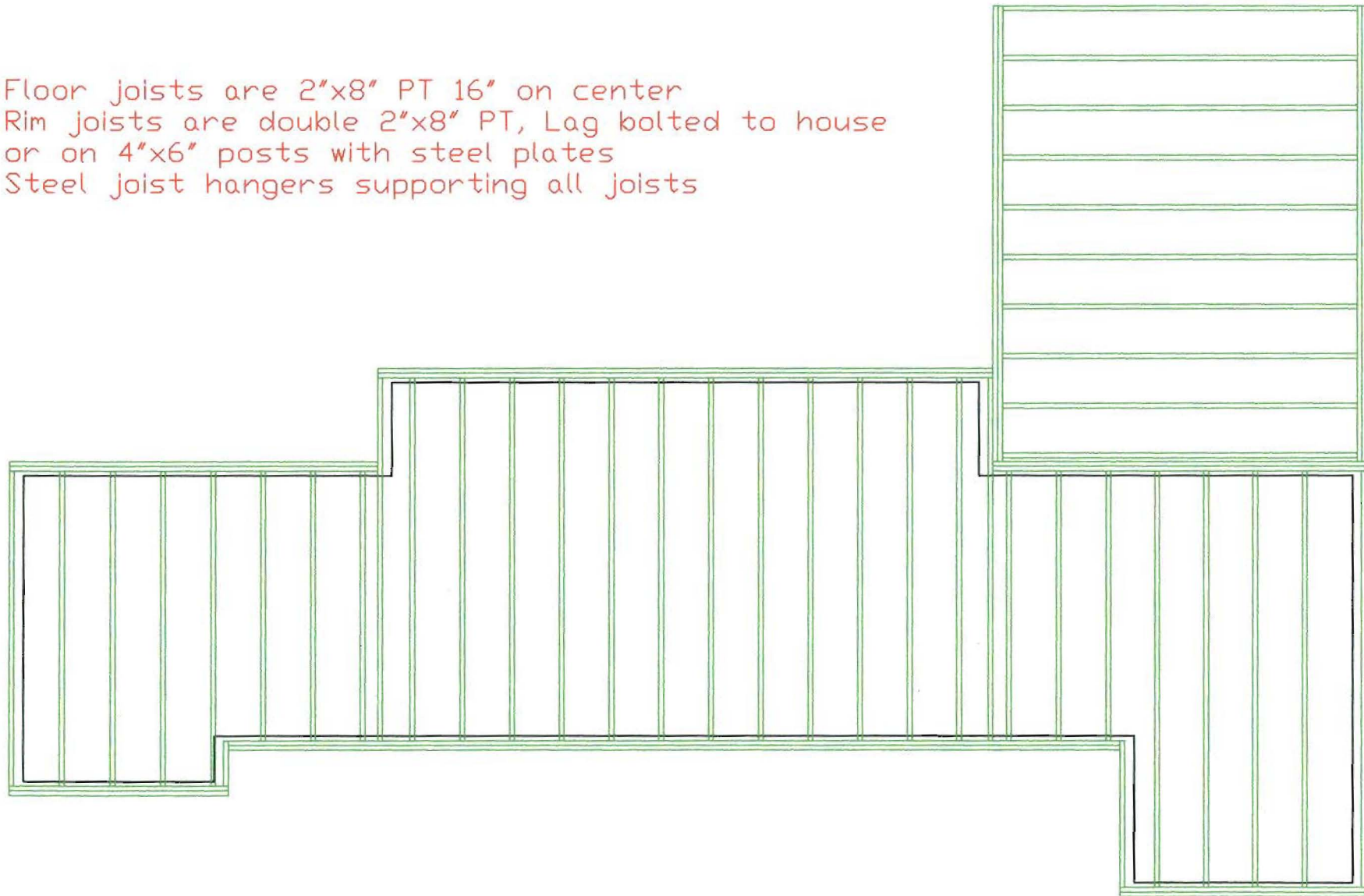
1,000

Existing well over max lot coverage

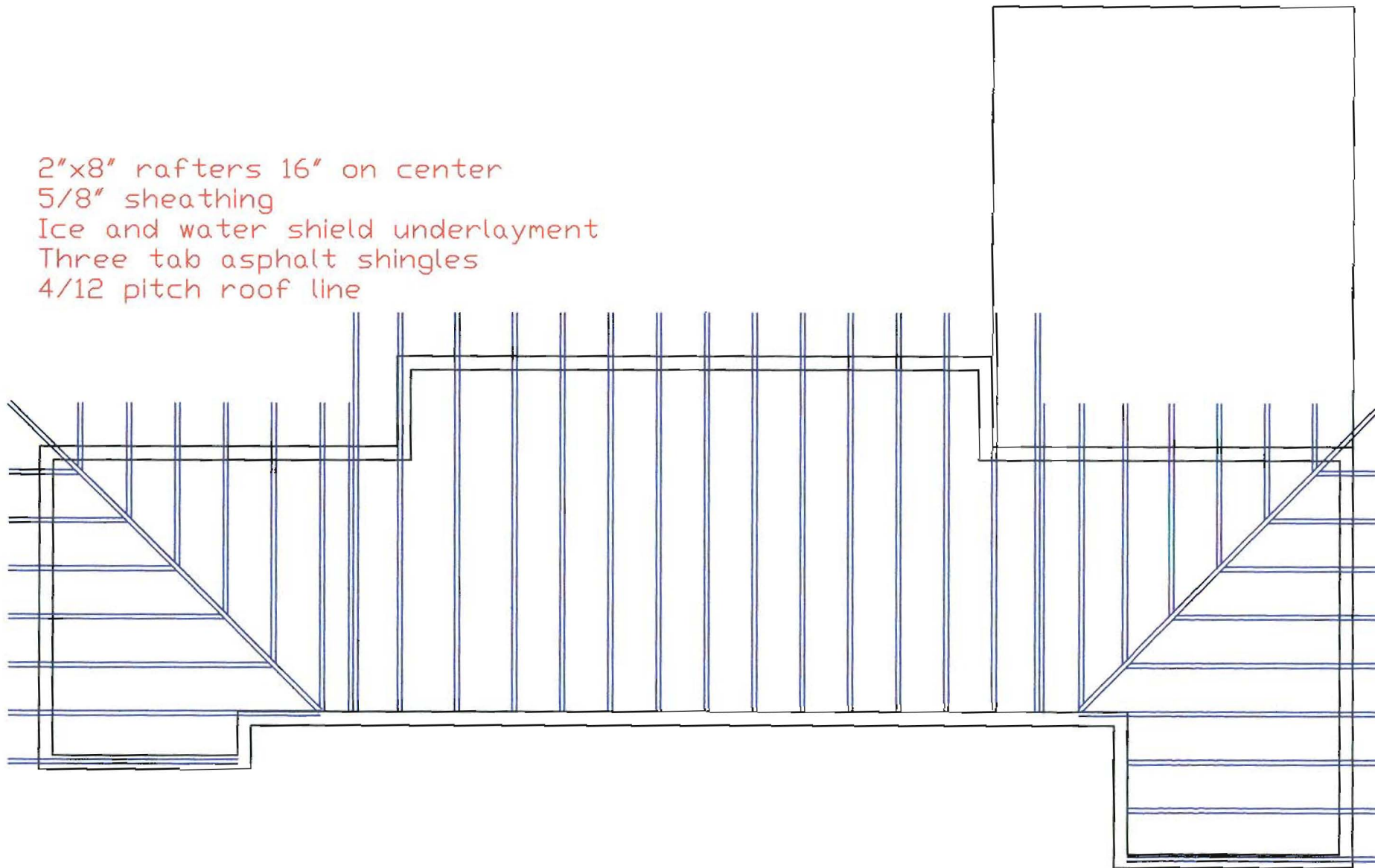
Footings are 10" concrete tubes
4' below grade or pinned to bedrock
Spacing no more than 6' on center

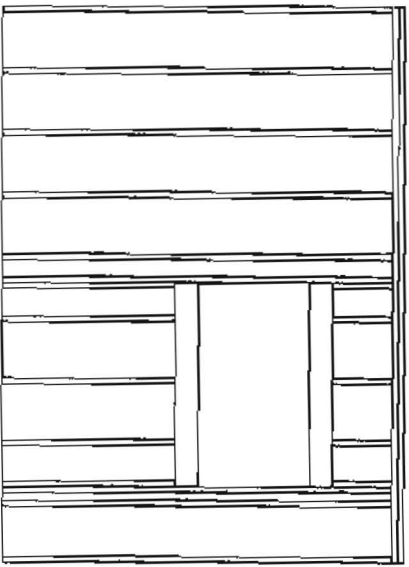


Floor joists are 2"x8" PT 16" on center
Rim joists are double 2"x8" PT, Lag bolted to house
or on 4"x6" posts with steel plates
Steel joist hangers supporting all joists

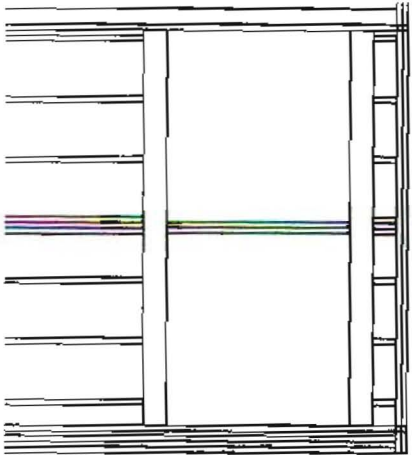
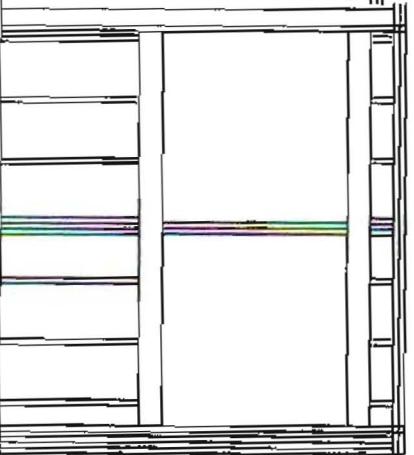
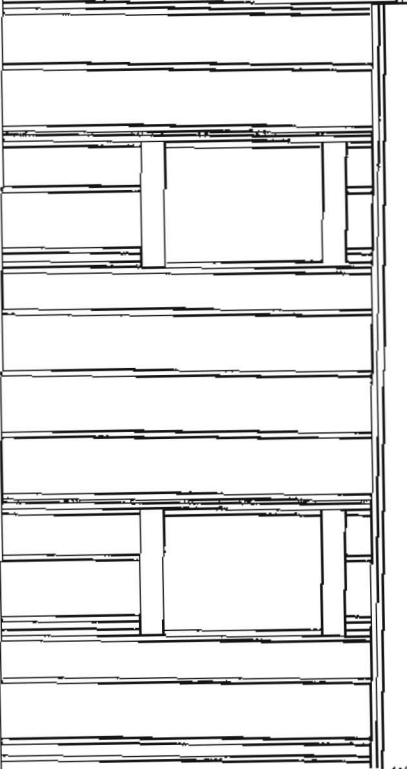
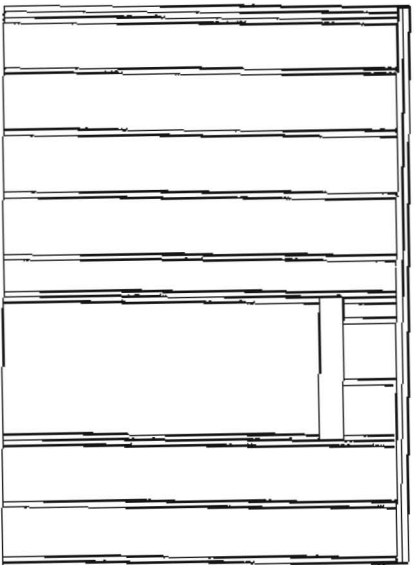


2"x8" rafters 16" on center
5/8" sheathing
Ice and water shield underlayment
Three tab asphalt shingles
4/12 pitch roof line

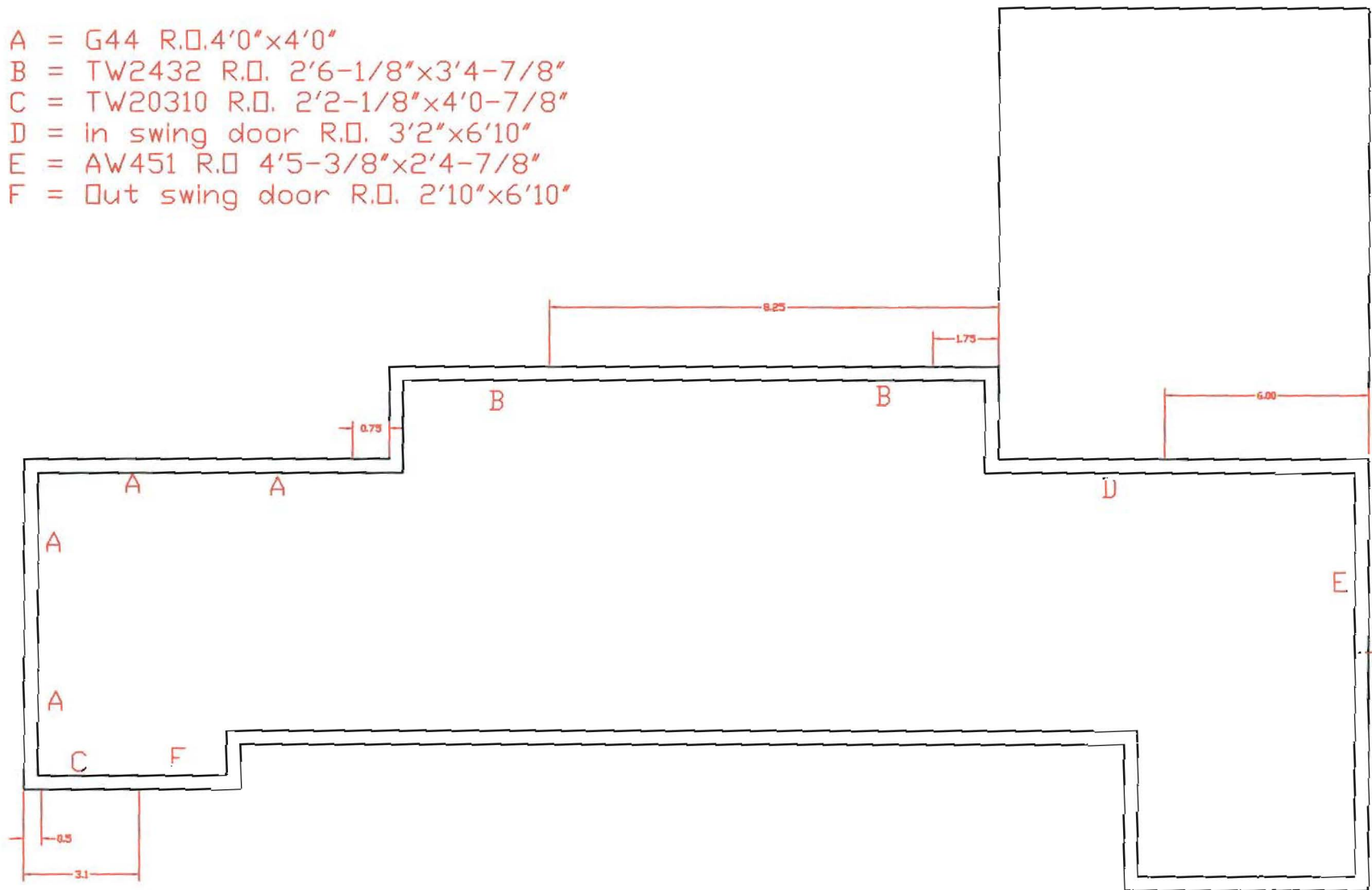




2"x4" framing
Double 2"x6" headers
Double top plate
1/2" sheathing
Clapboard siding



- A = G44 R.O. 4'0" x 4'0"
- B = TW2432 R.O. 2'6-1/8" x 3'4-7/8"
- C = TW20310 R.O. 2'2-1/8" x 4'0-7/8"
- D = in swing door R.O. 3'2" x 6'10"
- E = AW451 R.O. 4'5-3/8" x 2'4-7/8"
- F = Out swing door R.O. 2'10" x 6'10"





CITY OF PORTLAND, MAINE

Department of Building Inspections

Sept. 18 2003

Received from Sally Stewart

Location of Work 26 Oakland

Cost of Construction \$ 23,000

Permit Fee \$ 228.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 84-2-5

Check #: 109

Total Collected \$ 228.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number 084 Z005001
SEP 24 2003

This is to certify that Joyce Peter P & Dennise Br Joyce & /David Brackett

has permission to Reconstruct deteriorated kitchen/sunpor

AT 26 Oakland Ave

084 Z005001

provided that the person or persons in firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 procedure before this building or part thereof is altered or otherwise exposed-in-4 HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. PERMIT 1103001

Health Dept.

Appeal Board SEP 24 2003

Other

Department Name

CITY OF PORTLAND

Jeanne Bourke 9/24/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

842005

20038409

Permit Required

PORTLAND
Date Permit Issued: 12/10/03
Local Plumbing Inspector Signature: [Signature]

8714 TOWN COPY: \$ 12400 If Double Fee Charged
L.P.I. # 0640
+ 10.00 SUR

PROPERTY ADDRESS

Town or Plantation: PORTLAND
Street: 26 OAKLAND AVE
Subdivision Lot #:

PROPERTY OWNERS NAME

Last: Joyce First: DENNIS
Applicant Name: TIM JACKSON
Mailing Address of Owner/Applicant (If Different): 30 BOSTON ST.

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 Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 12-10-03

Caution: Inspection Required

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

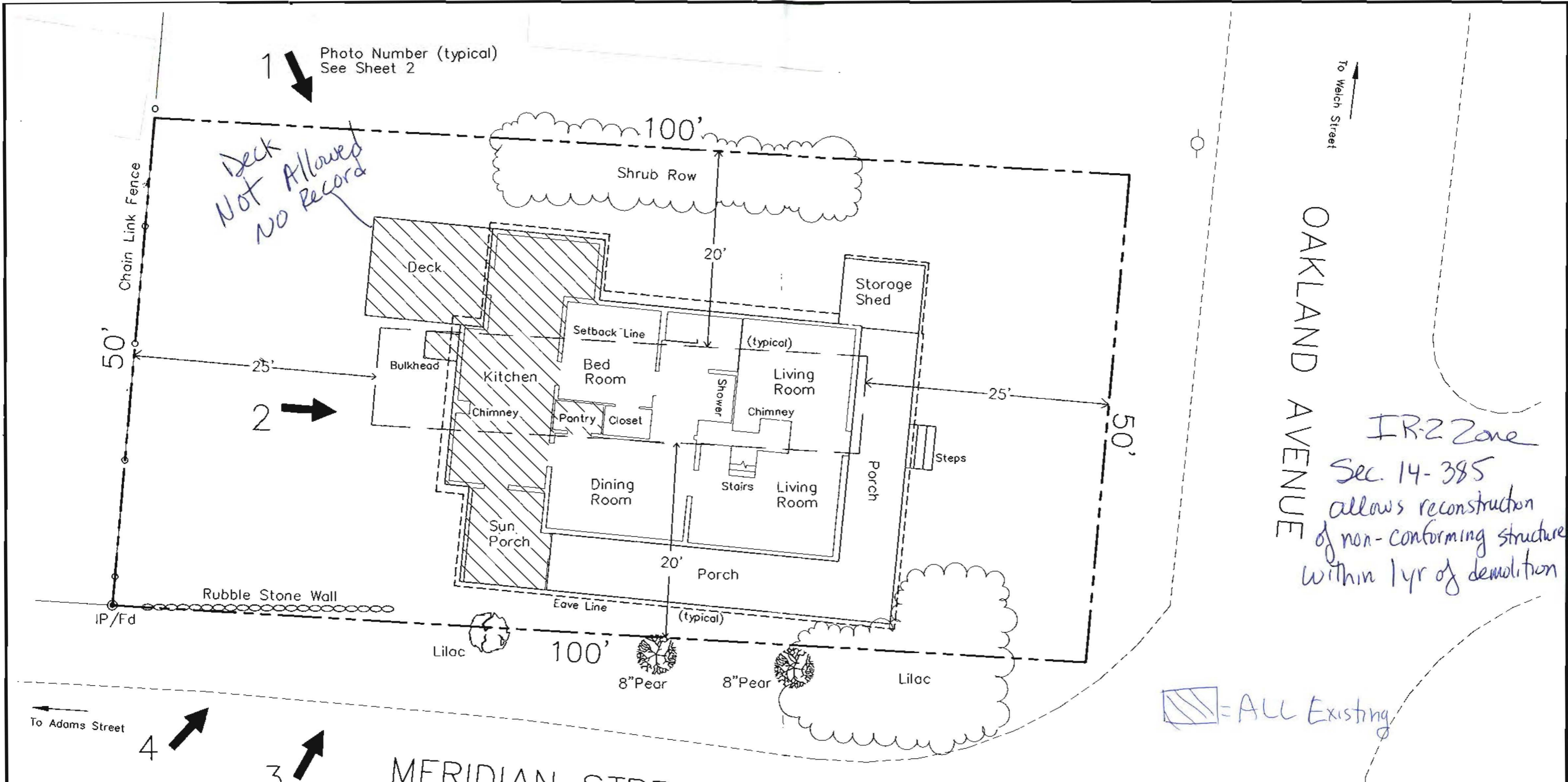
Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED 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>L27311</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	/	Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
OR TRANSFER FEE [\$6.00]		Fixtures (Subtotal) Column 2	/	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

+ 10.00 SUR CHARGE

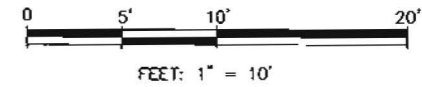


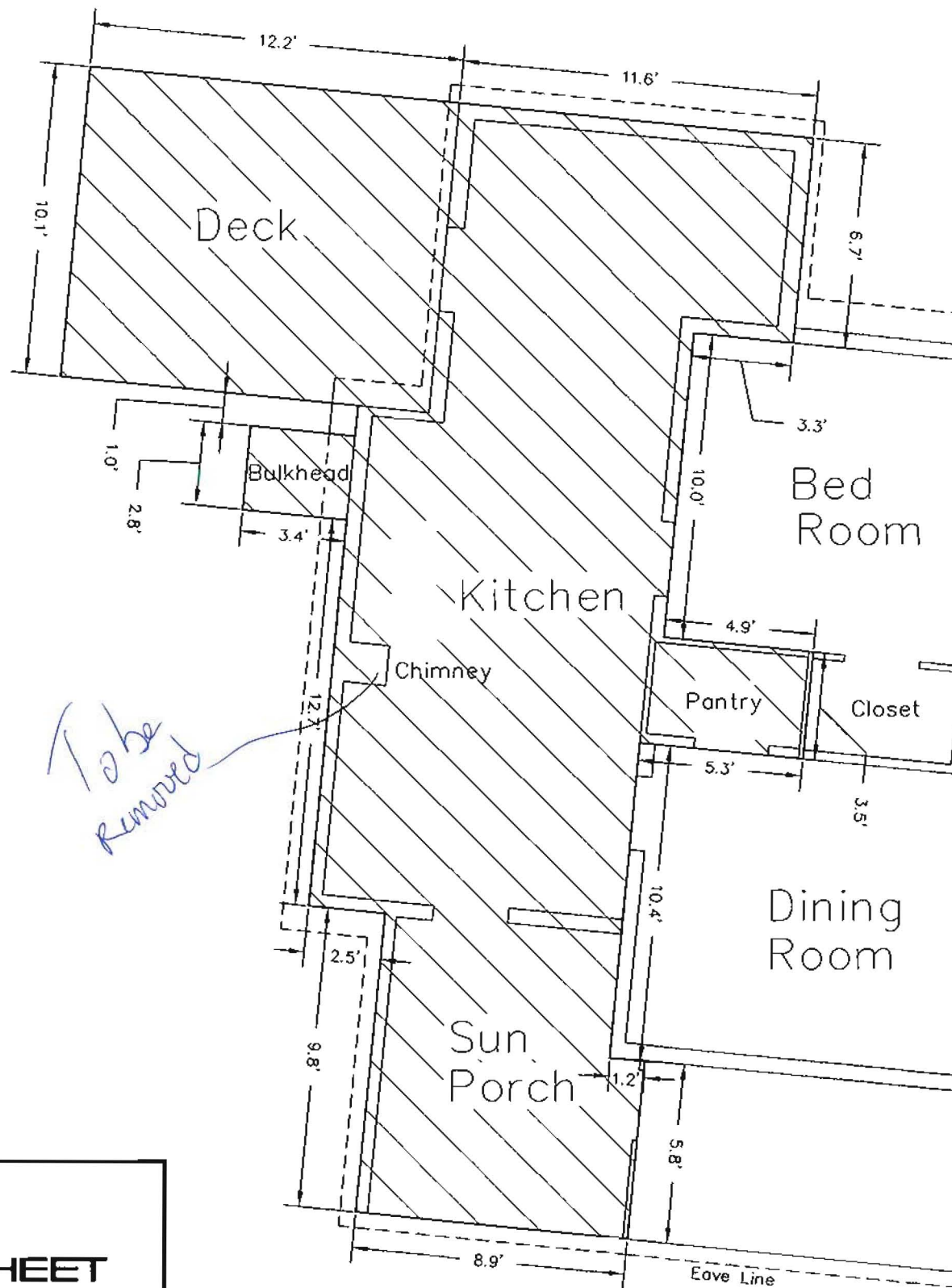
**SHEET
1 OF 2**

NOTE:
Cross-hatched portion of cottage represents area of proposed renovation. See Sheet 2 for floor plan details.

**Building Permit Application
Site Plan**

PREPARED FOR
Peter P. Joyce, Dennis B. Joyce, & Sally A. Stewart
26 Oakland Avenue; Peaks Island, Maine





Renovation Dimensions
SCALE: 1"=5'

**SHEET
2 OF 2**

174 Middle Road, Center Tuftonboro, NH 03816

Picture 1



Picture 2



Picture 3



Picture 4



Site Photographs

PROPOSAL:

TO REMOVE EXISTING AND ROTTING KITCHEN, SUNPORCH AND DECK AND REPLACE, WITHIN THE EXISTING FOOTPRINT. SEE CROSS-HATCHED AREA TO LEFT.

SUBJECT PARCEL INFORMATION

Tax Map Number — 84-Z-5
 Cottage Address — 26 Oakland Avenue
 Peaks Island, ME
 Owner of Record — **PETER P. JOYCE, SALLY ANN JOYCE STEWART,
 DENNIS BRIAN JOYCE**
 174 Middle Road
 Center Tuftonboro, NH 03816

Source Deed — 16768/12, dated 8/8/2001
 Parcel Area — 5000 SF
 Building Area — 1644 SF (Ground Floor)
 % Lot Coverage — 33%
 Area Renovation — 509 SF

ZONING INFORMATION

Zoning District — IR2 (Island Residential 2)
 Building Setbacks — Front: 25'
 Side: 20'
 Rear: 25'
 Side Street: 20'

Telephone: (603) 569-5168