

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 060624

PERMIT ISSUED
JUL 19 2009
060573

This is to certify that CARLISLE JUSTINE C./John Kiely
has permission to Build cottage for Storage, sleeping, entertainment existing footprint of old shed connected with permit 060573
AT 14 SPRUCE AVE P.F. 085 G005001

provided that the person or persons who perform or supervise the construction accepting this permit in the **CITY OF PORTLAND** 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.
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permit is procured before this building or part thereof is started or closed-in. 24 HOUR NOTICE IS 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 _____
DepartmentName

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: 06-0624	Issue Date PERMIT ISSUED JUL 19 2006	085 G005001
Owner Address: 30 ADELBERT ST	Contractor Address: 591 Island Ave Peaks Island	Phone: 207-874-2626
Permit Type: Additions - Dwellings	Zone: IR-2	

Location of Construction: 14 SPRUCE AVE, <i>PI</i>	Owner Name: CARLISLE JUSTINE C
Business Name:	Contractor Name: John Kiely
Lessee/Buyer's Name	Phone:

Past USE: Single Family Home with shed, guest sleeping area (not a separate dwelling unit)	Proposed USE: Single Family Home w/ Cottage/ rebuild cottage for Storage, sleeping, entertainment on existing footprint of old shed connected w/ permit#060573
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Permit Fee: \$276.00	Cost of Work: \$19,444.00	CEO District: 2
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION Use Group: <i>R3</i> Type: <i>SB</i> <i>FRL-2003</i> Signature: <i>AMB 7/19/06</i>	

Proposed Project Description:
Rebuild cottage for Storage, sleeping, entertainment on existing footprint of old shed connected w/ permit#060573

Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: ldobson	Date Applied For: 05/01/2006	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> Date: <i>S 6/5/06</i>	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 Date: <i>S</i>	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: <i>S</i>
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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

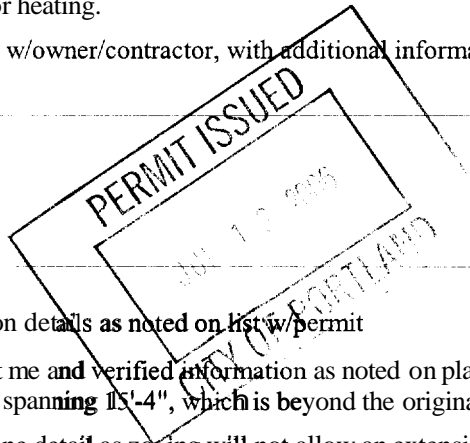
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0624	Date Applied For: 05/01/2006	CBL: 085 G005001
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Location of Construction: 14 SPRUCE AVE, P.I.	Owner Name: CARLISLE JUSTINE C	Owner Address: 30 ADELBERT ST	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone: (207) 766-2026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	
Proposed Use: Single Family Home w/ Cottage I rebuild cottage for Storage, sleeping, entertainment on existing footprint of old shed connected w/ permit#060573		Proposed Project Description: Rebuild cottage for Storage, sleeping, entertainment on existing footprint of old shed connected w/ permit#060573	

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 0711912006
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Comments:**

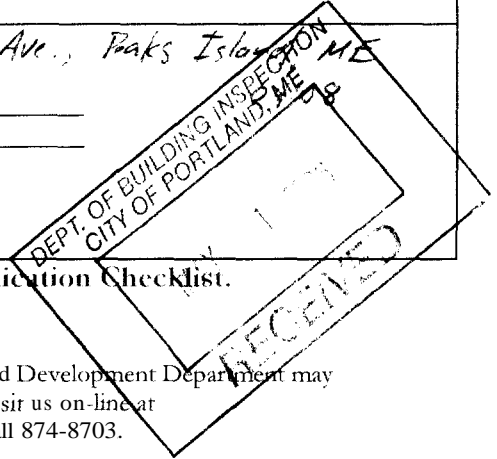
- 0612112006-jmb: left vm w/John K for questions and construction details as noted on list w/permit
- 0612812006-jmb: playing phone tag w/John K., he finally caught me and verified information as noted on plans. Need to check with Marge about the roof line extending over the ground essentially spanning 15'-4", which is beyond the original footprint.
- 0612912006-jmb: spoke w/John K. He will draw up a new roof line detail as zoning will not allow an extension of the existing footprint.
- 0711912006-jmb: Received revised roof framing detail with offset ridges, ok to issue



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>14 Spruce Ave, Peaks Island, ME</u>		
Total Square Footage of Proposed Structure <u>731</u>		Square Footage of Lot <u>1007 sq/ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>085 6005 001</u>	Owner: <u>Justine C. Carlisle</u>	Telephone: <u>767-8183</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Peter Carlisle</u> <u>30 Adelbert St, So Po.</u> <u>(207) 767-8183 04106</u>	Cost Of Work: \$ <u>19,444.16</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: cottage <u>single family of the entire property</u> If vacant, what was the previous use? Proposed Specific use: <u>use as a cottage for storage, sleeping and entertainment</u>		
Project description: <u>Renovate existing cottage.</u> <u>Demo + replace shed</u>		
Contractor's name, address & telephone: <u>John Kiely, 591 Island Ave., Peaks Island, ME</u>		
Who should we contact when the permit is ready: <u>Peter Carlisle</u>		
Mailing address: _____ Phone: <u>207-767-8183</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, 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: <u>Justine Carlisle</u>	Date: <u>7-10-06</u>
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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

Card Number 1 of 1
Parcel ID 085 G005001
Location 14 SPRUCE AVE
Land Use SEASONAL

Owner Address CARLISLE JUSTINE C
 30 ADELBERT ST
 SOUTH PORTLAND ME 04106

IR-2

Book/Page 23358/102
Legal 85-G-5
 SPRUCE
 ISLAND AVE
 PEAKS ISLAND 5963 SF

max lot cov. x 20% = 1192.6#

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$121,570	\$43,390	\$164,960

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$200,300	\$62,000	\$262,300

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1900	Style Old Style	story Height 2	Sq. Ft. 1007	Total Acres 0.137		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic None	Basement Pier/slab	

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 1960	Size 10X16	Grade C	Condition A
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Sales Information

Date	Type	Price	Book/Page
11/04/2005	LAND t BLDING	\$67,620	23358-102
04/01/2002	LAND t BLDING	\$97,500	17489-087
03/23/2001	LAND t BLDING	\$179,000	16120-281
05/01/1999	LAND t BLDING	\$130,000	14756-344
01/01/1995	LAND t BLDING	\$86,000	11796-012

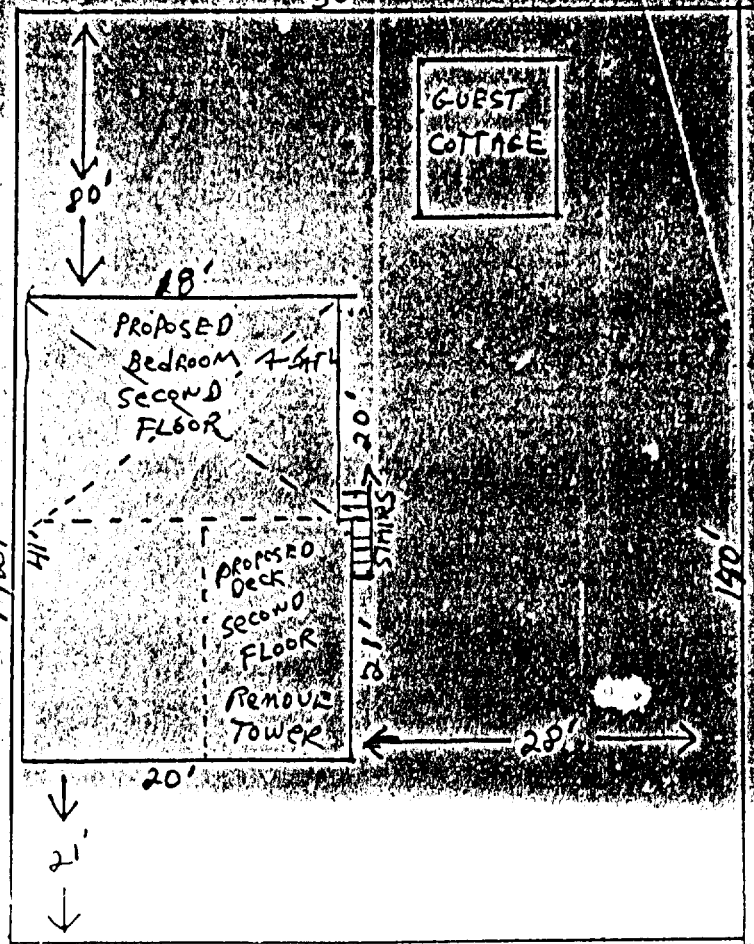
Picture and Sketch

Picture **Sketch** **Tax Map**

Click here to view **Tax** Roll Information.

RODOLPH W. HARRISON ARCHITECT
15 WEST 10TH ST
SEASIDE, OREGON 97138

COTTAGE ON SPRUCEVIEW
PEAKS ISLAND
LOT # 39 - DEED
PLAN BOOK 11 PAGE 21
MAP 85-6-5



RECEIVED

OCT 19 1987

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

0026656

RK 17489PG087

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Know all Persons by these Presents,

That WE, William St. Lawrence, Jr. and Mary Elizabeth St. Lawrence
Town of Newburyport, State of Massachusetts, for consideration paid, grant to:

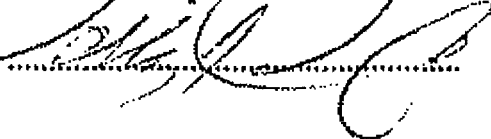

Peter S. Carlisle and Justine C. Carlisle

of Cape Elizabeth, County of Cumberland, and State of Maine, whose mailing address is
85 Old Ocean House Road, Cape Elizabeth, Maine 04107, with warranty covenants
joint tenants the land in the City of Portland, on Peaks Island, County of Cumberland
and State of Maine, described as follows:

See attached Exhibit A for legal description.

Witness our hands and seals this 29th day of March, 2002.

Signed, Sealed and Delivered
in the presence of


.....
William St. Lawrence, Jr.
.....
Mary Elizabeth St. Lawrence

State of Maine, County of Cumberland

ss.

March 29, 2002

Then personally appeared before me the above named William St. Lawrence
and Mary Elizabeth St. Lawrence and acknowledged the foregoing instrument to be
free act and deed.



Attorney at Law/Notary Public

Printed Name: DANIEL H. STANLEY

MAINE REAL ESTATE TAX PAID

9X | 7489PG088

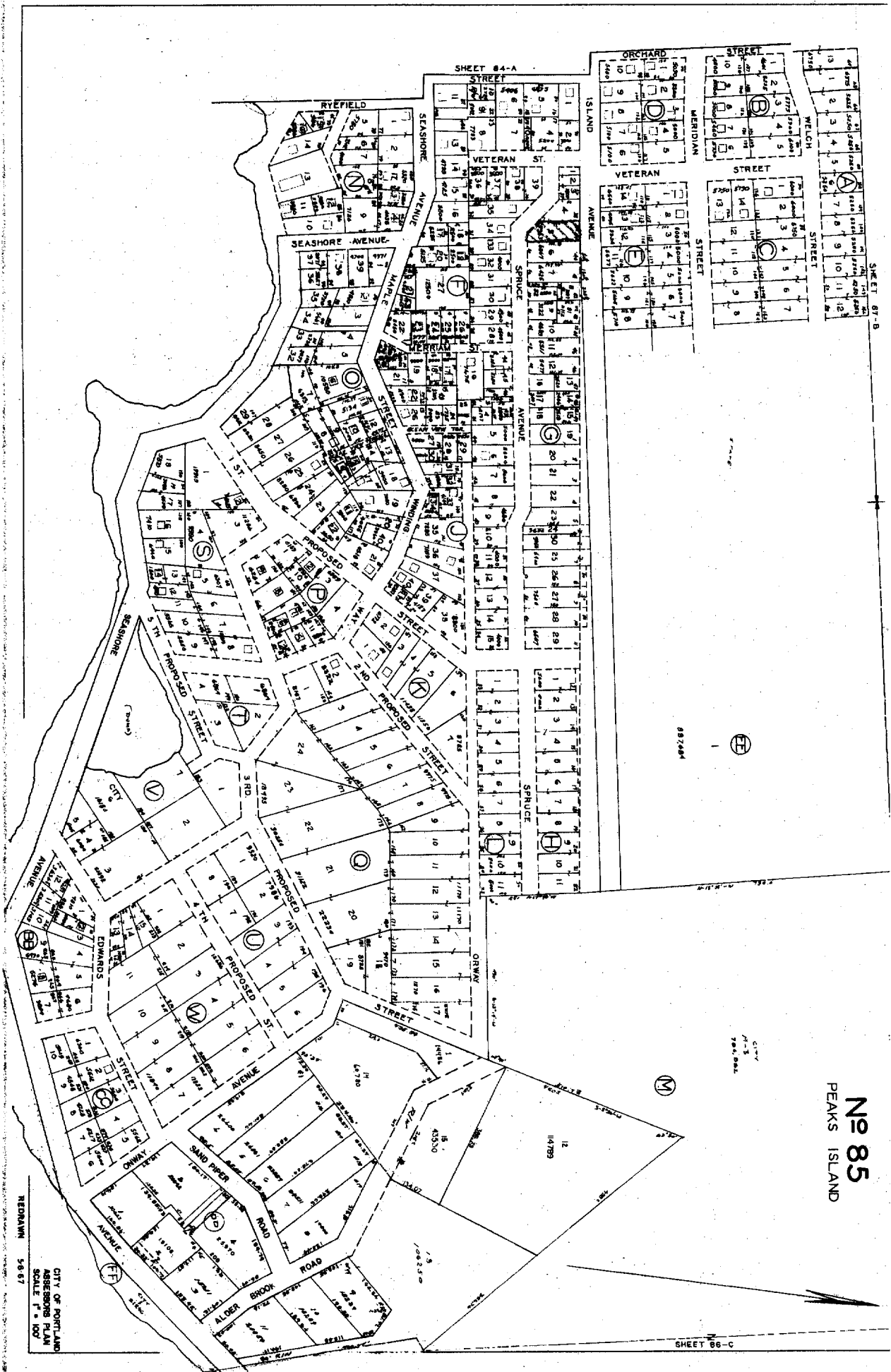
A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Islar Avenue and the northerly side of Spruce Avenue on Peaks Island, City o' Portland, and being No. 39 as shown on Plan of Oceanside Terrace, made by Percy H. Richardson, C.E. recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 21, to which plan reference hereby made for a more particular description.

Meaning and intending to convey the same premises described in a deed from Robert Palombo a/k/a Robert A. Palombo and C. Christina Palombo to the grantors herein dated March 22, 2002 and recorded in the Cumberland County Registry of Deeds in Book 16120, Page 281.

RECEIVED





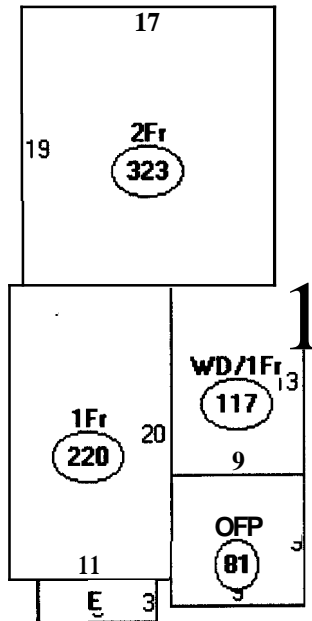


N 85
PEAKS ISLAND

REMAIN 56 67
CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1" = 100'

SHEET 86-C

SHEET 84-A



Descriptor/Area

A: 2Fr
323 sqft
B: WD/1Fr
117 sqft
C: OFF
81 sqft
D: 1Fr
220 sqft
E: FEAY
24 sqft

I
323
117
81
220
24

765 #

From: Marge Schmuckal
To: Justine Carlisle
Date: **6/1/2006 12:32:45 PM**
Subject: RE: Last 14 Spruce Photos

When and if a permit is issued, before the building is removed, call the inspector to document the location of the existing structure. This will be a requirement before work starts.

Marge

>>> "Justine Carlisle" <justine@aura360.com> **6/1/2006 12:15:14 PM**>>>

Thanks, Marge. Our contractor, John Keilly, is going to take some digital shots of the exterior and email them to me. The footprint will remain the same as the original structure per the measurements in the plan. Is that something that the inspector can confirm when he/she comes to check out the property?

Justine

-----Original Message-----

From: Marge Schmuckal [<mailto:MES@.Dortlandmaine.aovl>]
Sent: Thursday, June 01, 2006 11:39 AM
To: justine@aura360.com
Subject: Re: Last 14 Spruce Photos

Thank you for the photos. Yes, please try to get some exterior shots of the 4 sides of the building. Also I want to confirm that the same footprint will be used as the original structure for the rebuilding of this "shed".

Thank you,
Marge

>>> "Justine Carlisle" <justine@aura360.com> **6/1/2006 10:50:15 AM**>>>

0571 is a shot of the former bathroom with window. I also included the only exterior shot I could find of the shed. We will keep looking to see if we have anything better.

Thanks for all your help. Please feel free to call me with questions.

Justine