

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

This is to certify that CARLISLE JUSTINE C /io 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 accept this permit on behalf of the City of Portland 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 permit on project 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 _____
Department Name

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
CITY OF PORTLAND		
Permit Type: Additions - Dwellings		Zone: IR-2

Location of Construction: 14 SPRUCE AVE	Owner Name: CARLISLE JUSTINE C	Owner Address: 30 ADELBERT ST
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings

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: R3 Type SB IRL-2003 Signature: JMB 7/19/06	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

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

Permit Taken By: Idobson	Date Applied For: 05/01/2006	Zoning Approval		
<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>		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 <input type="checkbox"/> Major <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: 5/6/06	Date:	Date:

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 _____

2/22/07 Close-in Inspec
Wiring + Plumbing
O.K. do Close

* Bathroom Only - No Kitchen

No footing + setback prep. called 7/14

CSH Ch.D O.K.

Chick

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/ 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
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/05/2006

Note: 5/23/06 permit #060573 was never issued - a call was made to the contractor requesting more information and the permit was on hold - I called the owners and left a voice mail for them today - I am hoping that the shed is not down yet. **Ok to Issue:**

Now this permit is on hold until I get the proper information.

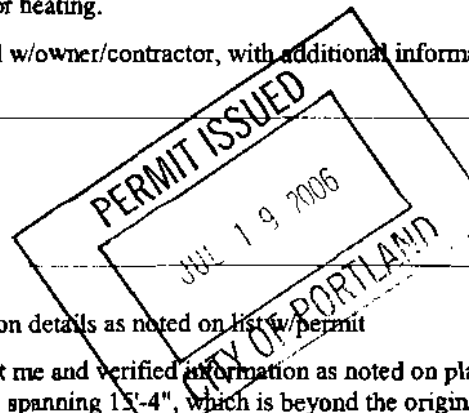
6/5/06 I received the last pictures of the shed/guest room building. Our files do show a guest room (not another dwelling unit) in this out building. The owner has given me pictures of the interior and exterior - It definitely was a sleeping area in the past, not just a shed

- 1) 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.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. It is understood that the out building to be demolished is not a separate dwelling unit. It does not now and shall not in the future have any kitchen equipment.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/19/2006

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:**

06/21/2006-jmb: left vm w/John K for questions and construction details as noted on list w/permit

06/28/2006-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.

06/29/2006-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.

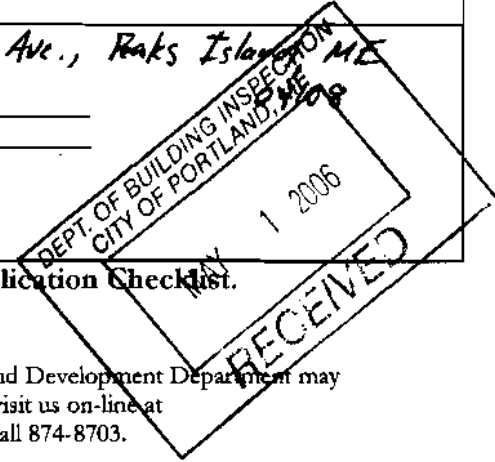
07/19/2006-jmb: Received revised roof framing detail with offset ridges, ok to issue



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 30 Adelbert St., So Po. (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 elec</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>4-10-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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^{sq}

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	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1900	Old Style	2	1007	0.131	3	1		5	None	Pier/slab

Outbuildings

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



Sales Information

Date	Type	Price	Book/Page
11/04/2005	LAND + BLDING	\$67,420	23358-102
04/01/2002	LAND + BLDING	\$197,500	17489-087
03/23/2001	LAND + BLDING	\$179,000	16120-291
05/01/1999	LAND + BLDING	\$130,000	14756-344
01/01/1995	LAND + BLDING	\$86,000	11796-012

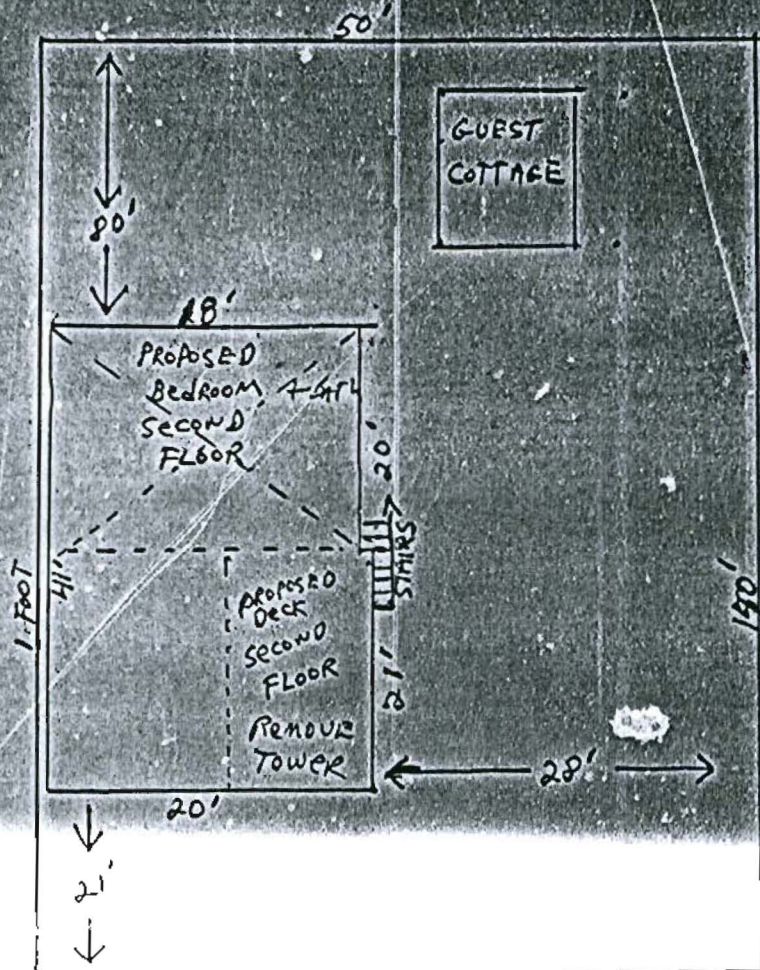
Picture and Sketch

Picture Sketch Tax Map

[Click here to view Tax Roll Information.](#)

Rudolph & Kathleen Anderson Jr.
15 Weymouth St.
Saco, ME 04072

COTTAGE ON SPRUCE AVE.
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

PK 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:

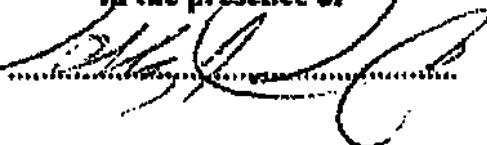
Peter S. Carlisle and Justine C. Carlisle

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 as 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.

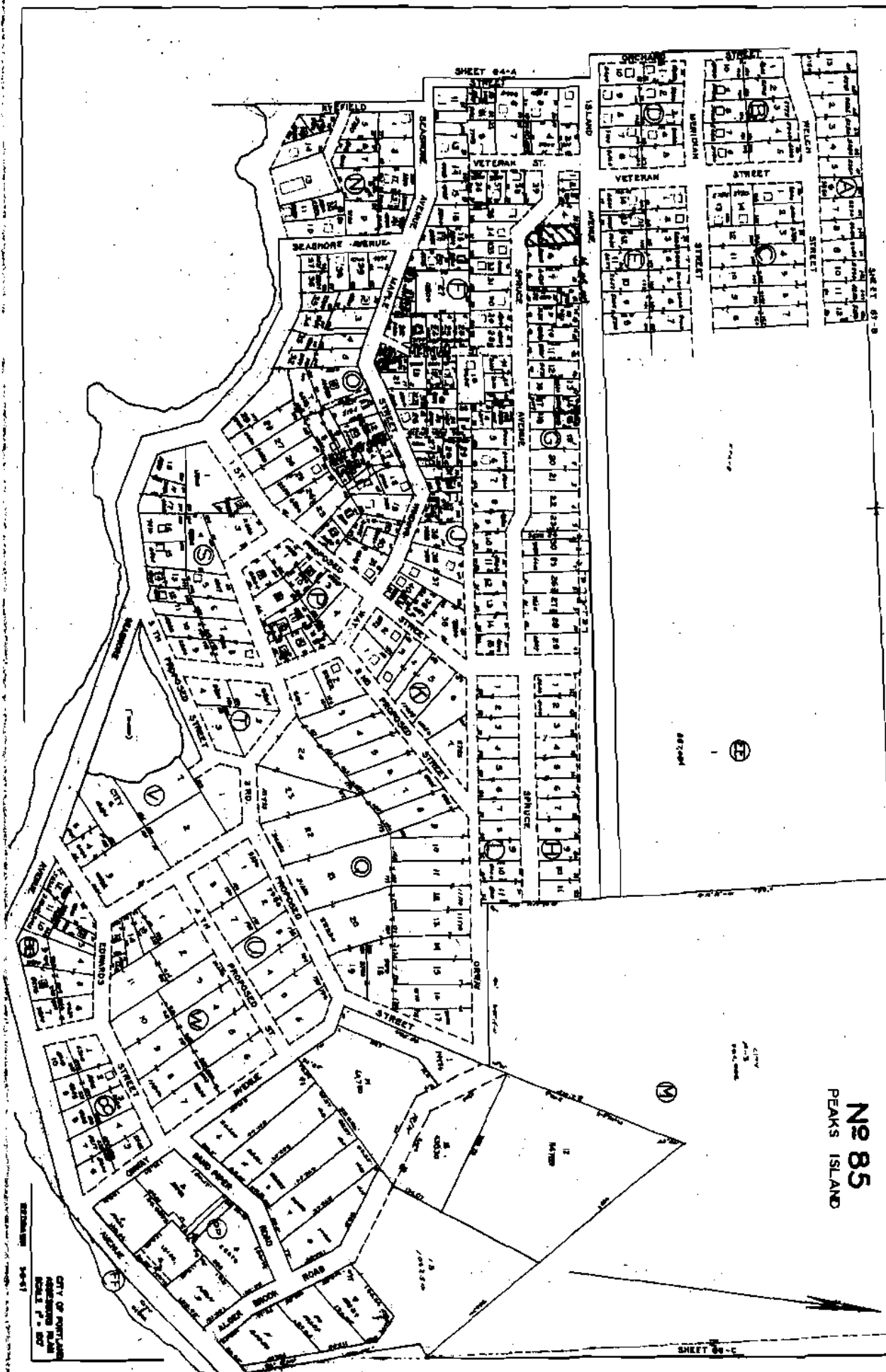
March 29, 2002

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 W. S. D...

MAINE REAL ESTATE TAX PAID

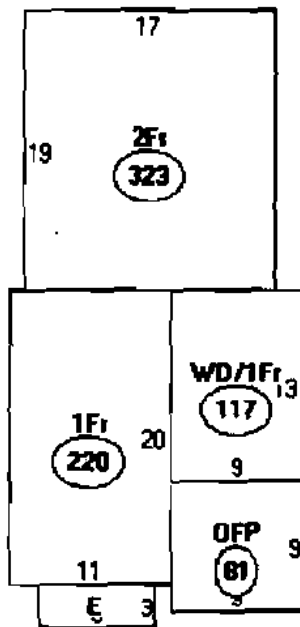




№ 85
PEAKS ISLAND

ESTABLISHED 1843
 CITY OF PEAKS ISLAND
 OFFICE OF THE TOWN ENGINEER
 1001 S. MAIN ST.
 PEAKS ISLAND, ME.

SHEET 84-C



Descriptor/Area

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

1
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 Kelly, 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@portlandmaine.gov>]
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

From: Marge Schmuckal
To: Justine Carlisle
Date: 6/1/2006 11:38:49 AM
Subject: Re: Last 14 Spruce Photos

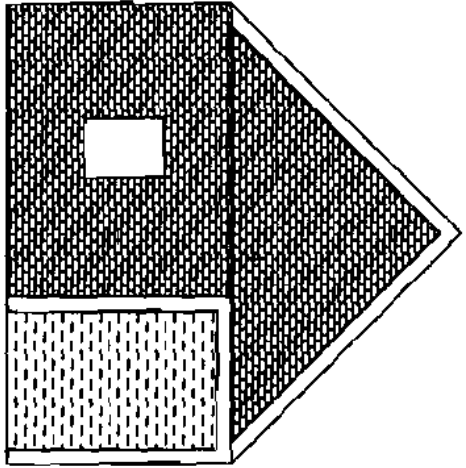
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Thank you,
Marge

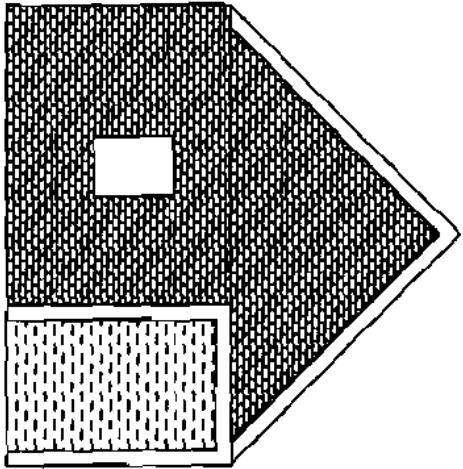
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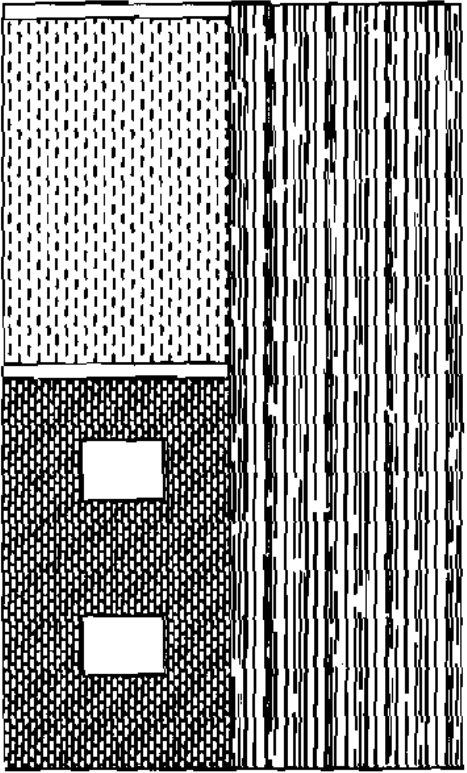
Justine



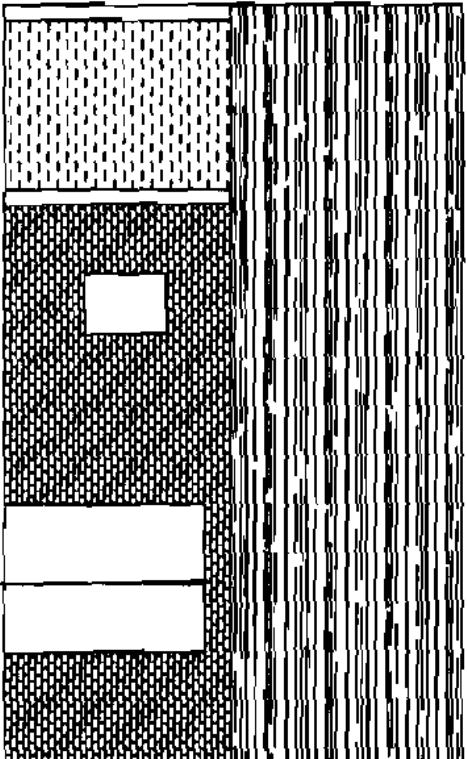
Front



Back



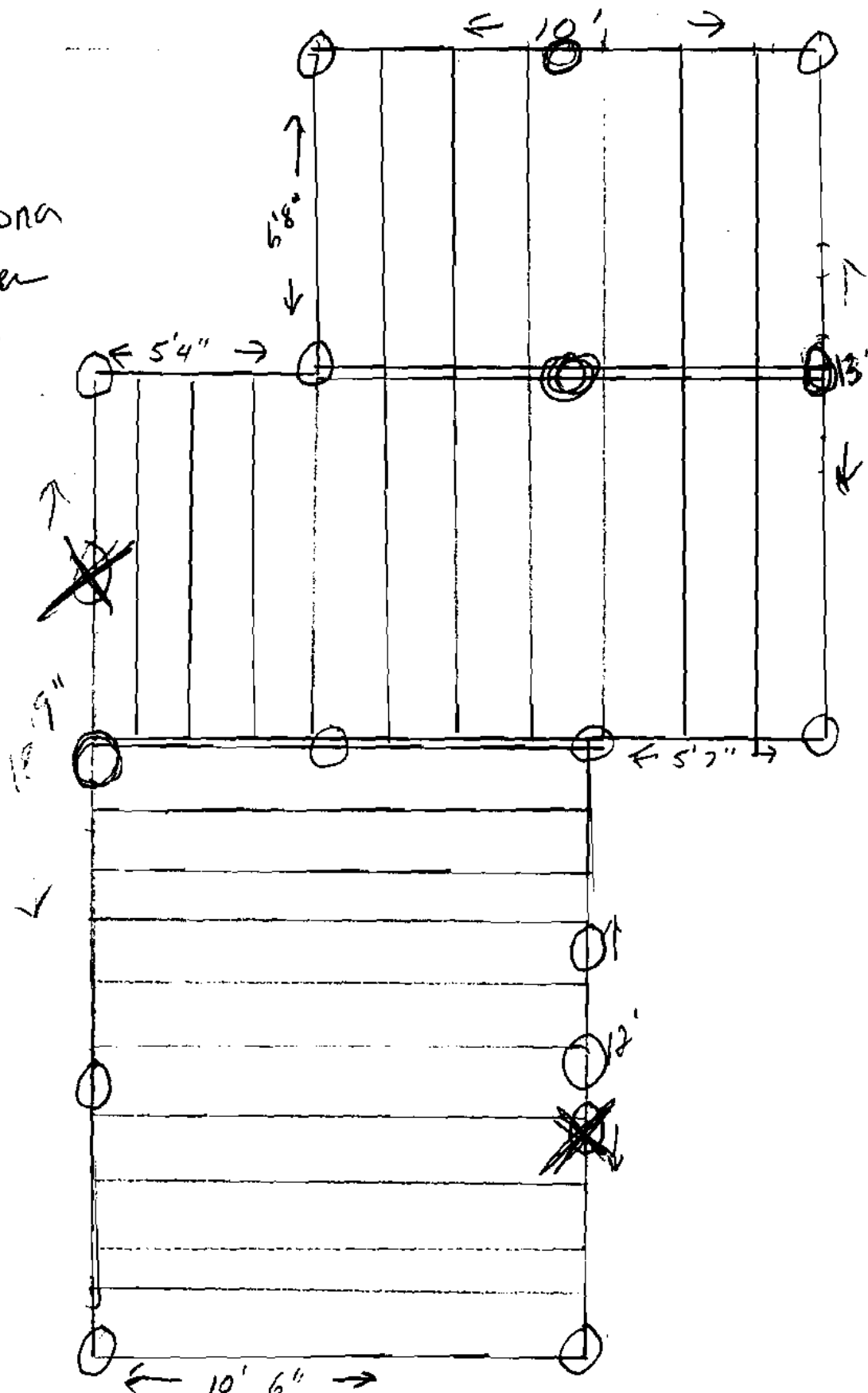
Right

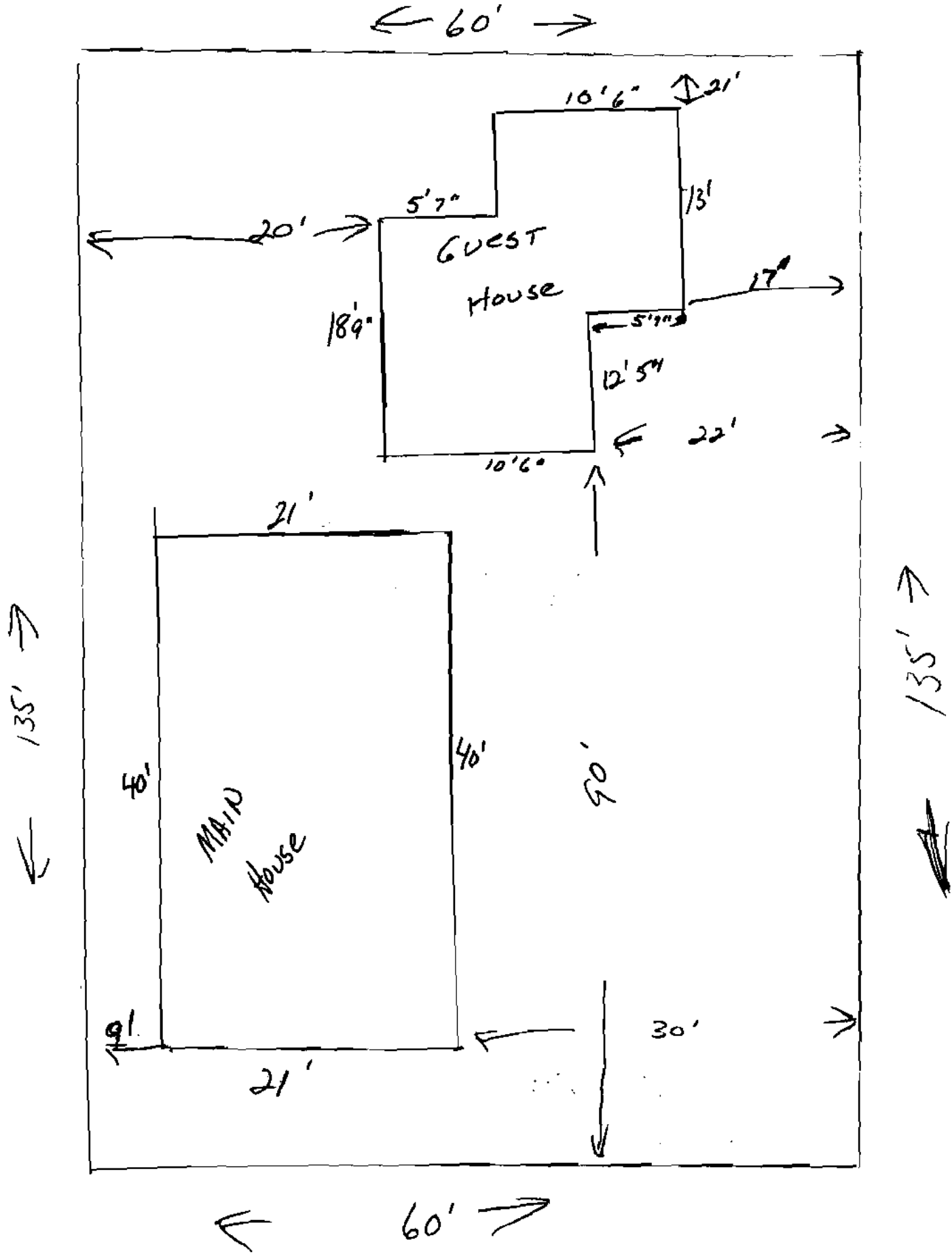


Left

FRAMING PLAN

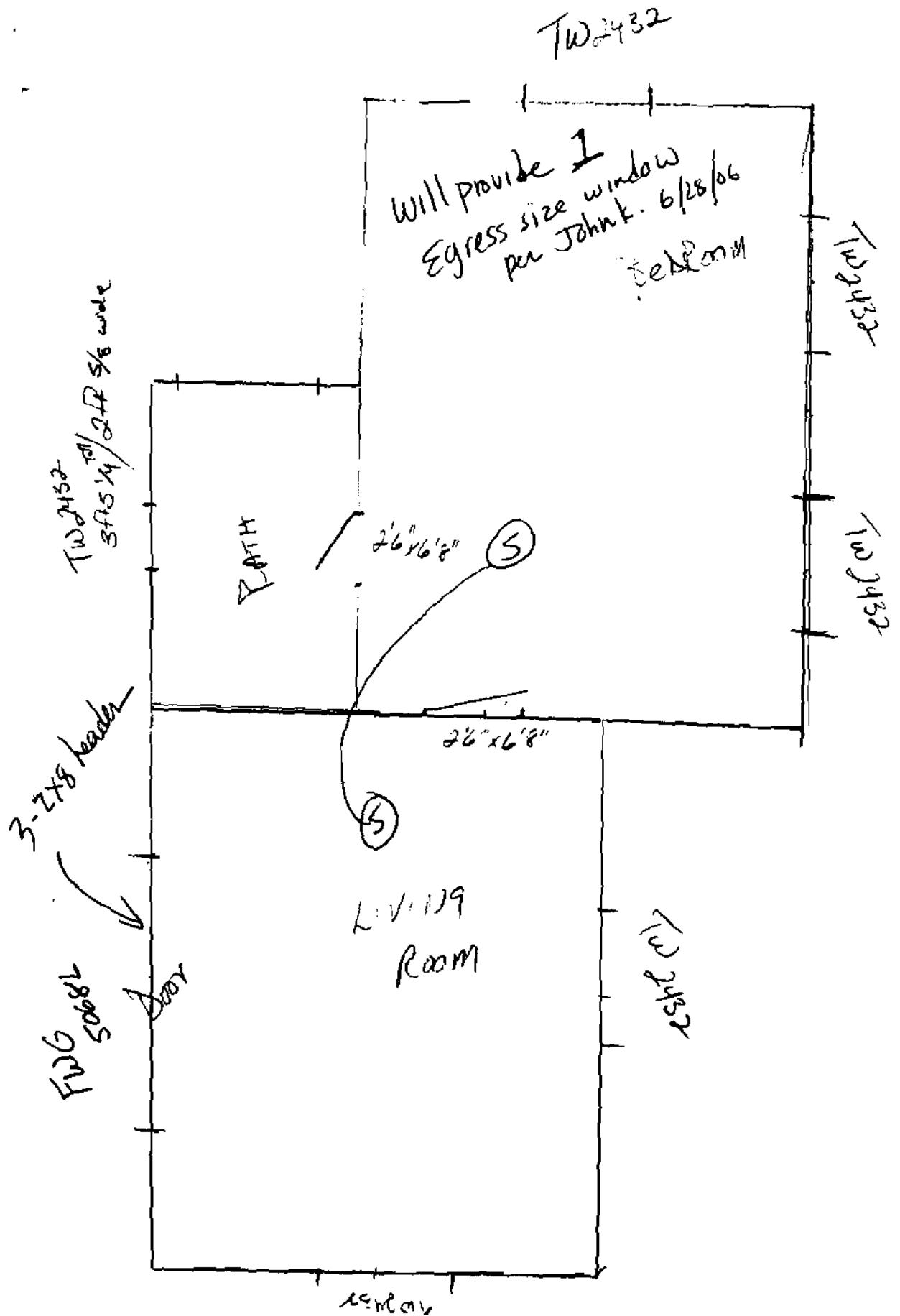
Added +
deleted some
Tubes per
Span tables
OK per
John K.
6/28/06



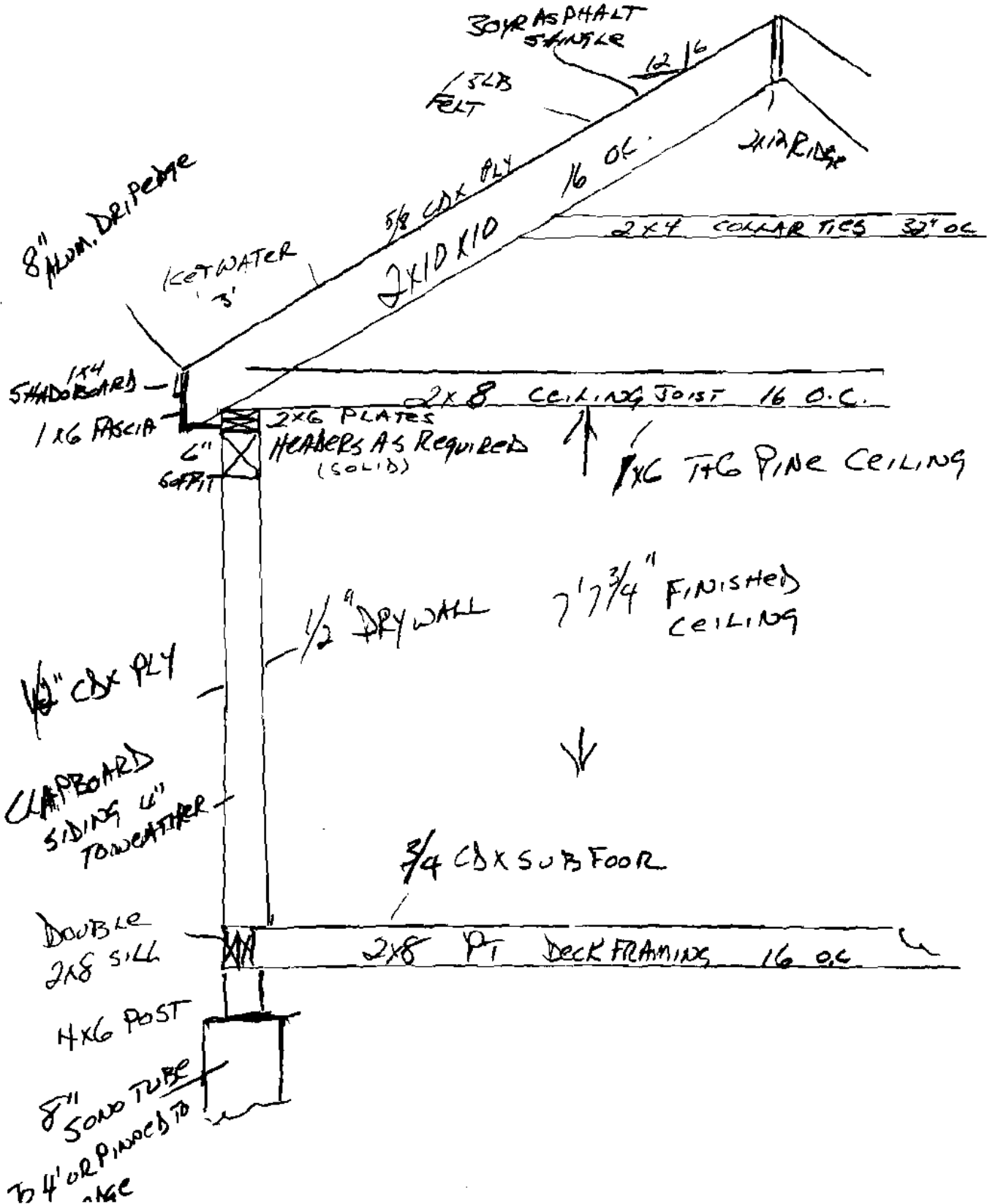


CADISTE PLOT PLAN ALL MEASUREMENTS ARE APPROXIMATE

WINDOW SCHEDULE



JUSTINE T YETER CARLISLE



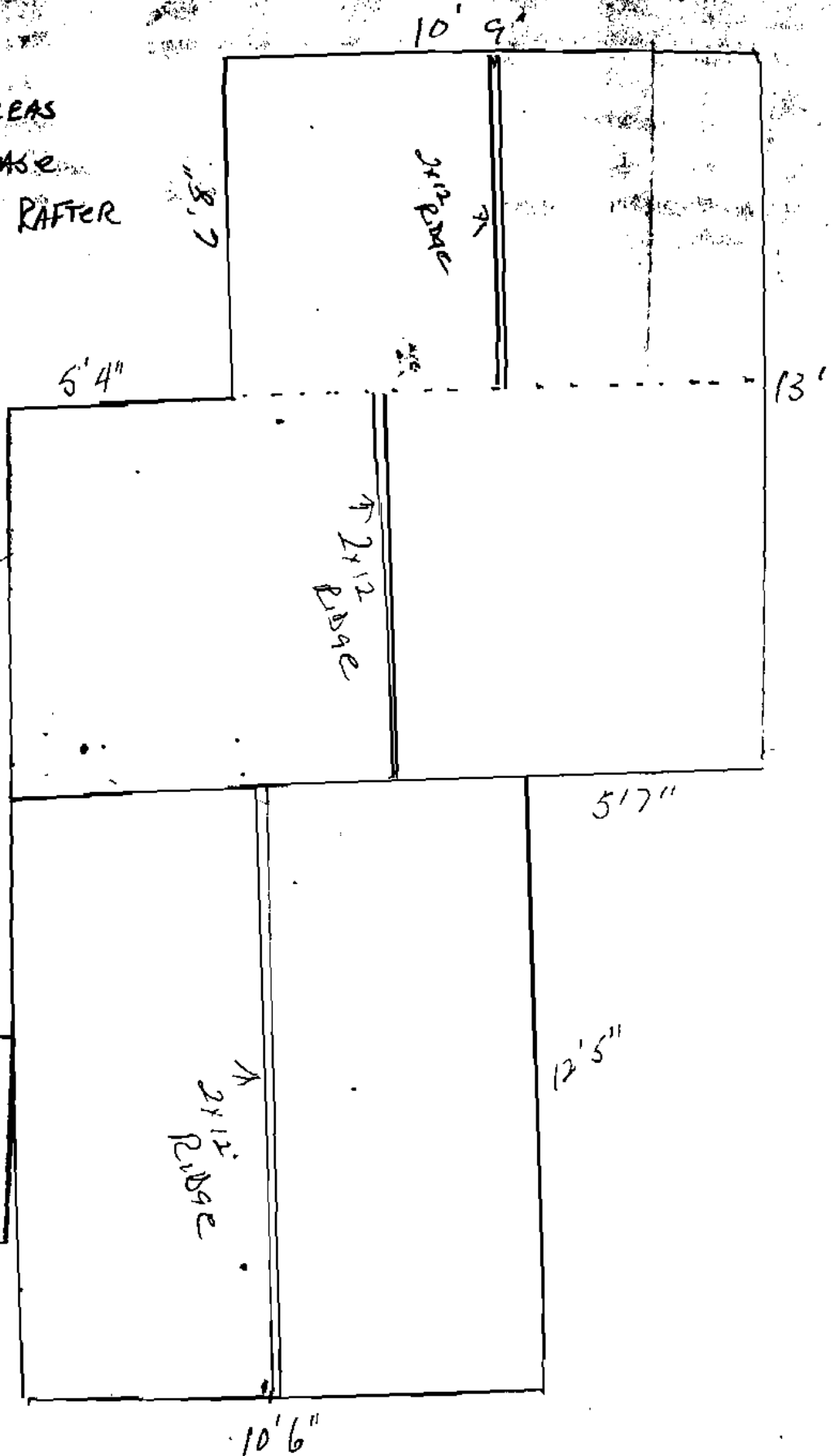
14 SPRUCE AVE PEAKS ISLAND

New Roof Lines

Revised*

* ROOF LINE NO LONGER
CARRIES OVER VOID AREAS
IN FRONT & BACK. PLEASE
SEE FRAMING DETAIL FOR RAFTER
SIZES ETC.

NEW



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JUL 13 2006

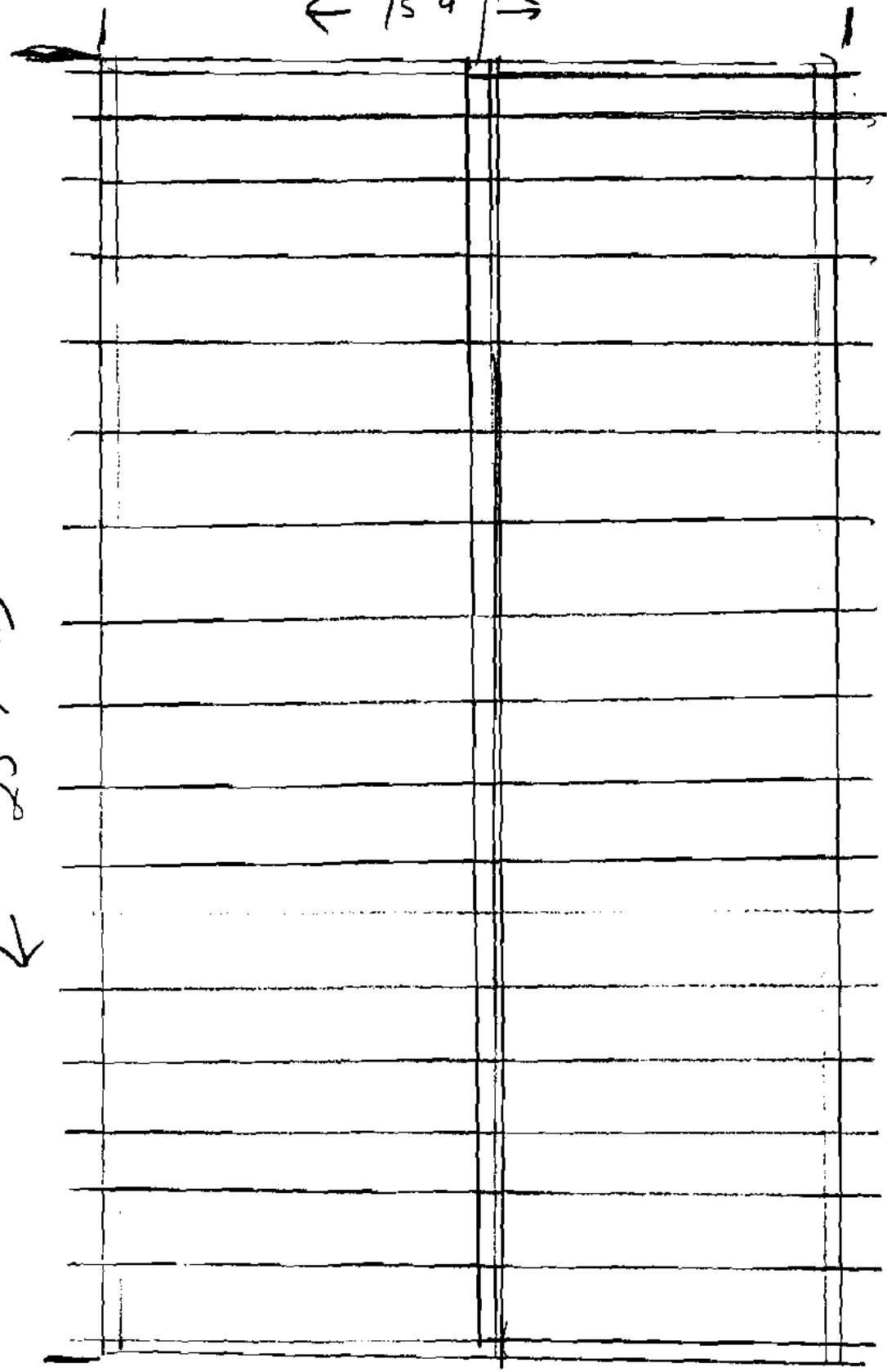
RECEIVED

ROOF FRAMING

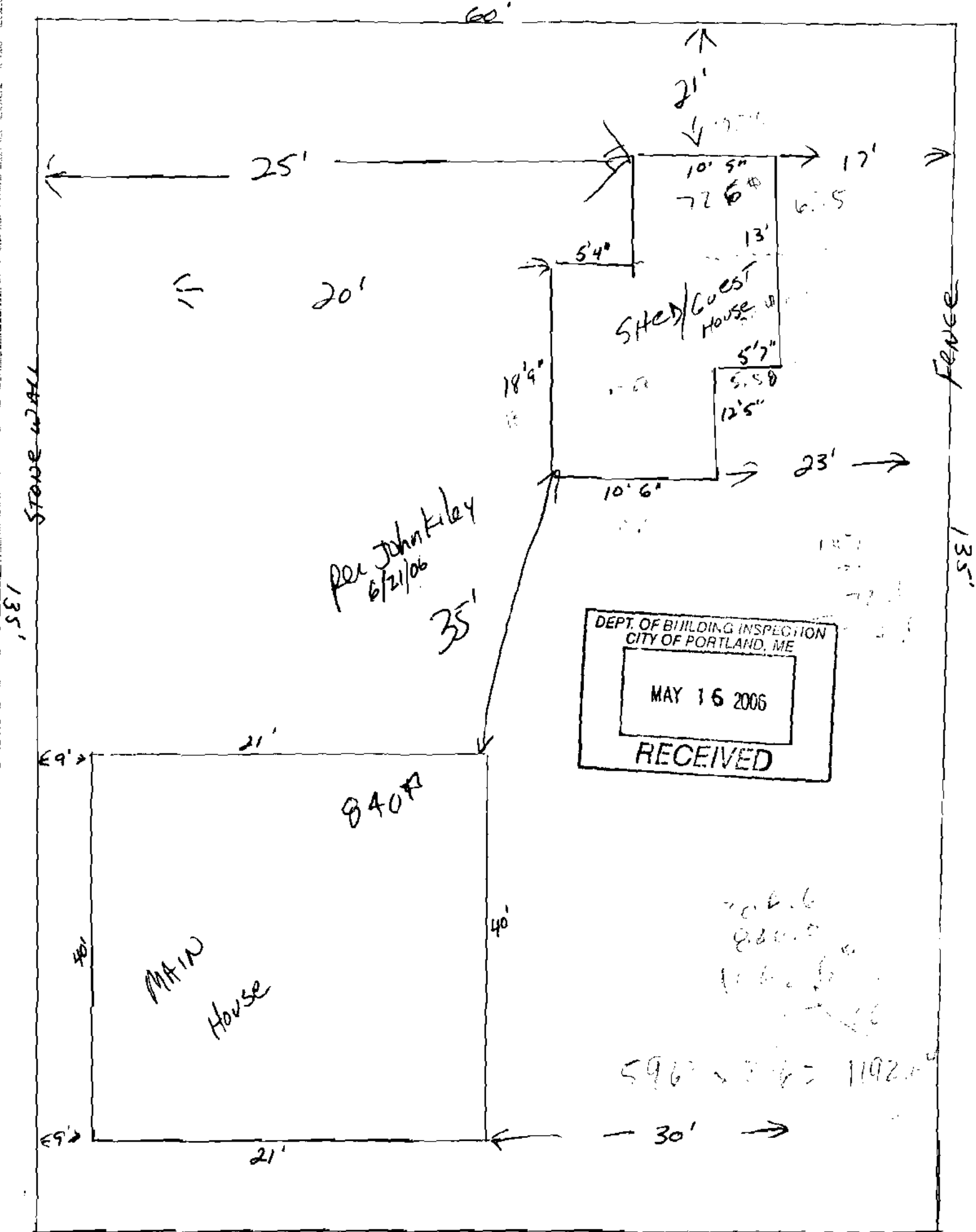
2x10x10
6"12" PITCH

← 15'4" ←
Ridge

← 25'7" →



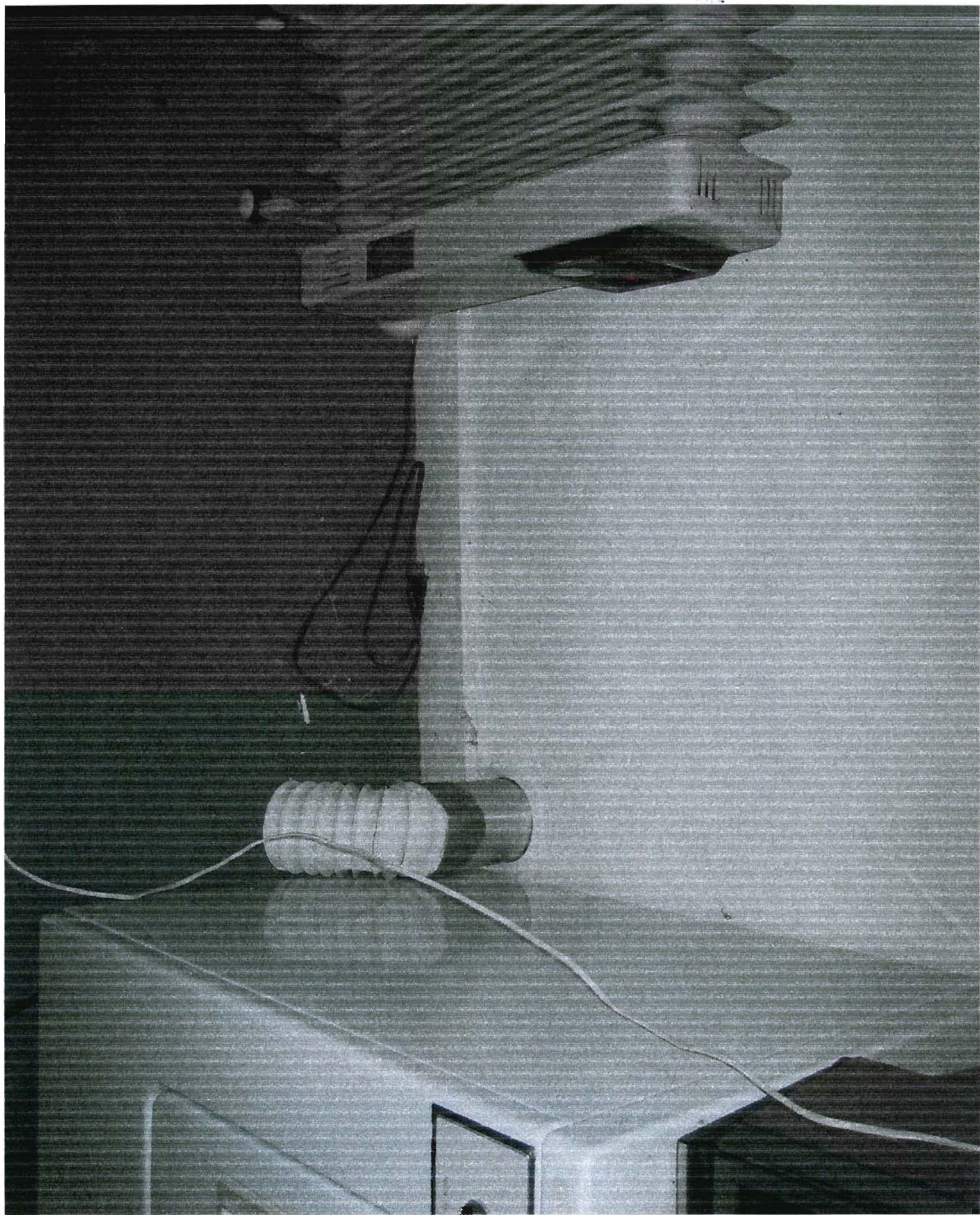
CARLISLE PLOT PLAN



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAY 16 2006
 RECEIVED

Per John Kiley
 6/21/06

596 x 34 = 11924









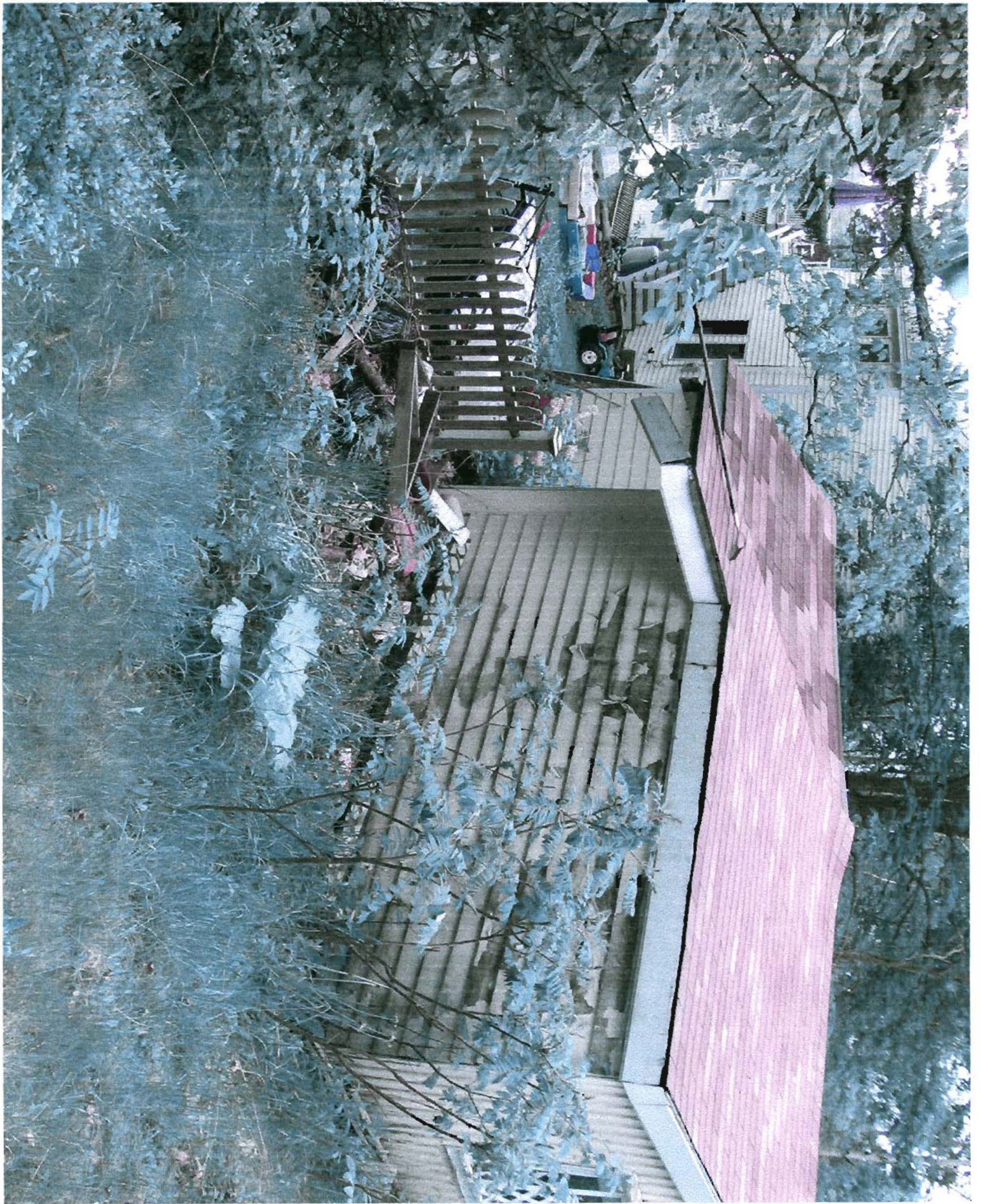


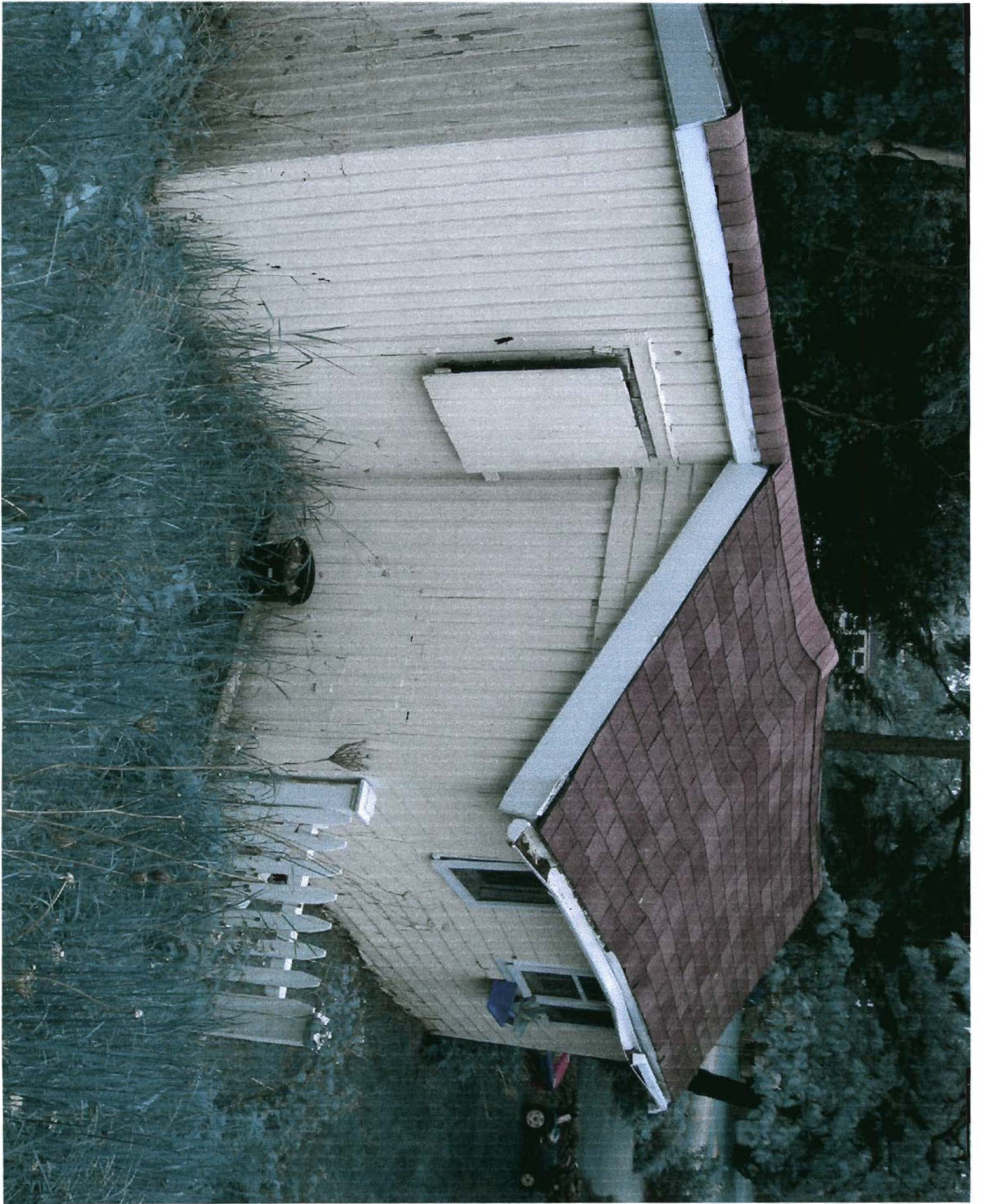














CITY OF PORTLAND, MAINE

Department of Building Inspections

05-1 20 06

Received from Michael L. ...

Location of Work 17 Spruce

Cost of Construction \$ _____

Permit Fee \$ _____

201
750.00
276.00

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

Other _____

CBL: 8565

Check #: 1127

Total Collected \$ 276.00

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



