

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

Please Read  
Application And  
Notes, if Any,  
Attached

## BUILDING INSPECTION PERMIT

Permit Number: 040648

This is to certify that Somers Frederick P &/Leddy House Ass  
has permission to Build 60'x 26' foundation on or new ic fann  
AT 110 Ledgewood St 087 E002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is laid or closed-in. **HEAR 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

*Jamie Banks* 6/28/04  
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: 04-0648	Issue Date:	CBL: 304 087 E002001 c
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Address of Construction: 110 Ledgewood St <i>P.I.</i>	Owner Name: Somers Frederick P &	Owner Address: 13904 Waverly Creek Ct	Phone: 301-602-4053 <i>FF</i>
Business Name: n/a	Contractor Name: Leddy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone: 2077670903
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Foundation Only/Residential	Zone: IR-1

Current Use: Residential/ Vacant after Demo of building.	Proposed Use: Build 60' x 26' foundation only for new single family. ( amendment will be applied to this permit for the building).	Permit Fee: \$816.00	Cost of Work: \$80,000.00	CEO District: 1	Zone: IR-2
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Proposed Project Description: Build 60' x 26' foundation only for new single family.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>BCCA 1999</i> <i>Found to be OK</i> Signature: <i>AMB 6/23/04</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 0512112004
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Zoning Approval		
<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 15 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0099</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>8/6/04</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____

- 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..

**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> 04-0648	<b>Date Applied For:</b> 05/21/2004	<b>CBL:</b> 087 E002001
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<b>Location of Construction:</b> 110 Ledgewood St	<b>Owner Name:</b> Somers Frederick P &	<b>Owner Address:</b> 13904 Waverly Creek Ct	<b>Phone:</b> 301-602-4053
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Leddy Houser Associates	<b>Contractor Address:</b> 416 Preble Street Portland	<b>Phone:</b> (207) 767-0903
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Foundation Only/Residential	

<b>Proposed Project Description:</b> Build 60 x 26' foundation only for new single family. (amendment will be applied to this permit for the building).	<b>Proposed Project Description:</b> Build 60' x 26' foundation only for new single family.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/14/2004

**Note:** This is an existing lot of record where an existing single family was demolished under permit #04-0647 - the new structure will be meeting the current IR-1 dimensional requirements      **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** 06/28/2004

**Note:** 6/28/04 left vm for Will W. To call about crawl space ventilation.      **Ok to Issue:**

- 1) \*\*\*NOTE\*\*\* THIS PERMIT IS FOR A FOUNDATION ONLY....A SEPARATE APPLICATION MUST BE SUBMITTED FOR THE STRUCTURE.  
ZONING HAS APPROVED THE COMPLETE STRUCTURE

**Comments:**

05/21/2004-kwd: contacted Will Winkleman regarding lack of information on site plan; he will revise and bring in ones w/measurements to lines, dimensions of all structures, etc. ON HOLD until then. Kwd

05/25/2004-kwd: 5/25/2004: received new site plans, complete!! Routed to M.E.S. Kwd



# Residential 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: 110 Ledgerwood St. Peaks Island, ME

Total Square Footage of Proposed Structure 1880 Square Footage of Lot 28,810.

Tax Assessor's Chart, Block & Lot Chart# 087-E00 2001 Block# Lot#  
Owner: Fred + Jeanette Sourens Telephone: 301 602-4053

Lessee/Buyer's Name (If Applicable)  
Applicant name, address & telephone: Leddy House Assoc. 429 Park St. So. Port. ME 04106  
Cost Of Work: \$ 80,000.00  
Fee: \$ 720.00 ±

Current Specific use: uninhabited Residential Bldg Fee 741.00

Proposed Specific use: Residential Site Fee 300.00

Project description: Remove existing wood structures and install concrete driveway, septic system and Foundation as per plan. 60' x 26' 75.00  
1,116.00

Contractor's name, address & telephone: Leddy House Assoc. 429 Park St So Port ME 04106  
will do amendments to house

Who should we contact when the permit is ready: LHA 767-0903

Mailing address:  
Phone: 767-0903

**Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.**

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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: [Signature] Date: 5-17-04

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**



# Residential Building Permit Application Checklist

**All of the following information is required and must be submitted in order to help insure an expeditious permitting process.**

A complete set of construction drawings must include:

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing (if applicable)
- 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.

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

If there are any additions to the footprint or volume of the new or existing structure(s), a plot plan is required and must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks porches; a bow windows cantdever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- Boundary survey to scale showing north arrow; zoning district and setbacks
- First floor sill elevation (based on mean sea level datum)
- Location and dimensions of parking areas and driveways
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water
- Existing and proposed grade contours
- Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

**Please submit all of the information outlined in this Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.**

At the discretion of the Planning and Development Department, additional information **may** be required prior to permit approval  
For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

owner → Somer Frederick & Jeannette Date: 6/14/04  
Applicant: → Luddy Housew Bldg

Address: 110 Ledge Wood St, PI C-B-L: 07-E-234  
#48 & 49'

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Developed Lot #04:48:49 permit #04-0648

Zone Location - IR-2 (IR-1) Zone splits the lot using for zoning.

Interior or corner lot -

Proposed Use/Work - to Demolish existing Building & rebuild Larger New Single Family Dwelling 26' x 66'

Sevage Disposal - private

Lot Street Frontage - 100' min - 141' scaled

Front Yard - 30' min req - 92.5' scaled

Rear Yard - 30' min req - 93' scaled

Side Yard - 20' min req 34' & 36' scaled

Projections -

Width of Lot - 100' min - 141' scaled

Height - 35' max from predevelopment grade - 29.5' from pre-development grade to ridge per W.W

Lot Area - existing lot of record - 20,745 sq ft given

Lot Coverage Impervious Surface - 20% MAX 15,749 sq ft

Area per Family -

Off-street Parking - 2 spaces req - 2 spaces shown

Loading Bays - N/A

Site Plan -

minor/minor #2004-0099

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 15 Zone C

OK

$$\begin{array}{r} 26 \times 66 = 1716 \\ 10 \times 19 = 190 \\ 5 \times 7 = 35 \\ \hline 1941 \end{array}$$

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Building Copy**

**2004-0099**

Application I. D. Number

5/21/2004

Application Date

Somers Frederick P &  
Applicant

13904 Waverly Creek Ct, Chantilly, VA 20151  
Applicant's Mailing Address

110 Ledgewood St, Peaks Island  
Project Name/Description

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

110 - 110 Ledgewood St, Peaks Island  
Address of Proposed Site  
087 E002001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) cost of work is for foundation

1880 sq. Ft. 28,745 sq. Ft.  
Proposed Building square Feet or # of Units Acreage of Site

IR-1, IR-2  
Zoning

Check Review Required:

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             |  | <input type="checkbox"/> Other                   |

Fees Paid: Site Pla \$250.00 Subdivision Engineer Review \$50.00 Date 5/21/2004

**Building Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                      |  |                       |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date           | _____ amount                                       | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date           | _____ amount                                       |                       |
| <input type="checkbox"/> Building Permit Issue              | _____ date           |  |                       |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date           | _____ remaining balance                            | _____ signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date           | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection                   | _____ date           | _____ signature                                    |                       |
| <input type="checkbox"/> Certificate Of Occupancy           | _____ date           |  |                       |
| <input type="checkbox"/> Performance Guarantee Released     | _____ date           | _____ signature                                    |                       |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____ submitted date | _____ amount                                       | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____ date           | _____ signature                                    |                       |

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	087 E002001
Location	110 LEDGEWOOD ST
Land Use	SEASONAL
Owner Address	SOMERS FREDERICK P & JEANETTE M JTS 13904 WAVERLY CREEK CT CHANTILLY VA 20151
Book/Page	14084/258
Legal	87-E-2-4 STERLING ST PEAKS ISLAND 11212 SF

**Valuation Information**

Land	Building	Total
\$27,090	\$14,180	\$41,270

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1909	cottage	1	837	0.257	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		4	None	Pier/slab

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
08/01/1998	LAND + BLDING	\$37,500	14084-259

**Picture and Sketch**

<u>Picture</u>	<u>Sketch</u>
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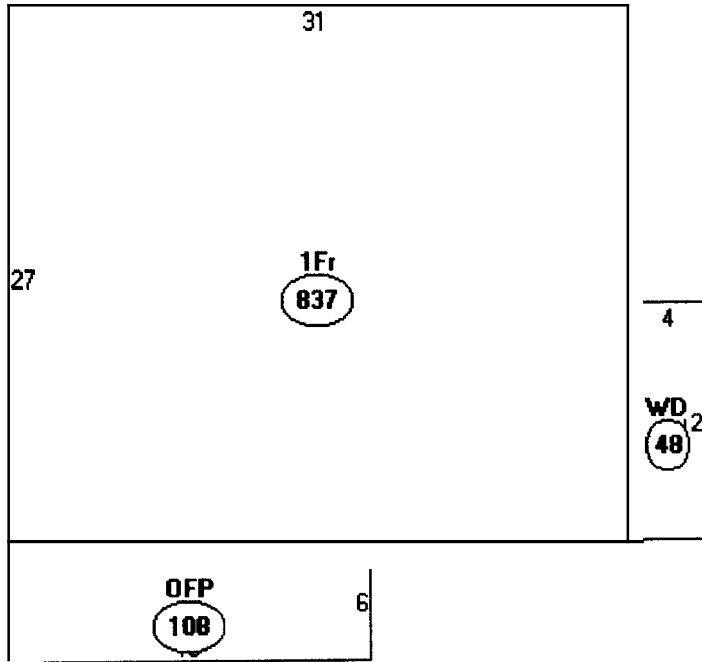
[Click here](#) to view Tax Roll Information.

Any information concerning *tax* payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**

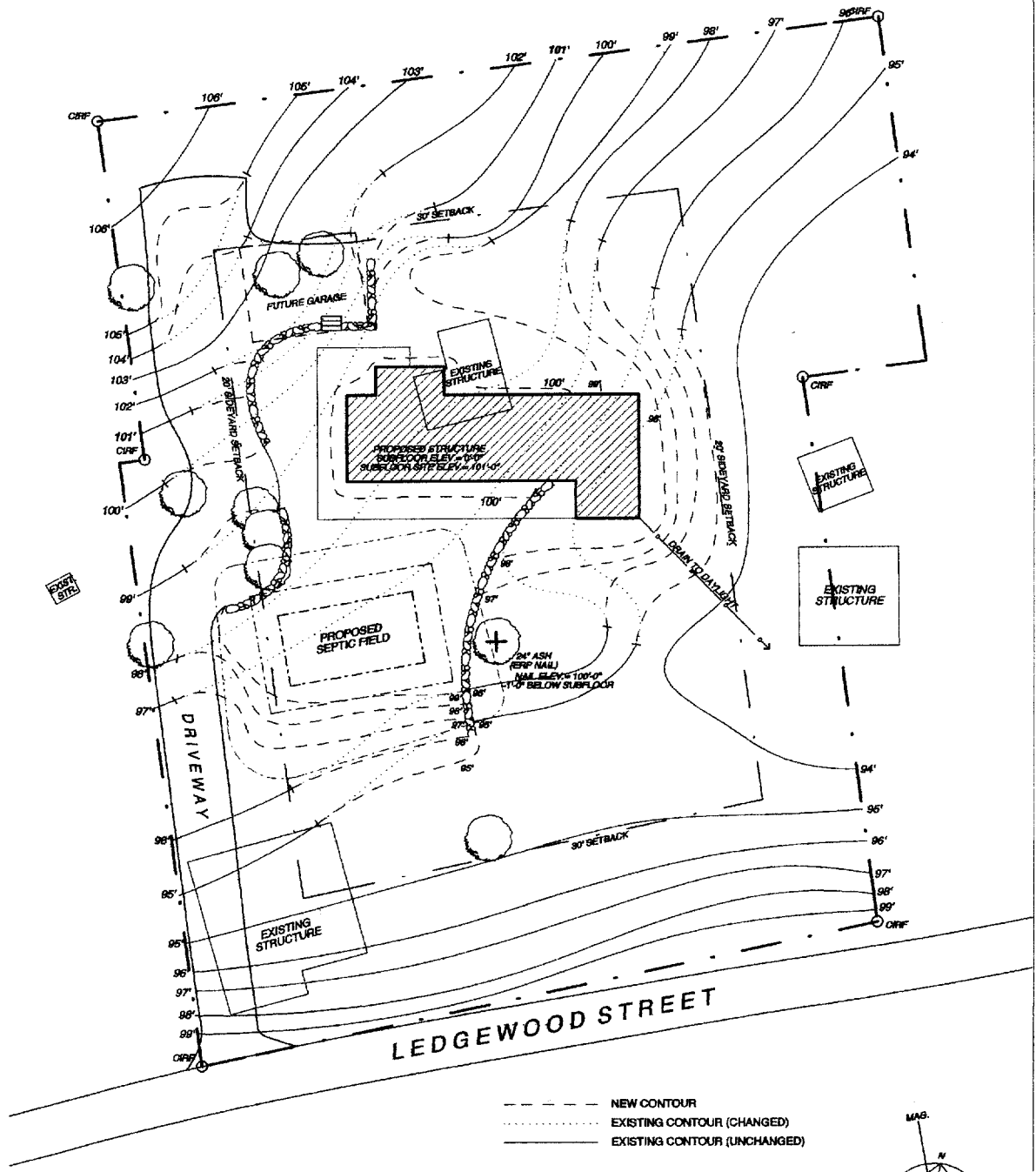




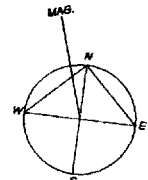


Descriptor/Area

- A: 1Fr  
837 sqft
- B: WD  
48 sqft
- C: OFP  
108 sqft



--- NEW CONTOUR  
 ..... EXISTING CONTOUR (CHANGED)  
 \_\_\_\_\_ EXISTING CONTOUR (UNCHANGED)

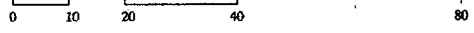


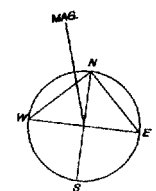
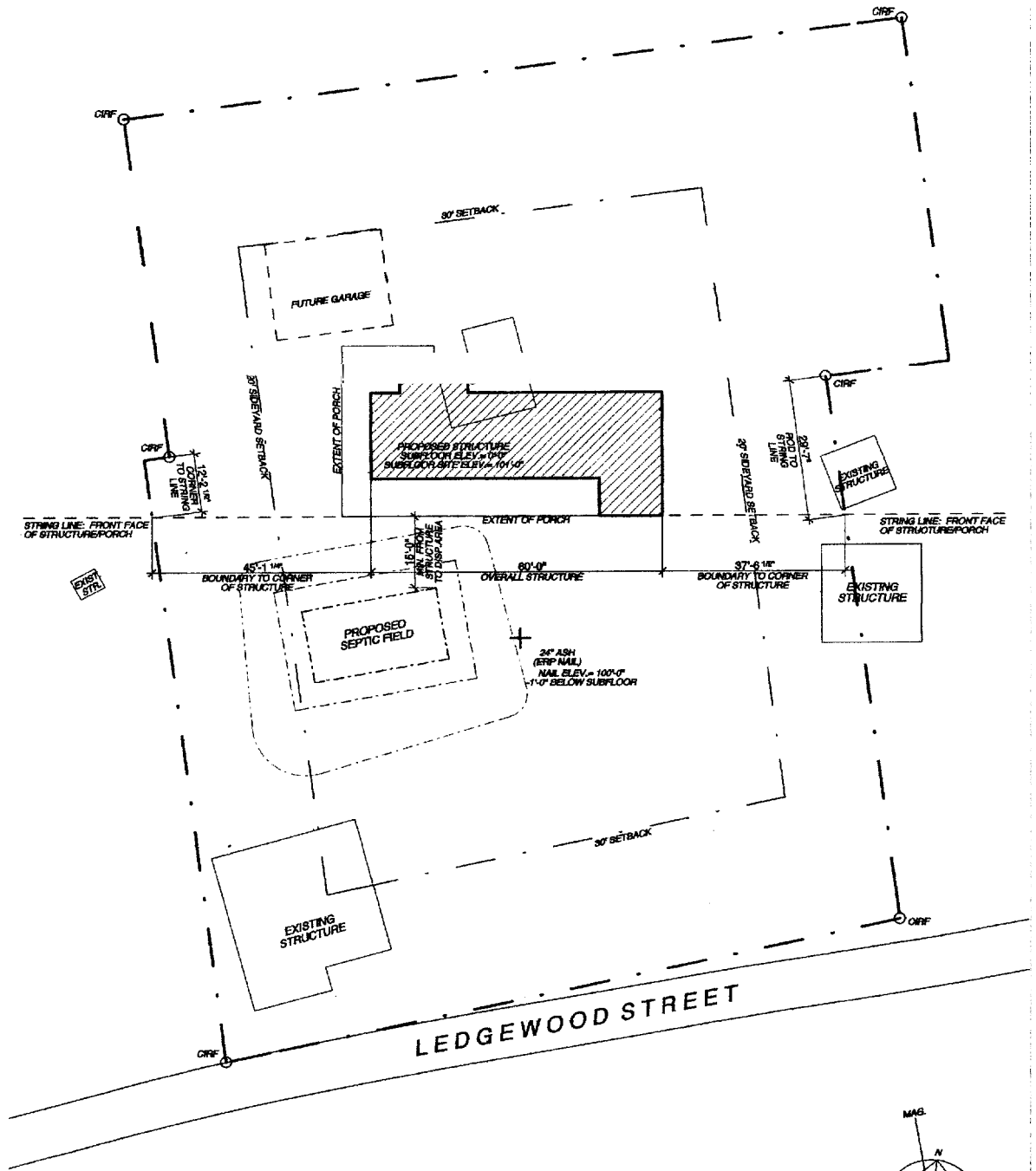
**SITE/GRADING PLAN**

Project: Somers Residence-Peaks Island  
 110 Ledgewood Road  
 Peaks Island, Portland, Maine

Architect: Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

Scale: 1" = 20'-0" Date: Tuesday, March 23, 2004





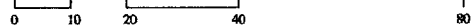
### STRUCTURE LOCATION PLAN

Project: Somers Residence-Peaks Island  
 110 Ledgewood Road  
 Peaks Island, Portland, Maine

Architect: Whitten Architects  
 37 Silver Street  
 Portland, Maine 04101  
 207-774-0111 fax: 774-1668

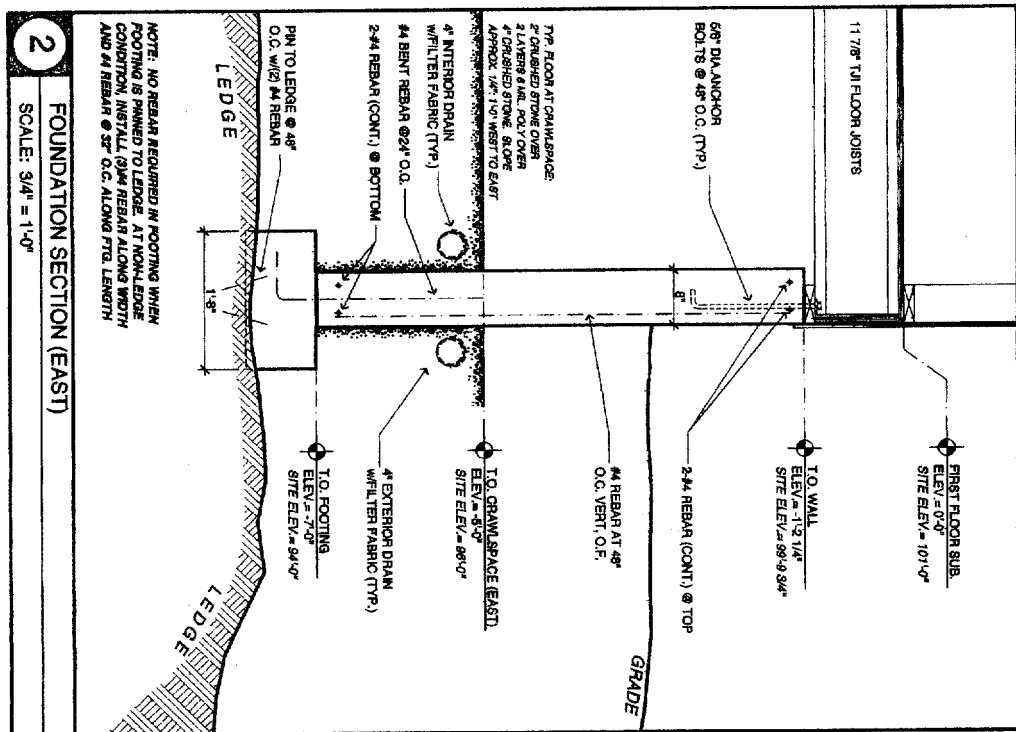
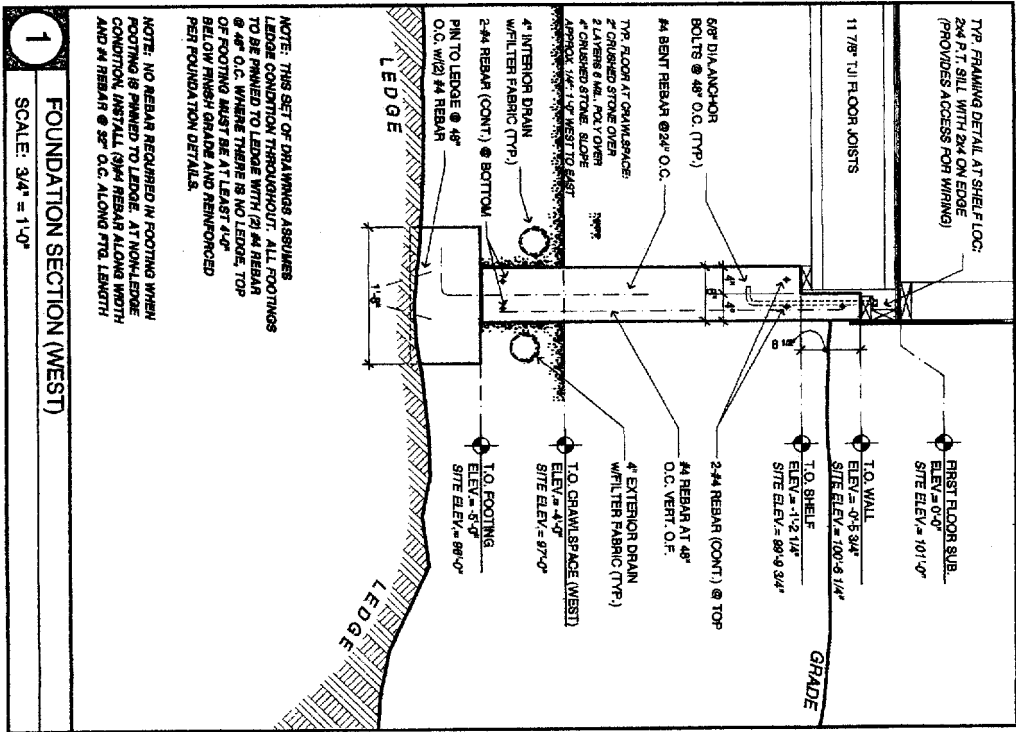
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Date: Tuesday, March 23, 2004



2





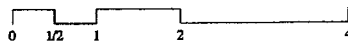
**FOUNDATION DETAILS**

Project: Somers Residence-Peaks Island  
110 Ledgewood Road  
Peaks Island, Portland, Maine

Architect: Whitten Architects  
37 Silver Street  
Portland, Maine 04101  
207-774-0111 fax: 774-1668

Scale: 3/4" = 1'-0"

Date: Tuesday, March 23, 2004



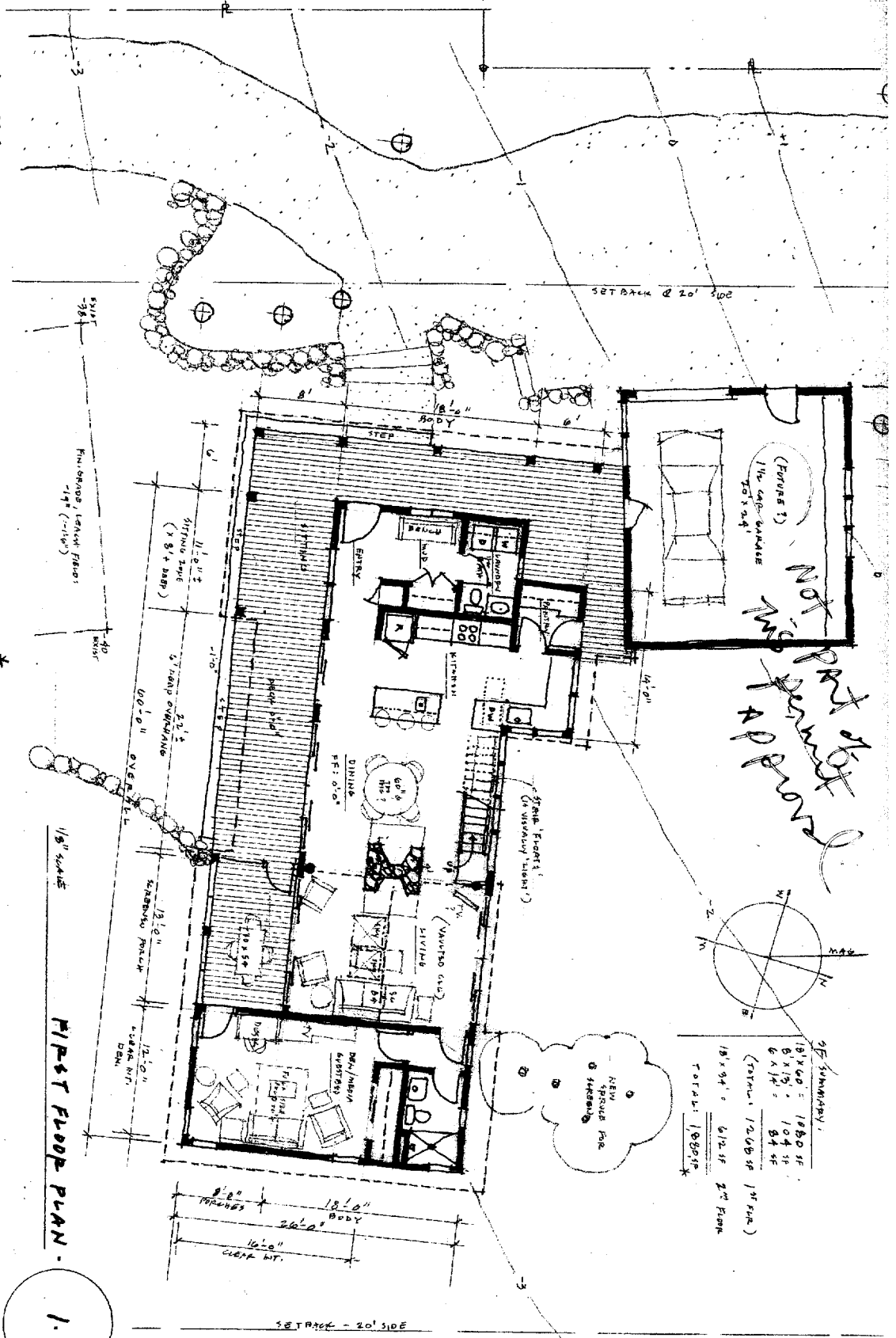
4

SOMERS & 110 BROOKWOOD ST - PEAKS ISLAND, ME. DATE: 2.11.04

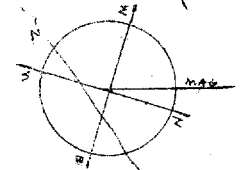
WHITTEN ARCHITECTS: 207.774.0111 x 102

FIRST FLOOR PLAN

1.



NOT part of the AP from me



sq. summary:  
 8' x 60' = 1080 sf  
 6' x 15' = 104 sf  
 6' x 14' = 84 sf  
 (rooms: 1,2,6,8 sf 1st floor)  
 18' x 94' = 612 sf 2nd floor  
 TOTAL: 1880 sf

NEW space for stairs

SETBACK - 20' SIDE

SETBACK @ 20' SIDE

FINISHED LEVER FLOOR: 1"4" (-1"10")

1/8" SCALE

11'-8" x 2' SITTING AREA (x 8' x 8" BAR)

2' ramp overhang 20' x 00'-0" OVER

18' x 9" SCREENED PORCH

12' x 0" SCREEN PORCH DEN

8'-0" PORCHES 18'-0" BODY 16'-0" CLEAR HT.

Front Porch (a visually 'hidden')

VAULTED CEILING

NON-MEMBER GUESTS

1000 SF

1000 SF

1000 SF

1000 SF

1000 SF

1000 SF

1000 SF

1000 SF

1000 SF

1000 SF

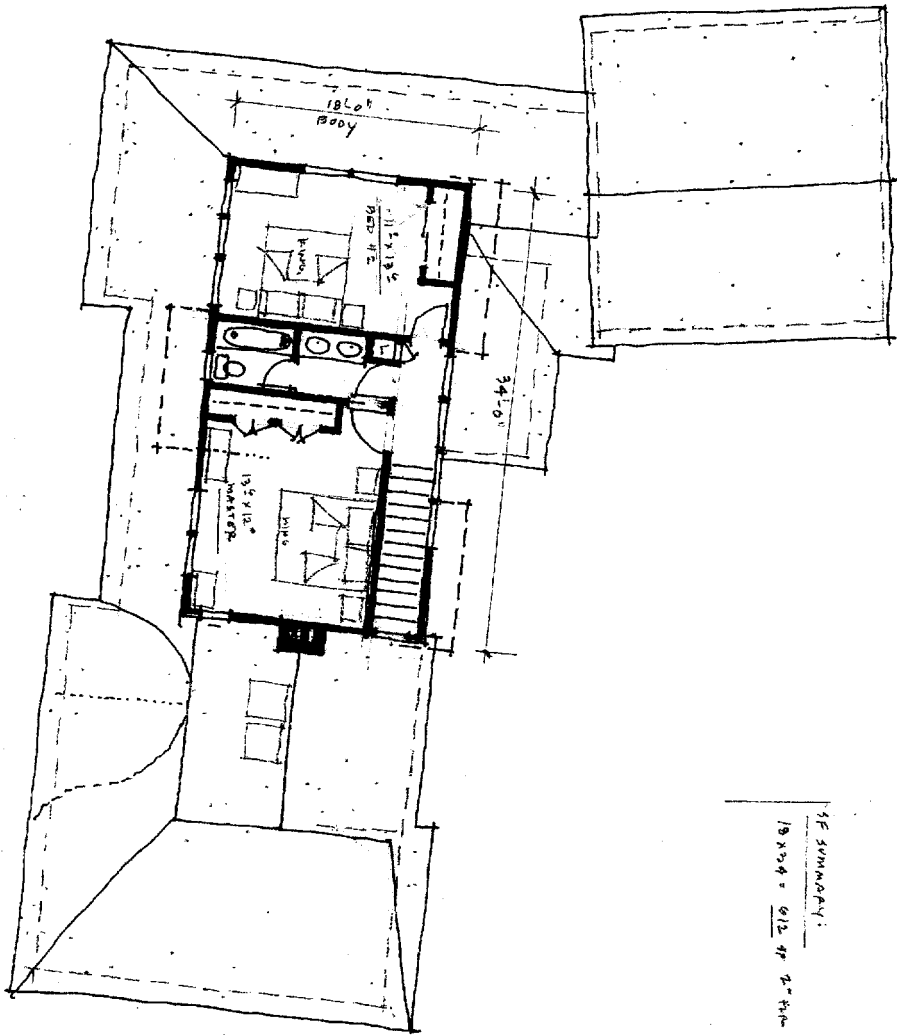
1000 SF

SOMERS & 110 LOGSWOOD ST - PEAKS ISLAND, ME. DATE: 2.11.04

WHITTEN ARCHITECTS : 207.774.011 x 102

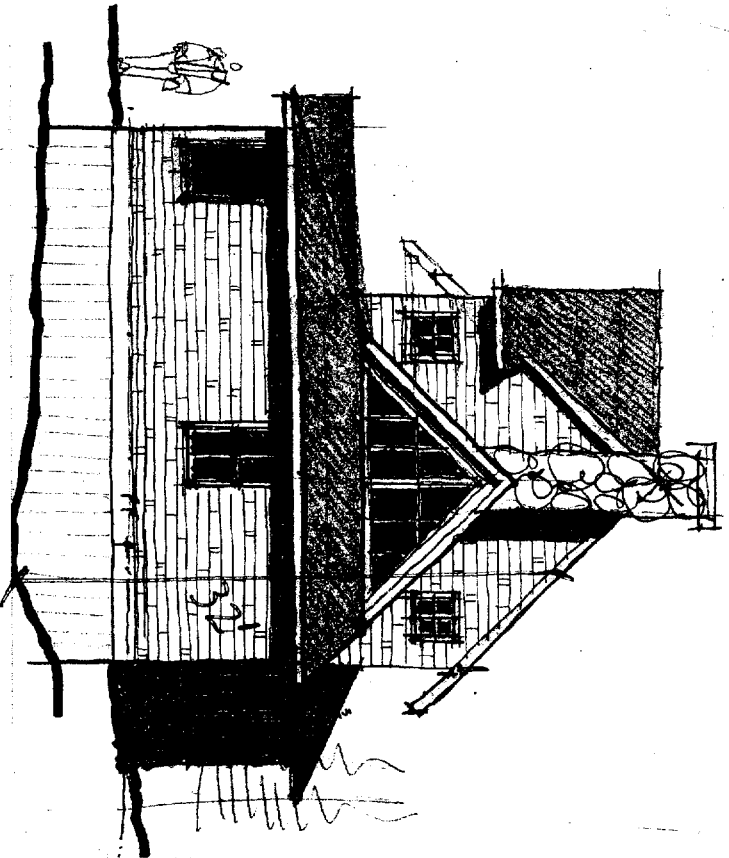
1/8" SCALE SECOND FLOOR PLAN

2.



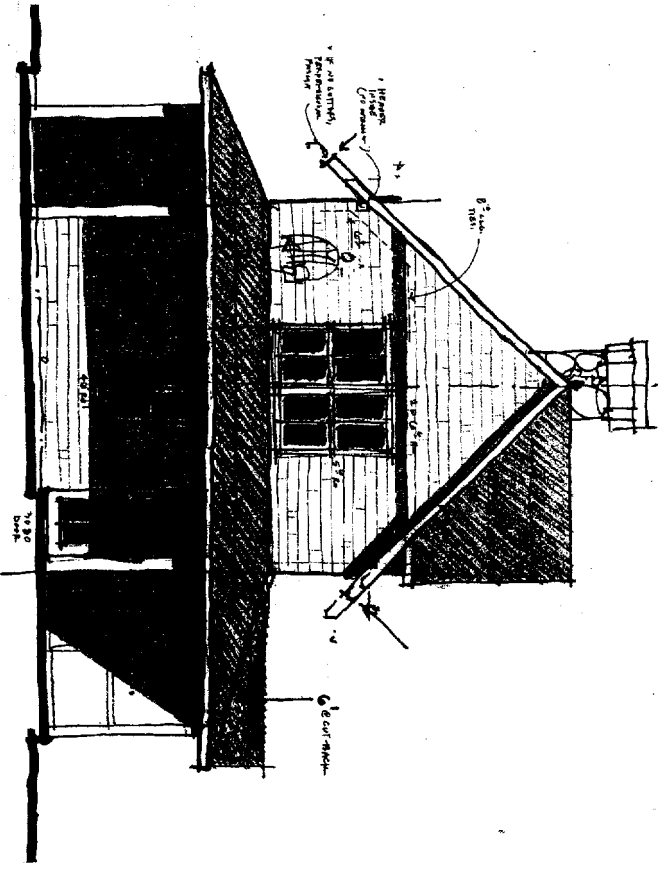
SE SUMMARY:  
18'0" x 34' 0" 2" x 4" m





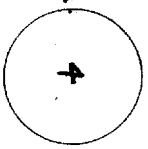
EAST ELEVATION / SIDE  
3/16" scale

\$ 110 LGOBWOOD ST - PEARL ISLAND, HI. DATE: 2-11-04

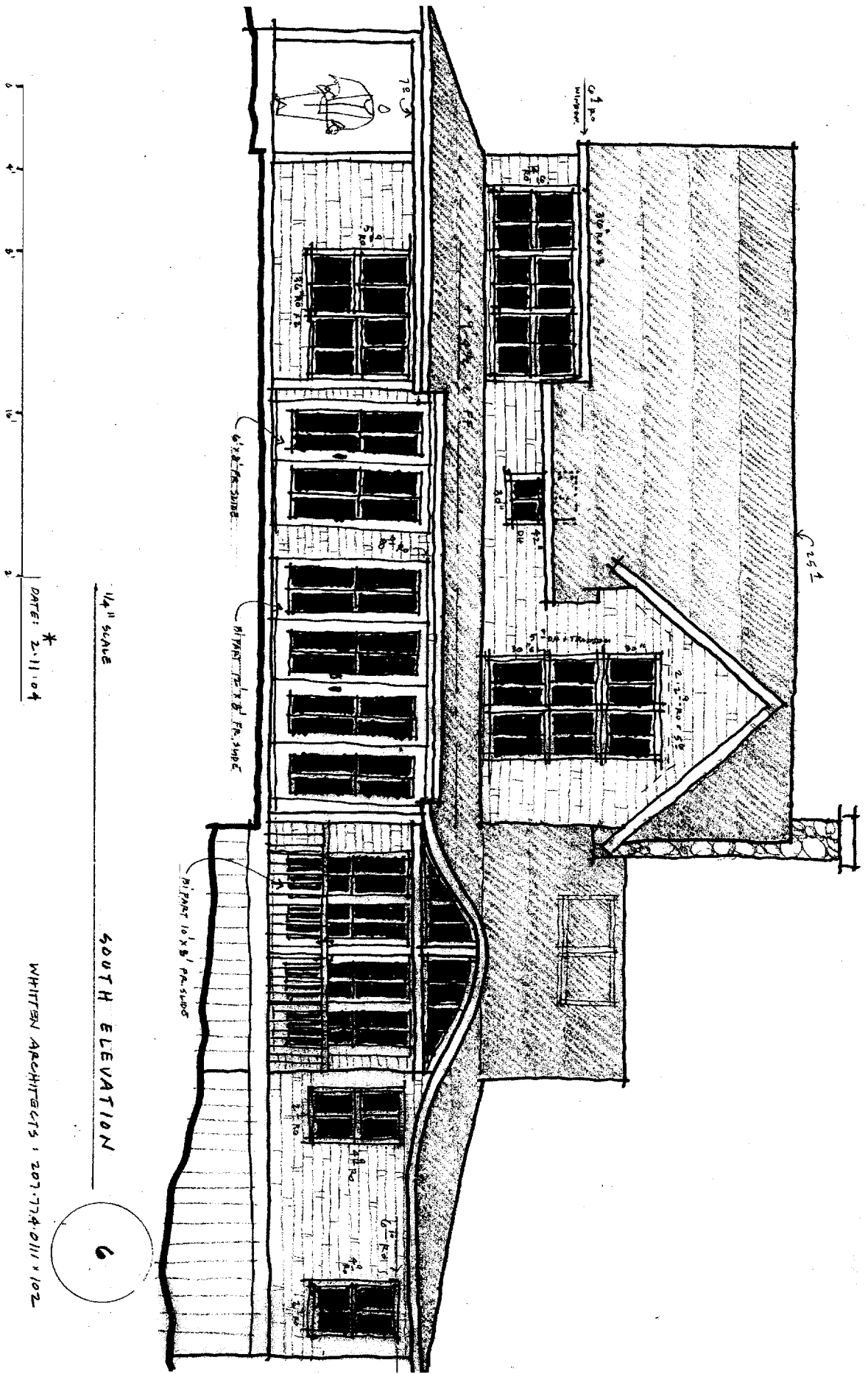


WEST ELEVATION / ENTRY  
3/16" scale

EAST + WEST ELEVATIONS



WHITTEN ARCHITECTS : 207-774-0111 x 102



1/4" SCALE

SOUTH ELEVATION

6

DATE: 2.11.04

WHITEN ARCHITECTS : 207.774.0111 x 102

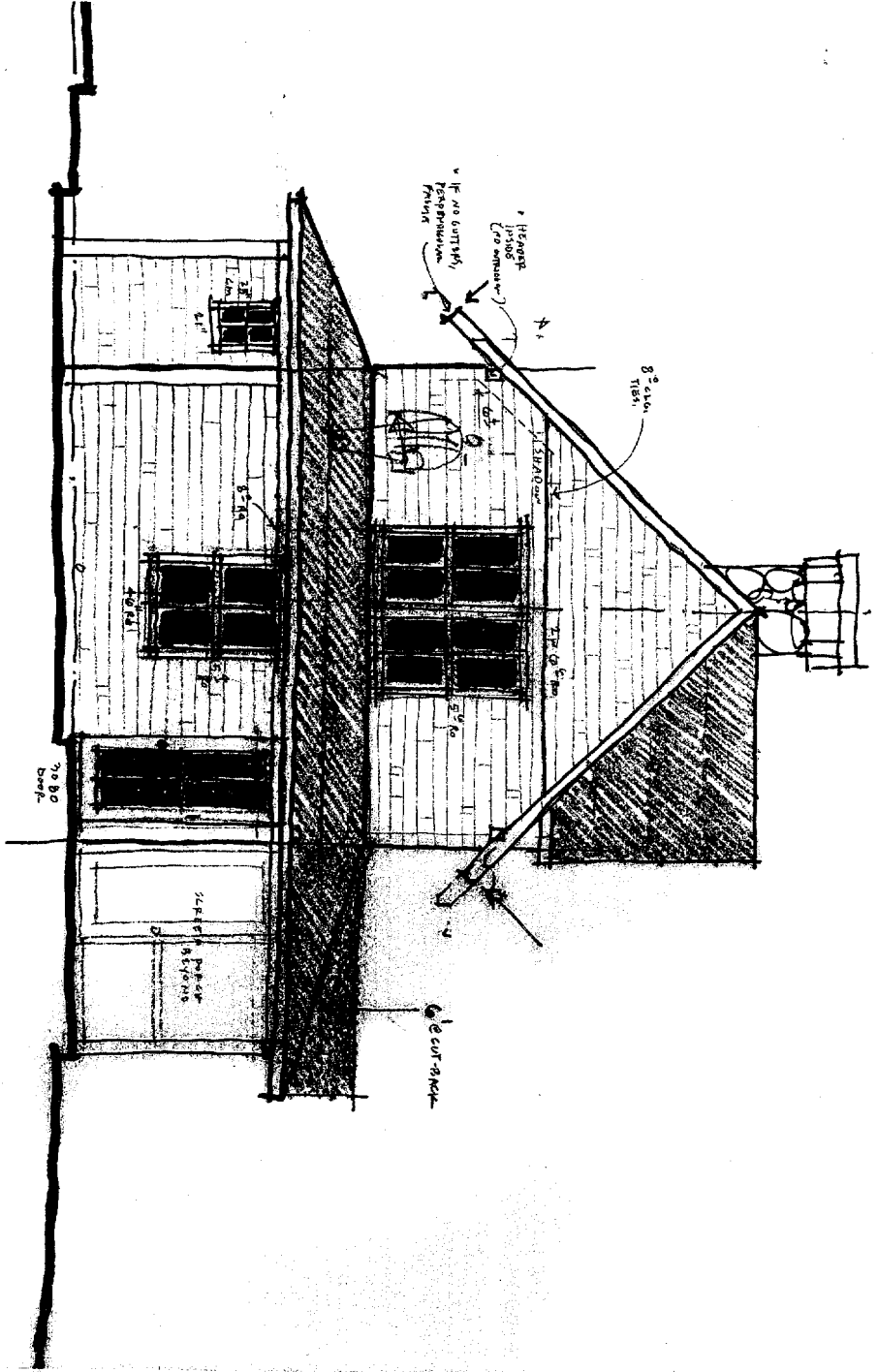
SOMERAS 1 110 BOOSEWOOD ST - PEARL ISLAND, N.H.  
DATE: 2-11-04

1/4" SCALE

WEST ELEVATION

7

WHITTEN ARCHITECTS: 207.774.0111

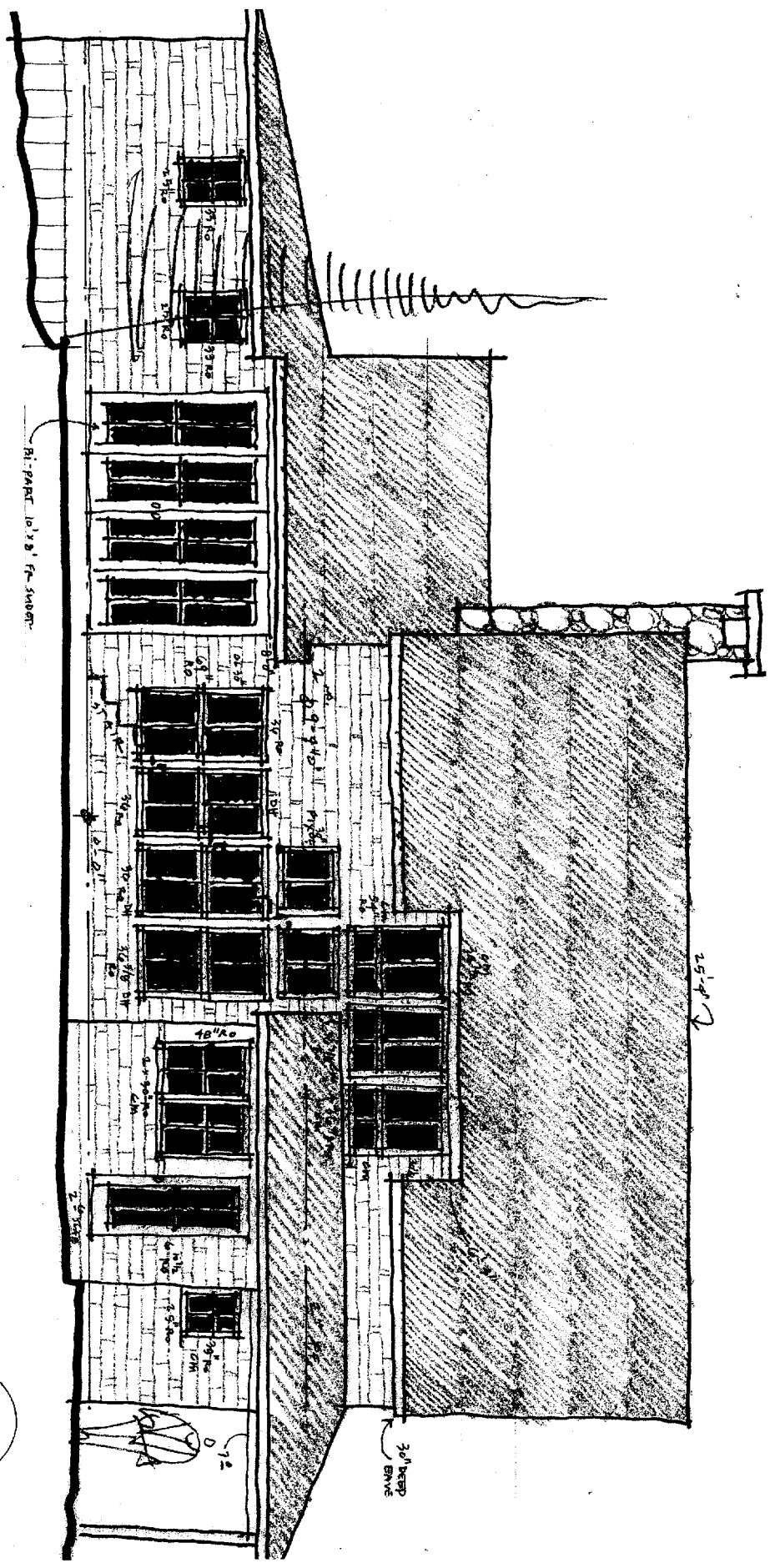
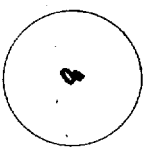


SOMERS 1 110 LOGSWOOD ST - PEARL ISLAND, MS.  
 DATE: 2-11-04

1/4" = 1'-0"

NORTH ELEVATION

WHITEN ARCHITECTS : 207-774-0111 x 102



SOMERS & 110 LOGGWOOD ST - PEARLS SOUND, ME. DATE: 2.11.04

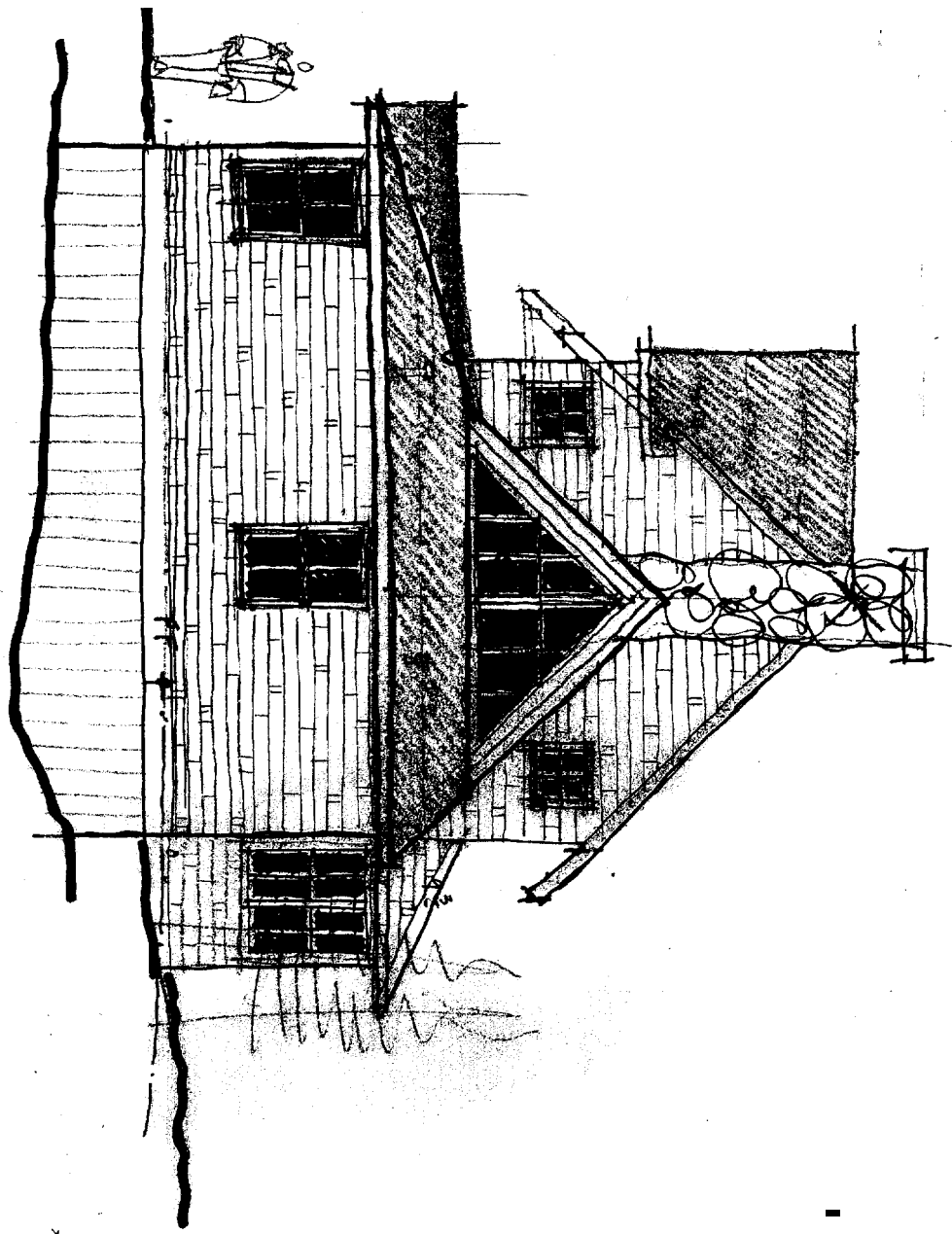
0 4' 8' 16' 24'

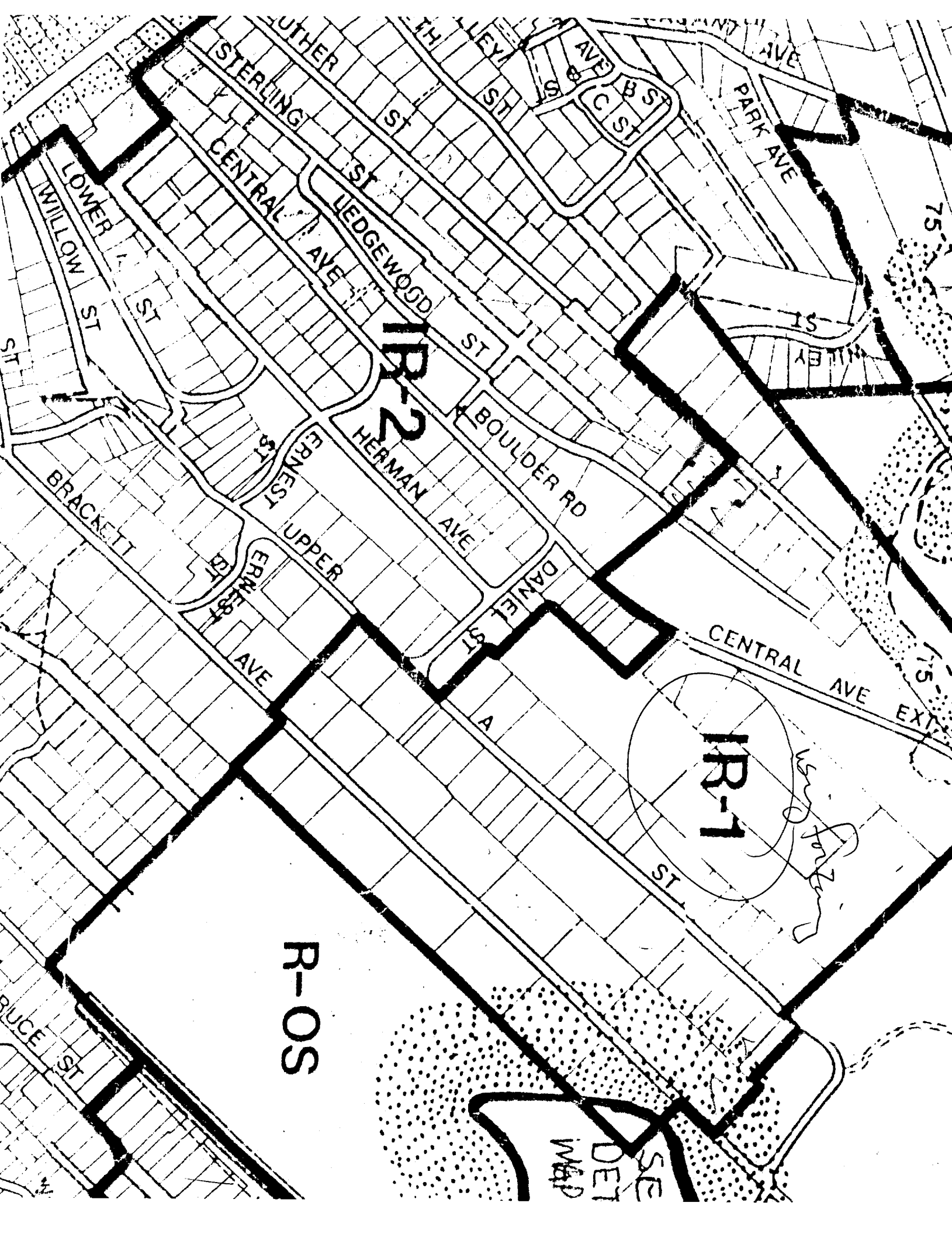
1/4" SCALE

EAST ELEVATION

9

WHITTEN ARCHITECTS | 207-774-0111 x 102





STERLING ST

CENTRAL AVE

WEDGEWOOD ST

IR-2

HERMAN AVE

BOULDER RD

UPPER ERNEST ST

ERNEST AVE

CENTRAL AVE EXT

IR-1

R-OS

SE DET MAP

*Handwritten signature*

LOWER A ST  
WILLOW ST

BRACKETT ST

BRUCE ST

AVE B ST  
AVE C ST

PARK AVE

WILBY ST

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