

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 040648

This is to certify that Somers Frederick P &/Ledy owner As  
has permission to Build 60'x 26' foundation on for new public fan  
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 work on permit must be completed before this building or part thereof is occupied 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

*Danilo Banke* 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: 3 & 4 087 E002001 c
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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

Past 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
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>BECA 1999</i> <i>Found to</i> <i>only</i>		

Proposed Project Description:  
Build 60' x 26' foundation only for new single family.

Signature: \_\_\_\_\_ Signature: *MBG/25/04*

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		
<p><b>Special Zone of Reviews</b></p> <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 <i>MM</i> <i>OK with conditions</i> Date: <i>8/6/04</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <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>9</i>

- 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

Permit No: 04-0648	Date Applied For: 05/21/2004	CBL: 087 E002001
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Location of Construction: 110 Ledgewood St	Owner Name: Somers Frederick P &	Owner Address: 13904 Waverly Creek Ct	Phone: 301-602-4053
Business Name: n/a	Contractor Name: Leddy Houser Associates	Contractor Address: 416 Preble Street Portland	Phone: (207) 767-0903
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Foundation Only/Residential	

Build 60' x 26' foundation only for new single family. (amendment will be applied to this permit for the building).	Proposed Project Description: Build 60' x 26' foundation only for new single family.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schrnuckal	Approval Date: 06/14/2004
<p>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</p> <p>Ok to Issue: <input checked="" type="checkbox"/></p> <ol style="list-style-type: none"> <li>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</li> <li>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.</li> <li>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 06/28/2004
<p>Note: 6/28/04 left vm for Will W. To call about crawl space ventilation.</p> <p>Ok to Issue: <input checked="" type="checkbox"/></p> <ol style="list-style-type: none"> <li>1) ***NOTE*** THIS PERMIT IS FOR A FOUNDATION ONLY....A SEPARATE APPLICATION MUST BE SUBMITTED FOR THE STRUCTURE. ZONING HAS APPROVED THE COMPLETE STRUCTURE</li> </ol>			

<p>Comments:</p> <p>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</p> <p>05/25/2004-kwd: 5/25/2004: received new site plans, complete!! Routed to MES. Kwd</p>
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# 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: Ferd + Jeanette Somers Telephone: 301 602-4053

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: Leddy House Assoc. 429 Marble 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 Sdo Fee 300.00  
Project description: Remove existing wood structures and install copo 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 Marble St So Port ME 04106

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 perform the purposes 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.**

**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. IR-1, IR-2  
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other                 |  |

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

**Building Approval Status:**

Reviewer \_\_\_\_\_

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Approved             | <input type="checkbox"/> Approved w/Conditions<br>See Attached | <input type="checkbox"/> Denied                     |
| Approval Date _____                           | Approval Expiration _____                                      | Extension to _____                                  |
| <input type="checkbox"/> Condition Compliance | signature _____  | date _____  |
|   |  | <input type="checkbox"/> Additional Sheets Attached |

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

**Outbuildings**

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

Date 08/01/1998	Type LAND + BLDING	Price \$37,500	Book/Page 14084-258
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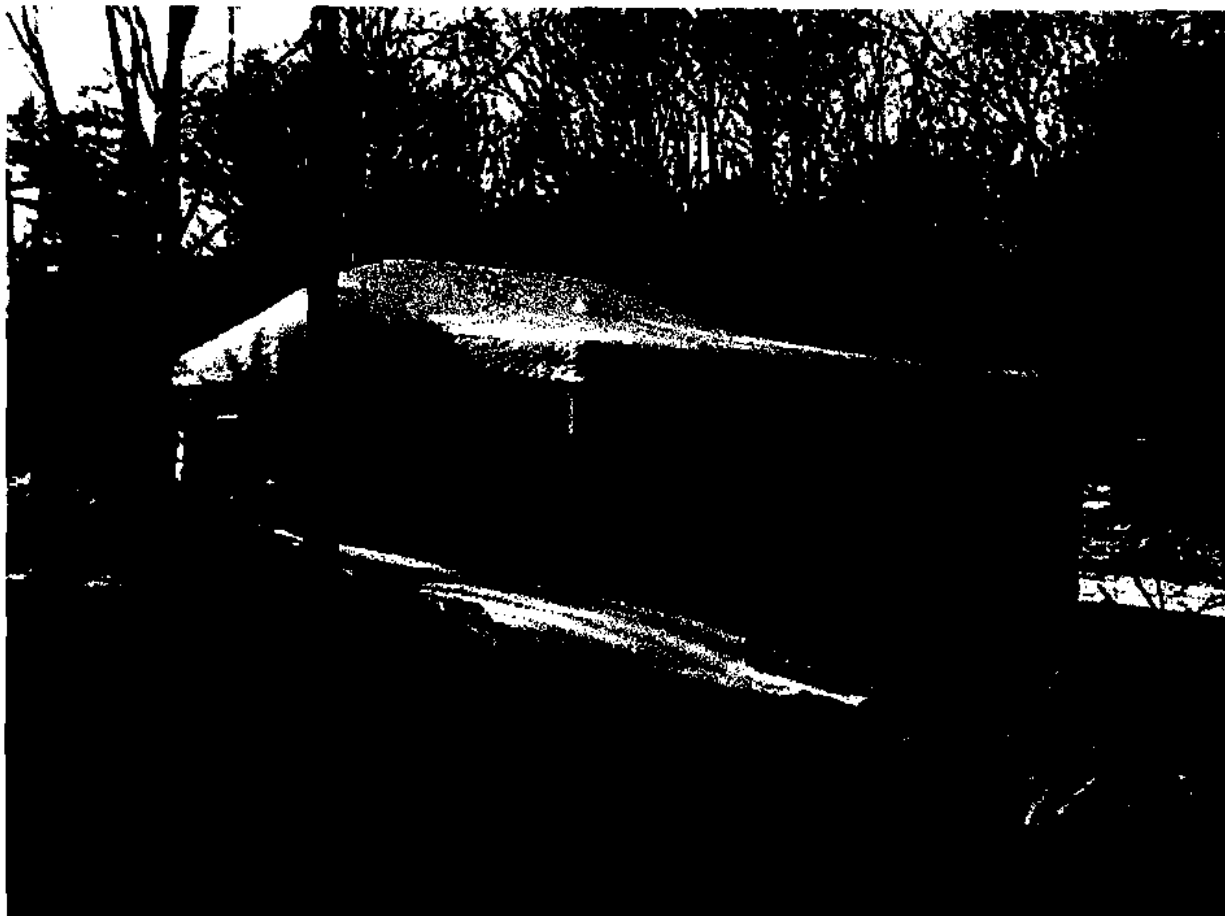
**Picture and Sketch**

Picture Sketch

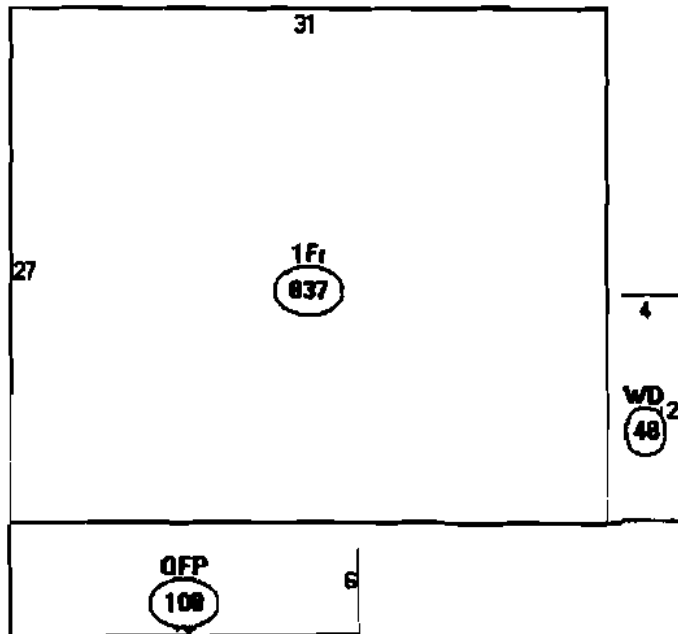
[Click here](#) to view Tax Roll Information.

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

[New Search!](#)

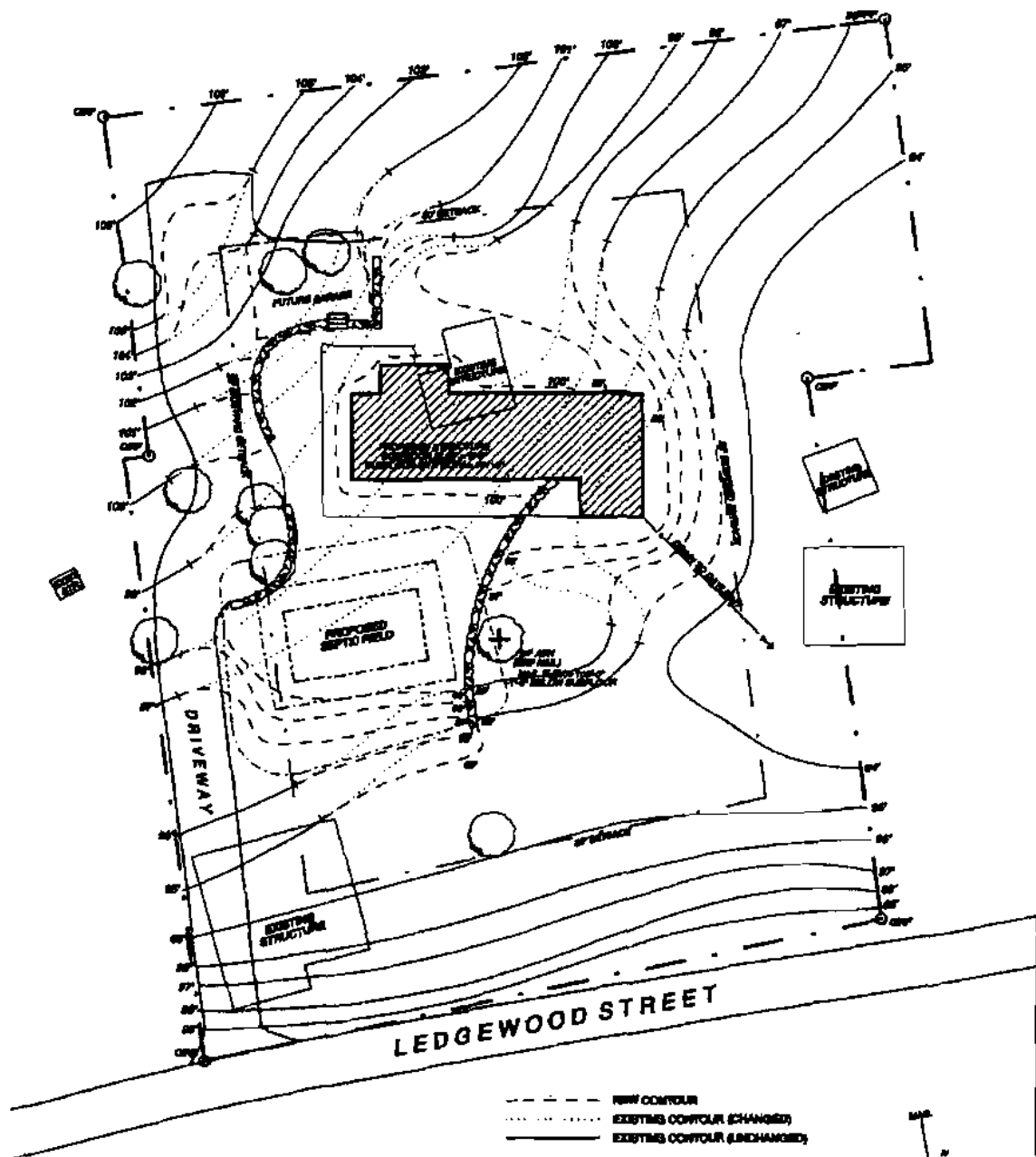






Descriptor/Area

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



**SITE/GRADING PLAN**

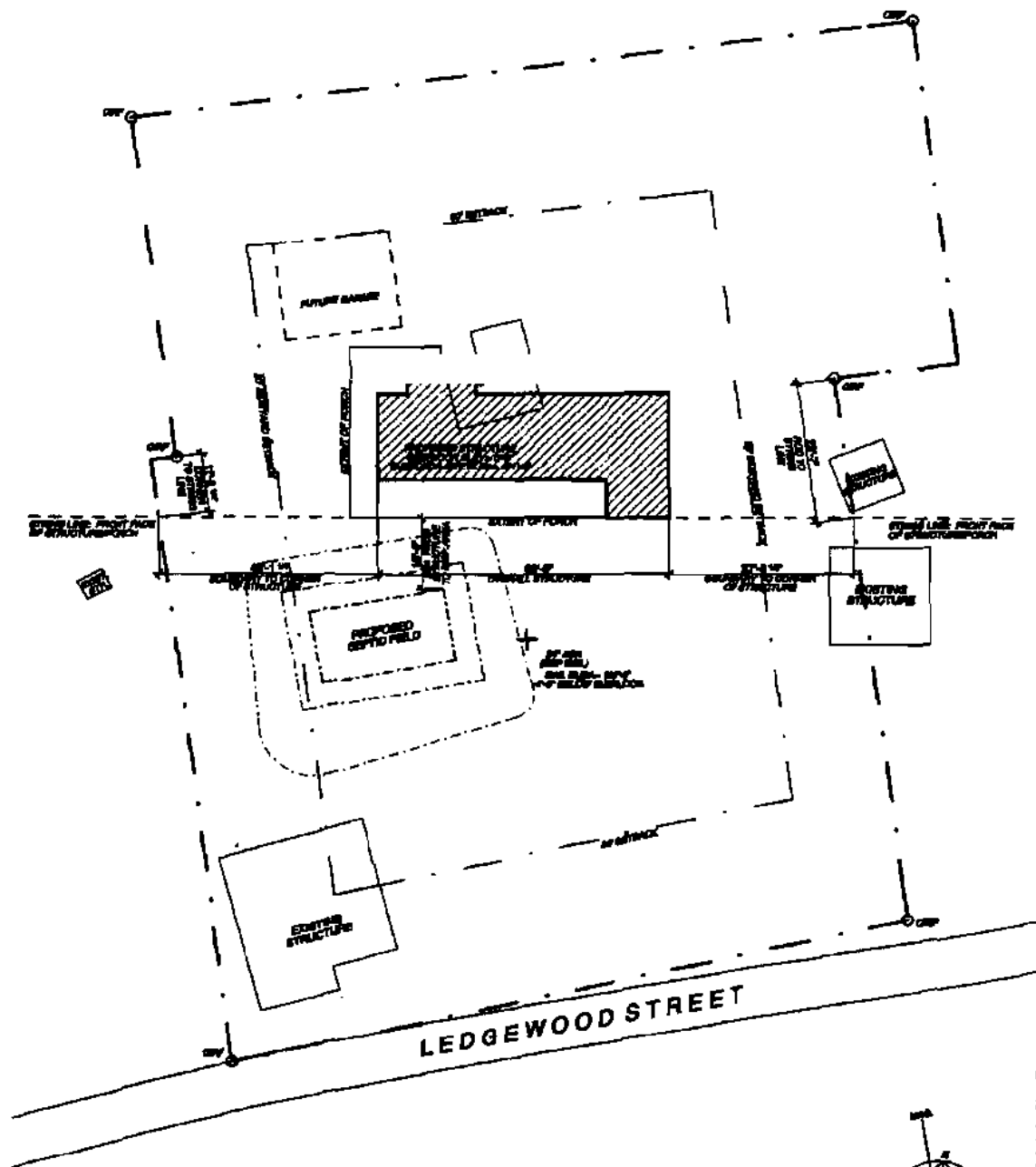
Project: Dennis Williams-Peak Island  
 110 Ledgewood Road  
 Peak Island, Portland, Maine

Architect: William Anthony  
 77 Silver Street  
 Portland, Maine 04101  
 207-734-0111 Fax: 734-1888

Scale: 1" = 20'-0"

Date: Tuesday, March 25, 2008





**STRUCTURE LOCATION PLAN**

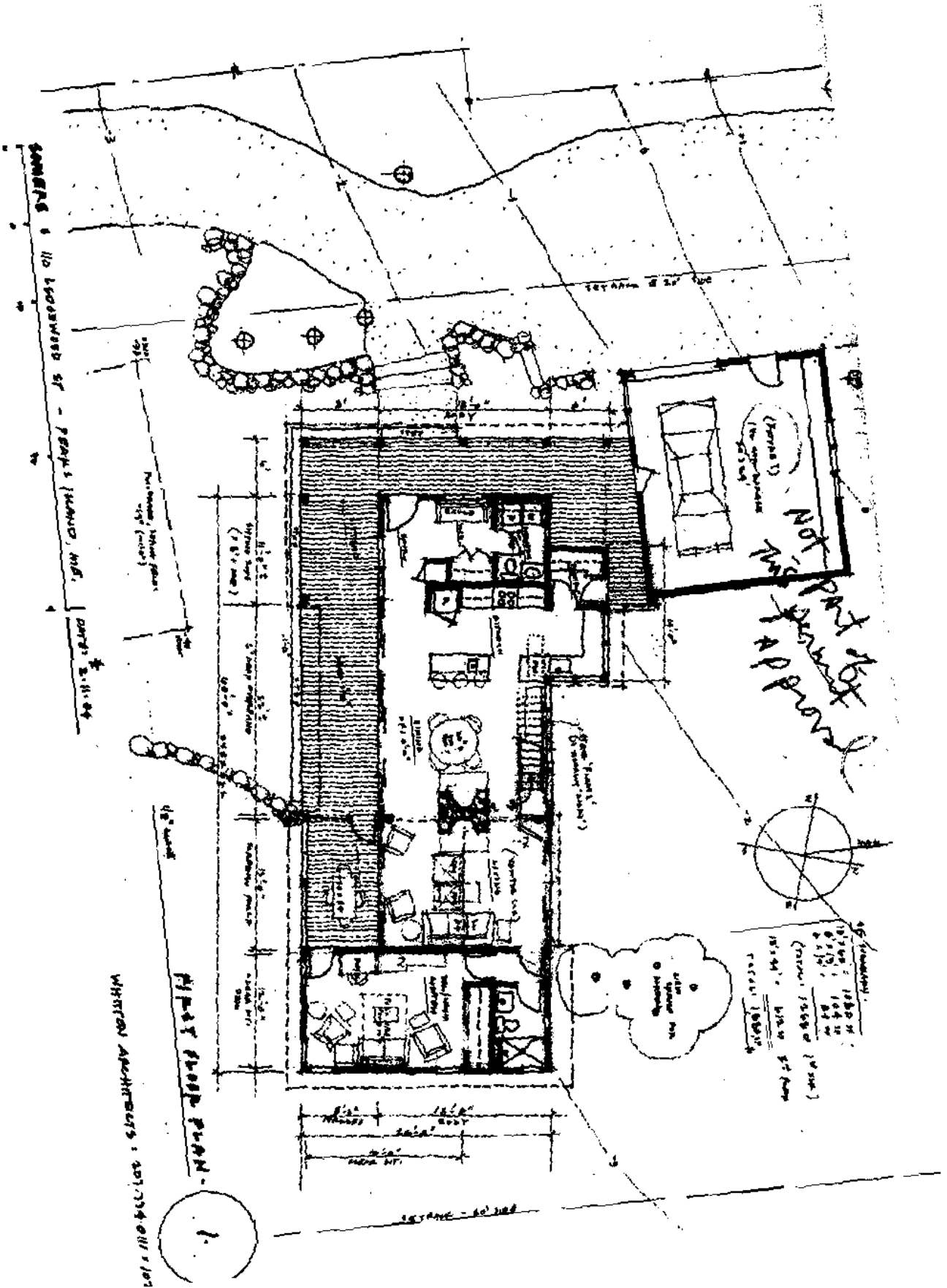
Project: Ocean Heights-Park Island  
 130 Ledgewood Road  
 Park Island, Portland, Maine

Architect: Wilson Architects  
 77 Edinboro Road  
 Portland, Maine 04106  
 207-794-0111 Fax: 794-1488

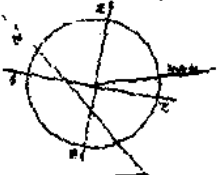
Scale: 1" = 20'-0"

Date: Tuesday, March 23, 2004





NOT PART OF THE  
MAY BE USED  
BY A PROXY



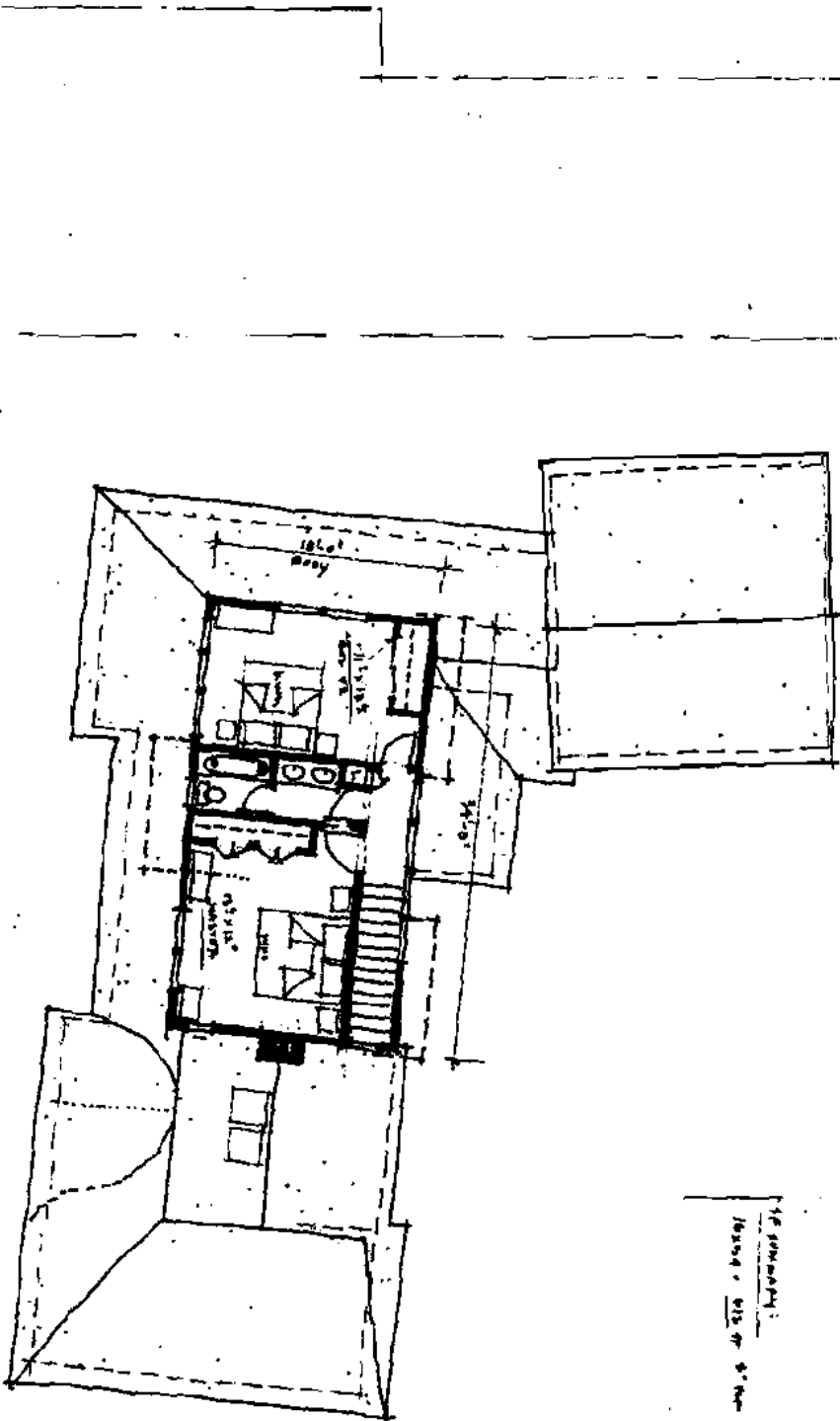
FOUNDATION:  
 1st FLOOR: 1000 sq ft  
 2nd FLOOR: 1000 sq ft  
 (TOTAL: 2000 sq ft)  
 1000' x 1000' (1000 sq ft)  
 TOTAL: 1000'

WATER APPOINTMENTS: 201 734 011 x 101

PIPER STAIR PLAN

CONCRETE & 110' LONGWARD ST - PEOPLE'S MARKET, N.H. DATE: 2-11-84

STAIRS - 60' x 100'



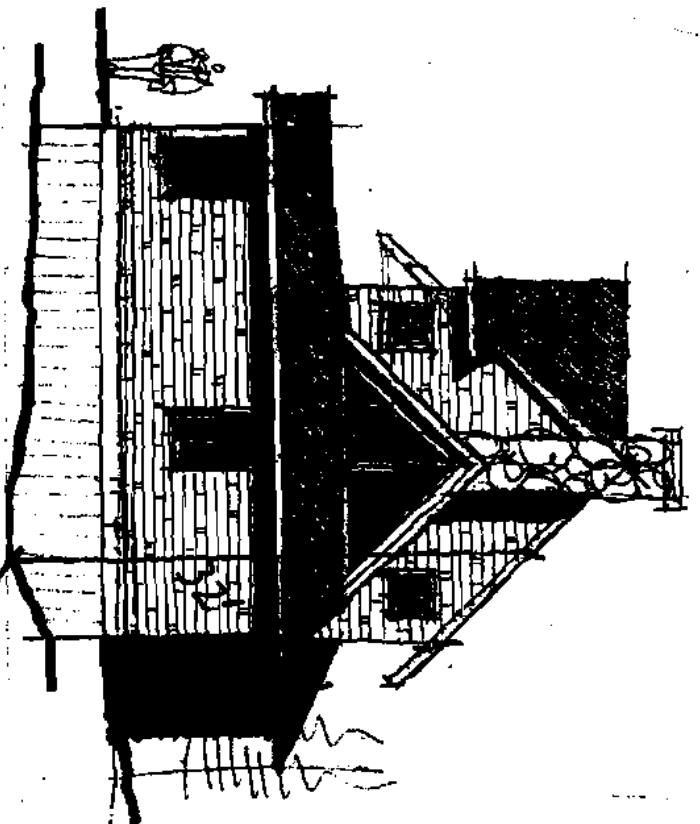
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SECOND FLOOR PLAN

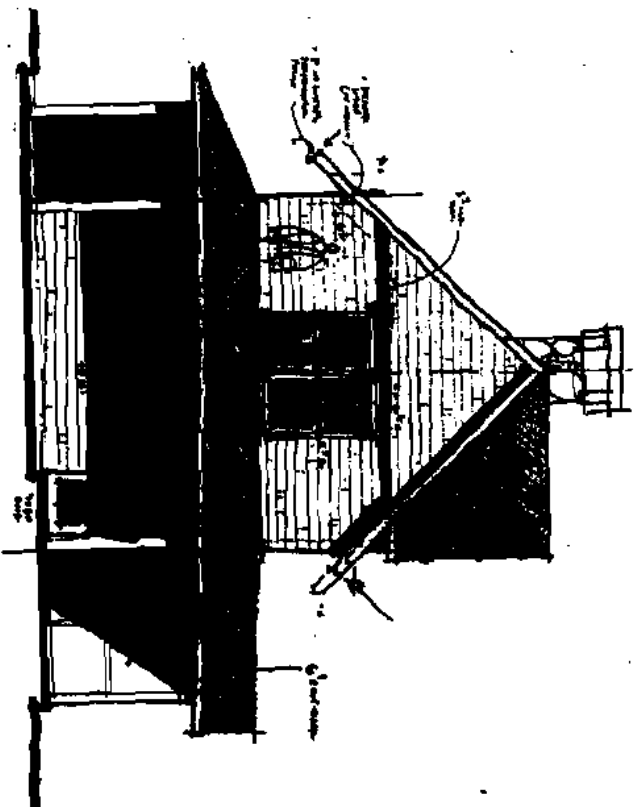
WITHIN APARTMENTS - 207 174-011 - 101





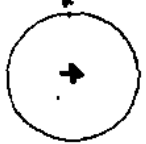
EAST SUBSTATION / SIDE  
View from

8 9 11a location of SF - people (interior, etc.)  
DATE: 6-18-14

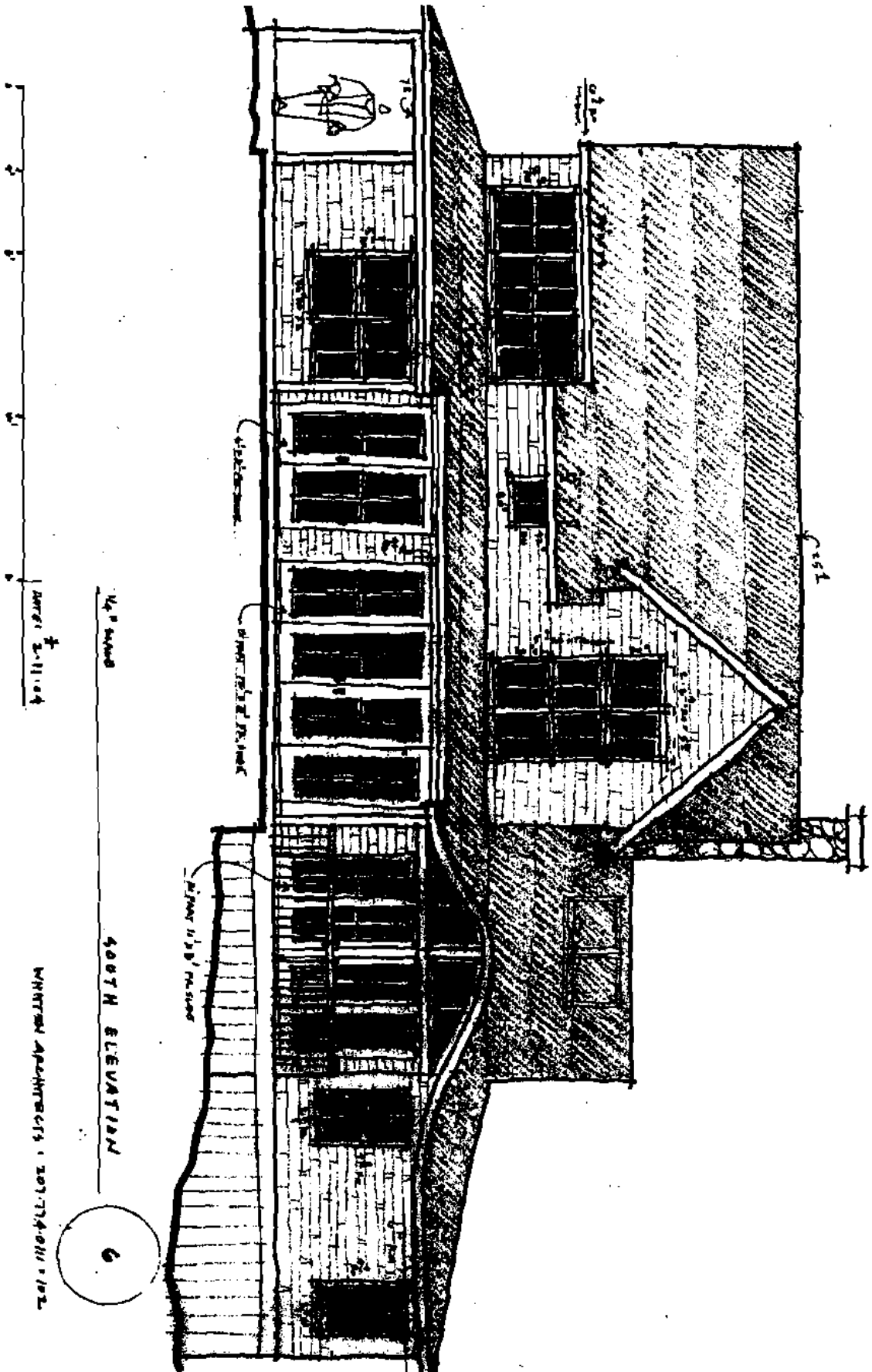


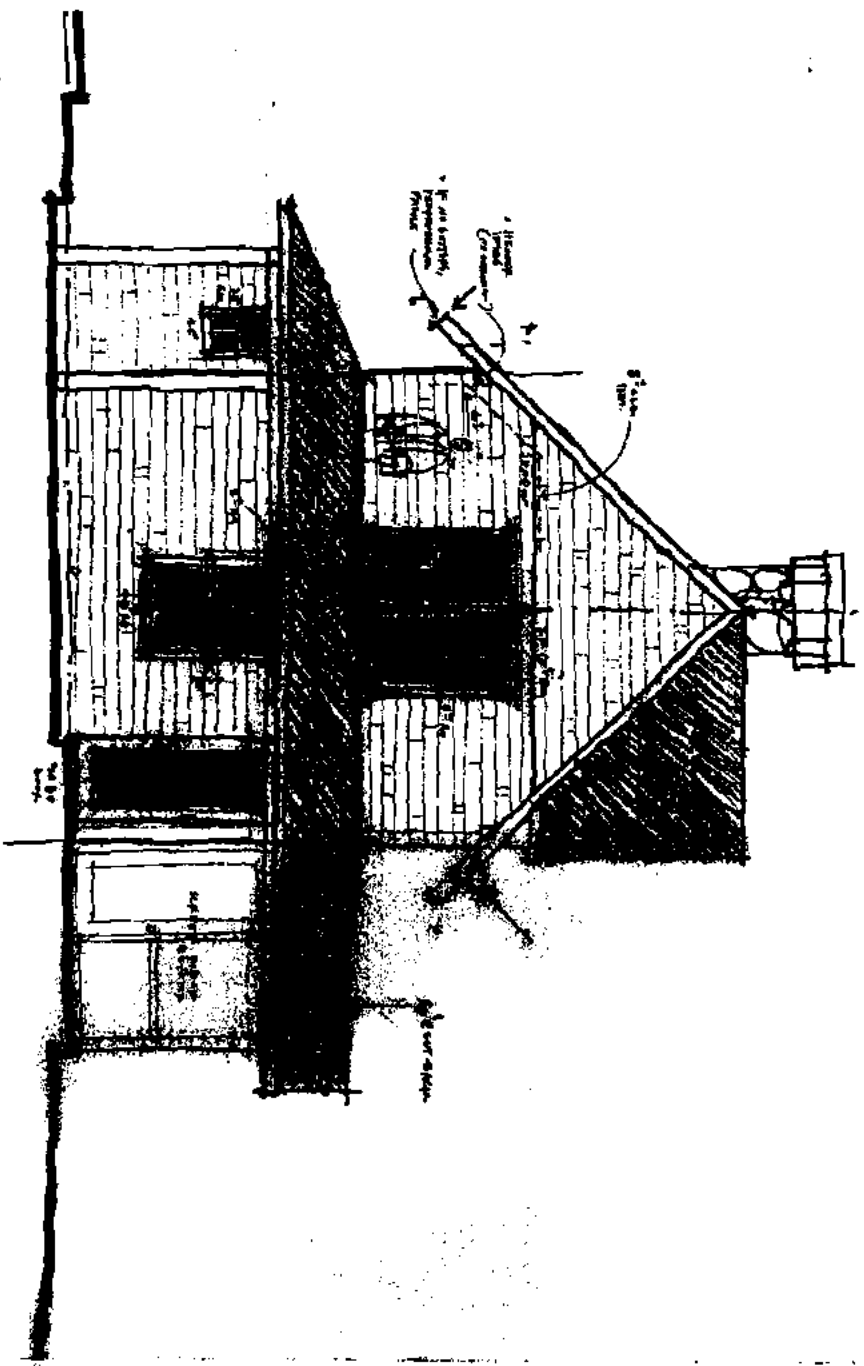
WEST SUBSTATION / ENTRY  
View from

EAST: BEST ELEVATIONS



WESTERN ARCHITECTS: 207-774-0111 © 2014





WEST ELEVATION .

7

WRITTEN ARCHITECTS : 207-774-0111

CONCRETE & 110 LOGS/WOOD ST - PEARL ISLAND, MD. 207-774-0111

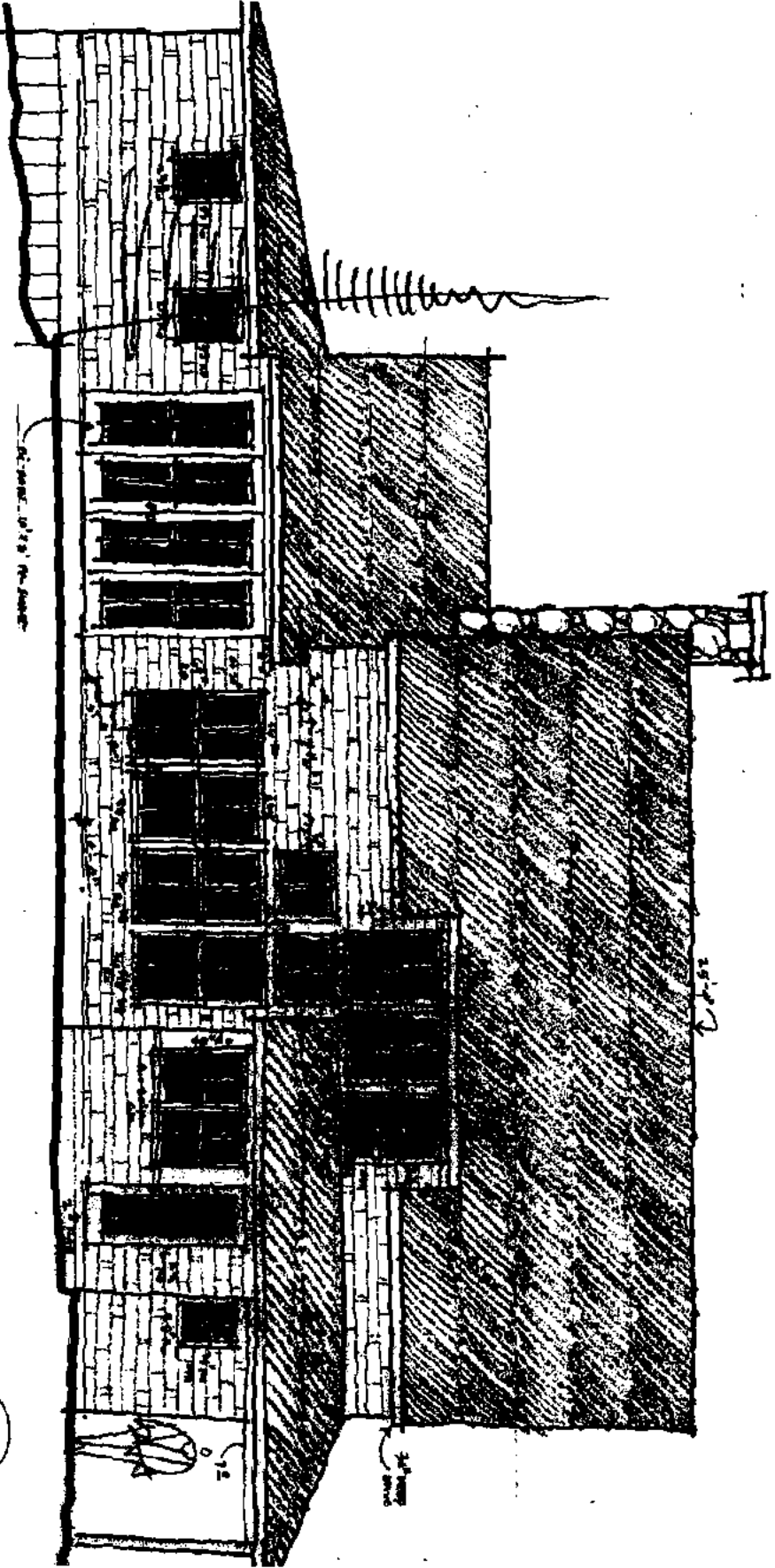
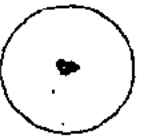


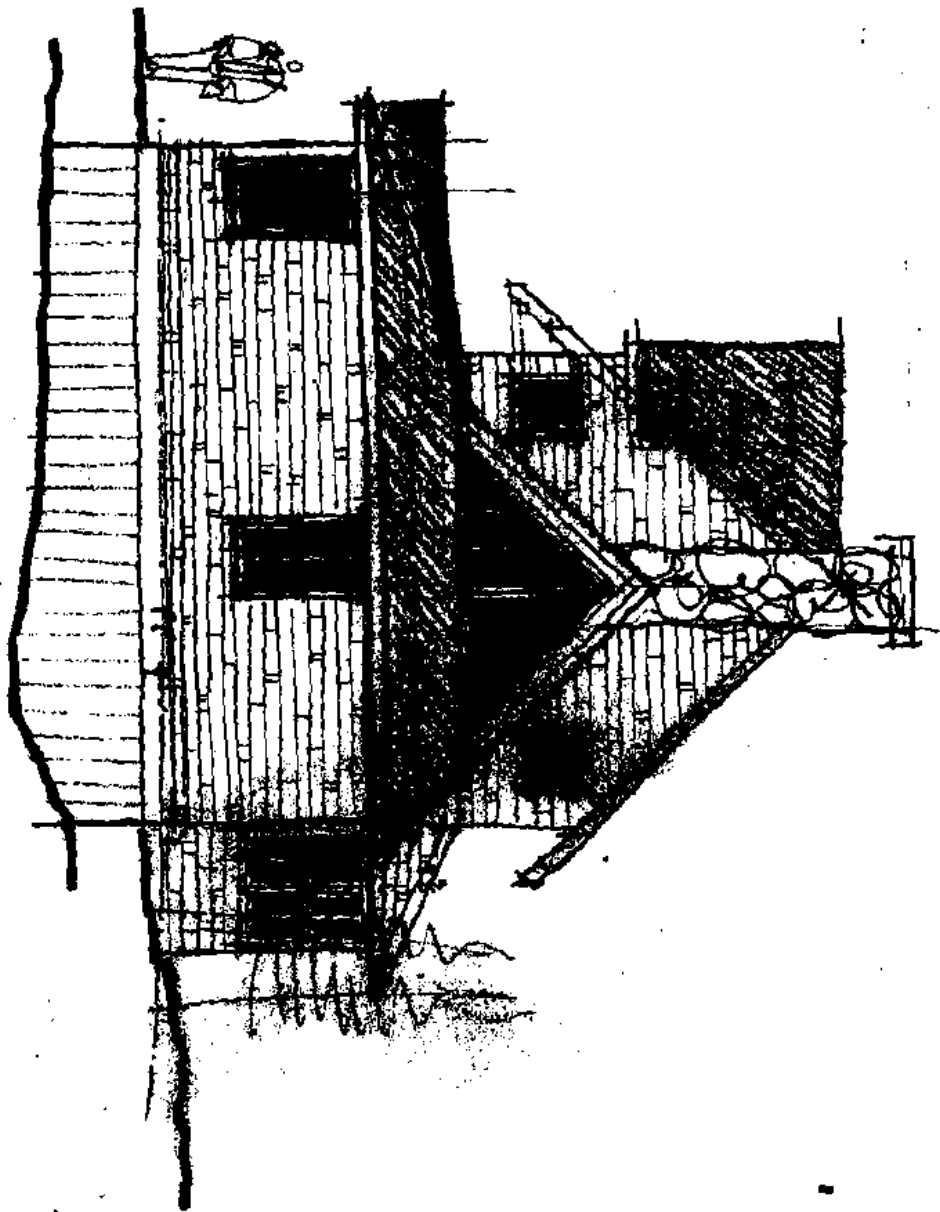
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1/2" scale

NORTH ELEVATION

WHITTON ARCHITECTS, 207-774-0111 x 102





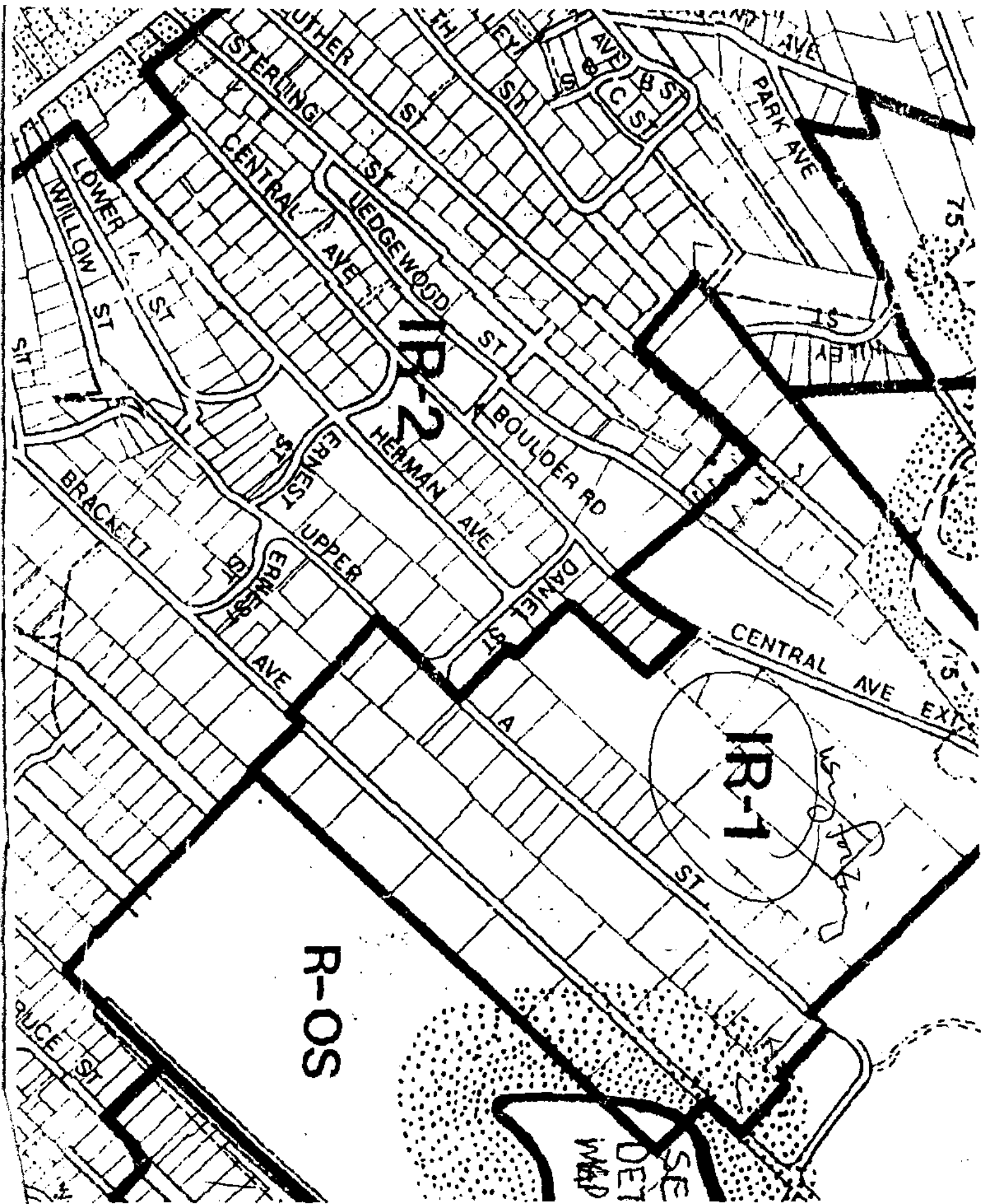
1 1/2" scale

EAST ELEVATION

SCALE: 1/2" = 1'-0" (1/2" = 6") - PEOPLE (MAINTENANCE, M.D.)

INTER. 2/11/10

WRITTEN ARCHITECTS • 207-774-0111



RUTHER ST  
STERLING ST

CENTRAL AVE

LEDGEWOOD ST

BOULDER RD

HERMAN AVE

UPPER AVE

CENTRAL AVE EXT

ERNEST ST

DANIEL ST

LOWER AVE

WILLOW ST

BRACKETT ST

PARK AVE

B ST

C ST

R-OS

IR-1

SE

DEPT

WARD