

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 0802008

This is to certify that ONLY RACHEL ANN/Douglas Gaylehas permission to Rot Repair, lead abatement through the of PortlandAT 26 STERLING STPhase ONE July as per plan CUB
087 E020001

provided that the person or persons who perform or supervise the work in accepting this permit shall comply 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 permission is procured before this building or part thereof is occupied or service is resumed in it. 4 HOUR NOTICES 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

9/2/08 Cheryl S. M.
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/~~Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Paul D. Kelly 7.4.08
Signature of Applicant/Designee Date

Christy L. Kelly 7/4/08
Signature of Inspections Official Date

CBL: 87-E-20 Building Permit #: 080206

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-----------------------|---------------------|
| Permit No: 08-0206 | Issue Date: 4/2/08 | CBL: 087 E020001 |
|-----------------------|-----------------------|---------------------|

| | | | |
|---|----------------------------------|--|---------------|
| Location of Construction: 26 STERLING ST, Peats Island | Owner Name: CONLY RACHEL ANN | Owner Address: 30R CENTRAL AVE | Phone: |
| Business Name: | Contractor Name: Dwight Gayle | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: IR-2 |

| | | | | |
|--|---|--|--|--------------------|
| Past Use: Commercial & Residential - single family | Proposed Use: Commercial & Residential - Rot Repair, lead abatement through the City of Portland | Permit Fee: \$220.00 | Cost of Work: \$20,000.00 | CEO District: 1 |
| Proposed Project Description: Rot Repair, lead abatement through the City of Portland | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R-3 Type: 5B IRC 2003 | |
| | | Signature: [Signature] 4/2/08 | | |
| 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: Idobson | Date Applied For: 03/06/2008 | Zoning Approval | | |
|-----------------------------|---------------------------------|------------------------|--|--|

- 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 | Zoning Appeal | Historic Preservation |
|---|--|---|
| <input type="checkbox"/> Shoreland N/A | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Not in District or Landmark |
| <input type="checkbox"/> Wetland | <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Does Not Require Review |
| <input type="checkbox"/> Flood Zone | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Requires Review |
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Approved |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions |
| Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> | <input type="checkbox"/> Denied | <input type="checkbox"/> Denied [Signature] |
| Date: _____ | 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 |
|------------------------|---------|------|-------|

| | | |
|---|------|-------|
| 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: 08-0206 | Date Applied For: 03/06/2008 | CBL: 087 E020001 |
|------------------------------|--|----------------------------|

| | | | |
|--|---|---|---------------|
| Location of Construction: 26 STERLING ST, Peaks Island | Owner Name: CONLY RACHEL ANN | Owner Address: 30R CENTRAL AVE | Phone: |
| Business Name: | Contractor Name: Dwight Gayle | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | |
|---|---|
| Proposed Use: Residential - Single family - Rot Repair, lead abatement through the City of Portland | Proposed Project Description: Rot Repair, lead abatement through the City of Portland |
|---|---|

| | | | |
|---|---|-------------------------------|----------------------------------|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 03/14/2008 |
| Note: 3/14/08. Spoke to Rachel Conly. Asked her why she put 1/2 commercial on the application. She said that starting in the 1970s the property was used as the Peaks Island Health Center. I could find no record of this change of use and Rachel has used the property as a single family home since she moved in three years ago, so even if it was permitted, it has lost its legally nonconforming status. The legal use is a single family home. | | | |
| <ol style="list-style-type: none"> 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. The second existing kitchen on the first floor is to be removed in the future when the owner applies for a permit for interior alterations. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. This permit is only for the work that is listed as phase one on the plans. | | | |
| Dept: Building | Status: Approved with Conditions | Reviewer: Chris Hanson | Approval Date: 04/02/2008 |
| Note: | | | |
| <ol style="list-style-type: none"> 1) This permit is for phase One as shown on plan dated 3/5/08 and as discussed w/ Rachel. 2) Fastener schedule per the IRC 2003 3) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each. 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. | | | |

| |
|--|
| Comments: |
| 3/6/2008-ldobson: ON HOLD FOR PLOT PLAN |
| 3/6/2008-amachado: Gave permit back to Lannie for her to hold until the permit is complete. |
| 3/12/2008-amachado: Received plot plan. Moved permit forward to zoning. |
| 3/13/2008-amachado: Left message for Rachel. Can find no permits at all for the property. Pre 1957 assessor's card footprint is smaller than the existing footprint. The use pre 1957 was a single family. The application says use is 1/2 commercial & 1/2 half single family. Existing floor plans show two kitchens on the first floor but the rest of it looks like a single family home. Proposed plan first floor, phase two shows a yoga massage room and one kitchen. I asked Rachel to call me. |
| 3/14/2008-amachado: Spoke to Rachel. Told her that I could find no records for the property. The footprint on the pre- 1957 assessor's card shows no ramp, porch or mudroom in the front. Rachel said that when she brought the property about three years ago that she did research and found a permit for the ramp. She thinks that she made a copy of it and will look for it in her records. I told her that the second kitchen will have to be removed which she has plans for in phase two of her renovations. |

| | | | |
|--|---|---|---------------|
| Location of Construction: 26 STERLING ST, Peaks Island | Owner Name: CONLY RACHEL ANN | Owner Address: 30R CENTRAL AVE | Phone: |
| Business Name: | Contractor Name: Dwight Gayle | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

3/19/2008-amachado: Spoke to Rachel in response to the letter she sent asking about the commercial use. I explained to her that the use was conditional for a health center and if the specific use is discontinued for 12 months that the permit automatically expires. Rachel also sent a copy of the permit to enclose the existing deck and build a new deck and ramp that was issued Oct. 21, 1988.

3/14/2008-amachado: Spoke to Rachel again. She has a copy of a building permit that was issued in October of 1988 that describes enclosing part of the deck and adding the wheelchair ramp for the health center. This permit seems to make the existing footprint legal which I will confirm when we get a copy of the 1988 permit. I told her that we will move the permit forward to the plan reviewer, and she will need to give us a copy of the permit for the ramp before we issue the permit.



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>26 STERLING ST PEAKS ISLAND</u> | | |
| Total Square Footage of Proposed Structure/Area <u>NO NEW STRUCTURE</u> | | Square Footage of Lot <u>4250 SF</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>87 E 20</u> | Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>RACHEL COULY</u> Address <u>26 STERLING ST.</u> City, State & Zip <u>PEAKS ISLAND</u> | Telephone: <u>766-5625</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>193⁰⁰/100</u> |
| Current legal use (i.e. single family) <u>1/2 S.F. / 1/2 COMMERCIAL</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ROT REPAIR, LEAD ABATEMENT, THROUGH THE HOUSING DEPARTMENT</u> | | |
| Contractor's name: <u>OWNER / Dwight Gayle</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____ | | |


Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: Rachel Couly Date: 3.5.08

This is not a permit; you may not commence ANY work until the permit is issue



The Johnson/Johanson Woodworks
115 Island Avenue
Peaks Island, ME 04108
207-766-5919
207-766-5297 (fax)

MAR 12 2008

FAX SHEET

To: CHRIS HANSON
Fax Number: 874-8716

From: RACHEL CONLY
Date: 3.11.08

Number of Pages (including cover): 2

Notes:

Hi CHRIS,

ATTACHED IS THE SITE PLAN YOU REQUESTED
FOR MY SUBMISSION OF 26 STERLING STREET,
PEAKS ISLAND. PLEASE LET ME KNOW IF YOU
NEED ANYTHING MORE OR HAVE ANY QUESTIONS.
766-5625.

THANK YOU FOR YOUR HELP.

~ RACHEL CONLY

ATTN: CHRIS HANSON

IR.2

lot size - 4250 ϕ

front min lot size - 20,500 ϕ

front 25' or average - says average is 4'6" - must show

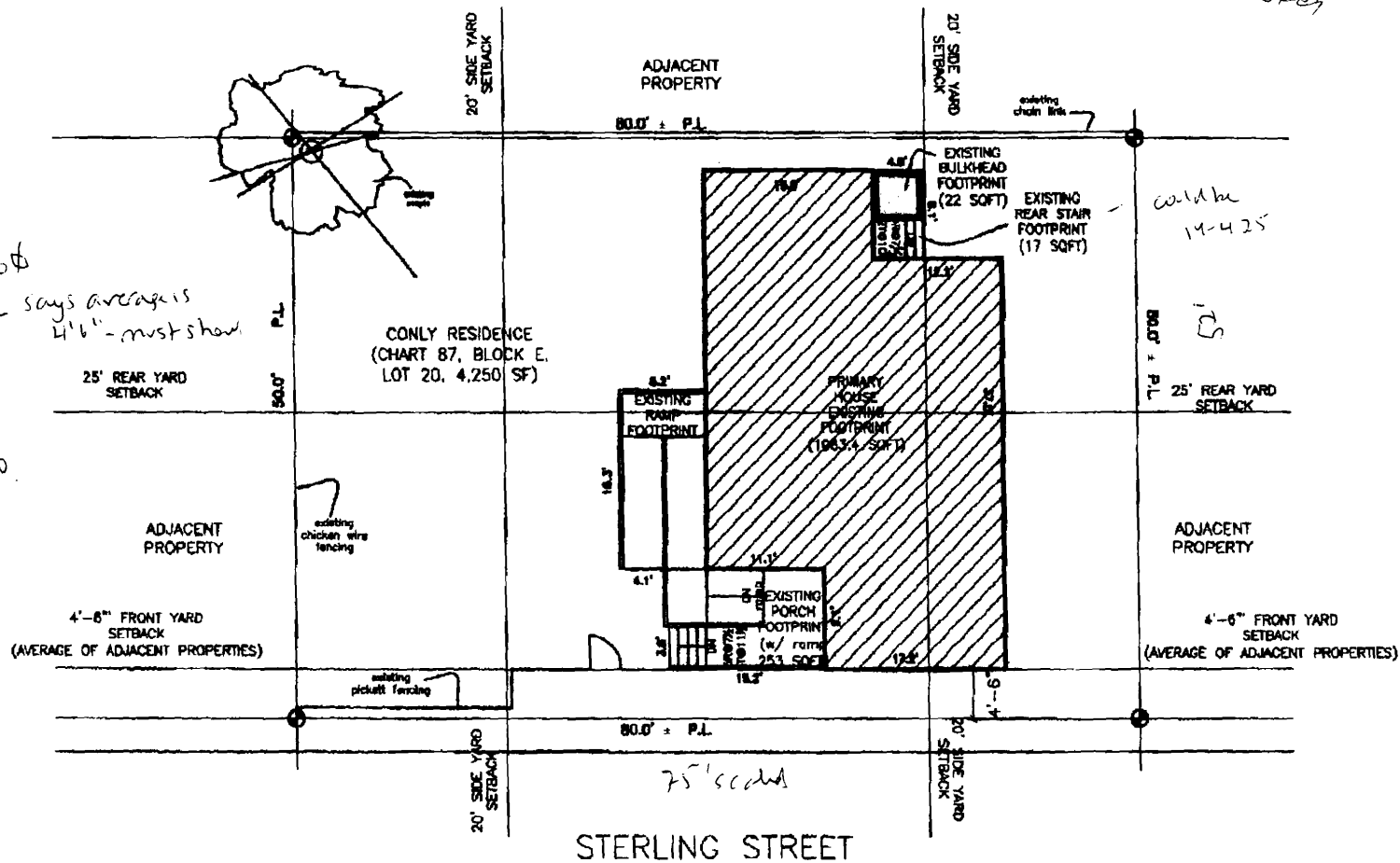
rear 25'

side 20'

lot coverage 20% = 850

prc 1957 footprint

1041, 33 ϕ



MAR 12 2008

(A) Existing Site Plan Conly/Paine Residence
 $\frac{1}{16}'' = 1'-0''$
 doesn't completely scale.

NOTE:
 NO CHANGES TO
 EXISTING FOOTPRINT

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 E020001
Location 26 STERLING ST
Land Use OFFICE & BUSINESS SERVICE

Owner Address CONLY RACHEL ANN
 30R CENTRAL AVE
 PEAKS ISLAND ME 04108

Book/Page 22854/321
Legal 87-E-20
 STERLING ST
 PEAKS ISLAND
 4250 SF

Current Assessed Valuation

| Land | Building | Total |
|-----------|----------|-----------|
| \$126,400 | \$96,800 | \$223,200 |

Building Information

| Bldg # | Year Built | # Units | Bldg Sq. Ft. | Identical Units |
|--------|------------|---------|--------------|-----------------|
| 1 | 1930 | 1 | 0 | 1 |

| Total Acres | Total Buildings | Sq. Ft. | Structure Type | Building Name |
|-------------|-----------------|---------|----------------|---------------|
| 0.098 | 0 | | MIXED RES/COMM | |

Exterior/Interior Information

| Section | Levels | Size | Use |
|---------|--------|------|------------------|
| 1 | B1/B1 | 784 | SUPPORT AREA |
| 1 | 01/01 | 964 | CONVERTED OFFICE |

| Height | Walls | Heating | A/C |
|--------|-------|----------|------|
| 7 | | NONE | NONE |
| 8 | FRAME | ELECTRIC | NONE |
| | | NONE | NONE |
| | | NONE | NONE |
| | | NONE | NONE |
| | | NONE | NONE |
| | | NONE | NONE |

Building Other Features

| Line | Structure Type | Identical Units |
|------|----------------|-----------------|
| 2 | WOOD DECK | |
| 2 | PORCH - ENCL | |

Yard Improvements

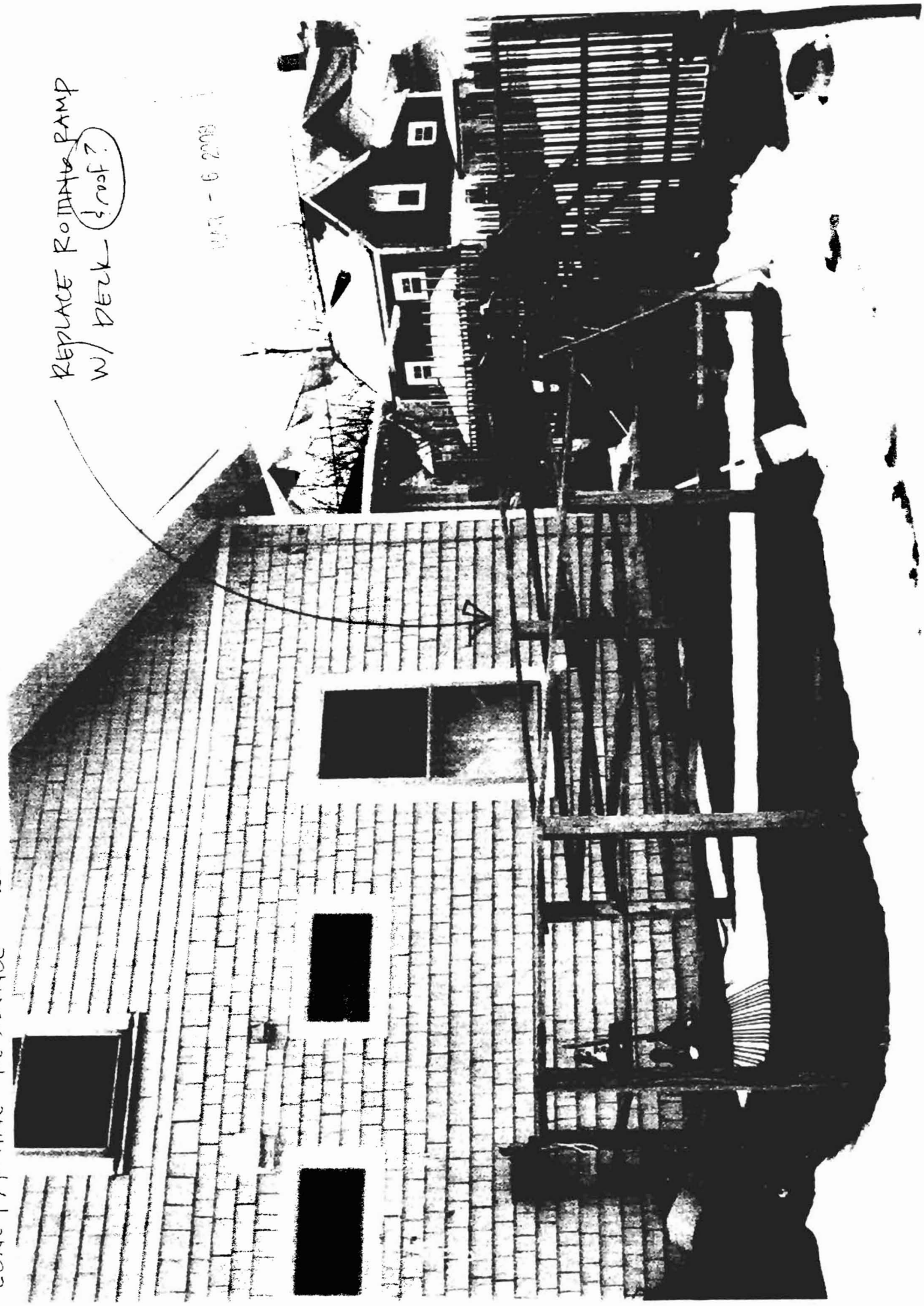
| Year Built | Structure Type | Length or Sq. Ft. | # Units |
|------------|----------------|-------------------|---------|
|------------|----------------|-------------------|---------|



CONY/PAINÉ RESIDENCE 26 STERLING ST. PEAKS ISLAND

REPLACE ROTTING RAMP
W/ DECK - (roof?)

MAR - 6 2008



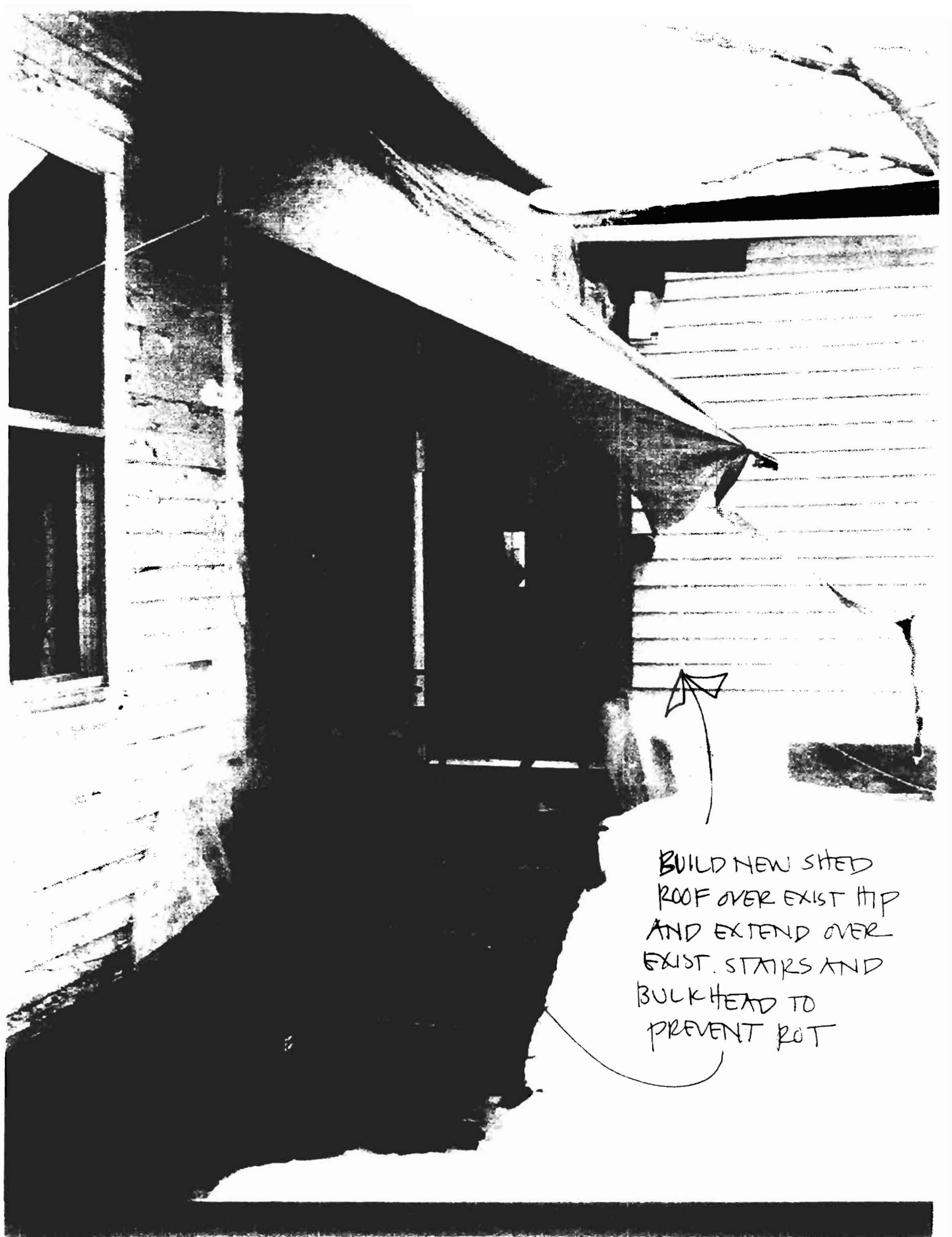
1

BUILD NEW SHED ROOF
OVER EXISTING ROOFING
HIP ROOF



CONLY/PAINÉ RESIDENCE 26 STERLING ST. PEAKS ISLAND

(2)



BUILD NEW SHED
ROOF OVER EXIST HIP
AND EXTEND OVER
EXIST. STAIRS AND
BULKHEAD TO
PREVENT ROT

CONLY/PATNE 26 STERLING ST. PEAKS ISLAND, ME.

③

REPAIR EXIST.
ROOF 2X RCU#-
SAWN
(SEE EXIF POT
PG. 37)

INDUS STAYS BOUND

Scope of work

MTG (Pre-const.)
w/ CSH - Rachel

3/10/08

1. Roof. Back entry + Replace floor (rotted joists)
 2. Rebuild existing Deck + Ramp. to Deck only
Lower than 30"
 3. Window replacement - Vinyl
 4. 1/9-1 D.H. - Muled unit Sterling st.
SIDE
 5. Side Porch
 - A. rebuild deck
 - B. replace 2 windows w/ 8' Atrium
 - C. 8/12 Roof open above deck
-

Plot - Plan - setbacks -
Cost. (20,000) Ballpark

26 STERLING ST. PEAKS ISLAND.

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner Peaks Island Health Center

Address 26 Sterling St., Peaks Island, 04428

LOCATION OF CONSTRUCTION 87-E-20 Sterling St.

CONTRACTOR Boyd Construction SUBCONTRACTORS 76-2476

ADDRESS 26 Sterling Avenue, Peaks Island, 04428

Est. Construction Cost \$5,000 Type of Use Health Center

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion: Existing Enclosing existing ~~XXXX~~ deck, constructing new

Residential Buildings Only: _____ deck and wheelchair ramp As per plans.

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil _____
2. Set Backs: Front _____ Rear _____ Sides _____
3. Footings Size _____
4. Foundation Size _____
5. Other _____

Floor:

1. Sills Size _____ Sills are to be anchored _____
2. Girders _____
3. Lally Columns Spacing _____ Size _____
4. Joists Size _____ Spacing _____
5. Bridging Type _____
6. Floor Joists Type _____
7. Other Material _____

Exterior Walls:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Roofs:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

| For Official Use Only | |
|-------------------------------|---|
| Date <u>October 12, 1988</u> | Subdivision: Yes / No _____ |
| Code of Fire Limits _____ | Name _____ |
| Bldg Code _____ | Lot _____ |
| Time Limit _____ | Block _____ |
| Estimated Cost <u>\$5,000</u> | Permit Expiration: _____ |
| Value/Structure _____ | Ownership: _____ Public _____ Private _____ |
| Fee <u>\$45.00</u> | |

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings _____
4. Insulation Type _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Oct 21 1988
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____ City Of Portland

Chimneys:

- Type _____ Number of Fire Places _____

Heating:

- Type of Heat: _____

Electrical:

- Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:

1. Approval of soil test if required: Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

- District _____ Street Frontage Req: _____ Provided _____

Review Required:

- Board Approval: Yes _____ No _____ Date _____
- Planning Board Approval: Yes _____ No _____ Date _____
- Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
- Special and Fire/Plain Mgmt. _____ Special Exception _____
- Other (if plan) _____
- Date Approved _____

Permit Received By: Nancy [Signature]

Signature of Applicant: [Signature] Date 10/12/88

Signature of _____ Date _____

Signature of _____ Date _____



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, ME, Jan. 9, 1976

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE.

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building structure, expansion or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ⁸⁷⁻²⁻¹⁰ Sterling St.

1. Owner's name and address **Raymond S. Herrick Island Ave., RI**
2. Lessee's name and address **Mr. Sydney Thaxter 11 Canal Plaza**
3. Contractor name and address **to be let**

Fire District #1 #2

Telephone #766-2019

Telephone 775-2261

Telephone

No. of units

No. families

No. families

Roofing

Proposed use of building **community health clinic**

Material

No. stories

Heat

Style of roof

Other buildings on same lot

Estimated contractual cost \$ **10,000**

Fee 15.00 condition

use appeal fee paid.

FIELD INSPECTOR Mr

GENERAL DESCRIPTION

This application is for:

775-5451

Dwelling

Ext. 234

Change of use form

\$40.00 not paid

single family dwelling

to community health

clinic w/alteration

General Bldg

Misc. Bldg

Alter. Bldg

Demolition

Other

Other

Other

NOTE: SEPARATE PERMITS - Separate permits are required by the installers and subcontractors of heating, air conditioning, plumbing, electrical, etc.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other

DETAILS OF NEW WORK

Is any electrical work proposed? yes

Is any electrical work proposed? yes

Is any plumbing work proposed?

If not, what is proposed for the project?

Formal foundation?

Height average height of building?

Height average height of building?

Is the building on solid or filled land?

solid or filled land?

Thickness, top

bottom

Roof covering

Roof covering

Kind of floor

Kind of floor

Corner posts

Corner posts

Size

Size

Material

Material

2nd

2nd

2nd

2nd

2nd

2nd

in case of walk?

IF A GARAGE

to be accommodated number commercial cars to be accommodated

to be accommodated number commercial cars to be accommodated

DATE

MISCELLANEOUS

PLANNING EXAMINER

Will work require disturbing of any trees or structures?

Will there be in charge of the above work a person responsible to see that the State and City requirements are being met?



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPELLATION FOR A CONDITIONAL USE APPEAL

Raymond S. Hennessey, owner of property at 27-E-21 Sterling St.,
Peaks Island
under the provisions of Section 602.24 D of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit the change of use of the single family dwelling at the above named location to a community health clinic. This permit is not feasible under the Zoning Ordinance because such a use is not allowable in the R-3 Residential Zone in which this property is located, unless authorized by the Board of Appeals under the provisions of Section 602.4.A.4.h.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval ~~is/are~~ required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A

APPELLANT

3.19.08

HI ANN ☺

Rachel's # 766-5625
Section 14-474 (f) conditions
if specific use discontinued
for 12 consecutive months
use! permit automatically expires.
called Rachel 3/19/07 &
explained that use ~~just~~
~~expired~~ as health center
had expired.

MAR 18 2008

HERE ARE COPIES OF PAPERWORK I FOUND IN THE
MICROFICHE 3 YEARS AGO. I HIGHLIGHTED THE
AREA THAT EXPLAINS CONSTRUCTION OF THE DECKS
AND RAMP. IN A PERMIT ISSUED OCT 21, 1988.

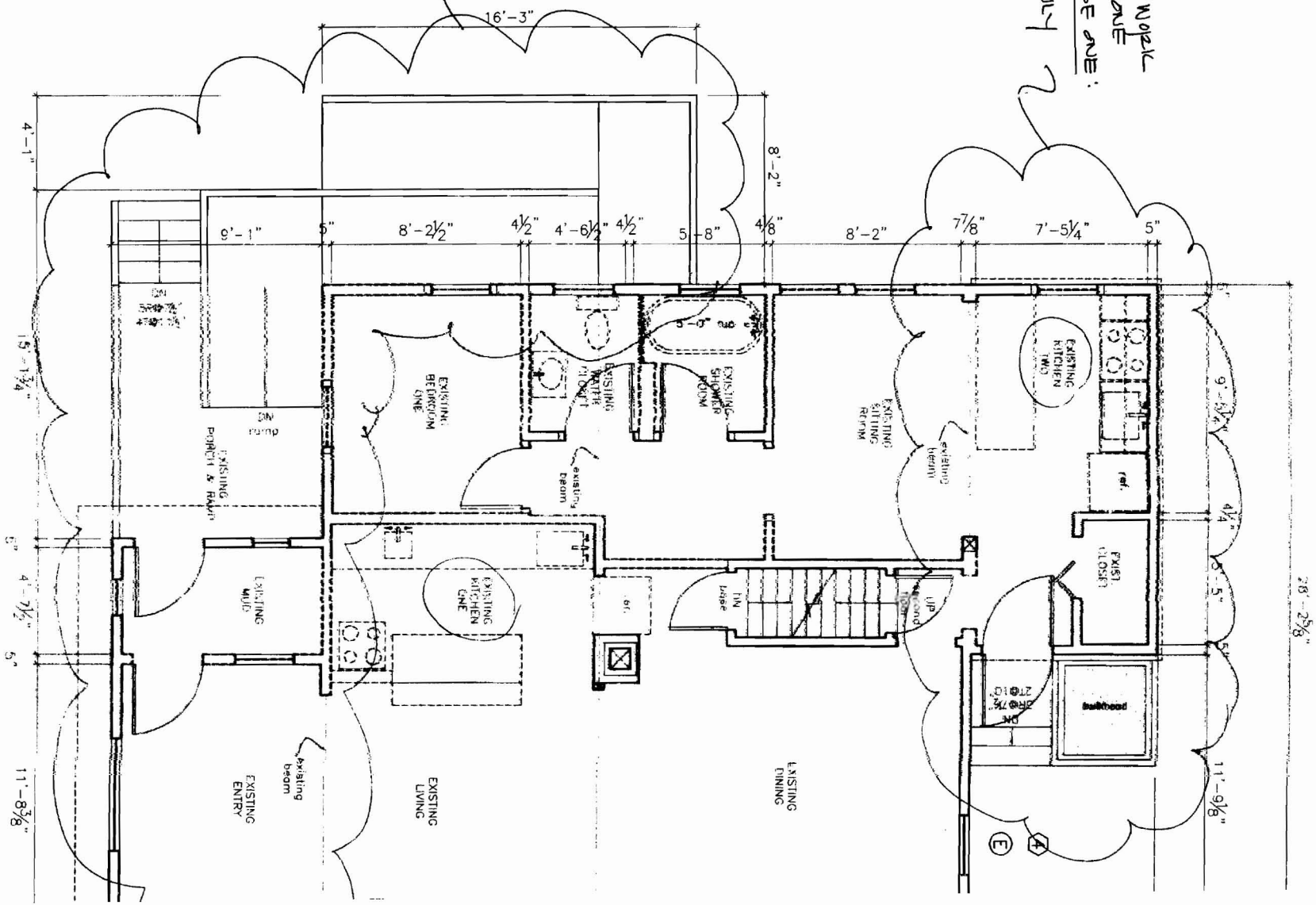
I HAVE ALSO ENCLOSED THE ZONING CHANGE APPLICATIONS.

I AM STILL A BIT CONFUSED BY THIS BECAUSE EVERY
YEAR SINCE OWNING THE PROPERTY I HAVE FILED
WITH THE CITY A "COMMERCIAL REAL ESTATE
PROPERTY DECLARATION FORM". I UNDERSTOOD
THIS TO MEAN THAT I WAS MAINTAINING THE
COMMERCIAL STATUS. I SPOKE W/ THEM DIRECTLY
ON THE PHONE THE FIRST TIME I FILED, AND
NO ONE SAID TO THE CONTRARY. IF THERE IS
SOME OTHER DECLARATION I NEED TO MAKE, PLEASE
LET ME KNOW. I VERY MUCH WANT TO KEEP THE
ZONING.

SINCERELY — RACHEL CONLY
26 STERLING ST.

AREA OF WORK
TO BE DONE
IN PHASE ONE:
ROOF ONLY

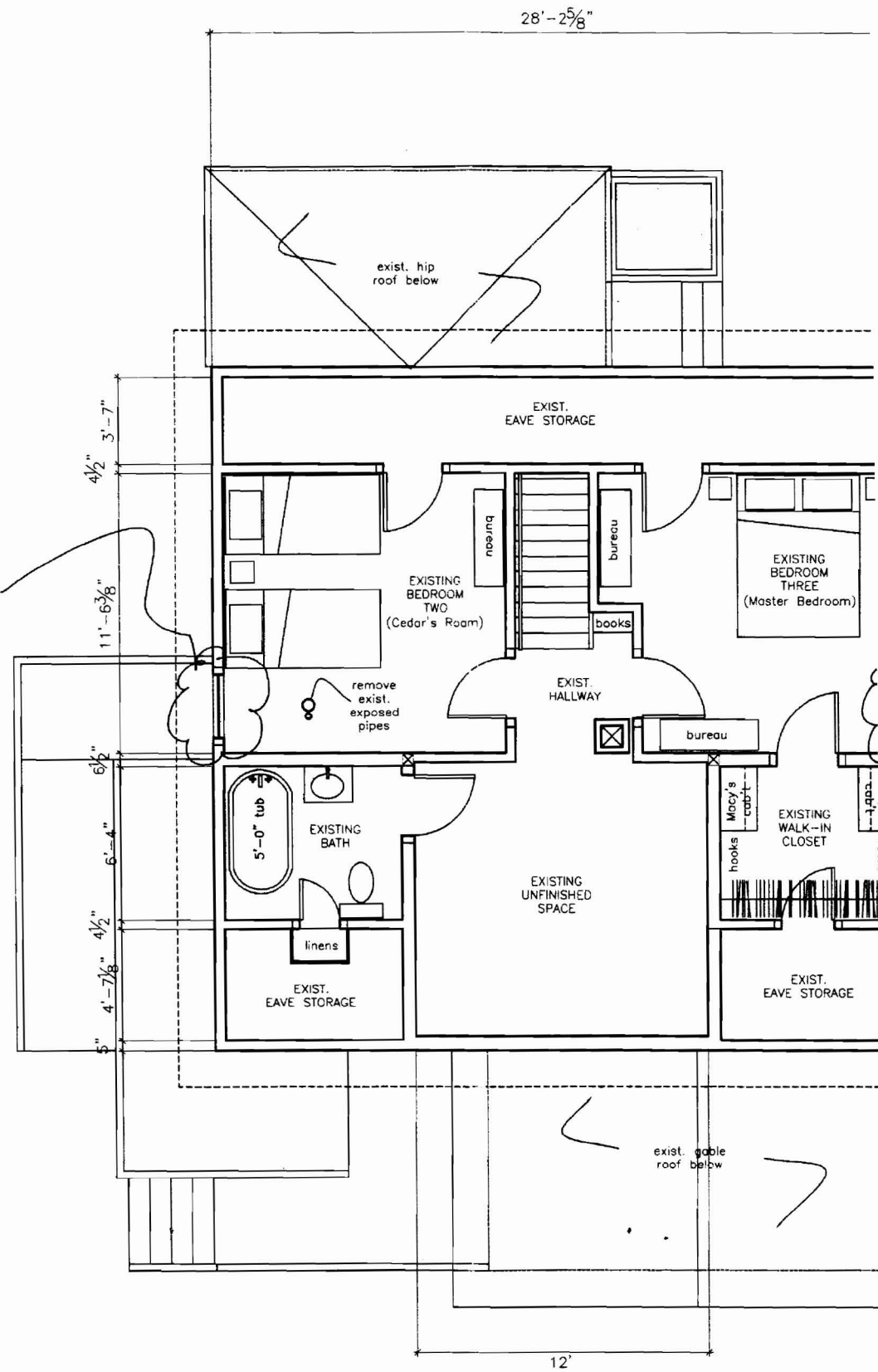
AREA OF WORK
TO BE DONE
IN PHASE ONE



(A) Existing First Floor Plan
1/4" = 1'-0"



AREA OF WORK
PHASE ONE



(A) Proposed Second Floor Plan
1/4" = 1'-0"

+20'-1"
approx. existing ridge

+8'-8 3/4"
finished second floor

0'-0"
finished first floor

-2'-6"
south grade

(A) Existing South Elevation
1/4" = 1'-0"

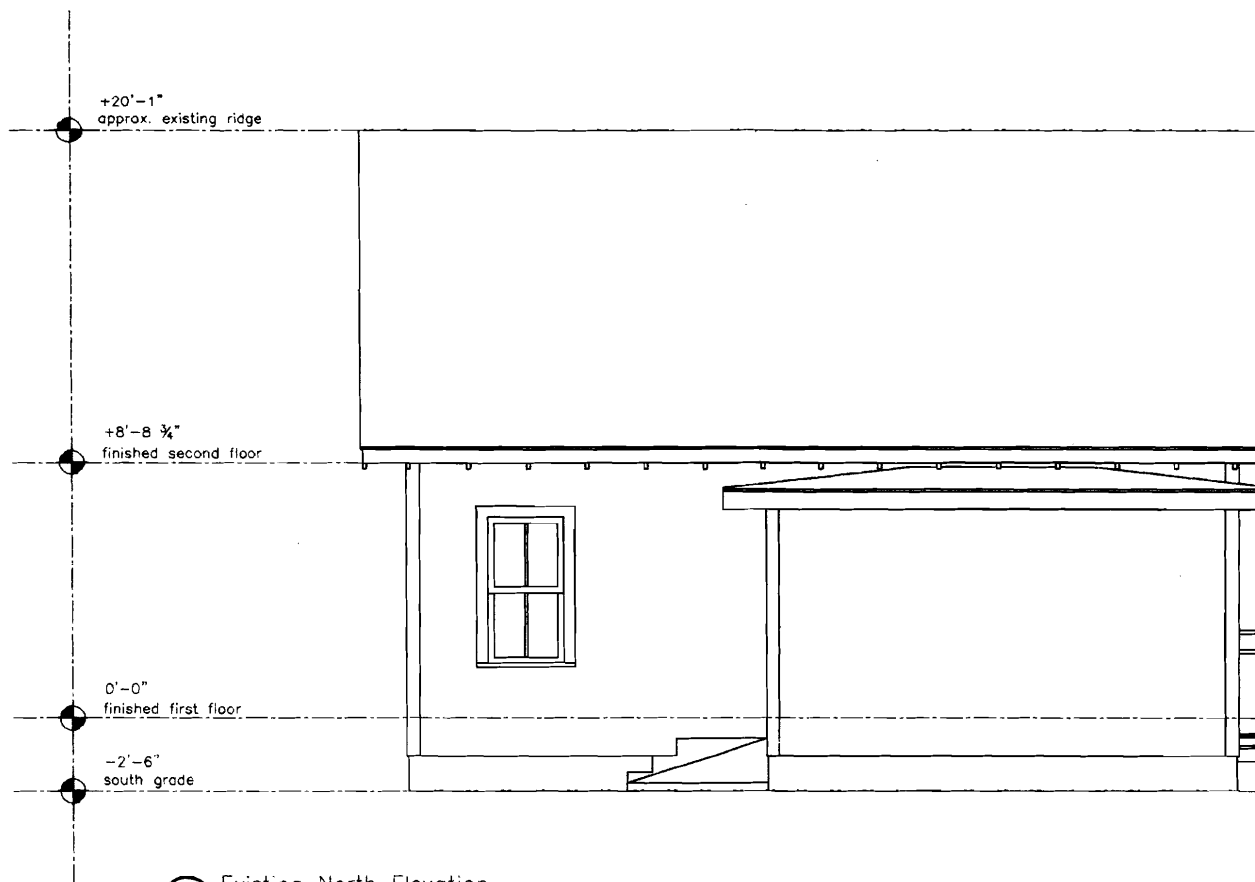
+20'-1"
approx. existing ridge

+8'-8 3/4"
exist. second floor

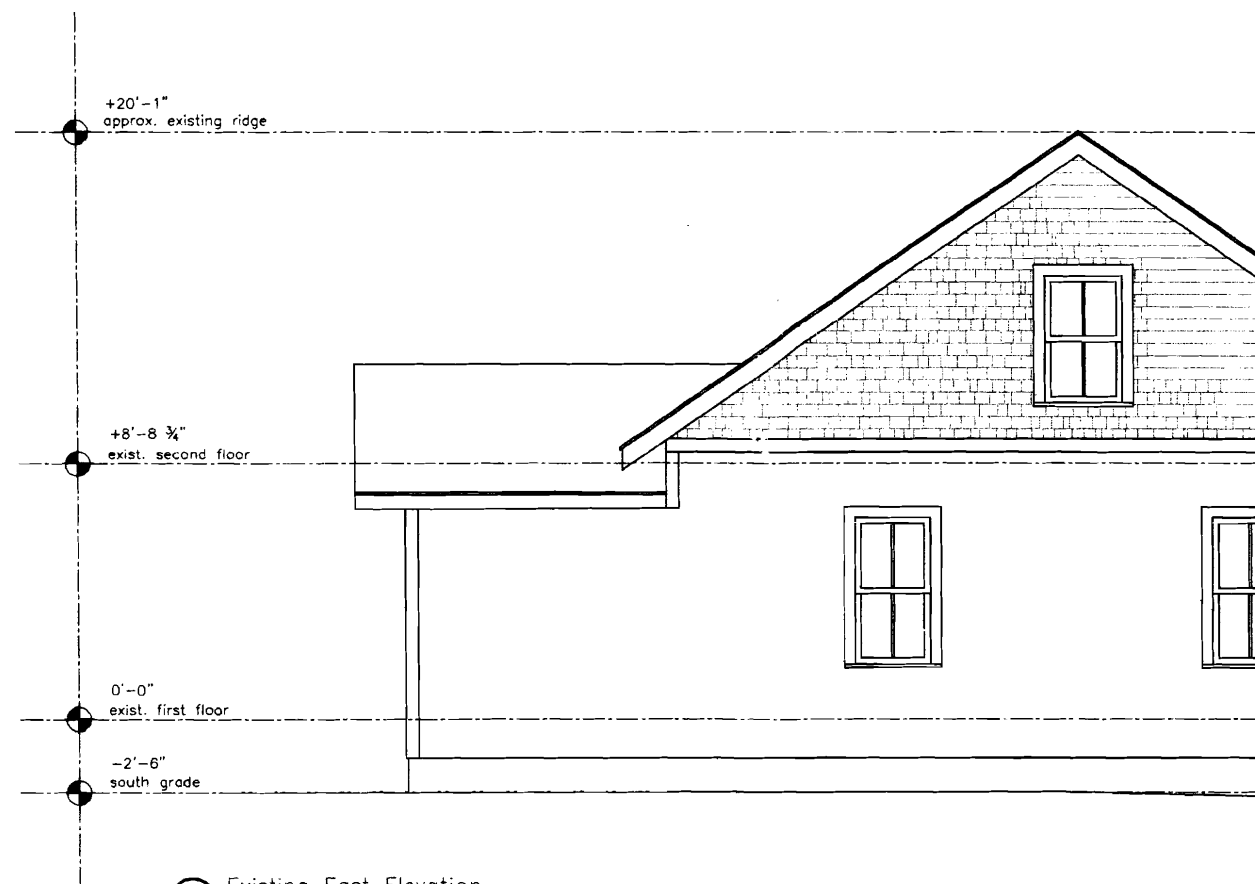
0'-0"
exist. first floor

-2'-6"
south grade

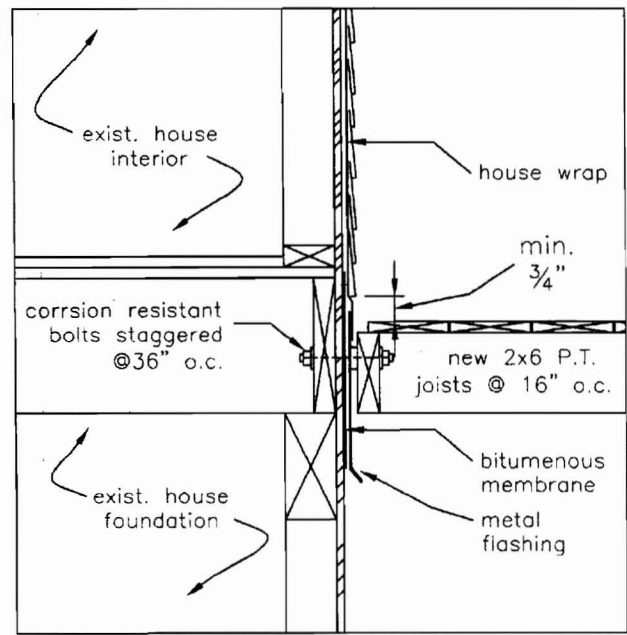
(B) Existing West Elevation
1/4" = 1'-0"



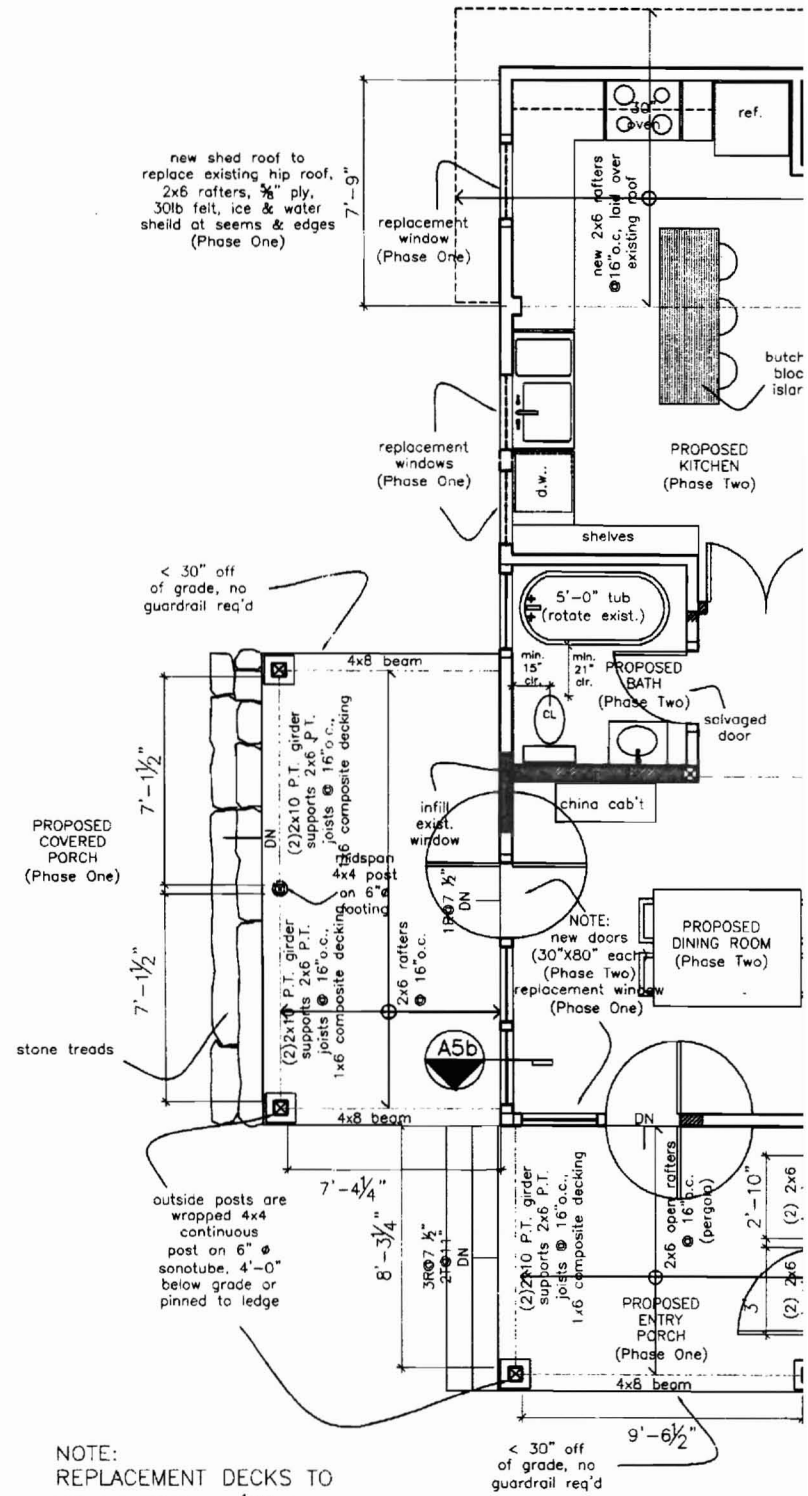
(A) Existing North Elevation
1/4" = 1'-0"



(B) Existing East Elevation
1/4" = 1'-0"

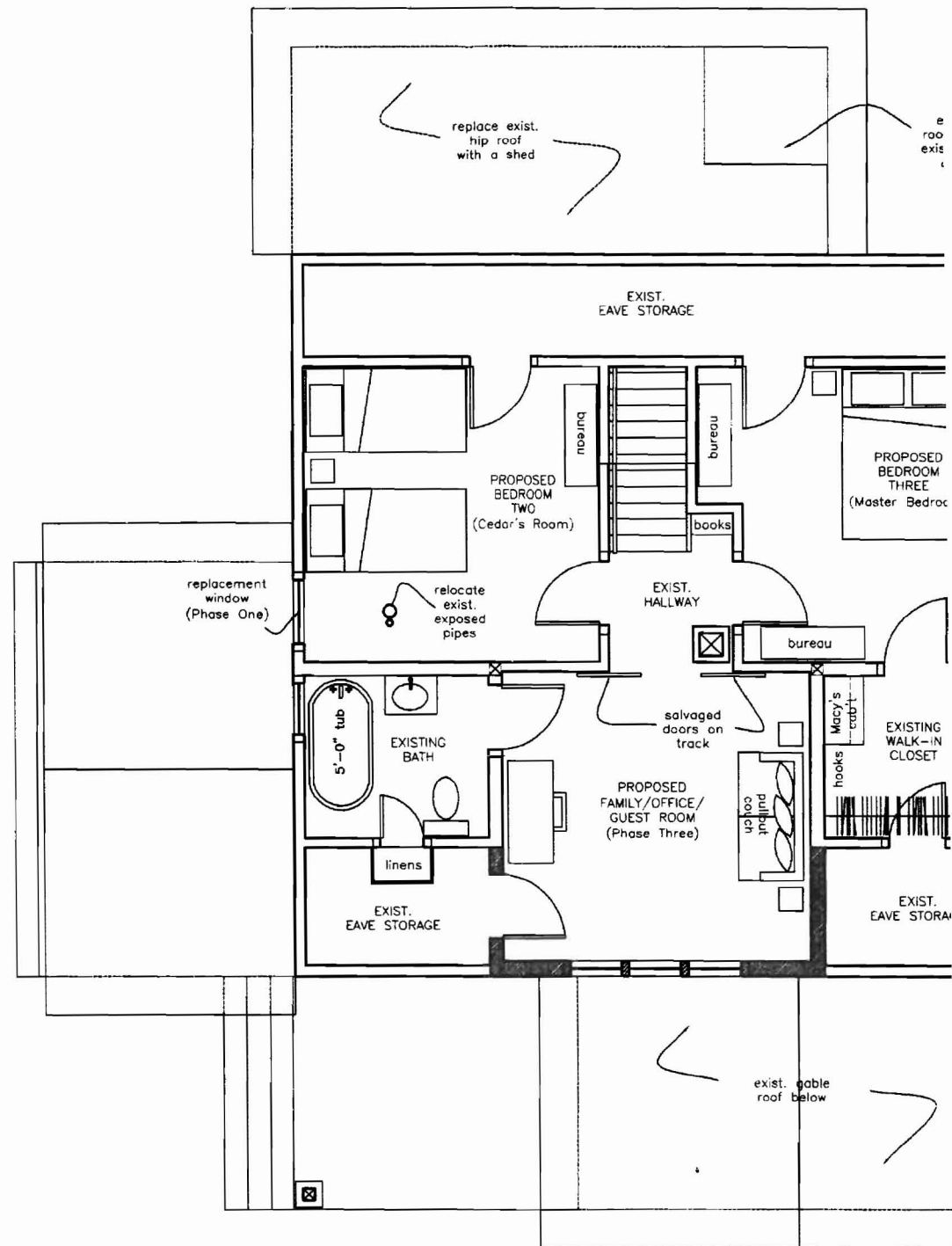


(B) Typical Porch Ledger Detail
 1/4" = 1'-0"

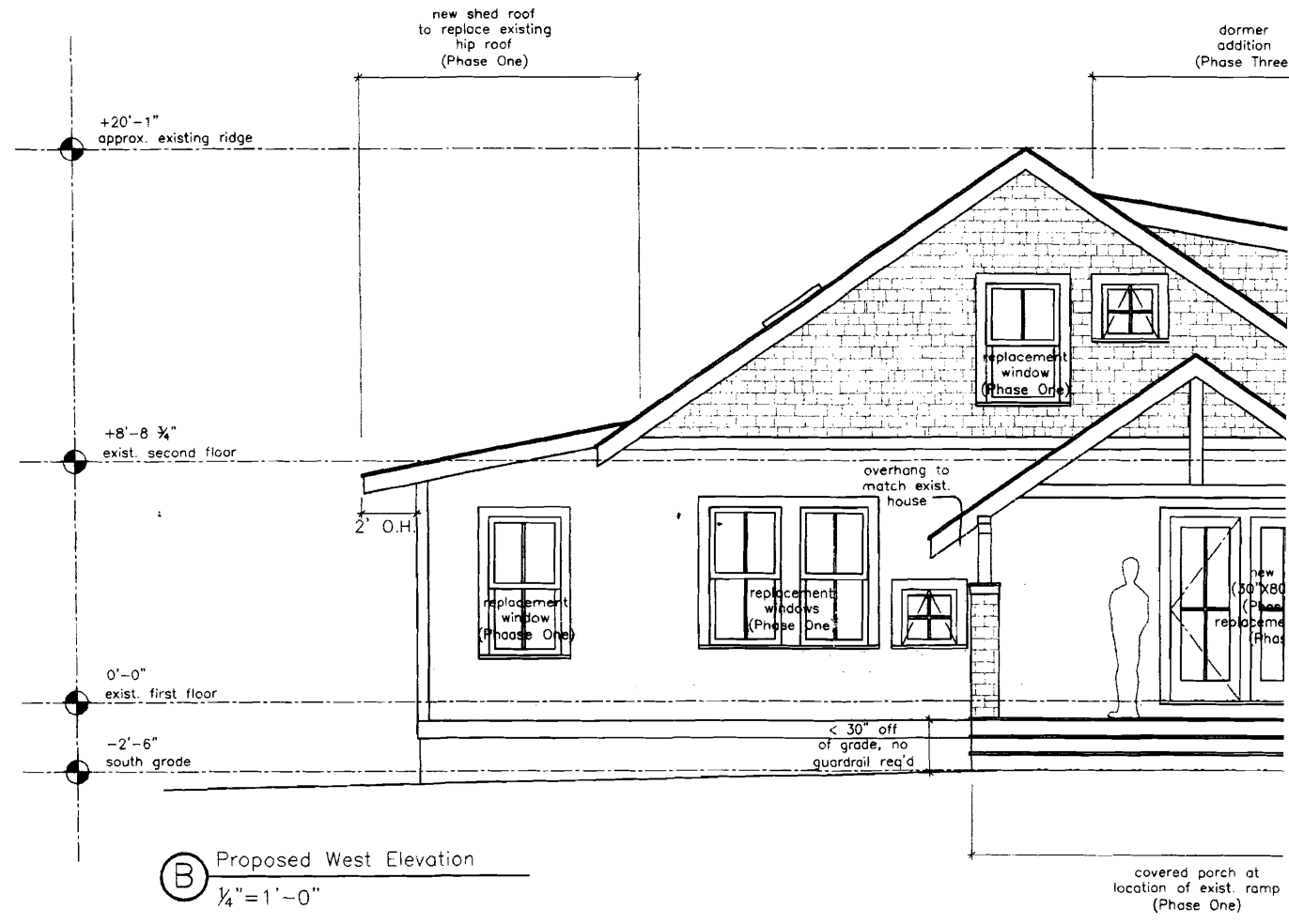
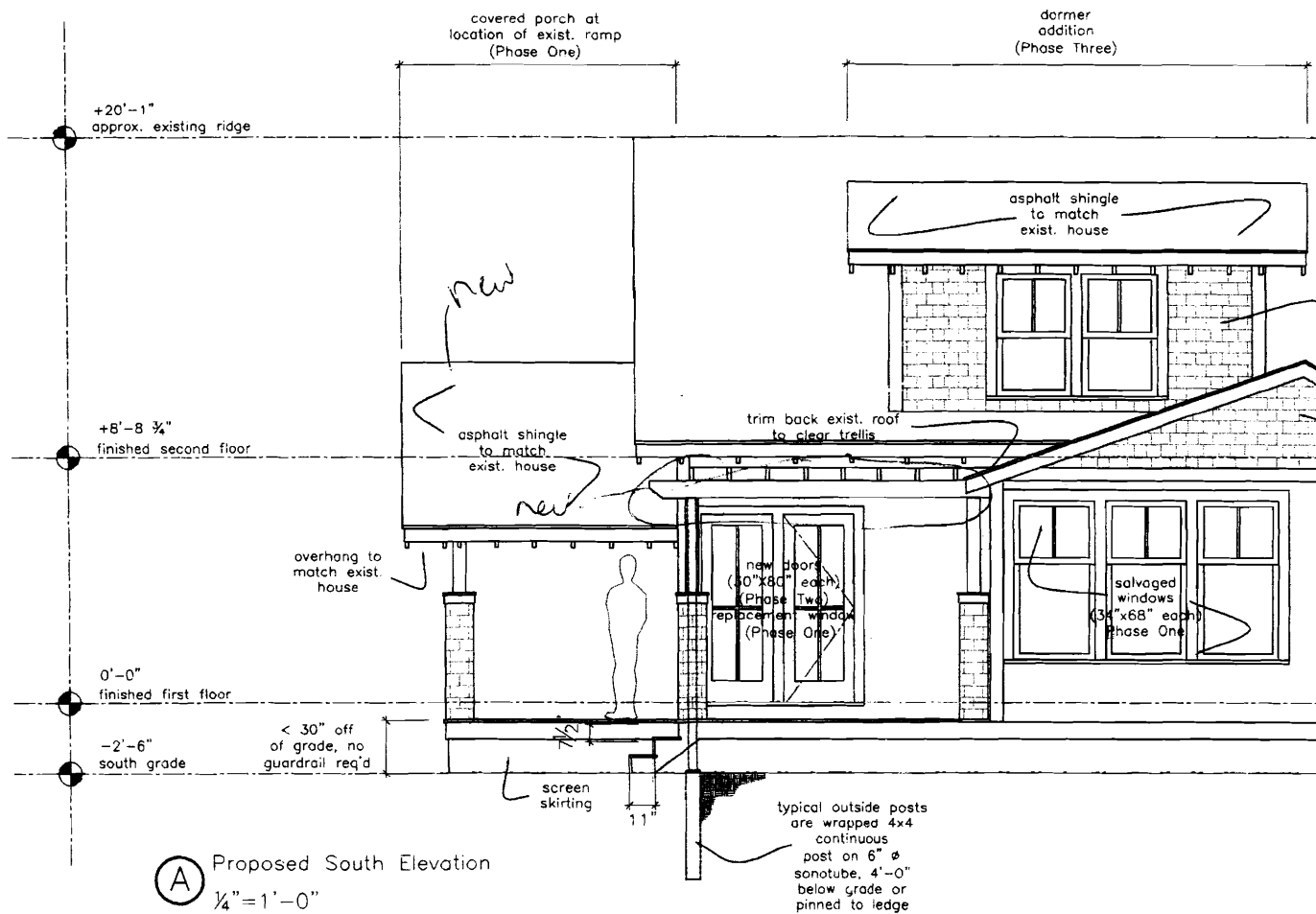


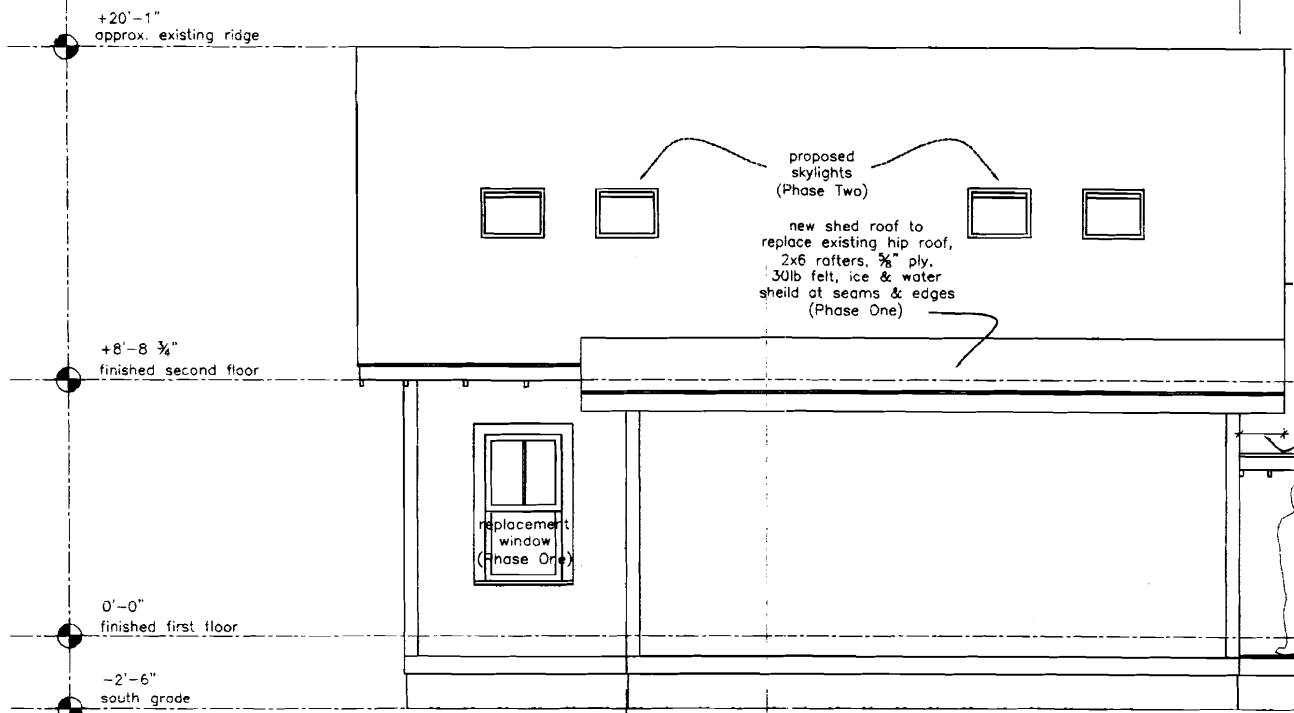
NOTE:
 REPLACEMENT DECKS TO
 BE LOWERED 7 1/2" FROM
 ORIGINAL HEIGHT TO
 ALLOW FOR SNOW CURB

(A) Proposed First Floor Plan
 1/4" = 1'-0"

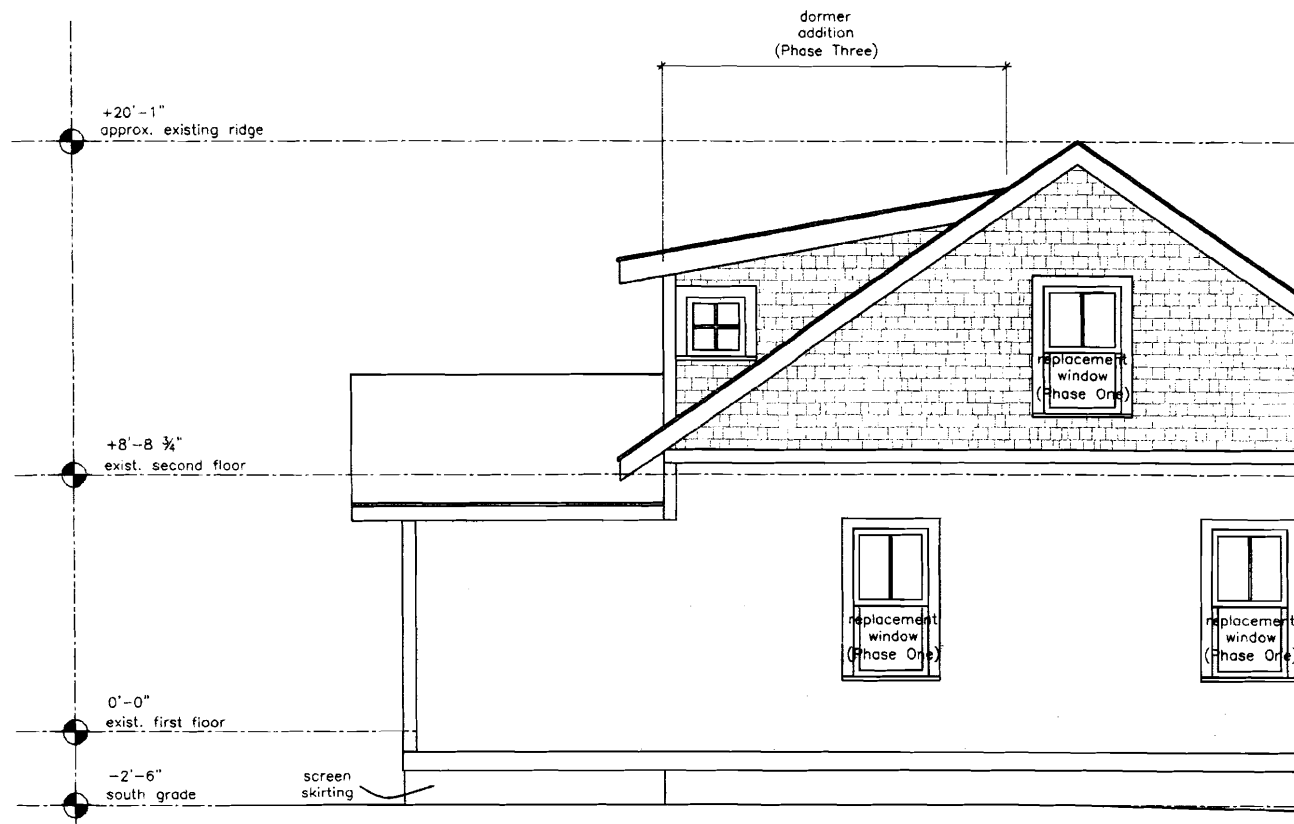


(B) Proposed Second Floor Plan
 $\frac{1}{4}'' = 1'-0''$





(A) Proposed North Elevation
 1/4" = 1'-0"



(B) Proposed East Elevation
 1/4" = 1'-0"