

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED		CBL:
Permit No:	Issue Date:	087 GG018
020708	11 24 2002	

Location of Construction: 31 Central Ave	Owner Name: Newell Stanwood & Kathleen	Owner Address: 31 Central Ave	Phone:
Business Name:	Contractor Name: Crandall, Donald	Contractor Address: New Island Avenue Peaks Island	Phone: 2077665558
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single family	Proposed Use: Single family w/1 1/2 story addition	Permit Fee: \$107.00	Cost of Work: \$12,000.00	CEO District:
Proposed Project Description: Construct a 1 1/2 story addition		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>BOCA 99</i>

Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
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: jmy	Date Applied For: 06/26/2002	Zoning Approval	
--------------------------------	--	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>Section 14-145</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>7/18/02</i> <i>OK Per JM for MS</i>	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

Application Number: 2-0708

Request: Zoning

Status: Approved with Conditions

Applicant: Marge Schmuckal

Address: 31 Central Ave

Approval Date: 07/18/2002

Review Date: 06/26/2002

By: Marge Schmuckal Date: 07/18/2002

Please note that during the lifetime of the structure, the allowance under section 14-145 shall comprise of not more than 40% expansion total. It appears that you have maximized this provision at this time.

Printed: 06/26/2002 by: jmy Approved: 07/18/2002 by: mes

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 020708

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Newell Stanwood & Kathleen Randall,
has permission to Construct a 1 1/2 story addition
AT 31 Central Ave 087 GG018

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 out or closed-in. HEAVY 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

RELEASE DEED

KNOW ALL PERSONS BY THESE PRESENTS, that We, **Reta Morrill** and **Charles T. Morrill** (the "Grantors"), both of 35 Central Avenue, Peaks Island, in Portland, Cumberland County, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by **Stanwood R. Newell** and **Kathleen M. Newell** (the "Grantees") both of 31 Central Avenue, Peaks Island, Cumberland County, Maine, 04108, the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey unto the said Stanwood R. Newell and Kathleen M. Newell as joint tenants and not as tenants in common, their heirs and assigns forever, all and any interest said Grantors have in and to a certain strip of land, situated southerly of, but not adjacent to, Central Avenue on said Peaks Island, in said Portland, Cumberland County, Maine, and bounded and described as follows:

MAINE REAL ESTATE TAX PAID

From the southerly sideline of Central Avenue, at the northwesterly corner of the land conveyed to the Grantees by William Johnson and Liana Johnson, by their deed dated December 30, 1988 and recorded in the Cumberland County Registry of Deeds in Book 7372, Page 112; thence southerly along said land of the Grantees to the southwesterly corner of said land of the Grantees, 94 feet more or less, TO THE TRUE POINT OF BEGINNING; thence easterly along the rear boundary of said land of the Grantees to the southeasterly corner of said land of the Grantees, 46 feet, more or less; thence turning to form a right angle and proceeding southerly 12 feet to a point; thence turning to form a right angle and proceeding westerly and parallel to the rear boundary of the land of the Grantees, 46 feet, more or less; thence turning to form a right angle and proceeding northerly 12 feet to the true point of beginning.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Grantees, the survivor of them, and the heir of the survivor of them and their assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their — hands and seals this 21 day of August, 2001.

WITNESS:

Rose Ann Walsh

Reta Morrill
Reta Morrill

Rose Ann Walsh

Charles T. Morrill
Charles T. Morrill

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

August 21, 2001

Personally appeared the above-named Reta Morrill ^{and Charles Morrill} and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Priscilla Webster
Notary Public/~~Attorney-at-Law~~

Print Name: Priscilla Webster
My commission expires:

MY COMMISSION EXPIRES
MAY 30, 2004

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 AUG 23 PM 3: 17

CUMBERLAND COUNTY

John B O'Brien

SEAL

Know all Men by these Presents,

That, we, WILLIAM JOHNSON AND LIANA JOHNSON (aka Liana S. Johnson)

~~of~~ c/oof Revere~~ss~~, County of Suffolk, Commonwealth of MA

being husband and wife ~~for~~, for consideration paid, grant to STANWOOD R. NEWELL AND KATHLEEN M. NEWELL

of Peaks Island, Portland, County of Cumberland, State of Maine

whose mailing address is Elizabeth Street, Peaks Island, Portland, Maine

with warranty covenants as joint tenants the land in Peaks Island, Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, more particularly described in Schedule A attached hereto and made a part hereof.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed ^{of} Emery W. Polk dated September 12, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7372, Page 112.

This conveyance is made subject to current real estate taxes which the Grantees by acceptance of this deed assume and agree to pay.

~~And~~

~~XXXXXX~~

Witness our hand and seal this 30th day of the month of December, 1988.

Signed, Sealed and Delivered in presence of

Will Johnson
William Johnson
Liana S. Johnson
Liana Johnson

~~State of Maine, County of Cumberland~~ December 30, 1988

~~Then personally appeared the above named~~ William Johnson

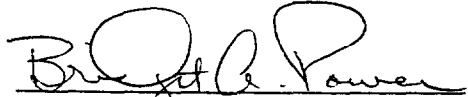
STATE OF MAINE

Cumberland, ss:

December 30, 1988

Then personally appeared the above named William Johnson and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public
BRIDGET A. POWER

BRIDGET A. POWER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 3, 1992

SCHEDULE A

A certain lot or parcel of land with the buildings thereon situated on Central Avenue, said property being known as "The Thistle", Peaks Island in the City of Portland, and bounded and described as follows:

Beginning at a stake in the Southerly side line of said Central Avenue, distant Easterly by said side line three hundred sixty-seven (367) feet from Island Avenue; thence Easterly by said side line of said Central Avenue forty-six and seventy-three hundredths (46.73) feet to land sold one Gilpatrick by Eliza B. Littlejohn; thence Southerly at right angles to said Central Avenue and by said Gilpatrick land and other land now or formerly of said Littlejohn ninety (90) feet; thence Westerly parallel to said Central Avenue forty-six and seventy-three hundredths (46.73) feet to the Southwest corner of a small lot sold to one Ida Mortimer by said Eliza B. Littlejohn; thence Northerly by said Mortimer land and land sold by said Littlejohn to G. W. Stimson ninety (90) feet to point of beginning.

acceptances) of this Code. Such easement or right-of-way shall permit municipal service delivery.

(c) *Minimum yard dimensions:*

(Yard dimensions shall include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

1. *Front yard:* Principal or accessory structures: Twenty-five (25) feet except that a front yard need not exceed the average depth of front yards on either side of the lot.
2. *Rear yard:* Principal or accessory structures with ground coverage greater than one hundred (100) square feet: Twenty-five (25) feet.

Accessory detached structures with ground coverage of one hundred (100) square feet or less: Ten (10) feet.

3. *Side yard:* Principal or accessory structures with ground coverage greater than one hundred (100) square feet: Twenty (20) feet.

Accessory detached structures with ground coverage of one hundred (100) square feet or less: fifteen (15) feet, except that the minimum distance from a principal structure may be five (5) feet.

4. *Side yard on side streets:* Principal or accessory structures: Twenty (20) feet.

5. Notwithstanding the foregoing, the width of one side-yard may be reduced to not less than ten feet in the case of a lot of record, existing as of June 5, 1957, and which contained a structure in use at that time and at all times subsequent thereto as a year-round, single-family residence, and which is served by public sewer and water, at the time of any expansion permitted by this section, where the reduction is necessary either

to bring the use into compliance with health and safety codes or to improve a condition which the Board of Appeals determines constitutes a health or safety problem. Any alteration or expansion authorized by this section may only be situated in the rear yard and shall not encroach into the required setback more than the existing building does prior to the construction of such alteration or expansion. Any such alteration or expansion will be subject to the maximum lot coverage requirements applicable to this zone; and, cumulatively, during the lifetime of the structure, may not exceed forty percent (40%) of the combined floor area of the habitable rooms existing at the time of the first expansion permitted by this section. For the purposes of this section "floor area" and "habitable room" shall have the same meanings ascribed to them in Portland Municipal Code, §6-106, et seq., Housing Code, as it may be amended from time to time.

- (d) *Maximum lot coverage:* Twenty (20) percent of lot area.
- (e) *Minimum lot width:* Eighty (80) feet.
- (f) *Maximum structure height:* Principal or accessory attached structure: Thirty-five (35) feet.

Accessory detached structure: Eighteen (18) feet.

(Ord. No. 28-85, § 1, 7-15-85; Ord. No. 161-89, § 3, 12-11-89; Ord. No. 215-02, 4-17-02)

02-0708

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, All Purpose Building Permit Application

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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: 31 CENTRAL AVE PEAKS ISLAND ME 04108

Total Square Footage of Proposed Structure 893.4 Square Footage of Lot 4782

Tax Assessor's Chart, Block & Lot Number: 051-002, 87-16-18, 87-66-018; Owner: STANWOOD & KATHLEEN NEWELL; Telephone#: 766-2491

Lessee/Buyer's Name (If Applicable); Owner's/Purchaser/Lessee Address; Cost Of Work: Fee: 96 \$ 12,000

Current use: SINGLE FAMILY DWELLING Proposed use: SAME; Project description: 1/2 story addition

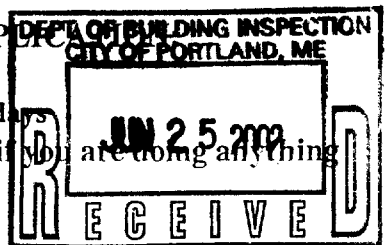
Contractor's Name, Address & Telephone: Donald Crandall New Island Ave Peaks Island 766-5558 Rec'd By:

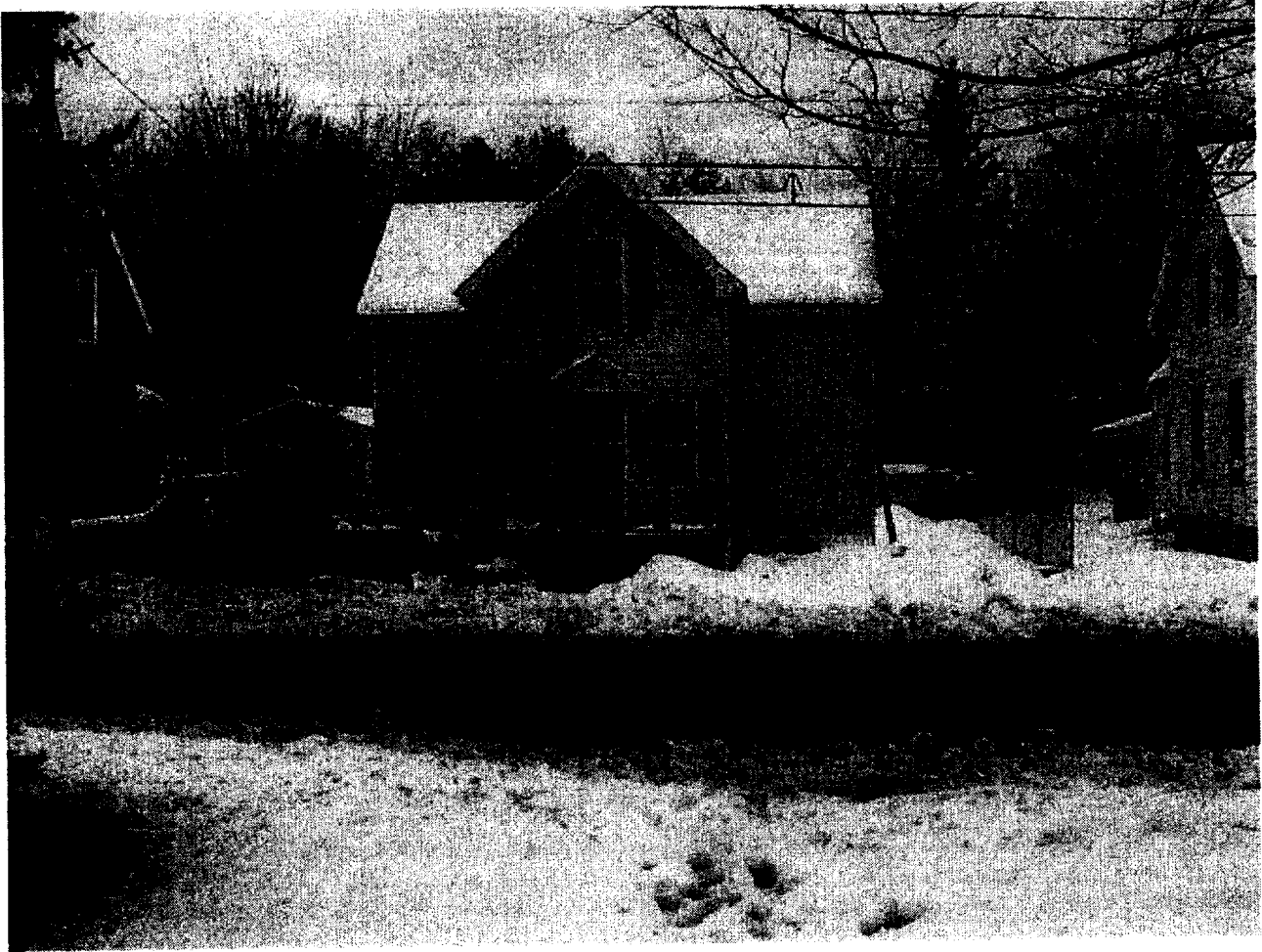
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.





THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & 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

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".

ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- 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.

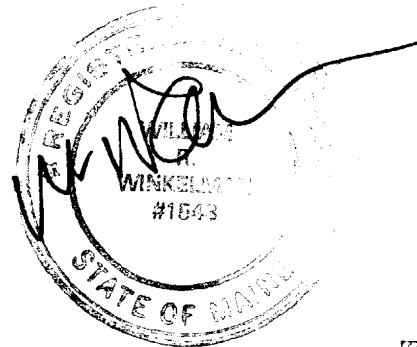
Certification

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/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: <i>Kathleen Newell</i>	Date: <i>6/25/02</i>
--	----------------------

Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED



Newells

KAREN A. GERAGHTY (MAYOR) (2)
 PETER E. O'DONNELL (1)
 NATHAN H. SMITH (3)
 CHERYL A. LEEMAN (4)
 JAY M. HIBBARD (5)

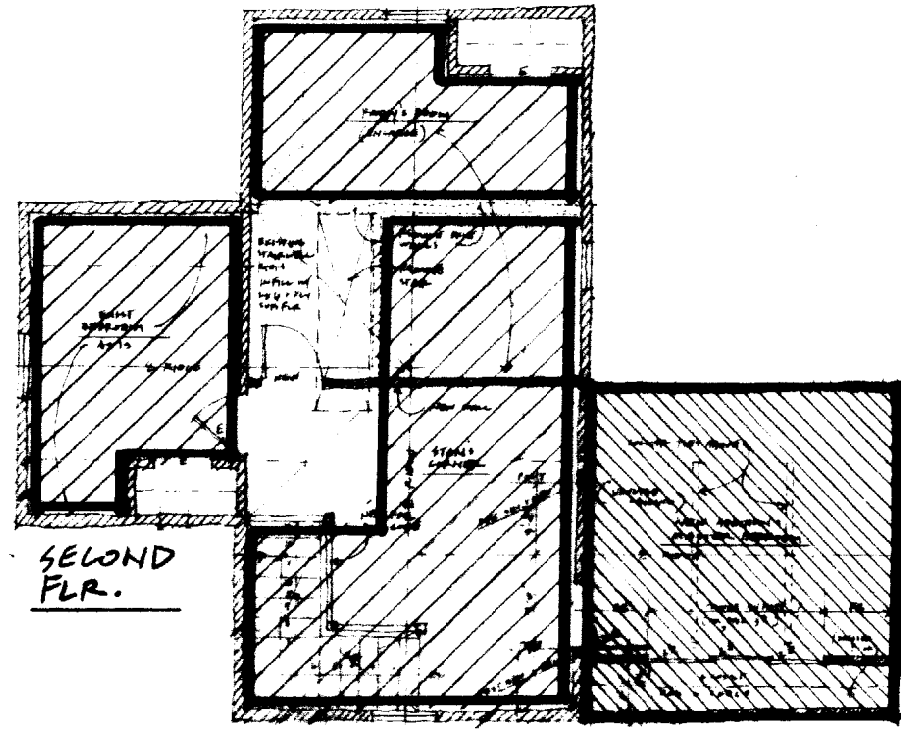
CITY OF PORTLAND
 IN THE CITY COUNCIL

JAMES F. CLOUTIER (A/L)
 PHILIP J. DAWSON (A/L)
 JILL C. DUSON (A/L)
 NICHOLAS M. MAVODONES (A/L)

AMENDMENT TO PORTLAND CITY CODE
DIVISION 7.2. IR-2 ISLAND RESIDENTIAL ZONE
§14-145.11(c)

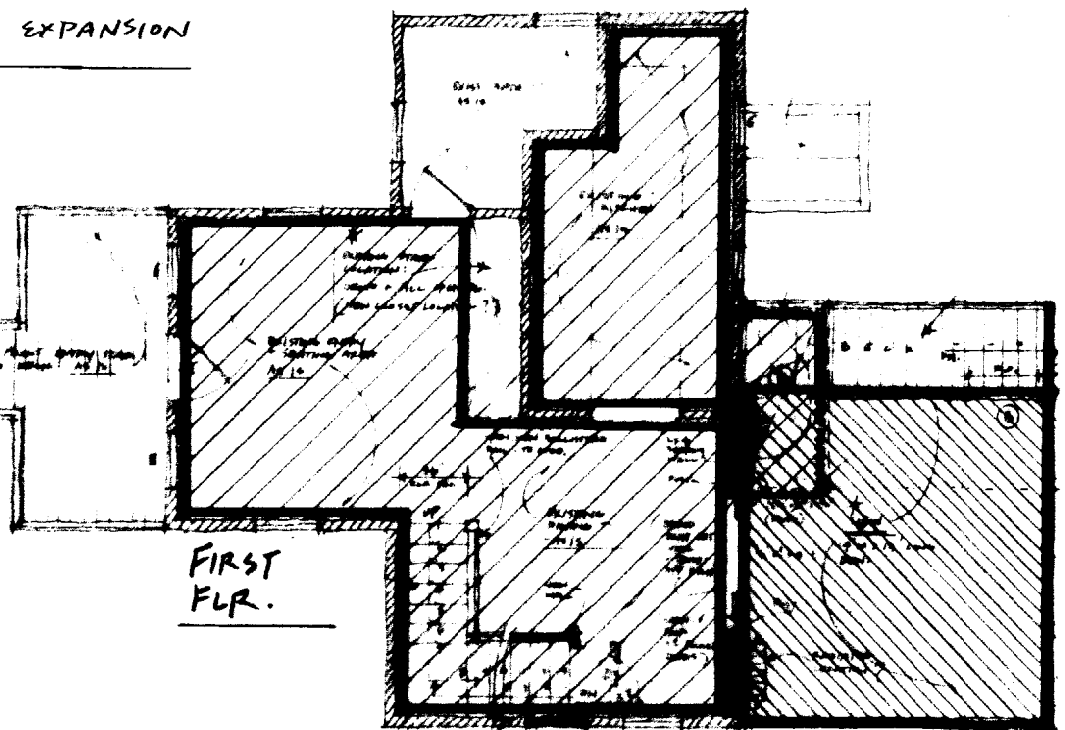
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN THE CITY COUNCIL ASSEMBLED AS FOLLOWS:

- That Division 7.2 of the Land Use Code (IR-2 Residential Zone), §14-145.11(c), Minimum Yard Dimensions, be amended by adding a new subsection (5), as follows:
- Notwithstanding the foregoing, the width of one side-yard may be reduced to not less than ten feet in the case of a lot of record, existing as of June 5, 1957, and which contained a structure in use at that time and at all times subsequent thereto as a year-round, single-family residence, and which is served by public sewer and water, at the time of any expansion permitted by this section, where the reduction is necessary either to bring the use into compliance with health and safety codes or to improve a condition which the Board of Appeals determines constitutes a health or safety problem. Any alteration or expansion authorized by this section may only be situated in the rear yard and shall not encroach into the required setback more than the existing building does prior to the construction of such alteration or expansion. Any such alteration or expansion will be subject to the maximum lot coverage requirements applicable to this zone; and, cumulatively, during the lifetime of the structure, may not exceed forty percent (40%) of the combined floor area of the habitable rooms existing at the time of the first expansion permitted by this section. For the purposes of this section "floor area" and "habitable room" shall have the same meanings ascribed to them in Portland Municipal Code, §6-106, et seq., Housing Code, as it may be amended from time to time.



SECOND FLR.

← EXIST NEW →



FIRST FLR.

← EXIST NEW →

SUMMARY:

EXISTING STRUCTURE'S 'FLOOR AREA' + 'HABITABLE ROOM' SUMMARY - AS DEFINED IN THE HERE-TO-FORTH NAMED 'NEWELL AMENDMENT':

§ 14-145.11 (c)

EXIST:

SECOND FLOOR: 433.0 SF
 FIRST FLOOR: 451.5 SF
 = 884.5 SF

PER AMENDMENT, EXPANSION IS LIMITED TO 40% OF EXIST
 (= 884.5 SF x 40%)
 = 353.8 MAX SF ALLOWABLE EXPANSION

*** PROPOSED EXPANSION:**

SECOND FLR. - 182.5 SF
 FIRST FLR. - 182.5 SF

= 364.5 SF

OVERLAP CREDIT - 16.8 SF

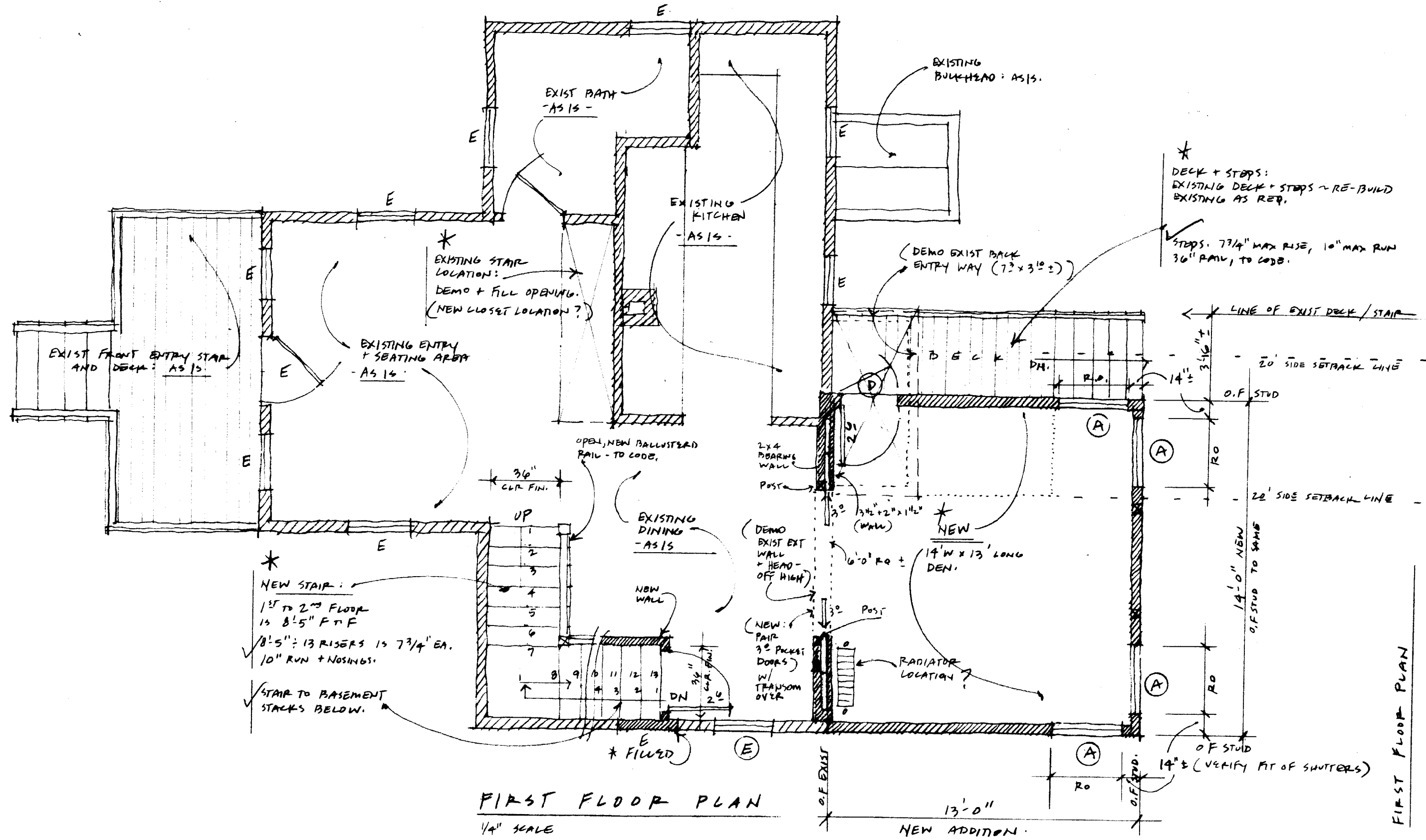
TOTAL = 347.7 SF

O.K.



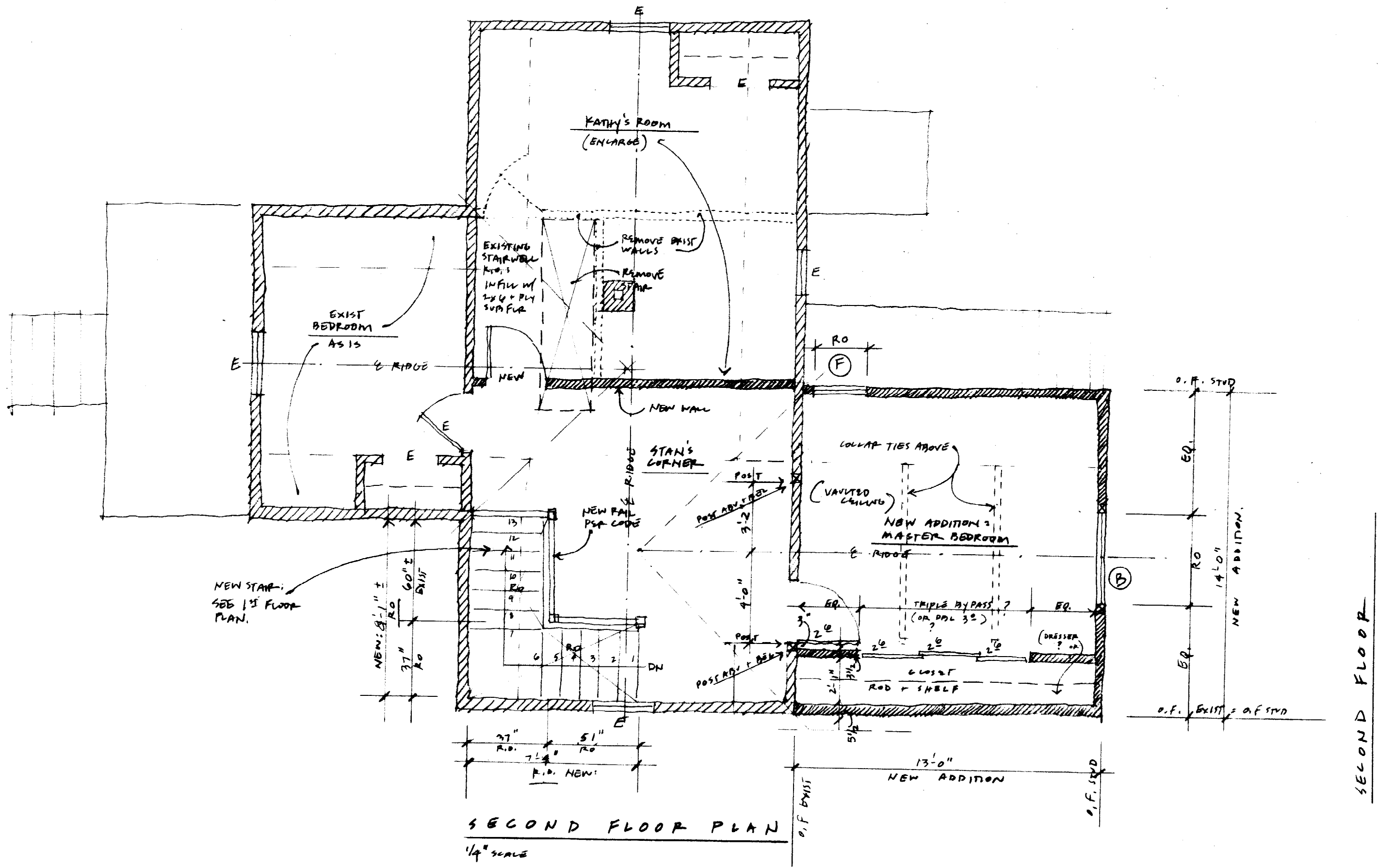
SITE PLAN SUMMARY - PART II

SITE PLAN - PART: II



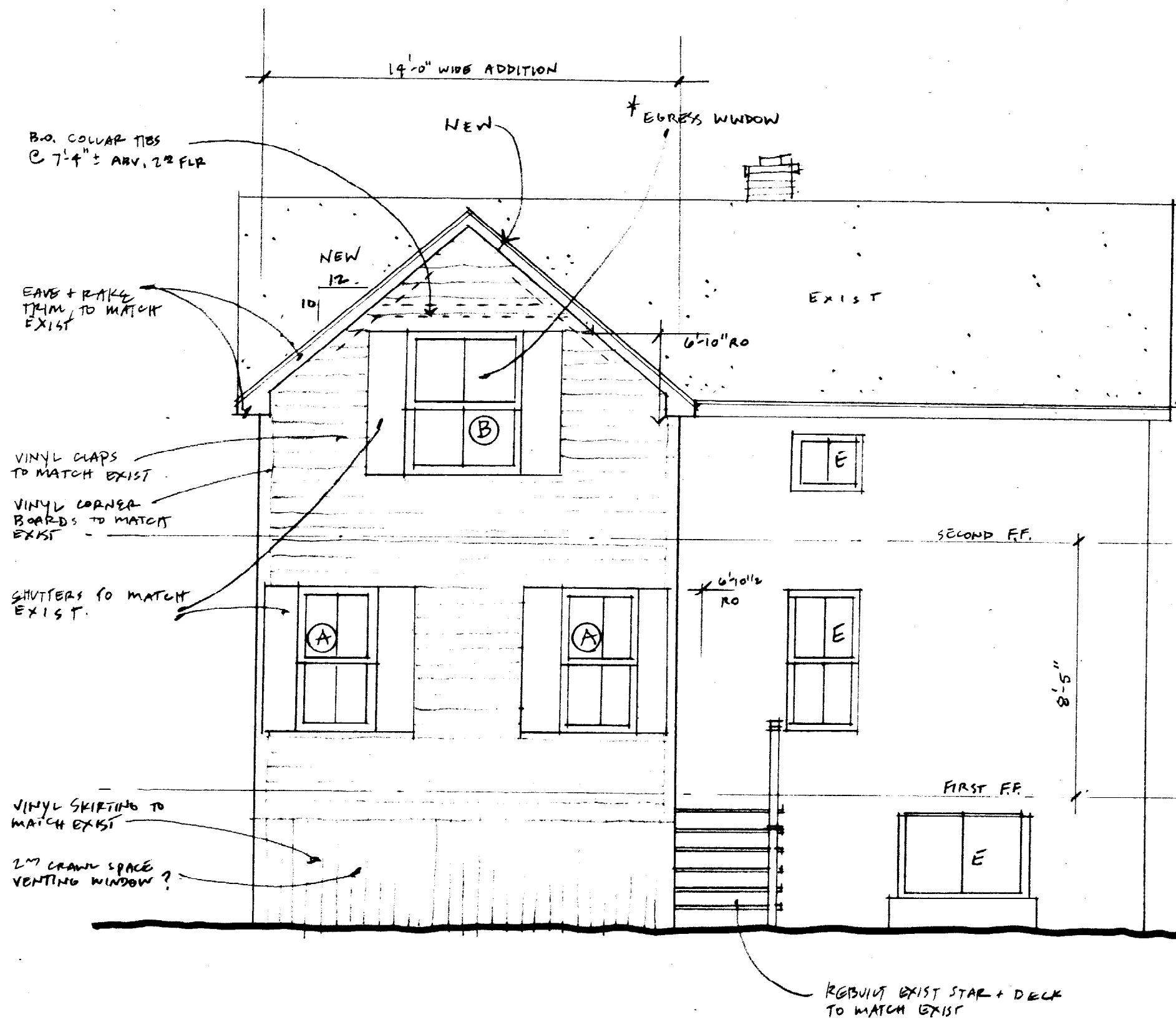
FIRST FLOOR PLAN
1/4" SCALE

FIRST FLOOR PLAN



SECOND FLOOR PLAN
1/4" SCALE

SECOND FLOOR



SOUTH / BACK ELEVATION
1/4" SCALE

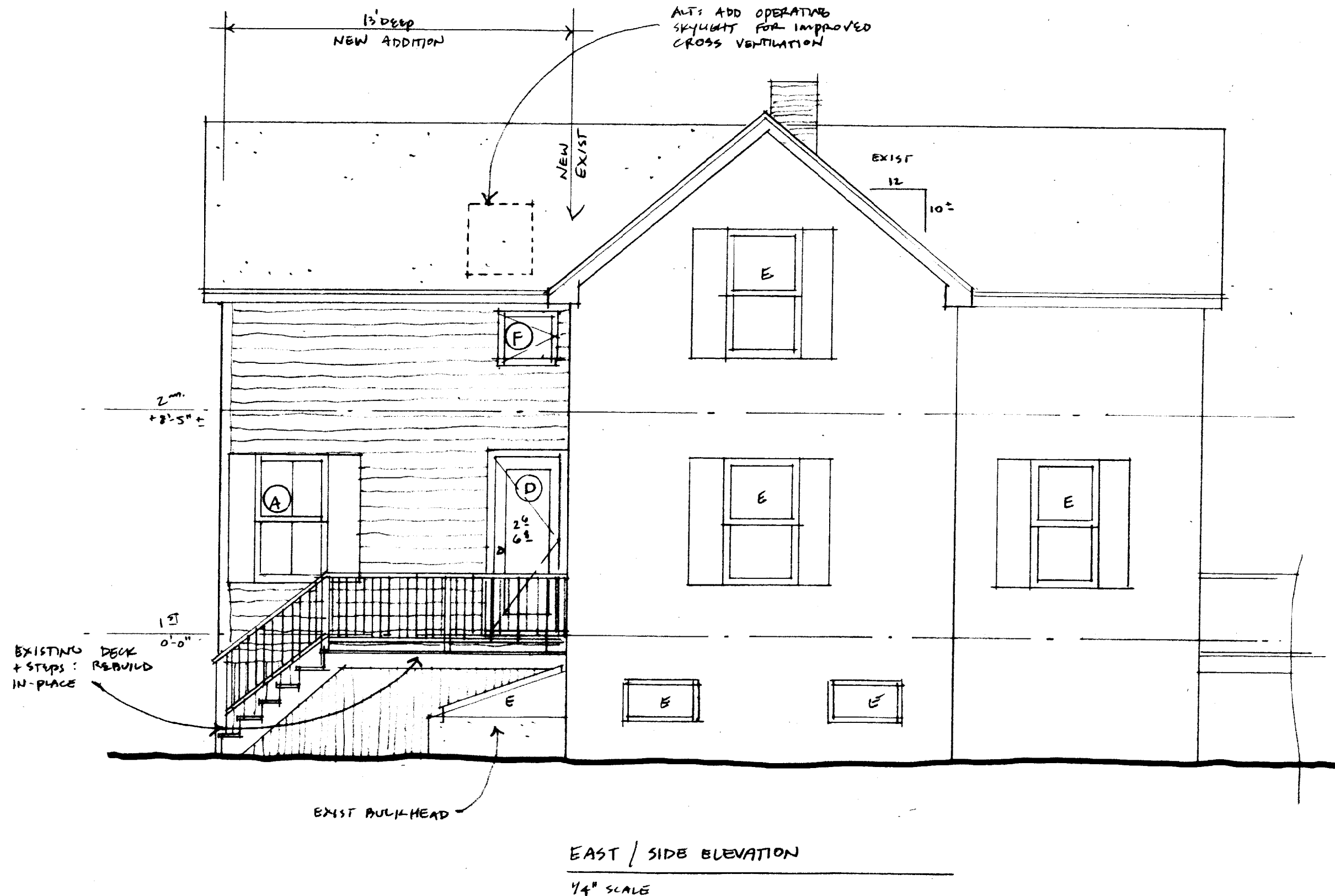
* WINDOW SCHEDULE:

ALL UNITS VINYL EXTERIOR, INSULATED GLASS LOW E W/ ARGON SDL AS DRAWN (IF ANDERSON) W/ SCREENS. VERIFY SCREEN + HARDWARE COLOR W/ OWNER. ANDERSON SIZES LISTED, OR SIM MANUF... PER OWNER

- (A) TW2840:
RO - 2'-10 1/4" x 4'-9 1/4"
- (B) TW3840:
RO - 3'-10 1/4" x 4'-9 1/4"
* [MUST MEET EGRESS REQ.]
- (C) 1329 (?) AW BSMT. HOPPER (OR - MATCH EXIST) VERIFY (MATCH EXIST SIZE)
- (D) 2'6" FRENCH DOOR RO - 2'-9" x 6'-11" ± VERIFY
- (E) [RELOCATED EXIST UNIT] VERIFY... REUSABLE
- (F) CW125 (CASEMENT) RO - 2'-5" x 2'-5"

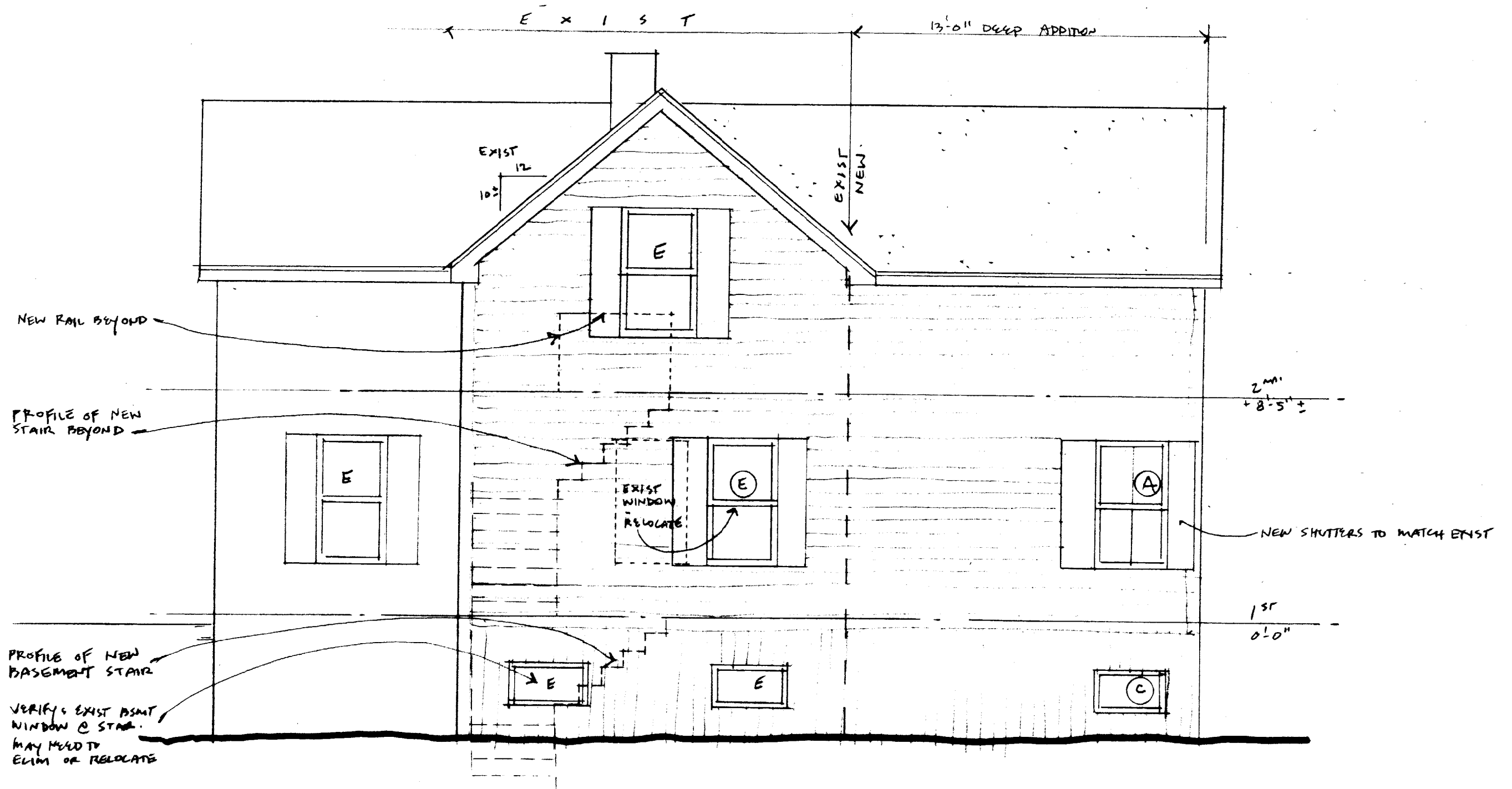
WINDOW SCHEDULE:
SOUTH ELEVATION

REBUILD EXIST STAR + DECK TO MATCH EXIST



EAST / SIDE ELEVATION
 1/4" SCALE

EAST ELEVATION



NEW RAIL BEYOND

PROFILE OF NEW STAIR BEYOND

PROFILE OF NEW BASEMENT STAIR

VERIFY EXIST BASMT WINDOW @ STAIR. MAY NEED TO ELIM OR RELOCATE

EXIST WINDOW RELOCATE

NEW SHUTTERS TO MATCH EXIST

WEST / SIDE ELEVATION

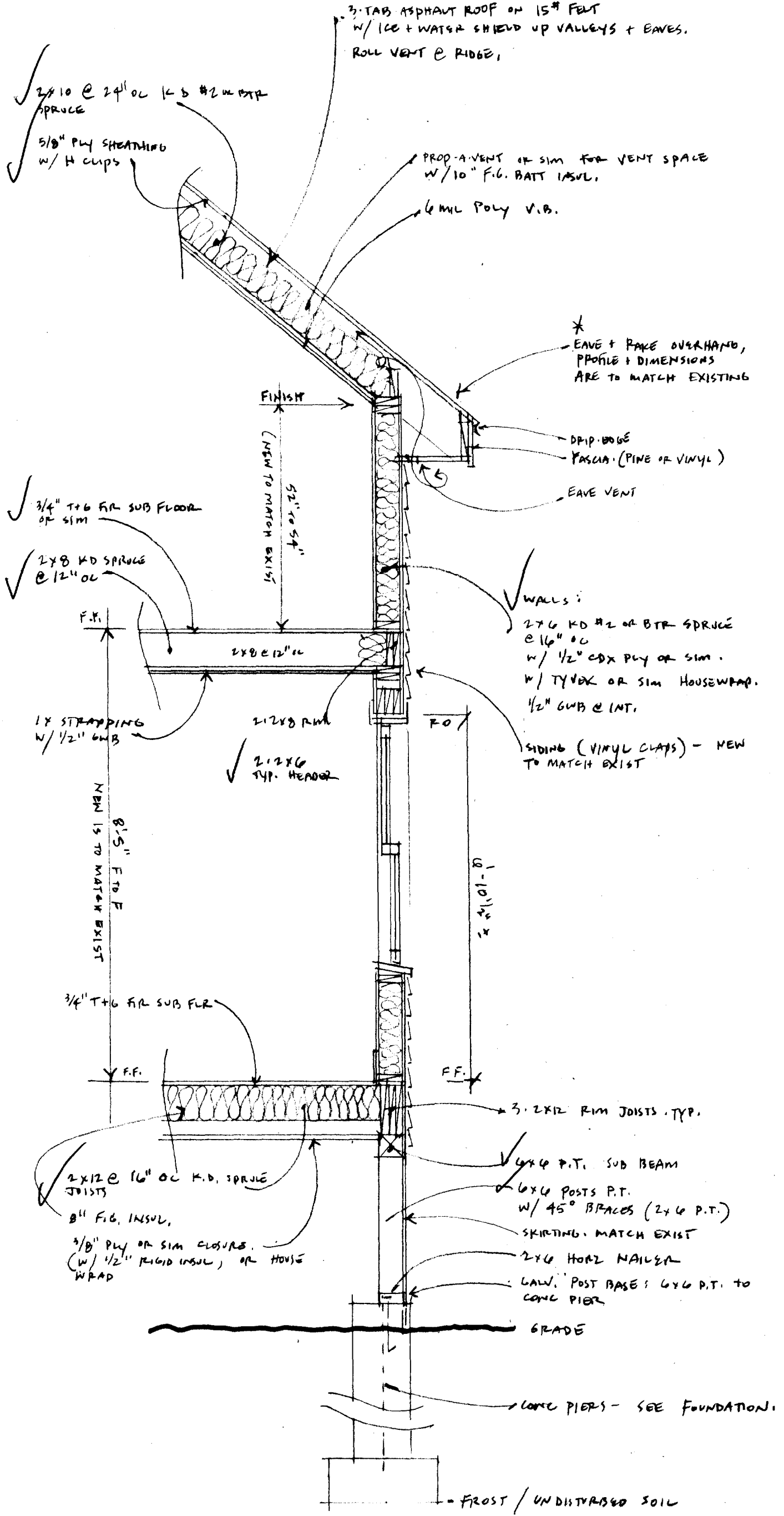
1/4" SCALE

WEST ELEVATION

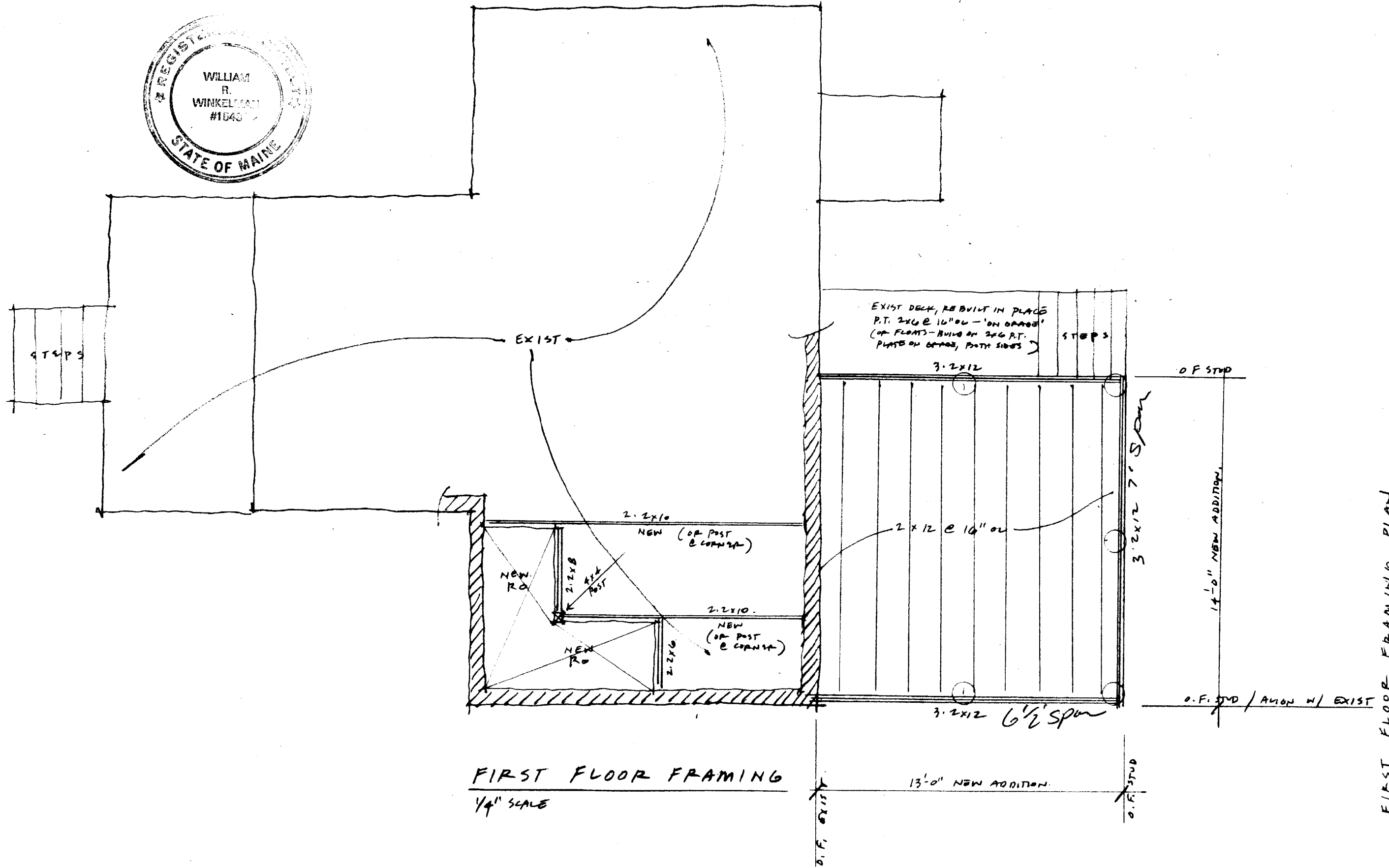
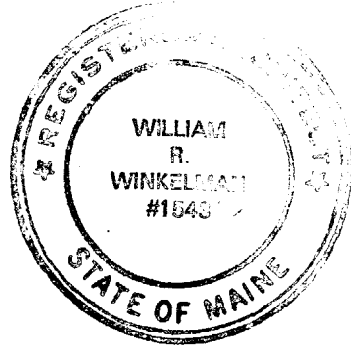
NEWELL ADDITION @ 31 CENTRAL AVE, PEAKS ISLAND, PH: 760.2491

ARCHITECT - NILL WINKELMAN & WHITEN ARCHITECTS, PH: 774.0111

9.21.02

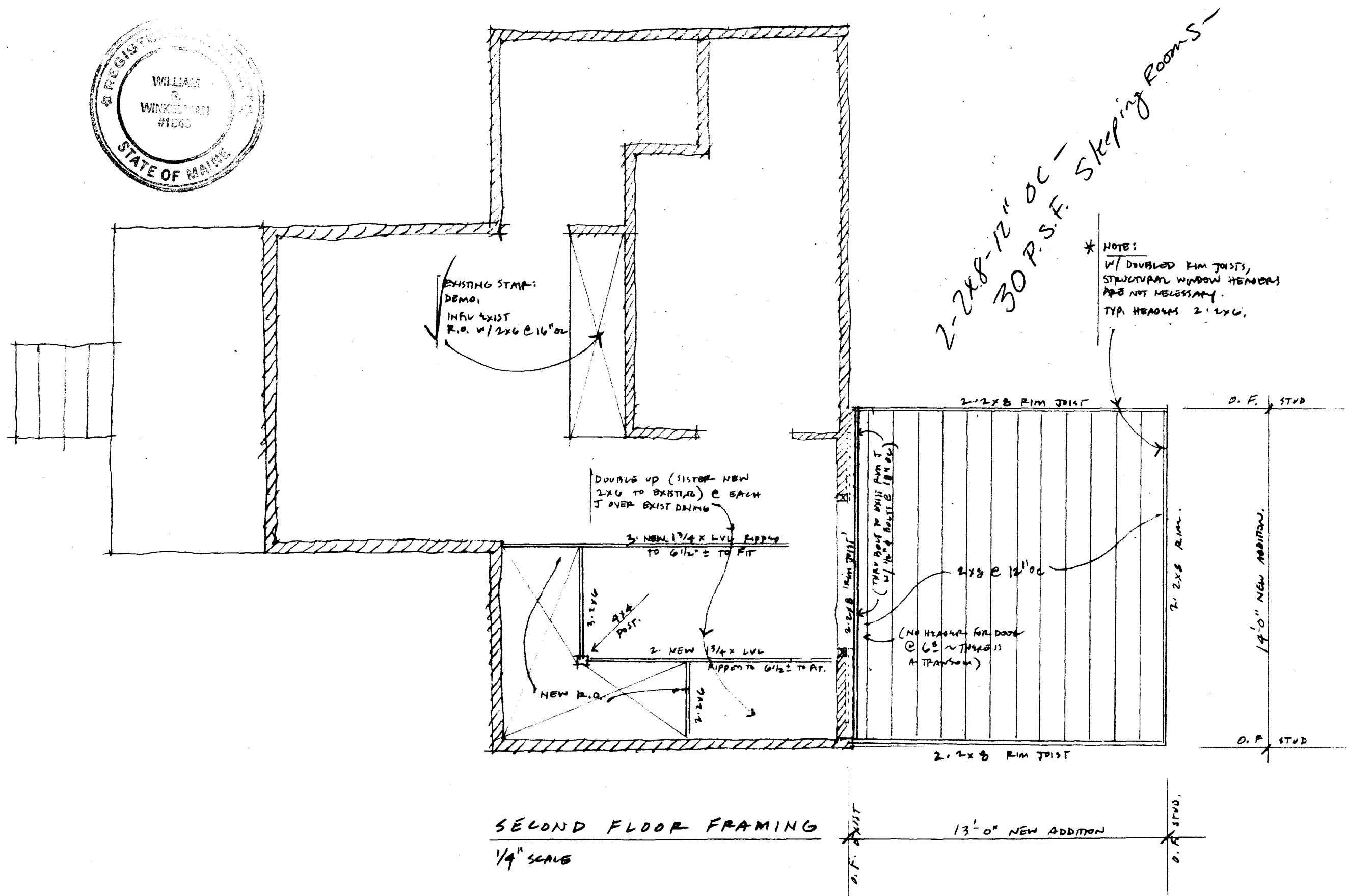
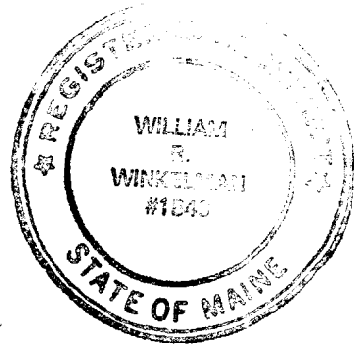


TYP. SECTION @ 1/2" SCALE



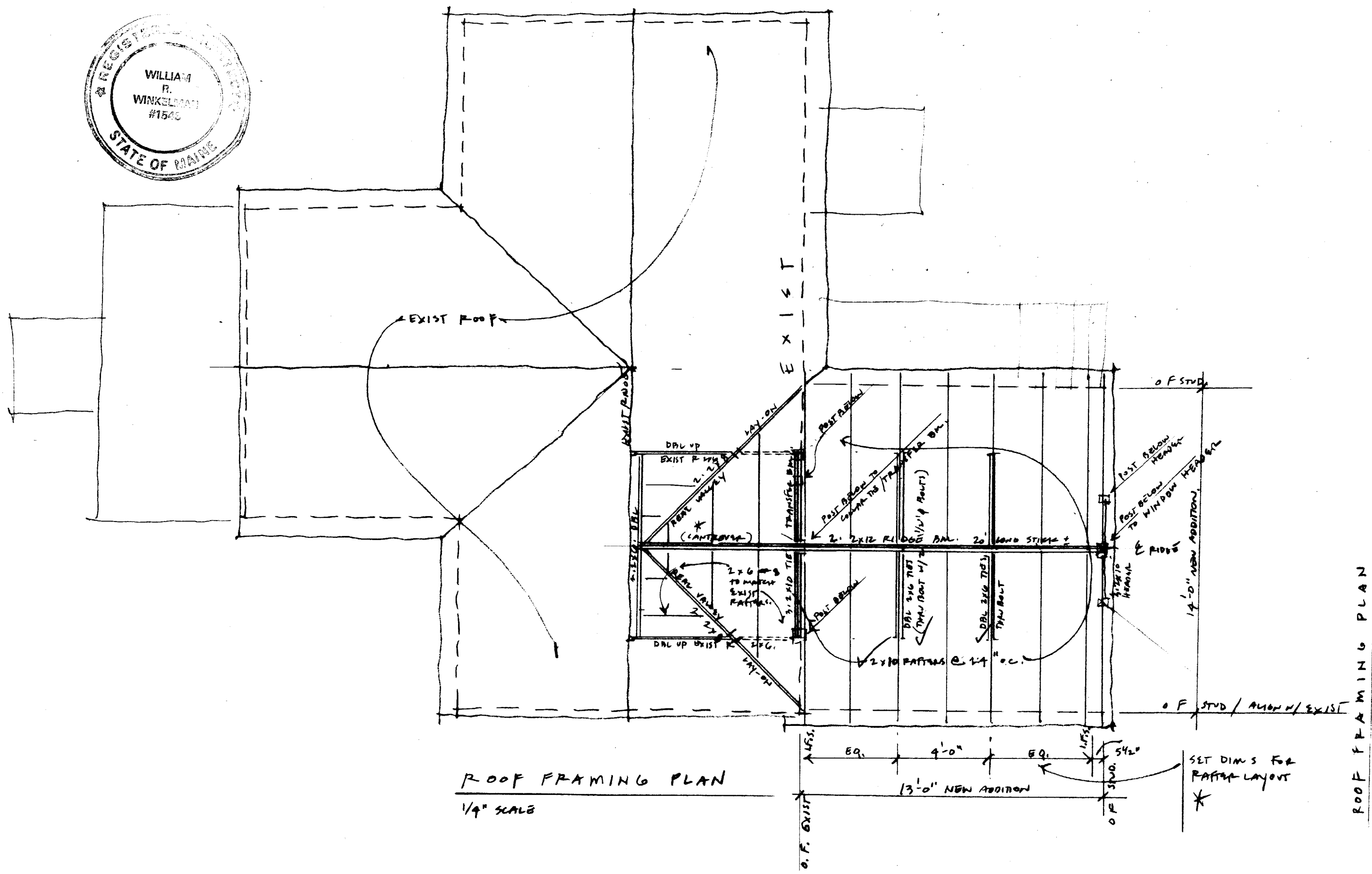
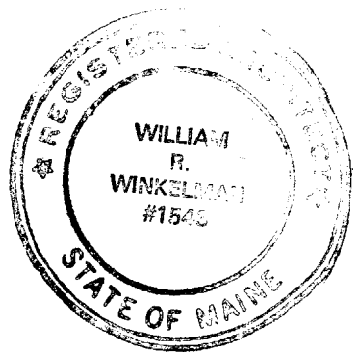
FIRST FLOOR FRAMING
1/4" SCALE

FIRST FLOOR FRAMING PLAN



SECOND FLOOR FRAMING
1/4" SCALE

SECOND FLOOR FRAMING PLAN.



ROOF FRAMING PLAN
1/4" SCALE

ROOF FRAMING PLAN

