

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1277	Issue Date: OCT 20 2003	CBL: 087 K023001
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Location of Construction: 75 City Point Rd	Owner Name: Gillespie Andrea M	Owner Address: 701 Ne 16th St CITY OF PORTLAND	Phone: 404-822-5661
Business Name:	Contractor Name: Laing, David	Contractor Address: 2 City Point Road Peaks Island	Phone: 2077663076
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR2

Past Use: Single Family - seasonal	Proposed Use: Single Family - seasonal w/2nd story bath	Permit Fee: \$120.00	Cost of Work: \$11,000.00	CEO District: 3
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Proposed Project Description:
 Remove existing first floor bathroom and re-build in same footprint 2-story bathroom

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOLA 1999
Signature:	Signature: JMB 10/20/03

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 10/20/2003
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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..

<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: JMB 10/20/03</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: JMB</p>
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Handwritten notes: approved w/conditions, Sec. 14-385 rebuild in exact footprint, Sec. 4-426 50% expansion

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: 03-1277	Date Applied For: 10/20/2003	CBL: 087 K023001
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Location of Construction: 75 City Point Rd	Owner Name: Gillespie Andrea M	Owner Address: 701 Ne 16th St	Phone: 404-822-5661
Business Name:	Contractor Name: Laing, David	Contractor Address: 2 City Point Road Peaks Island	Phone: (207) 766-3076
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family - seasonal w/2nd story bath	Proposed Project Description: Remove existing first floor bathroom and re-build in same footprint 2-story bathroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/20/2003

Note: **Ok to Issue:**

- 1) Sec. 14-436 allows a 50% expansion of structures non-conforming to land area per dwelling unit. This expansion is only 5% therefore future expansions may only involve 45% of the first floor footprint.
- 2) This is approved based on Sec. 14-385 which allows a non-conforming structure to be re-built in the exact footprint within 1 yr. Of demolition.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 10/20/2003

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical or plumbing work.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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 K023001
Location	75 CITY POINT RD
Land Use	SEASONAL
Owner Address	GILLESPIE ANDREA M 701 NE 16TH ST FT LAUDERDALE FL 33304
Book/Page	15493/288
Legal	87-K-23 CITY PT RD PEAKS ISLAND 2595 SF

IR-2

Valuation Information

Land	Building	Total
\$43,370	\$41,590	\$84,960

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 1117	Total Acres 0.06		
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Pier/slab	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 05/26/2000	Type LAND + BLDING	Price \$105,000	Book/Page 15493-288
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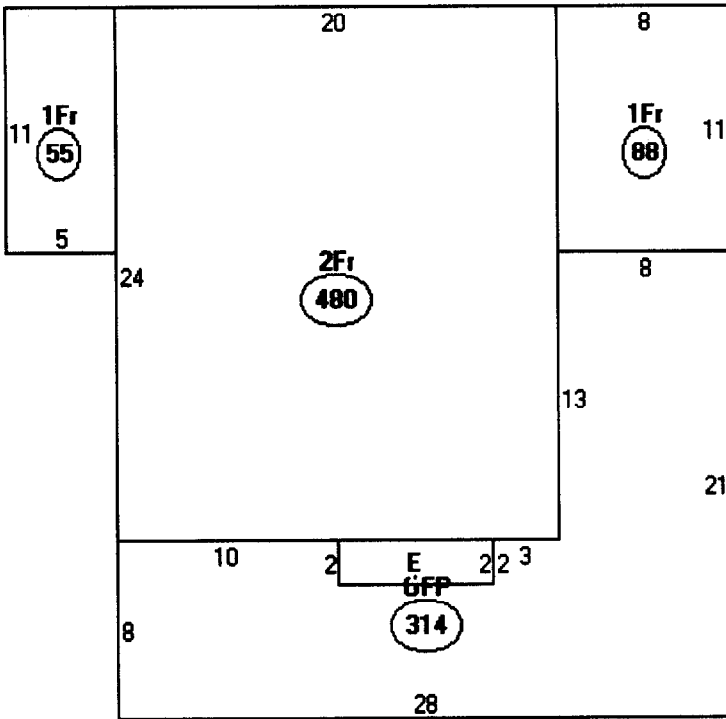
Picture and Sketch

[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](#).





Descriptor/Area

- A: 2Fr
480 sqft
- B: 1Fr
55 sqft
- C: 1Fr
88 sqft
- D: OFP
314 sqft
- E: FBAY
14 sqft

$$\begin{array}{r}
 951 \text{ SF} \\
 + 43.75 \text{ side stairs} \\
 \quad 42 \text{ front stairs} \\
 \hline
 1036.75
 \end{array}$$

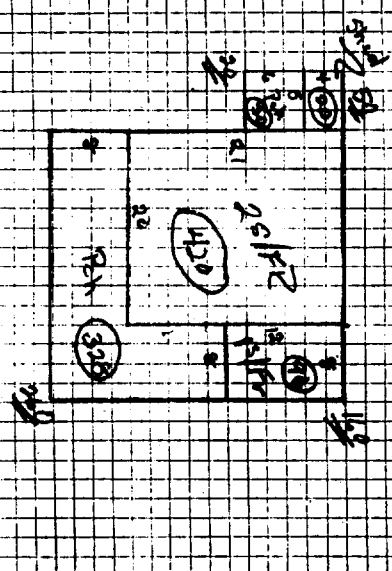
Lot 2595 SF
 20,000 SF required
 Sec. 14-436 = 50% Expansion allowed
 allowed 518 SF
 adding $\frac{55 \text{ SF}}{1036} = 5\%$



RECORD OF BUILDINGS
GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

FOUNDATION		CONSTRUCTION			PLUMBING		
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM			
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM			
BRICK OR STONE		MILL TYPE		WATER CLOSET	<input checked="" type="checkbox"/>		
PIERS	<input checked="" type="checkbox"/>	REIN. CONCRETE		LAVATORY			
CELLAR AREA FULL		FLOOR FINISH		KITCHEN SINK	<input checked="" type="checkbox"/>		
1/4 1/2 %		B 1 2 3		STD. WAT. HEAT			
NO. CELLAR	<input checked="" type="checkbox"/>	CEMENT		AUTO. WAT. HEAT			
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.			
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	LAUNDRY TUBS			
WIDE SIDING		HARDWOOD		NO PLUMBING			
DROP SIDING		TERRAZZO					
NO SHEATHING		TILE					
WOOD SHINGLES	<input checked="" type="checkbox"/>						
ASBER. SHINGLES							
STUCCO ON FRAME		ATTIC FLR. & STAIRS					
STUCCO ON TILE		INTERIOR FINISH					
BRICK VENEER		B 1 2 3					
BRICK ON TILE		PINE					
SOLID BRICK		HARDWOOD	<input checked="" type="checkbox"/>				
STONE VENEER		PLASTER					
CONG. OR CIND. BL.		UNFINISHED	<input checked="" type="checkbox"/>				
		METAL CLG.					
TERRA COTTA							
VITROLITE		RECREAT. ROOM					
PLATE GLASS		FINISHED ATTIC	<input checked="" type="checkbox"/>				
INSULATION		FIREPLACE					
WEATHERSTRIP		HEATING					
ROOFING		PIPELESS FURNACE					
ASPH. SHINGLES	<input checked="" type="checkbox"/>	HOT AIR FURNACE					
WOOD SHINGLES		FORCED AIR FURN.					
ASBER. SHINGLES		STEAM					
SLATE TILE		HOT WAT. OR VAPOR					
METAL		NO HEATING	<input checked="" type="checkbox"/>				
COMPOSITION							
ROLL ROOFING		GAS BURNER					
INSULATION		OIL BURNER					
		STOKER					

ELECTRIC		LIGHTING		TILING		COMPUTATIONS	
BATH FL. & WCOT.		NO LIGHTING		BATH FL. & WCOT.		420 S. F.	1700
TOILET FL. & WCOT.		NO. OF ROOMS		TOILET FL. & WCOT.		9. F.	
		1ST 2ND 3RD					
		OCCUPANCY					
		SINGLE FAMILY	<input checked="" type="checkbox"/>				
		TWO FAMILY					
		APARTMENT					
		STORE					
		THEATRE					
		HOTEL					
		OFFICES					
		WAREHOUSE					
		COMM. GARAGE					
		GAS STATION					
		ECONOMIC CLASS					
		OVER BUILT					
		UNDER BUILT					
		DT					
		AR.					
		PD.					
		CR.					
		MS.					
		TOTAL				1840	
		FACT.				1170	
		REP. VAL.				2010	



SUMMARY OF BUILDINGS		1951 TOTAL BLDGS	
OCCY	TYPE	GR.	AGE
College	2-1/2	DC	30
A			
B			
C			
D			
E			
F			
G			
YEAR	1951	TAX VAL.	19
OLD VAL.		13	
CHANGE		19	

Doc# 89599 Bk:2002 Ps: 61

WARRANTY DEED

Know All Men By These Presents That I, Andrea Gillespie
 of 75 City Point Road, Fort Lauderdale,
 County of _____ and State of Florida,
 for consideration paid, grant to Joel P. Eisenberg and
 of 55 Bransford Road,,
 County of _____ and State of
 as Joint Tenants
 with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
 Peaks Island County of Cumberland
 and State of Maine, more particularly described in Exhibit A attached hereto and
 incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this _____ day of

Joel P. Eisenberg
 Witness

Andrea Gillespie
 Andrea Gillespie

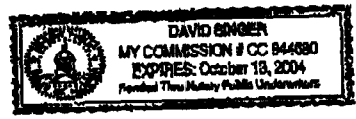
MAINE REAL ESTATE TAX PAID

State of Florida
 County of Broward ss.

On this 21 day of Aug 2003, personally appeared before me the
 above named Andrea Gillespie
 and acknowledged the foregoing to be his/har/their free act and deed.

David Engler
 Notary Public, Attorney at Law

Return to: Joel P. Eisenberg



Recorded
 Notary Public
 Notary Seal
 Notary Seal
 Notary Seal

File No: 03034254

Doc#: 87599 Bk:23082 Ps: 62

Exhibit A - Deed

A certain lot or parcel of land and the buildings thereon situated on Peaks Island within the limits of the City of Portland, County of Cumberland, State of Maine and bounded and described as follows:

Beginning at a stake at the southerly corner of land now or formerly of Helen Coe; said Coe land being lot eight (8) as shown on a plan of land on said Peaks Island made by James B. Jones C.E., for Susie McAloney recorded in the Cumberland County Registry of Deeds; Plan Book 8, Page 121; thence running southwesterly along a stone wall by land now or formerly of one Parsons sixty (60) feet, more or less, to the easterly corner of lot ten (10) as shown on said plan; thence northwesterly by the northeasterly side of line of said lot ten (10) forty-three (43) feet, more or less, to an iron pole set in the ground; thence northeasterly by a strip of land five (5) feet wide adjoining the Land nearby conveyed and land now or formerly of the heirs of Nathaniel S. Millen sixty (60) feet, more or less, to the westerly corner of said lot eight (8) forty-five (45) feet, more or less, to the point of beginning.

This conveyance is made together with a right of way in common with others in a strip of land ten (10) feet in width and adjoining the above lot. Said right of way has been described in previous conveyance as a five (5) foot right of way; it is believed that the discrepancy was an error in interpretation of said appurtenances.

Also conveying hereby a right of way for foot, vehicular or otherwise over and across the City Point Road so-known.

Reference is hereby made to a deed from Rebecca Sturm Kalm dated May 25, 2000 to Andrea Gillespie and recorded in the Cumberland County Registry of Deeds in Book 15493, Page 288

Received
Recorded Register of Deeds
Nov 29, 2003 10:06:01A
Cumberland County
John S. D. Brian

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8699~~ 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.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **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 ~~\$15.00~~ 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.

NA **CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Charing
Signature of applicant/designee

Date

Carrie Bouke
Signature of Inspections Official

Date

CBL:

87-K-23

Building Permit #:

03-1277

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 031277

OCT 20 2003

This is to certify that Gillespie Andrea M /Laing, David

has permission to Remove existing first floor bathroom and install same footprint 2-story bathroom

AT 75 City Point Rd 087 K023001

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 inspection must be given and when permission procured before this building or part thereof is leased or occupied. **NO NOTIFICATION 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

Carrie Bonke 10/20/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD