

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

This is to certify that RICE EDWARD C & COURTNEY O'NEILL of Horizon Builders I

has permission to interior renovations - Bathroom & Kitchen add second floor bathroom

AT 79 CITY POINT RD 087 K024001

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.

Permit Number: 080049

PERMIT ISSUED

FEB 6 2008

CITY OF PORTLAND

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work in permit on procedure before this building or part thereof is altered or closed-in. 24 HOUR 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

[Signature] 2-6-08
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: 08-0049	Issue Date:	CBL: 087 K024001
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Location of Construction: 79 CITY POINT RD, <i>Peaks Island</i>	Owner Name: RICE EDWARD C & COURTNEY	Owner Address: 2608 CALIFORNIA ST	Phone:
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone: 2072523551
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: <i>IR-2</i>

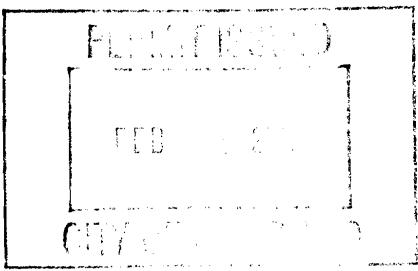
Past Use: Single Family Home	Proposed Use: Single Family Home - interior renovations - Bathroom & Kitchen, add second floor for bathroom	Permit Fee: \$510.00	Cost of Work: \$48,500.00	CEO District: 2
Proposed Project Description: interior renovations - Bathroom & Kitchen, add second floor for bathroom		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>TRC 2003</i>	

Signature: _____
Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 01/18/2008	Zoning Approval
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<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 <input type="checkbox"/> Wetland <i>using section 14-13.1(1)</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>13.1(1) allow work</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>no additional work</i> Date: <i>11/31/08 ABM</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 Date: _____	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 <i>ABM</i> Date: _____
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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: 08-0049	Date Applied For: 01/18/2008	CBL: 087 K024001
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Location of Construction: 79 CITY POINT RD	Owner Name: RICE EDWARD C & COURTNEY	Owner Address: 2608 CALIFORNIA ST	Phone:
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone (207) 252-3551
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home - interior renovations - Bathroom & Kitchen, add second floor for bathroom	Proposed Project Description: interior renovations - Bathroom & Kitchen, add second floor for bathroom
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Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 01/31/2008
Note: see letter dated 1/23/08 1/30/08 revised plans submitted. Using section 14-436(a), the added floor area is 52 sf which is 13% of the allowable 50% increase.			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
2) 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 with Conditions	Reviewer: Tammy Munson	Approval Date: 02/06/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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.			
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			

Comments:
1/23/2008-amachado: Proposed addition for second floor bathroom does not meet section 14-436(a). See letter dated 1/23/08
1/31/2008-amachado: Met with Tom & Bill Childs, the contractors. There was a small amount of space above the shed roof of the existing first floor bathroom. The roof is being raised to create the minimum height for habitable space while maintaining the shed roof. Revised plans submitted 1/30/08.



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>79 CITY POINT ROAD PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>635F</u>	Square Footage of Lot <u>2640 +/-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>J</u> Lot# <u>8</u> <u>K</u> <u>04</u>	Applicant * must be owner, Lessee or Buyer * Name <u>EDWARD AND COURTNEY RICE</u> Address <u>2608 CALIFORNIA STREET</u> City, State & Zip <u>SAN FRANCISCO, CA 94115</u>	Telephone: <u>415 265-5047</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$48,500</u> C of O Fee: \$ Total Fee: \$ <u>510.00</u>
Current legal use (i.e. single family) <u>SUMMER COTTAGE</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>RECONFIGURE EXISTING BATHROOM AND KITCHEN. ADD SECOND FLOOR BATHROOM. MOVE PARTITIONS. MINOR ROOFING REPAIRS.</u>		
Contractor's name: <u>HORIZON BUILDER, INC.</u> Address: <u>PO BOX 802</u> City, State & Zip <u>PORTLAND, ME. 04101</u> Telephone: <u>252-3551</u> Who should we contact when the permit is ready: <u>TOM CHILDS</u> Telephone: <u>252-3552</u> Mailing address: <u>SAME</u>		

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: 	Date: <u>1-18-08</u>
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This is not a permit; you may not commence ANY work until the permit is issue

IR-2

lot size - 2625

Setback:

front - 25' or more

rear, 25'

side 25'

not meeting setback

section 14-436 (a)

50' roof

44' +/-

21.5 x 28.5 = 255.25

11.5 x 55 = 632.5

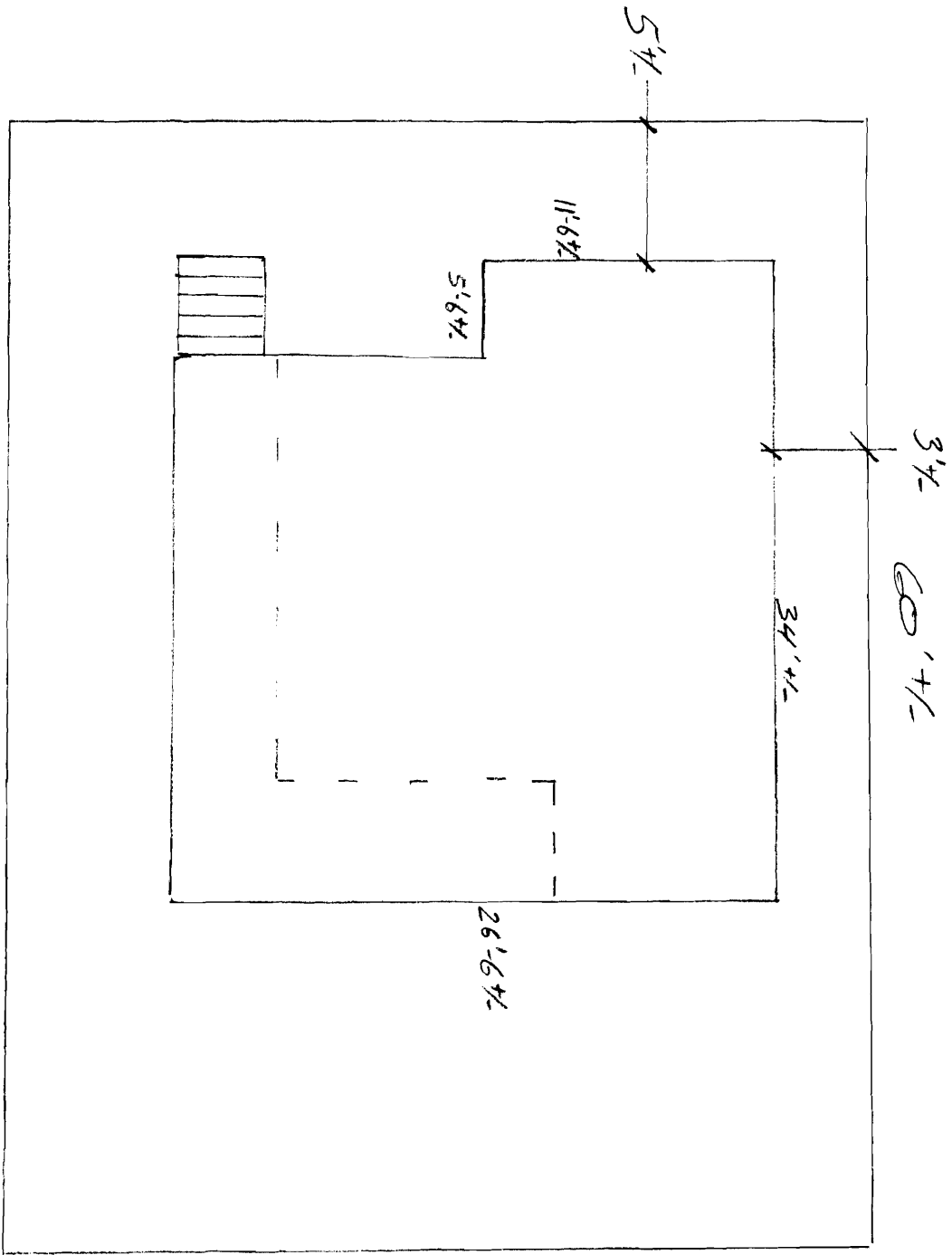
50% = 818.5

409.25

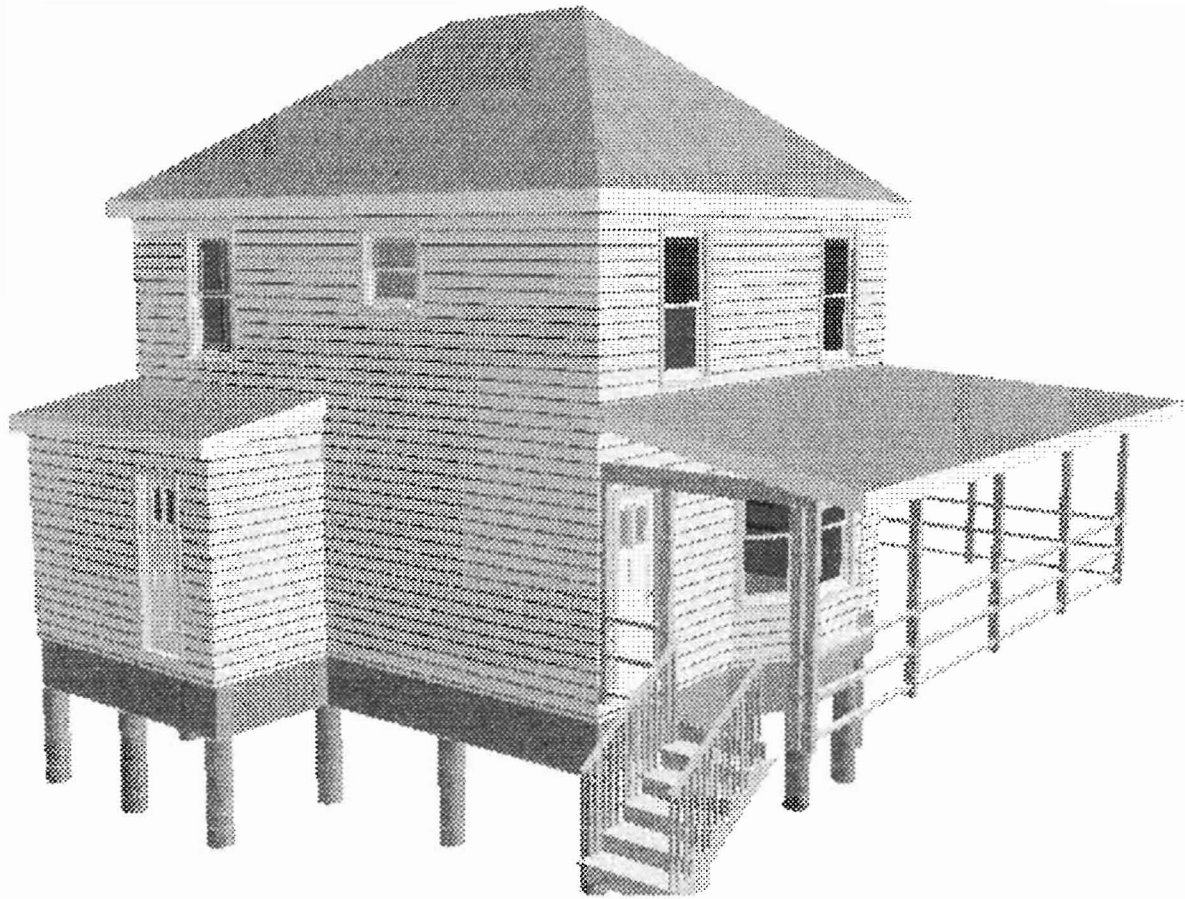
adding 52.4

52
409.25 = 13%

13%

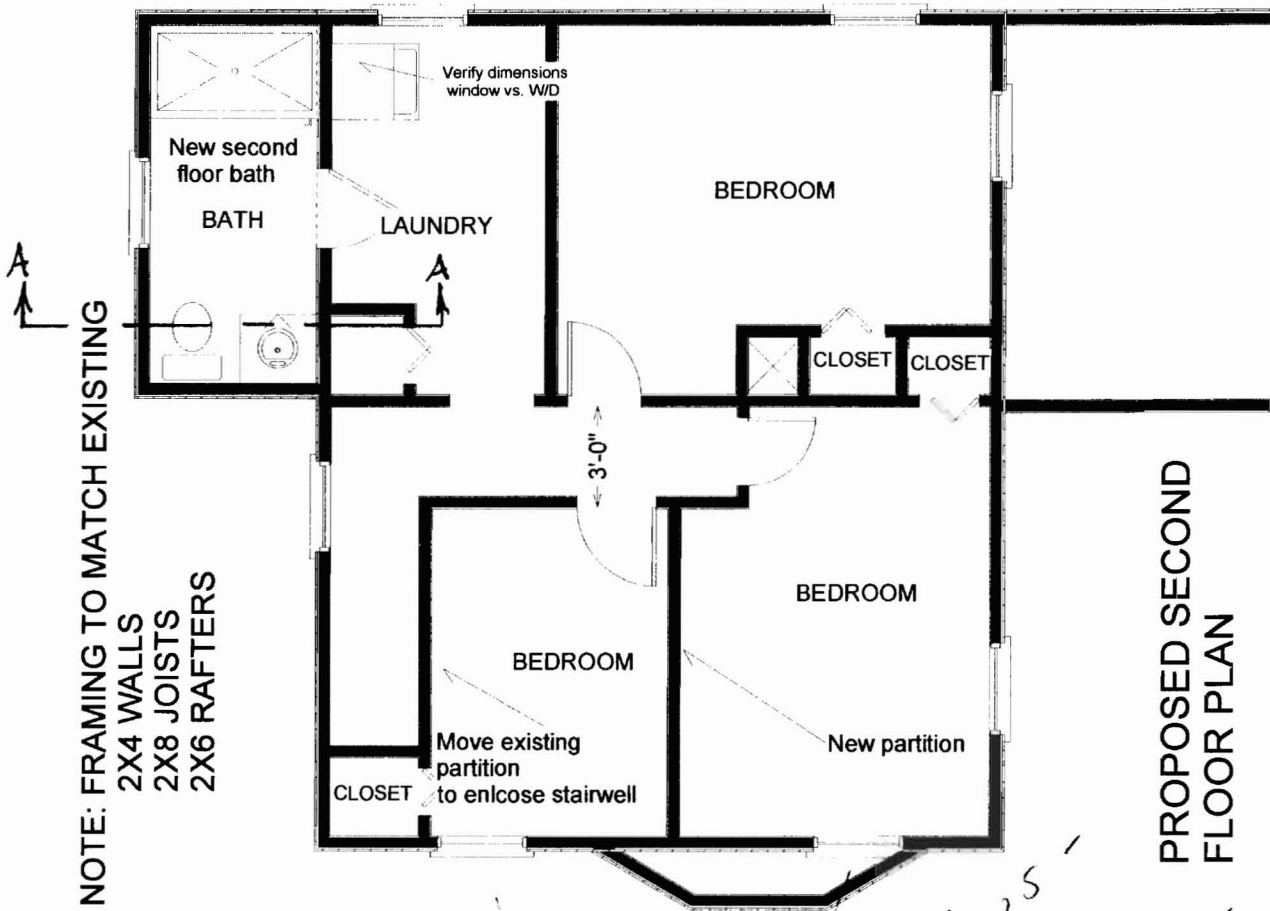


CITY POINT RD. →



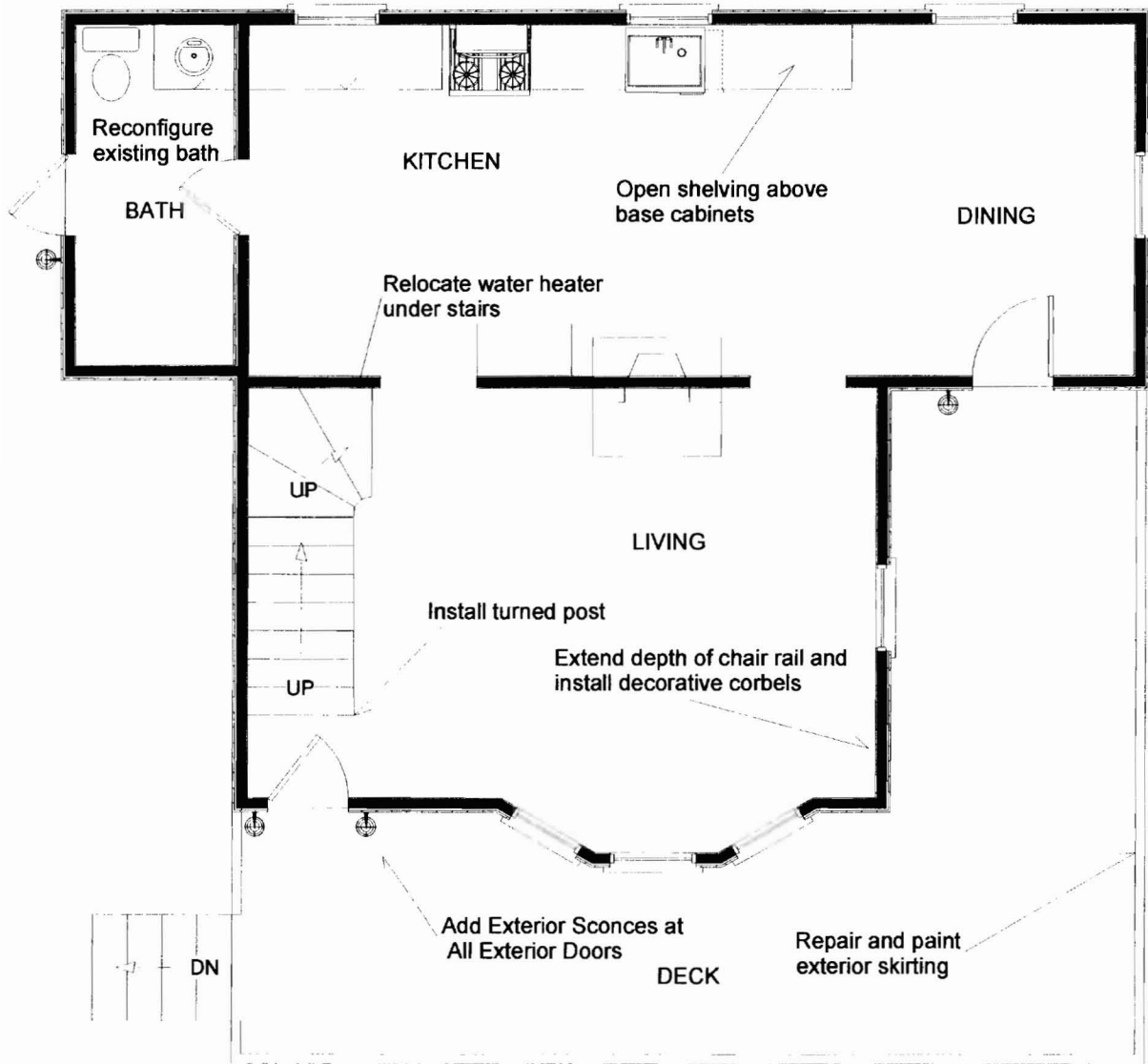
EXISTING

JAN 30 2008



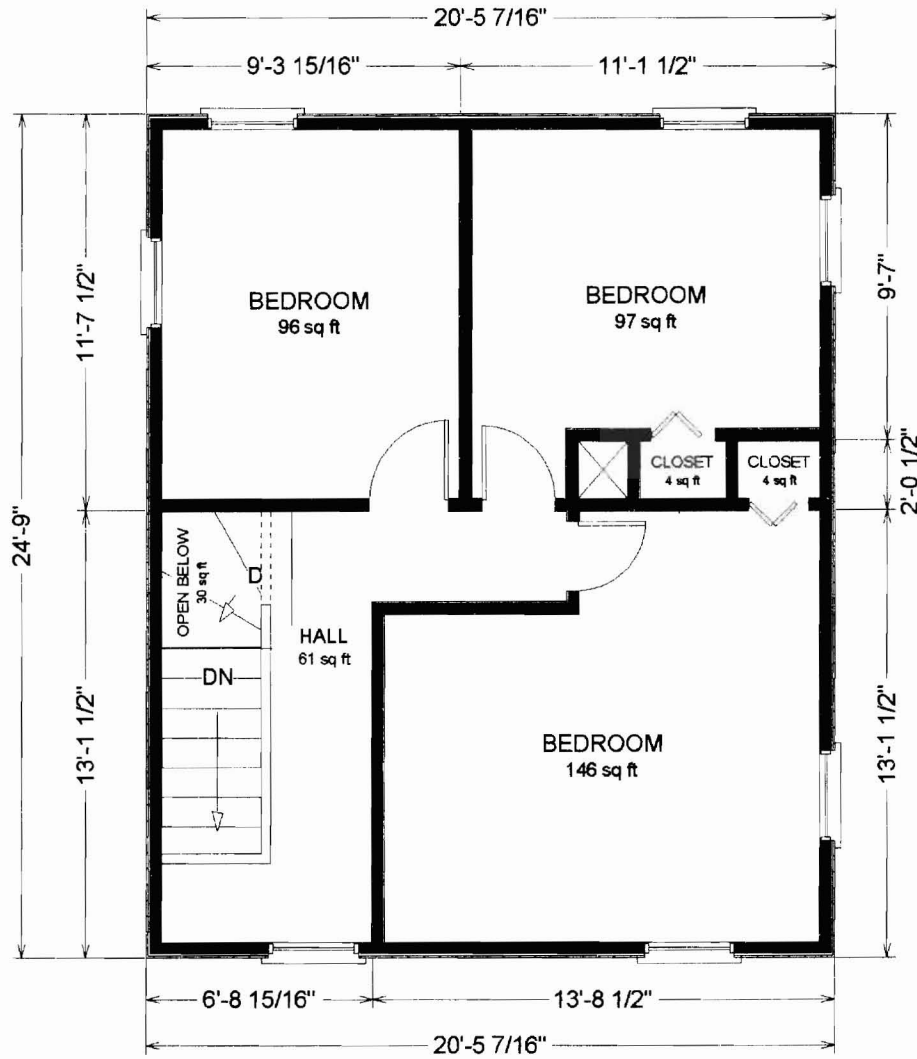
Same windows as existing already bedrooms

JAN 30 2008

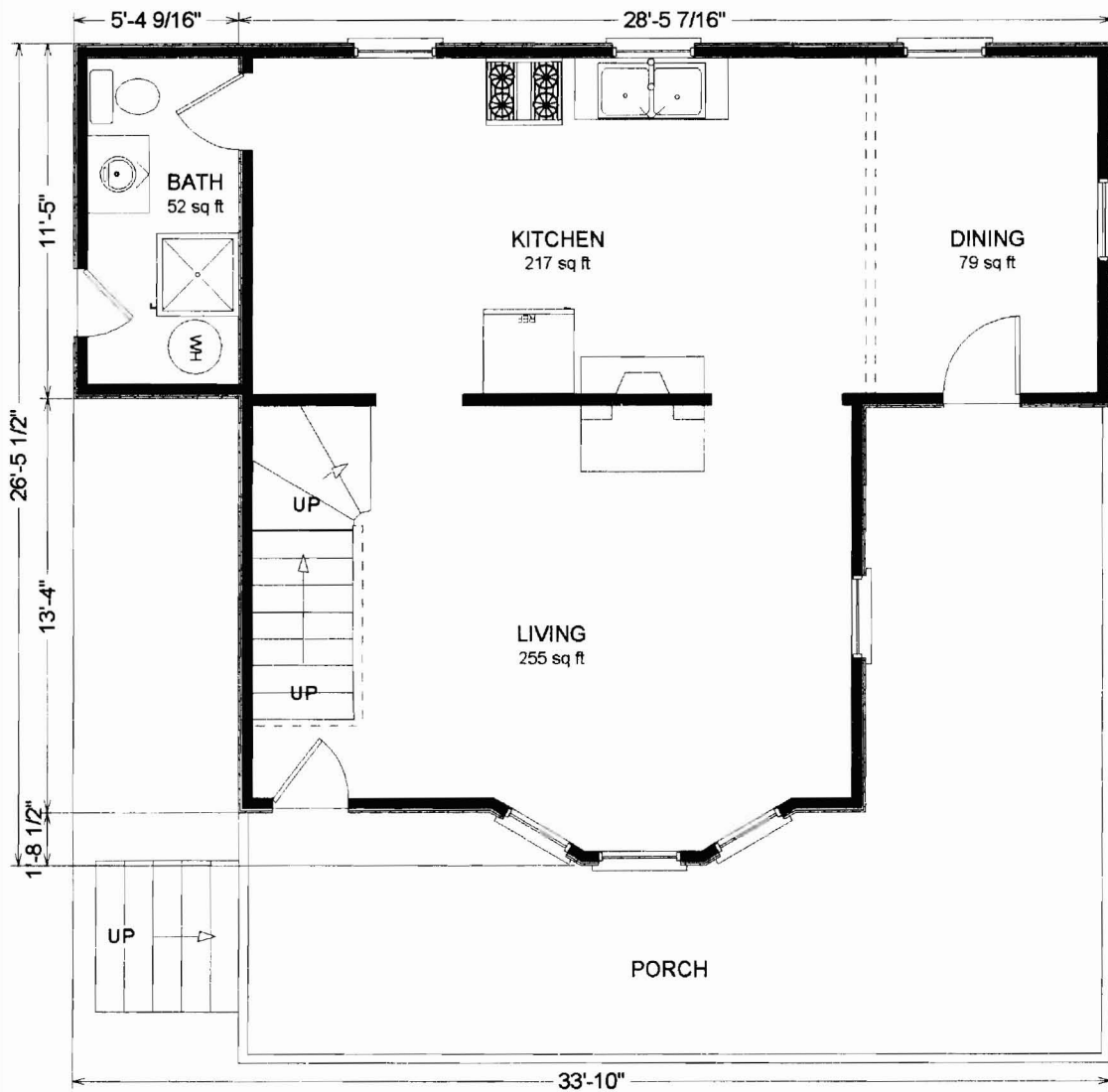


PROPOSED FIRST FLOOR PLAN

All non-bearing partitions



**SECOND FLOOR PLAN
EXISTING CONDITIONS**

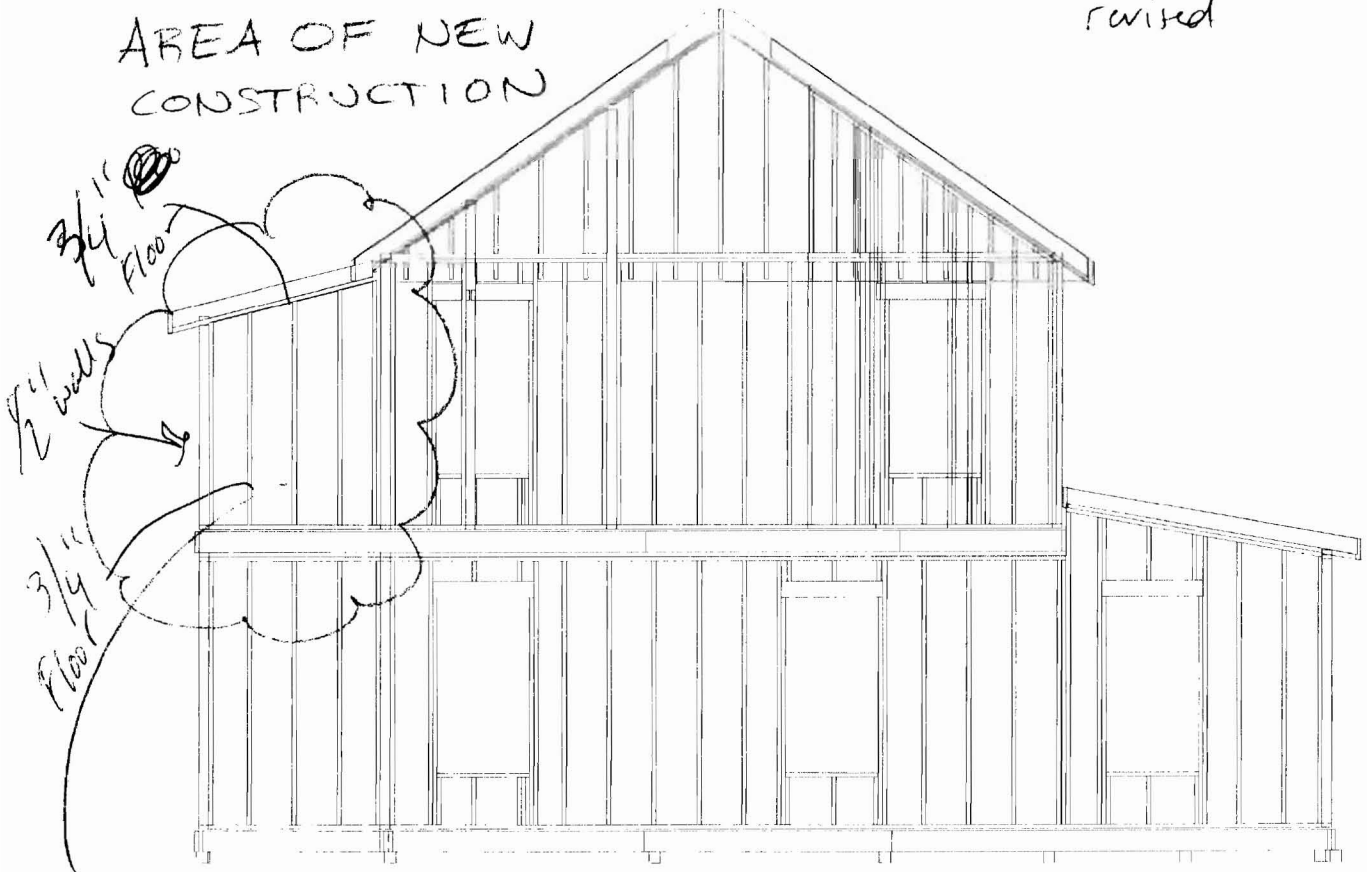


FIRST FLOOR PLAN
EXISTING CONDITIONS

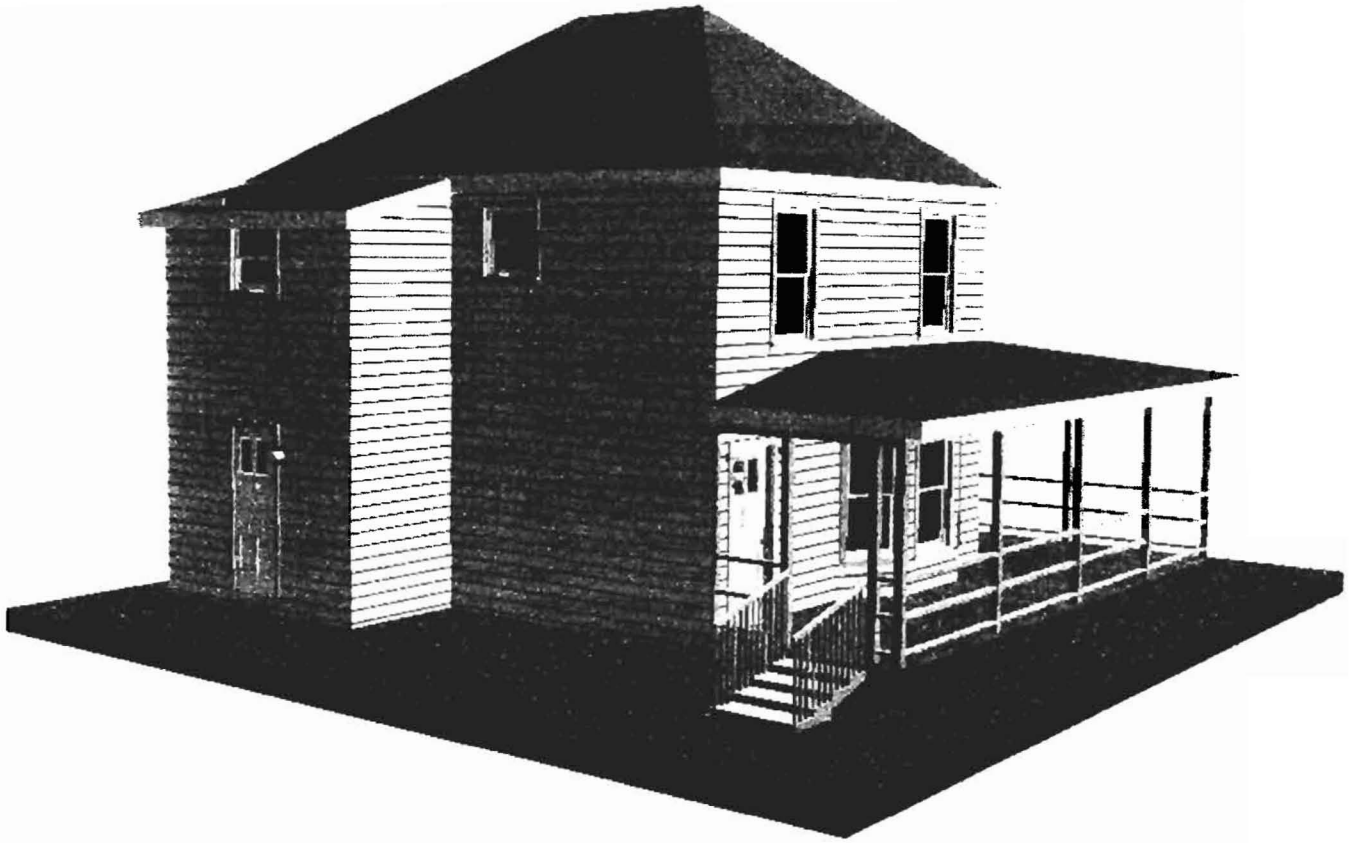
JAN 30 2008

AREA OF NEW
CONSTRUCTION

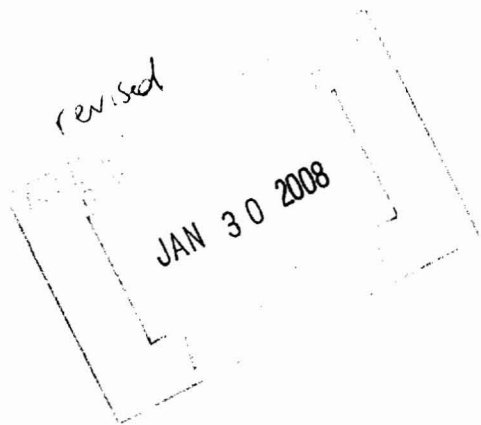
revised



2x4 walls
Joists
2x8 Rafter
2x6 5'-4 span
OK
2-2x8's Headers
SECTION A-A
16" OC

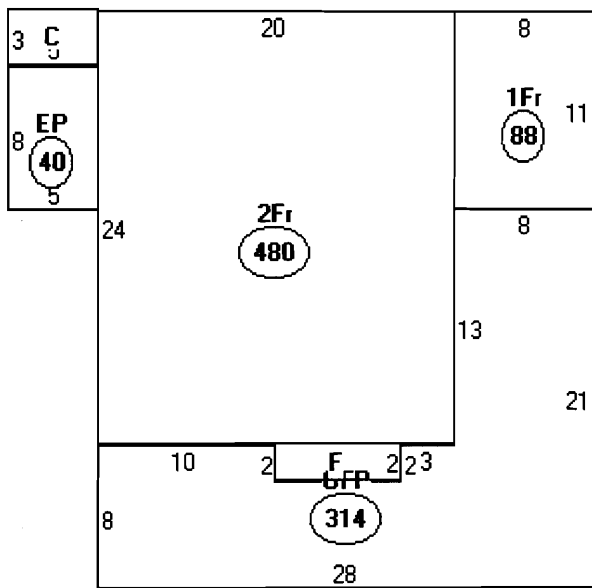


PROPOSED



TKM CHIPS 252-3552





Descriptor/Area

A: 2Fr
480 sqft

B: EP
40 sqft

C: FUB
15 sqft

D: 1Fr
88 sqft

E: OFP
314 sqft

F: FBAY
14 sqft

= 951

~~224~~

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 K024001
Location 79 CITY POINT RD
Land Use SEASONAL

Owner Address RICE EDWARD C & COURTNEY O RICE JTS
 2608 CALIFORNIA ST
 SAN FRANCISCO CA 94115

Book/Page 25457/137
Legal 87-K-24
 CITY POINT RD
 PEAKS IS
 2625 SF

~~34x115 = 391~~
 28.5x26.5 = 755.25
 11.5x5.5 = 63.25

Current Assessed Valuation

Land	Building	Total
\$187,800	\$68,600	\$256,400

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 1062	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	Type	Price	Book/Page
09/10/2007	LAND + BLDING	\$253,000	25457-137
11/02/1999	LAND + BLDING	\$80,000	15145-346

Picture and Sketch

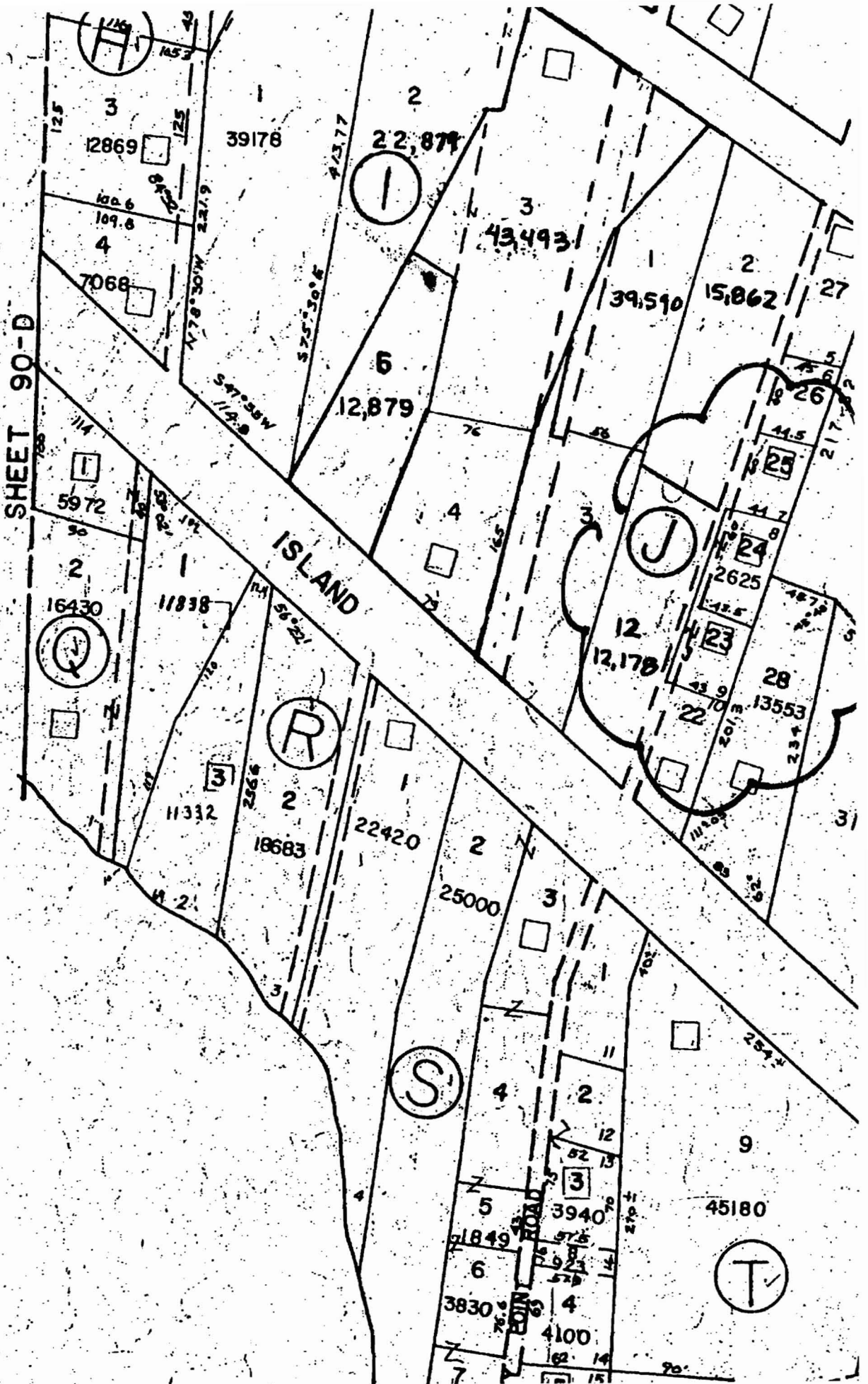
[Picture](#) [Sketch](#) [Tax Map](#)

[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!

SHEET 90-D



WARRANTY DEED

George M. Ross and Sandra M. Ross, of Greenwood Village, Colorado, for consideration paid, grant to Edward C. Rice and Courtney O. Rice , as Joint Tenants, with a mailing address of 2608 California Street, San Francisco, California 94115 with WARRANTY COVENANTS, the following described real property situated at 79 City Point Road, Peaks Island, Portland, Cumberland County, State of Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Hermine Marie Rand. f/k/a Hermine Marie Berry, dated October 26, 1999, and recorded in the Cumberland County Registry of Deeds in Book 15145, Page 346.

Witness my hand this September 5, 2007.

MAINE REAL ESTATE TAX PAID

Mary Jane Berry

Witness

George M. Ross

George M. Ross
Sandra M. Ross

Sandra M. Ross

STATE OF Maine
COUNTY OF Cumberland, SS

September 5, 2007

Personally appeared the above named George M. Ross and Sandra M. Ross and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Kevin L. Norden

Notary Public
KEVIN L. NORDEN
Printed Name
Comm. Exp. *12/9/09*
(seal)

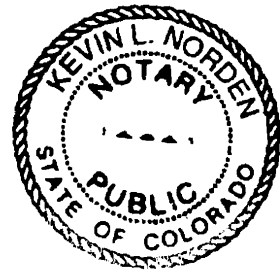


EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on Peaks Island, in said Portland, and bounded and described as follows:

Beginning at a point on the Northwestern side line of land now or formerly of one Parsons, as shown on plan of land on said Peaks Island, made by James B. Jones, Civil Engineer, for Susie McAleney and One Hundred Eighty-Nine (189) feet, more or less, from the Southwesterly side of Pleasant Avenue; thence Southwesterly by said Parson's land sixty (60) feet, more or less, to lot numbered nine (9) as described on said plan, and now or formerly occupied by Norman A. Black; thence Northwesternly by said lot numbered nine (9) forty-four (44) feet, more or less to a five (5) foot passageway; thence Northeastly by said passageway sixty (60) feet, more or less, to lot numbered seven (7) now or formerly owned by James F. Hunt; thence Southeastly by said lot numbered seven (7) forty-four (44) feet, more or less, to the point begun at.

Meaning and intending to convey said lot numbered eight (8) as delineated on said plan together with a right of way in common with others in said five foot passageway adjoining said lot.

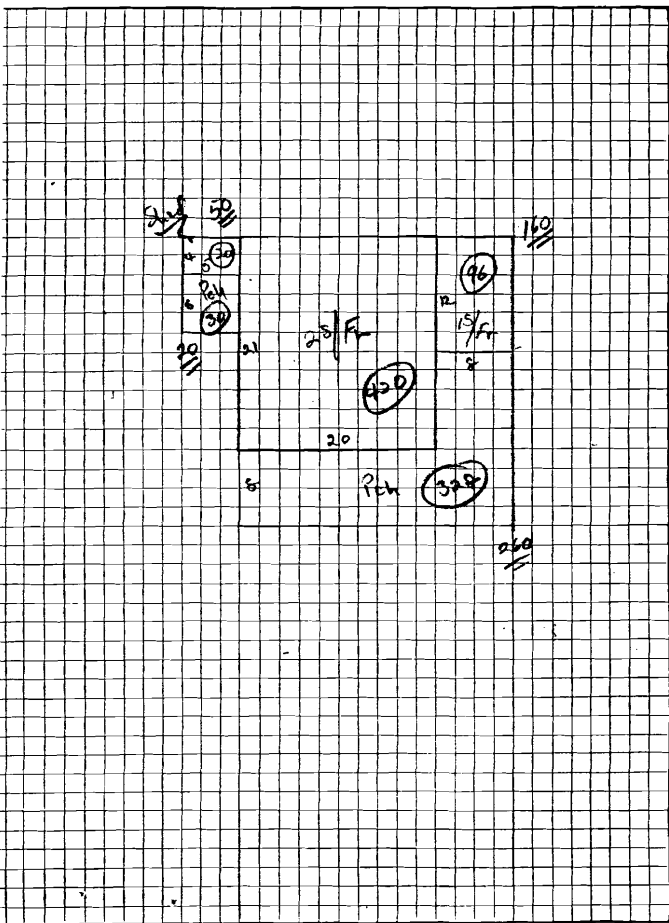
Received
Recorded Register of Deeds
Sep 10, 2007 03:37:39P
Cumberland County
Pamela E. Lovley

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19



CONSTRUCTION		
FOUNDATION	FLOOR CONST.	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 3/4		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	TILING
NO SHEATHING	TILE	BATH FL. & WCOT.
WOOD SHINGLES <input checked="" type="checkbox"/>		TOILET FL. & WCOT.
ASBES. SHINGLES		LIGHTING
STUCCO ON FRAME	ATTIC FLR. & STAIRS	ELECTRIC <input checked="" type="checkbox"/>
STUCCO ON TILE	INTERIOR FINISH	NO LIGHTING
BRICK VENEER	B 1 2 3	NO. OF ROOMS
BRICK ON TILE	PINE	BSMT. 2ND 3
SOLID BRICK	HARDWOOD	1ST 3 3RD
STONE VENEER	PLASTER <input checked="" type="checkbox"/>	OCCUPANCY
CONC. OR CIND. BL.	UNFINISHED	SINGLE FAMILY <input checked="" type="checkbox"/>
	METAL CLG.	TWO FAMILY
TERRA COTTA		APARTMENT
VITROLITE	RECREAT. ROOM	STORE
PLATE GLASS	FINISHED ATTIC	THEATRE
INSULATION	FIREPLACE <input checked="" type="checkbox"/>	HOTEL
WEATHERSTRIP	HEATING	OFFICES
ROOFING	PIPELESS FURNACE	WAREHOUSE
ASPH. SHINGLES <input checked="" type="checkbox"/>	HOT AIR FURNACE	COMM. GARAGE
WOOD SHINGLES	FORCED AIR FURN.	GAS STATION
ASBES. SHINGLES	STEAM	ECONOMIC CLASS
SLATE TILE	HOT WAT. OR VAPOR	OVER BUILT
METAL	NO HEATING <input checked="" type="checkbox"/>	UNDER BUILT
COMPOSITION		DT. 8.2.50 AR. 7.0
ROLL ROOFING	GAS BURNER	LD. 12 PD. 7.0
	OIL BURNER	MS. 12 CK. 5.0
INSULATION	STOKER	

COMPUTATIONS		
UNIT	1951	
420 S. F.	1700	
S. F.		
ADDITIONS	+490	
1/1st bay	+30	
BASEMENT		
WALLS	+60	
ROOF		
F.I.D.T.	-120	
FLOORS		
ATTIC		
FINISH		
FIREPLACE	+120	
HEATING		
PLUMBING	+70	
TILING		
TOTAL	2350	
FACT. +10	+170	
REP. VAL.	2520	

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Cottage	A 2 1/2 Fr	DC	50?		F	2520	6070	1010	A		600
	B								B		
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		

YEAR	1951	1951 TOTAL BLDGS.	
TAX VAL.		19	19
OLD VAL.		19	19
CHANGE		19	19



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

30 day period up Feb 22

January 23, 2008

Edward & Courtney Rice
2608 California Street
San Francisco, CA 94115

RE: 79 City Point Road, Peaks Island – 087 K024 – IR-2 – add second floor bathroom – permit #08-0049

Dear Mr. & Mrs. Rice,

In reviewing your building permit application for 79 City Point Road, Peaks Island, part of the proposed project is to add a second floor bathroom to the cottage by building a second floor over the existing first floor bathroom. 79 City Point Road is located in the IR-2 residential zone. It is an undersized lot, and the existing structure does not meet the required setbacks for the IR-2 zone. Section 14-436(a) does allow a structure to be enlarged within the existing footprint subject to certain criteria. It limits the floor area of the expansion to fifty percent of the first floor footprint. It also specifies “the additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures.” Your proposed second floor bathroom does not fit these criteria. You are proposing to build a whole new story over an existing one-story area. Since you cannot create a whole new story, I must deny your application to build the second floor bathroom.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have enclosed the necessary paper work that is required to file an appeal. If you choose not to file an appeal, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Sincerely,

Ann B. Machado
Zoning Specialist
(207) 874-8709

1/30/08 - Revised plan submitted. Met w/ Bill & Tam Childs (contractors). Some space under shed roof of existing structure. Allowed the roof to go up to create habitable space but kept shed roof configuration. Permit Application now meets code.

Thursday's

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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Mitch Lehigh
Signature of Applicant/Designee

2/8/08
Date

[Signature]
Signature of Inspections Official

2.8.08
Date

CBL: 87-K-24

Building Permit #: 080049