

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 050072

JAN 26 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Bell Michael & Gonzalez Ramel/Thomas Johnson Woodwork

has permission to Interior Renovations, Kitchen and interior cabinet replacement

AT 154 Island Ave

087 00019001

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 closed 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

Debbie Bourke 1/25/05 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Permit PERMIT ISSUED 087		Issue Date: JAN 26 2005	City: CITY OF PORTLAND
Location of Construction: 154 Island Ave	Owner Name: Bell Michael & Gonzalez Raphael	Owner Address: 4601 Brandypine St	Phone: 202-362-8962
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 207-665219
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: I-B
Past Use: Single Family Home	Proposed Use: Single Family Home ■ Interior Renovations, Kitchen, add interior, rot repair basement	Permit Fee: \$696.00	Cost of Work: \$75,000.00
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B TRC-2003 Signature: AMB 1/25/05
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____
Permit Taken By: Idobson	Date Applied For: 0112012005	Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 checked="" type="checkbox"/> Shoreland w/in 250' <i>but well over 75' from</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"/> <i>all interior or replacement of exterior trim.</i> Date: AMB 1/25/05	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 Date: AMB
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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: 05-0072	Date Applied For: 0112012005	CBL: 087 00019001
Location of Construction: 154 Island Ave	Owner Name: Bell Michael & Gonzalez Raphael	Owner Address: 4601 Brandywine St
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings
Proposed Use: Single Family Home 1Interior Renovations, Kitchen, add interior, rot repair basement	Proposed Project Description: Interior Renovations, Kitchen, add interior, rot repair basement	

Dept: Zoning **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 01/25/2005
Note: **Ok to Issue:**

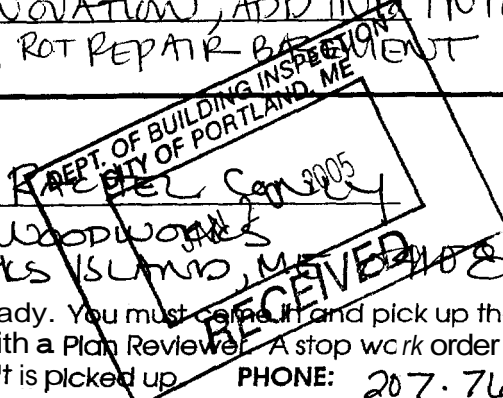
Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 01/25/2005
Note: 1/25/05 spoke to Rachel to verify if dwelling is on public sewer, it is. Verified smoke detector in new master bedroom. Ok to issue. **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, or heating.

All Purpose 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>154 ISLAND AVE.</u>		
Total Square Footage of Proposed Structure <u>(NO CHANGE) 1773 SF</u>		Square Footage of Lot <u>7990 FT</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>00</u> Lot# <u>19</u>		Owner: <u>MICHAEL BELL</u> <u>RAPHAEL GONZALEZ</u> Telephone: <u>202.362.8962</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>THOMPSON JOHNSON WOODWORKS</u> <u>115 ISLAND AVE</u> <u>PEAKS ISLAND, ME 04108</u>	Cost Of Work: \$ <u>85,000</u> Fee: \$ <u>175,000</u>
Current use: <u>SFR</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>INTERIOR KITCHEN RENOVATION, ADD INTO INTERIOR</u> Project description: <u>WALLS, PAINTING, ROT REPAIR BASEMENT</u>		
Contractor's name, address & telephone: <u>THOMPSON JOHNSON WOODWORKS</u> <u>115 ISLAND AVE, PEAKS ISLAND, ME 04108</u>		
Who should we contact when the permit is ready: <u>PAUL GENEY</u>		
Mailing address: <u>THOMPSON JOHNSON WOODWORKS</u> <u>115 ISLAND AVE, PEAKS ISLAND, ME 04108</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207.766.8919</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 Me 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.

Paul Genev

**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

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.

Card Number 1 of 1
 Parcel ID 087 00019001
 Location 154 ISLAND AVE
 Land Use SEASONAL

Owner Address KEEFE JILL 6 CLAUDIA WHITMAN 6 MARK GREEN 6 JEANNE GULNICK
 JTS
 15 BLYTHE CT
 PORTLAND ME 04102

Book/Page 21891/132
 Legal 87-00-19
 ISLAND AVE
 PEAKS ISLAND
 7990 SF

Land	Building	Total
3132,830	\$69,610	\$202,440

Year Built 1900	Style Old Style	Story Height 1.5	Sq Ft.	Total Acres 0.183	
Bedrooms	Full Baths	Half Baths	Total Rooms 7	Attic None	Basement Pier/slab

Type	Quantity	Year Built	Size	Grade	Condition
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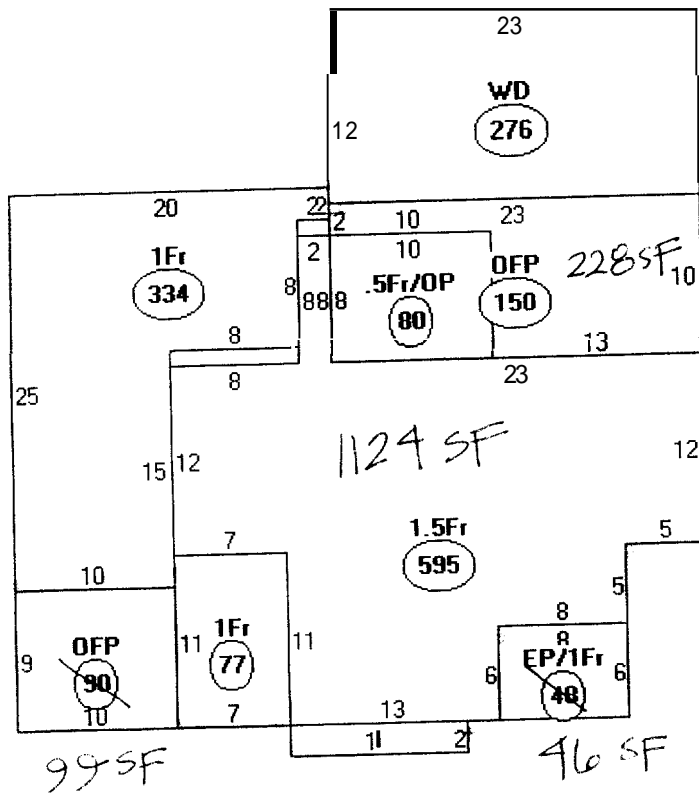
Date	Type	Price	Book/Page
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Sketch Tax Map

(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!



Descriptor/Area

- A: 1.5Fr
595 sqft
- B: 1Fr
77 sqft
- C: OFP
90 sqft
- D 1Fr
334 sqft
- E 5Fr/OP
80 sqft
- F OFP
150 sqft
- G WD
276 sqft
- HEP/1Fr
48 sqft
- I FBAY
22 sqft

(= 1672 SF
NOT 1572 SF)

276 SF
228 SF
1124 SF
46 SF
99 SF

= 1773 SF. EXISTING TO REMAIN



Michael K. Bell/ Rafael M. Gonzalez
4601 Brandywine Street, NW
Washington, DC 20016
202-362-8962

FAX

To: Jeannie Bourke
Fax: 207-874-8716
From: Michael K. Bell and Rafael M. Gonzalez
Date: January 25, 2005
RE: 154 Island Avenue, Peaks Island, ME
Pages: 4 including this cover

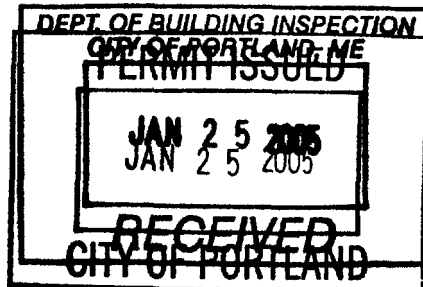
Dear Jeannie:

Attached please find the Warranty Deed for the purchase of 154 Island Avenue, Peaks Island, ME by myself and Rafael Gonzalez. We purchased this property on November 30, 2004. Please review and let me know if you need any additional information.

Very truly yours,



Michael K. Bell



Doc#: 94057 Bk:22073 Pg: 189

WARRAAJTYDEED

KNOW ALL PERSONS BY THESE PRESENTS

JILL KEEFE of Portland, County of Cumberland and State of Maine, with a mailing address of **15 Blythe Court, Portland, Maine 04102**, **CLAUDIA WHITMAN**, of Peaks Island, and State of Maine, with a mailing address of **6 Tolman Road, Peaks Island, Maine 04108**, and **MARK GREEN** and **JEANNE GULNICK** of Peaks Island, County of Cumberland and State of Maine, and both with a mailing address of **37 Willow Street, Peaks Island, ME 04108**, for consideration paid, hereby grant to **RAFAEL M. GONZALEZ** and **MICHAEL K. BELL** of Washington, DC, with a mailing address of **4601 Brandywine Street N.W., Washington, DC 20016**, as Joint Tenants, with **WARRANTY COVENANTS**, certain real property located on Island Avenue on Peaks Island, County of Cumberland and State of Maine more particularly bounded and described as follows:

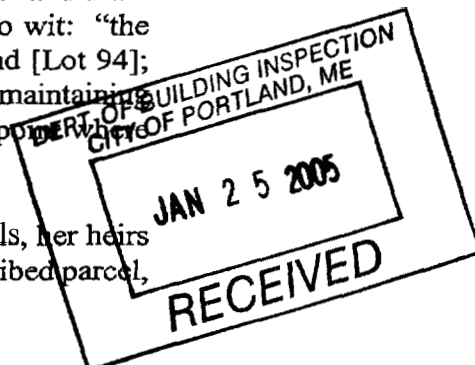
Being lot numbered ninety-three (93) on Plan E of the homestead lot of the late Luther Sterling made by Chas. H. Howe in November 1883, and recorded in Cumberland County Registry of Deeds, Book 516, between Pages 210 and 211, said lot numbered ninety-three (93) is bounded on the North by lot numbered ninety-two (92) now or formerly owned by Carroll W. Morrill, on the East by Island Avenue; on the South by lot numbered ninety-four (94), now or formerly owned by Olive A. Ingalls, and formerly owned by Jesse D. Wilson, and on the West by the high water mark.

EXCEPTING AND RESERVING therefrom a triangular strip of land bounded and described as follows:

.Beginning at a point thirty-six (36) feet from Island Avenue on the dividing line between said lot numbered ninety-three (93) and lot numbered ninety-four (94) and continuing from this point in a generally Northerly direction on a line parallel with said Island Avenue for a distance of one foot and six inches (1 1/2 feet); thence in a generally Easterly direction to a point on said dividing line twenty-six (26) feet from Island Avenue; thence by said dividing line ten (10) feet to the point of beginning.

ALSO HEREBY CONVEYING all right and interest in and to the sewer and drain easement historically recited in deeds to the above-described parcel, to wit: "the right to enter the sewer and drain of Olive A. Ingalls on adjoining land [Lot 94]; provided, however, that the grantees shall pay one-half of all expenses in maintaining and repairing said sewer and for keeping the same in repair, from the point where there is entrance to the sewer to the ocean end of it at low water."

THIS CONVEYANCE IS SUBJECT TO such rights as Olive A. Ingalls, her heirs and assigns, may have to take water from the well upon the above-described parcel, and to enter upon said premises for that purpose



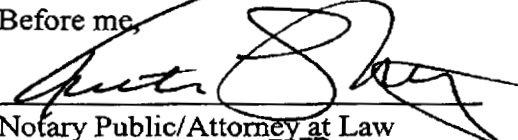
MAINE REAL ESTATE TAX PAID

Doc#: 94057 Bk:22073 Pg: 191

STATE OF MAINE
CUMBERLAND, ss

Date: November 30, 2004

Then personally appeared **JILL KEEFE**, duly authorized agent for **CLAUDIA WHITMAN** under a power of attorney dated **November 18, 2004**, who acknowledged her execution of the foregoing instrument to be her free act and deed in such capacity and the free act and deed of the said **CLAUDIA WHITMAN**.

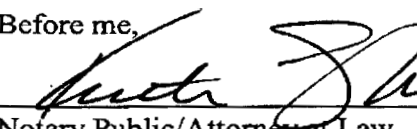
Before me,

Notary Public/Attorney at Law
KENNETH E. SMITHER
MAINE ATTORNEY AT LAW

Printed Name
Commission Expires:

STATE OF MAINE
CUMBERLAND, ss

Date: November 30, 2004

Then personally appeared **JEANNE GULNICK**, duly authorized agent for **MARK GREEN** under a power of attorney dated **November 29, 2004**, who acknowledged her execution of the foregoing instrument to be her free act and deed in such capacity and the free act and deed of the said **MARK GREEN**.

Before me,

Notary Public/Attorney at Law
KENNETH E. SMITHER
MAINE ATTORNEY AT LAW

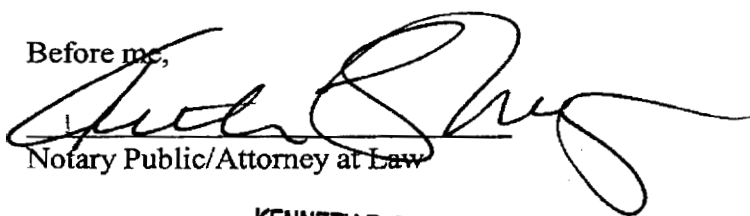
Printed Name
Commission Expires:



STATE OF MAINE
CUMBERLAND, ss

Date: November 30, 2004

Then personally appeared **JEANNE GULNICK**, who acknowledged her execution of the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney at Law
KENNETH E. SMITHER
MAINE ATTORNEY AT LAW

Printed Name
Commission Expires:

Received
Recorded Register of Deeds
Dec 01, 2004 02:58:54P
Cumberland County
John B O'Brien