P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGEERME 1980 EIK

ne and of the

Please Read pplication And Notes, If Any, Attached

CTION

JUL 2 7 2005 Permit Number: 040899

epting this permit shall comply with all

tures, and of the application on file in

ances of the City of Portland regulating

Ts is to certify that	Radis Sandra K/D Laing	1.70			GITTOFFURTLAND
s permission to	Build Boathouse gr floor/gue		2 atti	r storg.	l 1500 sq ft
228 Island Ave	PI			d	087 R002001

ation

rovided that the person or persons f the provisions of the Statutes of ne construction, maintenance and nis department.

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

ication insped n must n procu n permi h and w b re this ding or t thered ed or d losed-in. IR NOTICE IS REQUIRED.

of buildings and si

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

ire Dept. lealth Dept. Appeal Board_ Other Department Name

PENALTY FOR REMOVING THIS CARD

lity of Portland Ma	aine - Building or Use l	Permit Application P	ermit No: Issue Date:	CBL:
,	4101 Tel: (207) 874-8703		4-0899 JUL 2 7 2	005 087 R002001
ocation of Construction:	Owner Name:		er Address:	Phone:
328 Island Ave 7, I	Radis Sandra I	ζ 334	Island AVETY OF POR	TI ANI 766-3915
usiness Name:	Contractor Name	: Con	tracto Address:	Thone
	D Laing	· · · · · · · · · · · · · · · · · · ·	Wiley Ave Peaks Island	2077665915
.essee/Buyer's Name	Phone:	l l	nit Type: ngle Family	Zone: DC-2
'ast Use:	Proposed Use:	Sugley Whill Per	mit Fee: Cost of Work:	CEO District:
Vacant land	1 -	loor/guesthouse 1st	\$582.00 \$54,000.0	00 2
	fl - 1/2 attic for	storage total 1500 sq FIR	EDEPT: Approved IN	SPECTION:
	ft		Approved Denied U	se Group: Type:
				トクント
				se Group: Type: F3 SB TRC-2003
Proposed Project Description	: sought family	11700	1	august land
Build Boathouse gr floor ft	/guestlanse 1st fl -1/2 attic f		nature: Si DESTRIAN ACTIVITIES DISTRI	gnature: XTM (1210)
11				/
		Act	ion: Approved Approv	ed w/Conditions Denied
		Sign	nature:	Date:
Permit Taken By:	Date Applied For:	•	Zoning Approval	
jodinea	06/30/2004			
1. This permit applicat	ion does not preclude the	Special Zone or Reviews	Zoning Appeal	Historic Preservation
Applicant(s) from m Federal Rules.	neeting applicable State and	Shoreland Wilhing Shoreland Wilhing	☐ Variance	Not in District or Landmark
2. Building permits do septic or electrical w	not include plumbing,	Wetland	Miscellaneous	Does Not Require Review
3. Building permits are	e void if work is not started s of the date of issuance.	Hood Zone Tones	Conditional Use	Requires Review
* *	ay invalidate a building	Subdivision	Interpretation	Approved
		Site Plan + 2004-0137	Approved	Approved w/Conditions
		Maj Minor MM	- Denied	Denied
		all with condi	the S	
)ate: 9/3/0/	Date:	Pate:
		CERTIFICATION		
			oposed work is authorized by	
			ent and I agree to conform to a l, I certify that the code official	
			hour to enforce the provision	
such permit.	·		-	·
SIGNATURE OF APPLICANT	Γ	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN (CHARGE OF WORK, TITLE		DATE	PHONE

389 Congress Street, 04101 Tel: (ding or Use Permit		e Applied For: CB		
	207) 874-8703, Fax: (207) 8	74-8716 04-0899 06	/30/2004 0	87 R002001	
Location of Construction:	Owner Name:	Owner Address:	Pho	ne:	
328 Island Ave P.I.	Radis Sandra K	334 Island Ave	(766-5915	
Business Name:	Contractor Name:	Contractor Address:	Pho	Phone	
	D Laing	17 Wiley Ave Peaks Isl	and (20	07) 766-5915	
Lessee/Buyer's Name	Phone:	Permit Type:		<u> </u>	
		Additions Duplex	-Single I	an1/7	
Proposed Use:		Proposed Project Description:		•	
Boathouse <i>gr</i> floor/single family above total 1500 sq ft	e 1st fl -1/2 -attic for storage	Build Boathouse gr floor/sing 1500sq ft	e family 1stfl -1/2 a	ttic for storg. total	
 This property shall remain a single approval. 	e family dwelling. Any change	of use shall require a separate per	mit application for r	eview and	
Note: 09/22/04 left vm w/Radis' to o unit. 9/23 Spoke w/Sandra R. Abo existing 3 br dwelling is on a	ut additional submittals on revious separate system and the system	ic system needs evaluation for ad ew checklist & septic system. Sh installed in 1991 was done due t	e said the o a malfunction	07/27/2005 to Issue: ✓	
that the existing house is not	using the new system & a new I tank must be removed or filled.	_	w the new house		
12/20/04 Chuck Radis called w/public sewer or private sys	tem. Will inform by Feb. Or M				
12/20/04 Chuck Radis called w/public sewer or private sys 7/27/05 Met w/Chuck R. To 1 sewer main, ok to issue.	tem. Will inform by Feb. Or M review revisions and the propos	arch on details. al from Lionel Plante to hook up			
 12/20/04 Chuck Radis called w/public sewer or private sys 7/27/05 Met w/Chuck R. To 1 sewer main, ok to issue. 1) Separate permits are required for a 2) Permit approved based on the plan noted on plans. 	tem. Will inform by Feb. Or M review revisions and the propos any electrical, plumbing, or hea as submitted and reviewed w/ov	larch on details. al from Lionel Plante to hook up ting. wner/contractor, with additional i	to the public		
 12/20/04 Chuck Radis called w/public sewer or private sys 7/27/05 Met w/Chuck R. To r sewer main, ok to issue. 1) Separate permits are required for an experiment approved based on the plan noted on plans. 3) The design load spec sheets for an experiment approved based spec sheets for an experiment. 	tem. Will inform by Feb. Or M review revisions and the propos any electrical, plumbing, or heans submitted and reviewed w/ov	larch on details. al from Lionel Plante to hook up ting. wner/contractor, with additional i	to the public nformation as agreed we be heady of	S-Ratterance	
12/20/04 Chuck Radis called w/public sewer or private sys 7/27/05 Met w/Chuck R. To 1 sewer main, ok to issue. 1) Separate permits are required for a 2) Permit approved based on the plan	tem. Will inform by Feb. Or M review revisions and the propos any electrical, plumbing, or heans submitted and reviewed w/ov	larch on details. al from Lionel Plante to hook up ting. wner/contractor, with additional i	to the public Information as agreed Approval Date:	S-Ratteranc	

3) NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.

2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

- 4) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 5) Your new street address is now #328 Island Ave., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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 up	on receipt of your building permit.
Footing/Building Location Inspection:	Prior to pouring concrete
MA Re-Bar Schedule Inspection:	Prior to pouring concrete
Foundation Inspection:	Prior to placing ANY backfill
Framing/Rough Plumbing/	Prior to any insulating or drywalling
use.	r to any occupancy of the structure or NOTE: There is a \$75.00 fee per ection at this point.
Certificate of Occupancy is not required for certa you if your project requires a Certificate of Occupinspection If any of the inspections do not occur, to phase, REGARDLESS OF THE NOTICE OR CERIFICATE OF OCCUPANICES METABLES OF THE SPACE MAY BE OCCUPIED Charles Page 1999 Signature of Applicant/Designee Signature of Inspections Official CBL: 87- R-Z Building Permit #:	che project cannot go on to the next CIRCUMSTANCES. IUST BE ISSUED AND PAID FOR,

Septic 3 BiR dwelling Revisions 1 Bar dwelling 328 Island Are 87-R-2 04-0899

	1	
Company value (rapic Tor.T.) Very	Colores of the Colores of Colores	THE INSTRUCTION OF THE PROPERTY OF THE PROPERT
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	16"×16" 8'	
Foundation Drainage Dampproofing (Section 406)	sock drain, tan	2
Ventilation (Section 409.1) Crawls Space ONLY	1 2 windows/ 1 door	SK.
AnchorBolts/Straps (Section 403.1.4)	? /2" 6'00.12"	12" corner 1/27/05 00
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	2'-6" ped & some tube - for	deck of side Entrance OK
Built-Up Wood Center Girder Dimension/Type	N/A	
(Table 502.3.4(2))		
Sill/Band Joist Type & Dimesions		
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	± Joists 117/8 160.C.	OK
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2*12 16 0.6.	OK

Attic or additional Floor Joist Species Dimensions and Spacing(Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1)) Roof Rafter;Pitch, Span, Spacing& Dimension(Table 802.3.2(7)) Sheathing; Floor, Wall and roof (Table 503.2.1(1)) Fastener Schedule	2x12 collar 4'c.C. Ridge Beam Spaces partial cathedral 2x12 16 O.C. span 9' 3/4 Morant, 9/6056, 5/8 PH 3/4 Morant, 9/6056, 5/8 PH OK
(Table 602.3(1) & (2)) Private Garage	2 Enter of
Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	A S
Fire separation Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	11/12 & wall
Egress Windows (Section 310)	
Roof Covering (Chapter 9)	Ashart
Safety Glazing (Section 308)	7 km / 1/A
Attic Access (BOCA 1211.1)	? tres No Ladder Fixed

See Chimney Summary Checklist Deck $2 \times 10 @ 12^{\circ}C$. $2 - 2 \times 10 Canying$	Plan Reviewer Signature	Smoke Detectors Location and type/Interconnected	Guardrails and Handrails (Section 315)	Headroom	Width	Treads and Risers (Section 314)	Exterior	Interior	Stairs Number of Stairways	Type of Heating System	Header Schedule 3
nd Beams MIN.		2 1-Bedian	36"~		NIA		NA		NA	L) Gas monitor	-2x10 ? Coment beady
		R 7/21/05	1" Space of Railman							A / KC	OK /50,

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

TABLE 1003.1 SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

	6 inches each side of fireplace wall.)	mpiw.
### ### ### ### ### ### ### ### #### ####	12-inch minimum.		Thickness
2,6001		1	
	TWO 1/2-IIION DISTRICTS	<u> </u>	aloff gaireo
	Two ¹ / ₂ -inch diameter.		
	Four joists.		of nater T
	12 inches hooked around outer bar with 6-inch extension.		Embedment into chimney
1003.4	,owT	0	ymmper.
	3/16 inch by 1 inch.		dens
	40mi t und dami \£		
		<u></u>	Poor evody.
9.1001	3 feet above roof penetration, 2 feet above part of structure within 10 feet.		3002 511044
£1.E001	6 inches from opening.		Combustible trim or materials
	2 inches front, back or sides.	N:	भारताय गाउन स्थापना स्
11003.12	2 inches interior, 1 inch exterior.		нош срішису
\$1.1001			
			Clearances
21.1001	See Section 1001.12.	W	Effective flue area (based on area of fireplace
6,1001	1/2-inch grout or airspace between liner and wall.	г	Chimney walls with flue lining
;7.1001	4-inch-thick solid masonry with liner.		
7.5001	Opening.	K	Fireplace lintel
2.6.6001	\[\lambda_{\alpha-\text{inch}} \text{ides at each bend in vertical steel.} \] \[\lambda_{\alpha-\text{inch}} \text{iden in vertical steel.} \] \[\lambda_{\alpha-\text{inch}} iden in vertical steel stee	1	Chimney horizontal reinforcing ^a
	additional flue.	_	Strict Country (Strict Country)
1.6.6001	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each	I	Chimney vertical reinforcing ^a
	from vertical for corbeled masonry.		·
1.8.2001	Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber limings or 30 degrees		Dimensions
		H	Wall thickness
8.£001	6 inches lined; 8 inches unlined.		
			Smoke chamber
7.5001	8 inches minimum.	Ð	Thickness of wall of firebox Distance from top of opening to throat
2,6001	12-inch minimum firebox depth for Rumford fireplaces. 10 inches solid masonry or 8 inches where firebrick lining is used.	4	and and the Hounds of the
11.6001		E	Firebox dimensions
6.5001	Reinforced to carry its own weight and all imposed loads. Reinforced to carry its own weight and all imposed loads.	D	Hearth and hearth extension reinforcing
1003.0	20 inches for fireplace opening greater than or equal to 6 square feet.		
01.6001	le inches for fireplace opening less than 6 square feet	o j	Hearth extension (front of opening)
	12 inches for fireplace opening greater than or equal to 6 square feet.		
1,003.10		Я	Hearth extension (each side of opening)
2.9.5001	2-inch minimum thickness for hearth extension. 8 inches for fireplace opening less than 6 square feet.		
		٧	Hearth and hearth extension thickness
	4-inch minimum thickness for hearth.	1	· · · · · · · · · · · · · · · · · · ·
1003.9.1	Vibrainie	ЯЭТТЭЛ	ILEM

For SI: I inch = 25.4 mm, I foot = 304.8 mm, I square foot = 0.0929 m^2 , I degree = 0.01745 rad.

* Required only in Scismic Zones 3 and 4.



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.

	<u> </u>		_, _		0
Location/Address of Construction:	1/R/2	Island	Ave	Peals	Island
Total Square Footage of Proposed Structu	ure	Square Footage	of Lot	22700	3
Tax Assessor's Chart, Block & Lot Chart# 87 Block# R Lot# 2	Owner:	sandra . K	.Radi	Tele	phone: 66 5915
Lessee/Buyer's Name (If Applicable)	Applicant n telephone: IT Wiley MF CVIK	ame, address & D. Laing Ave, Akat	s Island	Cost Of Work: \$_ Fee: \$	5 <u>4.000</u>
Current use: April If the location is currently vacant, what was Approximately how long has it been vacant Proposed use: Boat house Project description: Guish house	int: <u>uns</u>	nd gear		ge - c	1
Contractor's name, address & telephone: Who should we contact when the permit is Mailing address: 334 / 5000 A We will contact you by phone when the pereview the requirements before starting and a \$100.00 fee if any work starts before the starts of the	s ready: Ct ive, Pea ermit is ready y work, with a	You must come Plan Reviewer.) , OL ()8, ck up the	ાં ભારત e permit and
THE REQUIRED INFORMATION IS NOT INCLUI	DED IN THE SU	IBMISSIONS THE P	ERMIT WILL	BE AUTO	MATICALLY

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 APROVE 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 apermif 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:	Chaira	Date: 🎉 🔾	129	04
	7		77	1

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

Rulding formit Application

THE E IN TENDO

87/R/2

The projected plan for 87/R/2 is a boathouse set into the lapse. It guesthouse is planned for storage. It is intended to local

Healing: It is intended to head to saptice saptice to the lot. I with a gas powered to head on the lot.

Orainage: When building the basement drainage will be laid every 3/2 feet vertically. Including

Marvins clad casemaster or double hung, with lan E glass and argon surface, one half val down the wall. A perinter than will go around the base of the wall. It to building we find subsurface day the factory will have 2-6 square pools at their base to acheive a solid footing two french drains one mear the with 2×6 stamped lumber and 2×4 interior walls 2×12 rafters and 2×4 contain RSS insulate footing

rated for single

refor: 27/R/2 IR2

To whom IT may concur

The projected plan for 87/R/2 is a boasthouse set into the the lope of the sound by sandia the Radis. A guesthours is planned by sandia the residence at 334 Island the 87/R/2 which is opined by Charles neola t by Charles

the was floated by graundwater was repaired with a drainage on 87/R/2. The system at 334 system. This ning sorvide, most installed

GMCS

1000

photocopys family 96 succompanying

the two decks. This will give solid base in the clay, better to that is proposed to The near the front

refer 27 P2 IR2

to whom it may CONCEST

The projected plan for 87/R/2 is a boarhouse set into the lop sound by sound by sound for the Radis. A guesthours is planned for the floor above it would service the residence at 334 Island the 87/R/3 which is owned by Charles

on 87/R/2. The system at 534 was repaired with a drawage siplic system servicing use Island /11 1991 a fine INCIO SCRUTA year ald was installing

selul selul half of the lot becomes day at 2:0 plus. It is proposed to oss for sonotubes holding up in hid base in the clay, better the clay, better the near the front

1000

Tysian. This

a.wcs

Addendum to Permit Application for Peaks Island Lot 87-R-2 Sandra Radis

- 1. The size and spacing of anchor bolts attaching sill plate to foundation will be 6 ft OC, 12" from comer and cutouts.
- 2. There will be a ridge beam in ceiling. = W/Anchors at both ends of rafter.

 3. Contractor will use the Boca 1999 fastener schedule.
- **4.** There will be 5/8 sheetrock on ceiling and walls of ground floor.
- 5. At least one bedroom window will measure 5.7 feet square for egress.
- 6. If window in bathroom is within 3 ft horizontal of shower and below 60" from floor it will be tempered glass. NOT NEEDED

 7. Guard rail in storage loft will be 36" high. and learn than 4" Apple of
- **8.** There will be smoke alarms in **and** directly outside bedroom.
- **9.** Exterior deck baluster will be 36" high and less than **4** inches apart.

1/27/05

Dr. F. Mrs. Kadis, The following is an Istimate on the 2" forced main from your new home to the sewer main on City Point Rd. D've been assured by the Cety the permets are attainable Once the contract is signed, I'd be happy to obtain the permets on your behalf, Terry

1/27/05

PROPOSAL

FROM: Lionel Plante Associates Proposal No. 1 98 Island Avenue Sheet No. 1 Peaks Island, ME 04108 Date: 07/20/05 Phone: (207) 766-2508 Fax: (207) 766-2507 Work 'To Be Performed At: Proposal Submitted To: Name: Name: Sandra & Charles Radis Street: Island Ave Attn: City/State/Zip: Peaks Island. ME 04108 Street: 334 Island Ave Date of Plans: City: Peaks Island Achitect: State/Zip: 04108 Phone: 766-5917 Fax: We hereby propose to furnish all the materials and perform all the labor necessary for the completion of: Installation of approx. 574 ft. of 2" forced main/approx. 26 of 4" gravity lines directed by Owner's plumber 4 ft. deep. Lump Sum.....\$13,856.00 Included in this quote: All materials, labor, and loam, seed, and hav of all disturbed areas. NOT INCLUDED in this quote: 1) City of Portland sewer connection permit fee 2) Street opening permit fee 3) Pump 4) Ledge removal- none anticipated 5) Insulation board-none anticipated 6) Pavement cuts-none anticipated 7) Any damage to existing septic would be additional charge 8) Any liability of damage to the large tree (or root system) with the swing on Island Ave. Any necessary permits are the responsibility of the owner. All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: thirteen thousand, eight hundred and fifty-six dollars even with payments to be made as follows: 50% Deposit of \$ 6.928.00 with Balance Due upon completion. A 2% late fee with be charged on all overdue invoices. ** PROPOSAL VALID FUR 30 DAYS** An? alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner, to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out on Lionel Plnnte Associates. Respectfully submitted: Lionel Plante Associates Per: Terrence L Mulkern ullum Date: 7-21-05 Signature: Lerren ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.

Acce	//CU:	Signature	
Date:		_Signature:	

1991 System

	1001 5.4				
	S MATERIAL STATES				
			VOTES ADDITO		of Human Services Health Engineering 17289-3826
	SUBSURFACE WASTEWATED	ISPOSAL S	SYSTEM APPLICATE	(80 m)	5 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Town Or PORTLAND (TEXES ES)				
_	SHE ISLAND AVENUE		and the later see	12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TOWN COF
540	PROPERTY OWNERS NAME 445		HATTER OW	AND FILLY	
i Las	E RADIS FOR CHARLES				1118177
	Applicant Island Bry State				
1 0	INTERPOLATE PITTS BURG , PA. 152	17. 18			
)	Owner/Applicant Statement	PARTY N		n: Inspection Required	d lound it to
1	ently that the information fluct any labelitation is reason for the in- recing inspector to deny a Parmit.	37.4	DROW	2 m	9/4/
11 -	() Charles U. Racul	7.3	Local Plumbing Int		Date App
			IT INFORMATION	INSTALLATION	Q.
	THIS APPLICATION IS FOR:		PLICATION REQUIRES:	COMPLETE SYSTEM	
, v	2. A REPLACEMENT SYSTEM 3. EXPANDED SYSTEM	. IT NEW	YSTEM VARIANCE SERVICE New Bystem Variance Form	1. NON-ENGINE 2. PRIMITIVE SY	the state of the s
	4. DEXI ERIMENTAL SYSTEM SEASONAL CONVERSION	To oco	CEMENT SYSTEM VARIANCE PROPERTY STANCE P	E Mincludes Alter	ative Tollet)
	to be completed by the LPI	N. K Assure	ng Local Plumbing Inspector App	NOIVIDUALLY INST	LLED COMPONENTS
	5. SYSTEM COMPLIES WITH RULES 6. CONNECTED TO SANITARY SEWER	I STREET ADDITON	er i de l'Auméro Ini	TREATMENT	1 of the Address
	7. SYSTEM INSTALLED - PA		UN LOT SIZE VARIANCE	ALTERNATIV	E TOILET (ONLY)
	IF REPLACEMENT SYSTEM:	DISPÓS	AL SYSTEM TO SERVE) ONLY)	ERED DISPOSAL A
	YEAR FAILING SYSTEM INSTALLED		CE PANINYADWELLING	ENGINEERED	DISPOSAL AREA
	THE FAILING SYSTEM IS: 1. CI SECO 1. CI TRENCH 2. CI CHANDER 4. CI OTHER:		UTAR OR MOBILE HOMES IPLE FAMILY ADWELLING	96C35C307.27	LAUNDRY SYSTEM
	2. CI CHAMBER 4. CI OTHER:	C COMPANY AND A STATE OF THE ST	And the state of t	The state of the s	ATLR SUPPLY
	30,015° IRZ		A PRINT PLOT LAS	* PUBLIC:	
	Personal Control of the Control of t	Committee which was properly	AND THE PERSON OF THE PERSON O		
	TREATMENT TANK	ER CONSURVATION	NOT REOU	RED TO EMPLOYEE	W BEDROOMS, SEA WATER RECORDS.
	Low Profile Z. L. LOW	PATED LAURORY ST	STEM DEPENDING OF LOCATION AND	N THEATMENT TANK	"FAMILY
	A. C. ALTE	PHATIVE TOILET	DOSE 2150		SEPROOME SEPROOME
	Y THE STATE OF THE		La Tara Para Para Care	ATYPERITE CO CON	WATER RECO
	PROFILE CONDITION 1. BMA	SION PURPOSES LL SERVICE NAME NUMBER OF SERVICE NAME OF SERVIC	AND DED SEE	SO FO SEE	
	-) -) 1232 MED	NUM LARGE, FIE		TU IN TO AND	ジャーへ
	A D MA	GE ETTER	Y B OTHER	HAT THE TANK OF THE PARTY OF TH	(GALLONS/
	The same of the sa				医生物性性性
	SITE EVALUATOR STATEMENT		e de la companya de l		
	On Nove North 20 1022 (date) I conduct system I propose is in accordance with the fi		A STANDARD OF THE STANDARD STANDARDS	11/1/201	
1	Albert fricks		119	IZVERSIL.	Page 1 of 3
Z i	Site Evaluator Signature		-		3 H 200 Rev 1
1	if permit is for Beasonal Conversion.)				
131					
23					

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application for the proposed replacement system which does not comply with the Rules. The LPI shall review the Replacement System Variance Roquest and Application and may approve the Request if all of the following requirements can be met, and the variance(e) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System from the rules.

2. A system cannot be designed and installed in total compliance with the Rules.

- 3. The design flow is less than 500 GPD
- 4. There will be no change in use of the structure.
- 4. There will be no change in use of the Site Evaluator and LPI to be the most practical method to treat and 5. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater

Permit No. Permit No. Permit No. Property Owner's Name: CHARLE PARTY AND MARKET AND M	•
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Department of Planning & Development Lee Urban, Director

CITY OF PORTLAND

July 13,2004

Sandra K. Radis 334 Island Avenue Peaks Island, ME 04108

RE: 328 Island Avenue, P.I. – 087-R-002 – IR-2 Zone – Shoreland Zoning – Floodplain

Dear Sandra,

I am in receipt of your permit application to construct a new single family dwelling with boat storage underneath. Please note that your permit application has been denied because it does not meet the requirements of the City of Portland's Zoning Ordinance.

Section 14-145.11 of the IR-2 zone requires a **nimm** lot size of 20,000 square feet. The Assessor's records show the lot size to be 18,683 square feet and the survey that you have submitted shows the lot to be 19,123.8 square feet. You have not supplied any information to show that this lot might be considered a lot of record and held under separate and distinct ownership for any adjoining lots since July 15, 1985.

This property is located within the Shoreland Zone area. Section 14-449 of the Zoning Ordinance requires structures to be setback a minimum of 75 feet from the high water mark, instead of the 45 feet from the mean high water mark that you have shown on your plans.

This property is located with the Flood plain area **A2** with a given elevation of 9 as denoted on FEMA panel 15. 14-450.8 requires the lowest floor elevation to be **a** minimum of two feet above the given elevation of 9 feet. The lowest floor elevation by definition would be your boat storage area. Your plans are deficient in denoting what the lowest floor elevation is using N.G.V.D. It is **your** responsibility to verify and supply that information with your application.

Section 14-332 requires all new dwelling units to show two off-site parking spaces. None are shown on your submitted plans.

Section 14- 145.11 requires the **maximum** building height for a principal building to be no more than 35 feet from pre-development grade. This office has not been provided with any such

information. This office will require all predevelopment grades around the proposed house prior to any approvals.

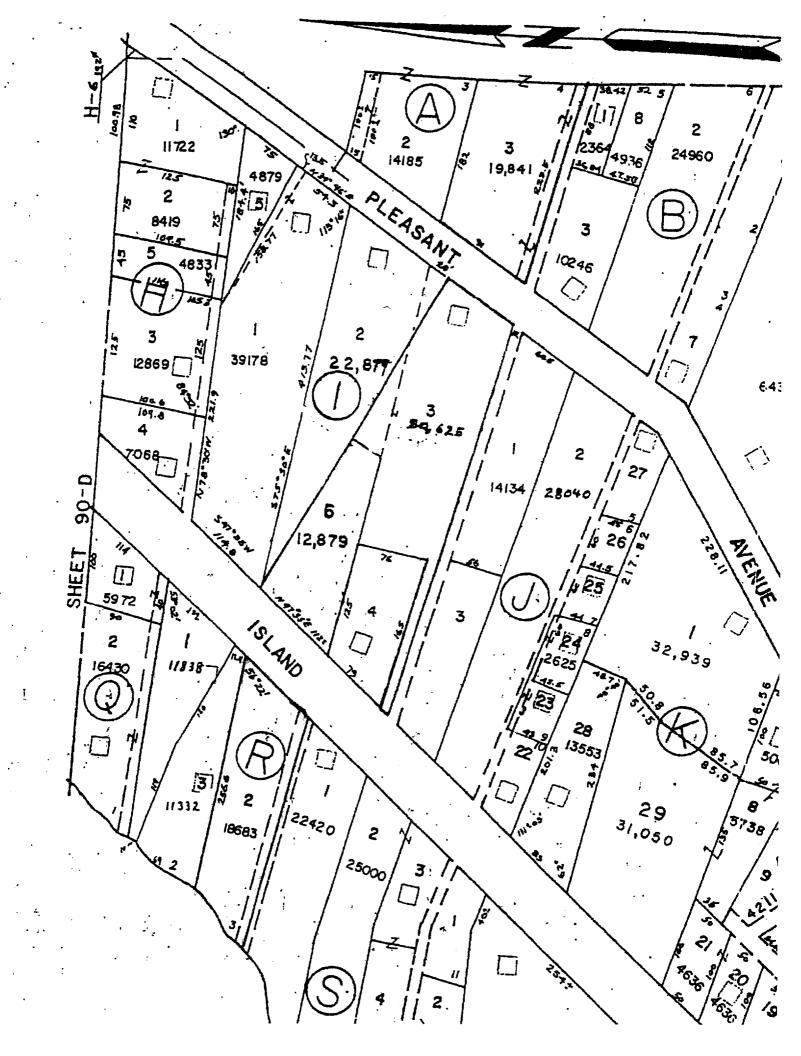
Your permit has been denied based upon the above requirements. You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

Marge Schmuckal Zoning Administrator

Cc: D. Laing, 17 Wiley Ave., Peaks Island, ME **04108**Jay Reynolds, Planning
file

July 15, 1985 + [087-R-002] IR-Z Zare SODANIC ! Defrotabled 328 I Stand XVE Orogenyin and in Orogenyin and in CMP transferred to Emer A. Lucala (Granty)
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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 R002001

 Location
 328 ISLAND AVE

 Land Use
 VACANT LAND

Owner Address RADIS SANDRA K
334 ISLAND AVE

334 ISLAND AVE PEAKS ISLAND ME 04108

Book/Page 7195/323

Legal 87-R-2
ISLAND AVE
PEAKS ISLAND
186835F

Valuation Information

Land Building Total \$25,940 \$ 0.00 \$25,940

Building Information

Bldg # Year Built # Units Bldg Sq. Ft. Identical Units

Total Acres Total Buildings Sq. Ft. Structure Type Building Name 0.429

Exterior/Interior Information

Section Levels Size Use

Beight Walls Heating A/C

Building Other Features

Line Structure Type Identical Unit8

Yard Improvements

Year Built Struature Type Length or Sq. Ft. # Units

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 R003001 334 ISLAND AVE Location Land Use SINGLE FAMILY

Owner Address RADIS CHARLES D

334 ISLAND AVE PEAKS ISLAND ME 04108

7195/319 Book/Page 87-R-3 Legal ISLAND AVE PEAKS ISLAND 11332 SF

Valuation Information

Building Land Total \$72,980 \$199,610 \$126,630

Property Information

sq. Ft. 1494 Year Built 1905 Total Acres Style old style Story Height 0.26 pull Baths Half Baths Attic Basement Total Rooms Bedrooms crawl None

Outbuildings

Quantity Year Built Size Grade Condition Type SHED-FRAME 1994 10x12

Sales Information

Price Book/Page Date Туре

Picture and Sketch

Sketch Picture

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!

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July 29,2004



Marge Schmuckal Zoning Administrator Room 315 389 Congress Street Portland, Maine 04101

Dear Marge,

I recently received your letter requesting further information on my lot on Peaks Island. Hopefully, the information I am providing to you in this letter and the accompanying documents will be sufficient for me to move forward in the process and receive a building permit.

1. In regards to your first concern, I believe the property to be a lot of record and held under separate and distinct ownership fiom any adjoining lots since July 15,1985. (Lot: 087-R-002) This lot was purchased from Central Maine Power Company by Eunice A. Lincoln (formerly Eunice A. Garrett) in February 2,1984 and recorded in the Registry of Deeds in Book 6397, Page 14. It was then sold to Sandra K. Radis on May 30,1986 and has continued to be held by me until the present time. The lot has never been altered and real estate records from the City of Portland are enclosed. Based on this information, we believe the lot qualifies as a lot of record. Information on the adjoining lots owned on one side by Central Maine Power Company and on the other side by Charles D. Radis is also enclosed for review.

2. Section 14-449 of the Zoning Ordinance requires structures to be setback a minimum of 75 feet from the mean high water mark. Our plans show the structure is 120 from the mean high water mark. In the survey performed by Robert Greenlaw P.L.S. 3/12/04 the line identified as MEAN HIGHWATER SETBACK identifies the 75 foot setback fom the MEAN HIGHWATER to where a structure could be theoretically sited. The 45 foot setback that you mention in your letter seems to start where the required 75 legal mean highwater setback begins.

- 3. The property is located within the Flood plain area **A2**. The plans enclosed demonstrate more clearly that the lowest floor elevation is 11 feet eight inches in accordance with the requirements of **14-450.8**. (A minimum of 2 feet above the **9** feet denoted on FEMA panel **15**.
- **4.** Section **14-332** requires all new dwelling units to show two offstreet parking spaces. These are highlighted on our submitted plans.
- 5. Section **14-145.11** requires the maximum building height for a principal building to be no more than **35** feet from pre-development grade. The enclosed plans show that the maximum height of our structure is **29** feet 2 inches, well within the limit of **35** feet of predevelopment grade. All predevelopment grades are enclosed for review.

Thank you for your consideration of my plan to build on this lot. I would be glad to meet with you if there are **further** concerns or questions.

Sincerely,

334 Island Avenue

Peaks Island, Me. 04104

Tel: **766-5905**

Applicant: Sandra K Kadus Date: 7/13/04
Address: 328 Island AUE, PI C-B-L: 087-R-002
CHECK-LIST AGAINST ZONING ORDINANCE
Date - New
Zone Location - IR-Z
Interior of corner lot- Proposed Use Work - to build Single family with boat Storage under NEAT
Servage Disposal - DavAta
Lot Street Frontage - 70 reg - 90,94 given
Front Yard - 75 - 126
Rear Yard - 25' - 83' - 11
Side Yard - 201 - 20 9 23' 8how 1000
Projections -
Projections- Width of Lot- 20 min - 73' Scaled Width of Lot- 20 min - 73' Scaled Average hard 25.3 Reight - 35' from pre de V. grade - (Average) hard given Reeds tos Lot Area - 70 000 th 18103 th
Height - 35 from the devignade - (AVO), given
Show I Lot Goverage Impervious Surface - 707
Lot Coverage/Impervious Surface - 707
Area per Family -
Off-street Parking - 2 veg Dot Show.
Loading Bays -
Site Plan- Whoreland Zoning Stream Protection - Whi 75 JHWM Show 345
Flood Plains - Will - OAM O S 1-18 - The state of the sta
Flood Plains - William panel 15 -viral to 15
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Department of Planning & Development Lee Urban, Director

CITY OF PORTLAND

July **13,2004**

Sandra K. Radis 334 Island Avenue Peaks Island, ME 04108

RE: 328 Island Avenue, P.I. – 087-R-002 – IR-2 Zone – Shoreland Zoning – Floodplain

Dear Sandra,

I am in receipt of your permit application to construct a new single family dwelling with boat storage underneath. Please note that your permit application has been denied because it does not meet the requirements of the City of Portland's Zoning Ordinance.

Section 14- 145.11 of the IR-2 zone requires a minimum lot size of 20,000 square feet. The Assessor's records show the lot *size* to be 18,683 square feet and the survey that you have submitted shows the lot to be 19,123.8 square feet. You have not supplied any information to show that this lot might be considered a lot of record and held under separate and distinct ownership for any adjoining lots since July 15, 1985.

This property is located within the Shoreland Zone area. Section **14-449** of the Zoning 170. Ordinance requires structures to be setback a minimum of 75 feet from the **high** water mark, Shoreland of the 45 feet from the mean **high** water mark that you have shown on your plans.

This property is located with the Flood plain area A2 with a given elevation of 9 as denoted on FEMA panel 15. 14-450.8 requires the lowest floor elevation to be a minimum of two feet above the given elevation of 9 feet. The lowest floor elevation by definition would be your boat storage area. Your plans are deficient in denoting what the lowest floor elevation is using N.G.V.D. It is your responsibility to verify and supply that information with your application.

Section 14-332 requires all new dwelling units to show two off-site parking spaces. None are shown on your submitted plans.

Section 14- 145.11 requires the maximum building height for a principal building to be no more than 35 feet from pre-development grade. This office has not been provided with any such a principal building to be no more

information. This office will require all predevelopment grades around the proposed house prior to any approvals.

Your permit has been denied based upon the above requirements. You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days fi-om 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. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

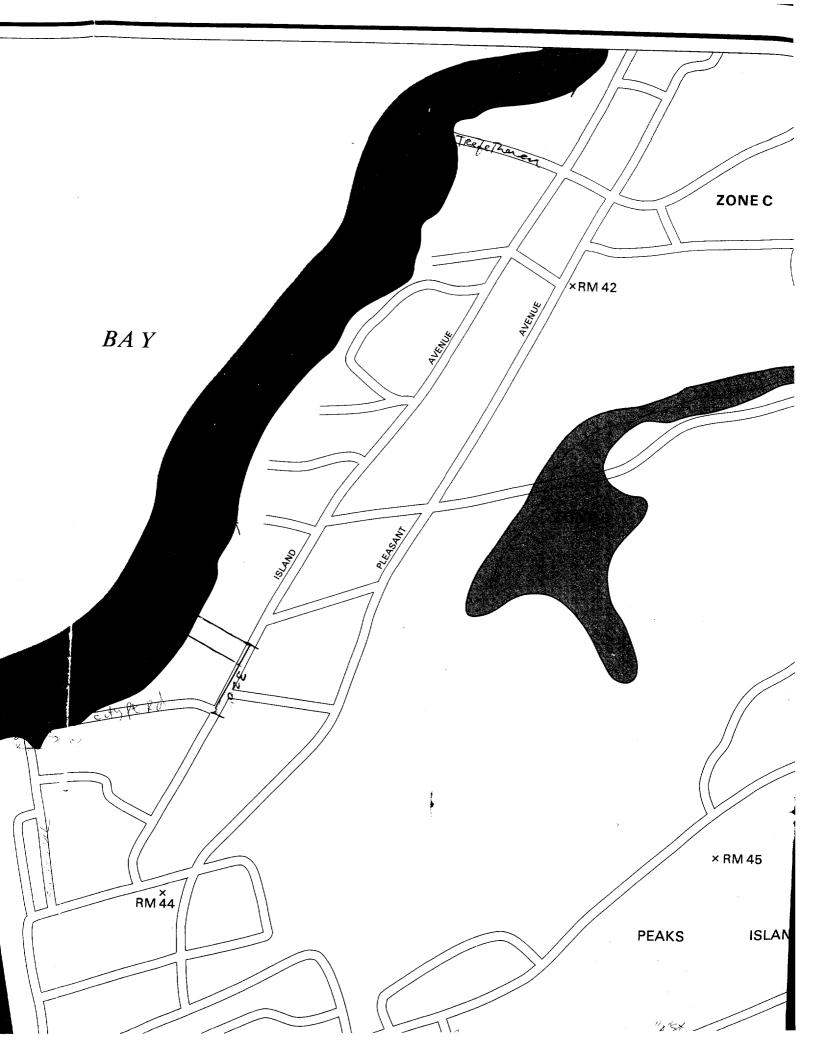
Marge Schmuckal

Zoning Administrator

Cc: D. Laing, 17 Wiley Ave., Peaks Island, ME 04108

Jay Reynolds, Planning

file



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 R002001
Location 328 ISLAND AVE
Land Use VACANT LAND

Owner Address RADIS SANDRA K

334 ISLAND AVE PEAKS ISLAND ME 04108

PEAKS ISLAND ME 04108

Book/Page 7195/323

Legal 87-R-2
ISLAND AVE
PEAKS ISLAND
18683SF

Valuation Information

Land Building Total \$25,940 \$ 0.00 \$25,940

Building Information

Bldg # Year Built # Units Bldg Sq. Ft. Identical Units 0 0 0

Total Acres Total Buildings Sq. Ft. Structure Type Building Name 0.429 0

Exterior/Interior Information

Section Levels Sire Use

Height Walls Heating A/C

Building Other Features

Line Structure Type Identical Units

Yard Improvements

Year Built Structure Type Length or Sq. Ft. # units

WARRANTY DEED 23315 Know all Men by these Presents,

What EUNICE A. LINCOLN (formerly Eunice A. Garrett) of Scarborough, Cumberland County, Maine (*Grantor?)

inconsideration of one dollar and other good and valuable consideration

paid by SANDRA K. RADIS

whose mailing address is Island Avenue, Peaks Island, Portland, Maine 04108 ("Grantee")

the receipt whereof I do husby acknowledge, do hereby give, grant, burgain, well and convey unto the said Sandra K. Radis,

her heis and assigns forever, a certain lot or parcel of land situated on Peaks Island, Portland, County of Cumberland, and State of Maine, bounded and described aa follows:

Beginning at an iron pipe located on the Northwesterly sideline of Island Avenue, and said pipe being also located on the Southerly sideline of lot number 3 according to E. Thrasher plan of Peaks Island, dated April 1865 and recorded in the Cumberland County Registry of Deeds in Plan Book 2, Page 46; thence North 69" 50' West, 265 feet, more or less, by said land now or formerly of Central Maine Power Company to an iron pipe located at the high water mark of Casoo Bay; thence North Easterly by said high water mark, 64 feet, more or less, to an iron pipe, and land, now or formerly, of Bruce F. Lincoln et ux; thence North 75° 43' East, 256.6 feet. more or less, by land, now or formerly, of said Lincoln to an iron pipe, and Northwesterly sideline of said Island Avenue; thence South 47' 55' West, 88 feet, more or leas, by the Northwesterly sideline of said Island. Avenue to the point of beginning.

Also meaning and intending to convey by this instrument all interest in **and** to **the flats** between high **and low** water mark opposit and adjacent **to** said parcel.

Reserving ${\tt from}$ said parcel all utility easements and rights of ${\tt way}$ of ${\tt record.}$

Reference may be had to Deed of Central Maine Power Company to Eunice A. Garrett dated February 2, 1984, and recorded in said Registry of Deeds in Book 6397, Page 14.

to the control of the

Reference may also be had to Exhibit A attached hereto.

To have and to hold the aforegranted and bargained premises, with all the privileges and apputtenances thereof, to the said Grantee, her

heirs and assigns, to her and ther use and behoof forever. And her heirs and assigns, do suprnant with the said Grantee . that I am lawfully seized in fee of the premises, that they are free of all encumbrances

have good right to selland convey the same to the said Grantee IO hold as aforesaid; and that heirs shall and will marrant and defend the same to the said heirs and assigns forever, against the lawful claims and demands of all persons Grantee,

In Witness Whereof, (formerly Eunice A. Garrett)

 \boldsymbol{I} , the said $\,$ EUNICE A. LINCOLN

and Bruce F. Lincoln

husband wife of the said Eunice A. Lincoln

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights hands and seals this 30 th in the above described premises, have hereunto set OUT day of the month of May , A.D. 1986 .

tgned, Sealed and Beligered

State of Mains, County of Cumberland as:

May 30 , 1986 .

Then personally appeared the above named $\;\;$ EUNICE A. LINCOLN and BRUCE F. LINCOLN

and acknowledged the foregoing instrument to be their

free act and deed.

Before me.

Attorney at Law

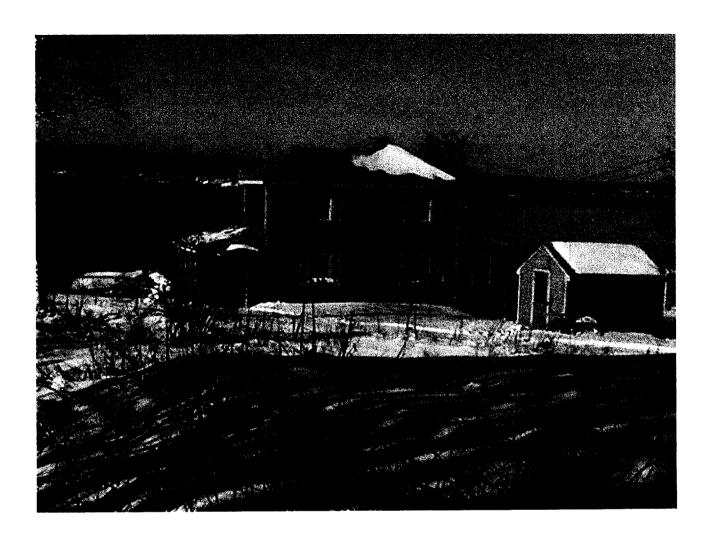
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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1 087 R003001 Parcel ID 334 ISLAND AVE Location SINGLE FAMILY Land Use

RADIS CHARLES D 334 ISLAND AVE Owner Address

PEAKS ISLAND ME 04108

7195/319 Book/Page 87-R-3 Legal ISLAND AVE

PEAKS ISLAND 11332 SF

Valuation Information

Building Land Total \$126,630 \$72,980 \$199,610

Property Information

sq. Ft. Total Acres Year Built Story Height 0.26 1905 1494 Total Rooms Attic Basement Bedrooms Full Baths Half Baths None Crawl 5 3 1 1

Outbuildings

Quantity Year Built Sire Grade Condition Type
SHED-FRAME 10x12 1994 1

Sales Information

Price Book/Page Date Туре

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 emailed.

New Search!

CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM Zoning Copy

2004-0137
Application I. D. Number

Radis Sandra K Applicant			612912004 Application Date
334 Island Ave, Peaks Island, ME 0	4108		Boathouse/Guesthouse
Applicant's Mailing Address	- -		Project Name/Description
		328 - 328 Island Ave, Portlan	d, Maine
Consultant/Agent	went Free	Address of Proposed Site	
Agent Ph: A Applicant or Agent Daytime Telephone	gent Fax:	087 R002001 Assessor's Reference: Chart-Bl	lock-Lot
Proposed Development (check all that	• • • • • • • • • • • • • • • • • • • •		
Manufacturing Warehouse/	Distribution Parking	-	specify) Boathouse
18x36 Proposed Building square Feet or # of	f I Inite	19123.8 Acreage of Site	Zoning
Floposed Building square Leet of # of	Onits	Acreage of one	Zoning
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review
☐ Flood Hazard	Shoreiand	☐ HistoricPreservation	DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance	_ _	Other
Fees Paid: Site Plan	Subdivision	Engineer Review	Date
Zaning Approval Status	.,	Reviewer	
Zoning Approval Status Approved	Approved w/Condi See Attached		
Approval Date Condition Compliance	Approval Expiration	Extension to	Additional Sheets Attached
	signature	date	
Performance Guarantee	Required.	Not Required	
* No building permit may be issued un	itil a performance guarante	ee has been submitted as indicated below	
Performance Guarantee Accepted			
r enormance Guarantee Accepted	date	amount	expiration date
Inspection Fee Paid			·
	date	amount	
Building Permit Issue			
-	date		
Performance Guarantee Reduced			
	date	remaining balance	signature
Temporary Certificate of Occupance	·	Conditions (See Attached)	
	date		expiration date
Final Inspection			
	date	signature	
Certificate Of Occupancy	J-1		
	date		
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	uale	Signature	
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	date	signature	<u> </u>

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roposed replacement system which does not comply with the Rules. This form shall be attached to an application for the p This form shall be attached to an application with a policy and application and may approve the Request if all of the LPI shall review the Replacement System Variance Request and Application and may approve the Request if all of the LPI shall review the Replacement System Provided Italy and the Variance (a) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System from the rules.

- 2. A system cannot be designed and installed in total compliance with the Rules
- The design flow is less than 500 GPD.
- There will be no change in use of the structure.
- 5. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.

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GENERAL INFORMATION	Town of POKILAHID
Permit No.	Date Permit Issued MONTH/DAYYEAR
Property Owner's Name: CHARLES RANGE	rel, No.
'System's Location: I'M AND MENIE (TENL	- THE MID MIP ST PLOCK RULD T 2+3
PART PART	ZIP
Property Owner's Address.	BELLEROCK STREET
(if different from above)	の表現を表現しても、10mmに対象がある。これではいなりに、一つ、10mm
THE PERSON NAMED IN	2.9704
SPECIFIC INSTRUCTIONS TO THE	
LPI:	or de riof meet all of the requirements listed under the Limita-
If any of the variances exceed your approval authority and tions. Section above, they you are to send this Replacement	By mon meaning Request, along with the Application, to the
Department for review and approval consideration belong	oving a Permit. (See reverse side for Commonts Section and
your signature.)	
SITE EVALUATOR:	for the proposed replacement system is needed, then com-
plete the Replacement Variance Request with your algulat	tic to include 160 of forms
PROPERTY OWNER:	
It has been determined by the Site Evaluator that a variance	to the Rules I required for the proposed replacement system. (a indicate it conditions, Both the Site Evaluator and the LPI
This variance request is due to provide initiations of the have considered the situation restrictions and have conclude	d that a replacement system in lotal compliance with the Rulos
is not possible.	
Service Control of the Control of th	The standard of the standard of the standard
The OWNER's half sign this statement. Therefore, having re-	to Do In this Replacement Variance Request and the attached to the Smith the Rules and hereby release all those

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ARIANCE CATEGORY	VARIANCE REQUESTED	APPROVAL AUTHORITY	WARIANCE REQUESTED TO	
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	b. Procerty Owner's	25 李峰 25 30 00 00 00 00 00 00 00 00 00 00 00 00	期间的大学的大学	J -3-
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Department of Human Services Division of Kealth Engineering ELEVATION REFERENCE POINT CONSTRUCTION ELEVATIONS
Reference Elevation le LOCATION & DESCRIPTION TOP OF WOLEY SUE OF WHERE TO FILL REQUIREMENTS Depth of Fill (Upslope) Bottom of Disposal Area
Top of Distribution Lines of Chambers Depth of Fill (Downslope) DISPOSAL AREA CHOSS SECTION Inch __loch_ Hockontali Page 3 of 3

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