

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU **PERMIT** IATION

Please Read Application And Notes, If Any, Attached

Permit Number: 100009

**PERMIT ISSUED**

This is to certify that Fisher Alex Dylan/Denis Obrien  
has permission to Remodel bathroom, install 3 portable wind and no stair rail  
AT 16 City Point Rd. Peaks Island CB 087 S009001 27

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 lathed or otherwise red-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

*Jamie Burke* 1/27/10  
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: 10-0009	Issue Date:	CBL: 087 S009001
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Location of Construction: 16 City Point Rd. Peaks Island	Owner Name: Fisher Alex Dylan	Owner Address: 16 City Point Rd	Phone: 207-749-5491
Business Name:	Contractor Name: Denis Obrien	Contractor Address: 136 South Freeport road Freeport	Phone: 2078387983
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family / Remodel bathroom, install 3 porthole windows and new stair rail and faux ext. door covering the meter	Permit Fee: \$690.00	Cost of Work: \$36,355.00	CEO District: 1
Proposed Project Description: Remodel bathroom, install 3 porthole windows and new stair rail and faux ext door covering the meter		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JAC-2003 Signature: [Signature] Date: 1/27/10	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 01/05/2010	<b>Zoning Approval</b>
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- 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 Review <input checked="" type="checkbox"/> (NO NEW TRUCK AREA) <input type="checkbox"/> Shoreland with 75' using 55 C.F. for the <input type="checkbox"/> Wetland faux door <input type="checkbox"/> Flood Zone panel 15 Zone A2 <input type="checkbox"/> Subdivision 29 <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK with conditions Date: 1/25/10	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date: _____	Date: _____	Date: _____

**PERMIT ISSUED**

City of Portland

**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: 10-0009	Date Applied For: 01/05/2010	CBL: 087 S009001
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Location of Construction: 16 City Point Rd. Peaks Island	Owner Name: Fisher Alex Dylan	Owner Address: 16 City Point Rd	Phone: 207-749-5491
Business Name:	Contractor Name: Denis Obrien	Contractor Address: 136 South Freeport road Freeport	Phone: (207) 838-7983
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Remodel bathroom, install 3 porthole windows and new stair rail and faux ext. door covering the meter	Proposed Project Description: Remodel bathroom, install 3 porthole windows and new stair rail and faux ext door covering the meter
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 01/25/2010

Note: Ok to Issue:

- 1) The roof off the second floor is not to be used as a deck (floor area).
- 2) On 1/25/10 Denis O'Brien agreed to the following plan of action. A) from submitted page 1 to remove the 2nd floor door and replace with egress window (an agreed priority). B) Again from page 1 plan to remove the access panels on the roof (an agreed priority). C) added the front faux door to the plans.. The other work stated on the permit will be less of a priority.
- 3) This property is located in both a Shoreland Zone (all in the 75' of HWM) and a Flood plain area, both of which are VERY restrictive in their respective requirements. It is important to FIRST check with this office before beginning any projects.
- 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 5) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6) This permit is being approved on the basis of plans and revised plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 01/27/2010

Note: 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. This includes replacing the door at the 2nd floor roof with an egress size window, and that the wood stove will not be installed at this time.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems, including wood/pellet stoves. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**PERMIT ISSUED**

JAN 27 2010

City of Portland

**Comments:**

1/25/2010-mes: I met on 1/21/10 with both the owner, Alex Fisher and his contractor Denis O'Brien - they didn't have any specific information with them - we discussed the Shoreland and what I determined to be violations (new door and "deck" storage on the second floor. The contractor agreed to return on Monday 1/25/10 to discuss a plan of action and details to move forward. Currently 100% of the additional 30% floor area has been reached. There is about 200 cubic feet to be used. On Monday the contractor showed be the faux door information along the front of the road. He also agreed to a plan of action. He will remove the sliding door on the second floor (agreed priority) and to remove the exterior access panels to the crawl spaces on either side of the existing roof (agreed priority).

<b>Location of Construction:</b> 16 City Point Rd. Peaks Island	<b>Owner Name:</b> Fisher Alex Dylan	<b>Owner Address:</b> 16 City Point Rd	<b>Phone:</b> 207-749-5491
<b>Business Name:</b>	<b>Contractor Name:</b> Denis O'Brien	<b>Contractor Address:</b> 136 South Freeport road Freeport	<b>Phone:</b> (207) 838-7983
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

1/26/2010-jmb: Left vcmmsg with Dennis O. For verification if the required 2nd floor doors removal is in a bedroom and if the new windows meet egress requirements. Also need specs and drawings on the wood stove installation. Dennis called back, will replace door with an egress window, this is a bedroom and the wood stove will not be installed at this time.

1/15/2010-mes: permit on hold - see letter sent

PERMIT ISSUED

JAN 27 2010

City of Portland



# 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>16 City Point Ln. <del>Peak Island</del></u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Alex Fisher</u> Address <u>16 City view Ln.</u> City, State & Zip <u>Peak Island, ME 04109</u>	Telephone: <u>749-5491</u>
Lessee/If Bill Applicable  <b>RECEIVED</b>  JAN - 5 2010  Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>36,355</u> C of O Fee: \$ <u>390.00</u> Total Fee: \$ <u>200.00</u> <i>Ret. Fee</i>
Current legal use (i.e. single family) <u>Single family</u> <span style="float: right;">\$690.00</span>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Single family</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>Bathroom remodel, two shower walls, new stair rail, install 3 porthole windows, repair or rewire area affected by 1 new porthole (see attached contract for specs + RCS)</u>		
Contractor's name: <u>Denis O'Brien / Venture Building</u>		
Address: <u>136 So. Freeport rd.</u>		<u>Mail</u>
City, State & Zip: <u>Freeport, Maine 04032</u>		Telephone: <u>838-7983</u>
Who should we contact when the permit is ready: <u>Denis O'Brien</u>		Telephone: <u>838-7983</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](http://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: [Signature] Date: 1/5/10

This is not a permit; you may not commence ANY work until the permit is issue



# PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

January 15, 2010

Alex Dylan Fisher  
16 City Point Road  
Portland, ME 04108

RE: 16 City Point Road, Peaks Island - 087-S-009 - IR-2 Zone with a Shoreland Overlay

Dear Mr. Fisher,

I am in receipt of a permit to make alterations at 16 City Point Road on Peaks Island. This permit can not be issued at this time because of violations witnessed on the property. It is important to know that this property is located within a Shoreland Overlay which strictly regulates expansions of square footage and volume. Because the original structure was constructed prior to Shoreland regulations, the Land Use Zoning Ordinance limits the amount of expansion to no more than 30 % of floor area and volume after January 1, 1989 during the lifetime of the structure (section 14-382(f)1). The 30% increase is both a City and State requirement. It is also based upon the structure and not the ownership.

In 1999, the previous owner, Covey Johnson, maximized the 30% floor area and there is approximately 200 cubic footage of volume left to use. A recent inspection by our Code Enforcement Officer revealed unpermitted changes to the structure. There is now a door and a deck off the 2<sup>nd</sup> floor. This work violates the maximum 30% allowance under the Land Use Ordinance. These changes must be removed before any permits are allowed on the property.

This new application does not discuss additional volume changes for a false door enclosure along the road. Since that work is considered volume, you must apply for permits and meet the requirements of Shoreland Zoning.

It has also been stated to inspectors while visiting the island that you wish to raise the structure. Please note that prior to such work, this office requires a permit application with all the required information in order to review such an endeavor for compliance under the applicable ordinances.

If you wish to alter your seawall (raise it higher) approval from the City and State, it will be necessary to reapply to both the City and State showing exactly what you will be altering from the original approval. This must be done prior to any alterations.

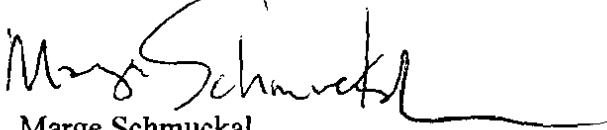
See permit comments  
- resolved issues/Action Plan  
- remove sliding door to roof  
- to remove the access doors 2<sup>nd</sup> floor

It will be necessary to submit a plan of action to remove the illegal 2<sup>nd</sup> floor deck and door within ten days of the receipt of this letter. I will glad to make an appointment to review the history of the property with you. We can also go over any alterations you may want to do concerning the property.

I am also enclosing the occupancy permit that was issued after the alterations done to the building in 1999. Please note that it addresses the issue of expansion limitations.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,



Marge Schmuckal  
Zoning Administrator

Cc: Denis O'Brien, 136 So. Freeport Road, Freeport, ME 04032  
Penny Littell, Director of Planning and Urban Development  
Suzanne Hunt, Code Enforcement Officer  
File



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Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

December 18, 2009

Alex Fisher  
16 City Point Road  
Peaks Island Road, Maine 04108

RE: 16 City Point Road, Peaks Island – 87-S-9 – IR-2 Zone with a Shoreland Overlay

Dear Mr. Fisher,

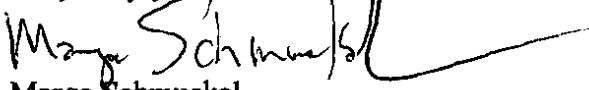
It has come to my attention that you may be doing renovations to your structure located at 16 City Point Road on Peaks Island. The renovations I write of are separate from the approved retaining wall that was recently applied for and approved by the Planning Division under project #09-69900040. There are no other building permits on file at this time for any renovations at this location.

Please be aware that your 16 City Point Road property is located in a Shoreland Overlay Zone. The property is legally nonconforming to the required 75 foot setback from the Mean High Tide. Section 14-382(f) allows a one-time expansion, not more than 30% of floor area and/or volume during the lifetime of the structure located within 75 feet of the Mean High Tide. Our records indicate an expansion permit application and approval in 1999 applied by the previous owner Mr. Covington Johnson. At that time Mr. Johnson maximized the 30% allowance for both the floor area and volume. No more expansions are allowed on this property.

Please note that Shoreland Zoning requirements originate from State DEP regulations. These regulations apply to all Maine communities including the City of Portland. The City of Portland strictly enforces the Shoreland regulations and follows up on all violations. This office will be sending out a Code Enforcement Officer to verify the complaint within the next ten days. - met 1/21/10 & 1/25/10

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

→ will remove the sliding door  
will remove access doors off 2nd floor





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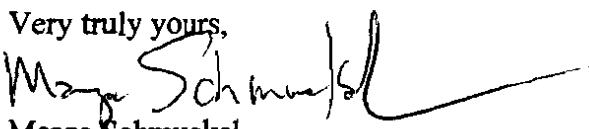
It has come to my attention that you may be doing renovations to your structure located at 16 City Point Road on Peaks Island. The renovations I write of are separate from the approved retaining wall that was recently applied for and approved by the Planning Division under project #09-69900040. There are no other building permits on file at this time for any renovations at this location.

Please be aware that your 16 City Point Road property is located in a Shoreland Overlay Zone. The property is legally nonconforming to the required 75 foot setback from the Mean High Tide. Section 14-382(f) allows a one-time expansion, not more than 30% of floor area and/or volume during the lifetime of the structure located within 75 feet of the Mean High Tide. Our records indicate an expansion permit application and approval in 1999 applied by the previous owner Mr. Covington Johnson. At that time Mr. Johnson maximized the 30% allowance for both the floor area and volume. No more expansions are allowed on this property.

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Very truly yours,

  
Marge Schmuckal  
Zoning Administrator



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Marge Schmuckal, Zoning Administrator*

December 18, 2009

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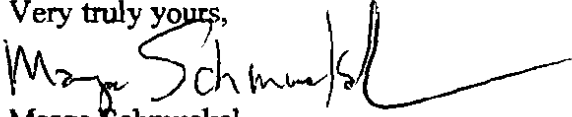
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Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

**CBL** 087 S009001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 16 CITY POINT RD  
**Owner Information** FISHER ALEX DYLAN  
 16 CITY POINT RD  
 PEAKS ISLAND ME 04108  
**Book and Page** 27291/269  
**Legal Description** 87-5-9  
 CITY POINT RD 16  
 PEAKS ISLAND  
 3000 SF  
**Acres** 0.069

**Current Assessed Valuation:**

**TAX ACCT NO.** 13636 **OWNER OF RECORD AS OF APRIL 2009**  
 JOHNSON T COVINGTON  
**LAND VALUE** \$279,000.00 **PO BOX 48**  
**BUILDING VALUE** \$68,900.00 **PEAKS ISLAND ME 04108**  
**NET TAXABLE - REAL ESTATE** \$347,900.00  
**TAX AMOUNT** \$6,171.76

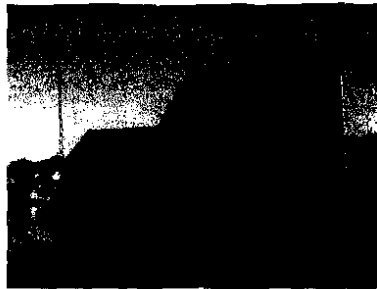
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



**Building Information:**

Card 1 of 1

**Year Built** 1900  
**Style/Structure Type** COTTAGE  
**# Stories** 1  
**Bedrooms** 1  
**Full Baths** 1  
**Total Rooms** 2  
**Attic** FULL FINISH  
**Basement** PIER/SLAB  
**Square Feet** 669  
[View Sketch](#) [View Map](#)



**Sales Information:**

Sale Date	Type	Price	Book/Page
9/30/2009	LAND + BUILDING	\$315,000.00	27291/269
5/1/1998	LAND + BUILDING	\$51,000.00	13826/4
4/1/1998	LAND + BUILDING	\$0.00	/

*IR-2  
 with Shoreland  
 overlay*





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION: 10 CITY JOHN M. (1017)-300

Issued to: T. Covington Johnson

Date of Issue: August 1, 1999

This is to certify that the building, premises or part thereof at the above location shall be altered or changed as to use under Building Permit No. 110077. This had final inspection has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy of use, limited or otherwise, as indicated below.

### PORTION OF BUILDING OR PREMISES

Entire

### APPROVED OCCUPANCY

Single Family 300  
Van Leis Street

Limiting Conditions: The one time shoreland expansion of 70% of a lot and the one time volume increase to a total of 4196.24 cubic yards. The deck area may not exceed 237.38 sq. ft. including neighborly usage. The shed may not be used on a deck or porch. Mr. Johnson must submit a letter from the City Registrar on the building Johnson of the fence.

This certificate supersedes certificate issued July 21, 1999

Approved: 8-31-99

(Date)

*[Signature]*  
Inspector of Buildings

Notice: This certificate becomes invalid if the building is abandoned or if the certificate is not used in accordance with the provisions of the certificate. Copy will be furnished to correct or amend for one dollar.







# Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Alex Fisher

PROJECT ADDRESS: 16 City ~~New~~ Point Rd PEAKS IS.

PROJECT DESCRIPTION: (Please Attach Sketch/ Plan of Proposal/Development)  
Redne sea wall

**RECEIVED**

CHART/BLOCK/LOT: 87 / 5 / 9

NOV - 9 2009

**CONTACT INFORMATION:**

City of Portland  
Planning Division

OWNER/APPLICANT

CONSULTANT/AGENT

Name: Alex Fisher  
Address: 16 City ~~New~~ Point Rd  
PEAKS IS. ME  
Zip Code: 04106  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: Nylan @ Planet Dog .com

Name: T Edwards  
Address: 36 Whispering Pines Dr.  
50. Portland ME  
Zip Code: 04106  
Work #: 899-5737      899-5737  
Cell #: \_\_\_\_\_  
Fax #: 899-1706  
Home #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	<u>Y</u>	_____
b) Are there any new buildings, additions, or demolitions?	<u>N</u>	_____
c) Is the footprint increase less than 500 sq. ft.?	<u>N</u>	_____
d) Are there any new curb cuts, driveways or parking areas?	<u>N</u>	_____
e) Are the curbs and sidewalks in sound condition?	<u>N</u>	_____
f) Do the curbs and sidewalks comply with ADA?	<u>N</u>	_____
g) Is there any additional parking?	<u>N</u>	_____
h) Is there an increase in traffic?	<u>N</u>	_____
i) Are there any known stormwater problems?	<u>N</u>	_____
j) Does sufficient property screening exist?	<u>N</u>	_____
k) Are there adequate utilities?	<u>Y</u>	_____

**Planning Division Use Only**      Exemption Granted       Partial Exemption       Exemption Denied

Need DEP PBR  
check on existing height  
See Attached Conditions

Planner's Signature [Signature]      Date 12/17/09

**PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: EXEMPTIONS FROM SITE PLAN REVIEW**

**Sec. 14-523. Approval required.**

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
  - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
  - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
  - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
  - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
  - g. There are no evident deficiencies in existing screening from adjoining properties; and
  - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

**IMPORTANT NOTICE TO APPLICANT**

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

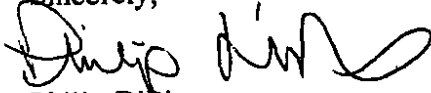


with the Inspections Division the need for a Building Permit for this project.

This approval is based on the submitted Site Plan with construction detail. Any deviation shall require a separate approval before starting that work. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

If there are any questions, please contact the Planning Staff.

Sincerely,



Philip DiPierro  
Development Review Coordinator

Electronic cc: Penny St. Louis Littell, Director of Planning and Urban Development  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Director of Inspection Services  
Marge Schmuckal, Zoning Administrator

**Planning Phil DiPierro, Development Review Coordinator**

12/17/09 Exemption was granted with the following conditions:

1. Installation of the replacement concrete retaining wall shall be constructed as shown on the submitted site/construction plan.
2. Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
3. Photos showing the finished activity must be submitted to Philip DiPierro, Development Review Coordinator, within 20 days of completion.
4. To the greatest extent practicable, materials used in the construction of this project shall be of native sources so that the completed project blends as best as possible with the areas natural surroundings, and to avoid the growth of non-native invasive plant species.
5. All site work will conform to the City of Portland Ordinance of Shoreland Zoning Regulations (Division 26).
6. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division. You must confirm with the Inspections Division the need for a Building Permit for this project.

# Faux Door Calcs

1/25/10

$$5.2' \times 8' \times 1.08'(13'') = 44.93^{CF}$$

$$3 \times 6.5 + 2 = 9.75^{CF} \quad 9.75$$

19.5

---

54.68

6296.524<sup>CF</sup> total allowed

6056.267<sup>CF</sup> previously use

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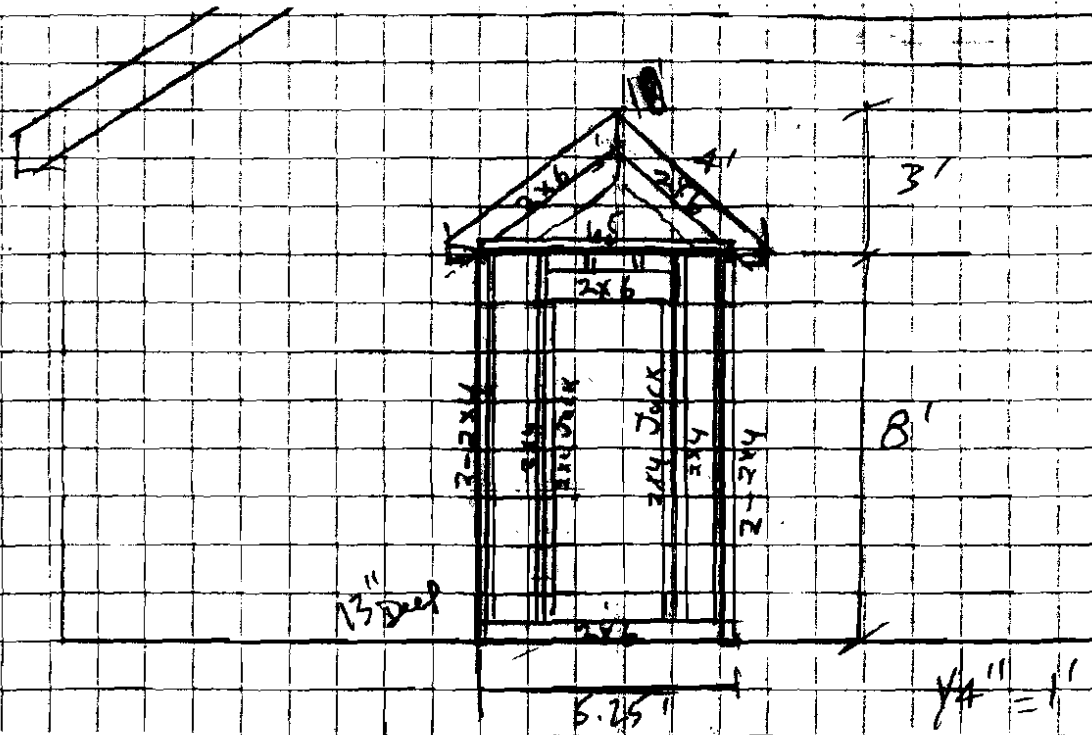
240.257<sup>CF</sup> Available

54.68<sup>CF</sup> used with this permit

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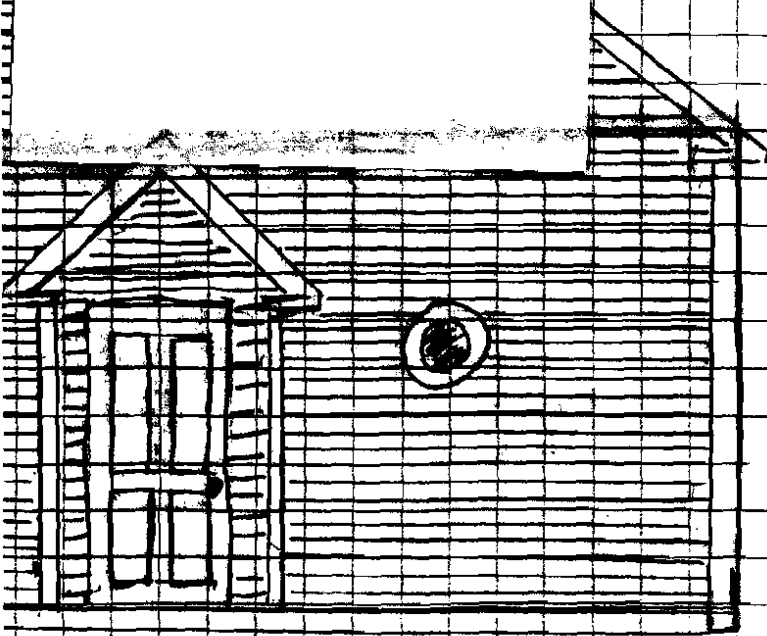
185.577<sup>CF</sup> remaining/available to use

OK



6.294 S24CY  
 6.056 .267 of used  
 -----  
 240.257 cy to be  
 used

Cross Section showing  
 framing members, structure  
 attached to existing framing with  
 4" timber lock screws



DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 JAN 25 2010  
 RECEIVED

new front door 2'9" x 6'8"

18" porthole windows

1/4" = 1"



# Venture Building

To: Alex Fisher  
274 Mitchell Road  
Cape Elizabeth, Maine 04107  
207.749.5491  
[Dylan@planetdog.com](mailto:Dylan@planetdog.com)

January 5, 2010

From: Denis O'Brien  
Venture Building  
136 South Freeport Road  
Freeport, Maine 04032  
207.838.7983  
[Denisobrien@maine.rr.com](mailto:Denisobrien@maine.rr.com)

## Time and materials estimate for remodel of Peaks Island house at 16 City View Lane


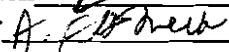
Task	Description	Amount
<b>Bath</b>	Strip all walls, remove shower, remove electric hot water heater, remove sink and vanity, frame new shower walls, sheet rock walls and ceiling, new trim, prime and two coat all walls and ceiling	\$3,500.00
<b>Stairwell</b>	Remove existing, non complaint rail, install new handrail with balusters as per code, install continuous hand rail on outside wall	\$2,400.00
<b>windows</b>	Remove existing bathroom window, add new 2x4 stud, add plywood frame to attach new porthole window, add 3 new 16" porthole windows with 4x6 header and plywood frame to attach portholes, replace three existing windows with new anderson windows of same size	\$1,800.00
<b>Tile</b>	Install rubber floor pan, float floor with dry pack sand mix and pitch toward center drain, install wall and floor tile, grout tile and seal grout, <b>Price includes \$750.00 tile material allowance</b>	\$2,250.00
<b>Plumbing</b>	Install new on demand electric hot water heater in armoire of bathroom, install new drains, hot and cold lines for new Pedestal sink, shower, washing machine, and toilet	\$2,500.00
<b>Fixtures</b>	Allowance for new toilet, pedestal sink, on demand hot water heater, sink faucets, and shower valves	\$2,400.00

<b>Electric</b>	New wiring for dryer and on demand hot water heater in bathroom, new fan over toilet , new gfci outlets in bath, reconnect and re feed wiring running through new porthole in living room, move existing bath ceiling light 8" to right,	\$3,500.00
<del><b>Wood stove</b></del>	<del>Allowance to install wood stove at end of kitchen island with metalbestos flue through roof and crawl space on second floor Price includes \$600.00 for flue</del>	<del>\$950.00</del>
<b>Ships Berth</b>	Build "ships berth" bunk in space under stairs, pull out drawers underneath, porthole window, nautical wall finish, curtain for privacy	\$2,500.00
<b>Paint</b>	Prep, prime, sand and two coat all interior and exterior affected areas, this includes all of first floor, and exterior trim	\$8,500.00
<b>Transportation</b>	Allowance for ferry tickets plus freight for materials	\$2,750.00
	<b>Subtotal:</b>	<b>\$33,050.00</b>
	<b>10% profit and overhead:</b>	<b>\$3,305.00</b>
	<b>Estimate Total:</b>	<b>\$36,355.00</b>

11/27/10  
per Dennis O,  
Not to be  
installed

Work to begin in December of 2009, work to be completed by April of 2010, 10% down payment of \$3,635.00 to be received at commencement of work. Venture Building warranties all work for a period of one year from completion of major scope of work. "In addition to ventures warranty, Venture Building warrants that work will be free from faulty materials, constructed according to the standards of all applicable building codes, constructed in a skillfull manner and fit for habitation. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract."

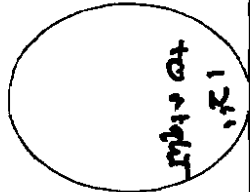
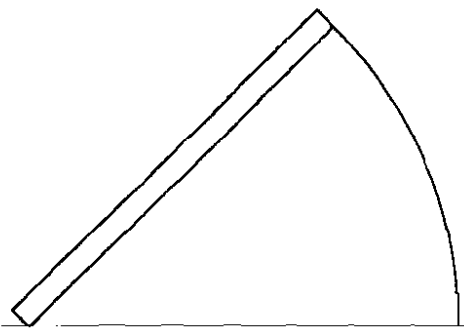
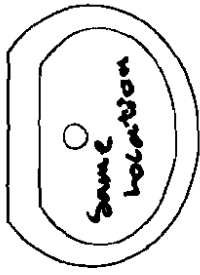
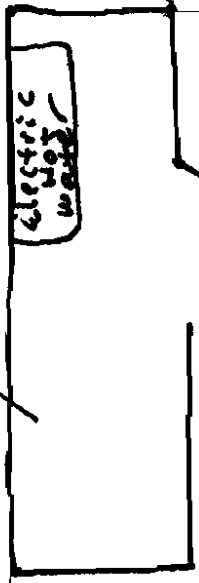
" If a dispute arises concerning the provisions of this contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for mediation."

Accepted by Denis O'Brien  on 12/24/09 contractor  
 Alex Fisher  on 12/24/09 client

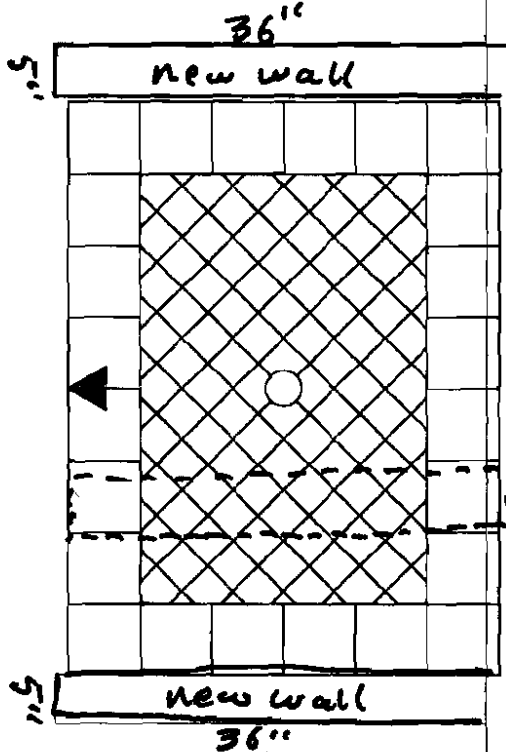
old Armoir to be used as utility closet

8'-2"

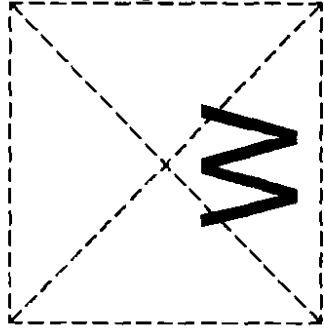
9'-10"



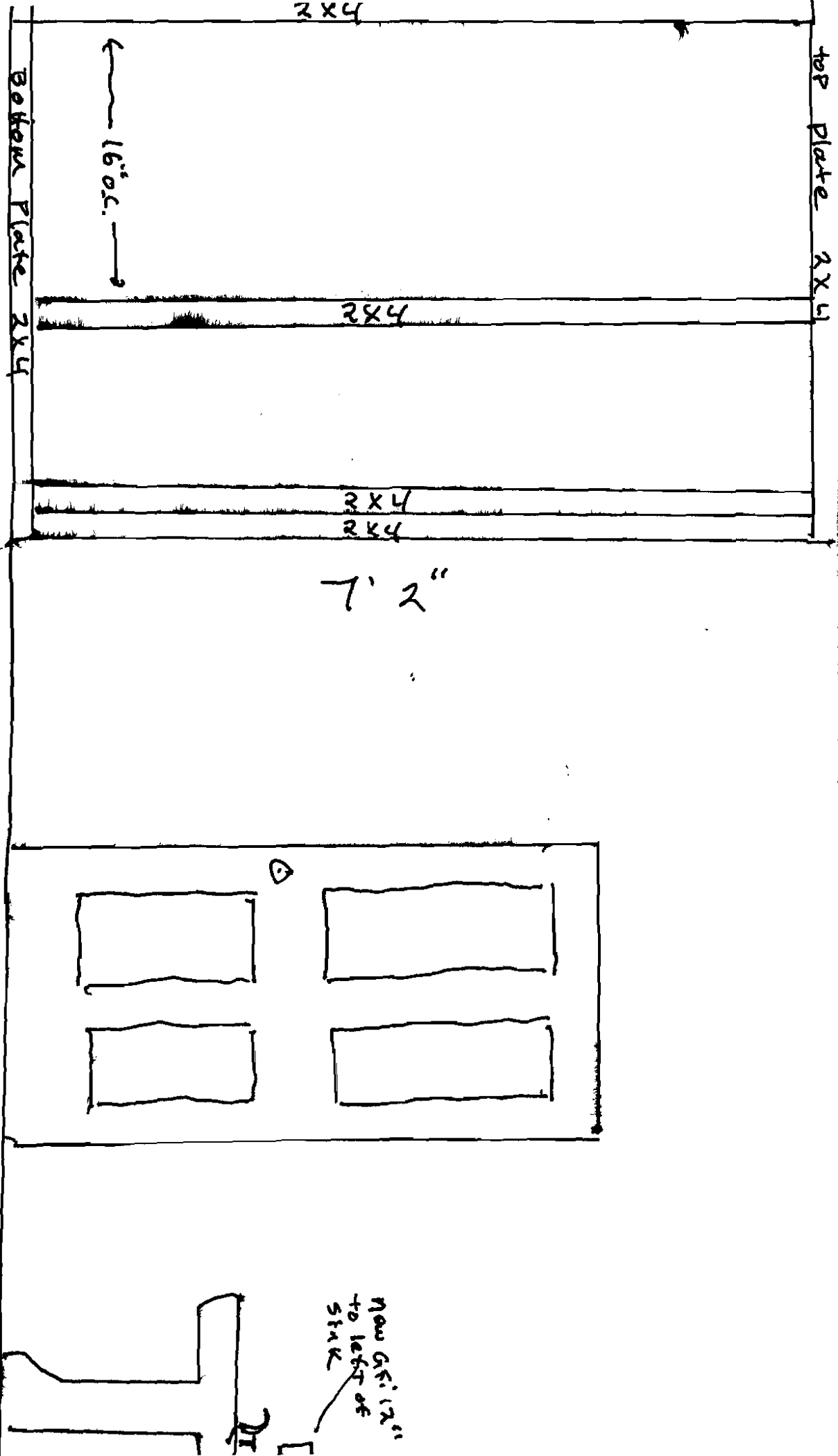
New toilet location, toilet was 5



old wall location

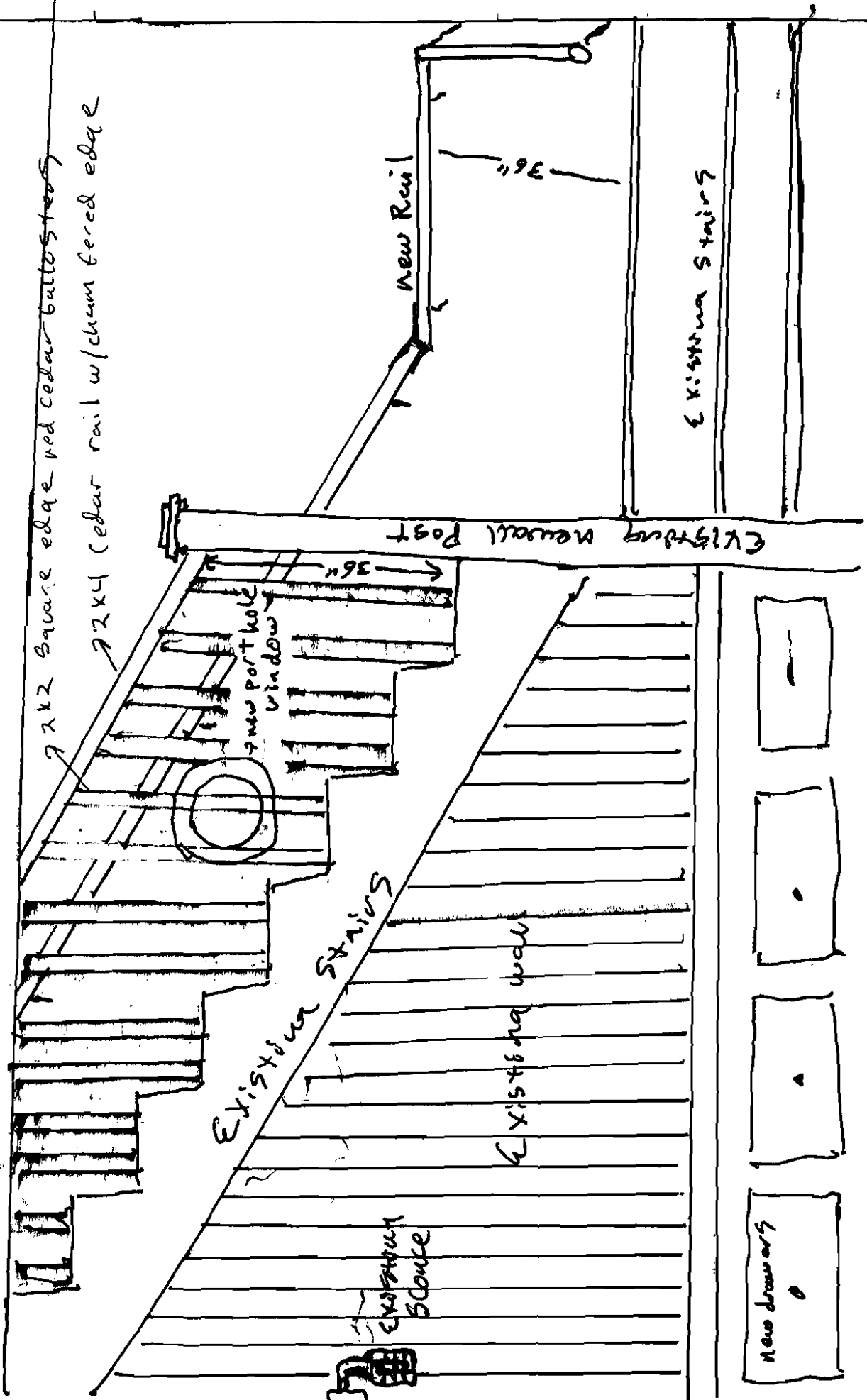


# Bathroom Remodel

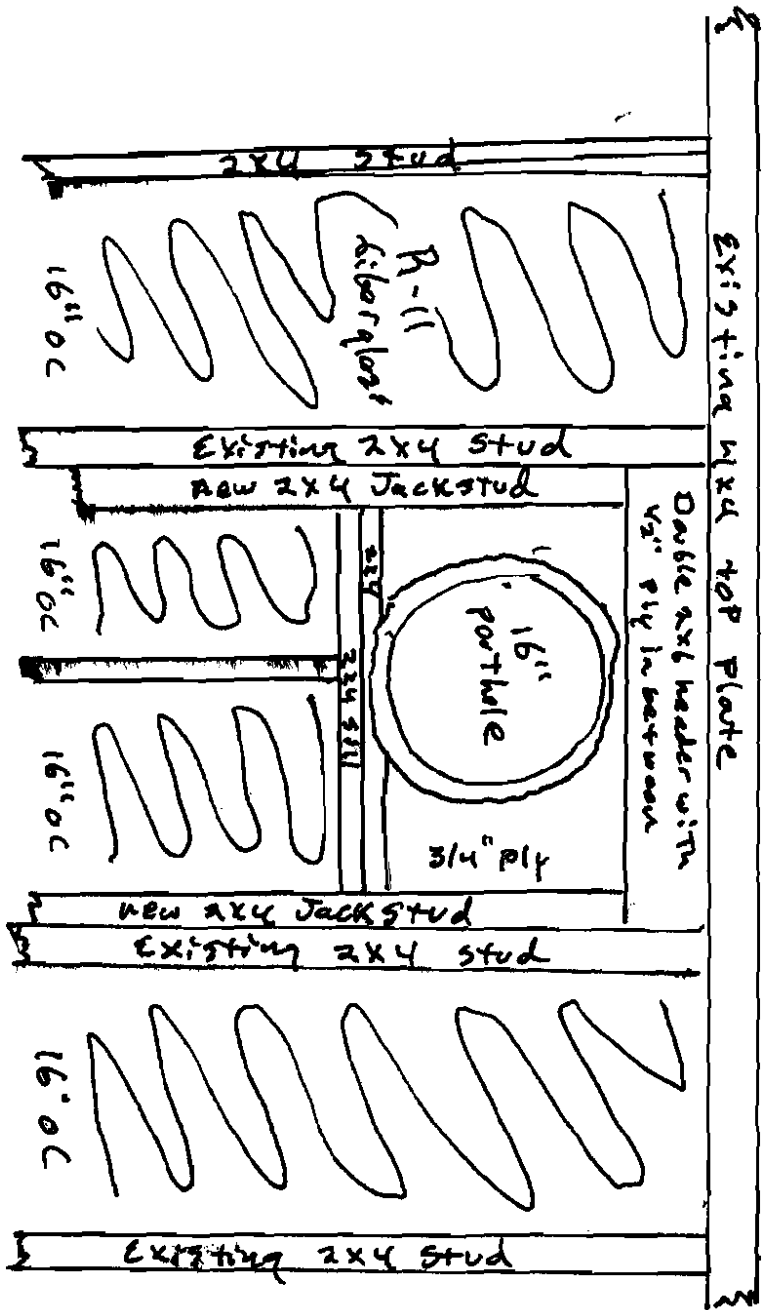


Cross section of BATH room shower walls  
 Note: second wall is identical to first and neither are bearing walls



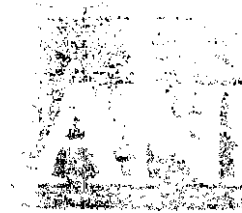


New Rail cross section 36" Rail height, less than 4" between Balusters, rail on exterior wall will be continuous 1 3/4" fir rail



— Cross section of wall framing for porthole windows

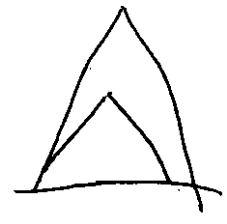
— 3/4" AC Plywood over header, sill, studs, and Jacks fastened w/ 3" ceramic coated screws to attach porthole to.



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Penny St. Louis Littell, Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

### Meeting Information



DATE: 1/21/10 ZONE: IR-2

LOCATION: 16 City Point Rd, PI

PEOPLE PRESENT: Alex Fisher, Denis O'Brien -  
Marge S -

DISCUSSION:

Plan of Action: conceding The door will be turned back into window

Discussed Shed / flagstone -

Discussed "fake" front door -

will meet again Monday at 3:00

**Please note:** this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at [www.portlandmaine.gov](http://www.portlandmaine.gov).

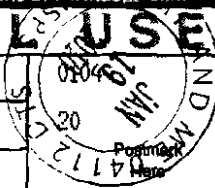
**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PEAK I CAN ME 01988  
**OFFICIAL USE**

7009 0820 0001 41A9 2396

Postage	\$ 0.44
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$2.30
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 5.54</b>



Insp  
 Return to  
 merge  
 87-3-9  
 Insp

Sent To Alex Dylan Fisher  
 Street, Apt. No.,  
 or PO Box No. 16 City Point Road  
 City, State, ZIP+4 Portland, ME 04108

16 City Point Rd - PI  
87-5-9 / IR-2 Zone

ISSUE  
DATE  
2/8/99

# 99-0091 - permit to change the pitch of the roof from 4/12 to 12/12 as per plans (was only to be a Cathedral ceiling - No 2nd floor) met the 30% volume threshold - No 2nd floor deck - removing the 2nd floor ~~entry way~~ 6' x 8.625'  
Square footage = 541.75<sup>sq</sup> compared to max of 771.65<sup>sq</sup>  
cubic volume = 6056.267<sup>cf</sup> compared to 6296.52<sup>cf</sup>  
240.25<sup>cf</sup> under

6/3/99 Stop Work Order issued - surpassed the permit requirements

ISSUED  
6/9/99 Amendment to #99-0091 (#99-0586) - Adding 232<sup>sq</sup> on 2nd floor (no longer a Cathedral ceiling) maxes out 30% floor area -

7/7/99 application applied for to add the illegal door - by calling it a bigger window - permit denied.

7/9/99 Denial letter for the above application

7/16/99 New Door on 2nd floor WAS ordered to be removed - ON this date Tom Remsboo inspected & witnessed the window in place & the door removed.

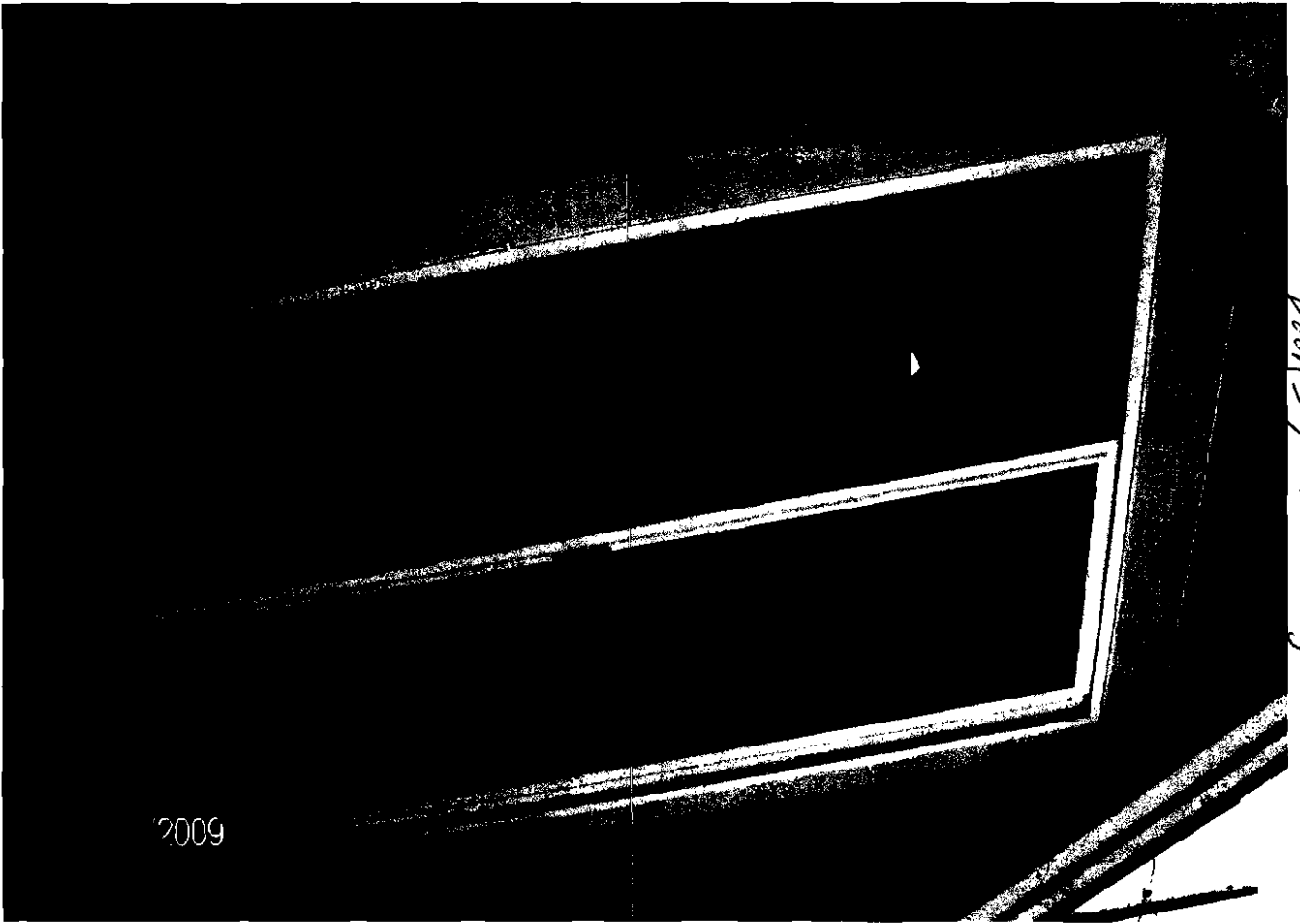
8/10/99 - COBO with conditions

**From:** Suzanne Hunt  
**To:** Schmuckal, Marge  
**Date:** 12/30/2009 3:16:48 PM  
**Subject:** 16 city point

My notes in urban: electric , plumbing and building in process, no permit. Double sliding glass door opening from second floor to deck, deck has built in storage. Obviously being used as deck Contractor Dennis, requested all permits be pulled and he discuss with Marge S. the illegal deck/doors storage and false entry to cover electric box. Smh measured outside of building at 22X22.5 ft. measure floor area of second floor at 13X15' 2" minus 3"X 5'2"for stair cut. Entire Deck is 9'X15'4" inside measure. The parapets on deck may not be legal. The false door to cover electric box extends approx 13" out. smh

Suzanne Hunt Code Enforcement, 874-8707

**CC:** Machado, Ann



2009

12/30/09  
Room (5) to 116th Deck



11/25/2009

16 City View



11/25/2009

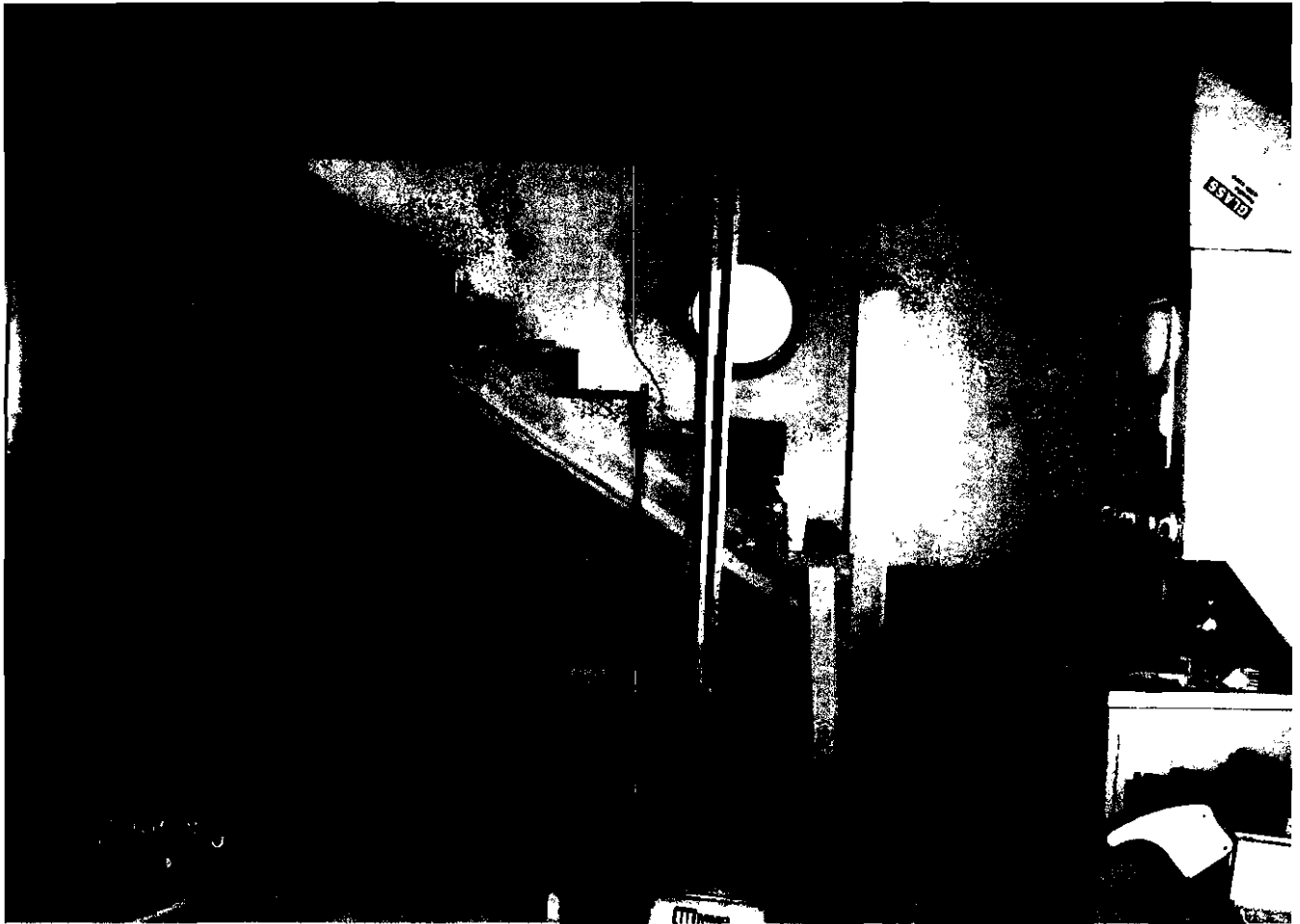


11/25/2009

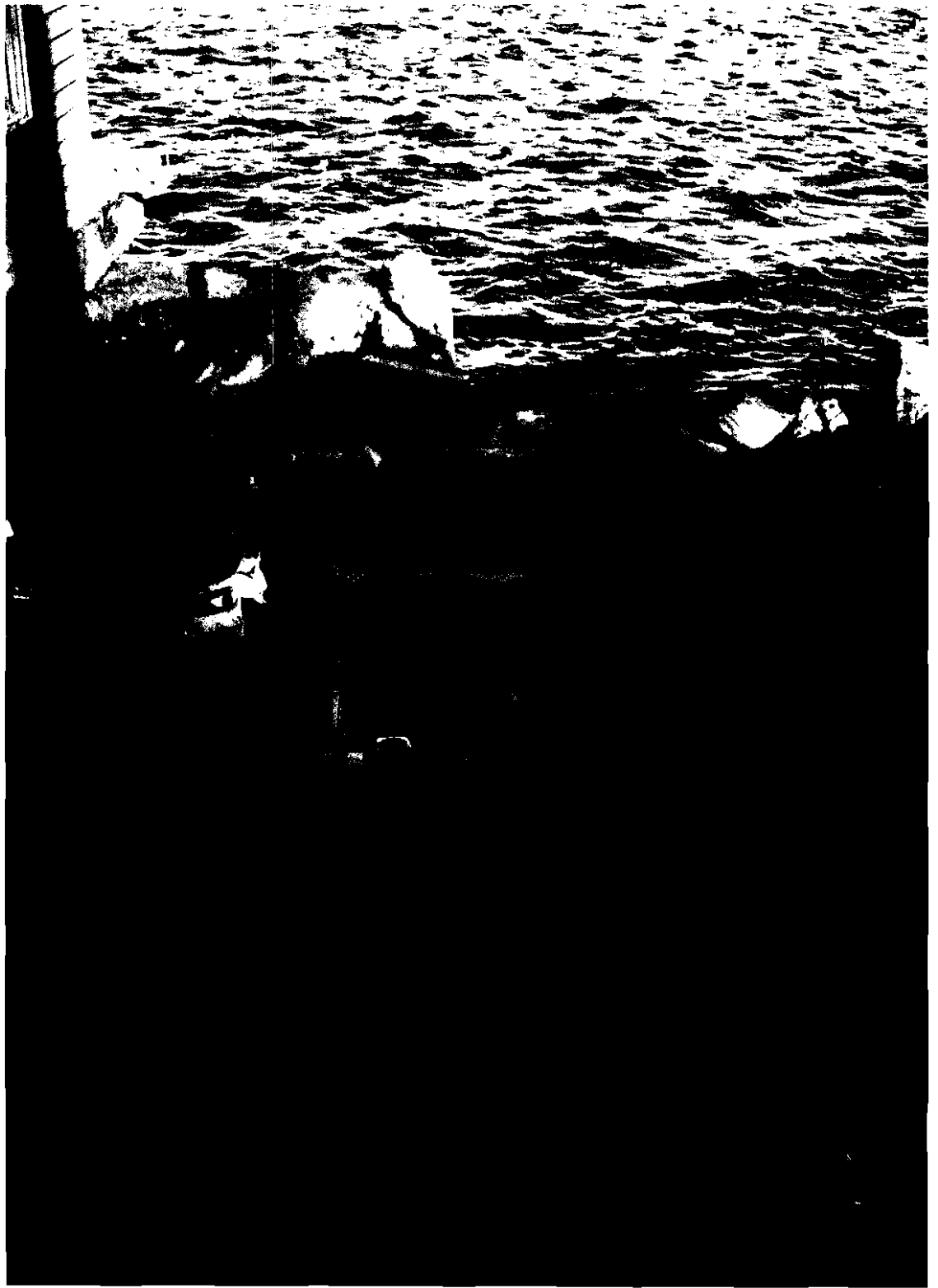
Deck storage

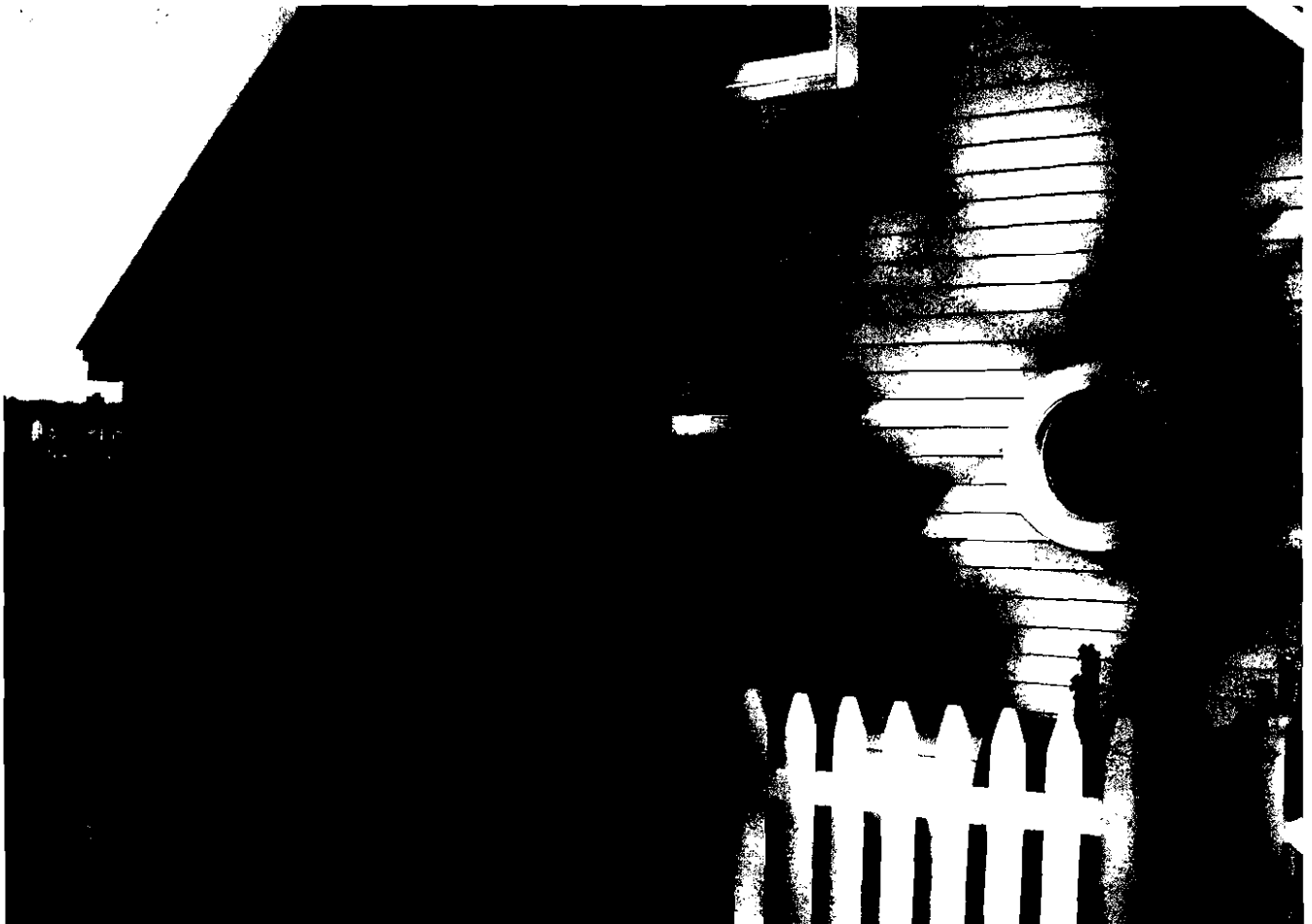






←  
Cover  
Electric  
Box





**WARRANTY DEED**  
**Maine Statutory Short Form**

**THOMAS COVINGTON JOHNSON, aka T. COVINGTON JOHNSON** of PO Box 48, Peaks Island ME 04108, for consideration paid, **grants to ALEX DYLAN FISHER**, of 274 Mitchell Road, Cape Elizabeth ME 04107, with **Warranty Covenants**, a certain lot or parcel of land, situated on Peaks Island, part of the City of Portland, County of Cumberland and State of Maine, and being shown on Plan 87-S-9, of Plan of Real Estate, Portland, Maine in the office of the Assessors of said City of Portland, together with the buildings thereon situated, which is further bound and described as follows:

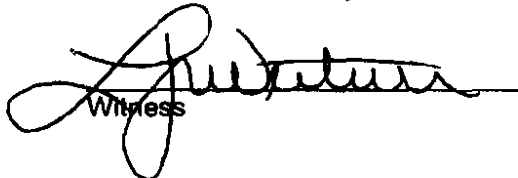
MAINE REAL ESTATE TAX PAID

Beginning at the Southwesterly corner of land conveyed by Leo F. O'Brion to William F. White by deed dated October 19, 1923 and recorded in Cumberland County Registry of Deeds in Book 1153 Page 76, which said point of beginning is on the Southerly side line of land conveyed by Nathan E. Metcalf to said Leo F. O'Brion by deed dated July 23, 1914 and recorded in said Registry of Deeds in Book 933, Page 468, which said line is also the division line between Lots #6, and 7, as shown on plan of the division of the estate of Henry S. Parsons, recorded in said Registry of Deeds in Plan Book 2, Page 46, and which point of beginning is 268.5 feet Southwesterly from the Southwesterly corner of land conveyed by Nathan E. Metcalf to Leroy E. Tobey by deed dated September 27, 1913, and recorded in said Registry of Deeds in Book 919, Page 265, measured on said Southerly side line of the land conveyed by said Nathan E. Metcalf to said Leo F. O'Brion as aforesaid; thence Southwesterly on said Southerly side line of said land conveyed to said Leo F. O'Brion by said Nathan Metcalf, as aforesaid, seventy-four (74) feet, to a point, and from these two points extending northwesterly on a course parallel with the westerly side line of said lot of land conveyed by Nathan E. Metcalf to Leroy F. Tobey, as aforesaid, to the seashore, keeping the width of seventy-four (74) feet the entire distance; together with all right, title and interest in and to the seashore and flats lying next northerly and westerly of the premises hereinbefore described adjoining the same, and all right, title and interest in and to ten (10) feet wide driveway adjoining said premises on the Southerly side thereof, subject, however, to all existing rights and easements over said driveway, and specifically subject to the rights reserved by Jean B. Flaherty in the deed of Jean B. Flaherty to Henry J. Davidson dated July 6, 1968 and recorded in said Registry in Book 2965, Page 128, for herself, her successors or assigns to use of said ten foot driveway.

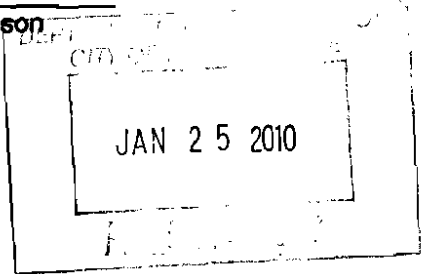
This conveyance is made subject to the right granted to the Peaks Island Corporation to lay, build, construct and forever maintain water pipes across a portion of said land as set forth in a deed dated June 4, 1924, and recorded in said Registry of Deeds in Book 1189, Page 15.

Grantor received title to this parcel by deed of Jean Ellen Davidson dated May 15, 1998 and recorded on May ~~15~~ <sup>15</sup> 1998 in Cumberland County Registry of Deeds at Book 13826 Page 004.

WITNESS, my hand and seal this 29<sup>th</sup> day of September, 2009

  
Witness

  
Grantor - Thomas Covington Johnson



State of Maine  
Cumberland, SS

Personally appeared before me, Thomas Covington Johnson, aka T. Covington Johnson, acknowledged the foregoing instrument to be his free act and deed, and subscribed his name above.

Before me,

9-29-09

Date

  
Notary Public / Attorney At Law

Print Name (Seal)

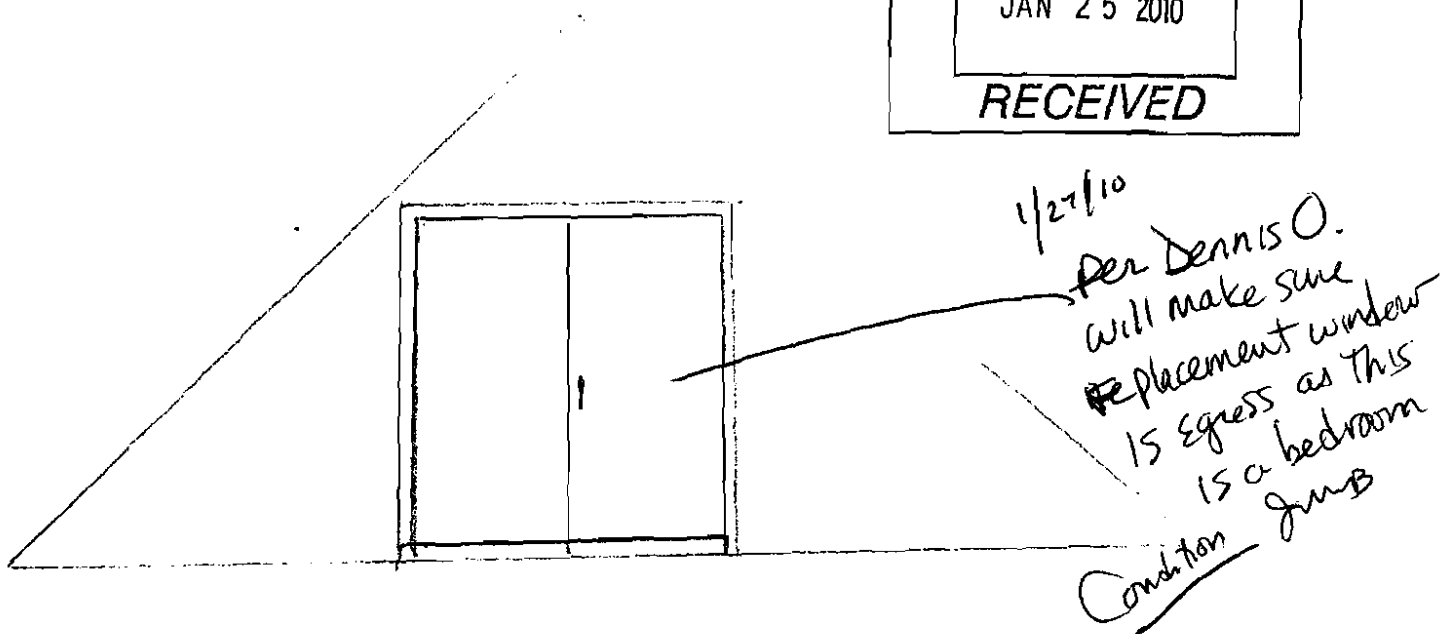
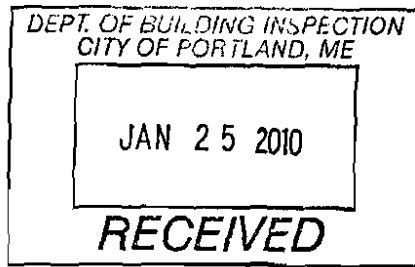
LESLEY J. WENTWORTH  
Notary Public, Maine  
My Commission Expires November 12, 2013

Received  
Recorded Register of Deeds  
Sep 30, 2009 02:19:39P  
Cumberland County  
Passela E. Lovley

JAN 25 2010

Plan for removal of existing sliding door at 16 City Point rd. Peaks Island.

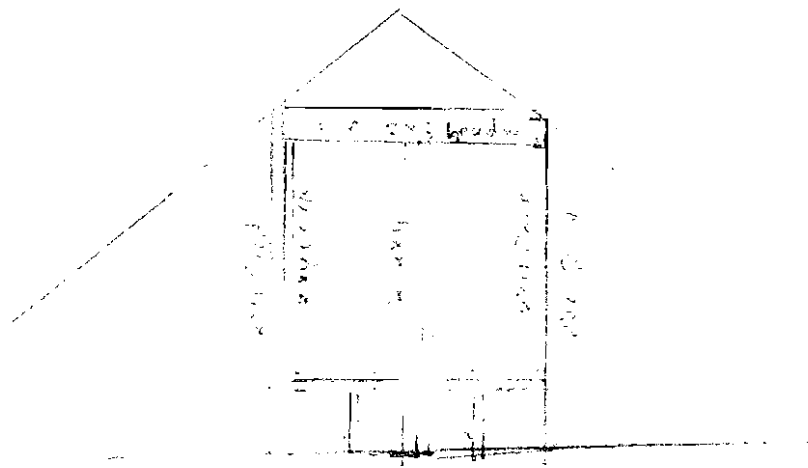
plan to remove exterior Access panels to crawl spaces on either side of existing roof



1. Remove existing door
2. Examine structural framing, including sufficient header size to meet code
3. add 2-2x4 center Jack studs
3. add 2-2x4 sill plates
4. add 2x4 cripple studs 16" oc. under sill, minimum 18" high
5. Install two 21" x 3'10" egress windows
6. Flash windows and install new trim and siding
7. Start work and finish exterior







Handwritten text, possibly a title or description, located below the sketch. The text is mostly illegible due to blurring and fading.

REPT. OF THE CITY OF  
 DIVISION  
 JAN 25 2010

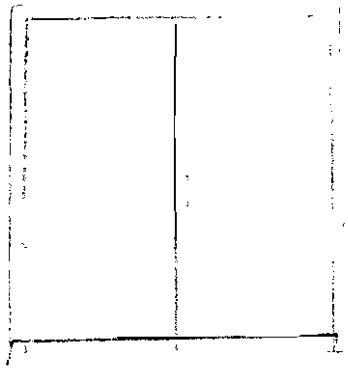
Handwritten text, possibly a signature or name, located below the stamp.

Handwritten text, possibly a date or reference number, located at the bottom of the page.

FILE

- ✓ Plan for removal of existing sidewalk
- ✓ ...
- ✓ ...

JAN 25 2010



- 1. Remove existing sidewalk
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...



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Penny St. Louis Littell, Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

### Meeting Information

DATE: 11/25/10 ZONE: IR-2

LOCATION: 16 City Point Rd

PEOPLE PRESENT: Denis O'Brien - Marge S

#### DISCUSSION:

- from page one - to remove 2nd floor Door per plans - can do right away - Agreed priority
- Plan to remove the Access panels - Agreed priority
- Front (fake door) -  $\approx 50^{\#y}$  -  $55^{\#y}$
- I will work on issuing the permit as soon as possible

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at [www.portlandmaine.gov](http://www.portlandmaine.gov).



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 18 City Point Rd (087-S-009)

Issued to F. Covington Johnson

Date of Issue August 18, 1999

This is to certify that the building, premises, or part thereof, at the above location, built or altered or changed as to use under Building Permit No. 990099 / 990586, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below:

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY:

Entire

Single Family, RQA 96  
Use R-2, Type 5B

Limiting Conditions: The one time shoreland expansion of 90% of a total of 771.65 sq. ft. and the one time volume increase to a total of 6296.324 cubic yards. The 2nd floor may not exceed 237.28 sq. ft. including neighborhood space & stairs. The shed roof may not be used as a deck or porch. Mr. Johnson must submit a letter from the City Engineer on the height & location of the fence.

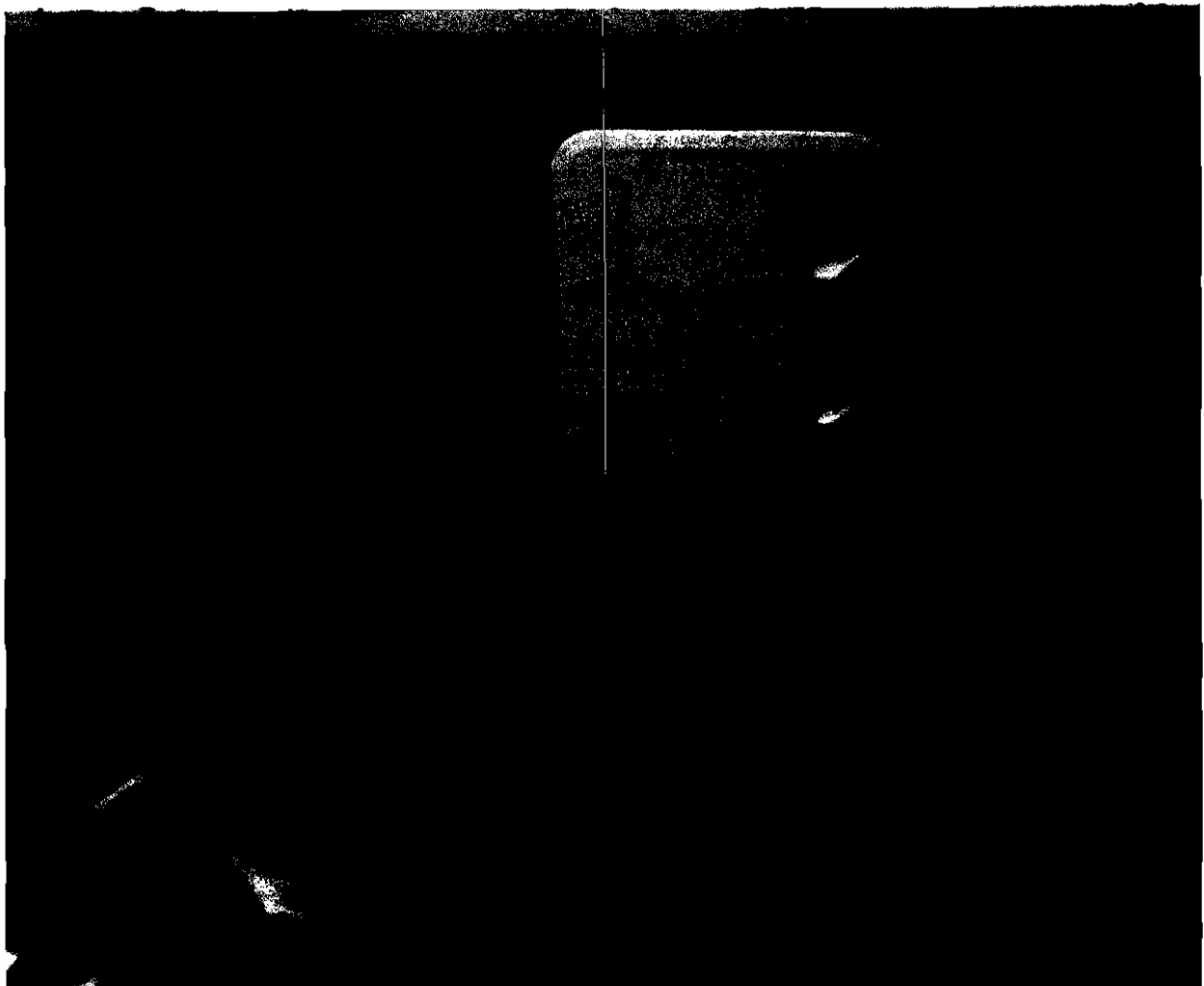
This certificate supersedes certificate issued July 7, 1999

Approved: 8-31-99 *[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies legal use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*[Handwritten mark]*



1/25/10



1/25/10



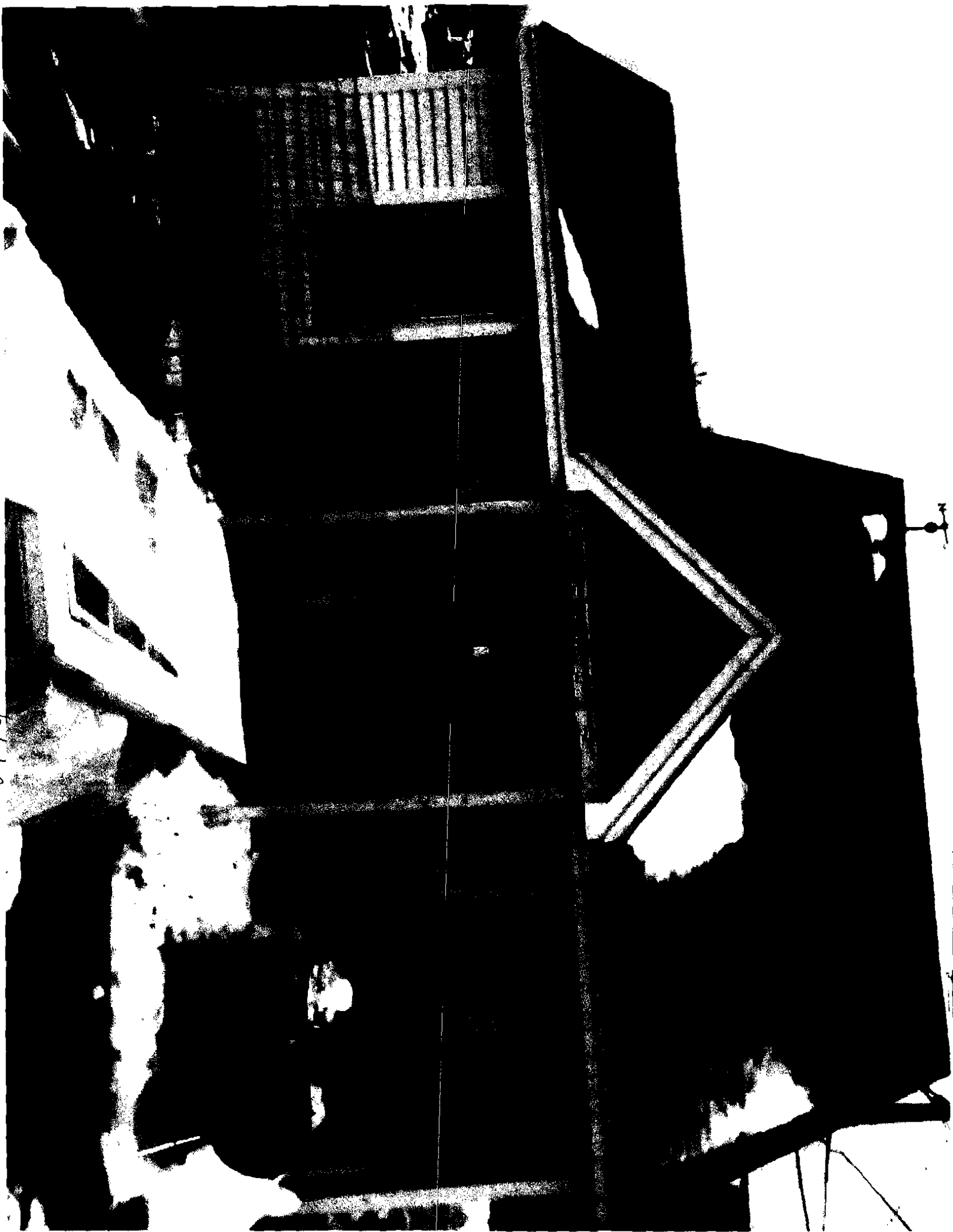
1/25/10



01/22/10



112610



1/20/10

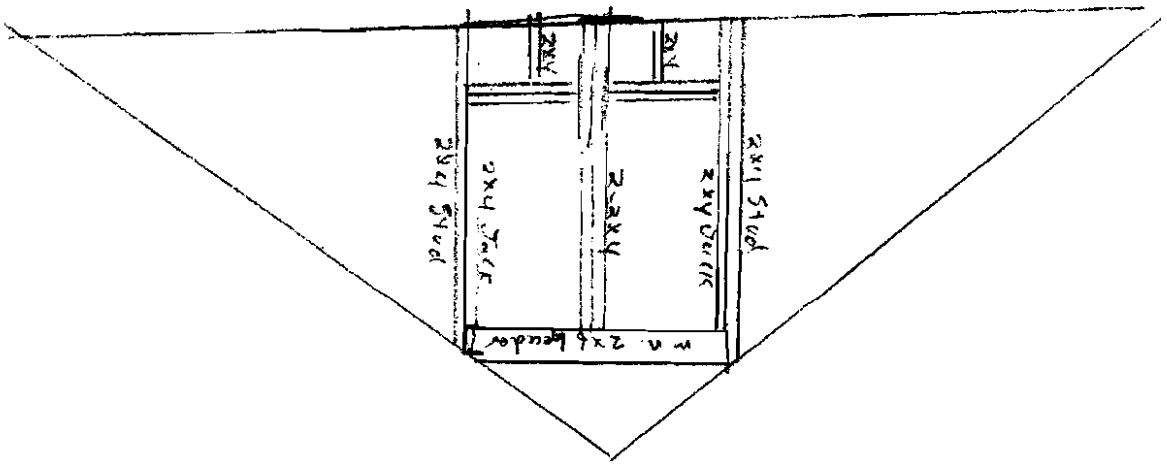


1. Remove panels
2. Patch-in cedar siding
3. Paint siding

Exterior access panels

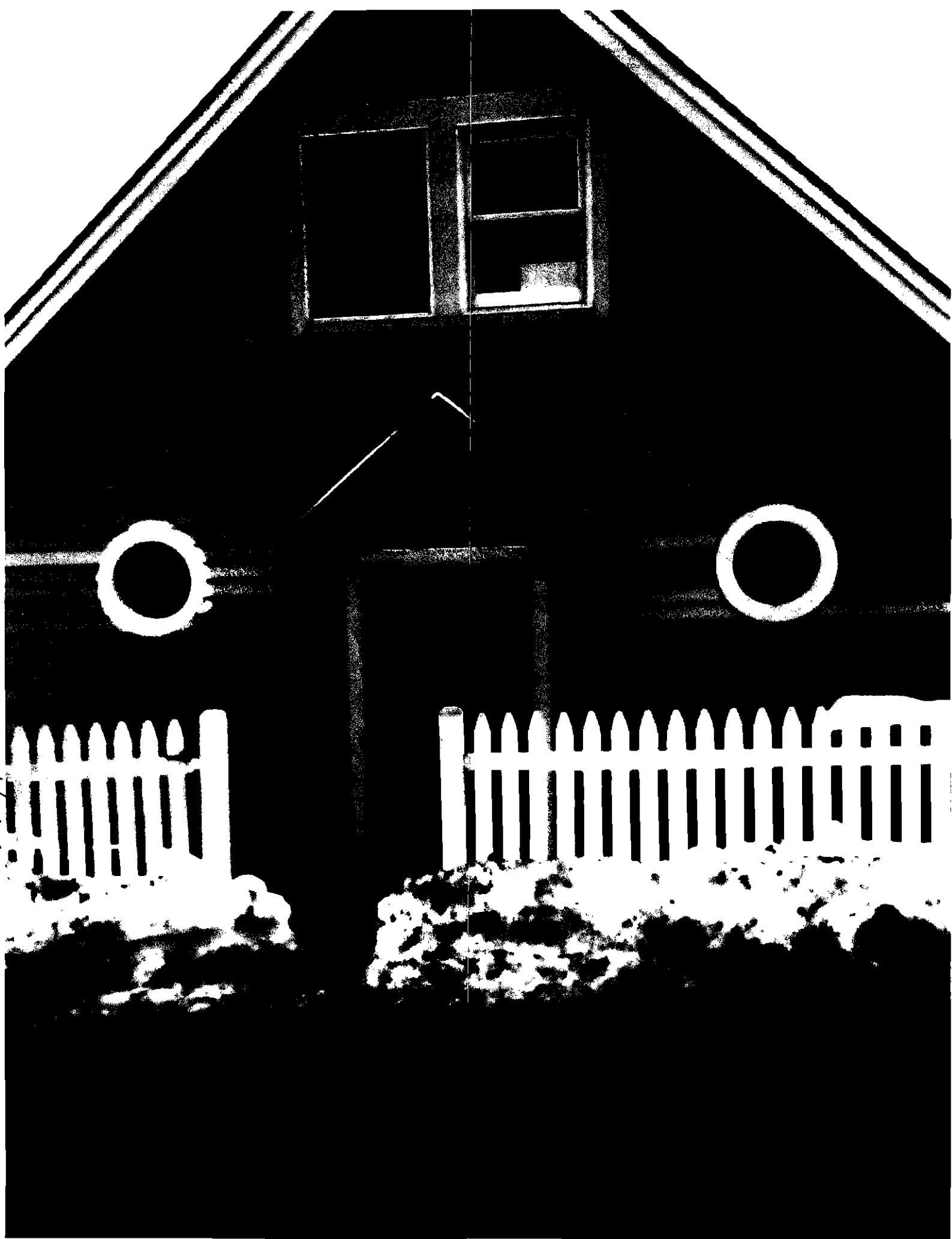
RECEIVED  
 JAN 25 2010  
 DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

Cross section of window framing



1126/10





1/26/10

**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.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**PERMIT ISSUED**

**JAN 27**

**City of Portland**



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Penny St. Louis Littell- Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator*

January 15, 2010

Alex Dylan Fisher  
16 City Point Road  
Portland, ME 04108

RE: 16 City Point Road, Peaks Island – 087-S-009 – IR-2 Zone with a Shoreland Overlay

Dear Mr. Fisher,

I am in receipt of a permit to make alterations at 16 City Point Road on Peaks Island. This permit can not be issued at this time because of violations witnessed on the property. It is important to know that this property is located within a Shoreland Overlay which strictly regulates expansions of square footage and volume. Because the original structure was constructed prior to Shoreland regulations, the Land Use Zoning Ordinance limits the amount of expansion to no more than 30 % of floor area and volume after January 1, 1989 during the lifetime of the structure (section 14-382(f)1). The 30% increase is both a City and State requirement. It is also based upon the structure and not the ownership.

In 1999, the previous owner, Covey Johnson, maximized the 30% floor area and there is approximately 200 cubic footage of volume left to use. A recent inspection by our Code Enforcement Officer revealed unpermitted changes to the structure. There is now a door and a deck off the 2<sup>nd</sup> floor. This work violates the maximum 30% allowance under the Land Use Ordinance. These changes must be removed before any permits are allowed on the property.

This new application does not discuss additional volume changes for a false door enclosure along the road. Since that work is considered volume, you must apply for permits and meet the requirements of Shoreland Zoning.

It has also been stated to inspectors while visiting the island that you wish to raise the structure. Please note that prior to such work, this office requires a permit application with all the required information in order to review such an endeavor for compliance under the applicable ordinances.

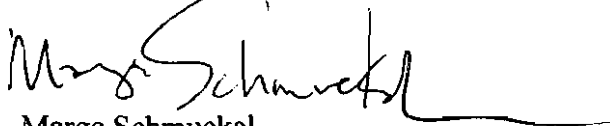
If you wish to alter your seawall (raise it higher) approval from the City and State, it will be necessary to reapply to both the City and State showing exactly what you will be altering from the original approval. This must be done prior to any alterations.

It will be necessary to submit a plan of action to remove the illegal 2<sup>nd</sup> floor deck and door within ten days of the receipt of this letter. I will glad to make an appointment to review the history of the property with you. We can also go over any alterations you may want to do concerning the property.

I am also enclosing the occupancy permit that was issued after the alterations done to the building in 1999. Please note that it addresses the issue of expansion limitations.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal  
Zoning Administrator

Cc: Denis O'Brien, 136 So. Freeport Road, Freeport, ME 04032  
Penny Littell, Director of Planning and Urban Development  
Suzanne Hunt, Code Enforcement Officer  
File





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 18 City Point Rd (087-S-009)

Issued to T. Covington Johnson

Date of Issue August 18, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990099/<sup>990586</sup> has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family, BOCA 96  
Use R-3, Type 5B

Limiting Conditions: The one time shoreland expansion of 30% of a total of 771,65 sq. ft. and the one time volume increase to a total of 6296,524 cubic yards. The 2nd floor may not exceed 237,28 sq. ft. including neighborwall space & stairs. The shed roof may not be used as a deck or porch. Mr. Johnson must submit a letter from the City Engineer on the height & location of the fence.

This certificate supersedes  
certificate issued July 7, 1999

Approved:

8-31-99

(Date)

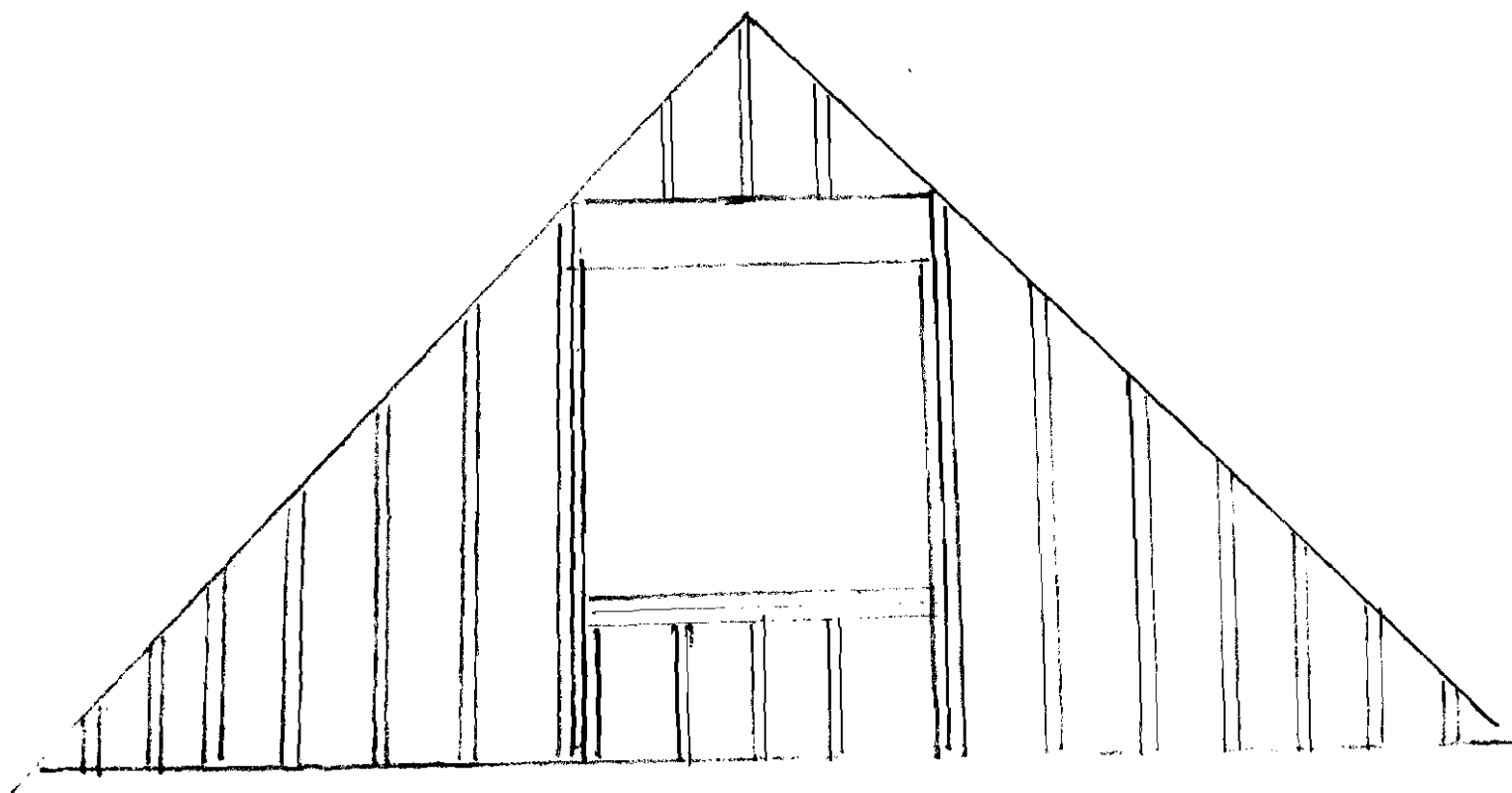
Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

WVTC

Window alterations to 16 Cliff Point rd. Peaks  
Island. Owner Alex Fisher. Work performed by Venture  
Building, Cumberland Maine.



2x4 16" O.C. Framing

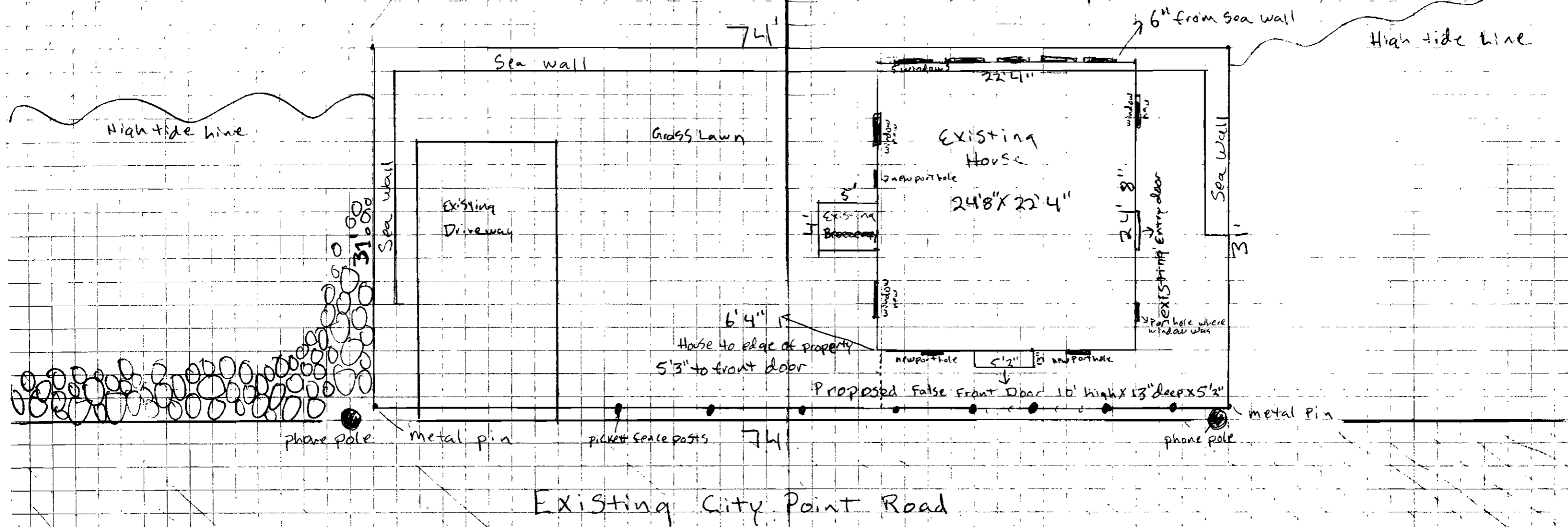
2x8 Header

2x4 Jacks

2x4 Jack Studs

Double hung, Egress, Anderson #W3852, clear pane

Ocean at high tide



JAN 25 2010

Owner: Alex Fisher  
 Builder: Venture Building  
 Denis O'Brien  
 136 South Freeport rd  
 Freeport, Maine  
 04032  
 838-7983

plans showing changes to house at 16 City Point rd. Peaks Island

- Changes
1. New False front door for aesthetic design and to hide utility meters
  2. 3 new portholes
  3. 1 new port hole replacing existing window
  4. 3 new windows to replace existing windows of same size
  5. new siding

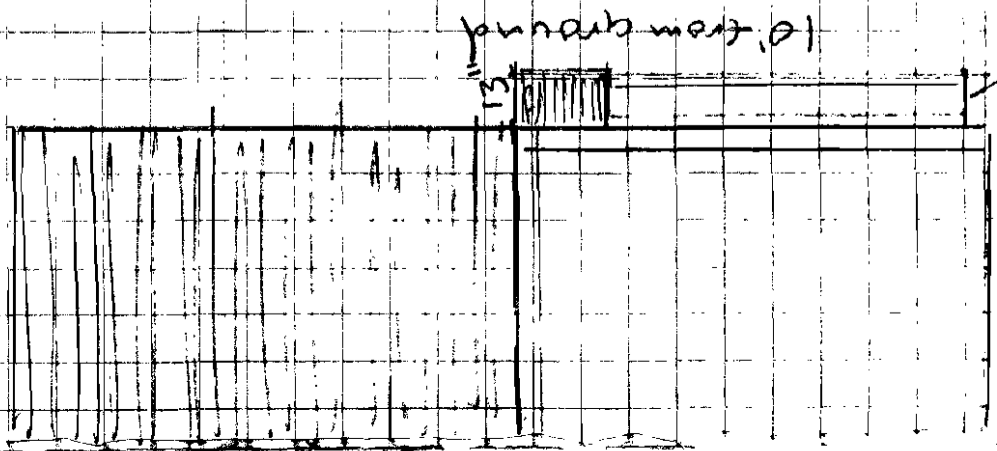
56.37  
 55.97 Cubic FT. Volume

1/4" = 1'

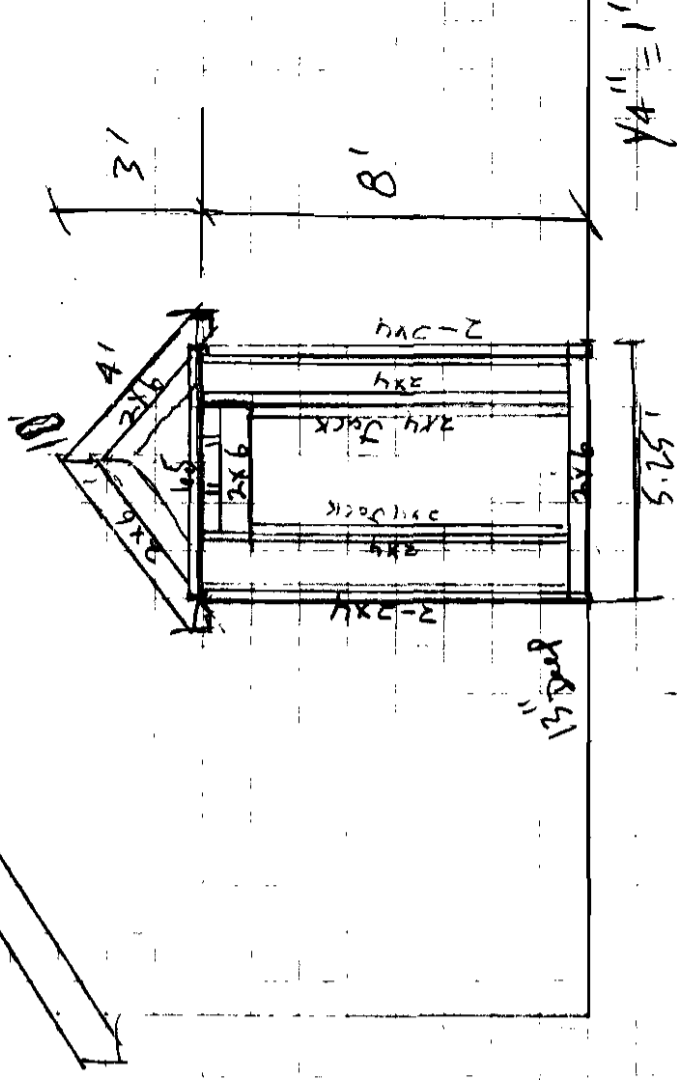
16 City Point Road, Peaks Island

Owner: Alex Fisher

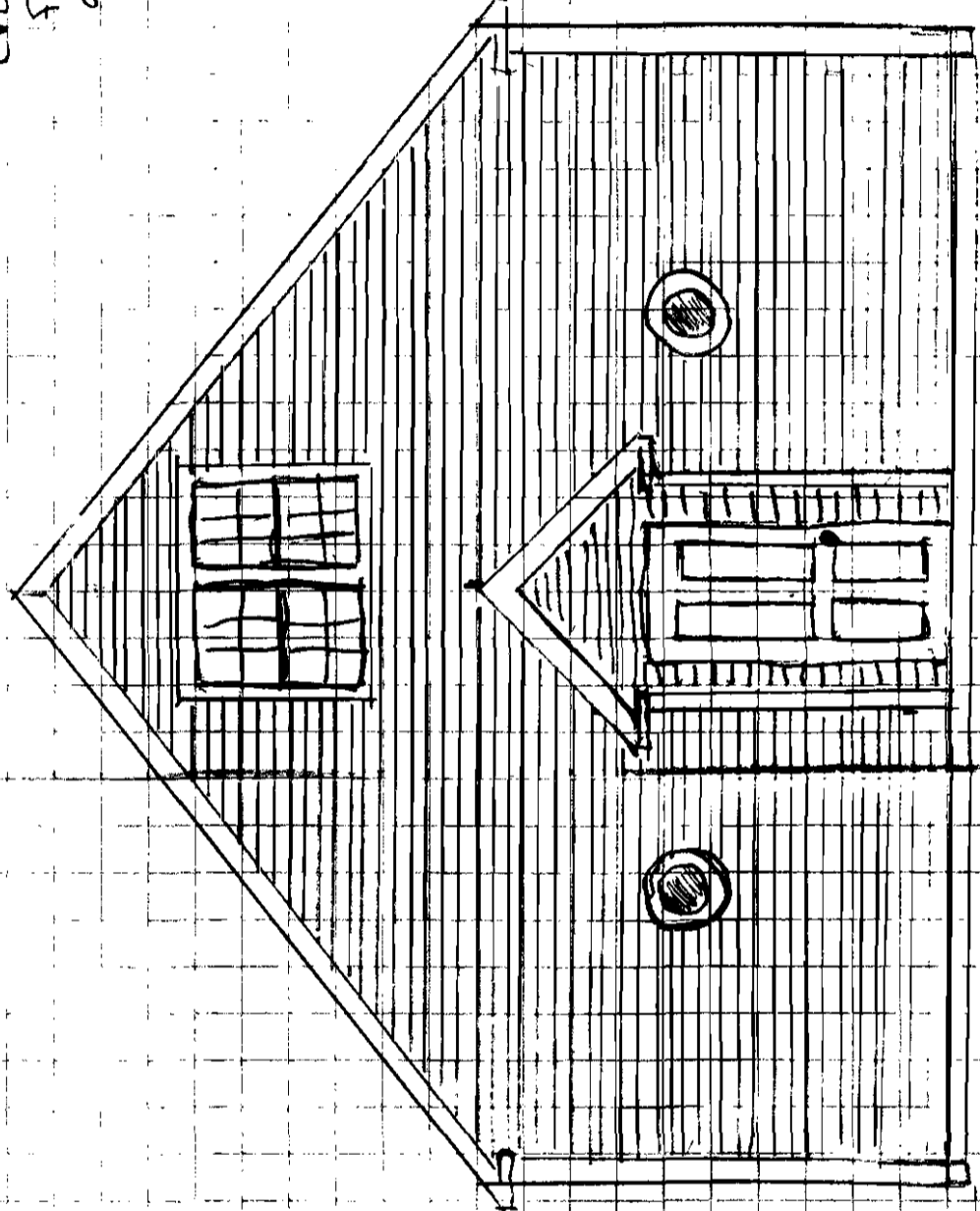
Builder: Venture Building  
Denis O'Brien  
136 So. Saeport Rd.  
Saeport, Maine  
04107  
822-7943



6" above ground,  
no 2x4 over stair



Cross Section showing  
Framing members, structure  
attached to existing framing with  
4" timber lock screws



Proposed new front door 2'9" x 6'8"  
And new 18" portable windows

JAN 25 2010

1/4" = 1'