



M O H R & S E R E D I N
Landscape Architects, Inc.

April 16, 2015

Ms. Jeanie Bourke
CEO, Plan Reviewer
City of Portland
389 Congress St.
Room 315
Portland, ME 04101

Re: 2 City Point Road, Peaks Island
Map/Block/Lot: 87/S/11

Dear Jeanie,

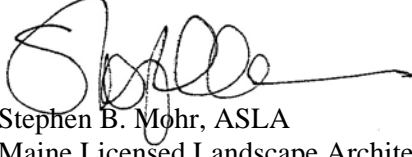
On behalf of Lynne and Larry Robinson, I submit the attached building application for minor interior renovations at the house they recently purchased on Peaks Island. As discussed with you, the scope is modest in nature and includes changing one exterior window and door into a set of doors; changes to the kitchen layout; adjustment in the upstairs and first floor bathroom layouts; and the framing for new storage areas in the attic. There will be no changes to the interior stairs, nor any structural changes within the building.

Larry Robinson will be acting as the General Contractor and will be working with his carpenter, plumber, and electrician to take care of the project scope covered in the building estimate. The plumber and electrician will draw their own permits directly from your office. As noted on the attached application, the total cost of this work is estimated to be \$22,450.00. We attach a check for the fee in the amount of \$260.95 (\$25+ \$235.95).

Based upon our review of the existing project file and our knowledge of this property (we have personally been full time Peaks Island residents for the past 30 years), we are aware of only one previous alteration to the structure. In 1996, there were additional supporting piers and minor interior changes implemented which cost about \$20,000.00. Those changes, along with the ones proposed in this building permit, are approximately 15% of the market value of this property and therefore do not meet the definition of a "substantial improvement". We will forward a Flood Permit Application to you as soon as we hear from Zoning Specialist, Ms. Ann Machado.

Please contact me with any questions and copy Stefanie Nichols (snichols@mohrseredin.com) in my office as she is the point person for this project. An electronic version of this submission will be emailed to the City under separate cover in accordance with the provisions for Electronic Plan and Document Submittal provided by the City.

Kind Regards,



Stephen B. Mohr, ASLA
Maine Licensed Landscape Architect
Mohr & Seredin Landscape Architects, Inc.

cc: Mr. Larry Robinson

Enclosures:

- Letter of Agency
- General Building Permit Application, Fee \$260.95
- Deed (CCRD32152/291, 03/24/2015)
- City of Portland Assessor's Card
- P/O Standard Boundary Survey (CCRD Plan Book197/Pg.360)
- Site Location Map (Google Maps)
- Tax Map Exhibit
- Google Earth Aerial Images
- FEMA Flood Insurance Rate Map Exhibit (230051 0015 B, 07/17/2986)
- Existing Conditions Site Photos, 6 Sheets

Plans (11x17):

- A1.0: Existing Conditions Plan
- A1.1: Floor Plans & Elevations
- A1.2: Attic Plans & Elevations

F:\Projects\906 Robinson\City\4-16-15.CvrLtr-City.doc


April 16, 2015

Mr. Stephen B. Mohr
Mohr & Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, Maine 04101

Dear Stephen,

By this letter, I authorize Mohr & Seredin Landscape Architects to act as our agent for the express purpose of providing local and state regulatory permitting services for the proposed improvements at my 2 City Point Road, Peaks Island, Portland, Maine property.

Sincerely,

A handwritten signature in cursive script that reads "Lynne F. Robinson". The signature is written in dark ink and is positioned above the typed name and address.

Lynne F. Robinson
PO Box 7051
Portland, ME 04112

Please Return To:

DLN: 1001540002701

WARRANTY DEED

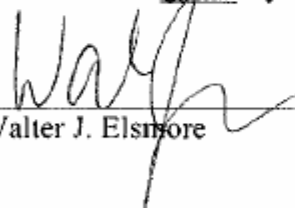
KNOW ALL MEN BY THESE PRESENT: That Walter J. Elsmore of 2 City Point Road, Peaks Island, Maine 04108, for consideration paid grant(s) to Lynne F. Robinson with a mailing address of P.O. Box 7051, Portland, Maine 04112 with WARRANTY COVENANTS:

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

Being a certain lot or parcel of land with the building thereon shown as Lot A on a Standard Boundary Survey entitled "Plan of Portion of Properties on Peaks Island for Graffam, East of Centennial Street & North of City Point Road, Portland, Maine," dated August 12, 1997 and recorded in Cumberland County Registry of Deeds in Plan Book 197 Page 360.

Reference is hereby made to a deed to Walter J. Elsmore from Katherine H. Graffam et al. dated 08/25/1997 and recorded at the Cumberland County Registry of Deeds in Book 13281, Page 141.

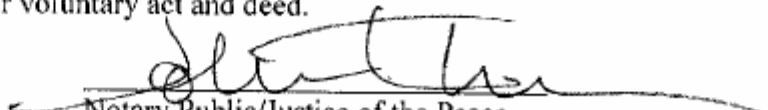
Executed this 20th day of March, 2015.



Walter J. Elsmore

State of Maine
County of Cumberland

Then personally appeared before me on this 20th day of March, 2015 the said Walter J. Elsmore and acknowledged the foregoing to be his/her/their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:

JOHN L. ELMEN
ATTORNEY-AT-LAW



PORTLAND MAINE *Assessor's Office*

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.

New Search!

Current Owner Information:

CBL 087 S011001
Land Use Type SEASONAL
Verify legal use with Inspections Division
Property Location 2 CITY POINT RD
Owner Information ELSMORE WALTER J
 PO BOX 5
 FREEPORT ME 04032
Book and Page 13281/141
Legal Description 87-S-11
 CITY POINT RD 2
 PEAKS ISLAND
 700 SF
Acres 0.0161

This is no longer the record owner
 Reference is made to enclosed deed of
 Lynne F. Robinson
 CCRD 32152/291

Current Assessed Valuation:

TAX ACCT NO.	13640	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$254,000.00	ELSMORE WALTER J
BUILDING VALUE	\$62,000.00	
NET TAXABLE - REAL ESTATE	\$316,000.00	30 HARVEST RIDGE RD FREEPORT ME 04032
TAX AMOUNT	\$6,320.00	

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

Building Information:

Building 1

Services

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

Year Built 1900
Style/Structure Type COTTAGE
Stories 2
Units 1
Bedrooms 3
Full Baths 1
Total Rooms 6
Attic UNFIN
Basement PIER/SLAB
Square Feet 1200

[View Sketch](#)

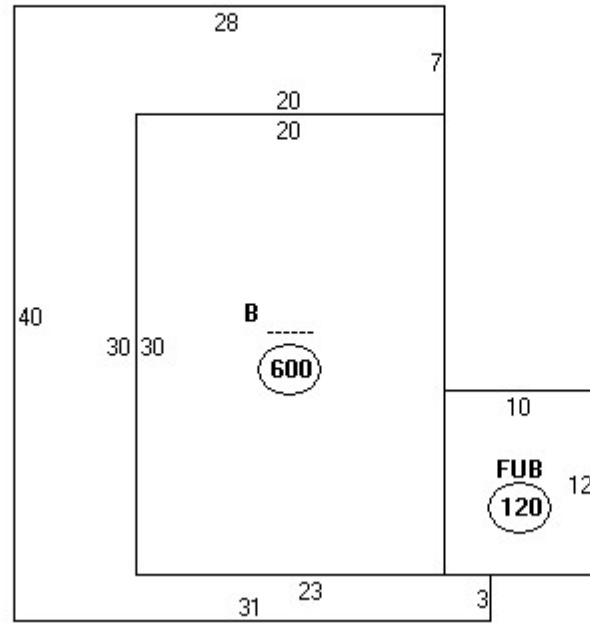
[View Map](#)

[View Picture](#)

Sales Information:

Sale Date	Type	Price	Book/Page
8/1/1997	LAND + BUILDING	\$95,000.00	13281/141

[New Search!](#)



Descriptor/Area
A: -----
600 sqft
B: W/D
529 sqft
C: FUB
120 sqft



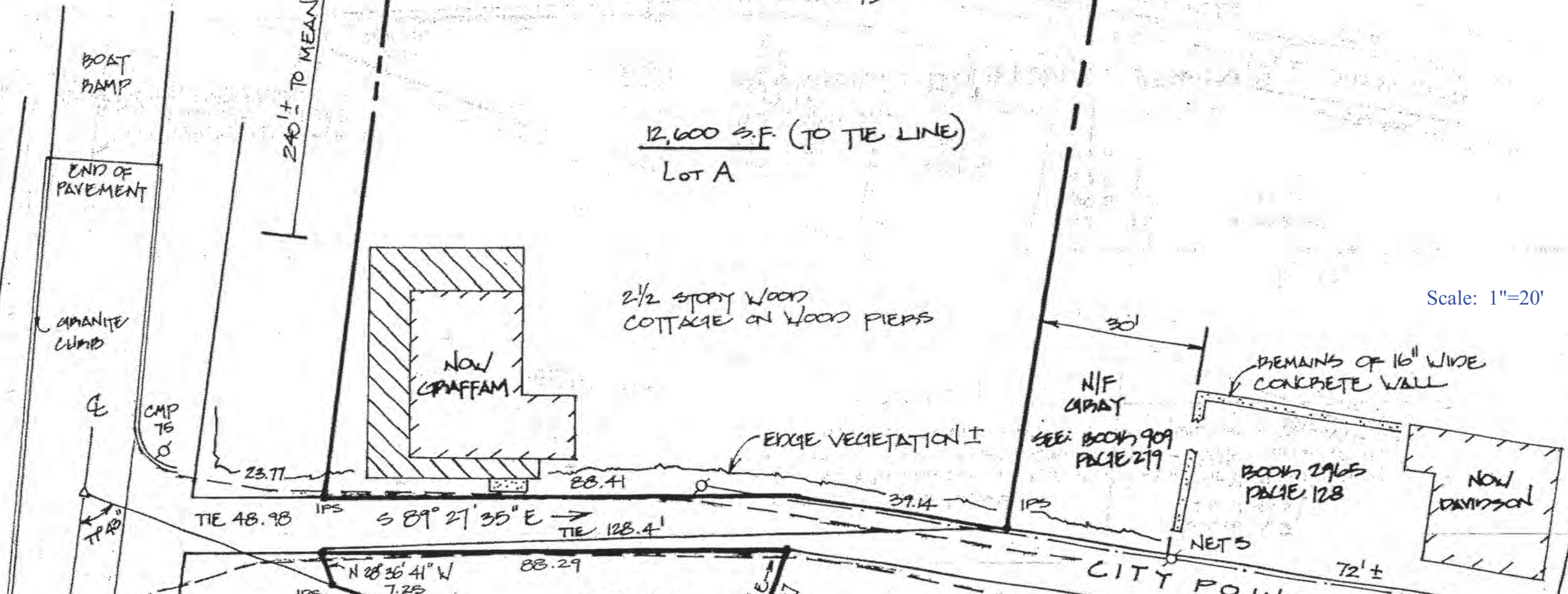


C
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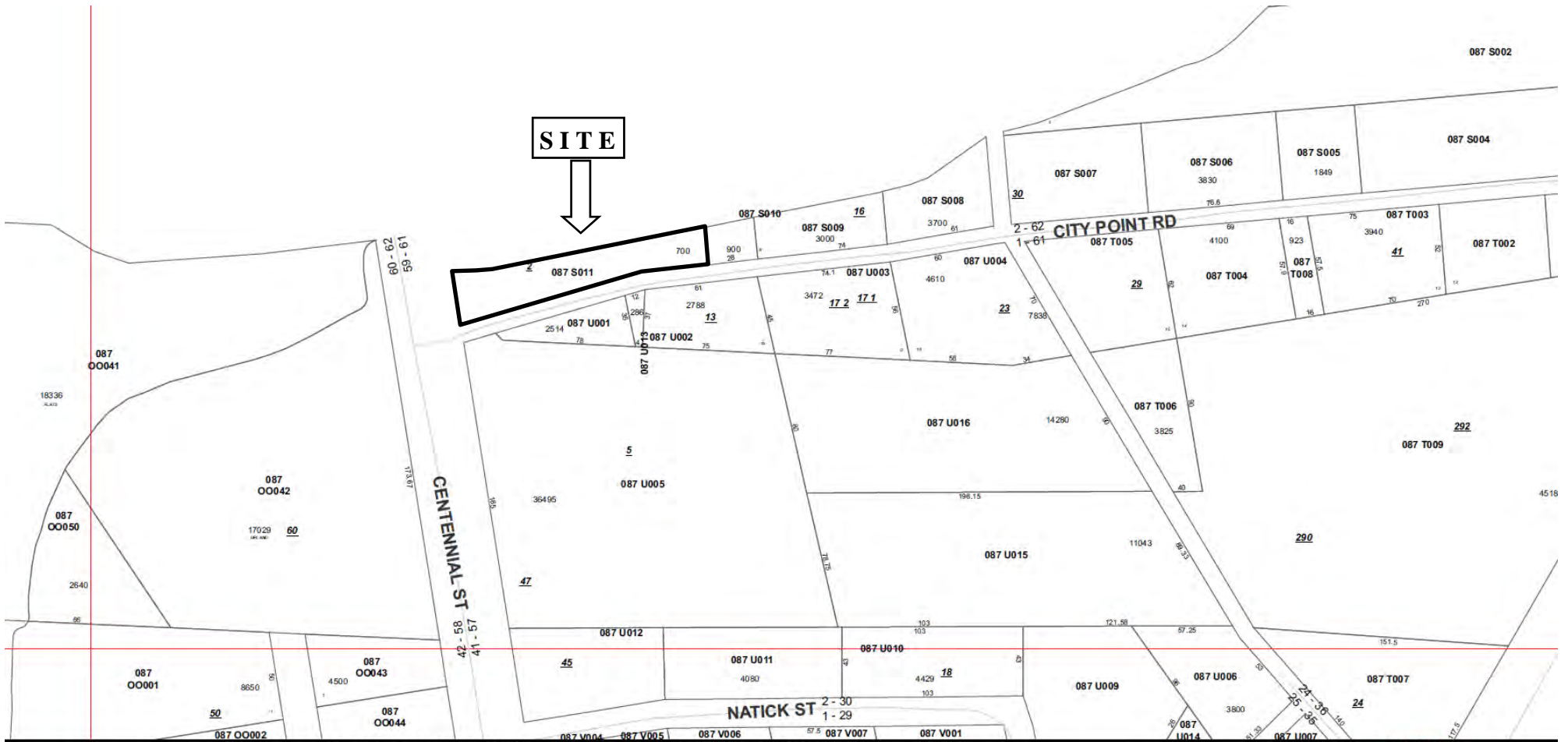
B
A
Y

MAGNETIC NORTH
DEC. 1987
REFERENCE # 6

... TOGETHER WITH ALL SAID GRANTOR'S,
RIGHT, TITLE AND INTEREST IN AND TO THE
SEASHORE AND FLATS...



Scale: 1"=20'



April 1 2012 fy 2013

Tax Map Index; <http://www.portlandassessors.com/taxmaps.htm>

F-15NW

Site Location Map
Lynne F. Robinson Property
2 City Point Road - Peaks Island
Portland, Maine



SITE

City Point Rd.

Image Landsat
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google earth

62 ft

1998

43°39'45.02" N 70°11'55.64" W elev 43 ft eye alt 220 ft



SITE

Google earth



1998

43°39'45.01" N 70°11'54.08" W elev 17 ft eye alt 619 ft

CASCO

BAY



APPROXIMATE SCALE

400 0 400 FEET

Zone A2, BFE = 9 NGVD

SITE

ZONE A2
(EL 9)

ISLAND

PLEASANT

AVENUE

x
RM 44

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
PORTLAND, MAINE
CUMBERLAND COUNTY

PANEL 15 OF 17
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230051 0015 B

EFFECTIVE DATE:
JULY 17, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



1st Floor - Kitchen



1st Floor – Living Room

Robinson Cottage
2 City Point Road
Peaks Island, Portland



1st Floor Living Room



1st Floor – Living Room

Robinson Cottage
2 City Point Road
Peaks Island, Portland



2nd Floor – Stairs to Attic



2nd Floor

Robinson Cottage
2 City Point Road
Peaks Island, Portland



2nd Floor

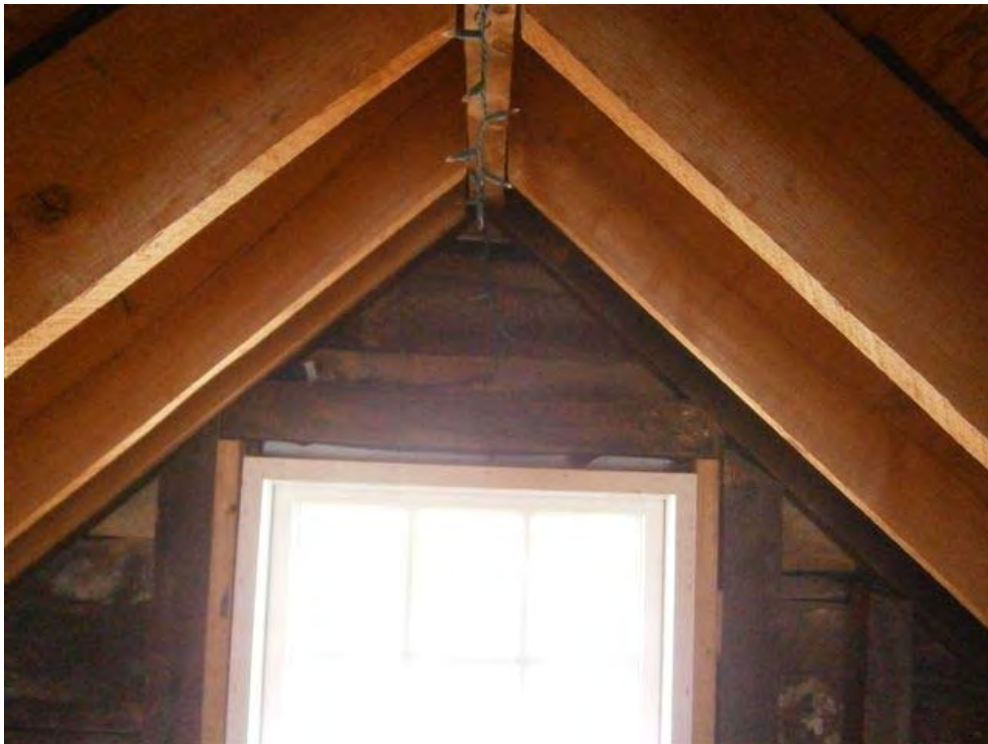


2nd Floor

Robinson Cottage
2 City Point Road
Peaks Island, Portland



Attic



Attic

Robinson Cottage
2 City Point Road
Peaks Island, Portland



Attic



Attic

Robinson Cottage
2 City Point Road
Peaks Island, Portland