

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

This is to certify that BURKHOLDER BRAD A
has permission to Rebuild 15 x 30 Outbuilding
AT 181 ISLAND AVE

Permit Number: 080745
PERMIT ISSUED
AUG 22 2008
CITY OF PORTLAND

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 work on permit in progress before this building or part thereof is loaded or closed-in. 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 _____

City of Portland 8/21/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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 **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 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

8-22-08

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0745	Issue Date: 8/21/08	CBL: 087 Y021001
-----------------------	------------------------	---------------------

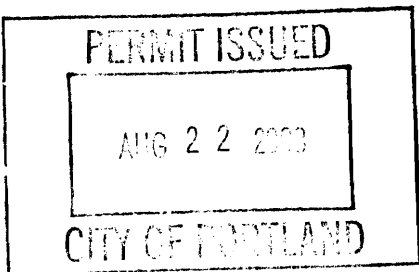
Location of Construction: 181 ISLAND AVE, Peaks Island	Owner Name: BURKHOLDER BRAD A	Owner Address: 181 ISLAND AVE	Phone: 207-766-2628
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	Zone: IR-2

Past Use: Two Family Residential legal use -	Proposed Use: Two Family Residential - Rebuild 15 x 30 Outbuilding (attached) Demolish 2 du (permits/fees)	Permit Fee: \$620 ⁰⁰	Cost of Work: .00 \$60,000 ⁰⁰	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	

Proposed Project Description: Rebuild 15 x 30 Outbuilding (attached)	Signature:	Signature: <i>OL 8/21/08</i>
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: lmd	Date Applied For: 06/25/2008	Zoning Approval
-------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>but is 200' from the water & building is further back.</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/cond. here</i></p> <p>Date: 8/20/08</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>AKM</i></p> <p>Date:</p>
---	---	--	--



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0745	Date Applied For: 06/25/2008	CBL: 087 Y021001
------------------------------	--	----------------------------

Location of Construction: 181 ISLAND AVE, Peaks Island	Owner Name: BURKHOLDER BRAD A	Owner Address: 181 ISLAND AVE	Phone: 207-766-2628
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Two Family Residential - Rebuild 15 x 30 attached outbuilding	Proposed Project Description: Rebuild 15 x 30 attached outbuilding
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/20/2008

Note: Existing building is nonconforming to rear and side setbacks and it is over lot coverage. The attached 15' x 30' "outbuilding" is being rebuilt within the existing footprint but the roof is changing. There is no floor area being added to the second floor since the lowest existing wall was 6'. The volume is remaining about the same. **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being issued with the condition that all the work will take place within the existing footprint of the building.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 08/21/2008

Note: **Ok to Issue:**

- 1) State law requires notification of hazardous materials and abatement by a licensed professional
- 2) Fastener schedule per the IRC 2003
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 6) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

8/20/2008-amachado: Received cross section of exiting building.

6/25/2008-lmd: Although original payment was made 06/03/2008, plans for the project received 06/25/2008, therefore received date is 06/25/2008.

7/7/2008-amachado: Left message for Brad. Need plot plan. Need pictures of existing building from all three sides. Need to know if it is being rebuilt within the existing shell.

7/9/2008-amachado: Received pictures & plot plan 7/8/08. Shell of building is changing. Using section 14-436(b), need to have cross section of existing building to see how much floor area is being added. Spoke to Brad & he will get it to me.



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>181 ISLAND AVE., PEAKS ISLAND, ME.</u>		
Total Square Footage of Proposed Structure/Area <u>500 per floor x 2</u>		Square Footage of Lot <u>9164 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>087 Y 021</u>	Applicant * must be owner, Lessee or Buyer* Name <u>BRAD BURKHOLDER</u> Address <u>181 ISLAND AVE</u> City, State & Zip <u>PEAKS ISLAND ME.</u>	Telephone: <u>207-766-2628</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) <u>04108</u> Name Address City, State & Zip	Cost Of Work: \$ <u>(unsure) 50-70K</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>FOR NEW CONSTRUCTION - MASTER BEDROOM / SHOP SPACE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>TEAR DOWN & REBUILD 15x30 OUT BUILDING - building is attached to house.</u>		
Contractor's name: <u>BRAD BURKHOLDER</u>		
Address: <u>181 ISLAND AVE</u>		Telephone: <u>(w) 766-5631</u>
City, State & Zip <u>PEAKS ISLAND ME 04108</u>		Telephone: <u>766-2628</u>
Who should we contact when the permit is ready: <u>BRAD</u>		Telephone: <u>SAME</u>
Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Brad Burkholder Date: 6-3-08

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

~~Brad~~
Burkholder

874-8709

Ann Machado -

- Needs photo of existing

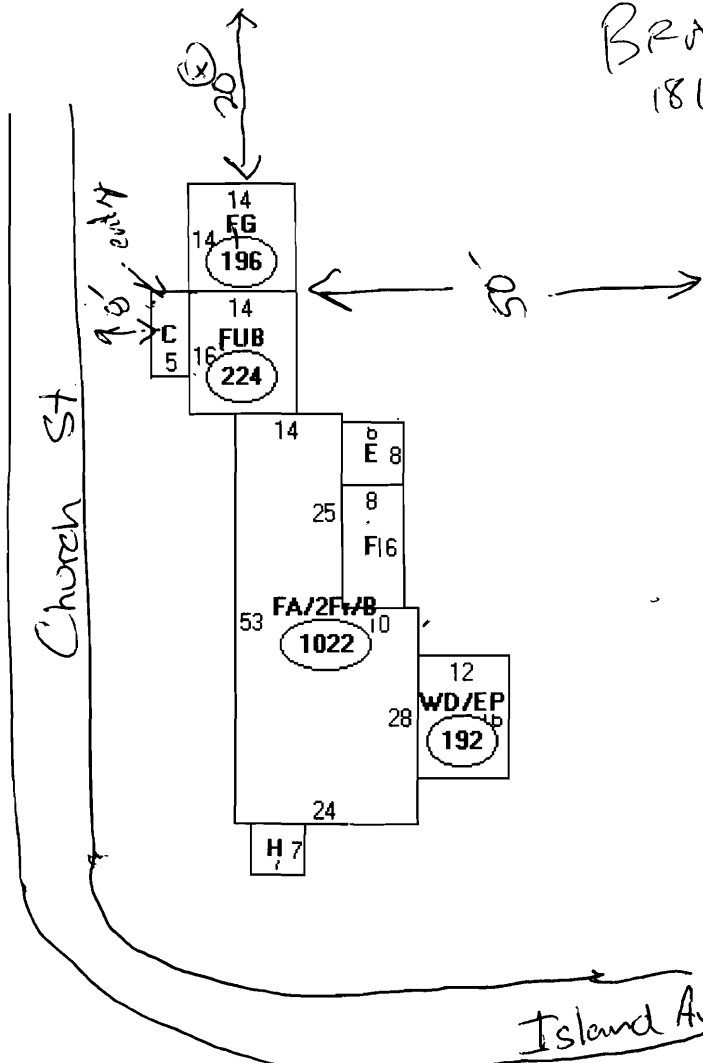
- all + three sides

- Plot Plan

- is it being built in existing shell

NO? Tear down + rebuild New

BRAD BURKHOLDER
181 ISLAND AVE
PEAKS



Descriptor/Area	
A: FA/2Fr/B	1022 sqft
B: FUB	224 sqft
C: EP	55 sqft
D: FG	196 sqft
E: 2Fr	64 sqft
F: WD/EP	128 sqft
G: WD/EP	192 sqft
H: EP	49 sqft

Lot Size 9164.59 FT

Island Ave. 20% 1832.8

Tear Down to Rebuild New!

IR-2
lot size 9,164 ft²
front - N/A
rear - 25' req. - 20' given
side - 20' req. - 8' given

lot coverage = 20% = 1832.8
existing 1933 ft² (circled)

*not meet setbacks use section 14-43(k) - floor area of expansion 80% of 1933 = 1544 ft² increase allowed
- no increase in floor area, so ~~area~~ still can have 80% increase in floor area

Byrne's Back Door

ATTN: ANN MACHADO

181 ISLAND AVENUE
PORTLAND, ME
766-2628

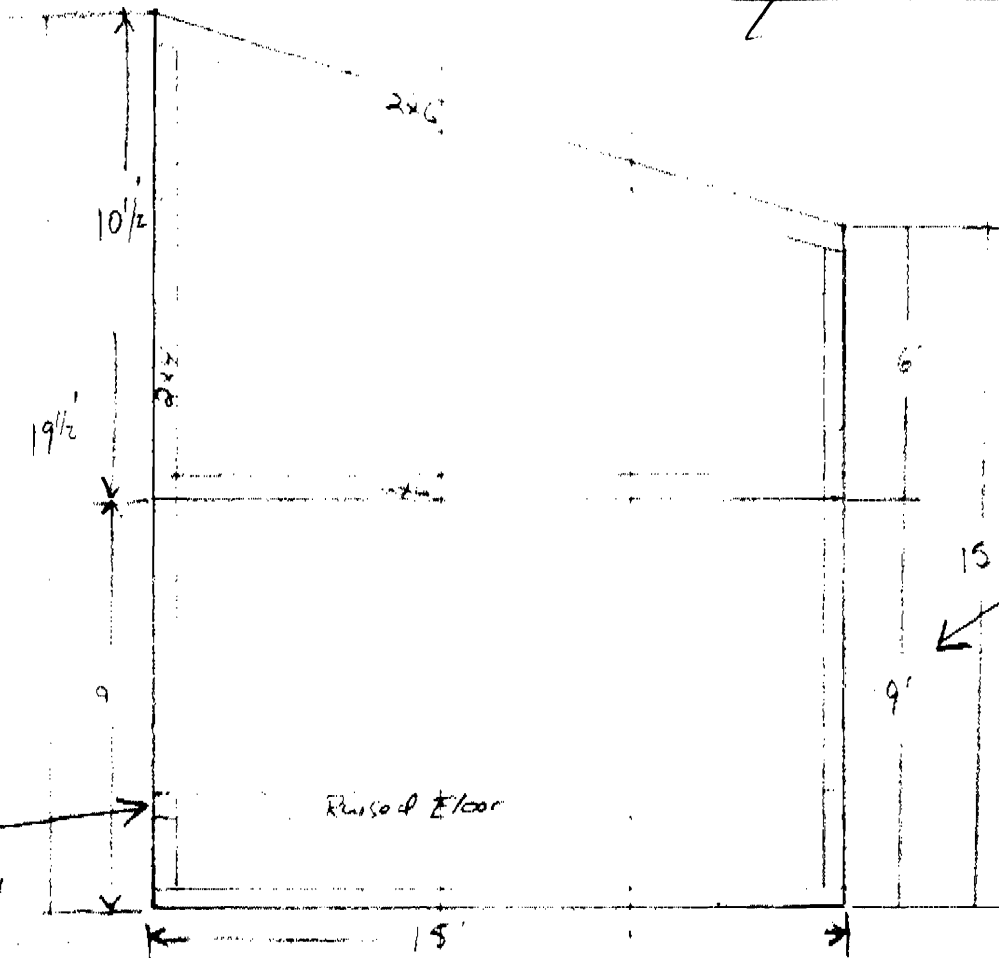
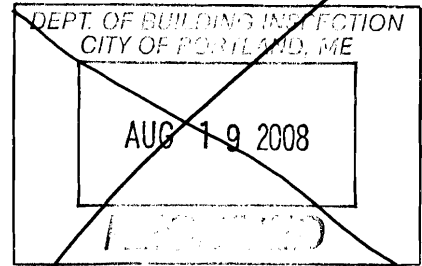
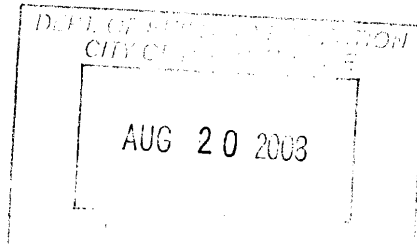
Volume - $6 \times 15 = 90$

$\frac{1}{2}(4.5 \times 15) = 33.75$
123.75

CROSS SECTION OF EXISTING STRUCTURE

Cross section of existing structure

Scale 1/4" = 1'



Room is to be
higher than
1st level outside
Room

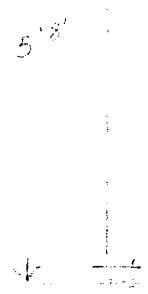
15' Entryway is similar to the way it shows on the plans

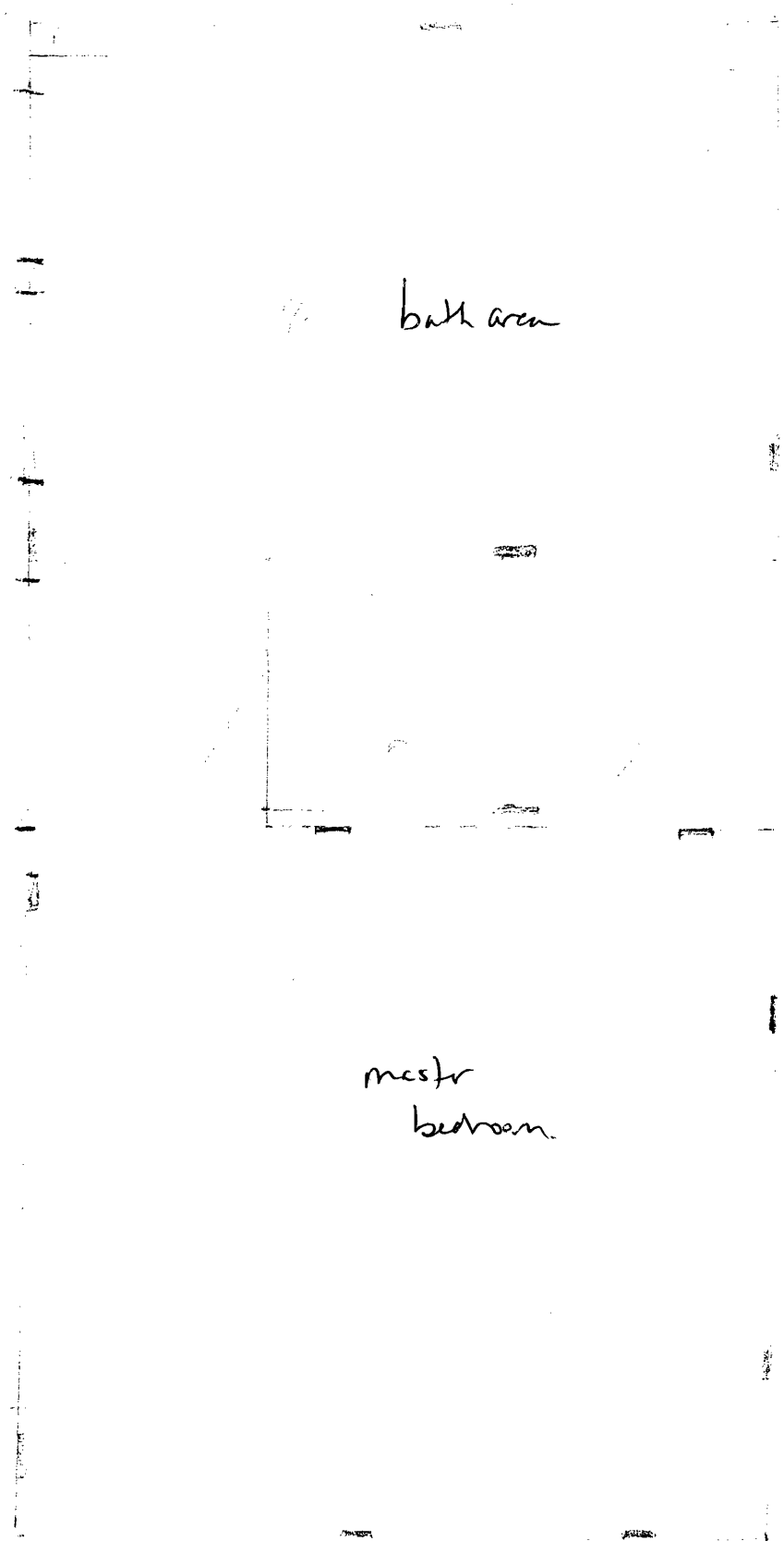
2.5 x 11.25
 2.5 x 13.5
 2.5 x 15
 2.5 x 17.5
 2.5 x 20
 2.5 x 22.5
 2.5 x 25
 2.5 x 27.5
 2.5 x 30
 2.5 x 32.5
 2.5 x 35
 2.5 x 37.5
 2.5 x 40
 2.5 x 42.5
 2.5 x 45
 2.5 x 47.5
 2.5 x 50
 2.5 x 52.5
 2.5 x 55
 2.5 x 57.5
 2.5 x 60
 2.5 x 62.5
 2.5 x 65
 2.5 x 67.5
 2.5 x 70
 2.5 x 72.5
 2.5 x 75
 2.5 x 77.5
 2.5 x 80
 2.5 x 82.5
 2.5 x 85
 2.5 x 87.5
 2.5 x 90
 2.5 x 92.5
 2.5 x 95
 2.5 x 97.5
 2.5 x 100
 2.5 x 102.5
 2.5 x 105
 2.5 x 107.5
 2.5 x 110
 2.5 x 112.5
 2.5 x 115
 2.5 x 117.5
 2.5 x 120
 2.5 x 122.5
 2.5 x 125
 2.5 x 127.5
 2.5 x 130
 2.5 x 132.5
 2.5 x 135
 2.5 x 137.5
 2.5 x 140
 2.5 x 142.5
 2.5 x 145
 2.5 x 147.5
 2.5 x 150
 2.5 x 152.5
 2.5 x 155
 2.5 x 157.5
 2.5 x 160
 2.5 x 162.5
 2.5 x 165
 2.5 x 167.5
 2.5 x 170
 2.5 x 172.5
 2.5 x 175
 2.5 x 177.5
 2.5 x 180
 2.5 x 182.5
 2.5 x 185
 2.5 x 187.5
 2.5 x 190
 2.5 x 192.5
 2.5 x 195
 2.5 x 197.5
 2.5 x 200

$$\begin{aligned}
 \text{Volume} &= 5.67 \times 15 = 85.05 \\
 &= 11 \times 1.33 = 14.63 \\
 &= \frac{1}{2} (2.5 \times 4.75) = 5.94 \\
 &\frac{1}{2} (2.5 \times 11.25) = 14.06 \\
 &\frac{1}{2} (3 \times 1.35) = 2 \\
 &\hline
 &121.68
 \end{aligned}$$

Rise to
 21.67
 20 =
 CSH
 9/10/08

Collar ties req.





bath area

master
bedroom

Close

utility room

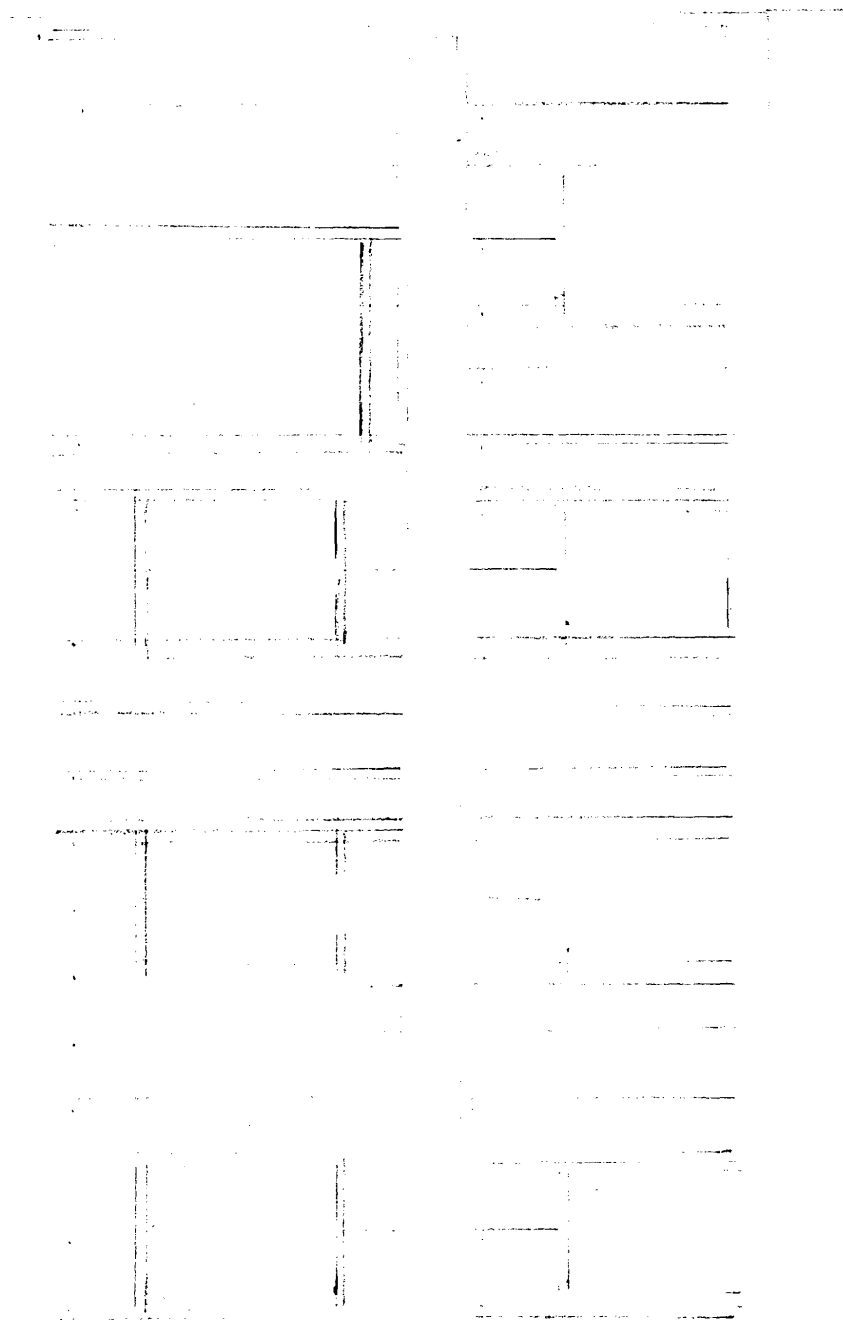
sit
deep
elev.

workshop room.

1/1/2000

BRAD BURKHOLDER
PEAKS ISLAND
181 ISLAND AVE

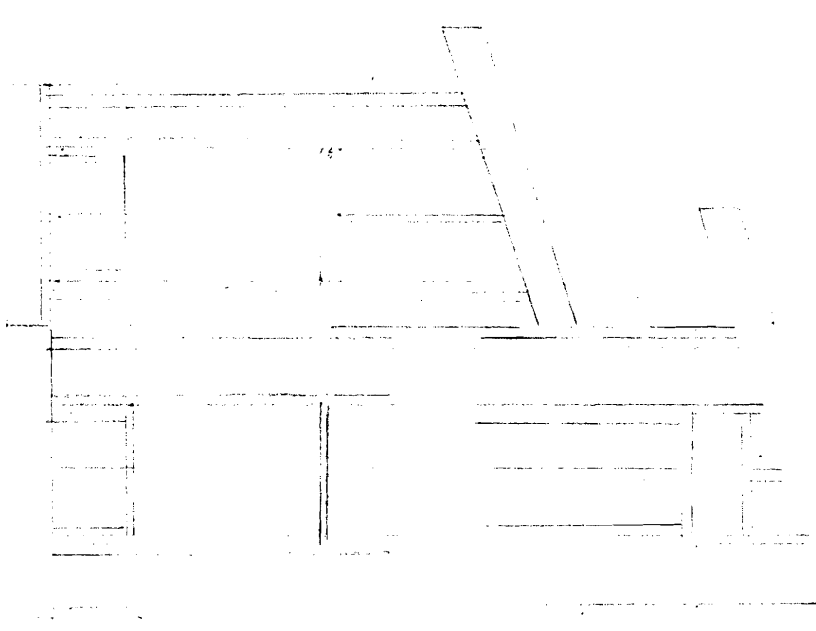




1/2

1/2

1/2



8

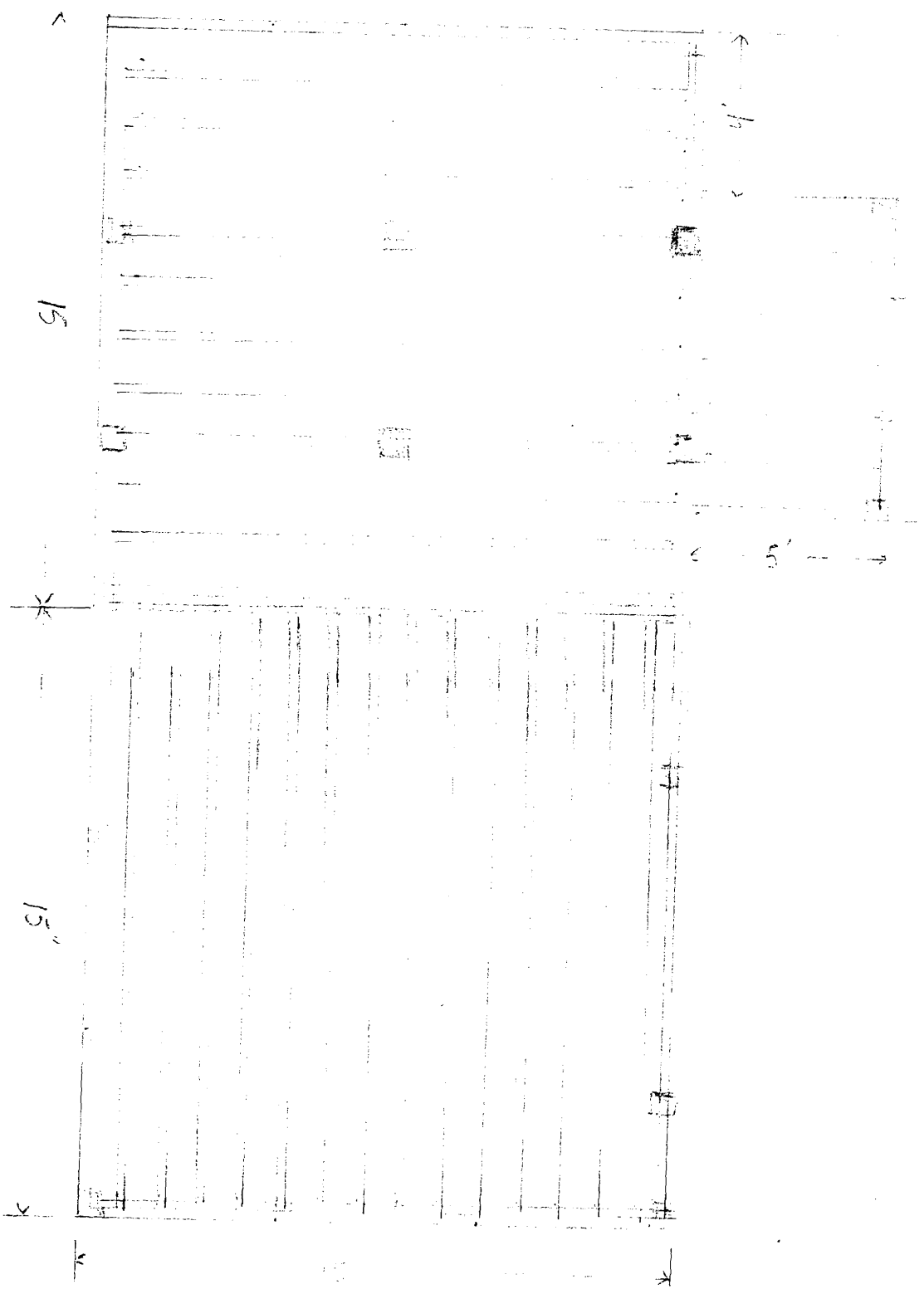
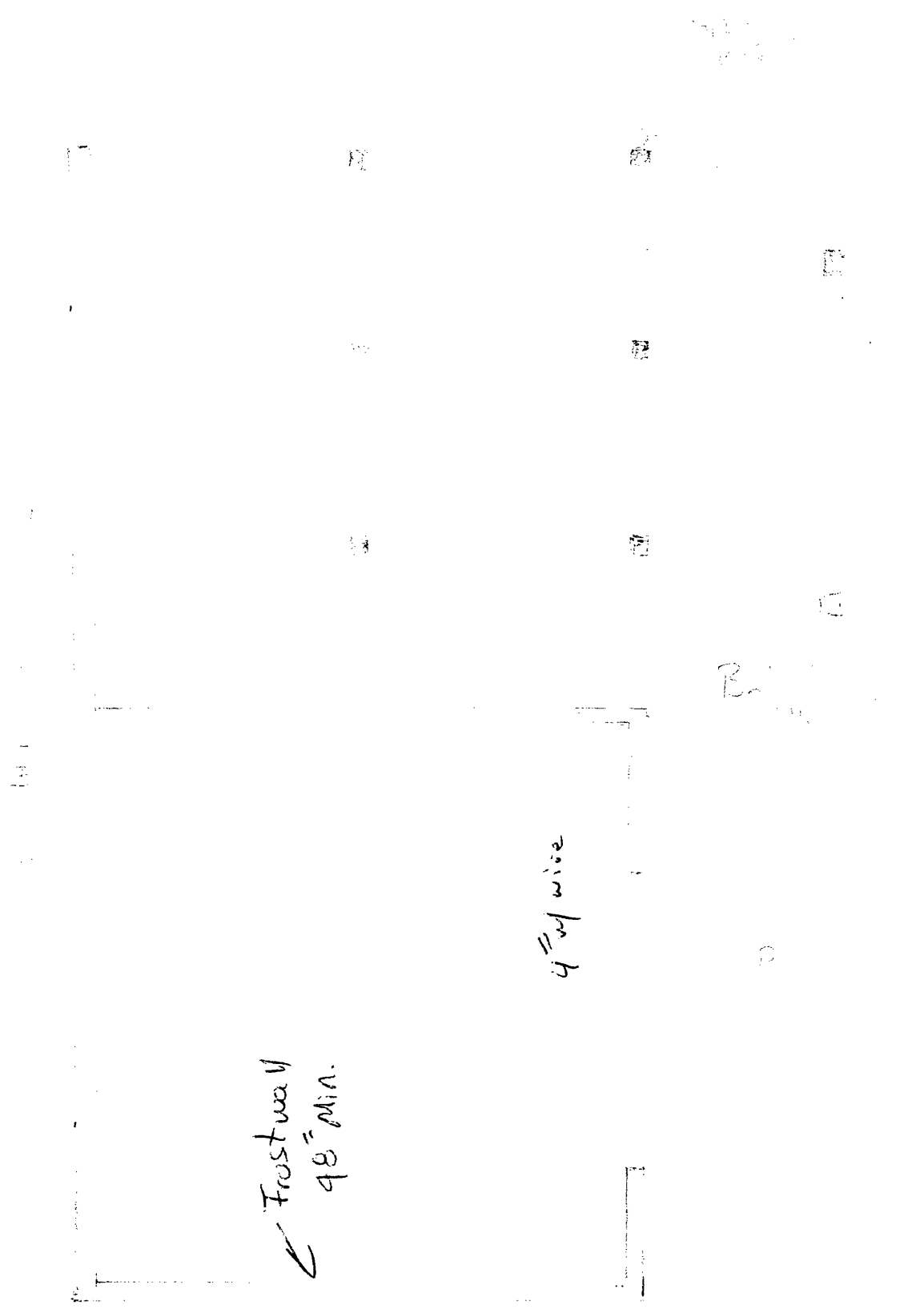


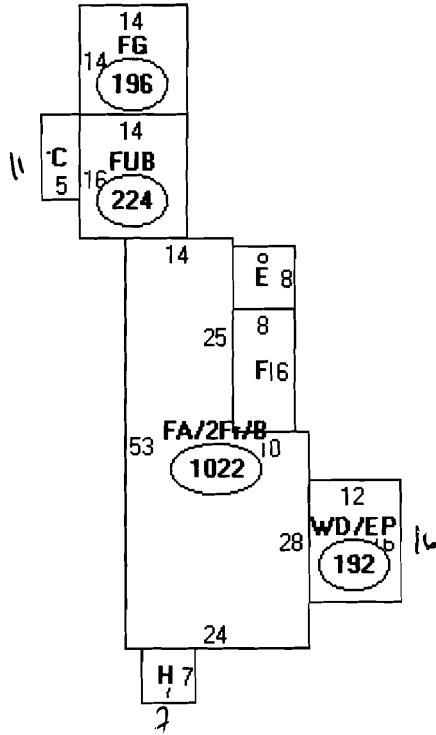
FIG. 1



Frost wall
98° Min.

4" w/wire

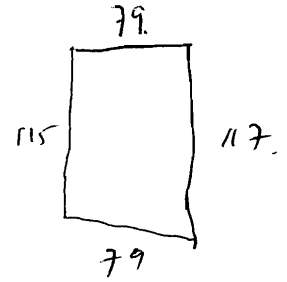
B...



Descriptor/Area

- A: FA/2Fr/B
1022 sqft
- B: FUB
224 sqft
- C: EP
55 sqft
- D: FG
196 sqft
- E: 2Fr
64 sqft
- F: WD/EP
128 sqft
- G: WD/EP
192 sqft
- H: EP
49 sqft

= 1930



IR-2.

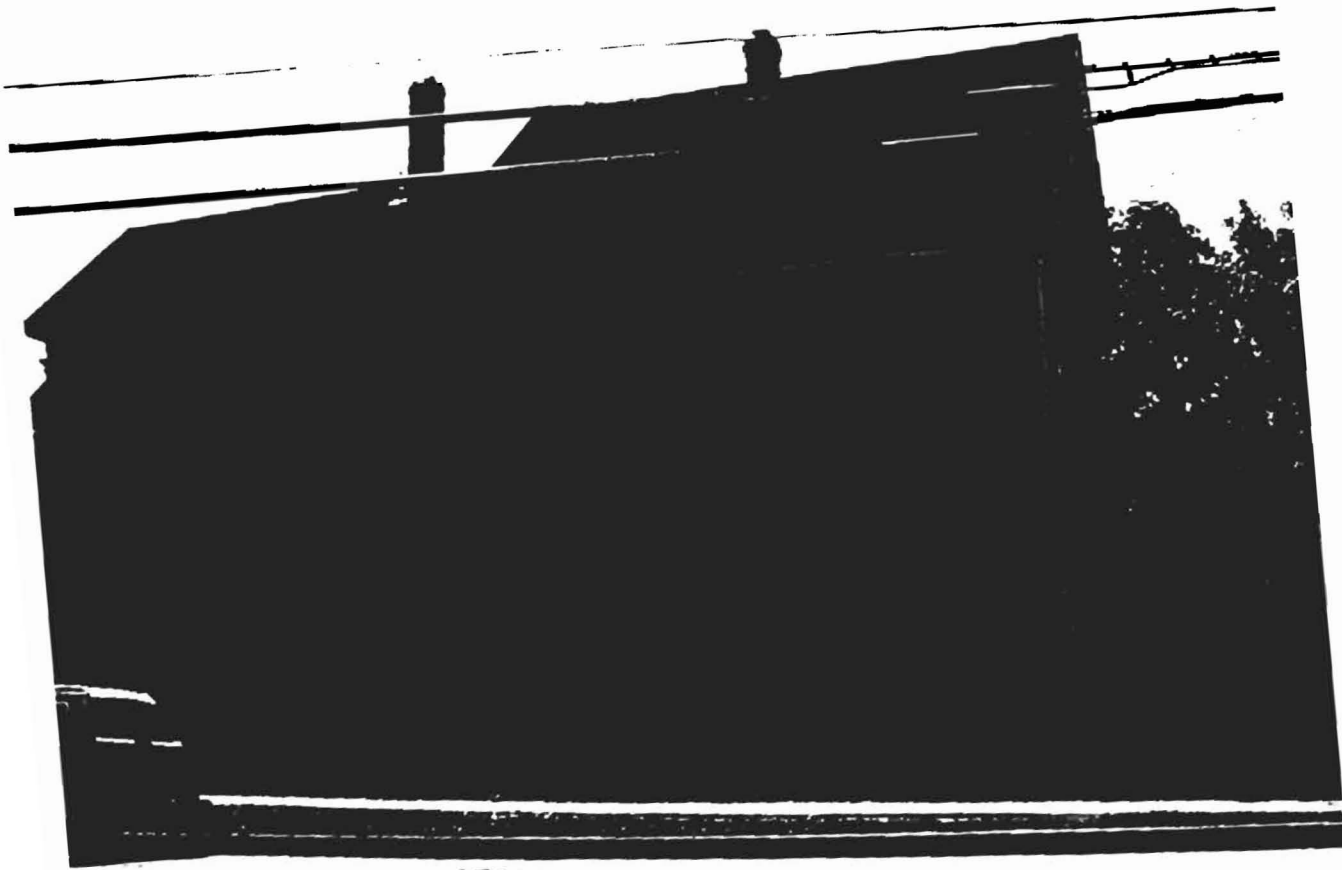
lot size 9,164

front 25'-

rear 25'-

side 20'-

lot coverage 20% = 1832.8.



Card Number 1 of 1
Parcel ID 087 Y021001
Location 181 ISLAND AVE
Land Use TWO FAMILY

Owner Address BURKHOLDER BRAD A
 181 ISLAND AVE
 PEAKS ISLAND ME 04108

Book/Page NCFY06/
Legal 87-Y-21
 ISLAND AVE
 PEAKS ISLAND
 9164 SF

Current Assessed Valuation

Land	Building	Total
\$231,000	\$171,500	\$402,500

Property Information

Year Built 1900	Style Old Style	Story Height 2	Sq. Ft. 2581	Total Acres 0.21		
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 12	Attic Full Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
------	------	-------	-----------

Picture and Sketch

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

[Click here](#) to view Tax Roll Information.

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

New Search!



