

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070002

CITY OF PORTLAND
JAN 29 2007
PERMIT ISSUED

This is to certify that Robert F. Schneller & Madeleine A. Bauer/Travis Berube
has permission to Remove existing 16' dormer, add 22' long gable dormers on both sides & remodel first floor
AT 79 Elizabeth St, Peaks Island 087 Z037001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is leased or closed-in. 4 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

1/29/07 *Chris L. M.*
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

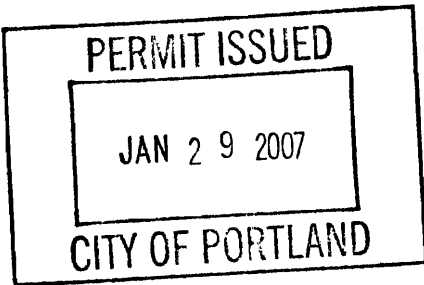
Permit No: 07-0002	Issue Date:	CBL: 087 Z037001
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Location of Construction: 79 Elizabeth St, Peaks Island	Owner Name: Robert F. Schneller & Madeline A.	Owner Address: 420 Mossy Brook Road	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone: 2079396572
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Remove existing 16' dormer and add 22' long gable dormers on both sides & remodel first floor	Permit Fee: \$190.00	Cost of Work: \$17,000.00	CEO District: 2
Proposed Project Description: Remove existing 16' dormer and add 22' long gable dormers on both sides & remodel first floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:		
		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: Idobson	Date Applied For: 01/02/2007	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 1/18/07	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied ABM Date:
	<i>USing section 14-436(C) USing 79% of allowable increase</i>		



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

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 upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

Donna Martin Hamon

Signature of Inspections Official

Date

2-21-07

Date

CBL: 87 2 037

Building Permit #: 07-0002

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0002	Date Applied For: 01/02/2007	CBL: 087 Z037001
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Location of Construction: 79 Elizabeth St, Peaks Island	Owner Name: Robert F. Schneller & Madeline A.	Owner Address: 420 Mossy Brook Road	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone (207) 939-6572
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Remove existing 16' dormer and add 22' long gable dormers on both sides & remodel first floor	Proposed Project Description: Remove existing 16' dormer and add 22' long gable dormers on both sides & remodel first floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/18/2007

Note: No record of deck shown on plot plan so it needs to be removed. See letter dated 1/18/07. **Ok to Issue:**
Section 14-436(a) allows a 50% increase. First floor footprint is 528 s.f, so can add 264 s.f. Proposed dormers are adding 209.75 sf, using 79% of allowable increase.

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This permit is being issued with the understanding that the deck at the rear of the house will be removed.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 01/29/2007

Note: **Ok to Issue:**

- 1) The attic scuttle opening must be 22" x 30".
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) 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.
- 5) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.

Comments:

1/2/2007-amachado: Spoke to Travis Berube, the contractor. Told him we needed to see right, title and interest. Need pictures of left side and rear of building. Need to have cross section of existing space, and cross section of new space.

1/17/2007-amachado: Travis brought in more information. Needs to revise plans. Proposed new space did not follow section 14-436(a). New roof was going to be a hip roof. Existing roof is pitched.



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

January 18, 2007

Robert F. Schneller &
Madeline A. Bauer
420 Mossy Brook Road
High Falls NY 12440

RE: 79 Elizabeth Street, Peaks Island – 087 Z037 – IR2 – illegal deck

Dear Mr. Schneller & Ms. Bauer,

In reviewing the building permit application to remove the existing dormer and add two twenty-two foot gable dormers and remodel the first floor at 79 Elizabeth Street, Peaks Island, it came to my attention that the deck on the rear of the house is illegal. Our files indicate that a permit was never issued to build the deck and therefore you have no right to it. Section 14-145.11(c) states that the required rear setback in the IR2 zone is twenty-five feet, and the required side setback is twenty feet. The deck is twenty-two feet from the rear property line and nine feet from the side property line, so it does not meet the required setbacks, and it cannot be permitted after the fact. Since the deck was not permitted and cannot be permitted after the fact, it must be removed. I spoke with your contractor, Travis Berube, yesterday, and he told me that he had told you about the deck and that you were willing to remove it. The removal can take place during the permitted work on the house.

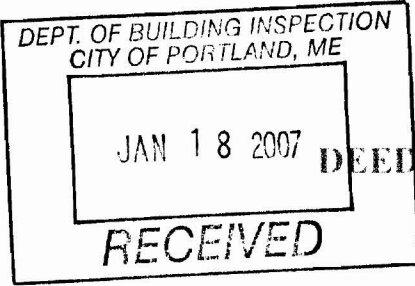
You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. If you would like to appeal, you may contact me for the necessary paperwork that is required to file an appeal.

The application to remove the existing dormer and add the two gable dormers will continue to move forward in the permitting process.

Please feel free to call me at (207) 874-8709 if you have any questions.

Sincerely,

Ann B. Machado
Zoning Specialist



Doc#: 65108 Bk: 24428 fa: 278

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate) Maine
Statutory Short Form

Know all Persons by these Presents,

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That I, Diane M. Graney of San Antonio, County of ~~San Antonio~~, State of Texas, duly appointed and acting Personal Representative of the **Estate of Arthur N. Driskell**, deceased (testate), as shown by the probate records of the County of Cumberland, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **Robert F. Schneller and Madeline A. Bauer** of High Falls, State of New York, whose mailing address is: 420 Mossy Brook Road, High Falls, New York 12440, as **joint tenants**, the real property in Portland, on Peaks Island, County of Cumberland, State of Maine described as follows:

See attached Exhibit A for legal description.

Witness my hand and seal this &Q day of September, 2006.

Signed, Sealed and Delivered

The Estate of Arthur N. Driskell

in the presence of

By:
Diane M. Graney, Personal Representative

State of Texas, County of

ss. September , 2006

Then personally appeared the above named Diane M. Graney in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

me,

Before



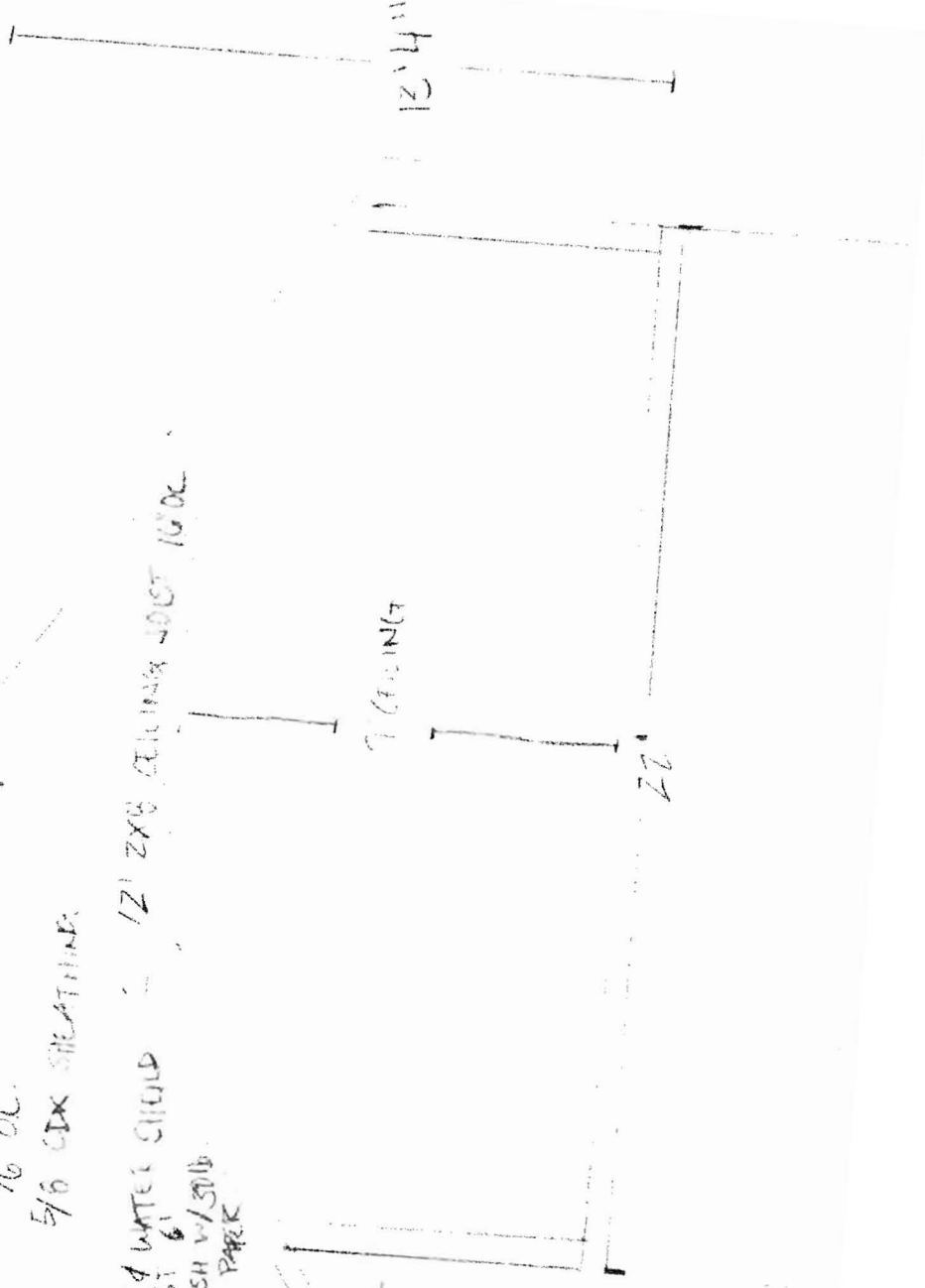
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 18 2007
RECEIVED

FORMER TRAWLING PLAN

ZXB RAFTERS (11' SPAN)
1/6 OC.
5/8 CDX SHEATHING

KEY WATER STOP - 1/2" ZXB CEILING JOIST 16' OC.
FIRST 6"
FINISH W/STIB.
TAR PAPER

6" STUD WALL
16' OC.





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>79 Elizabeth Street Peaks Island</u>		
Total Square Footage of Proposed Structure <u>400</u>	Square Footage of Lot <u>2294</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>2</u> Lot# <u>37</u>	Owner: <u>Rick & Lyn Bauer-Schneller</u>	Telephone: <u>845-687-2321</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Travis Bernbe 67 Boothby Ave S. Ptld, ME 04106 207-9396572</u>	Cost Of Work: \$ <u>17,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Residential Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Same</u>		
Project description: <u>Demolation and rebuilding of second floor, remodel of first floor</u>		
Contractor's name, address & telephone: <u>Travis Bernbe 67 Boothby Ave S. Ptld, ME 207-939-6572</u> Who should we contact when the permit is ready: <u>Travis Bernbe</u> Mailing address: <u>67 Boothby Ave South Portland, ME 04106</u> Phone: <u>207-939-6572</u>		

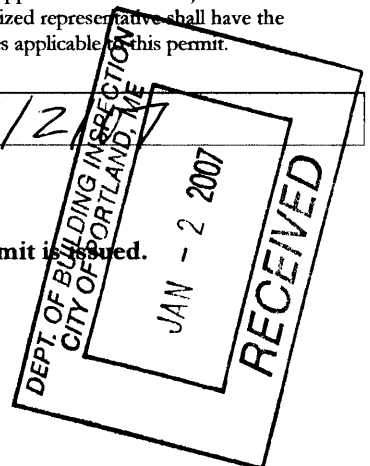
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>[Handwritten Signature]</u>	Date: <u>1/2</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Travis Berube
67 Boothby Ave
South Portland, Maine 04106
207-939-6572
E-mail- tberube@maine.rr.com

To City of Portland Inspections Department:

Enclosed is an application for a proposed project on Peaks Island, located in an IR2 zone. I have spoken with Anne in zoning prior to submitting this application due to the fact that this project does not meet the required set backs. I was told to refer to **Section 14- 436**, which states that we would be able to raise the building by means of a dormer or similar structure to add a maximum of 50% of the habitable square footage of the existing second floor. There is currently approximately 264 square feet. The proposed work would net a maximum of 396 square feet, gaining an additional 132 square feet.

The proposed project calls for the removal of the existing second floor dormers, and the construction of a full second story. This would include two bedrooms and a full second floor bath. We would also be changing the first floor layout by moving the bathroom, and the stairs to the second floor as well as the basement.

Please contact me with any questions regarding the proposed project.

Thank You,

Travis Berube

see notes.
This has changed.
See new plans.
adding dormers.

Construction Notes:

- Entire existing second floor, including all walls, roofs and floor systems are to be removed
- Exterior wall framing is to be 2" x 6" typical studs spaced 16" O.C. and sheathed with 1/2" cdx plywood sheathing
- Interior wall framing is to be 2" x 4" typical studs spaced 16" O.C.
- Common and hip rafters are to be 2" x 8" typical framing members, and ridge and hip ridges are to be 2" x 10" typical framing members
- Stair framing is to be 2" x 12" framing with a 10" tread and ~~1~~ rise of approximately 7", but less than 7 3/4" and have a minimum headroom of 6' 8". Stair stringers are to be installed by direct nailing or have a hanger. Hand rails are to be less than or equal to 2 1/4", and return into walls. Balusters, if applied, are to be spaced no more than 5" apart
- Each separate living space, including bedrooms, to contain at least one egress sized window (actually window schedule to be determined later.)
- Exterior walls to be insulated with an R-19 fiberglass insulation, and ceiling to have an 'R' value of 38
- Install joist hanger to all floor joists
- Carry second floor beam over new interior first floor walls
- Posts are to be install in basement to carry the new floor load
- Approximate height of building will be +/- 26'
- 2" framing to be nailed with 16d pneumatic guns nails or equivalent. All sheathing and decking to be nailed with 8d ring shanked pneumatic gun nails or equivalent
- Drawings are not to detailed scale and may need to be slightly adjusted to comply with City of Portland Building Codes

existing 14.5' x 14' = 203 sq ft

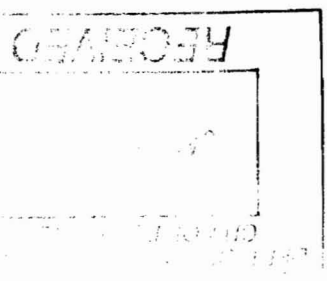
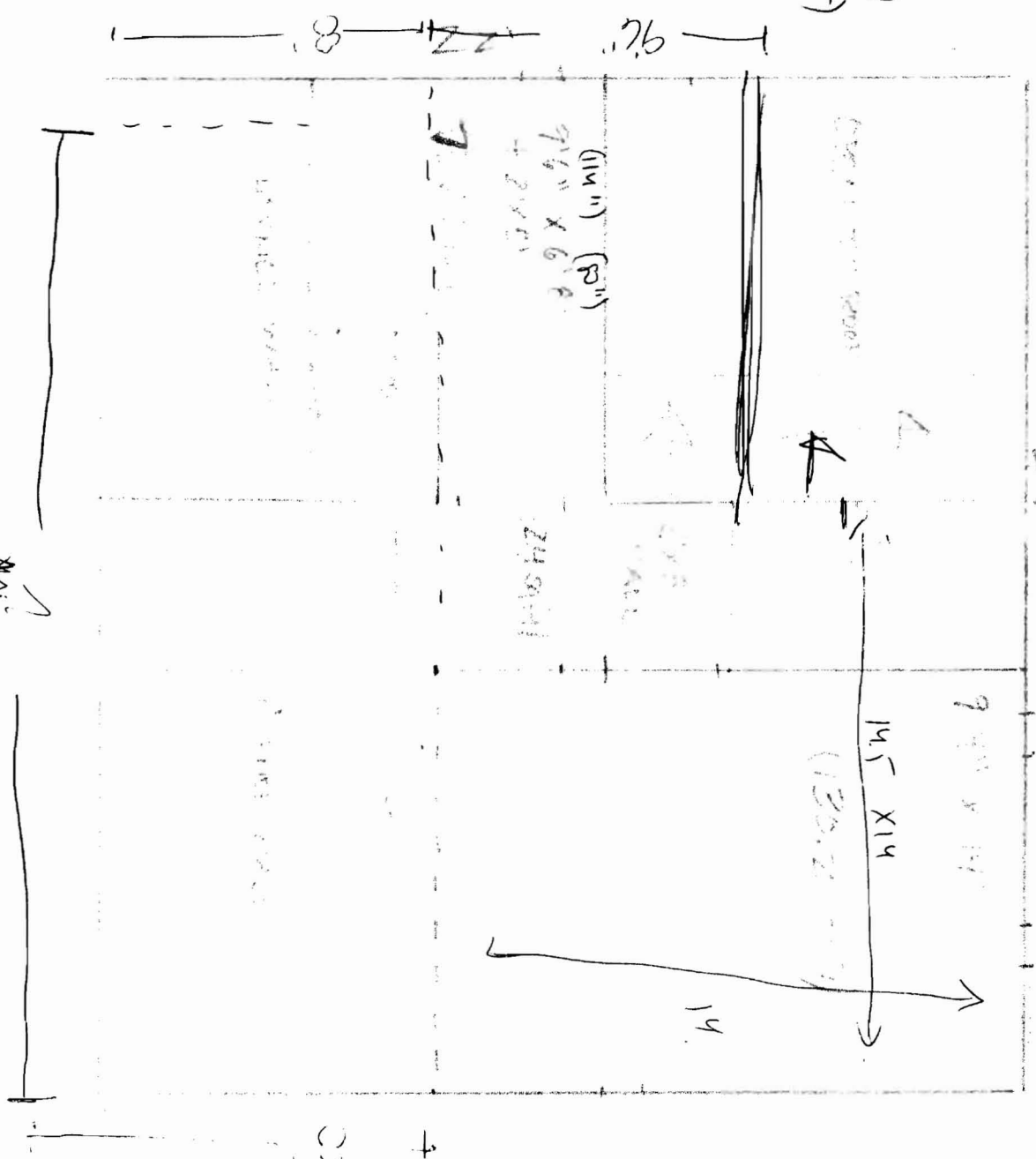
80" x 114" = 9130 sq in = 63.33 sq ft

266.33 sq ft

adding 8 x 33 = 176 - (right side down)
 7.5 x 4.5 = 33.75 (left side down)
 209.75 sq ft added.

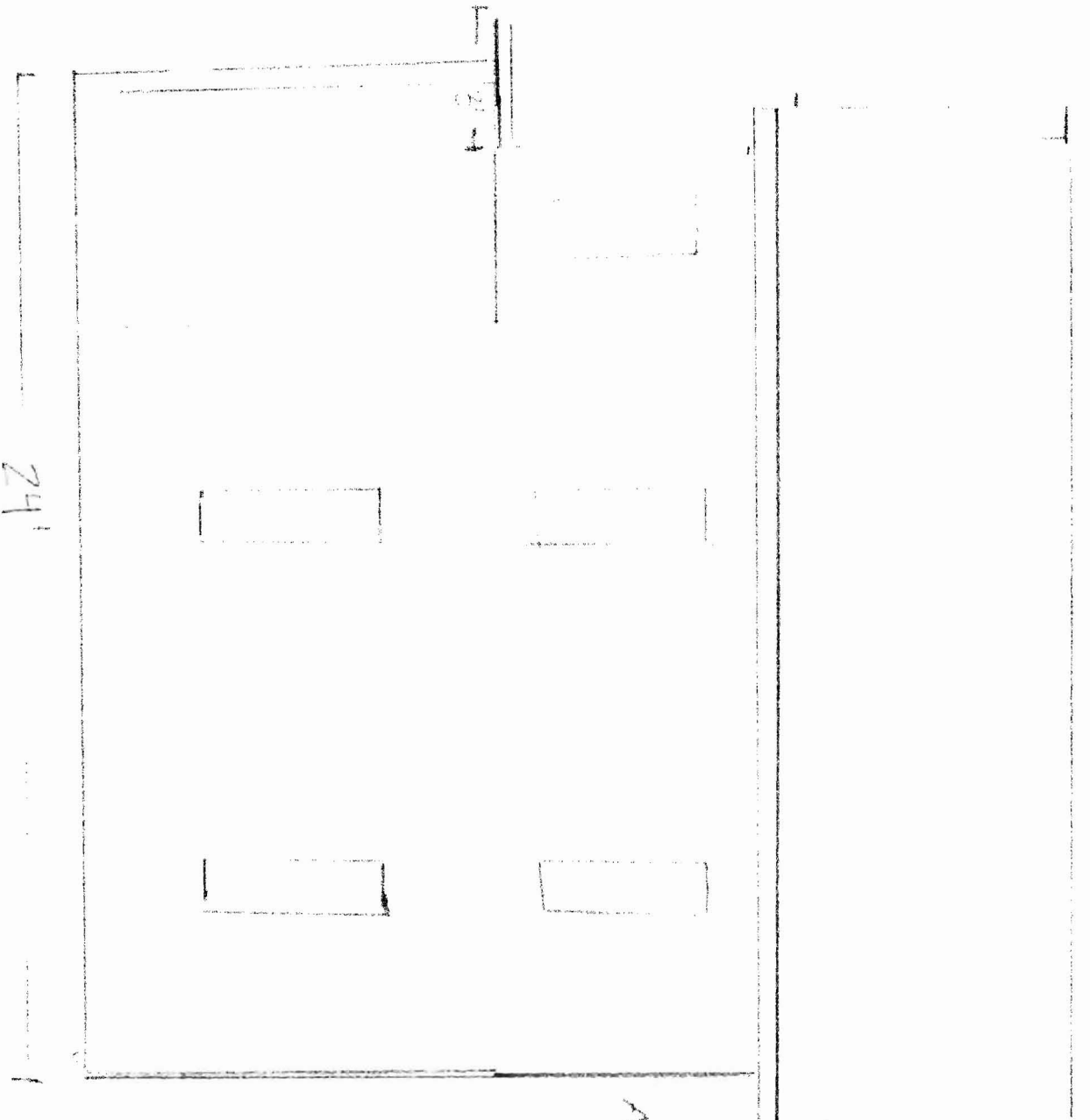
209.75 sq ft
 209.75 sq ft
 209.75 sq ft

SECOND FLOOR (EXISTING)



22' X 22' GABLE DORMER

BY JUNK



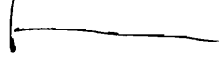
ADD 22' X 22' DORMER

ADD CEILING

24'

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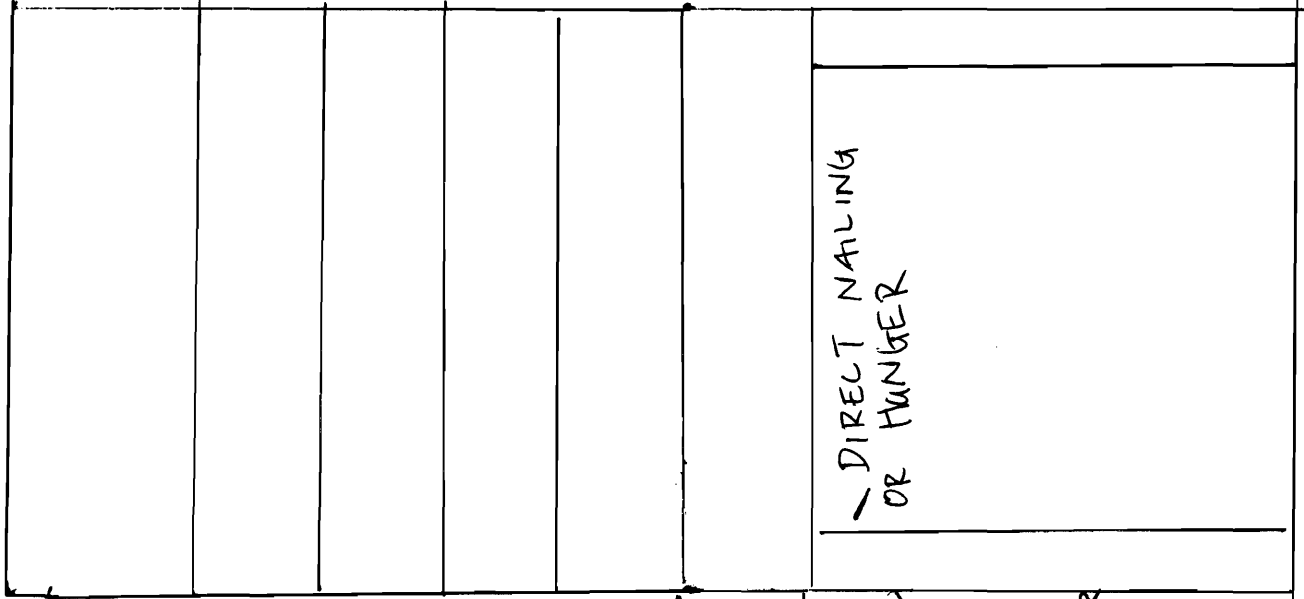
TRIPLE 2x10" HEADER AT TOP OF RUN



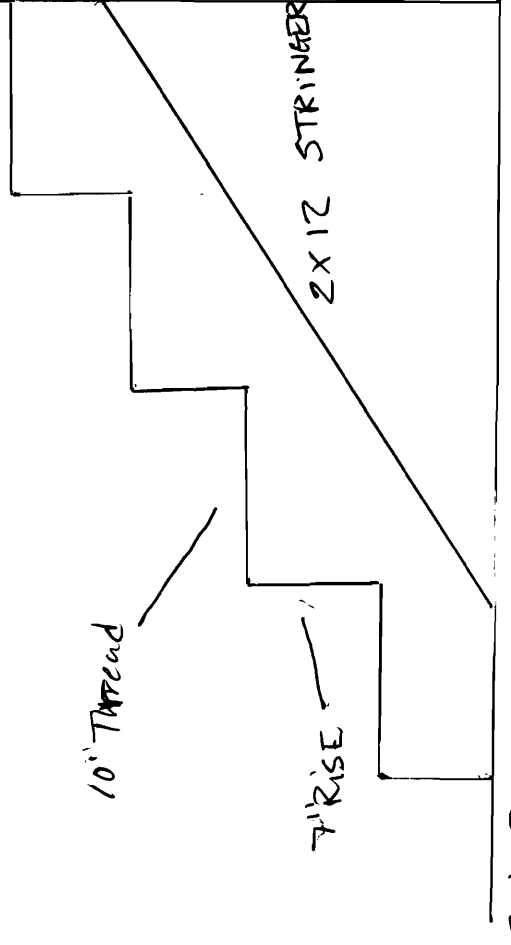
MINIMUM 6-8
HEAD ROOM
OF 6'6" FROM
EACH NOSE OF
STEP



42" LANDING
(TRIPLE 2x6 HEADERS
AT RUNS)



SECOND RUN W/ SIMILAR
RISE AND 10" TREAD



10" Tread

7" Rise

2x12 STRINGER

36" RAIL W/ RETURNS ON RAIL ~~AND~~ IF BALUSTERS, SPACED 5" ON CENTER

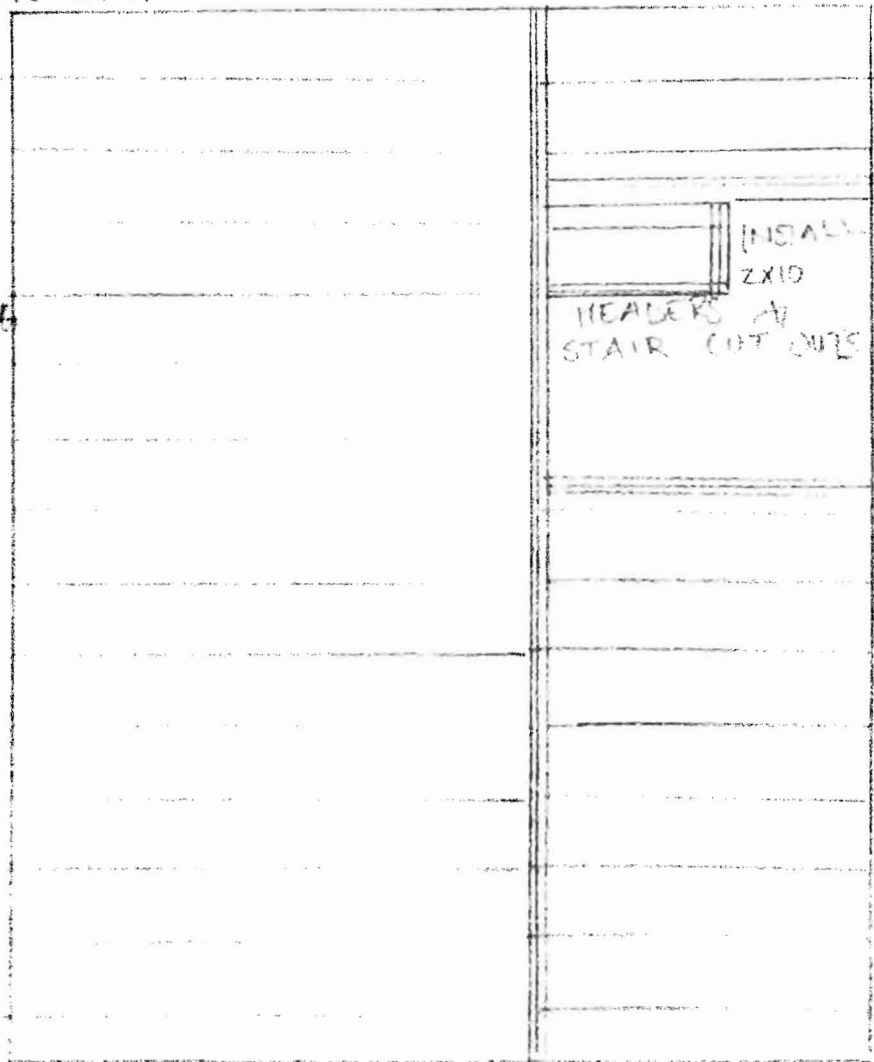
SECOND FLOOR FRAMING PLAN

WALLS FRAMED 16 OC w/
2x6 STUDS & HEADERS

STAIRS CUT FROM 2x10, HIT
LANDING IN MIDDLE OF RAIL
RAILS @ 10", 2 @ 24", 2 @ 24"
RAILS @ 36", RETURN INTO SELF
LET 36" BETWEEN RAILS

TRIM BUILD-UP 2x10 &

2x10 JOIST >
SPANNING 2x10
11" 1/2" CE
3/4 ADVAITEC
UNDER T&G LICKING
JOISTS ATTACHED w/
SAMSON BANNER



DOUBLE RIM JOISTS

SECOND FLOOR FRAMING

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Douglas Title Co.
 CMC Mortgage Corporation and its Title Insurer

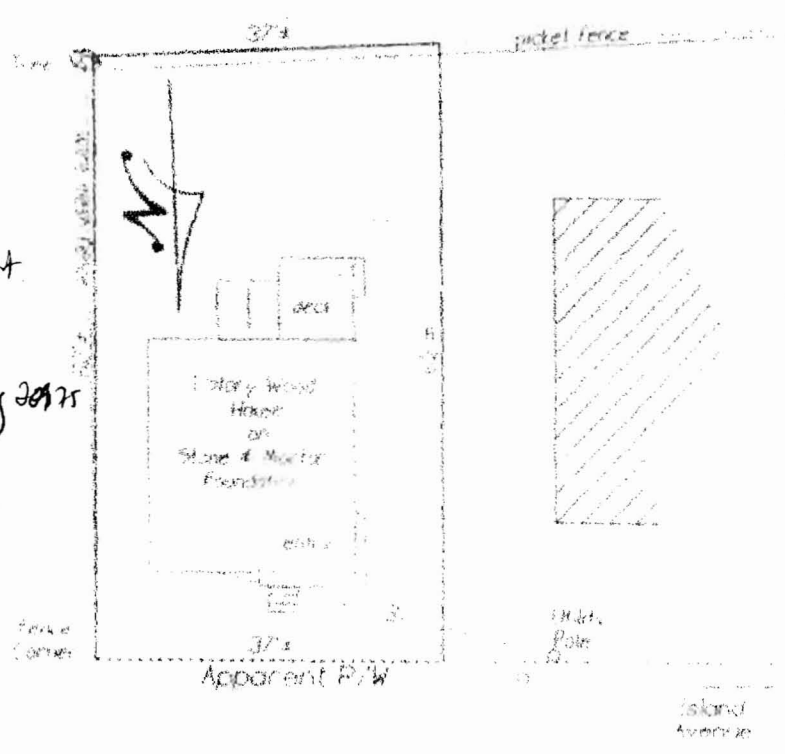
79 Elizabeth Street
 Peaks Island
 Portland, Maine

Job Number: 393-78
 Inspection Date: 09-25-06
 Scale: 1" = 20'

The documentation is ~~not~~ in harmony with current deed description.
 The building setbacks are ~~not~~ in conformity with town zoning requirements "Grandfathered".
 The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
 The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community parcel # 230051 0015 B.

BUYER: Robert F. Schneller &
 Madeline A. Bauer
 SELLER: Diane M. Graney

IR 2 - lot size 2276 sq ft
 front 25' w
 rear 25' w
 side 20' w
 Section 14-436(a)
 50% of 1st floor footprint
 5.25' lot pt ok.
 50% = 264' adding 20' 25'
 max height - 35'
 21.4" bridge ok.

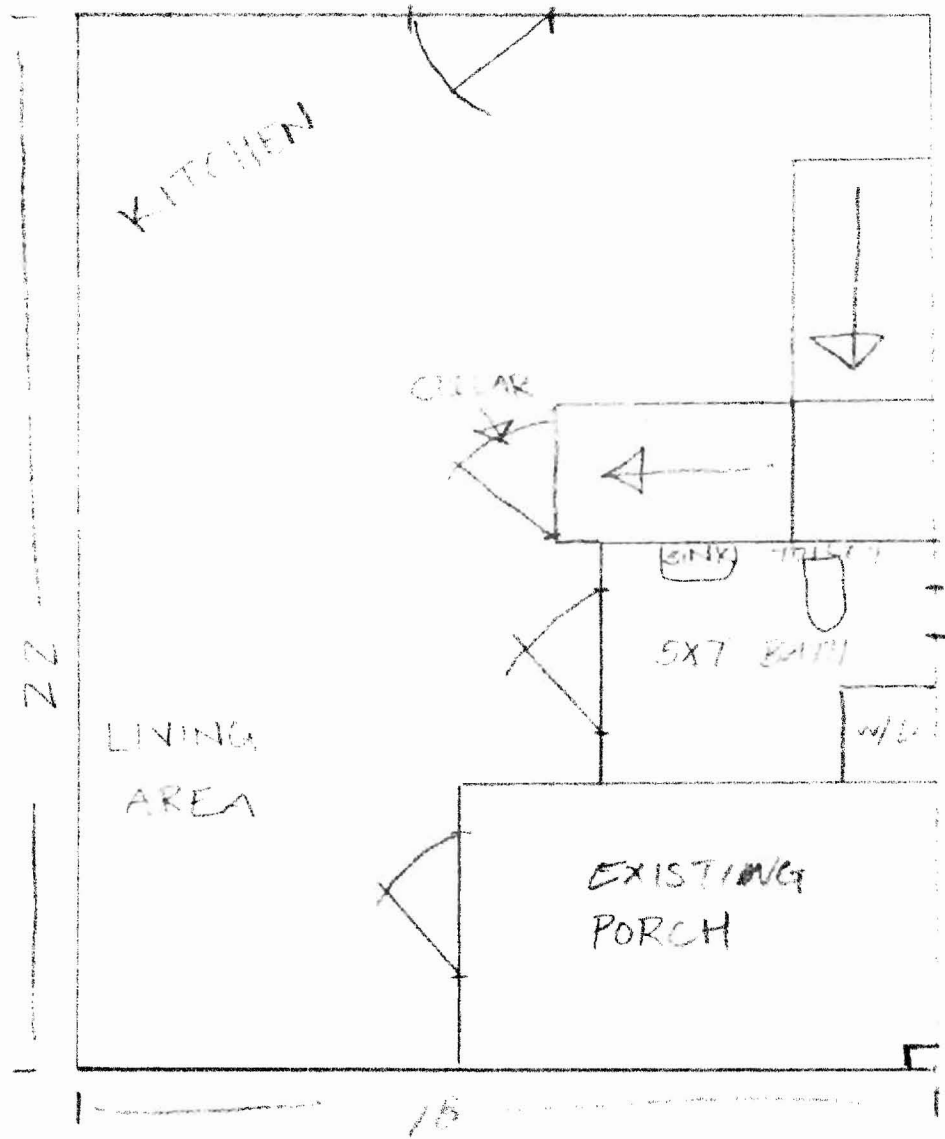


Elizabeth Street
 (bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD THOSE THAT ARE EVIDENT ARE SHOWN THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS

Bruce R. Bowman
 104 John Street Road
 Thebeague Island, Maine 04017
 Phone: (207) 846-1667
 Fax: (207) 846-1668

PLAN BOOK _____ PAGE _____ LOT _____
 DEED BOOK 3898 PAGE 28 COUNTY Cumberland
THIS PLAN IS NOT FOR RECORDING



After FIRST FLOOR LAYOUT

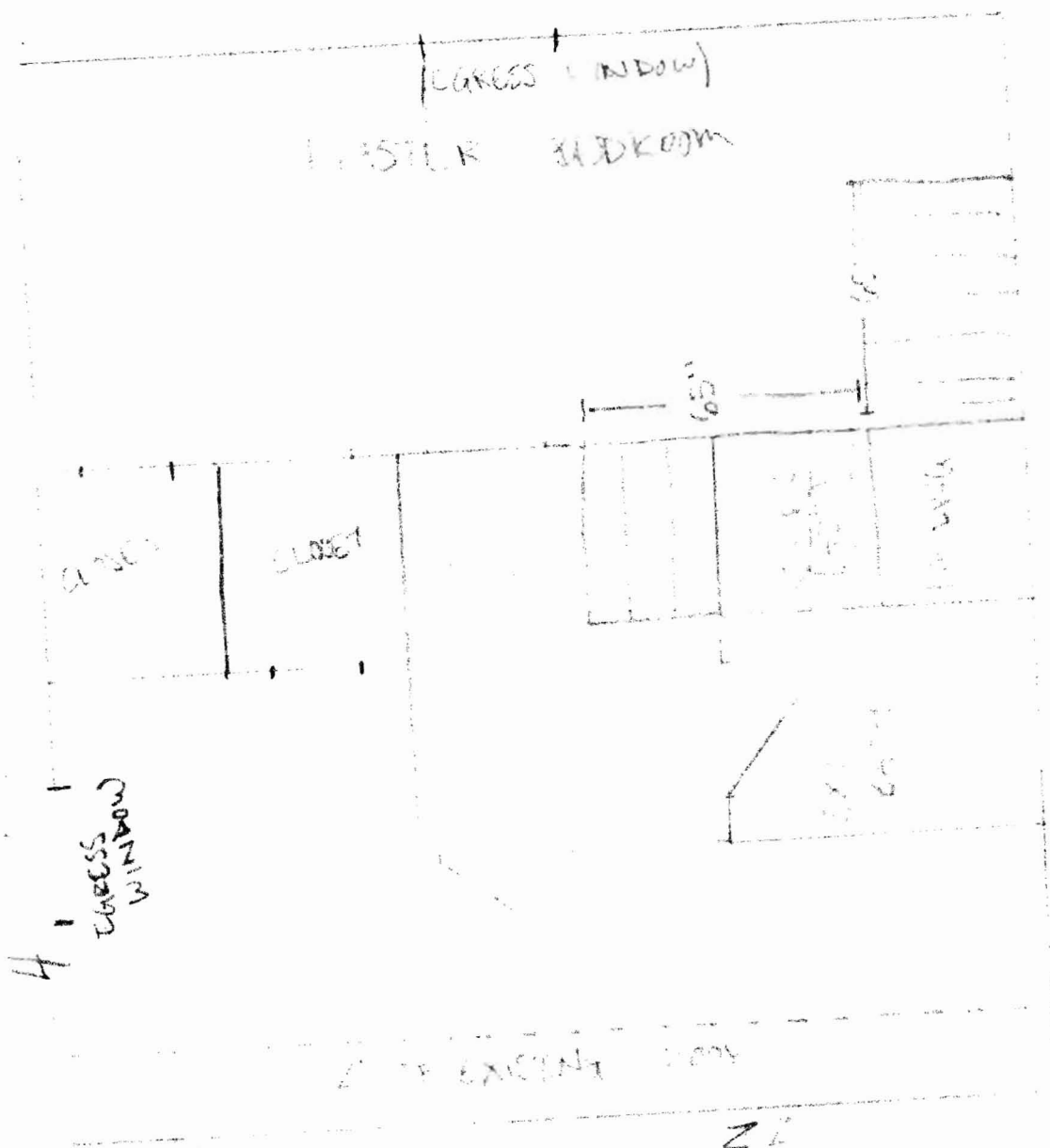


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CITY OF PORTLAND, ME

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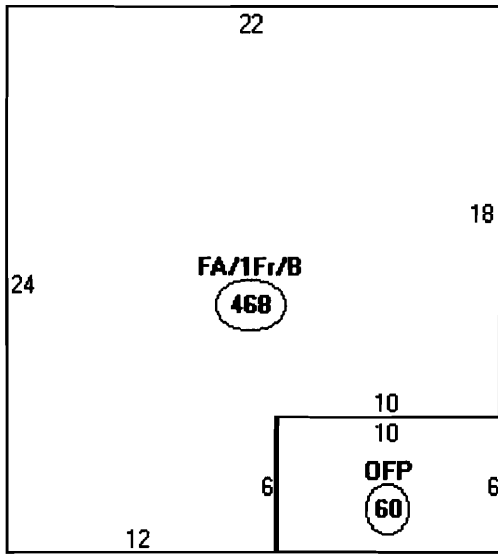




Second Floor.

NOTE: [unclear] [unclear] [unclear]

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Descriptor/Area

A: FA/1Fr/B
468 sqft

B: OFF
60 sqft