

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 03-0702	Issue Date: <b>JUN 18 2003</b>	CBL: 087 K001001
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Location of Construction: 54 Pleasant Ave Pi	Owner Name: Bohan Thomas L &	Owner Address: 54 Pleasant Ave <b>CITY OF PORTLAND</b>	Phone: 766-2483
Business Name:	Contractor Name: Kiely, John	Contractor Address: 521 Island Ave. Peaks Island	Phone: 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: <b>JK2</b>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$107.00	Cost of Work: \$12,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>accessory SB</b>	

Proposed Project Description:  
Build 16x 20 studio shed w/4x20 porch

Signature: \_\_\_\_\_  
Signature: **JMB 6/18/03**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jmb	Date Applied For: 06/18/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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: <b>6/18/03 JMB</b>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <b>JMB</b>
	<p><i>Approved w/ conditions No kitchen To remain a single family</i></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

# All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>54 PLEASANT AVE. PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>400 SQ FT</u>	Square Footage of Lot <u>3000 SQ FT I</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>K</u> Lot# <u>1</u>	Owner: <u>TOM BOHAN</u> <u>RHONDA BERG</u>	Telephone: <u>766-2483</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>766 2026</u> <u>JOHN KIELY</u> <u>591 ISLAND AVE</u> <u>PEAKS ISLAND</u>	Cost Of Work: \$ <u>12,000</u> Fee: \$ <u>100.00</u>
Current use: <u>RESIDENTIAL / SFR</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>SFR w/ detached studio/library</u>		
Project description: <u>STORAGE / LIBRARY</u> <u>studio</u>		
Contractor's name, address & telephone: <del>XXXXXXXXXX</del> <u>SAME AS APPLICANT</u>		
Who should we contact when the permit is ready: <u>JOHN KIELY</u>		
Mailing address: <u>SAME AS ABOVE</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if 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>John V. Kiel</u>	Date: <u>6/18/03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**

**City of Portland, Maine - Building or Use Permit**

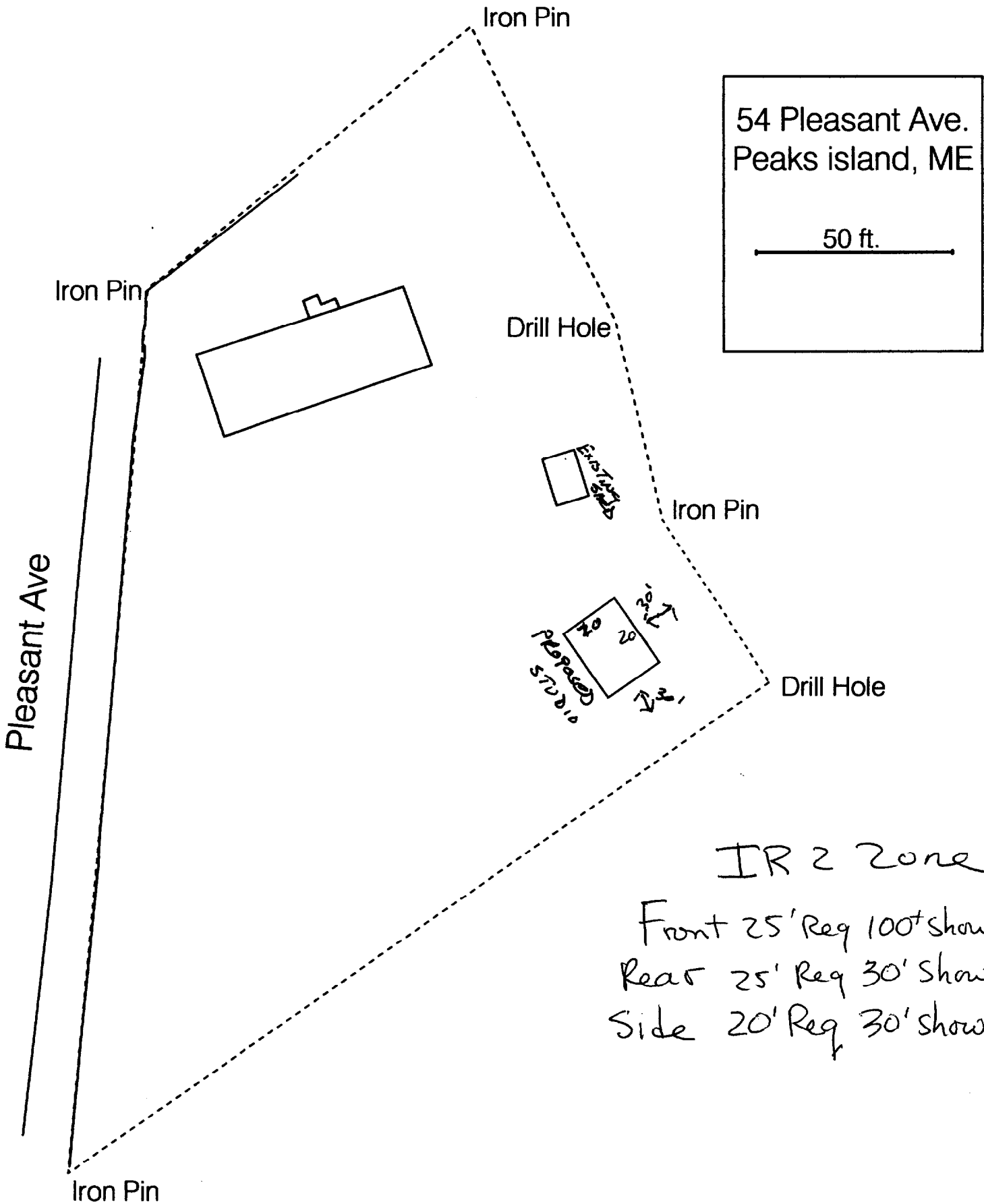
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 03-0702	<b>Date Applied For:</b> 06/18/2003	<b>CBL:</b> 087 K001001
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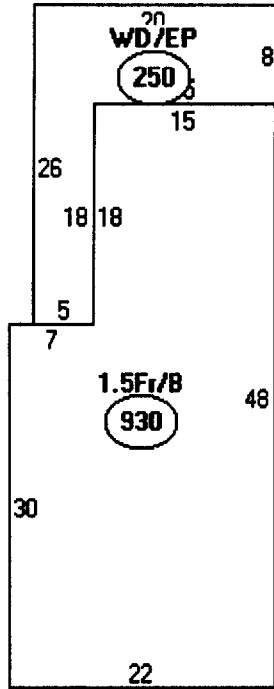
<b>Location of Construction:</b> 54 Pleasant Ave Pi	<b>Owner Name:</b> Bohan Thomas L &	<b>Owner Address:</b> 54 Pleasant Ave	<b>Phone:</b> ( ) 766-2483
<b>Business Name:</b>	<b>Contractor Name:</b> Kiely, John	<b>Contractor Address:</b> 521 Island Ave. Peaks Island	<b>Phone:</b> (207) 766-2026
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Sheds	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Build 16x 20 studio shed w/4x20 porch
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/18/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This permit approves and accessory detached shed structure to be used for a studio/library only.</li> <li>2) 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.</li> <li>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 06/18/2003
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Design load specs for the engineered ridge shall be submitted to this office</li> </ol>			



IR 2 Zone  
 Front 25' Req 100' shown  
 Rear 25' Req 30' shown  
 Side 20' Req 30' shown



Descriptor/Area

A: 1.5Fr/B  
930 sqft

B: WD/EP  
250 sqft

1,180

+ 400

1,580

LOT 32,939

x.20%

6,587.8 SF

OK

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**

*ZJM John*

**Card Number** 1 of 1  
**Parcel ID** 087 K001001  
**Location** 54 PLEASANT AVE PI  
**Land Use** SINGLE FAMILY

**Owner Address** BOHAN THOMAS L & RHONDA B BERG JTS  
 54 PLEASANT AVE  
 PEAKS ISLAND ME 04108

**Book/Page** 13540/57  
**Legal** 87-K-1  
 PLEASANT AVE  
 PEAKS ISLAND  
 32939 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$79,170	\$87,470	\$166,640

**Property Information**

<b>Year Built</b> 1880	<b>Style</b> Old Style	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1628	<b>Total Acres</b> 0.756		
<b>Bedrooms</b> 3	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 6	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
01/01/1998	LAND + BLDING	\$195,000	13540-057
07/01/1993	LAND + BLDING		10854-214
07/01/1990	LAND + BLDING	\$150,000	

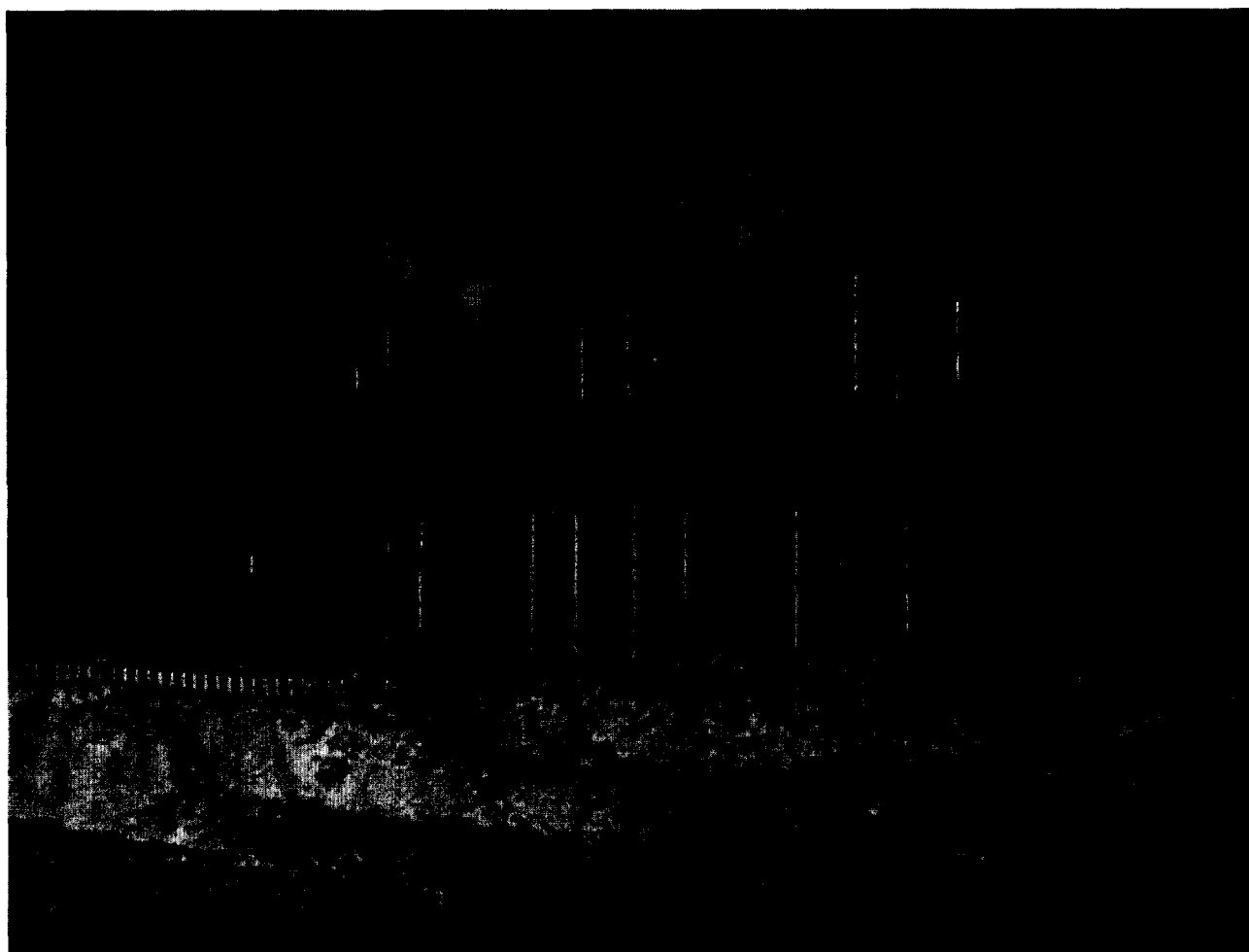
**Picture and Sketch**

Picture                      Sketch

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

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





# 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.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator (at 874-8632) must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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.

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

[Signature]  
Signature of applicant/designee

6/18/03  
Date

[Signature]  
Signature of Inspections Official

6/18/03  
Date

CBL: 87-K-1

Building Permit #:

03-0702



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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 030702

JUN 18 2003

This is to certify that Bohan Thomas L &/Kiely, Jo  
has permission to Build 16x 20 studio shed w/4 porch  
AT 54 Pleasant Ave Pi CITY OF PORTLAND  
087 K001001

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 must be completed before this building or part thereof is occupied or closed-in. **HEAVY 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

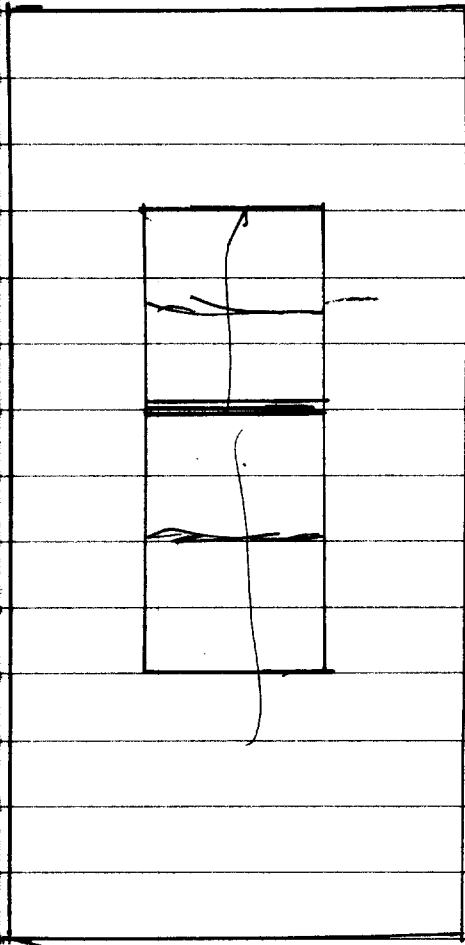
*Janie Burke* 6/18/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

West Elevation

East Elevation

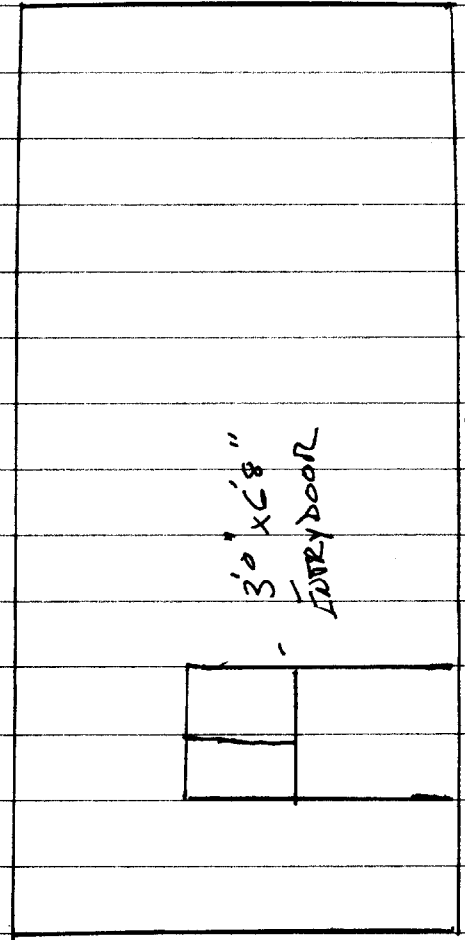
11'0" wide



7/8 WALLS

West Elevation

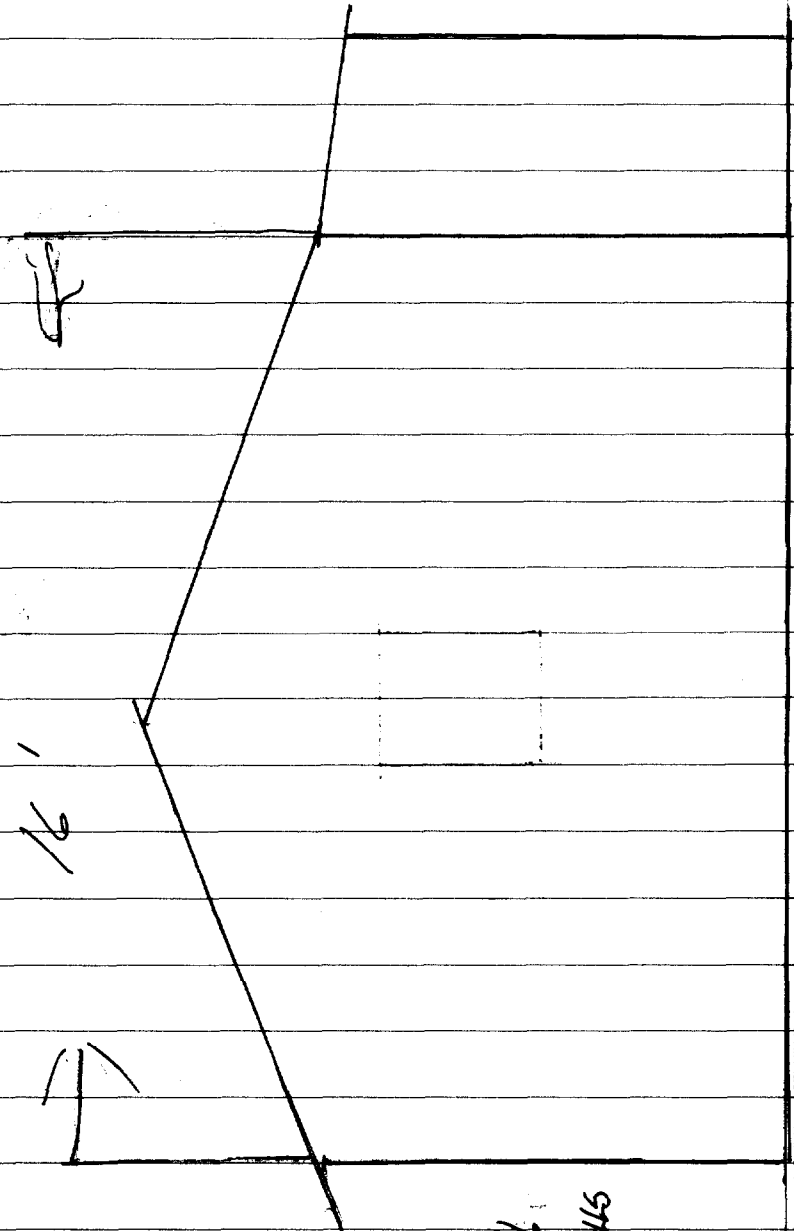
3'0" x 6'8" ENTRY DOOR



7/8 WALLS

East Elevation

# NORTH ELEVATION



←

16

↑

72

62x15

## WINDOWS

1 ANDERSON UNIT TW3046-2 R.O. 4'9" H x 6'3" W

1 ANDERSON TILT WASH DOUBLE HUNG -

TW3046 R.O. 4'9" H x 3'2 1/8" W

## DOOR -

3'0" x 6'8" THERMA TRU FC-186

3 HEADERS ~~3~~ TRIPLE 2x8 WITH 1/2" PLYWOOD SPACER

## HAND RAIL FOR ENTRY PORCH

36" H WITH SIMPLE 2x2 BALUSTERS SPACED  
6" O.C.

HANDRAIL 2 1/2" x 1 1/2" ROUNDED EDGE

Possibly  $\angle$  15 1/2" off Grade  
may have to provide 1-2 Risers  
@ -7 3/4

FOOTINGS AND FLOOR FRAMING

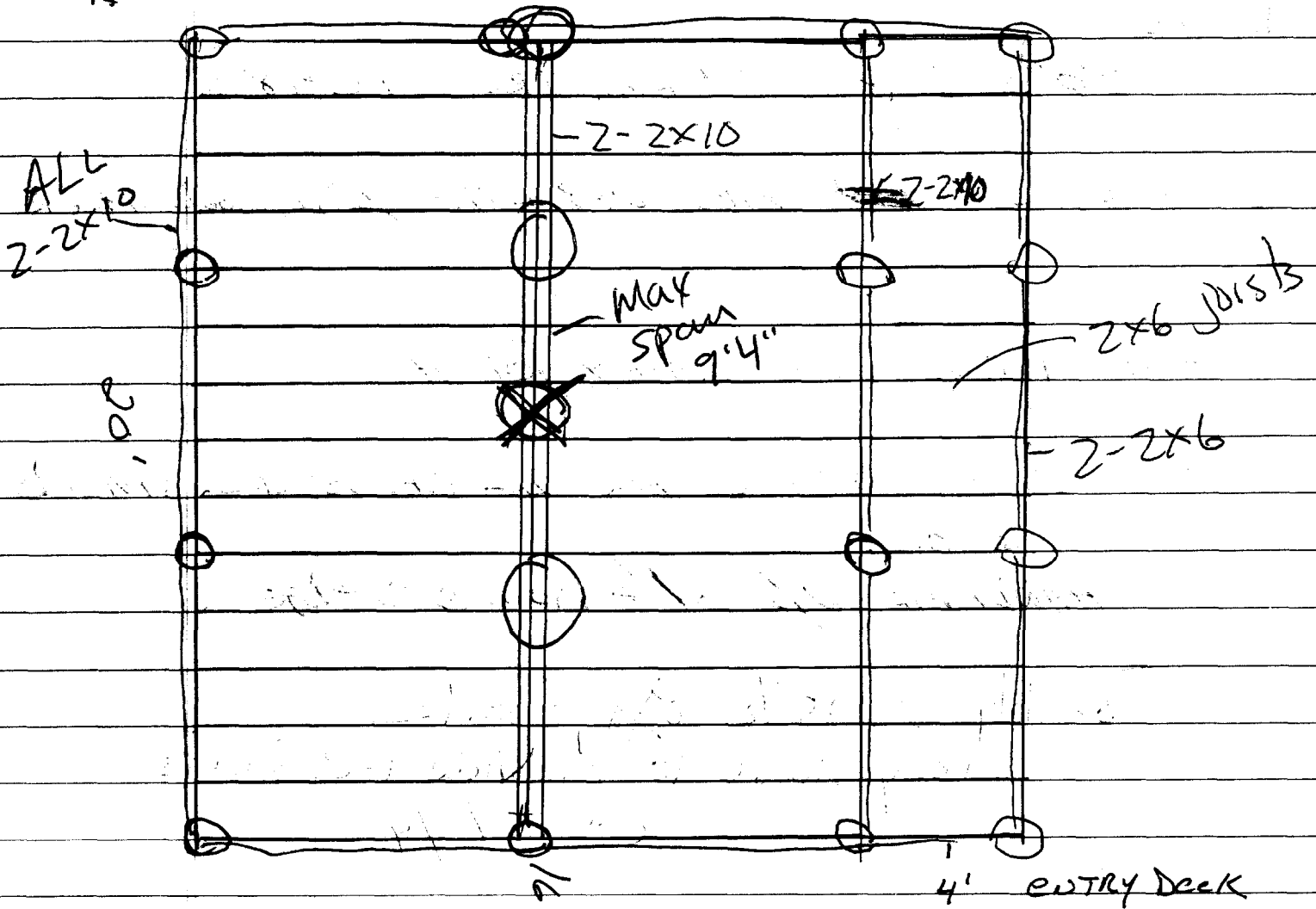
2x10 JOISTS 16" OC.

4x6 POSTS ON CONCRETE FOOTINGS AS SHOWN

ALL WALLS 2x6 16" OC

48" or ledge  
Pinned

1/4" = 1'



ROOF FRAMING

2x10 RAFTERS

2x10 MICROLAM RIDGE