

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that JAMESW GREENWELL

Located At 130 ISLAND AVE

Job ID: 2011-09-2209-ALTR

CBL: 087-OO-024-001

has permission to Renovations to create a second floor: remove a deck, and add a screened porch.  
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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

10/19/2011

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

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

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

Job No: 2011-09-2209-ALTR	Date Applied: 9/12/2011	CBL: 087 - - OO - 024 - 001 - - - -
Location of Construction: 130 ISLAND AVE, Peaks Island	Owner Name: JAMES W GREENWELL	Owner Address: 130 ISLAND AVE PEAKS ISLAND, ME 04108
Business Name:	Contractor Name: Bunton Construction, Bill Bunton	Contractor Address: 87 Middle Rd., Cumberland, ME 04021
Lessee/Buyer's Name:	Phone:	Permit Type: <b>Building - Alterations &amp; Additions</b>
Past Use: Single family	Proposed Use: Same - single family - add 2nd floor over part of house, remove deck & one story section and build 8.25' x 16' screened porch, relocate bay window & widen stairs from rear deck, interior renovations	Cost of Work: 250000.00
	Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>B3</b> Type: <b>SB</b> <b>MURIEL</b>
Proposed Project Description: Interior renovations, partial 2nd floor addition	Pedestrian Activities District (P.A.D.)	
Permit Taken By:	<b>Zoning Approval</b>	

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

☒ Shoreland I-B zone  
so no select building  
☐ Wetlands  
☐ Flood Zone parcel 15  
house - zone c  
☐ Subdivision property - zone A-2  
☐ Site Plan using section  
14-436(h)  
158 4/2 notes  
☐ Maj ☐ Min ☐ MM  
Date: OK w/ cond. by  
9/15/11 JEM

## Zoning Appeal

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

## Historic Preservation

☐ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied

Date:

## 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

11-10-11 DWM Jim Greenwell 766-2509 Footing OK

12-1-11 DWM Jim 766-2509, Terry, Bill, Dave 6 Piers OK  
underslab plumbing OK.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- 1. Footings/Setbacks prior to pouring concrete**
  - 2. Close In Elec/Plmb/Frame prior to insulate or gypsum**
  - 3. Final Inspection**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# 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>130 Island Ave Peaks Island, ME 04108</u>			
Total Square Footage of Proposed Structure/Area <u>3965 sf</u>		Square Footage of Lot <u>10,450</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>00</u> Lot# <u>24</u>	Applicant: (must be owner, lessee or buyer) Name <u>James W Greenwell and Emily R. Magal</u> Address <u>158 Island Ave</u> City, State & Zip <u>Peaks Island, ME 04108</u>		Telephone: (h) <u>207 766-2509</u> (e) <u>202 607-8976</u> (c) <u>240-460-8770</u>
Lessee/DBA  SEP 12 2011  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip		Cost of Work: <u>\$250,000</u> C of O Fee: \$ Historic Review: \$ Planning Admin.: <u>\$2,520.00</u> Total Fee: \$
	Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>Home renovation, new baths, second floor addition, new laundry room &amp; fireplace, staircase</u>		
Contractor's name: <u>Bunton Construction - Bill Bunton</u> Email: <u>mbunton@maine.net</u> Address: <u>87 Middle Road</u> City, State & Zip: <u>Cumberland, Maine 04021</u> Telephone: <u>207 653 7650</u> Who should we contact when the permit is ready: <u>James Greenwell</u> Telephone: <u>202 607 8976</u> Mailing address: <u>158 Island Ave Peaks Island, Maine 04108</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.

and 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: 9-12-2011

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

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. This permit is being issued with the condition that the new 8.25' x 16' screened porch may not ever be enclosed because it is legally nonconforming to setbacks and was built after 1957.
5. This permit is being approved using section 14-436(b). 80% of the first floor area is 2432 sf. The second floor addition is adding 385.2 sf which is 15.8% of the allowable 80% increase.

## **Conditions of Approval**

### **Zoning**

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### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
5. Mechanical or natural ventilation is required in the bathroom.
6. Note: An NFPA 211© disclosure form must be submitted prior to the final inspection. Safety glazing must be installed in all hazard areas.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

Applicant: James Grunwell

Date: 9/12/11

Address: 130 Island Ave, Peaks Island

C-B-L: 87-00-24

perm # 2011-09-2209

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built

Zone Location - I-B (use IR-2 for dimensional requirements)

Interior or corner lot -

Proposed Use/Work - remove 8.25' x 10' room & 8.25' x 10' deck & replace w/ 8.25' x 16' screened porch & stairs

Savage Disposal - remove front deck & replace w/ 20' x 5.5' porch  
- adding second floor over section of house -  
- new bath, second floor, new stairs.

Lot Street Frontage -

Front Yard - 25' or average - average since 4.875' - new porch 9'4" OK?

Rear Yard - 25' min - 42' + to new steps & deck.

Side Yard - new 20' min - new steps 37' OK?

Projections -

Width of Lot -

Height - 35' per side - side not changing

Lot Area -

\* Using Section 14-436(h).

1st Floor Footprint = 3042.5 sq ft  
80% = 2434 sq ft

37 x 47 = 1,739

11 x 17 = 187

10 x 22 = 220

20 x 8.25 = 165

45 x 5 = 225

10 x 30 = 300

19 x 10 = 190

7 x 7 = 49

adding 385.2 sq ft

15.8%

Lot Coverage / Impervious Surface - 20% =

Area per Family - 1/4 A

Off-street Parking -

Loading Bays -

single family  
1/4 A existing house

2872.5 new less non conforming  
3042.5 old

Site Plan -

Shoreland Zoning / Stream Protection - in shoreland - but I-B zone some setback for building

Flood Plains - 15B - building in zone C  
part of property in Zone A2

\* building is non conforming - but research shows that all parts have been permitted.



