

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that THOMAS E & HILL

Located At 110 ISLAND

Job ID: 2011-04-767-ALTR

CBL: 087 - - OO - 028 - 001 - - - -

has permission to install patio & retaining wall under ex rear deck provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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**

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



## 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.**

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.





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

**Job ID: 2011-04-767-ALTR Located At: 110 ISLAND CBL: 087 - - 00 - 028 - 001 - -  
- - -**

## **Conditions of Approval:**

### **Zoning**

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. There shall be no more rain run-off onto abutting properties with the erection of any retaining walls.
5. Future work on the stairs to the water require a separate permit and site plan review as discussed with the contractor



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

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

**PERMIT ISSUED**

APR 12 2011

Job No: 2011-04-767-ALTR	Date Applied: 4/8/2011	CBL: 087 - - OO - 028 - 001 - - - - -	City of Portland
Location of Construction: 110 ISLAND AVE, PI	Owner Name: THOMAS E & HILL	Owner Address: 1377 PATHFINDER AVE WESTLAKE VILLAGE, CA - CALIFORNIA 91362	Phone:
Business Name:	Contractor Name: Bill Childs- Horizon Blders	Contractor Address: P.O. Box 802 PORTLAND MAINE 04104	Phone: (207) 856-5060
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-B
Past Use: Single Family Dwelling	Proposed Use: Same - Single Family Dwelling - To install patio pavers & retaining wall under exterior rear deck	Cost of Work: \$8000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB
Proposed Project Description: 110 Island Ave, PI: To install Patio Paver & retaining wall under deck		Pedestrian Activities District (P.A.D.)	

Signature: *[Handwritten Signature]*  
Signature: *[Handwritten Signature]*  
IRC 09

Permit Taken By: Lannie	<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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>within, over 75' from HWM</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <i>N/A</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan _ Maj _ Min _ MM Date: <i>ok with conducting 3/14/11</i>	<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 type="checkbox"/> Not in Dist 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>CERTIFICATION</b>		

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 appication 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 PHON





**Job Summary Report**  
**Job ID: 2011-04-767-ALTR**

Report generated on Apr 8, 2011 3:18:38 PM

<b>Job Type:</b>	Alterations Residential SF/Duplex	<b>Job Description:</b>	110 Island Ave	<b>Job Year:</b>	2011
<b>Building Job Status Code:</b>	Initiate Plan Review	<b>Pin Value:</b>	1092	<b>Tenant Name:</b>	
<b>Job Application Date:</b>		<b>Public Building Flag:</b>	N	<b>Tenant Number:</b>	
<b>Estimated Value:</b>	8,000	<b>Square Footage:</b>			
<b>Related Parties:</b>		THOMAS E HILL		<i>Property Owner</i>	
		Horizon Builders Inc - Bill Childs		<i>GENERAL CONTRACTOR</i>	

**Job Charges**

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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**Location ID: 14092**

**Location Details**

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
G12730	087 00 028 001		U				-70.198769	43.657612

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				110 ISLAND AVENUE NORTH

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE					DISTRICT 1	PEAKS ISLAND

**Structure Details**

**Structure: Single Family Home Peaks Island**

**Occupancy Type Code:**

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			110 ISLAND AVENUE NORTH

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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**Permit #: 20112571**

**Permit Data**

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
14092	Single Family Home Peaks Island	Initialized	Install patio & retaining wall under ex rear deck			



**Job Summary Report**  
**Job ID: 2011-04-767-ALTR**

Report generated on Apr 8, 2011 3:18:38 PM

**Inspection Details**

<b>Inspection Id</b>	<b>Inspection Type</b>	<b>Inspection Result Status</b>	<b>Inspection Status Date</b>	<b>Scheduled Start Timestamp</b>	<b>Result Status Date</b>	<b>Final Inspection Flag</b>
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**Fees Details**

<b>Fee Code Description</b>	<b>Charge Amount</b>	<b>Permit Charge Adjustment</b>	<b>Permit Charge Adj Remark</b>	<b>Payment Date</b>	<b>Receipt Number</b>	<b>Payment Amount</b>	<b>Payment Adjustment Amount</b>	<b>Payment Adj Comment</b>
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Email

CD

Flash Drive



# 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.

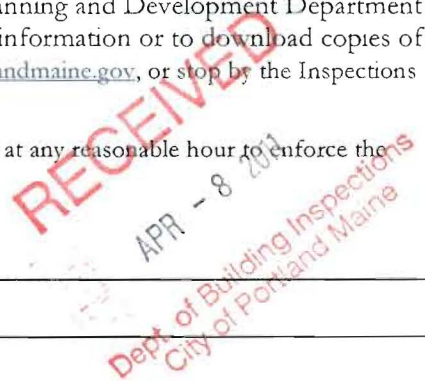
Location/Address of Construction: 110 Island Ave, Peaks Island		
Total Square Footage of Proposed Structure/Area 300	Square Footage of Lot 6000	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# 87 Block# 00 Lot# 28	Applicant: Email: <u>billc@horizonbuildersinc.com</u> Name Bill Childs, Horizon Builders Inc Address PO Box 802 City, State & Zip Portland, ME 04104	Telephone: 207-856-5060
Lessee/DBA Email: _____	Owner: Email: <u>tom@thillci.com</u> Name Tom Hill Address 1337 Pathfinder Avenue City, State Westlake Village CA 94010	Cost of Work: \$ <u>2000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Install patio & retaining walls under existing rear deck		
Contractor's name: <u>Bill Childs, Horizon Builders Inc</u> Email <u>billc@horizonbuildersinc.com</u> Address: <u>PO Box 802</u> City, State & Zip <u>Portland, ME 04104</u> Telephone: <u>207-856-5060</u> Who should we contact when the permit is ready: <u>Contractor</u> Telephone: _____ Mailing address: _____		

5263

**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.

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: [Handwritten Signature] Date: 4/8/11



Email

CD

Flash Drive

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



## Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

### One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**





Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8480

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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.

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- [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

**Current Owner Information:**

**CBL** 087 00028001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 110 ISLAND AVE  
**Owner Information** HILL THOMAS E & ANNE HILL TRUSTEES  
 1377 PATHFINDER AVE  
 WESTLAKE VILLAGE CA 91362  
**Book and Page** 27254/298  
**Legal Description** 87-00-28  
 ISLAND AVE 110  
 PEAKS ISLAND  
 6000 SF  
**Acres** 0.138

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	14092	<b>OWNER OF RECORD AS OF APRIL 2010</b>
<b>LAND VALUE</b>	\$326,400.00	HILL THOMAS E &
<b>BUILDING VALUE</b>	\$134,100.00	ANNE HILL TRUSTEES
<b>NET TAXABLE - REAL ESTATE</b>	\$460,500.00	1377 PATHFINDER AVE
<b>TAX AMOUNT</b>	<b>\$8,252.16</b>	WESTLAKE VILLAGE CA 91362

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

**Building Information:**

Card 1 of 1

**Year Built** 1900  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 3  
**Full Baths** 1  
**Half Baths** 1  
**Total Rooms** 6  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1620

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



**Sales Information:**

Sale Date	Type	Price	Book/Page
9/16/2009	LAND + BUILDING	\$710,000.00	27254/298
7/1/1997	LAND + BUILDING	\$0.00	13189/79

**New Search!**

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Handwritten text, possibly a signature or name, appearing as a vertical scribble.

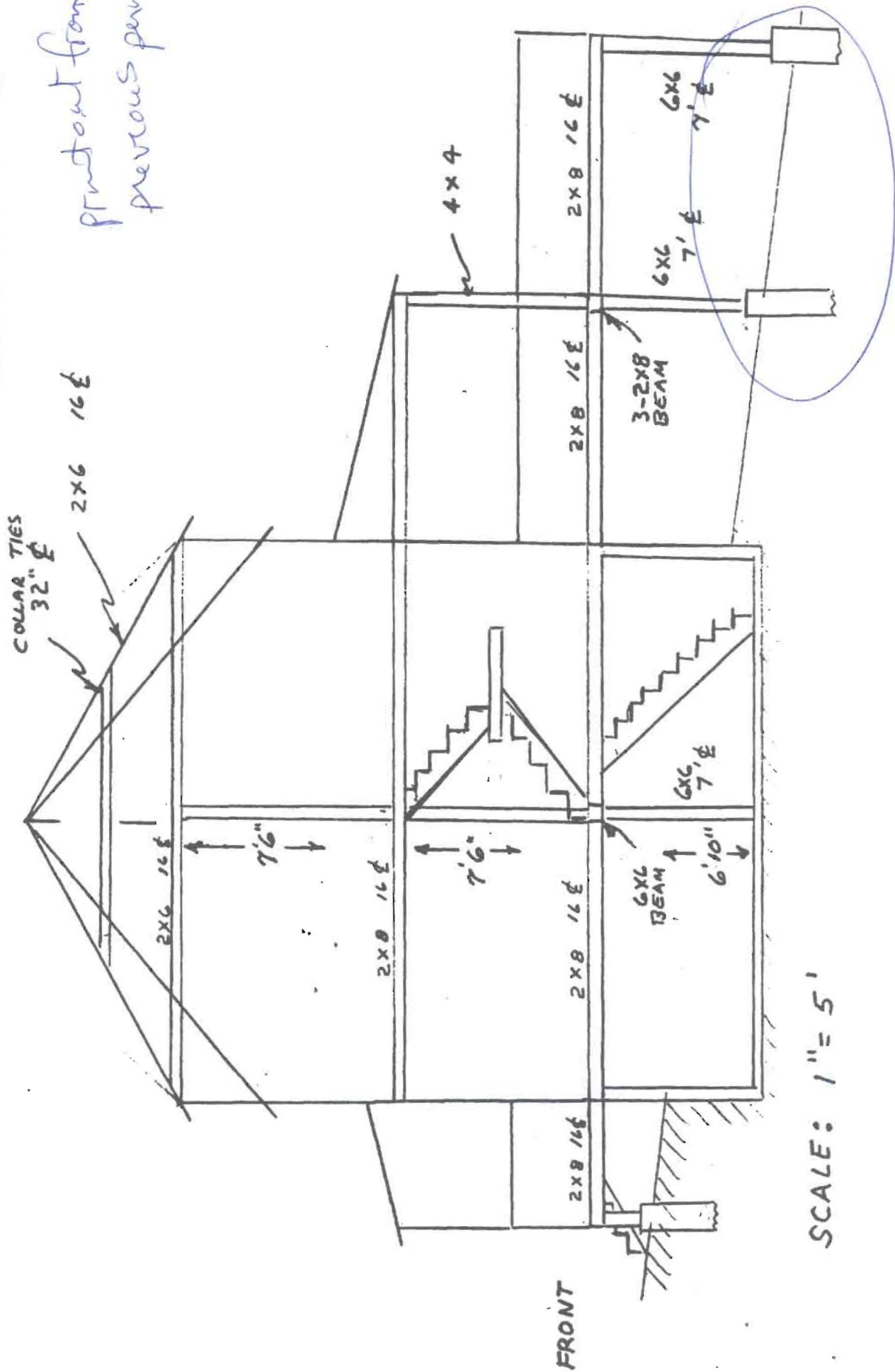


Print out from Previous Form



JAMES GILSON  
 110 ISLAND AVE,  
 PEAKS ISLAND, ME  
 09-01-03

Printout from  
 previous print



100

1

Handwritten notes in a box:  
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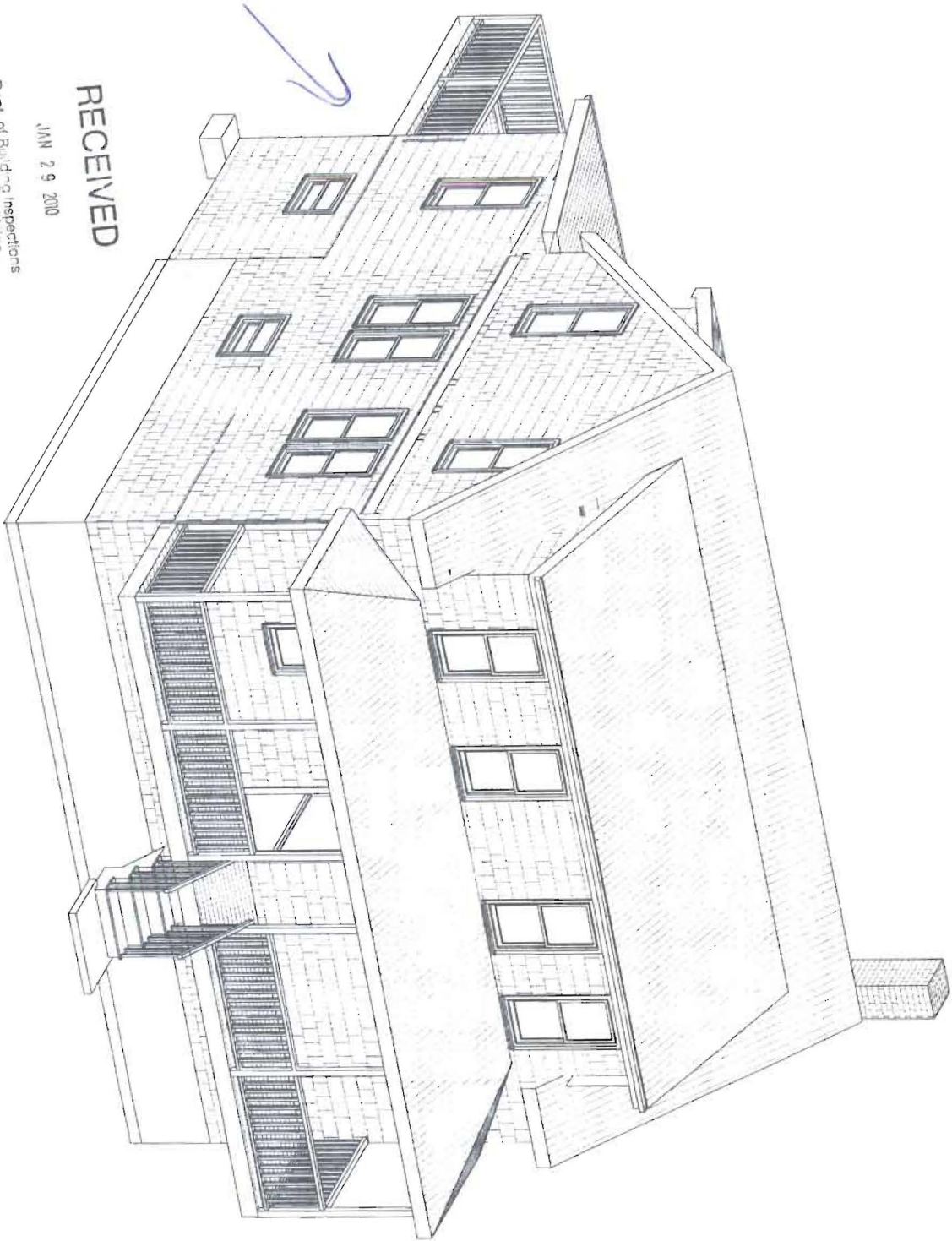
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Dept. of Building Inspections  
City of Portland, Maine

JAN 29 2010

RECEIVED



*Printout from previous permit*

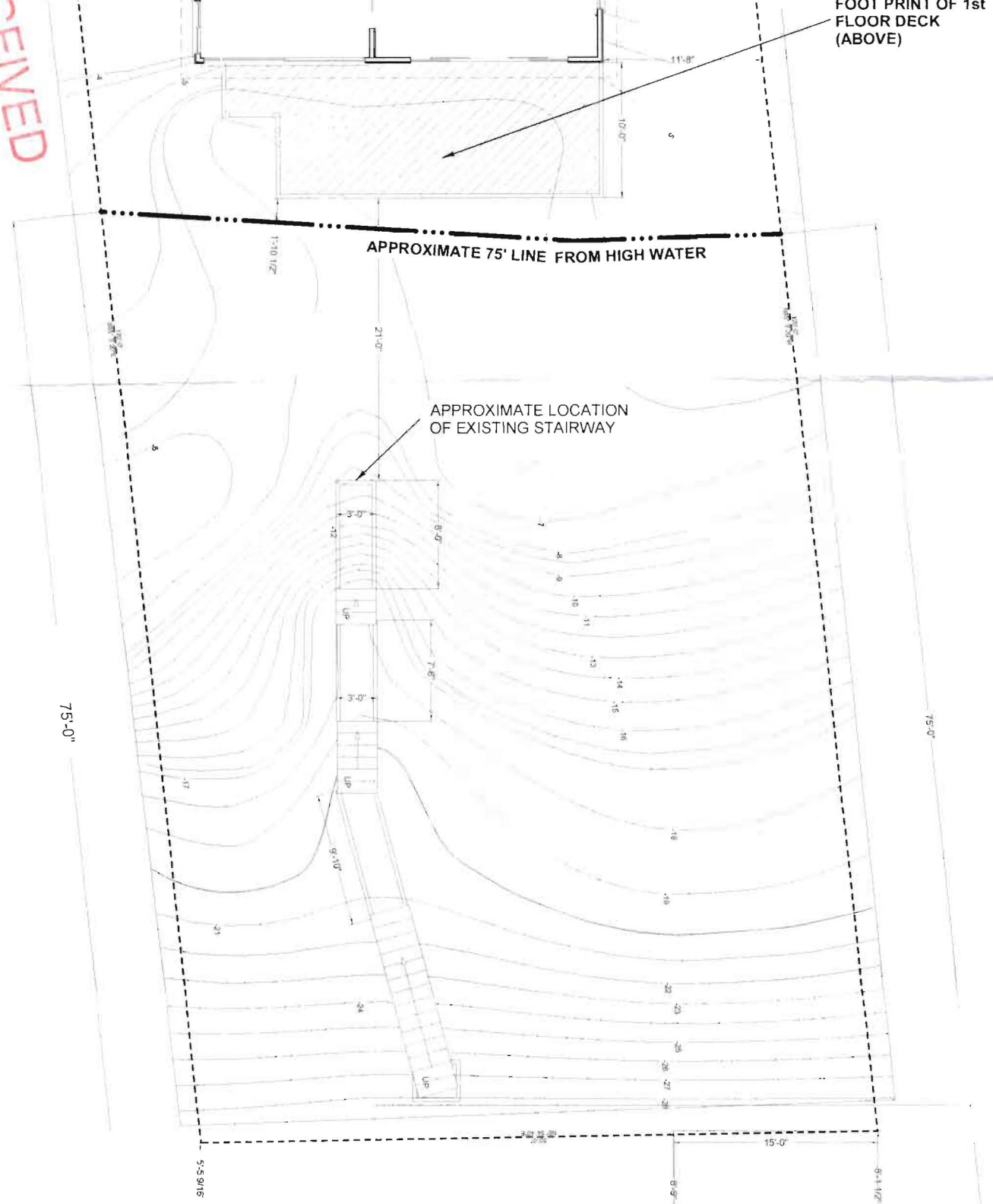
PAGE #	PROJECT OVERVIEW	DATE: 1-28-10 REV:	PROJECT: TOM HILL 110 ISLAND AVE. PEAKS ISLAND, MAINE	HORIZON BUILDERS, INC. PO BOX 802 PORTLAND, MAINE 207-856-5060
1	DRWN BY: TWC	SCALE: 1/4"=1'-0"		





APR - 8 2011  
**CEIVED**  
 Inspections

FOOT PRINT OF 1st FLOOR DECK (ABOVE)



HIGH WATER MARK TAKEN FROM SEPT. 2, 1992 BONDRY SURVEY BY LAND USE CONSULTANTS

HARDSCAPE PLAN EXISTING CONDITIONS

DATE: 1-28-10  
 REV: 4-4-11

PROJECT:  
 TOM HILL  
 110 ISLAND AVE.  
 PEAKS ISLAND, MAINE

HORIZON BUILDING  
 PO BOX 802  
 PORTLAND, MA  
 207-856-5060

DRWN BY: TWC

SCALE: 3/32"=1'-0



HORIZON BUILDE  
PO BOX 802  
PORTLAND, MA  
207-856-5060

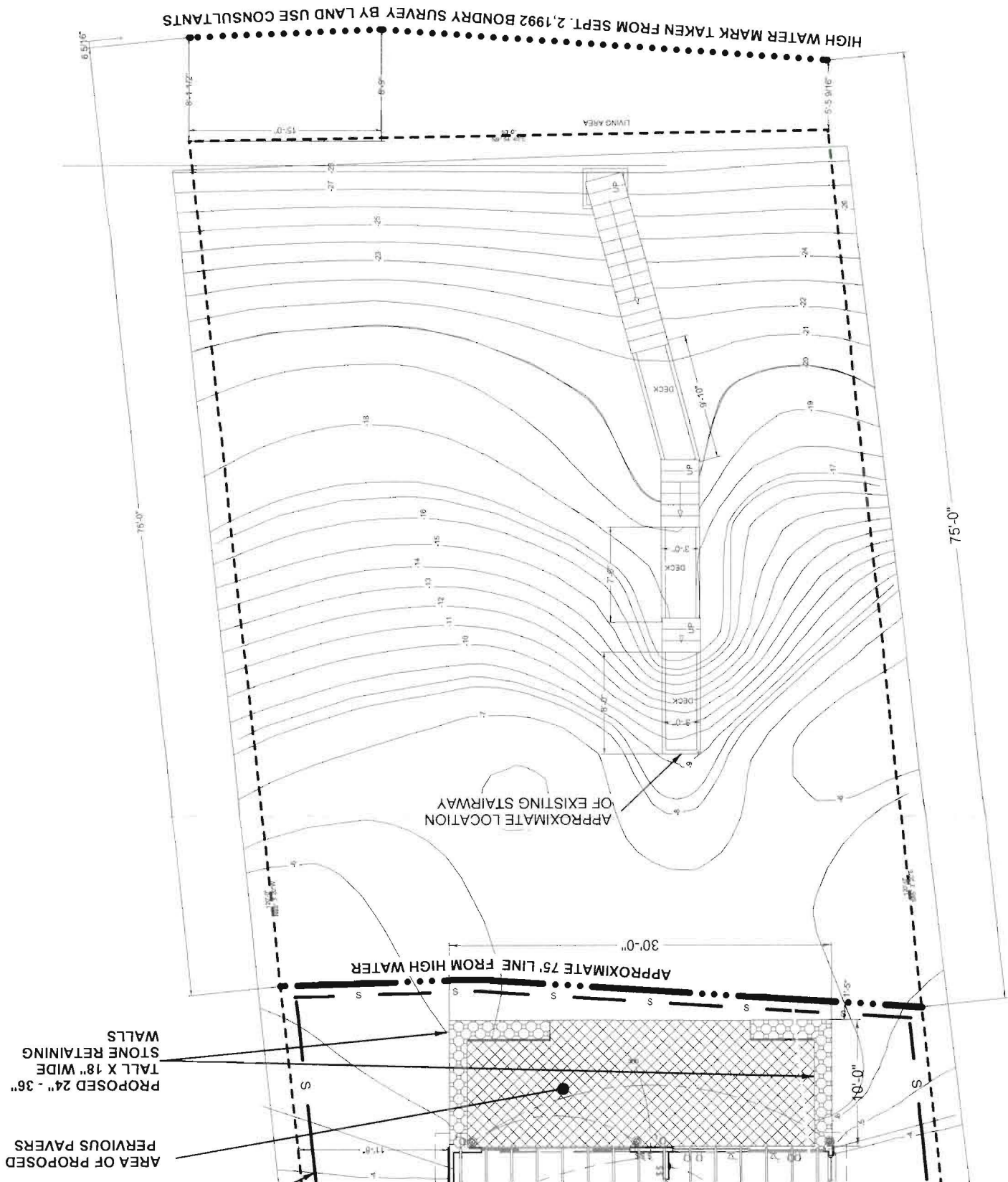
PROJECT:  
TOM HILL  
110 ISLAND AVE.  
PEAKS ISLAND, MAINE

DATE: 1-28-10  
REV: 4-4-11

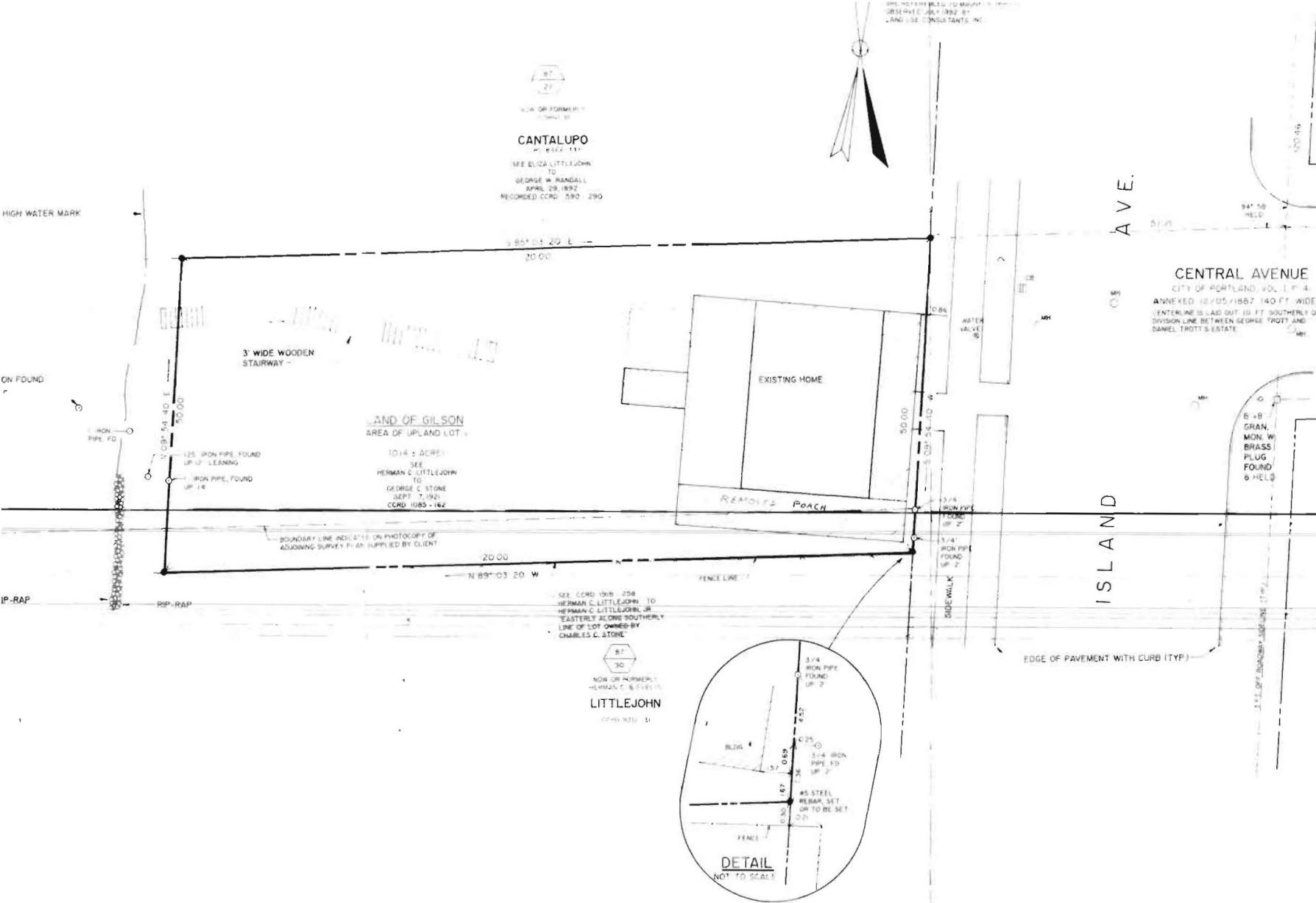
SCALE: 3/32"=1'-0"

DRWN BY: TWC

HARDSCAPE PLAN PROPOSED

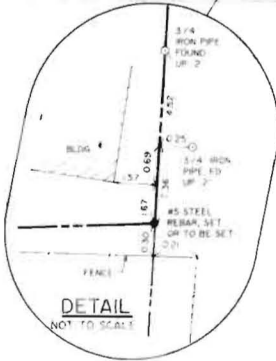




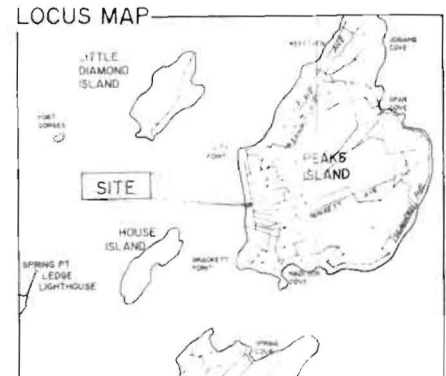


PLAN SHOWING  
 AREA OF OVERLAP  
 PREPARED FOR  
**JAMES K. GILSON**  
 ISLAND AVENUE  
 PEAKS ISLAND, PORTLAND, MAINE

Revision	Date



Designed	JDR
Drawn	SKN
Checked	SKN
Scale	1"=10'
Date	SEPT. 2, 1992



**PLAN REFERENCES**

- PLAN OF PEAKS ISLAND PROPERTY FOR ELIZA B LITTLEJOHN BY JORDAN & RICHARDSON-SEPTEMBER 1895. CCRD PB. 12, P. 86
- PLAN 'E' - HOMESTEAD LOT OF LATE LUTHER STERLING" BY C.H. HOWE, C.E. NOVEMBER 1863. CCRD BK. 516, P. 210 & 211.

**DEED OF RECORD**

ROBERT T. McHUGH TO JAMES K. & GWENYTH B. GILSON, JULY 22, 1985. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 6835, PAGE 106

**GENERAL NOTES**

FIELDWORK CONDUCTED JUNE 10, 1992 BY LAND-USE CONSULTANTS, INC. PRECISION OF TRAVELER PRIOR TO ADJUSTMENT WAS 1:35,766

**STANDARD  
 BOUNDARY  
 PLAN**

