

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

CONSTRUCTION

PERMIT

Permit Number: 020002

This is to certify that Johnson Thomas Covington contractor
has permission to Build 32' x 38' Single Family Home
AT D Off Vermont Ave 088 B007001

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 when permission procedure is complete this building or part thereof shall not be closed-in. **48 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 - 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: 02-0002	Issue Date:	CBL: 088 B007001
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Location of Construction: 0 Off Vermont Ave <i>P.I.</i>	Owner Name: Johnson Thomas Covington	Owner Address: Po Box 48	Phone: 207-766-3375
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: ER-1
Fast Use: Vacant	Proposed Use: New 32' x 28' Single Family	Permit Fee: \$474.00	Cost of Work: \$75,000.00
			CEO District: 3
Proposed Project Description: Build 32' x 28' Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:	
		Signature: Signature: 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: gg	Date Applied For: 12/28/2001
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Zoning Approval		
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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>minor/major 2002-0002</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date:	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 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

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2002-0002
Application I. D. Number

12/28/01
Application Date

Highland, Peaks Island / Off Vermont A
Project Name/Description

Johnson Thomas Covington
Applicant

Po Box 48, Peaks Island, ME 04108
Applicant's Mailing Address

n/a
Consultant/Agent

Applicant Ph: (207) 768-3375 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Off Vermont Ave, Portland, Maine
Address of Proposed Site
088 8007001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

960 sq. ft. 26250 sq. ft.
Proposed Building square Feet or # of Units Acres of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 12/28/01

Building Approval Status:

Approved Approved w/Conditions See Attached Denied Reviewer _____

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



CITY OF PORTLAND

**PERMIT
DENIED**

January 7, 2002

Thomas C. Johnson
Box 48
Peaks Island, ME 04108

RE: Highland Ave/Vermont Ave., Peaks Island, - 088-B-007 - IR-1 zone

Dear Covey,

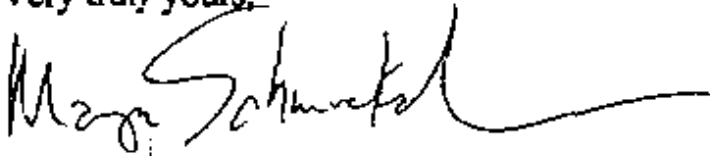
I am in receipt of your permit application to construct a single family dwelling in the vicinity of Highland Avenue and Vermont Avenue (088-B-007) on Peaks Island. Your permit is being **denied** for the following reasons.

This property is located with in an IR-1 zone which requires a minimum lot area of 60,000 square feet of land area for properties without public water, section 14-145.5(a)1. You are showing a private well on this property and no access to public water. Your survey shows that you only have 26,280 square feet of land area which is less than the required land area. It is also apparent that this lot could not be considered a lot of record. By definition, a lot of record in this zone (IR-1), shall be held under separate and distinct ownership from adjacent lots since July 15, 1985, and meeting the applicable street frontage requirements of that time. Your submitted survey plan shows that you currently own an adjoining lot under the same name.

It is also noted that section 14-145.5(b) requires 100 feet of road frontage. Your submittal shows that this property has no road frontage at all, and therefore in violation of the IR-1 requirements.

You have the right to appeal my decision of denial. If you wish to exercise your right to appeal, you would have 30 days from the date of this letter in which to appeal my decision. Please contact this office for the necessary information that you would need in order to file an appeal.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal

Cc: File

Jay Reynolds, Development Review Coordinator

Mark Adelson, Director of Housing and Inspection Services

Mike Nugent, Inspection Services

Tom Fortier, Island Coordinator

Applicant: Corey Johnson

Date: 1/7/02

Address: Vermont Ave, P. I

C-B-L: 088-B-007

He's calling a CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Highland Ave

PERMIT # 02-0002
DENIED

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - Construct New 28' x 32' single family

Sewage Disposal - Private

Lot Street Frontage - 100' req - None Shown - 14-145.5(b)

Front Yard - 30' req

Rear Yard - 30' req

Side Yard - 20' req

Projections -

Width of Lot -

Height - 35' MAX

Lot Area - 40,000 / 60,000 sq ft
with H₂O / without H₂O

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 req -

Loading Bays - N/A

Site Plan - minor/minor # 2002-0002

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 15 - Zone C

Denied →

Denied →

not in public water - 14-145.5(a)1.
Shows a private well only 26,280 sq ft shown
can't be a lot of record because
he owns (in the same name) the
adjoining lot # 088-B-025

Dimensional req
14-145.5

~~88-115~~

88-B-7

City Of Portland
Inspection Services
RETURN OF SERVICE

On the 11th day of April, 2000, I made service of the Notice of Violation
upon Thomas C. Johnson at 152 Park Ave. Pecks Island

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____.
- By (describe other manner of service) _____.

DATED: 4/11/00

[Signature]
Signature of Person Making Service
CEO
Title

I have received the above referenced documents

Person Receiving Service

Refused to sign

0 2 002 0002 0002

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: Highland Peaks Island off Vermont Ave PERMIT DENIED

Total Square Footage of Proposed Structure <u>9000</u>	Square Footage of Lot <u>26250</u>
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Tax Assessor's Chart, Block & Lot Chart # <u>88</u> Block # <u>B-7</u> Lot # <u>7</u>	Owner: <u>Thomas C. Johnson</u>	Telephone: <u>76663375</u>
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Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>474.00</u>
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Current use: Vacant lot 30x20 sq ft area

If the location is currently vacant, what was prior use: Open

Approximately how long has it been vacant: _____

Proposed use: Single family home lot

Project description: Build single family home minor-minor 300-

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Covey Johnson

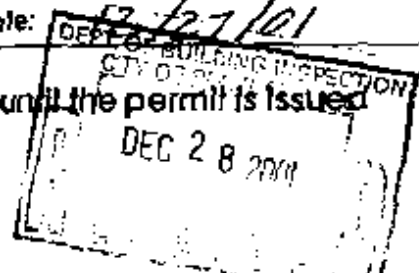
Mailing address: PO Box 48, Peaks Island, Maine 04108 (CMI, JUN MAIL) Phone: 76663375

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>[Signature]</u>	Date: <u>12/27/01</u>
--	-----------------------

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



LEGEND

044
 077
 100
 125
 150

POINT MARKER
 10 METER NET WITH YELLOW CAP
 OVER HEAD
 IRON PIPE POINT
 ABOVE GROUND
 WITHLY PROBE



APPROVED BY CITY OF PORTLAND

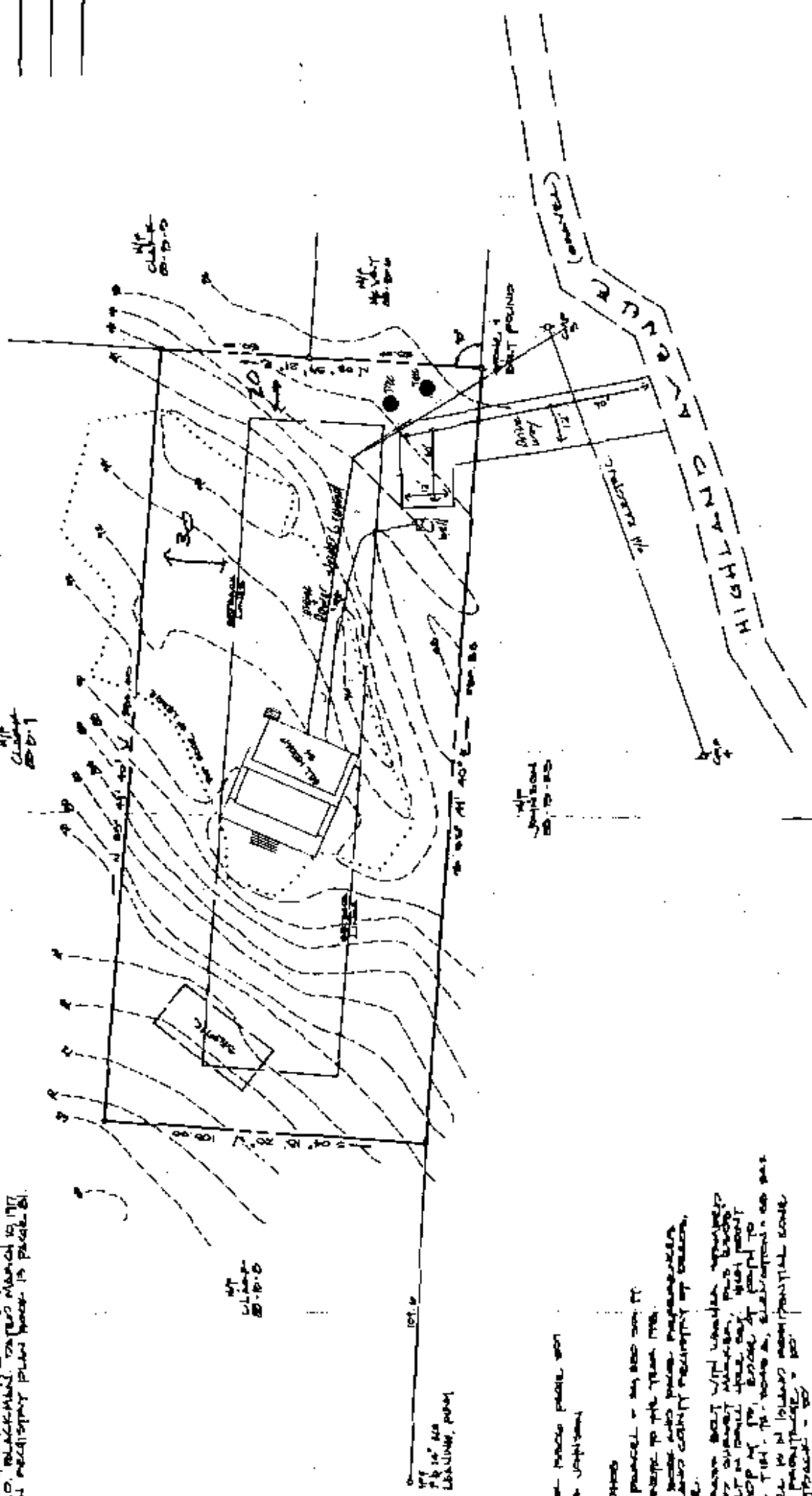
DATE: _____

BY: _____

PROJECT NO: _____

REFERENCES

1. CITY OF PORTLAND TAX MAP NO. 100-100-100-100-100-100
2. PORTLAND MUNICIPAL SURVEY ENTIRE, 1858-1860 AND PARTIAL OF 1861-1862.
3. CITY OF PORTLAND TAX MAP NO. 100-100-100-100-100-100.
4. PORTLAND MUNICIPAL SURVEY ENTIRE, 1858-1860 AND PARTIAL OF 1861-1862.
5. CITY OF PORTLAND TAX MAP NO. 100-100-100-100-100-100.
6. CITY OF PORTLAND TAX MAP NO. 100-100-100-100-100-100.
7. CITY OF PORTLAND TAX MAP NO. 100-100-100-100-100-100.
8. CITY OF PORTLAND TAX MAP NO. 100-100-100-100-100-100.
9. CITY OF PORTLAND TAX MAP NO. 100-100-100-100-100-100.
10. CITY OF PORTLAND TAX MAP NO. 100-100-100-100-100-100.



NOTES

1. SOURCE DATA: 1858-1860 TAX MAP NO. 100-100-100-100-100-100.
2. CONVEYANCE RECORDS: 1858-1860 TAX MAP NO. 100-100-100-100-100-100.
3. AREA OF STUDY PARCEL: 100-100-100-100-100-100.
4. ALL POINT MARKERS AND IRON PIPES ARE TO BE RELOCATED TO THE 100' FROM THE FRONT OF THE PARCEL.
5. ALL POINT MARKERS AND IRON PIPES ARE TO BE RELOCATED TO THE 100' FROM THE FRONT OF THE PARCEL.
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10. ALL POINT MARKERS AND IRON PIPES ARE TO BE RELOCATED TO THE 100' FROM THE FRONT OF THE PARCEL.

CERTIFICATION

This survey complies with the provisions of the Surveying Act of 1971, Chapter 190B, and the Surveying Act of 1972, Chapter 190C.

PROJECT NO.	100-100-100-100-100-100
DATE	10/10/10
DRAWN BY	TKM
CHECKED BY	TKM
APPROVED BY	TKM
SCALE	1" = 100'
TITLE	PROJECT NO. 100-100-100-100-100-100
DATE	10/10/10
BY	TKM
PROJECT NO.	100-100-100-100-100-100

WARRANTY DEED
Maine Statutory Short Form

I, **Hannah L. Russell**, of 218 Foreside Road, Falmouth, Maine 04105, for consideration paid, grant to **Thomas Covington Johnson**, of PO Box 48, Peaks Island, Portland, Maine 04103, with **Warranty Covenants**, a certain lot or parcel of land situated on Peaks Island in the City of Portland, Cumberland County, Maine, and more particularly described as follows:

Beginning at a stake and stones at the southwesterly corner of land conveyed by Deborah Trott to Charlotte Snaw; thence northerly by said land so conveyed by said Trott to said Shaw one hundred five (105) feet to a certain right of way forty (40) feet wide, leading from said lot so conveyed by said Trott to said Shaw to the proposed street or right of way known as Vermont Avenue in a westerly direction and parallel with the northerly side line of land formerly of Samuel Trott, more recently of May Chapman, said right of way and said Vermont Avenue to be used by the owners of the premises hereby conveyed in common with others; thence the line runs along said right of way in a westerly direction two hundred fifty (250) feet to a point; thence turning at a right angle and running in a southerly direction one hundred five (105) feet to said lot of land formerly said Trott, more recently of May Chapman; thence easterly by said Chapman land two hundred fifty (250) feet to the point of beginning, to contain twenty-six thousand two hundred fifty (26,250) feet, more or less.

This property was conveyed to the grantor herein by the grantor in her capacity as Personal Representative of the Estate of John J. Russell, as a portion of the deed dated June 8, 1983 and recorded at Book 10,748 Page 124 of the Cumberland County Registry of Deeds. See also Abstract of John J. Russell Estate recorded at Book 9808 Page 168, and deed of Grace M. Frank to John J. Russell dated February 8, 1950 and recorded at Book 1985 Page 480 of said Registry

WITNESS, my hand and seal this 19 day of December, 1997.



Witness



Grantor - Hannah L. Russell

State of Maine
Cumberland, SS

Personally appeared before me, the above named Hannah L. Russell and acknowledged the foregoing instrument to be her free act and deed, and subscribed the same.

Before me,

12-18-97

Date


Andrew J. Dukes, Attorney At Law

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT INSPECTIONS DATE 11/18/10
RECEIVED FROM CLYDE'S BUSINESS
ADDRESS Highland Ave

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>MANHATTAN</u>		<u>300</u> --
	<u>DUMPLING</u>		<u>100</u> --
	<u>BP</u>		<u>470</u> --
	<u>CK 1231</u>		
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER		TOTAL	<u>870</u> --

RECEIVED BY [Signature]
COPY TO: [Illegible] 1000
CITY OF PORTLAND, MAINE

SHEET: 001 OF 01

FILE

DATE

SCALE

DATE: December 10, 2009

SCALE: AS NOTED

DATE

FILE

DATE

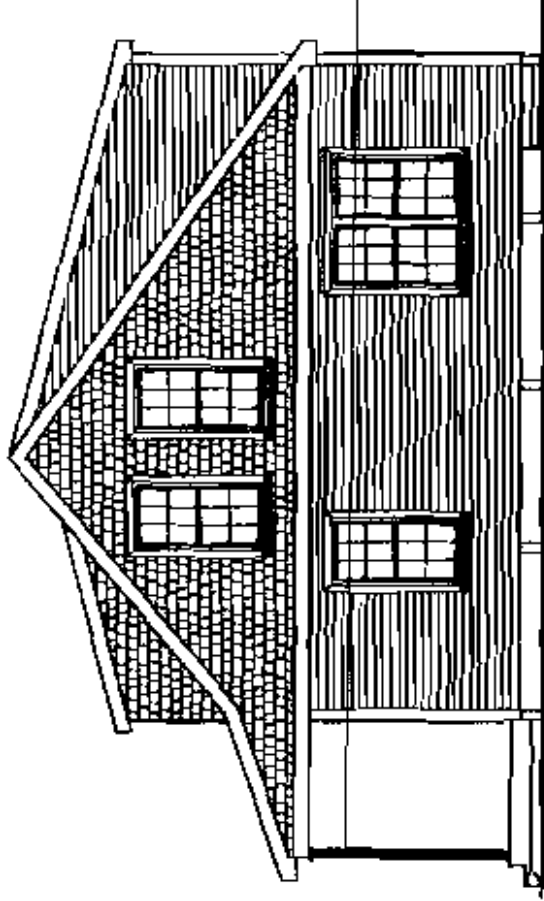
PROJECT NAME:

Covey Johnson
Highland Ave.
Peaks Island, ME 04108

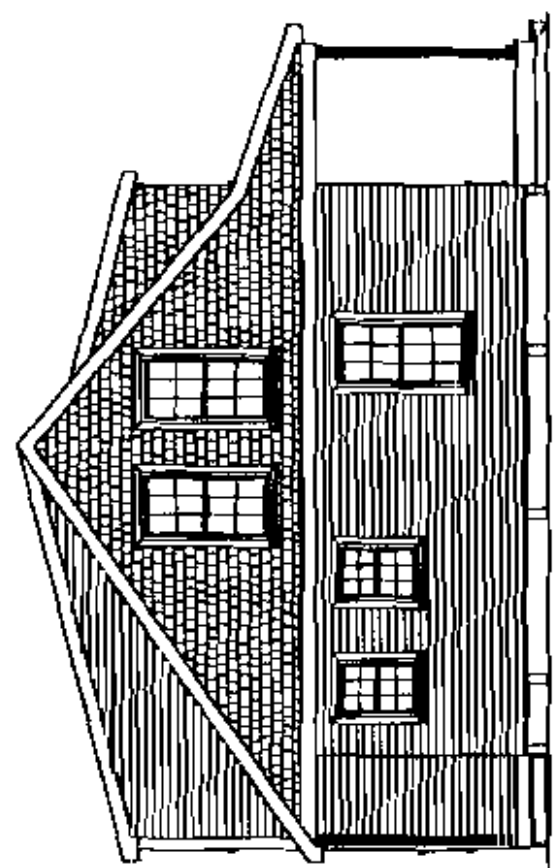
THIS PLAN AND SPECIFICATIONS HAVE NOT BEEN APPROVED BY A REGISTERED ARCHITECT OR ENGINEER. ANY CHANGES TO THE PLAN OR SPECIFICATIONS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE SAFETY OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE SAFETY OF THE PROJECT.



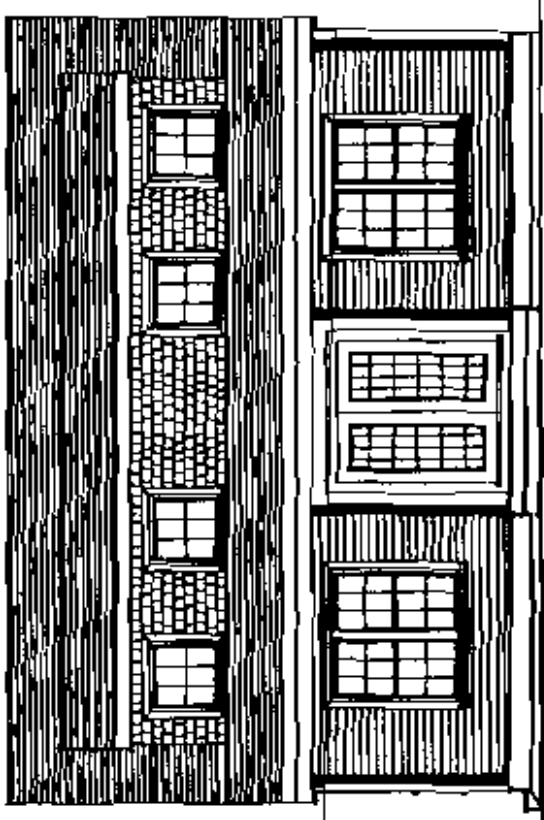
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

DATE: December 18, 2008

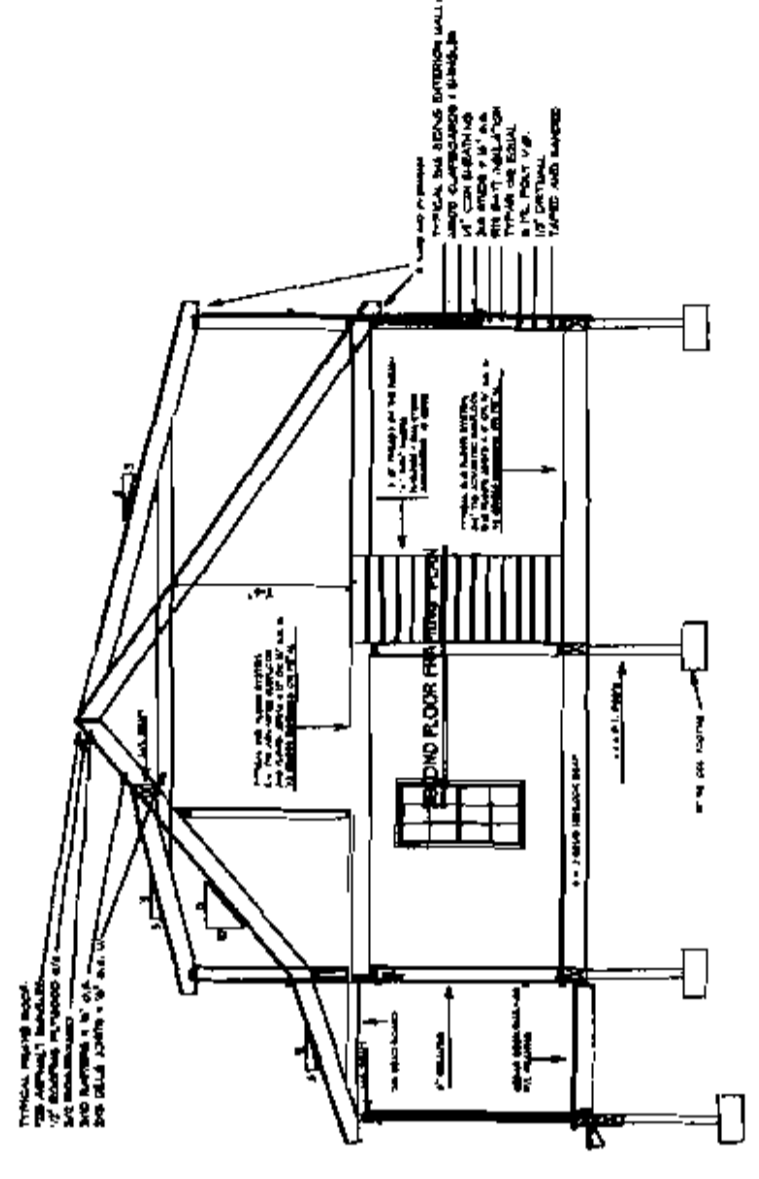
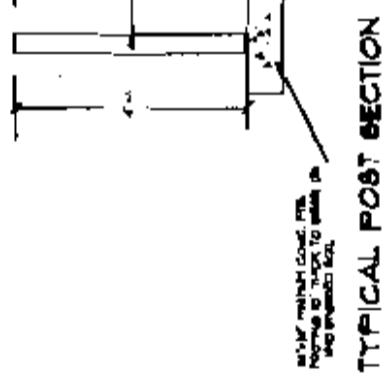
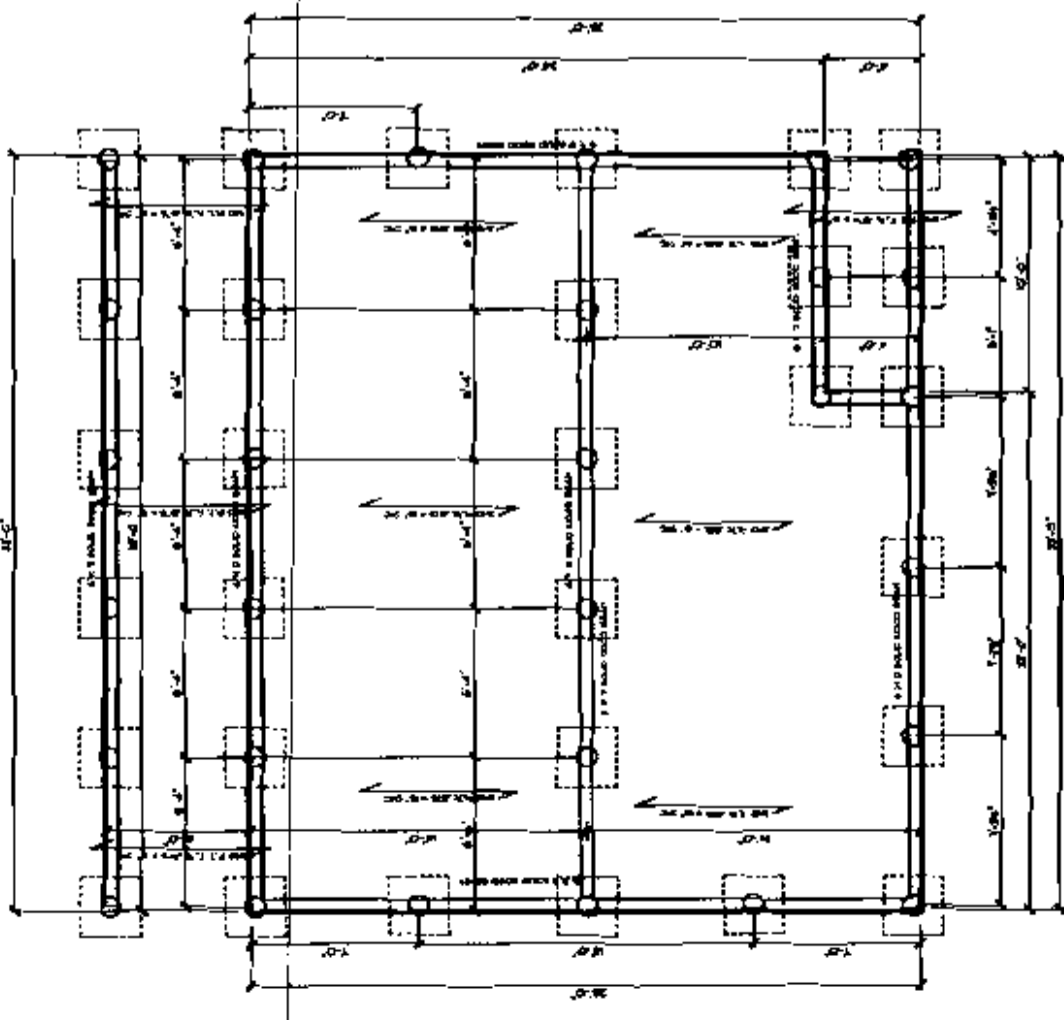
SCALE: AS NOTED

DRAWN

P.L.S.

PROJECT NAME:
 Covey Johnson
 Highland Ave.
 Peaks Island, ME 04108

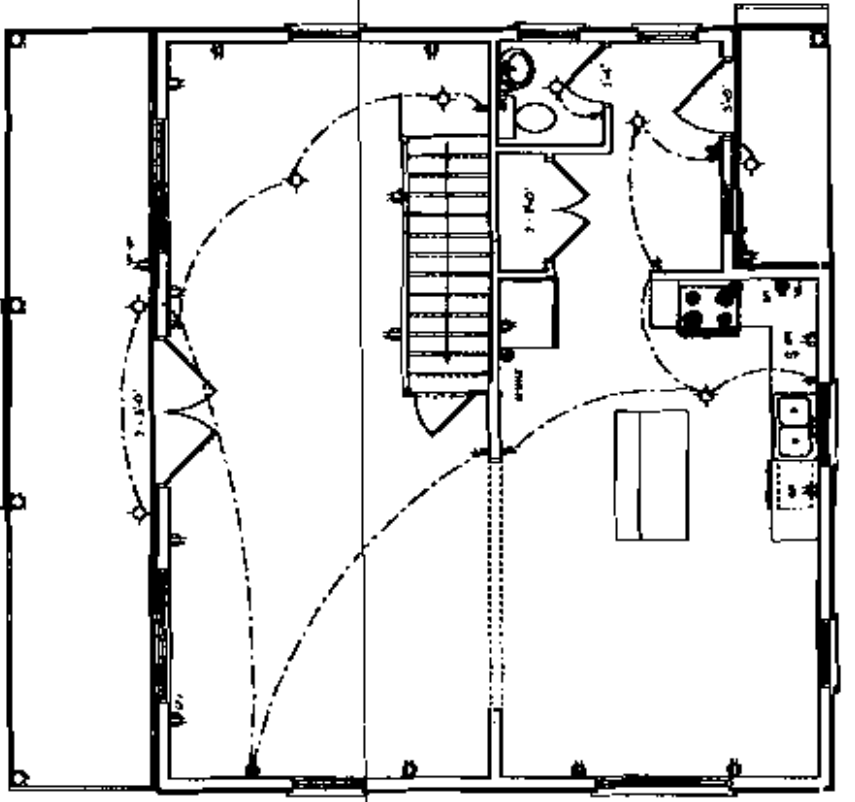
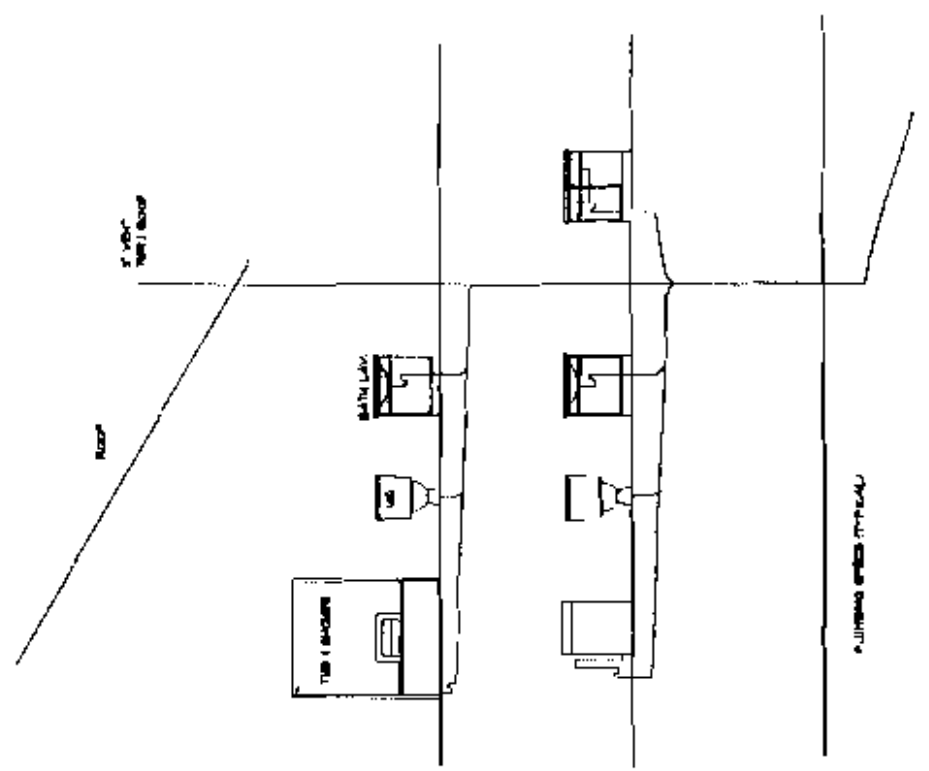
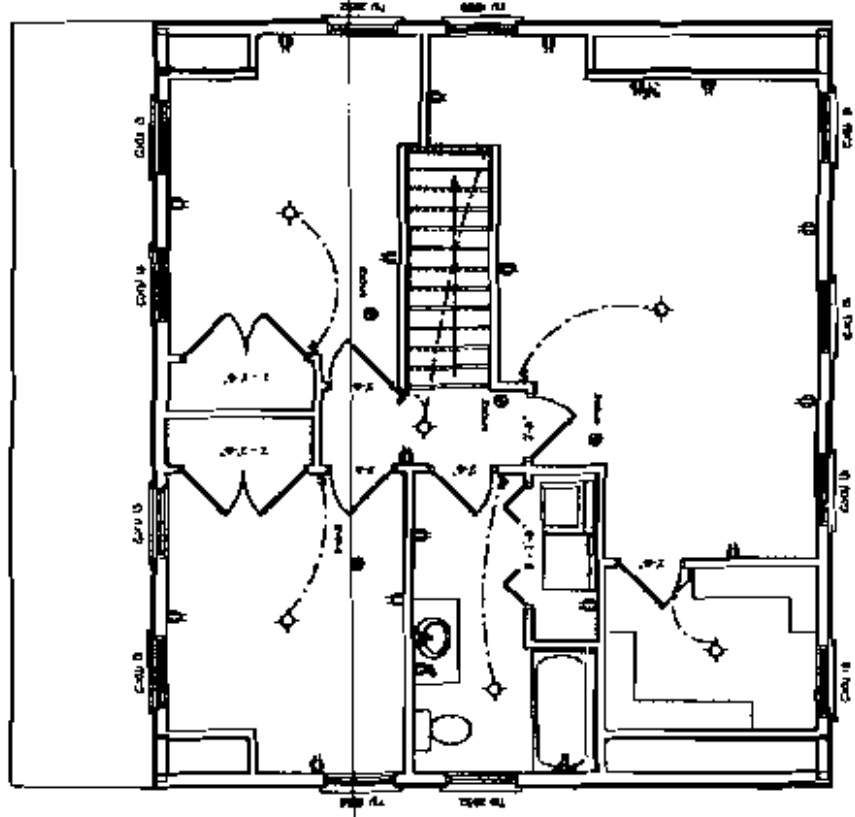
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THEY ARE THE PROPERTY OF THE ARCHITECT AND ENGINEER. NO GUARANTEE IS MADE FOR ACCURACY AND COMPLETENESS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.



DATE	December 18, 1987
SCALE	As Shown
DRAWN	
PROJECT NAME	

PROJECT NAME:
 Covey Johnson
 Highland Ave.
 Peaks Island, ME 04108

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN REVISIONED BY A REGISTERED ARCHITECT OR ENGINEER. ANY CHANGES MADE TO THESE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY REGISTERED ARCHITECTS OR ENGINEERS. THESE PLANS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO BE RESPONSIBLE FOR ANY AND ALL CHANGES TO BE MADE TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY AND ALL CHANGES TO BE MADE TO THESE PLANS AND SPECIFICATIONS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY AND ALL CHANGES TO BE MADE TO THESE PLANS AND SPECIFICATIONS.

PROJECT NAME:
Covey Johnson
Highland Ave.
Parks Island, ME 04108

REVISED

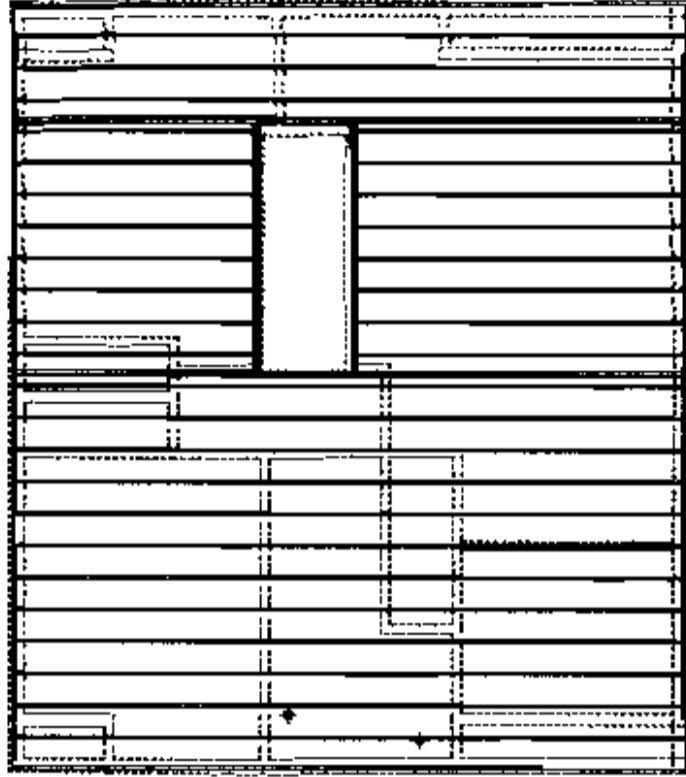
DATE: December 20, 2011

SCALE: 1/8" = 1'-0"

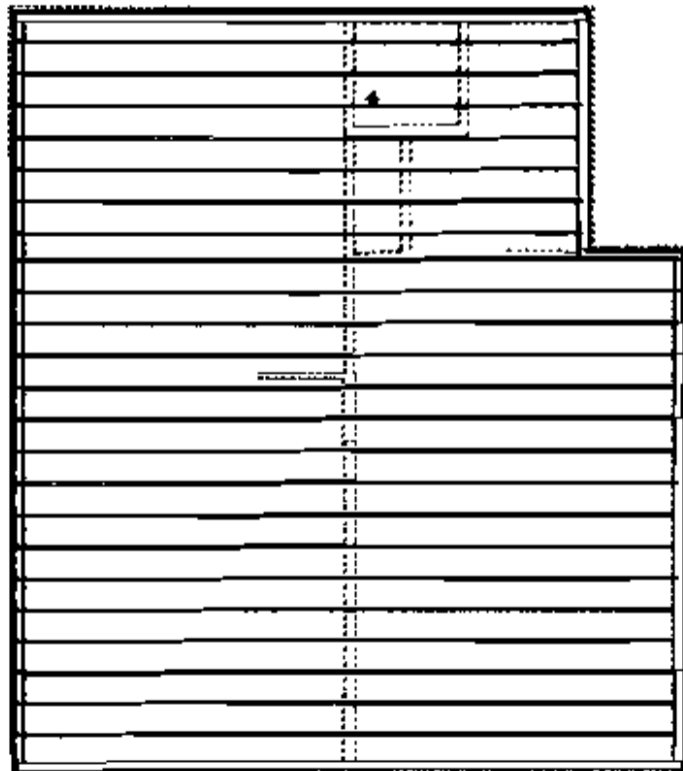
PROJECT:

NO.

DATE:



SECOND FLOOR FRAMING PLAN



MAIN FLOOR FRAMING PLAN

THIS PLAN AND SPECIFICATIONS HAVE NOT BEEN APPROVED BY A REGISTERED ARCHITECT IN THE STATE OF MAINE. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED AS TO THE EXISTENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES. THE ARCHITECT HAS NOT BEEN ADVISED AS TO THE EXISTENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES. THE ARCHITECT HAS NOT BEEN ADVISED AS TO THE EXISTENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES.

PROJECT NAME:
 Covey Johnson
 Highland Ave.
 Peaks Island, ME 04108

DATE: December 16, 2008
SCALE: AS NOTED
DRAWN: [Signature]
CHECKED: [Signature]
PROJECT NO: [Number]
DATE: [Date]

