

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that JUDITH E RICHARDSON

Located At 300 CENTRAL AVE

Job ID: 2012-09-5053-ALTR

CBI: 088-E-005-001

has permission to Addition

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

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

## 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-5053-ALTR

Located At: 300 CENTRAL AVE

CBL: 088- E-005-001

## Conditions of Approval:

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
4. Renovations of residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
5. A means of egress window with a clear opening of one sash of 5.7 sf shall be installed in each sleeping room.

### **Fire**

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed 50% of the total completed structure.

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

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

Job No: <b>2012-09-5053-ALTR</b>	Date Applied: <b>9/27/2012</b>	CBL: <b>088- E-005-001</b>	
Location of Construction: <b>300 CENTRAL AVE, PEAKS ISLAND</b>	Owner Name: <b>JUDITH &amp; PHIL RICHARDSON</b>	Owner Address: <b>747 LAST ARROW DR HOUSTON, TX 77079</b>	Phone: <b>281-597-9657 832-317-8794 (c)</b>
Business Name:	Contractor Name: <b>TBD</b>	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BLDG - Building</b>	Zone: <b>IR-1</b>
Past Use:  <b>Single family</b>	Proposed Use:  <b>Same - Single family – two story addition – 21' x 13' w/ landing &amp; stairs</b>	Cost of Work: <b>90000.00</b>	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>R-3</b> Type: <b>SB</b> <b>IRC 95</b>
		Signature: <i>Cytherine 10-18-12</i>	Signature: <i>[Signature]</i>
Proposed Project Description: <b>Two story addition – 21' x 13'</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By: <b>Gayle</b>		<b>Zoning Approval</b>	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<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	<input checked="" 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: <i>OK 9/27/12</i>	Date:	Date: <i>ABM</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 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	PHONE

IR-1

2012 09 5053

66



# 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>300 CENTRAL AVE., PEAKS ISLAND, ME 04108</u>		
Total Square Footage of Proposed Structure/Area <u>630</u>	Square Footage of Lot <u>39,700</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>088          E            005,006,018</u> <u>088          E            016</u> <u>088          E            017</u> <u>088          E            004</u>	Applicant: (must be owner, lessee or buyer) Name <u>JUDITH + PHIL RICHARDSON</u> Address <u>747 LAST ARROW DR.</u> City, State & Zip <u>HOUSTON, TX 77079</u>	Telephone: <u>HOME 281-597-9657</u> <u>CELL 832-317-8794</u>
Lessee/DBA <u>N/A</u>  <b>RECEIVED</b>  <b>SEP 27 2012</b>  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>N/A</u> Address _____ City, State & Zip _____	Cost of Work: \$ <u>90,000</u> C of O Fee: \$ <u>0</u> Historic Review: \$ <u>0</u> Planning Amin.: \$ <u>0</u>  Total Fee: \$ <u>920.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>ONE</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SINGLE FAMILY COTTAGE</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>SUMMER COTTAGE ADDITION WITH FAMILY ROOM DOWNSTAIRS AND BATH ROOM AND BEDROOM UPSTAIRS.</u>		
Contractor's name: <u>NOT SELECTED YET</u> Email: _____ Address: _____ City, State & Zip _____      Telephone: _____ Who should we contact when the permit is ready: <u>PAUL NELSON</u> Telephone: <u>603-305-1299</u> Mailing address: <u>422 ISLAND AVE., PEAKS ISLAND, ME 04101</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: Phillip M Richardson      Date: 9/18/12

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

September 19, 2012  
747 Last Arrow Drive  
Houston, TX 77079

Re: 300 Central Avenue  
Peaks Island, Portland, Maine

City of Portland  
Building Inspection Office  
Planning and Development Office  
City Hall  
389 Congress Street, Room 315  
Portland, ME 04101

For 64 years our family has owned a small, two-bedroom summer cottage in the center of Peaks Island, which is in the IR-1 zone. We own six separate lots with total area of 39,700 square feet. All are located on Tax Map 88, Block E. They are lots #4, 5, 6, 16, 17 and 18. The cottage itself is located on 88-E-18. Attached as Exhibit A is a copy of Tax Map 88 with those lots highlighted.

This permit is requested to build a 630 square foot addition to our cottage. The proposed addition will increase the safety, accessibility and comfort for the cottage's senior and other summer residents.

We have attempted on numerous occasions during the past to contact the owners of the undeveloped abutting parcel to the northwest (88-E-17) to inquire about buying or swapping land so this project could be accomplished without a variance. We are pleased to report that the owner sold this lot to us on July 20, 2012 so no setback variance is required for this project.

This letter includes the General Building Permit Application and the required \$920.00 Application Fee. Our architect Paul Nelson plans to deliver the construction drawings and plot plan to your offices late this week.

We respectfully request this permit to make our cottage safer and more accessible especially for our older adult family members. This action fits with the spirit of IR-1 residential zoning and will not adversely affect the environment or owners of neighboring lots. Thank you for your consideration.



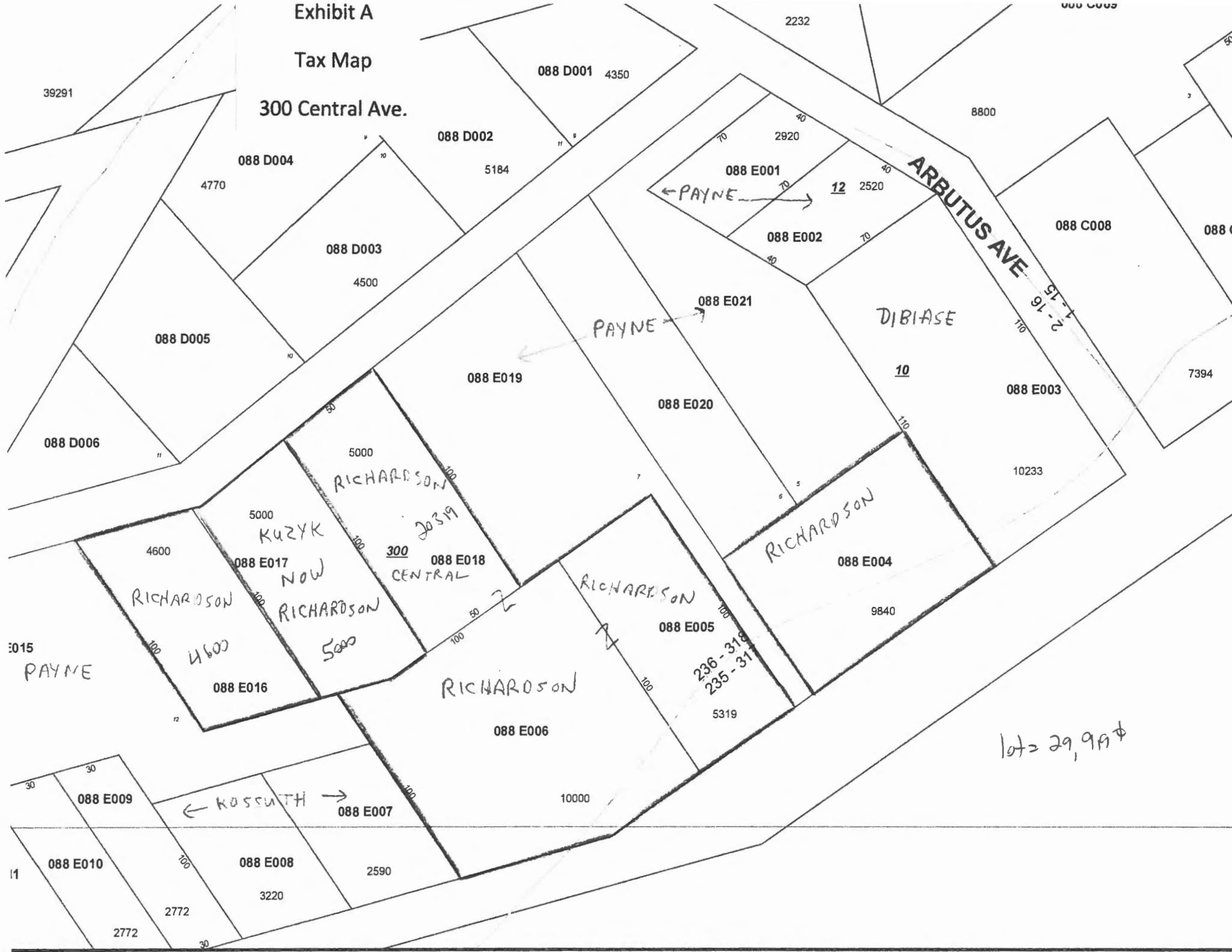
Phillip M. Richardson

Phone: 281-597-9657  
Cell: 832-317-8794

Exhibit A

Tax Map

300 Central Ave.



Applicant: Phil & Judith Richardson

Date: 9/28/12

Address: 300 Central Ave., Peats Island

C-B-L: 88-E-005, 006, 016, 017, 018

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1890

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - build two story addition - 21' x 13' w/ landing stairs

Sevage Disposal -

Lot Street Frontage -

Front Yard - 30' min - 47' scaled OK

Rear Yard - 30' min - 109' scaled OK

Side Yard - 20' min - left side - addition ~~scaled~~ 21' 3" given OK  
- right side - 73' scaled OK

Projections -

Width of Lot -

Height - 35' max. - 22.5' scaled OK

Lot Area - 25055 + 5000 = 30,055 sq ft

Lot Coverage Impervious Surface - 20% = 6011 sq ft

26 x 4 = 104

31.5 x 26 = 819

21 x 13 = 273

4 x 11.5 = 46

4 x 47.5 = 190

1365  
1261 sq ft OK

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N/A





# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Phillip M Richardson, Check Number: 6139  
**Tender Amount:** 920.00

## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 9/27/2012  
**Receipt Number:** 48719

## Receipt Details:

Referance ID:	8169	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	920.00	Charge Amount:	920.00
Job ID: Job ID: 2012-09-5053-ALTR - Addition			
Additional Comments: 300 Central Ave. PI, Phillip M Richardson			

Thank You for your Payment!