

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

**BUILDING INSPECTION**

**PERMIT**

Please Read Application And Notes, If Any, Attached

Permit Number: **BEAR ISSUED**  
**OCT 25 2006**  
**CITY OF PORTLAND**

This is to certify that Covington Johnson & Steven Isaac/Covington Johnson

has permission to Amend permit # 06-0086 re: site drive

AT 12 HIGHLAND AVE

D68 H001001

provided that the person or persons in firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 proceeds before this building or part thereof is loaded or repaired closed-in. 24 HOUR NOTICE 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

*Thomas M. Mackley* 10/25/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Scanned

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

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

Permit No: 06-1451	Issue Date:	CBL: 088 H001001
-----------------------	-------------	---------------------

Location of Construction: 12 HIGHLAND AVE	Owner Name: Covington Johnson & Steven MacIs	Owner Address: PO BOX 48	Phone:
Business Name:	Contractor Name: Covington Johnson	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: IR1

Past Use: Vacant Land	Proposed Use: Single Family Amend permit # 06-0086 relocate driveway and house	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Amend permit # 06-0086 relocate driveway and house	Signature:	Signature: <i>DM 10/23/06</i>
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: dmartin	Date Applied For: 10/03/2006	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone <i>perdis zone</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2006-0087</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>DE w/ conditions</i></p> <p>Date: 10/23/06 <i>DM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>DM</i></p> <p>Date: _____</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
------------------------	---------	------	-------



# 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>VERMONT AVE, PEAKS ISLAND, ME 04108</u>			
Total Square Footage of Proposed Structure <u>1,560 Sq Feet</u>		Square Footage of Lot <u>34,600 Sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>88</u> Block# <u>H</u> Lot# <u>1,445</u>		Owners <u>COVINGTON JOHNSON &amp; STEVEN MAC ISAAC</u>	Telephone: <u>766-5514</u>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>STEVEN MAC ISAAC BOX 93 PEAKS ISLAND, ME 04108</u>	Cost Of Work: \$ <u>70,000</u> Fee: \$ <u>726 (paid)</u> C of O Fee: \$
Current Specific use: <u>VACANT LAND</u> If vacant, what was the previous use? <u>VACANT LAND</u> Proposed Specific use: <u>RESIDENTIAL HOUSE</u>			
Project description: <u>CONSISTS 1560 Sq ft RESIDENTIAL BUILDING ON VACANT LAND IN I R 3 ZONE. CONSTRUCTION WILL INCLUDE DRIVEWAY AND SEPTIC SYSTEM.</u>			
Contractor's name, address & telephone: <u>COVINGTON JOHNSON, BOX 48, PEAKS ISLAND, ME 04108</u>			
Who should we contact when the permit is ready: <u>STEVEN MAC ISAAC</u>			
Mailing address: <u>BOX 93 PEAKS ISLAND, ME 04108</u>		Phone: <u>766-5514</u>	

Please submit all of the information outlined in the Commercial Application 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 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.

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:

Steven Mac Isaac & Covington Johnson

Date:

October 2, 2006

Applicant: Coington Johnson  
Steve Mac Isaac  
Address: 12 Highland Ave, Peaks Island  
(Vermont)

Date: 10/17/06

C-B-L: 88-H-001  
permit # 06-1451 amendments  
06-0086  
amendment to  
05-0378

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - IRI

Interior or corner lot

Proposed Use/Work - construct new single family dwelling

Sewage Disposal - private

Lot Street Frontage - 100' req

Front Yard - 30' req - paved front - 82' s calcd

Rear Yard - 30' req - 77' s calcd

Side Yard - 20' req. front 58' s calcd  
back 34' s calcd.

Projections - porch 8x26, bulkhead 4x6, steps 5x4

Width of Lot - 100' min. - 147' s calcd.

Height - 35' max - 19.5 + 35 for average existing grade = 23' s calcd

Lot Area - lot of record - see permit 05-0378 - 33,252 according to survey

Lot Coverage Impervious Surface - 20% 66.50.4 max OK  $26 \times 36 = 936$   
 $8 \times 26 = 208$   
 $4 \times 6 = 24$   
 $5 \times 4 = 20$   
1188

Area per Family -

Off-street Parking - 2 sps as required - OK

Loading Bays - N/A

Site Plan - minor / minor 2006 - 0207 original amendment.

Shoreland Zoning / Stream Protection - N/A

Flood Plains - parcel 15 - zone C

original grade 72' - 65'  
finished grade 71' - 65'  
 $72 + 65 = \frac{137}{2} = 68.5$

September 30, 2006

Ms. Marge Schmuckle  
Zoning Administrator  
Building Inspections Dept., room 315  
Portland City Hall  
389 Congress St.  
Portland, ME 04101

RE: Request to Reactivate  
Peaks Island Building Permit  
#050378

Dear Marge;

As you know Permit #050378 was approved on August 12, 2005. We immediately commenced work by gathering up the considerable amount of deadwood, trucking in fill for the driveway, procuring the septic system materials and contracting with a company to blast the ledge to make way for the caller of the houses

A few months after approval we reevaluated the position of the driveway and requested that an amendment be approved shifting the location of the driveway from Highland Avenue to Vermont Avenue. The new location would be away from existing houses and require little, if any, tree removal and be cheaper to build. As you know you requested a new site plan and a review by Jay Reynolds. We requested that our surveyor, Owen Haskell, comply with your request. Unbeknown to us he chose to put our work to the bottom of his list of projects. Up until three (3) weeks ago, we thought that Owen Haskell had submitted the revised plan and it was being processed by the planning and/or inspection offices. Your call to us in January 2006 notifying us that the permit had been deactivated because you had not received the revised site plan and you were not aware of our activities on the site was not received most likely because our overworked answering machine was filled and was dropping messages...

We became aware of the situation when we recently called Owen Haskell to get the amendment number to give to the blaster who we hired. We discovered the situation that the revised site plan had not been submitted by the surveyor, obtained the revised site plan from the surveyor and submitted the same to the planning department.

We apologize for these miscommunication and respectfully request that Permit #050378 be reactivated and/or a new permit be issued for no additional fees. Attached is a permit application, the unchanged building and septic plans and the revised site plan.

Sincerely,

  
Steve Moosaac

  
Covey Johnson

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

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

Permit No: 06-0086	Date Applied For: 01/18/2006	UBL: 088 H001001
-----------------------	---------------------------------	---------------------

Location of Construction: 0 HIGHLAND AVE	Owner Name: ISLAND BAY SERVICES	Owner Address: PO BOX 48	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Amendment to Permit #050378 - Change Position of House and driveway on Lot	Proposed Project Description: Amendment to Permit #050378 - Change Position of House and driveway on Lot
---	---

Dept: Zoning Note:	Status: Pending	Reviewer: Marge Schmuckal	Approval Date:	Ok to Issue: <input type="checkbox"/>
Dept: Building Note:	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>

Dept: DRC Note:	Status: Approved with Conditions	Reviewer: Jay Reynolds	Approval Date: 09/12/2006	Ok to Issue: <input checked="" type="checkbox"/>
1) silt fence will be installed along the LOWER elevations of the property. 2) all previous conditions still apply				

Dept: Planning Note:	Status: Not Applicable	Reviewer: Jay Reynolds	Approval Date: 09/12/2006	Ok to Issue: <input checked="" type="checkbox"/>
-------------------------	------------------------	------------------------	---------------------------	--

**Comments:**  
 9/14/2006-gg: received revised site plan. /gg  
 1/25/2006-mes: called Govey J. (voice contractor) and told him that we need a real plan that has been done professionally with all the projections on it - right now the repositioned house does not match what was approved before  
 7/27/2006-mes: Still have not received any new plans as of this date - over six months in hold - this permit has lapsed

*Gayle This permit HAS been voided - over 6 months old*



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

Oct 3 2006

Received from Steven MacTague

Location of Work Highland Ave PT.

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 30

Amended Permit #  
06-0086

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 88 HCO1

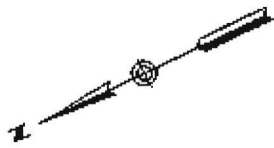
Check #: Cash

Total Collected \$ 30

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

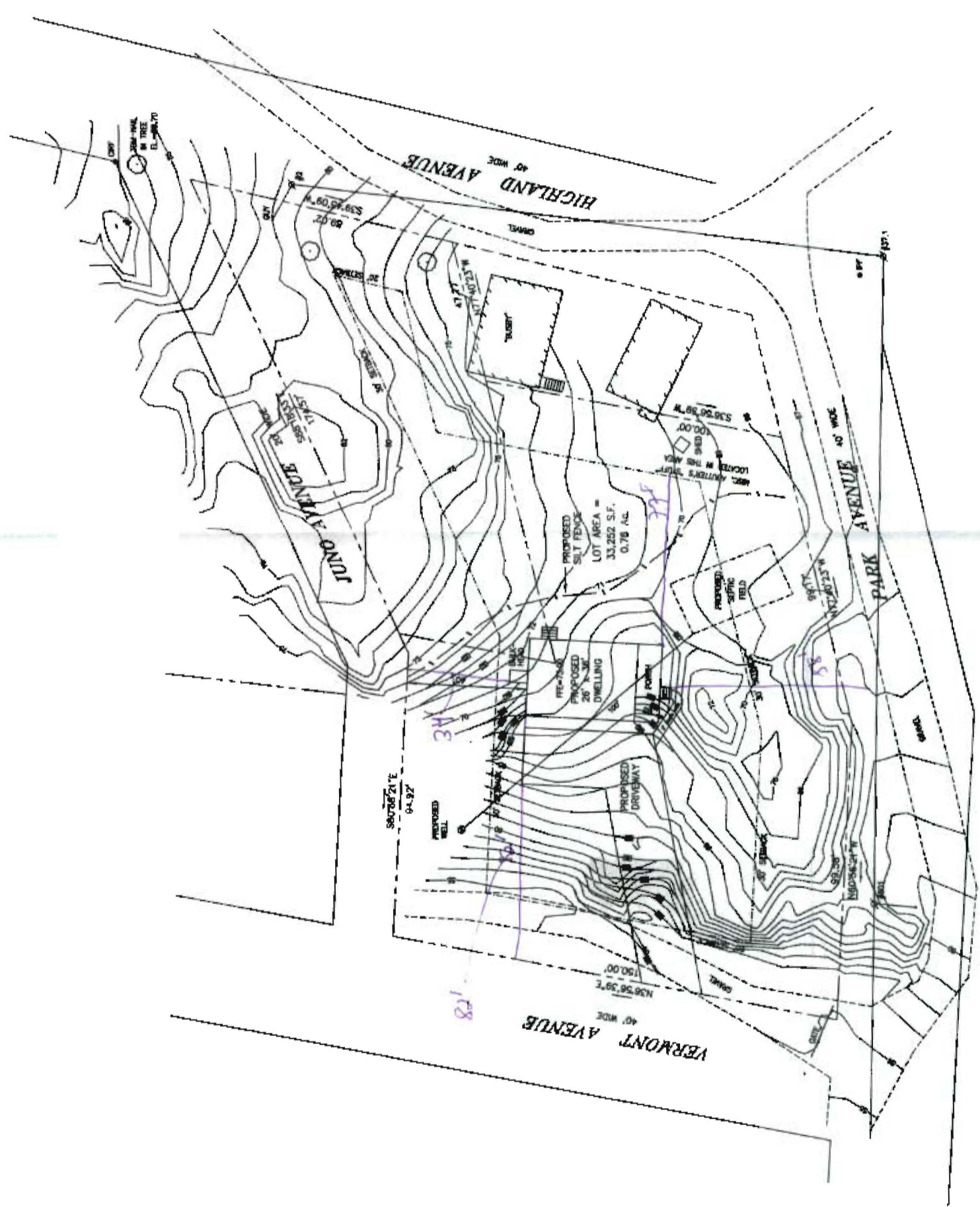
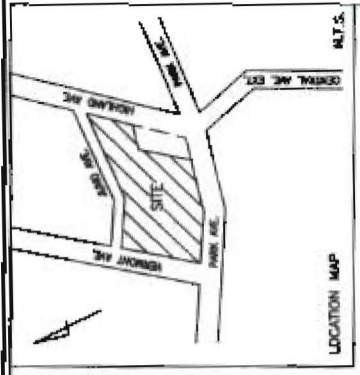
*Donna*  
WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



- NOTES:**
1. OWNER OF RECORD: T. CONINGTON JOHNSON  
LAURE JEAN JOHNSON  
BOOK 10319 PAGE 70
  2. PARCEL IS SHOWN AS LOTS 1, 4 AND 5, BLOCK 14, ON THE CITY OF PORTLAND ASSESSORS MAP 06.
  3. BEARINGS ARE BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
  4. ELEVATIONS ARE BASED ON A NAIL FOUND IN A 10" OAK AS SHOWN, ELEV. = 86.70. ELEVATIONS ARE BASED ON CITY OF PORTLAND BENCHMARK - 3, OFFSET MARKER AT THE SOURCE OF COURTESY OF PORTLAND CENTRAL AVENUE ELEV. = 86.317, PER PLAN REFERENCE 1.
  5. THIS PLAN REPRESENTS AN ON THE GROUND FIELD SURVEY OF THE LOT AS SHOWN. ALL BOUNDARY INFORMATION IS TAKEN FROM PLAN REFERENCE 1.
  6. THE PROPOSED SEPTIC SYSTEM LOCATION IS BASED ON PIN FLAGS FOUND ON SITE AND FIELD LOCATED BY OWEN HASKELL, INC.
  7. THE PROPOSED WELL IS BASED ON INFORMATION SUPPLIED BY THE CLIENT.
  8. VERMONT AVENUE, JUNO AVENUE AND SNOWLAKE AVENUE ARE NOT BUILT. THE STATUS OF THESE ROADS IS NOT KNOWN TO THIS SURVEYOR.
  9. THIS LINE IS BASED EXCLUSIVELY ON PLAN REFERENCE 1 AND MAY BE SUBJECT TO REVISION.
  10. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN REFERENCE 1.



- LEGEND:**
- CAPPED IRON ROD FOUND
  - UTILITY POLE
  - OVERHEAD WIRES
  - - - EXISTING 1' CONTOUR
  - - - PROPOSED 1' CONTOUR
  - SILT FENCE
  - STREET TREE



**PLAN REFERENCES:**

1. BOUNDARY AND TOPOGRAPHIC SURVEY PROPERTY OF T. CONINGTON JOHNSON & LAURE JEAN JOHNSON DATED NOVEMBER 1888 REUSED SEPT. 21, 1994 BY CARY L. JOHNSON, PLS 1291.
2. COPY OF PLAN IN THE POSSESSION OF C.O. BLACKMAN PEAKS ISLAND AND ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
3. BOUNDARY & TOPOGRAPHY SURVEY ON PARK AVENUE-PEAKS ISLAND, PORTLAND, MAINE MADE FOR STEVEN J. MAC ISAAC DATED JAN. 14, 2005 BY OWEN HASKELL, INC.

**CERTIFICATION:**  
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

**DATE:** \_\_\_\_\_ **JOHN W. SWAN, PLS NO. 1038**

REC-1109-11-08 BANNED PROPOSED DRIVE & HOUSE

**SITE PLAN**  
ON  
PARK AVENUE & HIGHLAND AVENUE  
PEAKS ISLAND  
PORTLAND, MAINE  
MADE FOR  
**STEVEN J. MAC ISAAC**

**OWEN HASKELL, INC.**  
18 Canal St., Portland, ME 04101 (877) 774-0484  
Professional Land Surveyors

Drawn By	WCS	Date	Job No.
Trace By	RWC/ALW	APRIL 14, 2008	2004-303BP
Check By	JWS	Scale	Draw. No.
Book No.	1009	1" = 20'	2-5



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

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

Permit No: 06 1451	Date Applied For: 10/03/2006	CBU: 088 H001301
-----------------------	---------------------------------	---------------------

Location of Construction: 12 HIGHLAND AVE	Owner Name: Covington Johnson & Steven MacIsaac	Owner Address: PO BOX 48	Phone:
Business Name:	Contractor Name: Covington Johnson	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Amend permit # 06-0086 relocate driveway and house	Proposed Project Description: Amend permit # 06-0086 relocate driveway and house
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/23/2006  
**Note:** Original permit was 05-0378. This is the second amendment. The site plan is new but the building plans are Ok to Issue:   
 the original ones from the 050378 permit.

- 1) The front yard is Vermont Ave. Per owner.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tom Mackley      **Approval Date:** 10/23/2006  
**Note:** Ok to Issue:

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 09/12/2006  
**Note:** Ok to Issue:

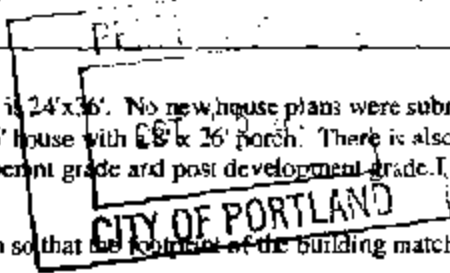
- 1) all previous conditions still apply
- 2) silt fence will be installed along the LOWER elevations of the property.

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 09/12/2006  
**Note:** Ok to Issue:

**Comments:**

10/13/2006-amachado: Spoke to Steven MacIsaac's wife. Footprint on the siteplan is 24'x36'. No new house plans were submitted with the amendment. The original house plans from permit 05-0378 show a 26'x36' house with 6'6" x 16' porch. There is also a bulkhead and a side entry. We also need new elevation plans that show predevelopment grade and post development grade. I need 11"x17" plans too for the site plan and the building plans.

10/17/2006-amachado: Spoke to Steve MacIsaac. He will bring in a revised siteplan so that the footprint of the building matches the original building plans.



Location of Construction: 12 HIGHLAND AVE	Owner Name: Covington Johnson & Steven MacIs	Owner Address: PO BOX 48	Phone:
Business Name:	Contractor Name: Covington Johnson	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

10/20/2006-amachado: Revised site plan dropped off. Need to know which is the front.

10/23/2006-amachado: Steve Mac Isaac left a voicemail saying that Vermont Ave is the front of the property.