

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

Permit No: 02-0474 Issue Date: MAY 17 2002 CBL: 090 B006001

Location of Construction: 368 Island Ave <i>PI</i>	Owner Name: Capone-newton Linda J	Owner Address: 37 Aron Dr. <b>CITY OF PORTLAND</b>	Phone: 786-0521
Business Name:	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland	Phone: 2078799787
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: <i>I-R2</i>

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
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FIRE DEPT: <i>N/A</i>	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: <i>RB</i> Type: <i>SB</i> <i>BOCA 1999</i>
Signature:		Signature: <i>[Signature]</i>

Proposed Project Description:  
 Amend Permit # 020157- Using Original Footprint  
*Rebuilding with side & rear setbacks*  
*Removing old deck*  
*New 6' addition on rear left*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	<i>N/A</i>	Date:	

Permit Taken By: gg	Date Applied For: 05/06/2002	<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 <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	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: <i>5/11/02</i>	Date:	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

82-0474

# 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: <u>368 ISLAND AVE., PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>180</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>90</u> Block# <u>B</u> Lot# <u>6</u>	Owner: <u>LINDA CAPONE-NEWTON</u> <u>37 ARON DR.</u> <u>AUBURN, ME. 04210</u>	Telephone: <u>786-0521</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>HORIZON BUILDERS, INC. PO BOX 802 PTLA., ME. 04104 879-9787</u>	Cost Of Work: \$ <u>N/C</u> Fee: \$ <u>36.00</u>
Current use: <u>OWNER RESIDENCE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>RESIDENCE/RENTAL</u>		
Project description: <u>SINGLE STORY ADDITION TO ACCOMODATE NARROW U-STAIRWAY</u> (not after door back of house)		
Contractor's name, address & telephone: <u>HORIZON BUILDERS, INC. PO BOX 802 PORTLAND, ME. 04104</u>		
Who should we contact when the permit is ready: <u>TOM CHILDS - 252-3552</u>		
Mailing address: <u>SAME</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>252-3552</u>		

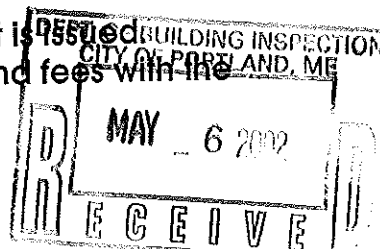
Amend memo to permit 02d57  
using original footprint

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. THIS AMENDMENT INCLUDES REVISED DRAWINGS ONLY.

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: Thomas Childs Date: 5-5-02

This is NOT a permit, you may not commence ANY work until the permit is received. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Application ID Number: 2-0474

Delete Review Save Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 368 Island Ave PI

Approval Date: 05/15/2002

Given On Date: 05/13/2002

OK to Issue Permit Name: Marge Schmuckal Date: 05/15/2002 Date 2:

Conditions Section: Add New Condition From Default List Add New Condition Delete Condition

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

It is understood that only a rear portion of the existing ORIGINAL structure will be rebuilt and that the rear deck that was never legally permitted SHALL be removed. You now propose to legalize the deck by rebuilding it on the left-rear of the property, within the required side and rear setbacks. Your plans also shows a small 6' addition on the rear left of the building to be constructed. This small addition does not impact the closed right hand side of the property.

Create Date: 05/08/2002 By: gg Update Date: 05/15/2002 By: mes

409-3848  
Linda

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

**Re-Bar Schedule Inspection:** Prior to pouring concrete

**Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

       If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

       CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

*M. Lapone*  
Signature of applicant/designee

5/17/02  
Date

*[Signature]*  
Signature of Inspections Official

5/17/02  
Date

CBL 090-13006 Building Permit #: 020474

*Applies to Amend. only*

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Permit Number: 020474

Please Read Application And Notes, If Any, Attached

This is to certify that Capone-newton Linda J/Hori Builder  
has permission to Amend Permit # 020157- Use Original Footprint  
AT 368 Island Ave 090 B006001

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 inspection must be given and written permission procured before this building or part thereof is occupied or closed-in. 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

  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Latest Drawing

368 ISLAND AVE -  
PEAKS ISLAND

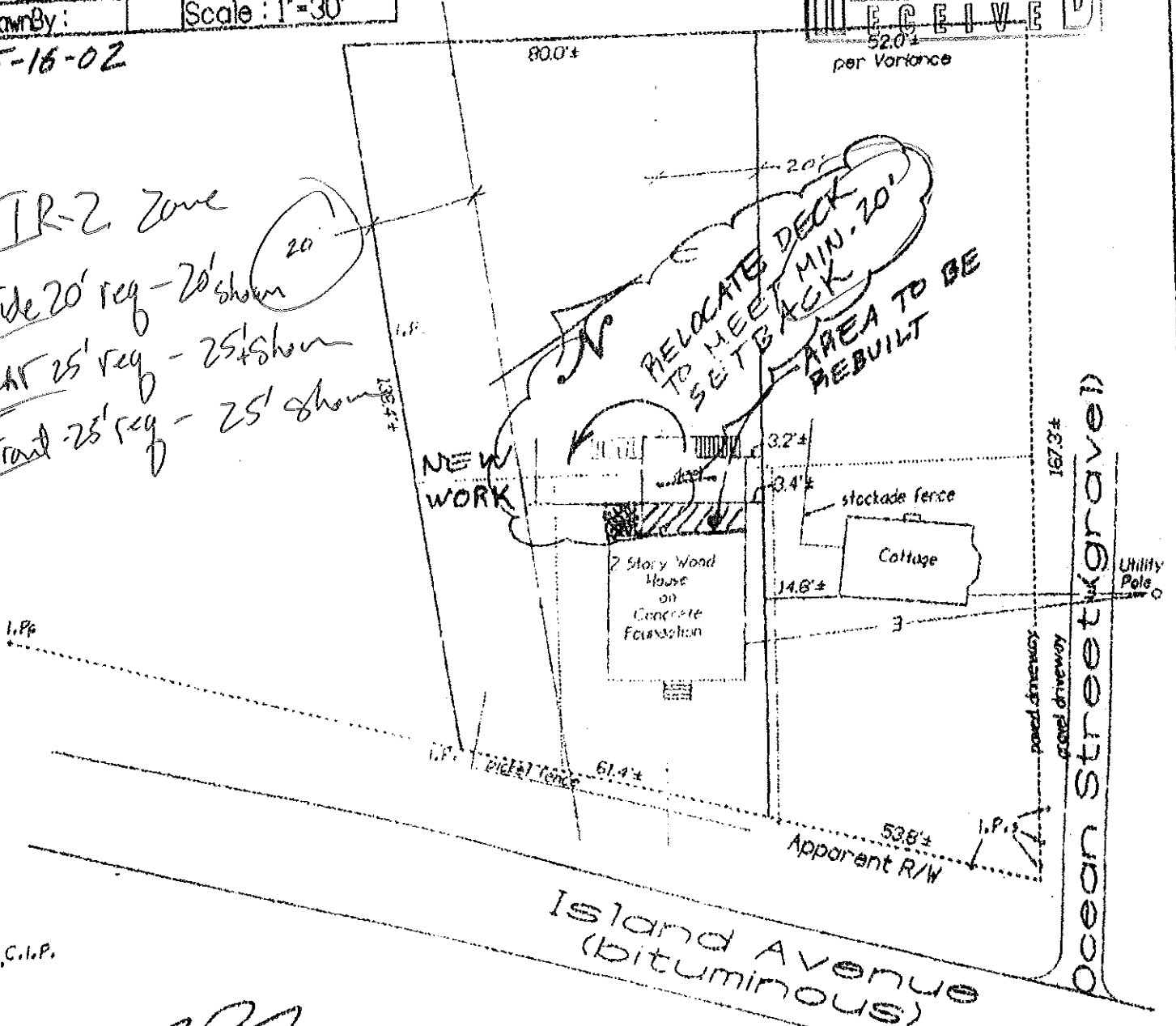
**SKETCH PLAN**  
 368-374 Island Avenue  
 Peaks Island  
 Portland, Maine  
 for  
 Linda Capone-Newton  
**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 Box 12A, Cumberland, Maine (207) 829-3558 Fax 829-3572  
 Date: 04-30-02 Job: 355-55  
 Drawn By: Scale: 1"=30'

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
**RECEIVED**  
 MAY 16 2002

REVISION

5-16-02

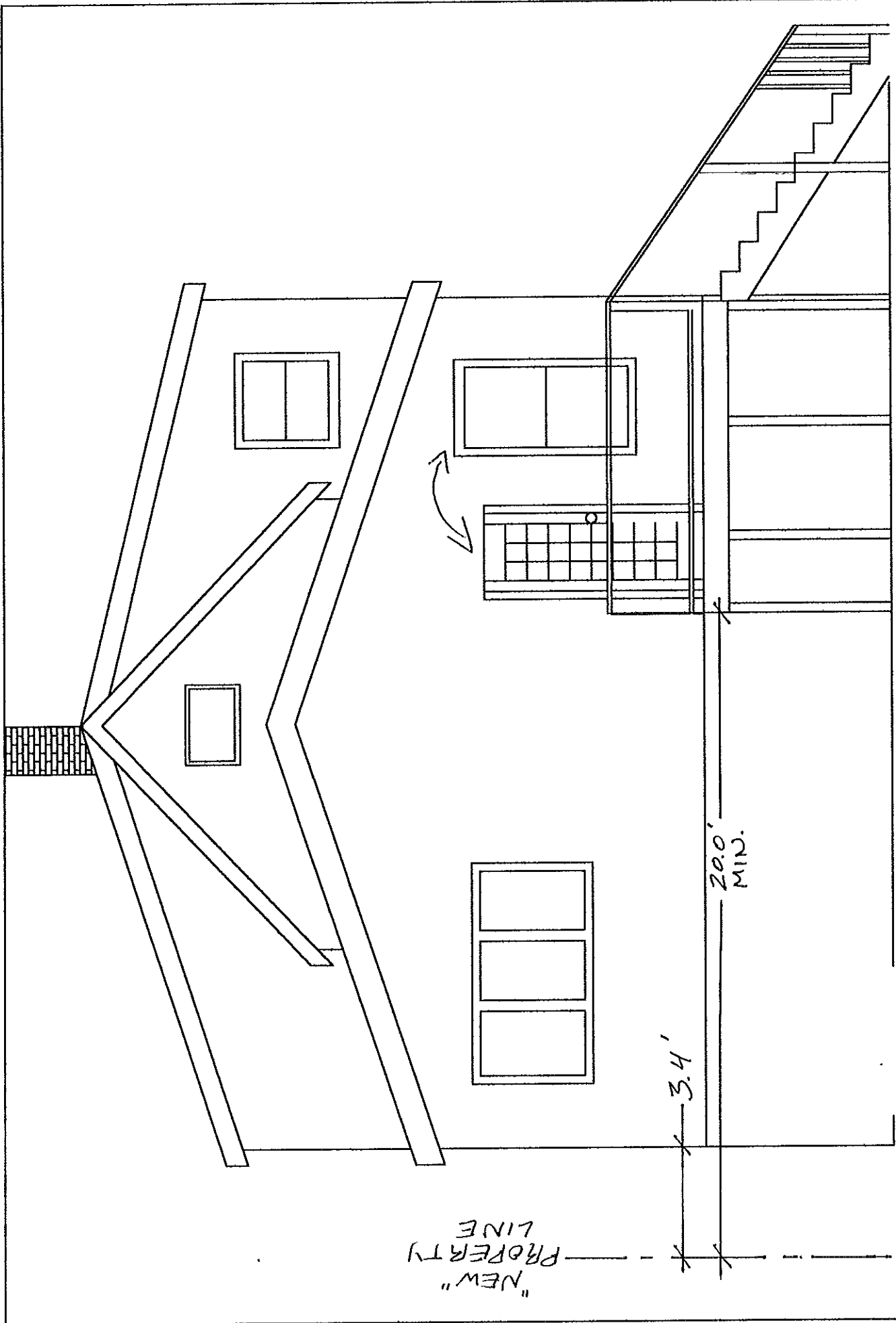
IR-2 Zone  
 Side 20' req - 20' shown  
 Rear 25' req - 25' shown  
 Front 25' req - 25' shown



C.I.P.

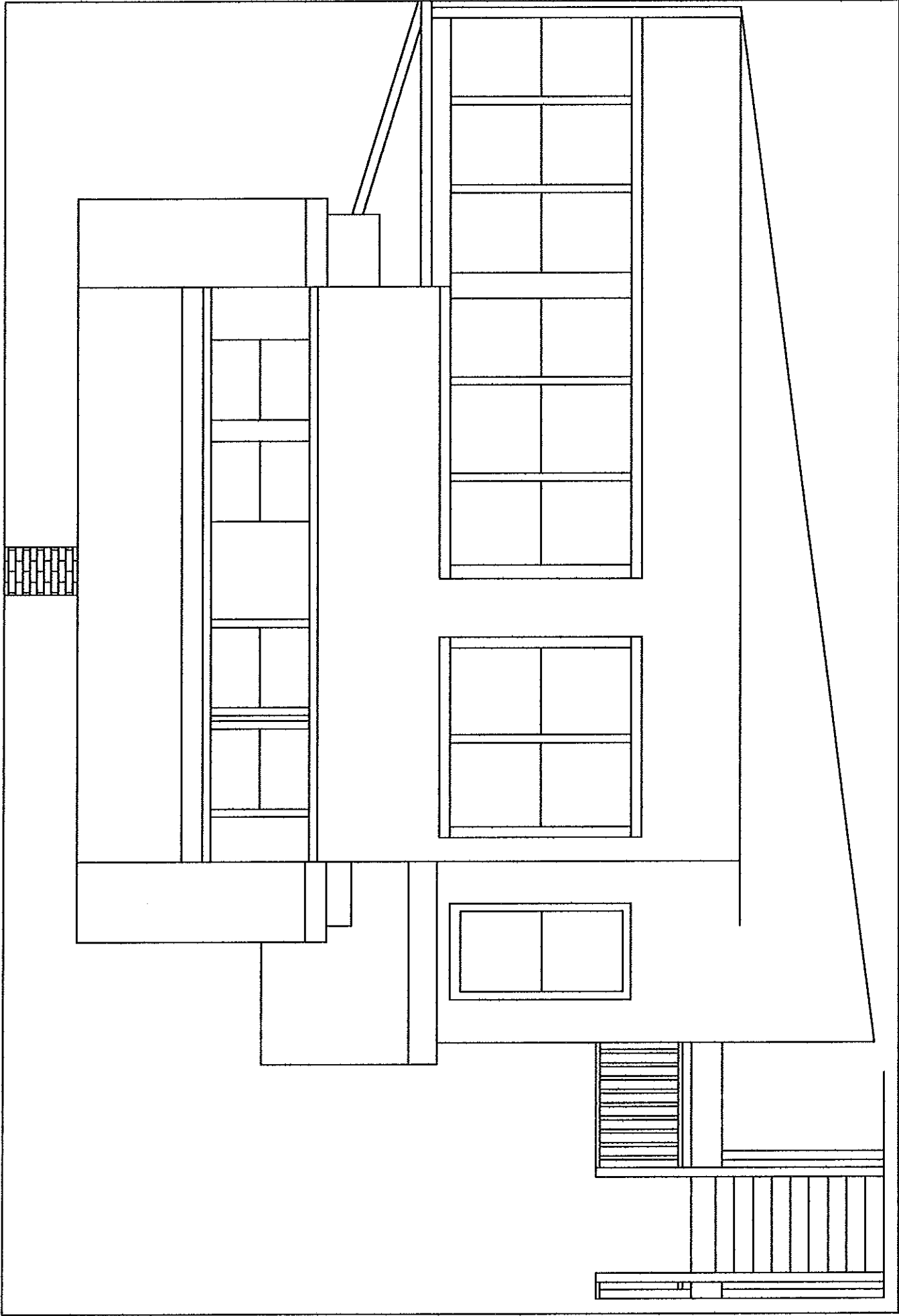
*[Signature]*

This is not a Boundary Survey



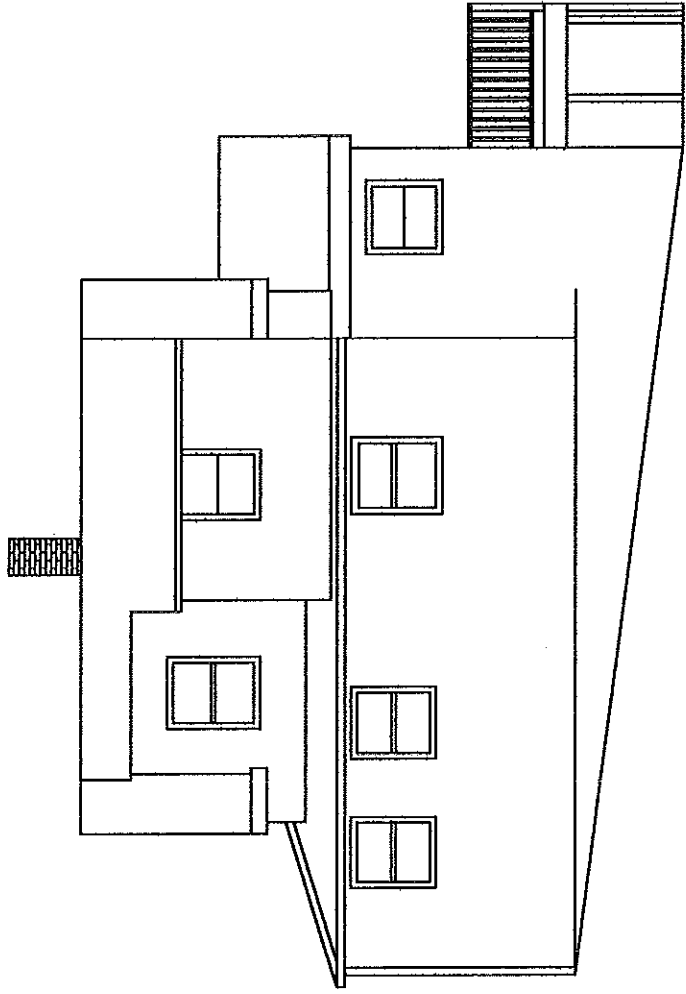
"NEW"  
PROPERTY  
LINE

DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
5/5/02	PEAKS ISLAND PORTLAND, ME	PROPOSED WEST ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/4"=1'-0"	7	5

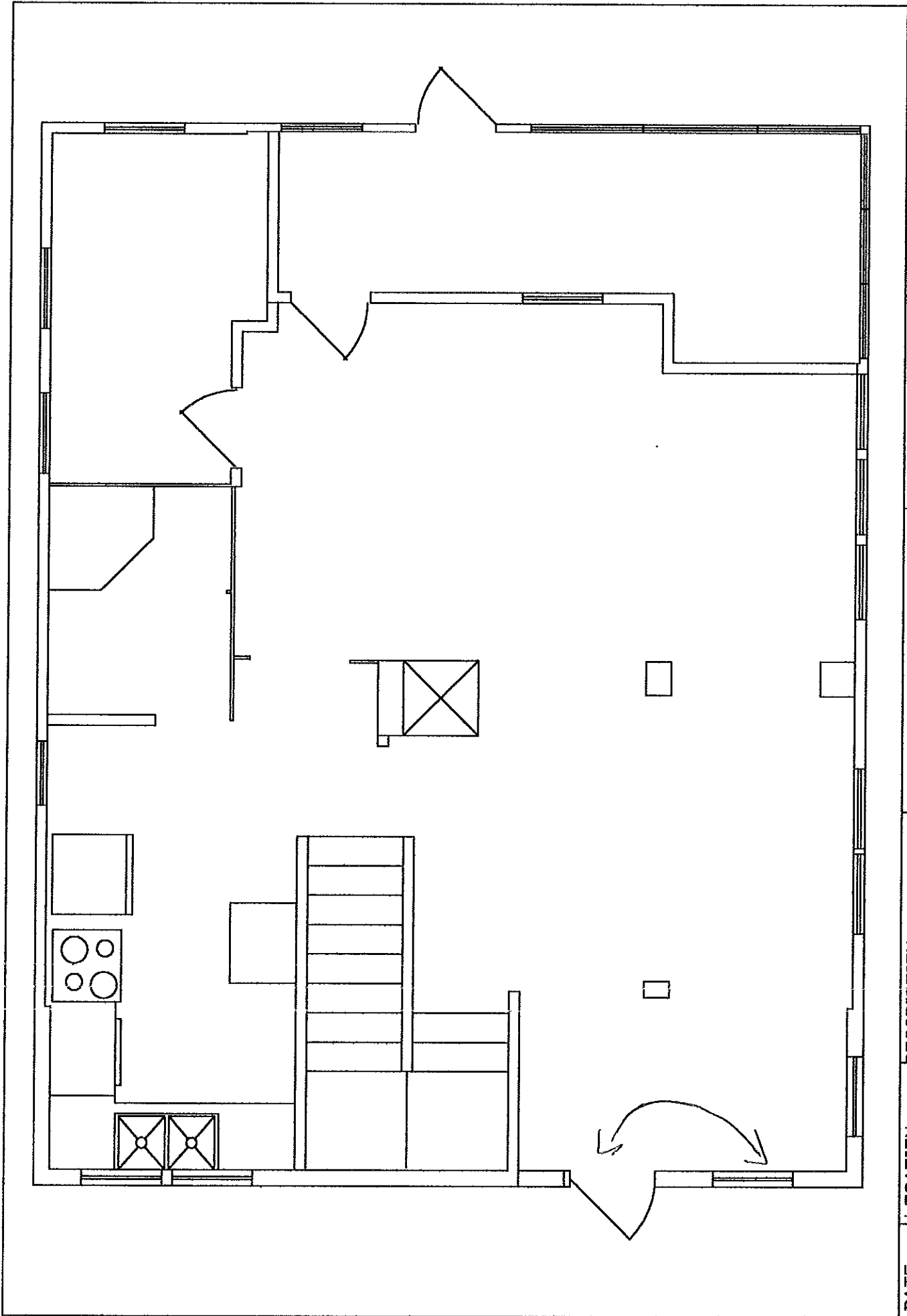


DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
5/5/02	PEAKS ISLAND PORTLAND, ME	PROPOSED NORTH ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/4"=1'-0"	8	5





DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
5/5/02	PEAKS ISLAND PORTLAND, ME	PROPOSED SOUTH ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/8"=1'-0"	9	5



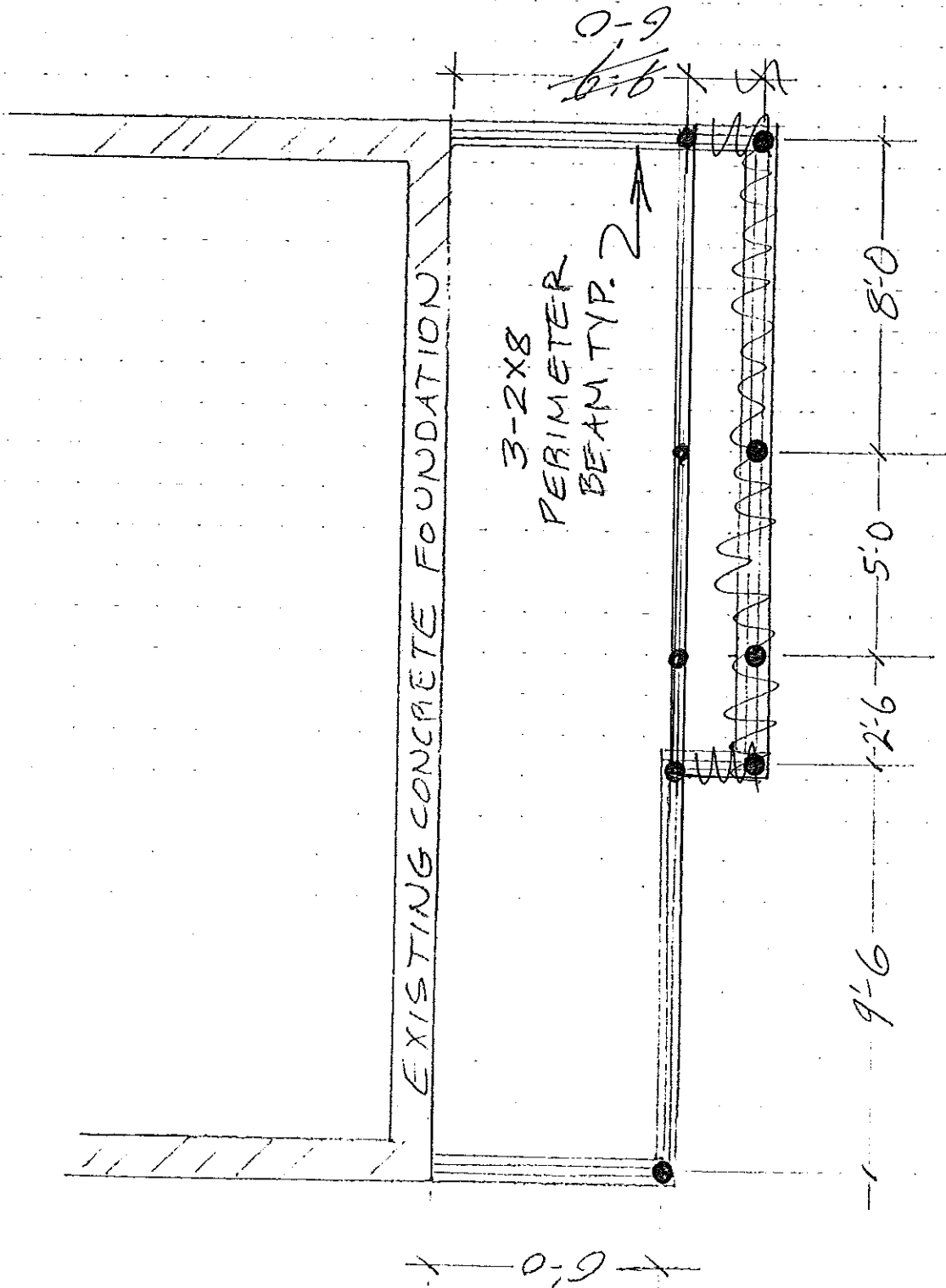
DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
5/5/02	PEAKS ISLAND PORTLAND, ME	PROPOSED FIRST FLOOR PLAN	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/4"=1'-0"	10	5

368 ISLAND AVE.

PEAKS ISLAND, ME.

FOOTING LAYOUT

5-5-02  
4-30-02  
SK-2  
N.T.S.

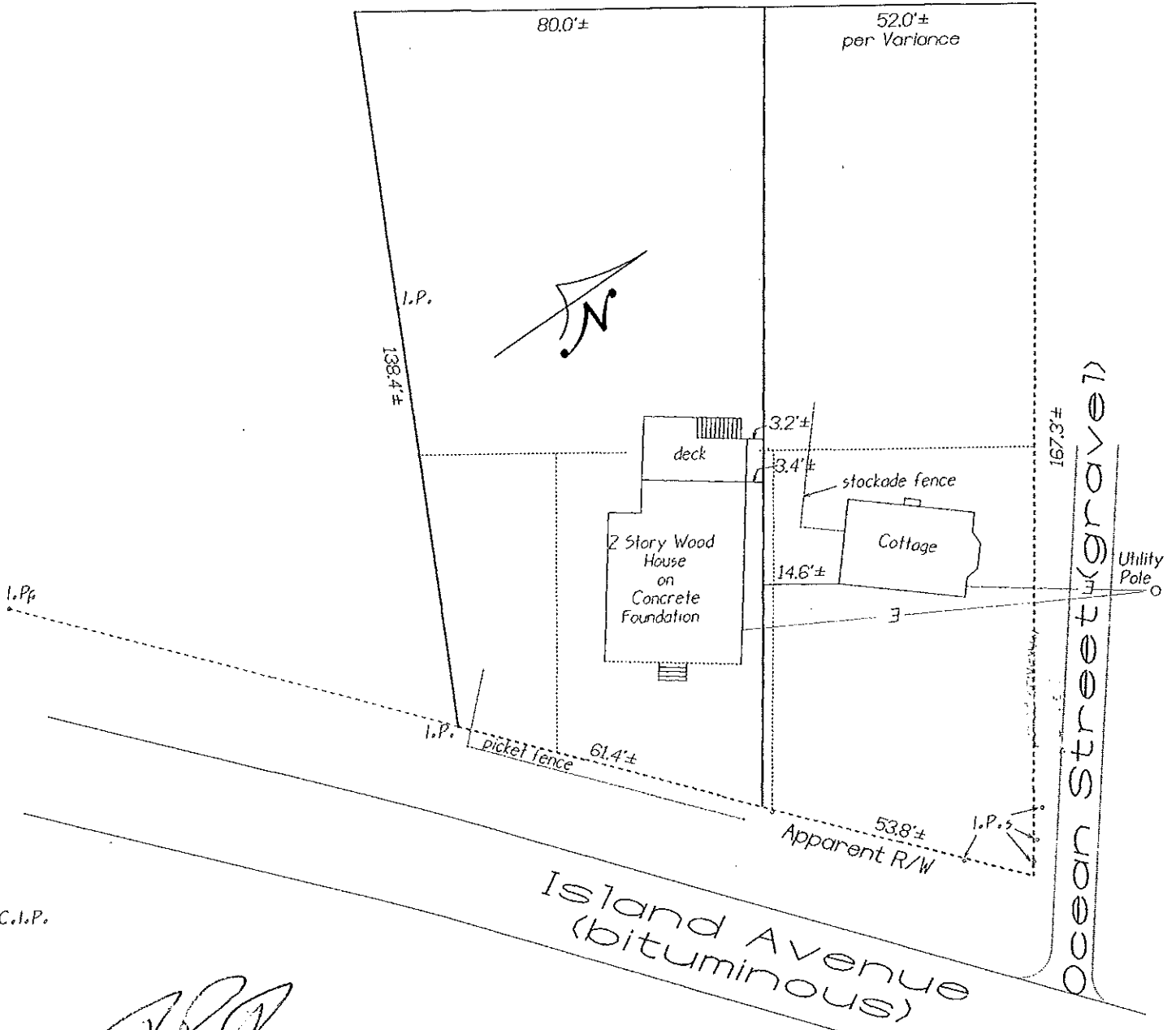


**SKETCH PLAN**  
 368-374 Island Avenue  
 Peaks Island  
 Portland, Maine  
 for  
 Linda Capone-Newton

**BRUCE R. BOWMAN, Inc.**  
 Professional Land Surveyor  
 Box 12A Cumberland, Maine (207) 829-3959 Fax 829-3522

Date: 04-30-02    Job: 355-55

Drawn By:                      Scale: 1"=30'



C.I.P.

*[Handwritten Signature]*

This is not a Boundary Survey

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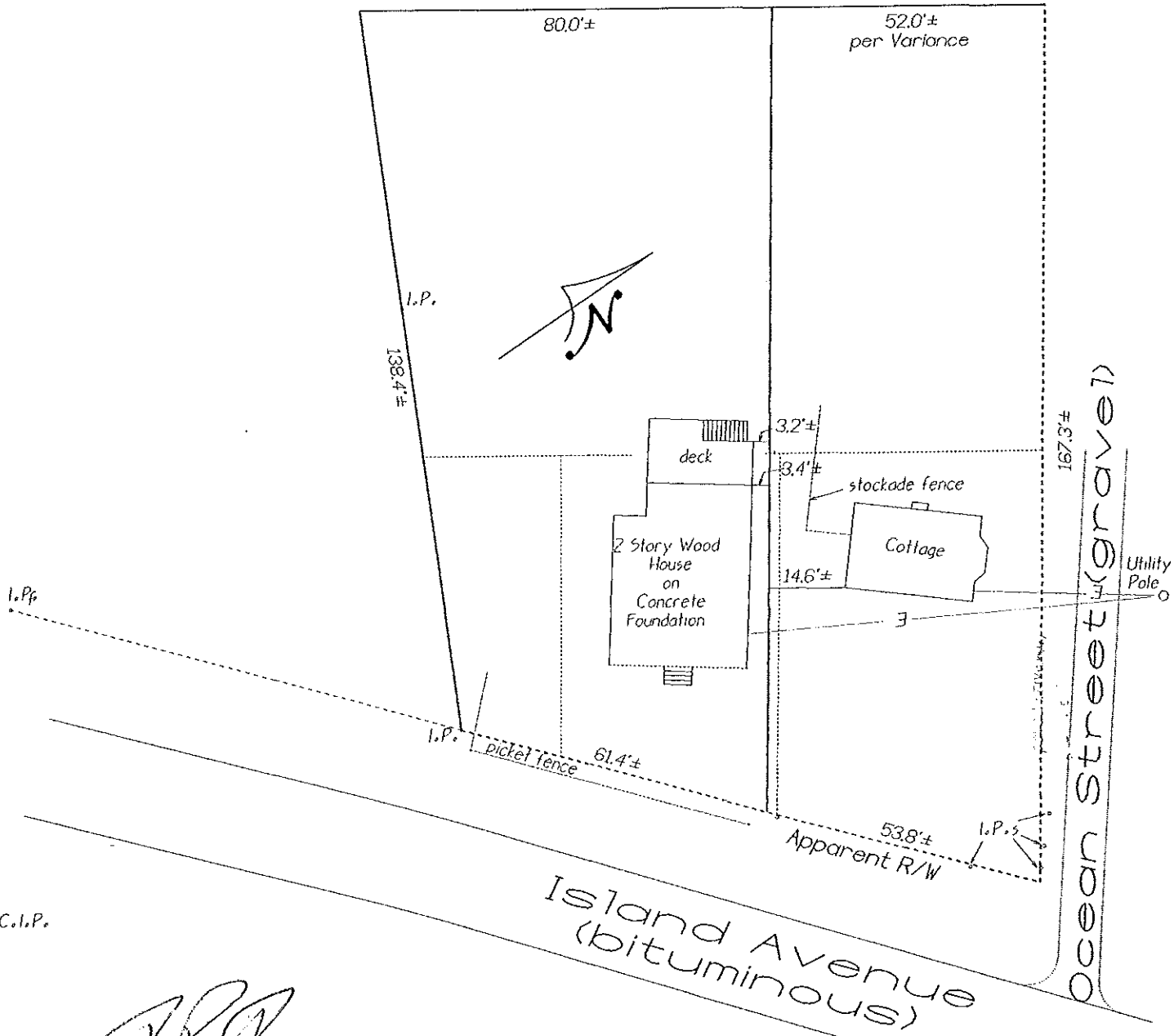
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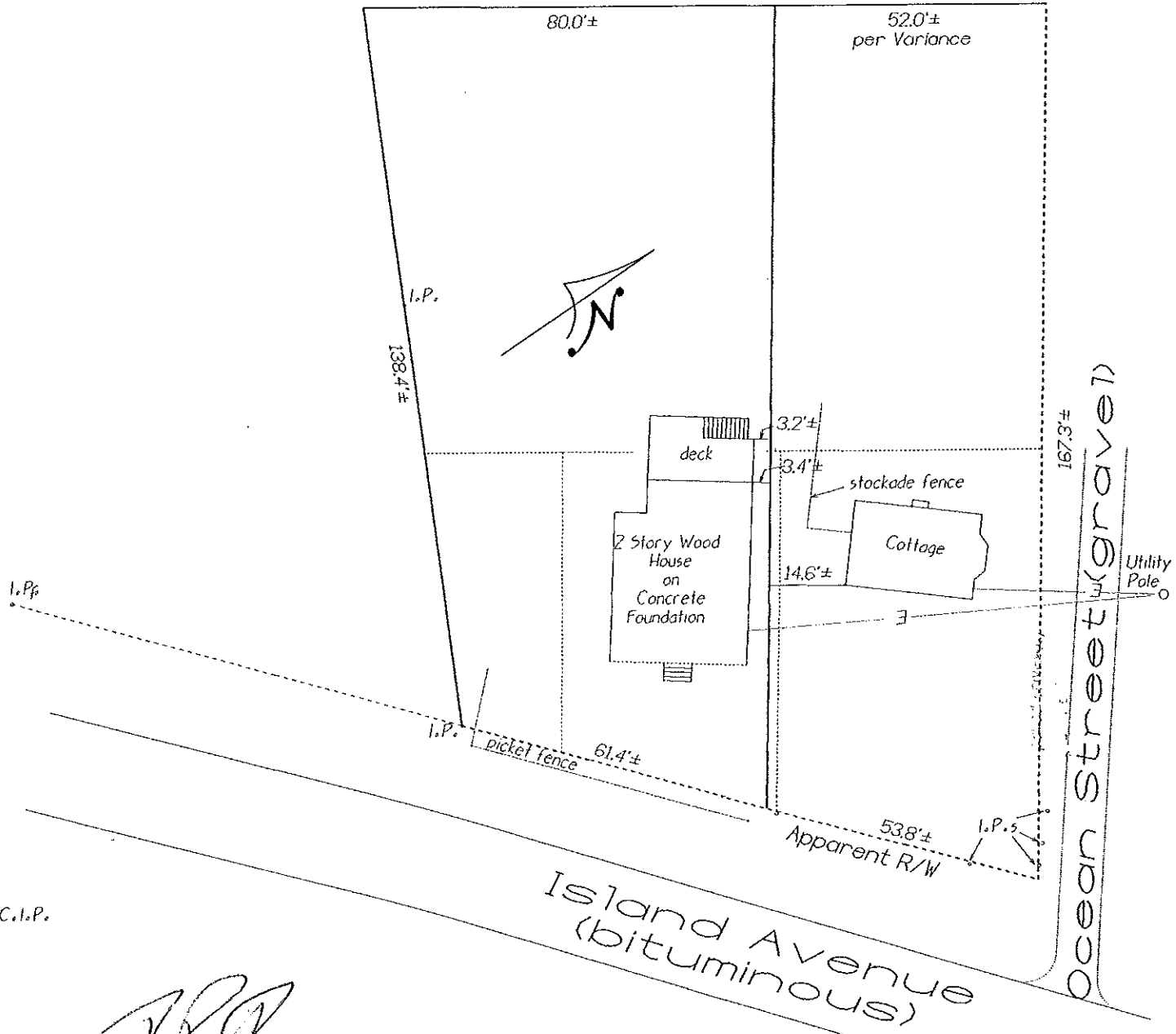
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C.L.P.

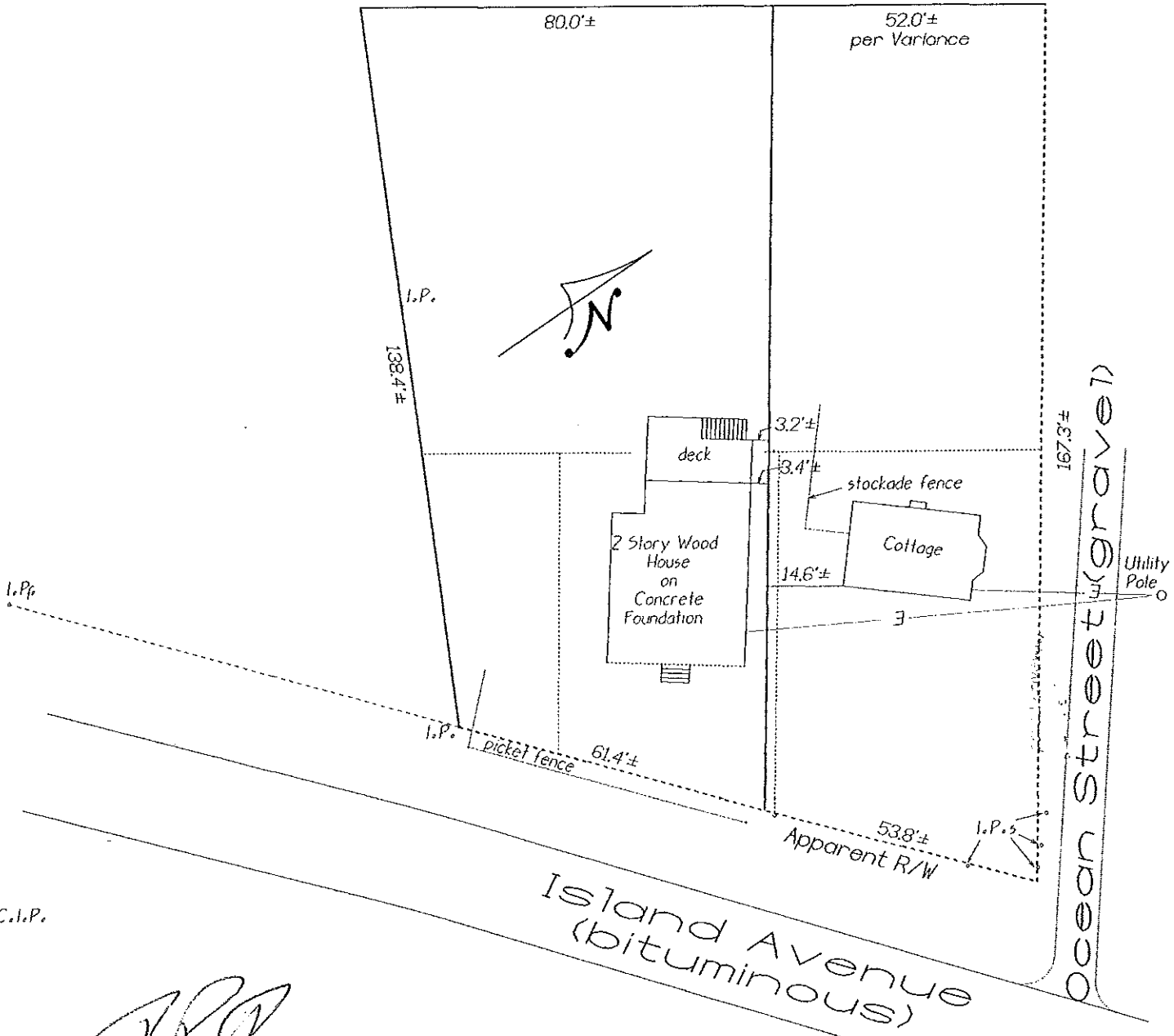
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Drawn By :                      Scale : 1" = 30'



C.I.P.

*[Handwritten Signature]*

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

**PERMIT ISSUED**

Permit No: 02-0157	Issue Date: MAY 17 2002	CBL: 090 B006001
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Location of Construction: 368 Island Ave	Owner Name: Capone-newton Linda J	Owner Address: 37 Aron Dr	Phone: 207-786-0521
Business Name: n/a	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland	Phone: 2078799787
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-2

Past Use: Single Family	Proposed Use: Single Family / 8' x 26' living addition to accommodate narrow-u stairway.	Permit Fee: \$282.00	Cost of Work: \$37,000.00	CEO District: 3
<p><i>revised see # 02-0474</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999	

Proposed Project Description:  
 Build 8' x 26' Addition *only rebuilding existing rear 6 feet of Building removing old deck Rebuilding within setbacks Along with small addition on rear left side of Bldg*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 02/22/2002	<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 <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input checked="" type="checkbox"/> Denied Date: <i>CB 5/14/02</i>	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	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: <i>9</i>
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# BUILDING PERMIT INSPECTION PROCEDURES

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Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

M/A Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

M/A Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Minda Lapone-Beck  
Signature of applicant/designee

5/17/02  
Date

[Signature]  
Signature of Inspections Official

5/17/02  
Date

CBL: 090-13006 Building Permit #: 02-0157

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Permit Number: 020157

Please Read Application And Notes, If Any, Attached

This is to certify that Capone-newton Linda J/Hor Builder  
has permission to Build 8' x 26' Addition  
AT 368 Island Ave 090 B006001

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 given and when permission procured before this building or part thereof is occupied or closed-in.  
**HEAR 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

  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

Application ID Number:

Department:  Status:  Reviewer:

Comments:

Approval Date:

Given On Date:

OK to Issue Permit Name:  Date:  Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

It is understood that only a rear portion of the existing ORIGINAL structure will be rebuilt and that the rear deck that was never legally permitted SHALL be removed. You now propose to legalize the deck by rebuilding it on the left-rear of the property, within the required side and rear setbacks. Your plans also shows a small 6' addition on the rear left of the building to be constructed. This small addition does not impact the closed right hand side of the property.

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Latest Drawing

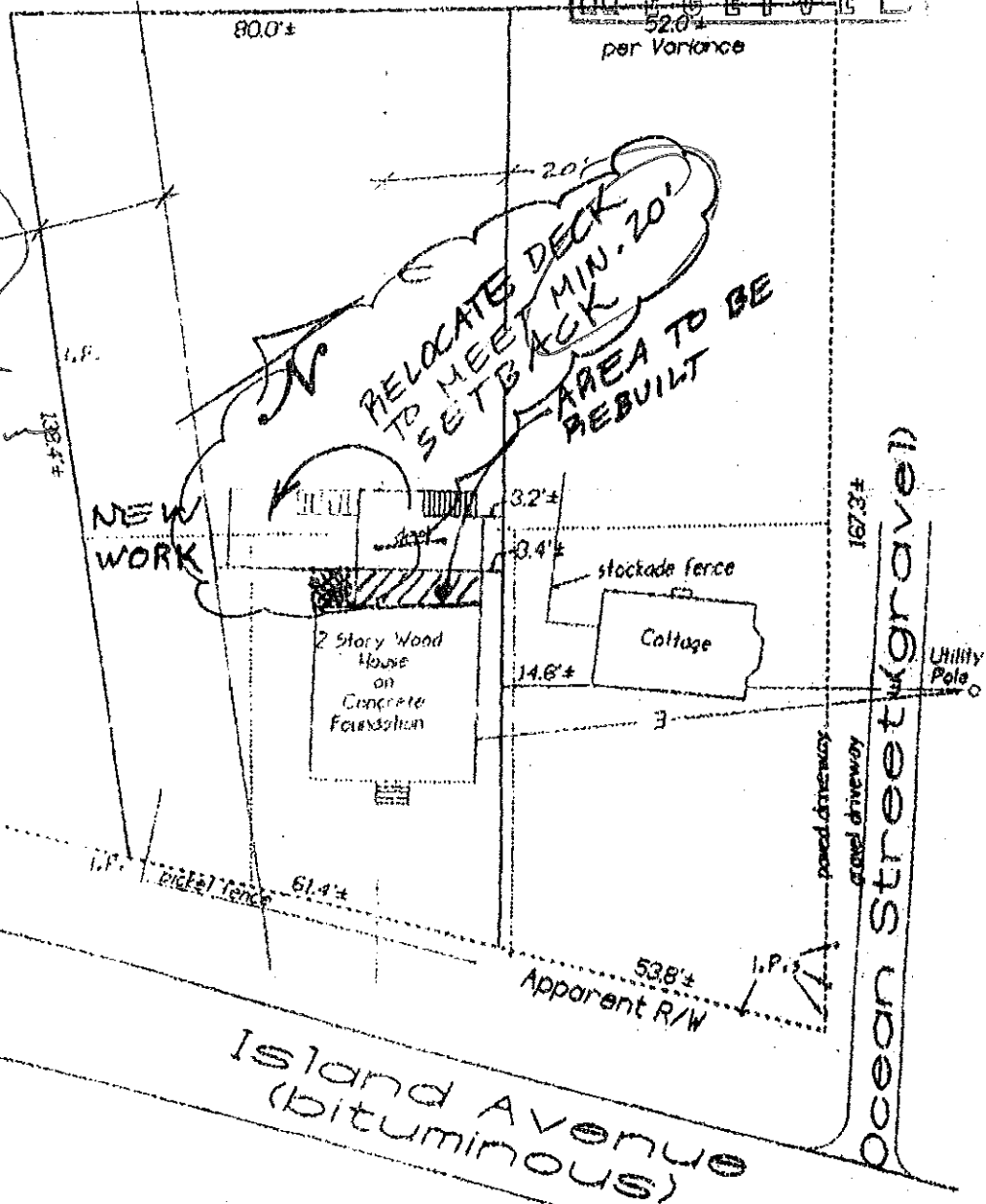
368 ISLAND AVE -  
PEAKS ISLAND

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 Box 12A Cumberland, Maine (207) 829-3959 Fax 823-3522  
 Date: 04-30-02 Job: 355-55  
 Drawn By: Scale: 1"=30'

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 MAY 16 2002  
 RECEIVE

5-16-02

IR-2 Zone  
 Side 20' req - 20' shown  
 Rear 25' req - 25' shown  
 Front 25' req - 25' shown



C.L.P.

*[Signature]*

This is not a Boundary Survey



**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0157	Issue Date <b>PERMIT DENIED</b> 3/14/02	CBL: 090 B006001
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Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: <b>IR-2</b>

Past Use: Single Family	Proposed Use: Single Family / 8' x 26' living addition to accommodate narrow-u stairway.	Permit Fee: \$282.00	Cost of Work: \$37,000.00	CEO District: 3
----------------------------	---	-------------------------	------------------------------	--------------------

Proposed Project Description: Build 8' x 26' Addition	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: _____ Type: _____
	Signature: _____	Signature: _____

Permit Taken By: gg	Date Applied For: 02/22/2002	<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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input 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 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Applicant:

Date:

Address: 368 Island Ave.

C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1900 - existing

Zone Location - IR-2

Interior or corner lot - Interior

Proposed Use/Work - addition

Sevage Disposal - Public

Lot Street Frontage - 63' shown

Front Yard - N/A

Rear Yard - 25' Req. - approx 10' shown

Side Yard - 20' Req. - 5' shown

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Inspection Services  
Michael J. Nugent  
Manager



Housing & Neighborhood Services  
Mark Adelson  
Director

## CITY OF PORTLAND

March 14, 2002

Ms. Linda Capone-Newton  
37 Aron Drive  
Auburn, Maine 04210

RE: 368 Island Avenue, Peaks Island  
Permit: 02-0157  
CBL: 090-B-006

Dear Ms. Newton;

Permit # 02-0157 is DENIED in accordance to section 145.11 of the Portland Zoning Ordinance regarding dimensional requirements.

You may re-apply at a later date, however the permit will be reviewed as a "new application".

Enclosed you will find your submissions.

The business hours are 8:00 a.m. to 4:00 p.m. weekdays.

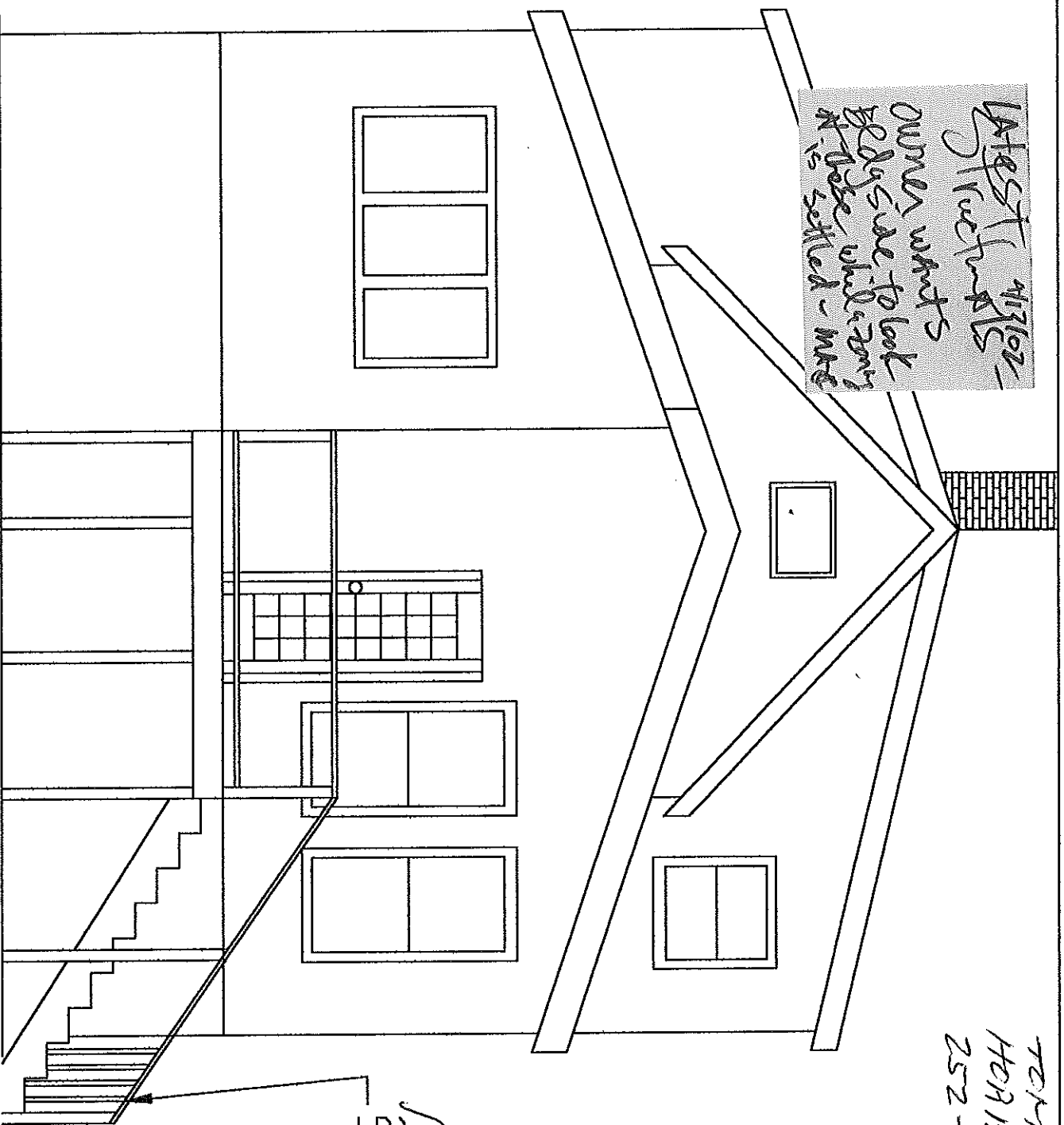
Sincerely,

Jodine L. Adams  
Office Manager

Linda Capone Newton

Latest 4/16/02  
Office for info  
owner wants  
to please me to look  
at these which I don't  
know what they  
are settled - more

TOM CHILDS  
HORIZON BUILDERS, INC.  
252-3552



1/2" X 2" BALUSTERS  
TYP, 4" DC

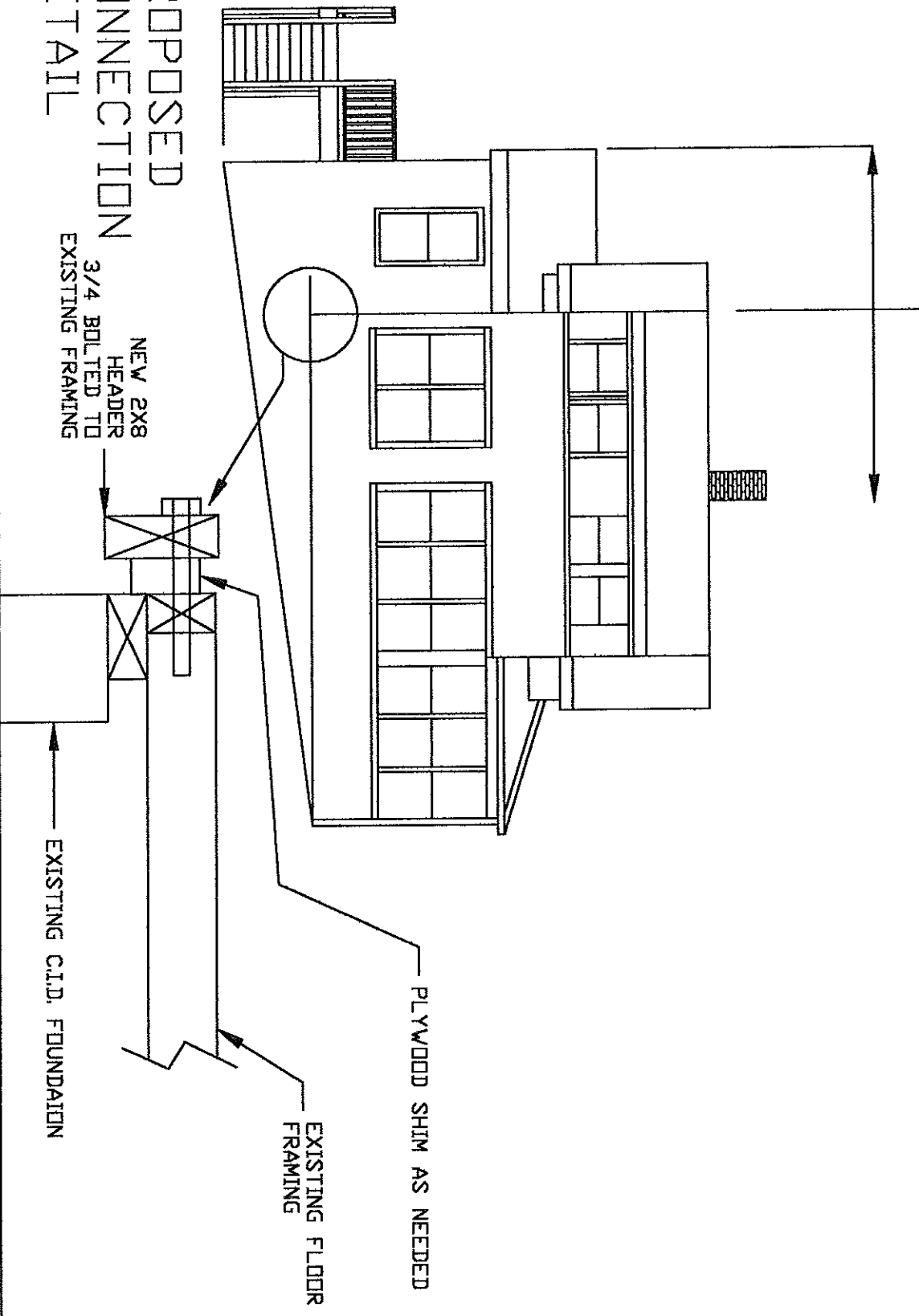
received

4/16/02

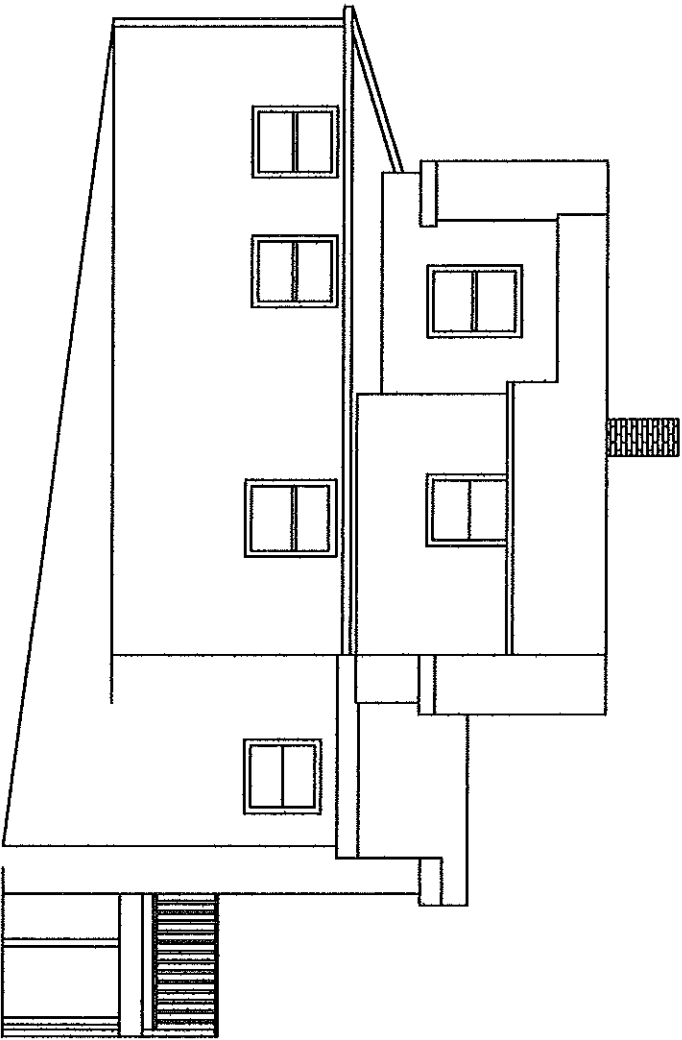
DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	PROPOSED WEST ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/4"=1'-0"	8	4

PROPOSED / EXISTING

PROPOSED  
CONNECTION  
DETAIL

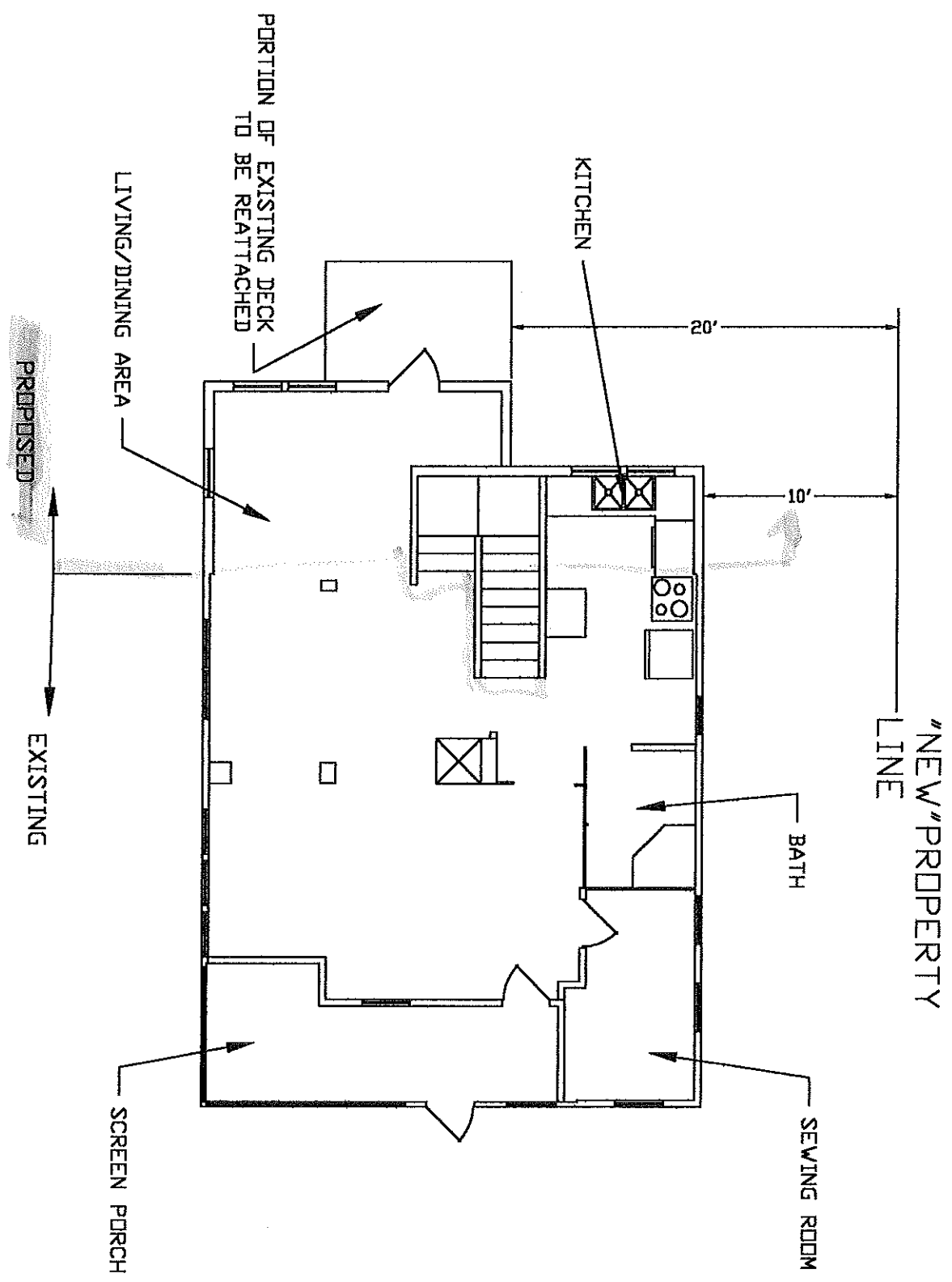


DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	PROPOSED NORTH ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/8"=1'-0"	9	4



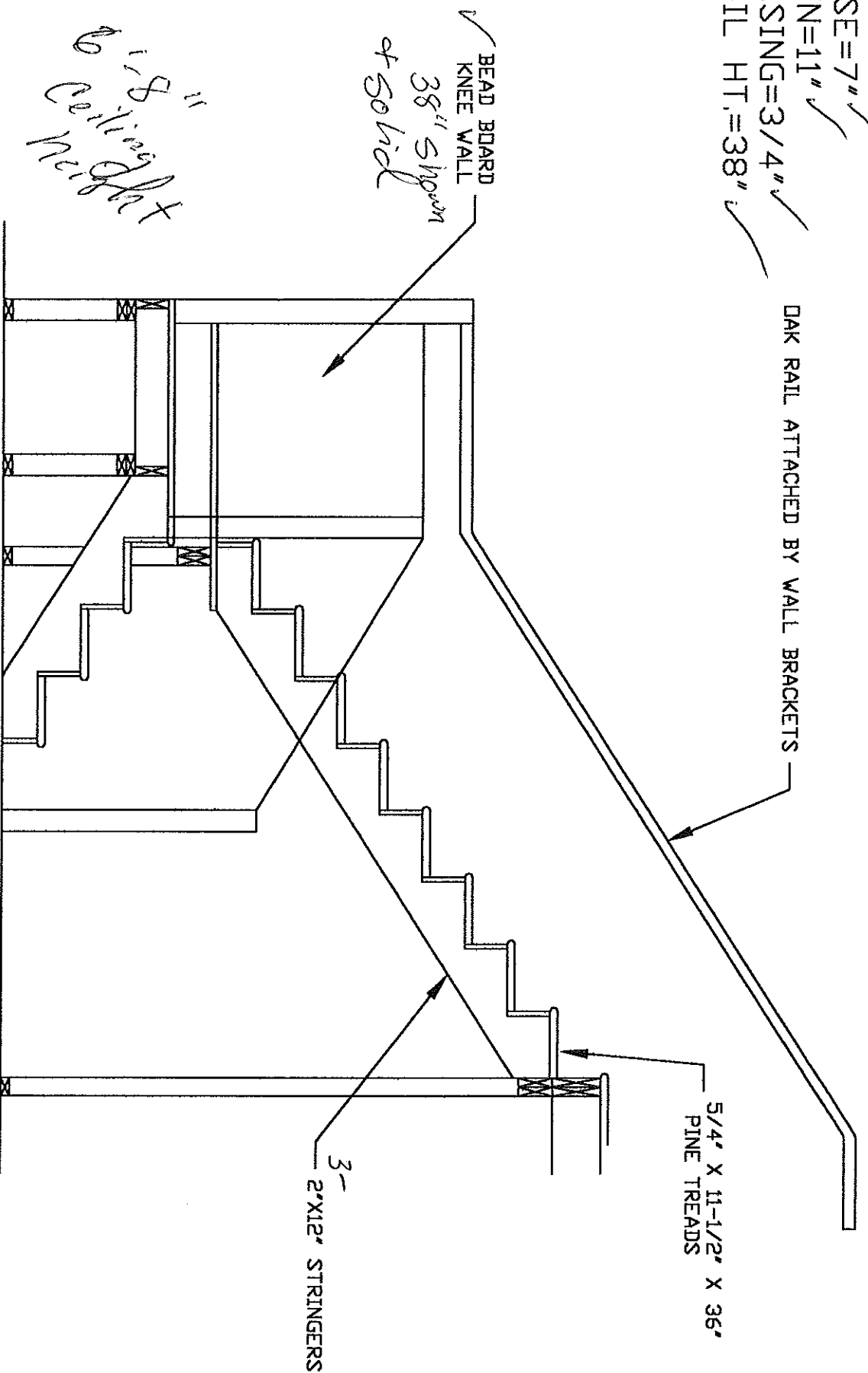
DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	PROPOSED SOUTH ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/8"=1'-0"	10	4

DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	PROPOSED FIRST FLOOR PLAN	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/8"=1'-0"	11	4



- NOTES:
- RISE=7" ✓
  - RUN=11" ✓
  - NOSING=3/4" ✓
  - RAIL HT.=38" ✓

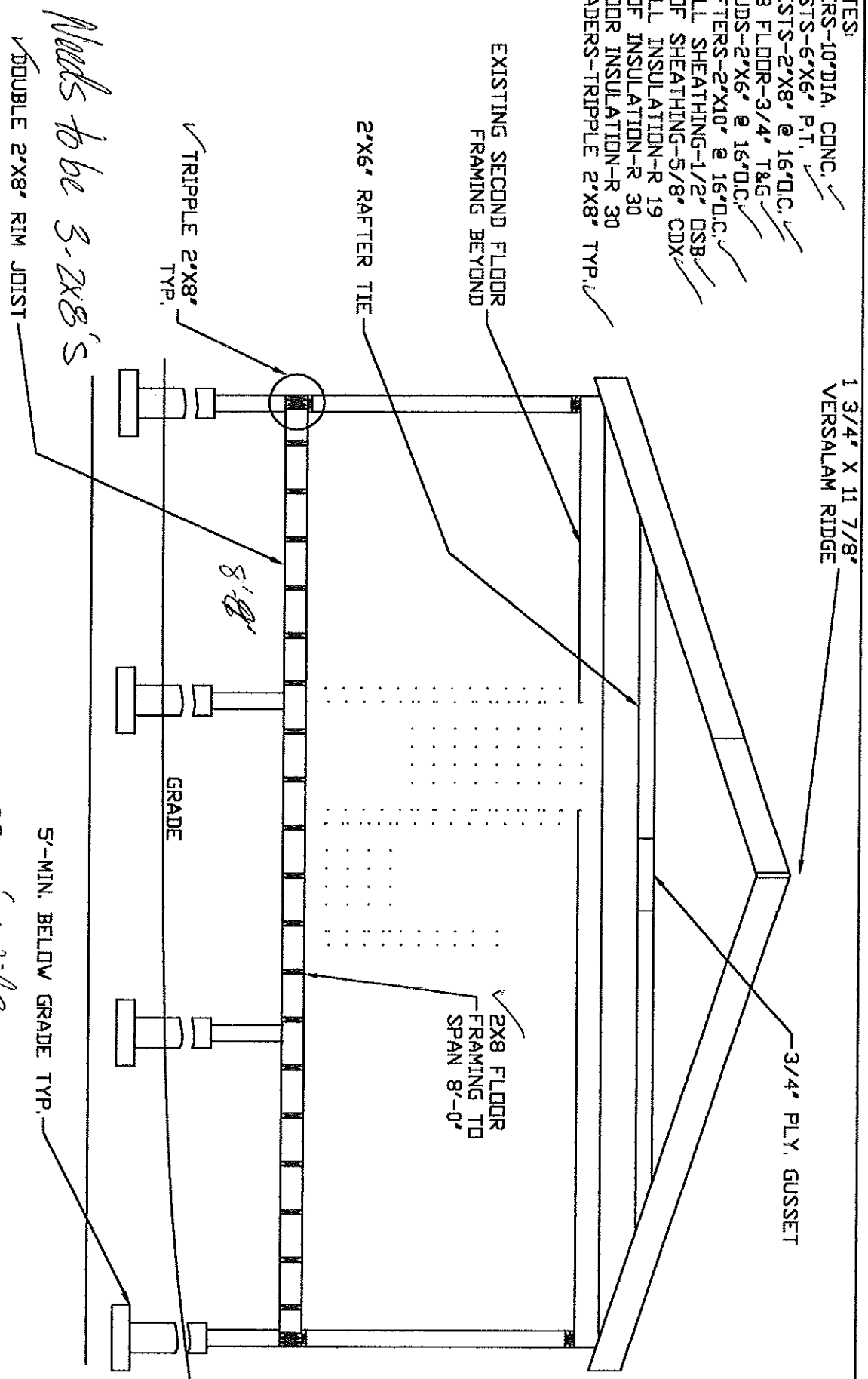
RAIL ATTACHED BY WALL BRACKETS



DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	INTERIOR STAIRCASE DETAIL	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/2"=1'-0"	12	4



- NOTES:
- PIERS-10" DIA. CONC. ✓
  - POSTS-6"X6" P.T. ✓
  - JOISTS-2"X8" @ 16"O.C. ✓
  - SUB FLOOR-3/4" T&G ✓
  - STUDS-2"X6" @ 16"O.C. ✓
  - RAFTERS-2"X10" @ 16"O.C. ✓
  - WALL SHEATHING-1/2" OSB ✓
  - ROOF SHEATHING-5/8" CDX ✓
  - WALL INSULATION-R 19
  - ROOF INSULATION-R 30
  - FLOOR INSULATION-R 30
  - HEADERS-TRIPPLE 2"X8" TYP. ✓



*26' wide*

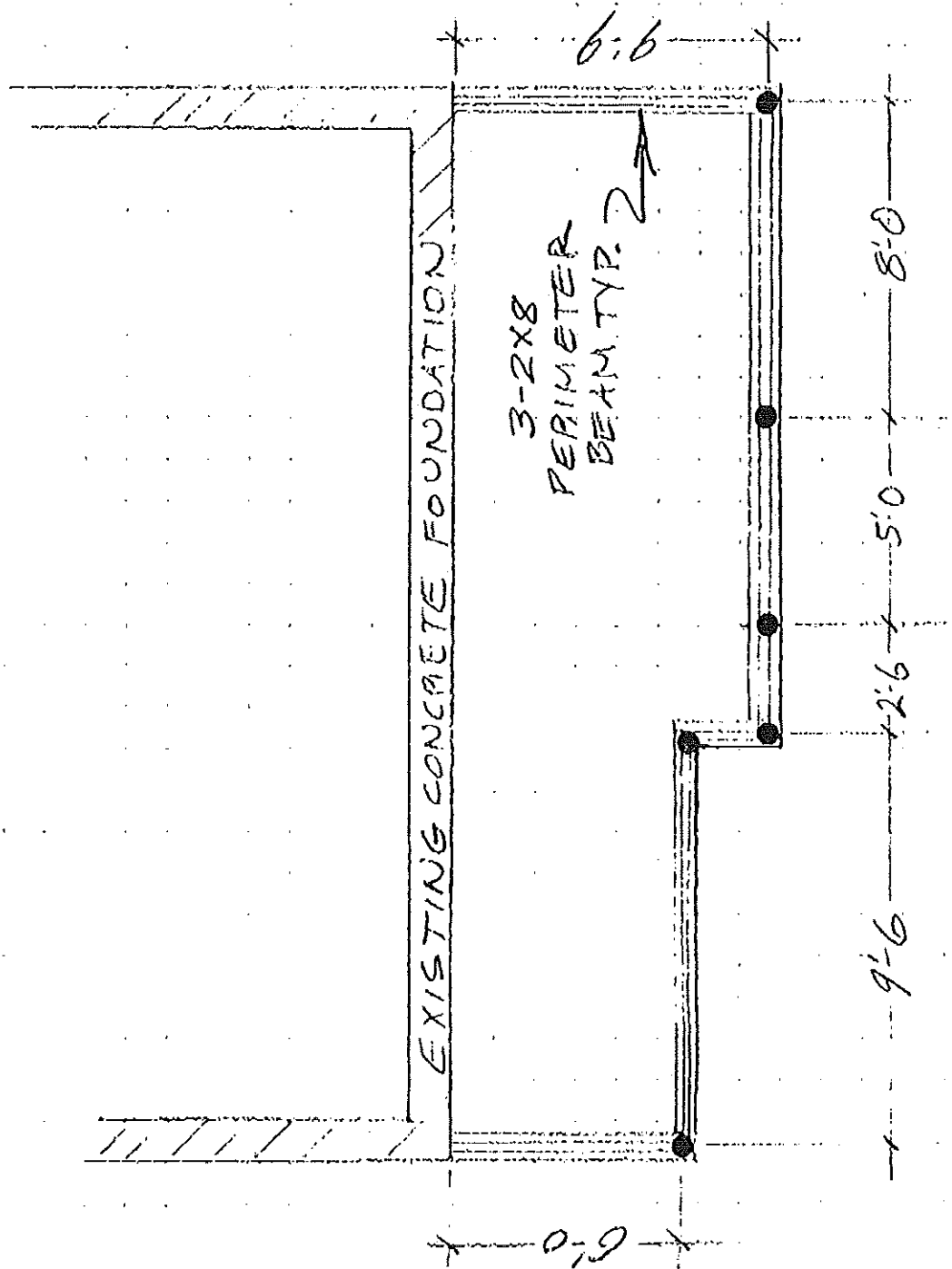
DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
1/24/02	PEAKS ISLAND PORTLAND, ME	FRAMING SECTION A-A	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/4"=1'-0"	13	4

368 ISLAND AVE

PEAKS ISLAND, ME.

FOOTING LAYOUT

4-30-02  
SK-2  
W.T.S.



4-30-02

TO: TAMMY FAX: 874-8716

FROM: HORIZON BUILDERS, INC.

TOM CHILDS CELL: 252-3552

RE: 368 ISLAND AVE.

PAGES INCL. COVER = 2

PER YOUR REQUEST, ATTACHED  
IS A FOOTING LAYOUT. PLEASE  
CALL WITH ANY QUESTIONS.

THANKS,

*Tom*

40-B-5 Island Ave

3/27/02

Marge,

Here are the copies of the permits  
converting the garage (see assessor card)  
to a dwelling  
Initial application 1965  
permit issued after appeals in 1966

Thanks for your help clarifying all this

Linda Capone-Newton —

w - 795-4040 ext 47

h - 786-0521

cell 409-3848

37 Aron Drive

Auburn, ME 04270

4/8/02



# APPLICATION FOR PERMIT

RECEIVED  
APR 11 1960  
CITY OF PORTLAND

Class of Building or Type of Structure Frame  
wood building

Portland, Maine April 7, 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Island Ave., Peaks Island Within Fire Limits? Dist. No.

Owner's name and address ISLAND AVE. CORNER OF OCEAN ST. Mrs. Mary Hoyt, Peaks Island Telephone

Lessee's name and address  Telephone

Contractor's name and address Hanco Mfg. Co., Eridala Corner, Westbrook Telephone 8-4793

Architect  Specifications  Plans yes No. of sheets 1

Proposed use of building 1 car garage No. families

Last use  No. families

Material  No. stories  Heat  Style of roof  Roofing

Other buildings on same lot cottage Fee \$ 5.00

Estimated cost \$ 1,900.

## General Description of New Work

To construct 1-car Frame ~~brick~~ garage 16' x 24'

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor, **PERMIT TO BE ISSUED TO Hanco Mfg. Co.**

## Details of New Work

Is any plumbing involved in this work?  Is any electrical work involved in this work?

Height average grade to top of plate 31 Height average grade to highest point of roof 121

Size, front 16' depth 24' at 1000' No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation concrete Thickness top 9" bottom 9" cellar no

Material of underpinning  Height  Thickness

Kind of roof pitch Rise per foot  Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys  Material of chimneys  of lining  Kind of heat fuel

Framing lumber—Kind hardwood Dressed or full size? dressed

Corner posts 4x4 Sills 4x6 Girt or ledger board?  Size

Girders  Size  Columns under girders  Size  Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor wood 2nd  3rd  roof 2x6

On centers: 1st floor  2nd  3rd  roof 2x11

Maximum span: 1st floor  2nd  3rd  roof 8'

If one story building with masonry walls, thickness of walls?  height?

## If a Garage

No. cars now accommodated on same lot 0 to be accommodated 1 Number commercial cars to be accommodated 0

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

## Miscellaneous

APPROVED:

*with letter by [signature]*

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are

*1 car garage*

REAL ESTATE ASSESSMENT RECORD

*Garage turned into living space*  
 CITY OF PORTLAND, MAINE

LAND NOS: 208  
 209  
 210  
 STREET: Island Ave.  
 BLOCK NO.: 90  
 CARD NO.: 3  
 DEVELOPMENT NO.: 5  
 AREA: 2,750  
 DIST: 241  
 ZONE: 3  
 SHEET: 5  
 BLOCK: 5  
 LOT: 5  
 CURR. DESC.

TAXPAYER ADDRESS AND DESCRIPTION  
 MADONNOLD KEENE K  
 170 WESTFORD STREET  
 LOWELL MASSACHUSETTS

RECORD OF TAXPAYER  
*Madonnold Keene K*

REAL ESTATE - PORTLAND ME ASSESSORS  
 PLANS ON FILE IN ASSESSORS OFFICE  
 CITYHALL PLAN 90-B-5 ISLAND AVE &  
 OCEAN ST AREA 3800 SQ FT LOT 3  
 REC PL STERLING FARMS PKS 1SL

LAND VALUE COMPUTATIONS AND SUMMARY

REMARKS	DEPTH	UNIT	DEPTH	PERCENT	YEAR
			FACTOR	PRICE	
			2.9	3.48	1981
					1980

TOTAL VALUE LAND 150  
 TOTAL VALUE BUILDINGS 150  
 TOTAL VALUE LAND AND BUILDINGS 300

50 FT. TO-FRONT CH. BLK. LOT  
 50 FT. TO-FRONT CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

REMARKS	DEPTH	UNIT	DEPTH	PERCENT	YEAR
			FACTOR	PRICE	
					19
					19

TOTAL VALUE LAND  
 TOTAL VALUE BUILDINGS  
 TOTAL VALUE LAND AND BUILDINGS

50 FT. TO-FRONT CH. BLK. LOT  
 50 FT. TO-FRONT CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

REMARKS	DEPTH	UNIT	DEPTH	PERCENT	YEAR
			FACTOR	PRICE	
					19
					19

TOTAL VALUE LAND  
 TOTAL VALUE BUILDINGS  
 TOTAL VALUE LAND AND BUILDINGS

REMARKS	DEPTH	UNIT	DEPTH	PERCENT	YEAR
			FACTOR	PRICE	
					19
					19

REMARKS	DEPTH	UNIT	DEPTH	PERCENT	YEAR
			FACTOR	PRICE	
					19
					19

ASSESSMENT RECORD	INCREASE	DECREASE
LAND	100	
BUILDINGS	100	
TOTAL	200	
LAND	150	
BUILDINGS	275	
TOTAL	425	



July 6, 1965

Mrs. MARY KERRY,  
Island Ave.,  
Peaks Island, Maine

Dear Mrs. Kerry:

Enclosed please find copy of the decision of the Board of Appeals relating to your request to permit construction of a single family dwelling of an existing two-car garage at Island Avenue, Peaks Island.

It will be noted that this appeal was granted.

Very truly yours,

b  
Enclosure (1)

Robert W. Donovan  
Assistant Corporation Counsel

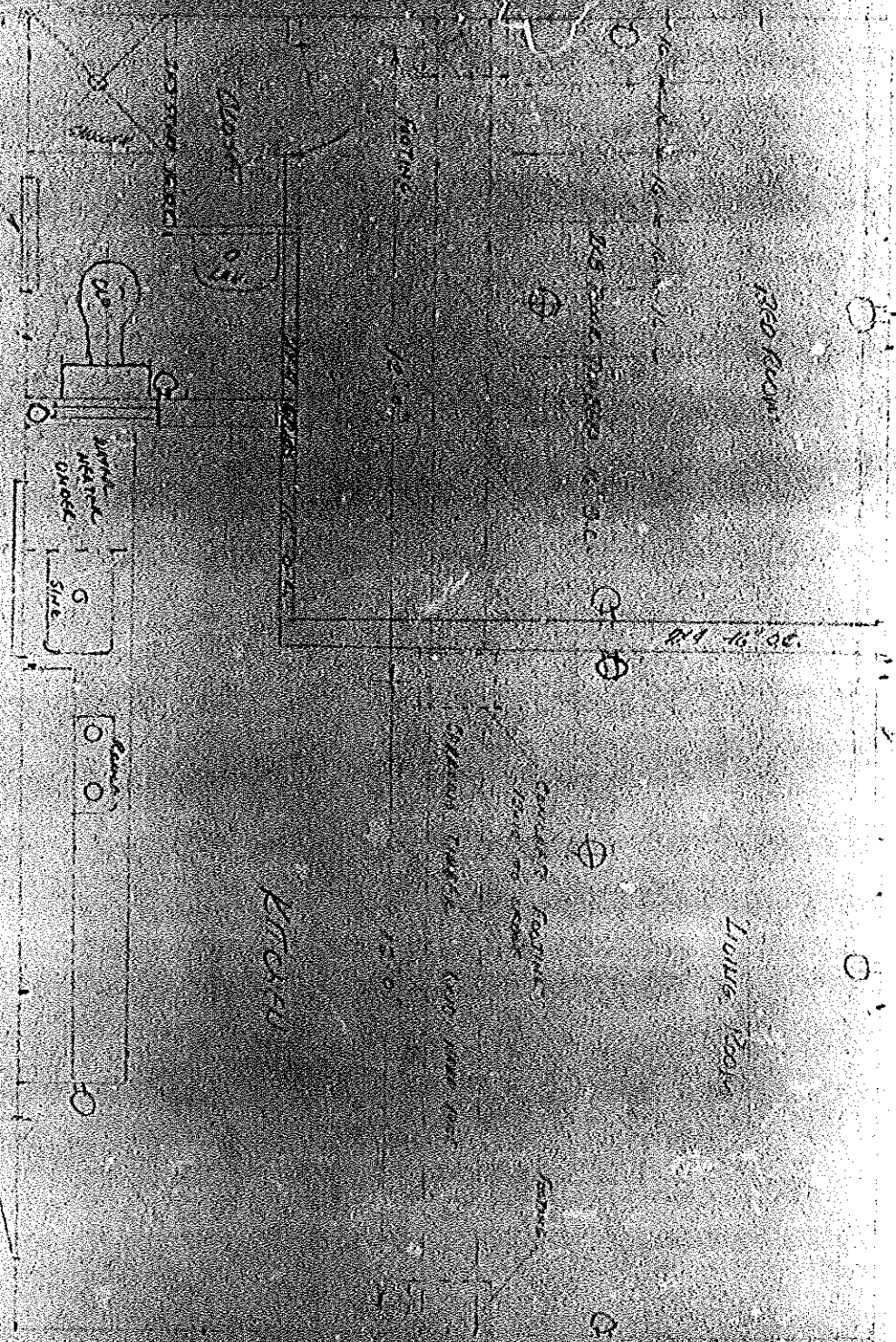
cc: H. A. Bond, Jr. Co.  
42 Main Street  
Cochran, Maine



PROPOSED ALUMINUM  
JACOBS 29x36

2x8 @ 16" o.c. 8' spans  
 $\frac{1592}{1.33 \times 8} = 131 \frac{1}{4}$

2x10 girders @ 11' spans  
 $\frac{5515}{2.11} = 261 \frac{1}{4}$



PROPOSED ALUMINUM  
JACOBS 29x36

RECEIVED  
 JUN 1 - 1965  
 DEPT. OF ALB. INSP.  
 CITY OF PORTLAND

PROCESSED UTILITIES  
 FOR BUREAU  
 PERKS 1524400

2065

200/B/4  
200/B/5  
200/B/6

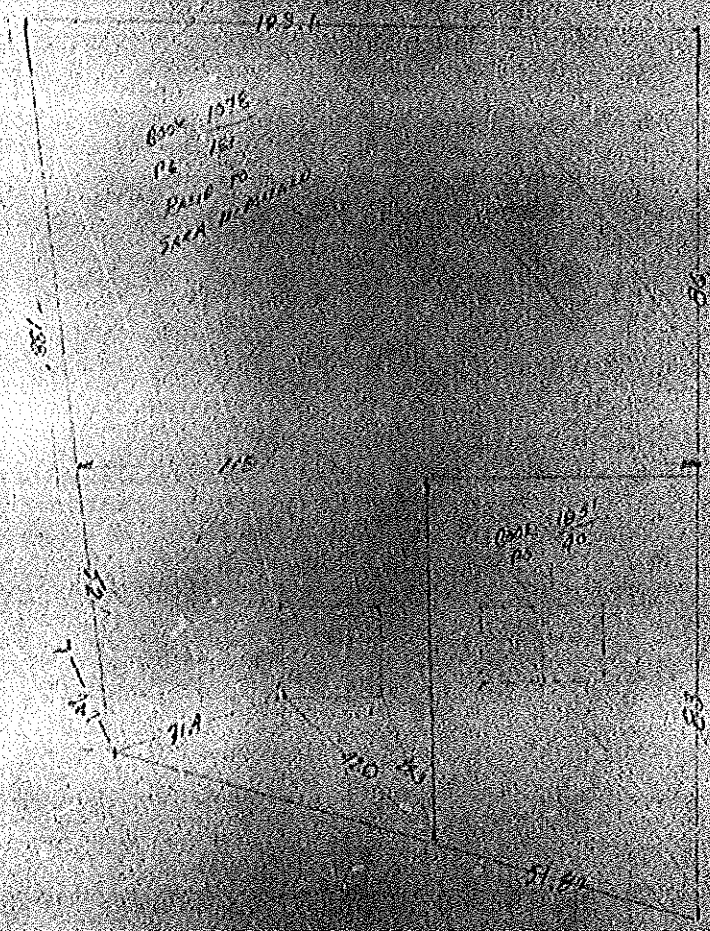


CHART 90  
BLK. B.  
LOTS 4, 5, 6

RECEIVED  
 JUN 1 - 1985  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

PEARL ISLAND PROPERTY  
 FOR MARR.  
 DON Mc DONALD  
 1/2/89

10/2/89

3  
20325

129

4

10560

to be removed

69'-5"

LIMIT OF PROPOSED ADDITION

6'-0"

EXISTING DECK

1'-6"

10'-0"

33'-0"

26'-0"

5'-0"

63'-4"

5'-0"

OCEAN STREET

STREET

FROM: CHART # 90 (ATTACHED)

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

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

Permit No: 02-0157	Issue Date <b>PERMIT DENIED</b> 3/14/02	CBL: 090 B006001
-----------------------	---	---------------------

Location of Construction: 368 Island Ave	Owner Name: Capone-newton Linda J	Owner Address: 37 Aron Dr	Phone: 207-786-0521
Business Name: n/a	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland	Phone: 2078799787
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family / 8' x 26' living addition to accommodate narrow-u stairway.	Permit Fee: \$282.00	Cost of Work: \$37,000.00	CEO District: 3
Proposed Project Description: Build 8' x 26' Addition		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: 02/22/2002	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>Building permits do not include plumbing, mechanical or electrical work.</p> <p>Building permits are void if work is not started within six (6) months of the date of issuance.</p> <p>Permit use information may invalidate a building permit and stop all work..</p>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<b>Historic Preservation</b> <input 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:	Date:	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

2-28-02 - Left message - Missing a lot of info  
no dimensions + ~~unable to determine~~ unable to determine  
scope of work. TM.

3/4/02 - spoke w/builder - went over what we  
needed. TM

Left message - does not meet  
setbacks! Told them we are  
renying 3-14-02  
TM

Applicant:

Date:

Address: 368 Island Ave.

C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1900 - existing

Zone Location - IR-2

Interior or corner lot - Interior

Proposed Use/Work - addition

Sewage Disposal - Public

Lot Street Frontage - 63' shown

Front Yard - N/A

Rear Yard - 25' Req. - approx 10' shown

Side Yard - 20' Req. - 5' shown

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -

Inspection Services  
Michael J. Nugent  
Manager



Housing & Neighborhood Services  
Mark Adelson  
Director

## CITY OF PORTLAND

March 14, 2002

Ms. Linda Capone-Newton  
37 Aron Drive  
Auburn, Maine 04210

RE: 368 Island Avenue, Peaks Island  
Permit: 02-0157  
CBL: 090-B-006

Dear Ms. Newton;

Permit # 02-0157 is DENIED in accordance to section 145.11 of the Portland Zoning Ordinance regarding dimensional requirements.

You may re-apply at a later date, however the permit will be reviewed as a "new application".

Enclosed you will find your submissions.

The business hours are 8:00 a.m. to 4:00 p.m. weekdays.

Sincerely,

Jodine L. Adams  
Office Manager



90-B-  
Can lots 6 & 5 be merged?  
' get rid of lot lines -  
have these been separate?



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.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	090 B006001
<b>Location</b>	368 ISLAND AVE
<b>Land Use</b>	SEASONAL
<b>Owner Address</b>	CAPONE-NEWTON LINDA J 37 ARON DR AUBURN ME 04210

<b>Book/Page</b>	
<b>Legal</b>	90-B-6 ISLAND AVE PEAKS ISLAND 3800 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$57,230	\$35,800	\$93,030

**Property Information**

<b>Year Built</b> 1900	<b>Style</b> Cottage	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1036	<b>Total Acres</b> 0.087	
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 5	<b>Attic</b> None	<b>Basement</b> Crawl

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
-------------	-----------------	-------------------	-------------	--------------	------------------

**Sales Information**

<b>Date</b> 05/01/1993	<b>Type</b> LAND	<b>Price</b> \$91,000	<b>Book/Page</b> 10727-009
---------------------------	---------------------	--------------------------	-------------------------------

**Picture and Sketch**

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>
--------------------------------	-------------------------------

[Click here](#) to view Tax Roll Information.

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

**New Search!**

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.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	090 B004001
<b>Location</b>	19 OCEAN ST
<b>Land Use</b>	VACANT LAND
 <b>Owner Address</b>	 CAPONE-NEWTON LINDA J 37 ARON DR AUBURN ME 04210

<b>Book/Page</b>	90-B-4
<b>Legal</b>	OCEAN ST PEAKS ISLAND 10560 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$2,520	\$ 0.00	\$2,520

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				0.242	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
05/01/1993	LAND	\$91,000	10727-009

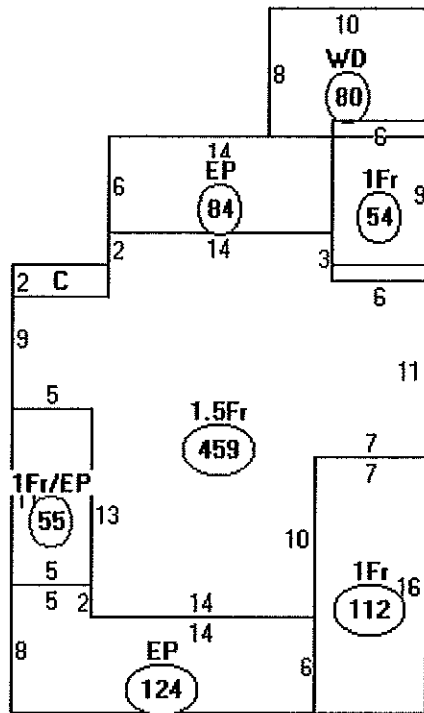
**Picture and Sketch**

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>
--------------------------------	-------------------------------

[Click here to view Tax Roll Information.](#)

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

**New Search!**



Descriptor/Area	
A: 1.5Fr	459 sqft
B: 1Fr/EP	55 sqft
C: 1Fr	12 sqft
D: EP	84 sqft
E: WD	80 sqft
F: 1Fr	54 sqft
G: 1Fr	112 sqft
H: EP	124 sqft



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.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	090 B005001
<b>Location</b>	374 ISLAND AVE
<b>Land Use</b>	SEASONAL
<b>Owner Address</b>	CAPONE-NEWTON LINDA J 37 ARON DR AUBURN ME 04210
<b>Book/Page</b>	
<b>Legal</b>	90-B-5 ISLAND AVE OCEAN ST PEAKS ISLAND 3800 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$1,260	\$10,400	\$11,660

**Property Information**

<b>Year Built</b> 1900	<b>Style</b> Cottage	<b>Story Height</b> 1	<b>Sq. Ft.</b> 384	<b>Total Acres</b> 0.087		
<b>Bedrooms</b> 1	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 3	<b>Attic</b> None	<b>Basement</b> Pier/slab	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b> 05/01/1993	<b>Type</b> LAND + BLDING	<b>Price</b> \$30,000	<b>Book/Page</b> 10727-019
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**Picture and Sketch**

[Picture](#)                      [Sketch](#)

[Click here to view Tax Roll Information.](#)

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

**New Search!**

Assessors Lot Nos. 90-B-4, 5, & 6  
Granted 7/1/65  
6/5/65

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

(Assessors Lot Nos. 90-B-4, 5, & 6)

Mrs. Mary Hers

, owner of property at Island Ave., Peaks Island

under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: conversion of a single family dwelling of an existing two-car garage, 16 feet by 24 feet, at the above location. This permit is presently not issuable under the Zoning Ordinance because the new lot on which the proposed dwelling is to be located (lot to be created by setting up a new line dividing the property into two lots instead of three as at present) will be only 52 feet wide instead of the minimum of 65 feet required by Section 4-B-9 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

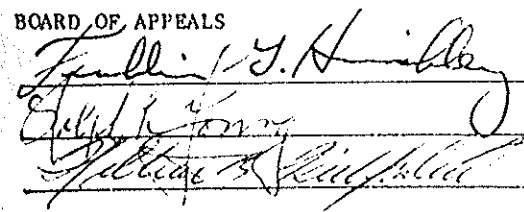
  
APPELLANT

DECISION

After public hearing held July 1, 1965 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

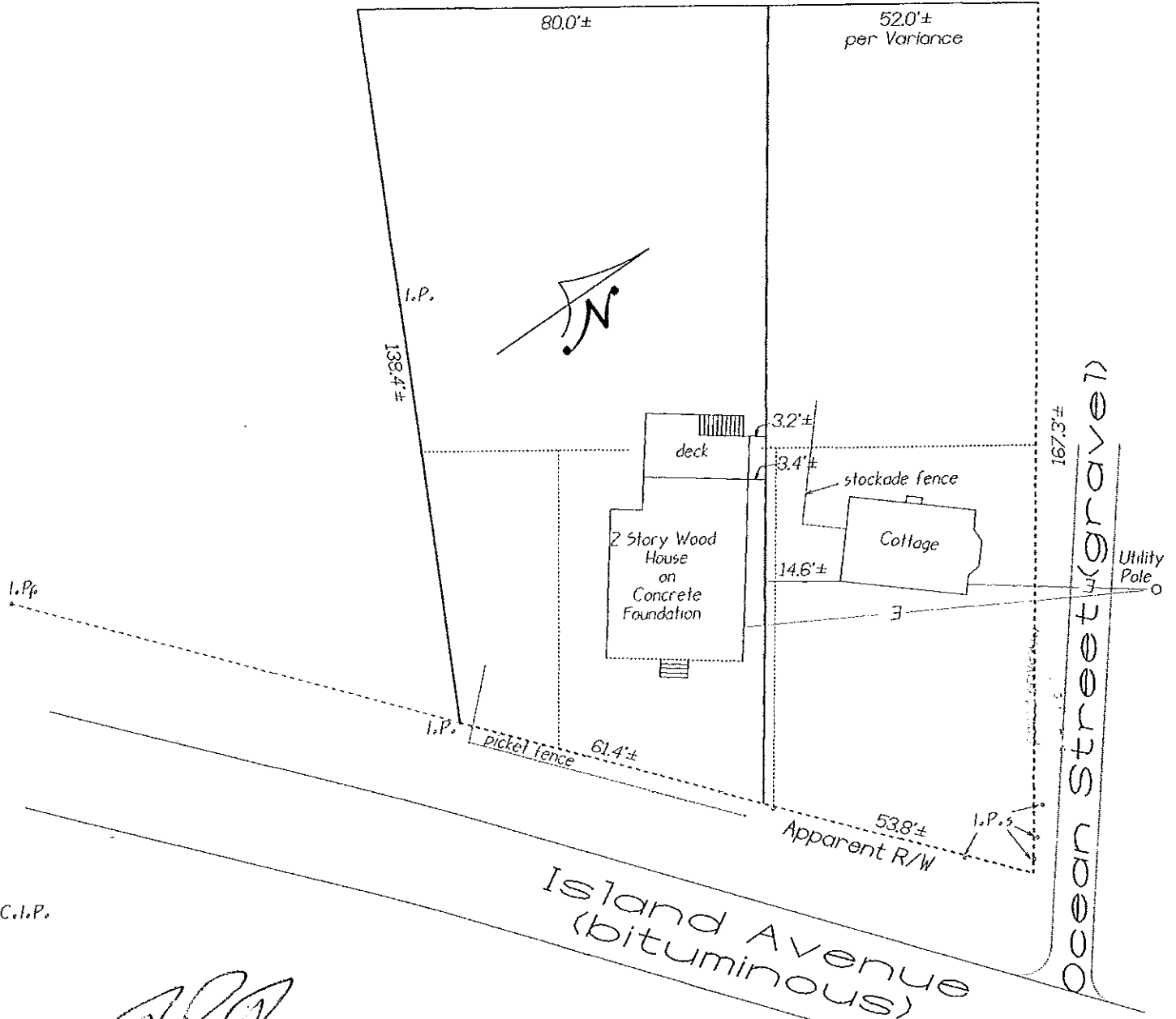


SKETCH PLAN  
 368-374 Island Avenue  
 Peaks Island  
 Portland, Maine  
 for  
 Linda Capone-Newton

BRUCE R. BOWMAN, Inc.  
 Professional Land Surveyor  
 Box 12A, Cumberland, Maine (207) 829-3959 Fax 829-3522

Date: 04-30-02 Job: 355-55

Drawn By: Scale: 1"=30'



C.L.P.

*[Handwritten Signature]*

This is not a Boundary Survey

CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

(date) June 22, 1965

x means copy sent to the parties

(Assoc. 90-E-4,5,6)

Location 121st Ave, Peaks Island Description Single family dwelling.

Owner and Address Mary Herz, Peaks Island Me.

Contractor and Address Barola P. Sant, Cornish Maine

Architect or Engineer and Address \_\_\_\_\_

Actual Area of Lot 8460 sq. ft. Sq. Ft. Zone R-3 Single Dwelling

Area required by Zoning Ord. if sewer were available 7800 sq. ft.

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

Albert J. Sears  
Director of Building Inspection

2 copies to Health Director

\*\*\*\*\*  
(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 2 minutes. On this basis area required by Zoning Ordinance is 7800 sq. ft.

Comments in event zoning appeal is filed: \_\_\_\_\_

Boris A. Yarnachyn  
Director of Health BY



A.P.- Island Ave., Peaks Island

May 28, 1965

Mary Herz  
Peaks Island

cc to: Harold P. Kent Hfg. Company  
Gorham, Maine

Dear Mrs. Herz:

We are unable to issue a permit to change the use of the single car garage now accessory to a one family dwelling and to install partitions until compliance with Zoning Ordinance and Building Code requirements can be shown as follows:

1. A plot plan will need to be provided to show how the existing lots will be divided so that each dwelling will be on a separate parcel which complies with the zoning requirements of the Residence 3 Zone in which the property is located as follows:
  - a. If a public sewer is available the minimum lot area required per family in the R-3 Residence Zone in which this property is located is 6500 square feet per family. However, it appears that a public sewer is not available and therefore a minimum area of at least 7800 square feet could be allowed only if the percolation of the soil were such to allow it or as the Health Officer may deem necessary under variations allowed for sewage disposal in the Casco Bay Islands.
  - b. Front yards are required to be no less than 20 feet in depth unless adjacent buildings are closer to the street line and the average setback could be applied with an adjoining lot or street being considered as 20 feet for averaging purposes.
  - c. A 20 foot side yard is required for a side yard abutting a side street. An 8 foot side yard is required between each building not over 1½ stories in height and the side lot line.
  - d. The lot width measured through the building at the narrowest portion of the lot is required to be 65 feet in width. Each building lot is required to have at least 50 feet of frontage on a street.
2. Our records indicate that it might not be possible to divide your land into two parcels to comply with all of the requirements above. However, if upon notification from this office that there are zoning deficiencies then you can by contacting this office exercise your appeal rights.
3. As this building was constructed as a garage with a dirt floor information will be needed as to the floor framing as well as a room layout.

Very truly yours,

Gerald E. Mayberry  
Deputy Building Inspection Director

GEM:m

A.F.-Island Ave., Peaks Island (Assessor's Lot Nos. 90-B-4, 5, & 6)

June 22, 1965

Mrs. Mary Merz  
Island Avenue  
Peaks Island

cc to: H. F. Bent Mfg. Co., Gorham, Maine  
cc to: Corporation Counsel

Dear Mrs. Merz:

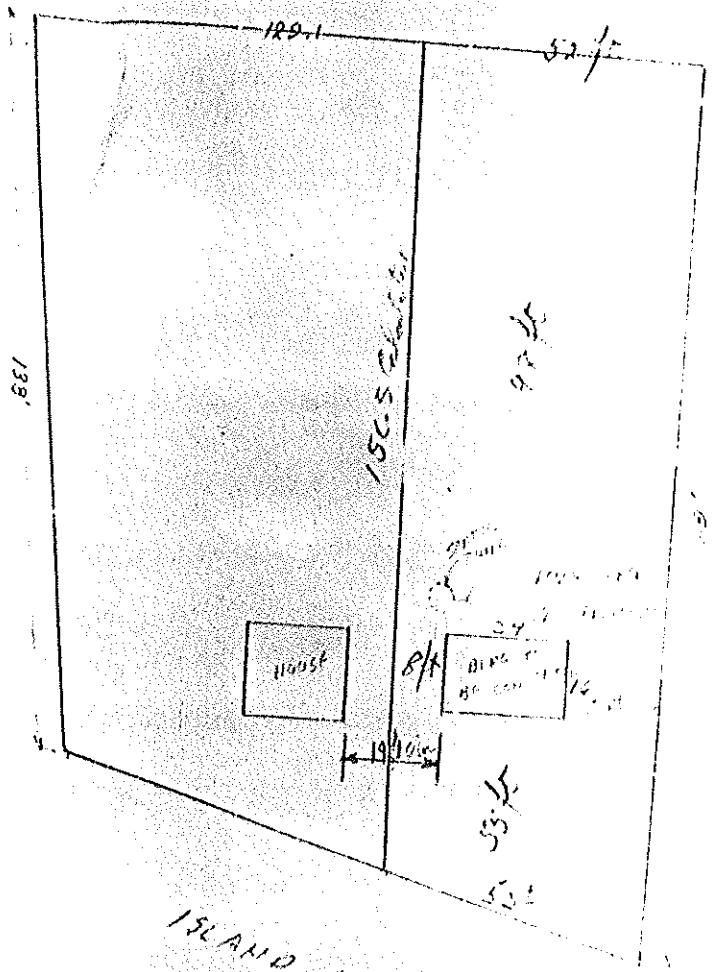
Building permit authorizing conversion to a single family dwelling of an existing two-car garage, 16 feet by 24 feet, now accessory to your dwelling on the property at the above named location is not issuable under the Zoning Ordinance because the new lot on which the proposed dwelling is to be located (lot to be created by setting up a new line dividing the property into two lots instead of three as at present) will be only 52 feet wide instead of the minimum of 65 feet required by Section 4-B-9 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly your authorized representative should come to this office in Room 110, City Hall to file the appeal on forms that are available here.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m



ISLAND AVE

NORTH →

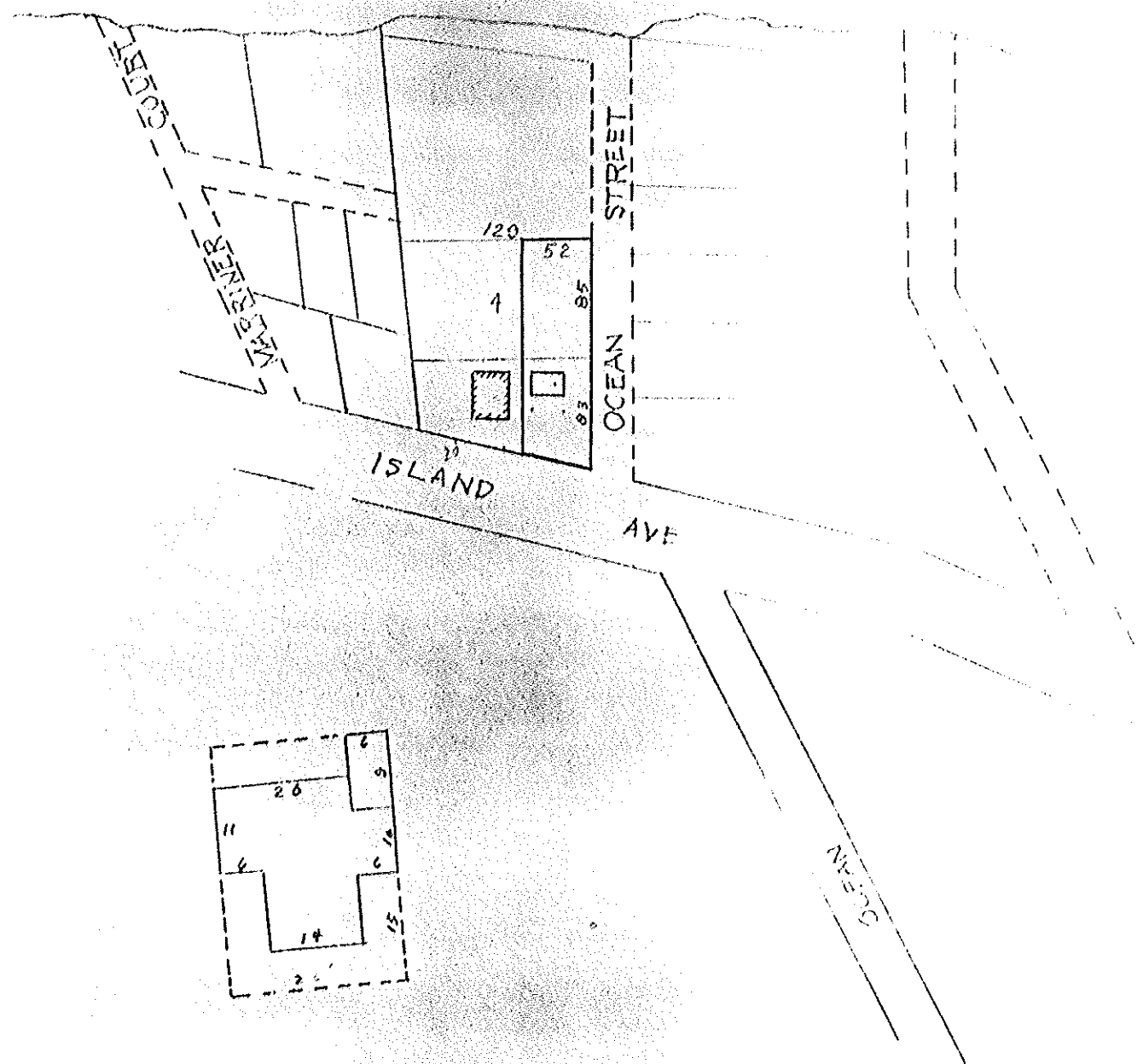
RECEIVED  
 JUN 1 - 1965  
 DEPT. OF BLDG. INSP.  
 CITY OF PORTLAND

*Plan of Island Project  
 for 1965  
 H. J. [unclear]  
 [unclear]*

*226 1/2 1st*

18/4  
18/5  
18/6

90-B-4, 5, 6





# APPLICATION FOR PERMIT

RG RESIDENCE ZONE

Class of Building or Type of Structure Third Class

Portland, Maine, May 18, 1965

PERMIT ISSUED  
OFFICE  
JUL 8 1965  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE.

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Island Ave., Peaks Island 90-11-41 Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Mary Herz, Peaks Island Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address H. F. Bent Mfg. Co., Gorham, Maine Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ Telephone \_\_\_\_\_

Proposed use of building Dwelling No. of sheets \_\_\_\_\_

Last use \_\_\_\_\_ No. families 1

Material frame No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ No. families 1

Other buildings on same lot \_\_\_\_\_ Roofing \_\_\_\_\_

Estimated cost \$ 1001 Fee \$ 2.00

## General Description of New Work

To partition off toilet room in existing garage and to cut in new window  
 2x4 studs, 16" O.C., sheetrock

To change use from one car accessory garage to one family dwelling.

Permit Issued with Letter

APPROVED 7/11/65

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** H. F. Bent Mfg. Co.

## Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? \_\_\_\_\_

Is connection to be made to public sewer? no If not, what is proposed for sewage? \_\_\_\_\_

Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_

Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:

J. E. M. W. Letter

## Miscellaneous

Will work require disturbing of any tree on a public street? NS

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto observed? yes Mary Herz  
H. F. Bent Mfg. Co.



90-B-6 1/2 5 360 Island Ave  
P.I

**DIVISION OF FOR LINDA CAPONE-NEWTON**

***Parcel 1***

A certain lot or parcel of land located on Peaks Island, City of Portland, County of Cumberland and State of Maine, further bounded and described as follows:

Beginning at the intersection of the Northwestern side of Island Avenue and the Southwestern side of Ocean Street;

Thence, Northwesternly by said Ocean Street 167'± to land now or formerly of David H. & Vivian Parker as recorded in the Cumberland County Registry of Deeds Book 4190 Page 175;

Thence, Southwesternly at a right angle by said Parker a distance of 52.00' to a point;

Thence, Southeasterly at a right angle through land now or formerly of Linda Capone-Newton a distance of 153'± to the Northwesternly side of Island Avenue;

Thence, Northeasterly by said Island Avenue a distance of 53.78'± to the point of beginning.

Meaning and intending a 8830.6 s.f.± or 0.19 Acre lot of land with buildings thereon and being a portion of land of Linda Capone-Newton.

***Parcel 2***

A certain lot or parcel of land located on Peaks Island, City of Portland, County of Cumberland and State of Maine, further bounded and described as follows:

Beginning at a Rebar set on the Northwesternly side of Island Avenue at Easterly corner of land now or formerly of Keith Babcock as recorded in the Cumberland County Registry of Deeds Book 11344 Page 286;

Thence, Northeasterly by said Island Avenue a distance of 61.39'± to a point;



Thence, Northwesterly, parallel and 52' from Ocean Street through land of Linda Capone-Newton a distance of 153.14'± to land now or formerly of David H. & Vivian Parker as recorded in the Cumberland County Registry of Deeds Book 4190 Page 75;

Thence, Southwesterly at a right angle by said Parker a distance of 80'± to land now or formerly of H. Daniel and Joyce E. Doane as recorded in the Cumberland County Registry of Deeds Book 10078 Page 292;

Thence, Southeasterly by said Doane and land said Babcock a distance of 138.4'± to the point of beginning

Meaning and intending a 10,023 s.f.± or 0.23 Acre lot of land with buildings thereon and being a portion of land of Linda Capone-Newton.

Bruce R. Bowman, PLS#1313  
355-55  
May 15, 2002