



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

318

APR 23 1981

ZONING LOCATION R-3 PORTLAND, MAINE, APX11.16. 1981

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 90-J-1 Island Ave. Peaks Island Fire District #1 #2

1. Owner's name and address Sherman Pelton - B Four Road, Eliot, Me. 03903 Telephone 439-4471

2. Lessee's name and address

3. Contractor's name and address L. C. Andrew - So. Windham, Me. Telephone

4. Architect

Proposed use of building single family Plans No. of sheets

Last use

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 30,000 Fee \$ 136.00

FIELD INSPECTOR--Mr.

GENERAL DESCRIPTION

This application is for: @ 715-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alteration

Demolition

Change of Use

Other

To construct 24' x 36' single family dwelling, unfinished basement as per plans, 2 sheets of plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

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

Is connection to be made to public sewer? APPTICA SYSTEM 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?

APPROVALS BY: DATE

BUILDING INSPECTION--PLAN EXAMINER

ZONING: [Signature]

BUILDING CODE:

Fire Dept.:

Health Dept.:

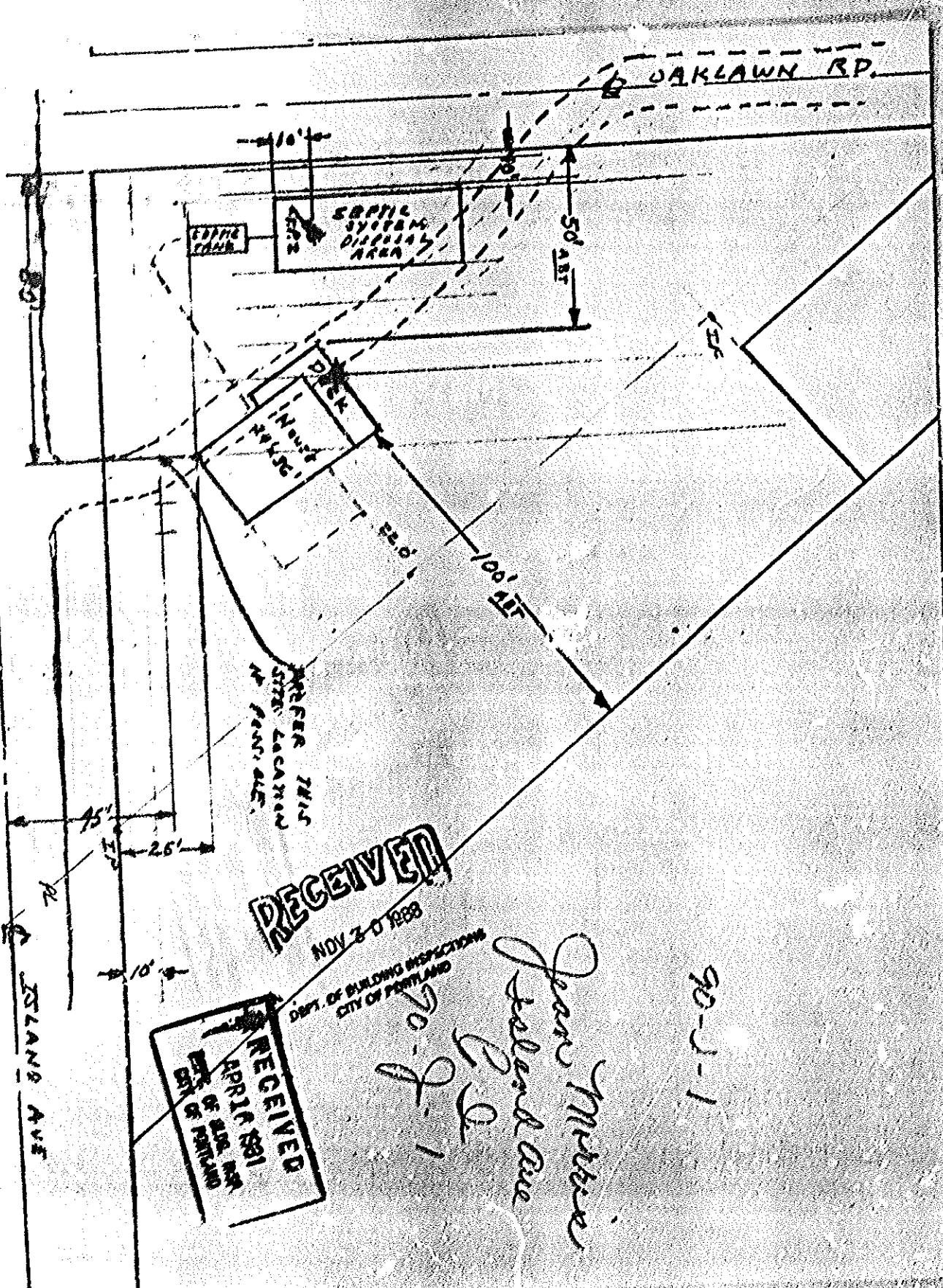
Other: [Signature]

MISCELLANEOUS

Will work require disturbing of any trees 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 observed? yes

Signature of Applicant Sherman Pelton Phone # [Blank] Name [Blank]



RECEIVED
 NOV 20 1988

RECEIVED
 APR 16 1981
 DEPT. OF BLDG. INSPECTION
 CITY OF PORTLAND

DEPT. OF BUILDING INSPECTIONS
 CITY OF PORTLAND

John M. Moore
Portland Ore
90-2-1

90-2-1

Applicant: SHERMAN WALTON Date: 4/16/81

Address: 153 AND 1/2 RD. OFF. WALKER RD.

Assessors No.: 90-5-1

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - R-3
- Interior or corner lot -
- 40 ft. setback area (section 21) -
- Use - 34' X 36' BUILDING
- Sewage Disposal - PRIVATE
- Rear Yards - 100' - 15' MIN.
- Side Yards - 25' - 100' - 14' - 1' MIN.
- Front Yards - 50' - 35' MIN.
- Projections - NONE
- Height - TWO STORIES
- Lot Area - 39,510 sq. ft.
- Building Area - OK
- Area per Family - OK
- Width of Lot - OK
- Lot Frontage - OK
- Off-street Parking - OK
- Loading Bays -

- Site Plan -
- Shoreland Zoning -
- Flood Plains -



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **Island Avenue, Peaks Island**

Issued to **Sherman Pelton**

Date of Issue **Aug. 27, 1981**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **81/318** has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Con. :

This certificate supersedes
certificate issued

Approved:

8-22-81
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

6/8/88
Mr. Hoopes

Will you please look at this and have E. Jordan and a good win (if he did soil test) look at this because soils are poor and we do not want a waiver allowed. Many abutters are involved. 6/8/88

Thank you

Code Enforcement Office
City of Portland
389 Congress St.
Portland, Maine 04101

Re: Subdivision of land - Peaks Island, Me. Lot 90-J-1
Sherman Pelton

We own lot 90-I-2 on Peaks Island and it has come to our attention that the above captioned property owner is subdividing his lot into two parcels. We understand that the minimum lot size is 20,000 sq. ft. and we want to know what there has for some time been a controversy between this individual and other property owners in the area over the private road and property line disputes.

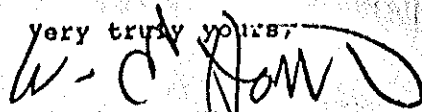
Attached is a recent survey by E.C. Jordan, a copy of his deed description, the old recorded Skillings Plan, and the tax map.

We contend that the subdivision that is occurring is illegal and if Pelton has submitted a survey to you showing more than 39,210 sq. ft. it is in conflict with all the attached. Some unsuspecting buyer will be buying an illegal lot, or Pelton will be left with a lot with a house and less than the minimum lot size.

The lot being sold is wet and we would be suspect of the soil test if one has been done.

We ask that you inform the seller of your receipt of this letter and our objections and we will be following this matter closely should anyone apply for a building permit on this subdivided lot.

Very truly yours,



William E. Honan
12 East Main St.
Yarmouth, Me. 04096

Enc.

P.S. note that Pelton has installed tel pole in the private road - we have put him on written notice to remove.



HOWARD HELLER, BROKER
PHONE (207) 775-7257
(207) 760-5085

WELCH STREET
PEAKS ISLAND 04108

334 FORE STREET
P.O. BOX 7341
PORTLAND, MAINE 04112

June 8, 1988

Mr. Warren Turner
Zoning Enforcement Inspector
Inspection Services
City Hall
389 Congress St.
Portland, Maine 04101

Dear Warren:

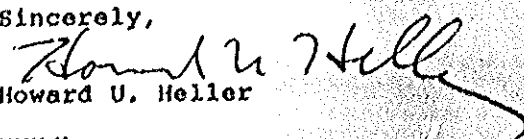
Sherman Pelton owns a parcel of land shown on the City Assessor's Maps as 90-J-1, said parcel consisting of approximately 39,210 Sq. Ft.. There is a house on the land.

Mr. Pelton has contracted to sell off a portion of this land for a home site. The amount of land he is anticipating to sell is 19,210 Sq. Ft. The site has had a successful Soils Analysis but is not on a sewer.

Will your department be able to give permits for the construction of a house on this land or will this matter have to be reviewed by the Zoning Board of Appeals.

Thank you for giving this matter your attention.

Sincerely,


Howard U. Heller

HUH/kg



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 776-6451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

90-J-1
Peaks Island

June 10, 1988

Mr. Howard U. Heller
Port Island Realty
334 Fore Street
P. O. Box 7341
Portland, Maine 04112

Dear Howard:

This is in reference to your inquiry concerning Sherman Pelton's land on Peaks Island consisting of 39, 210 square feet of land area including the dwelling.


I have taken this matter up with the City Plumbing Inspector, who advises that the soil test which was made was for the existing house.

He has also indicated that the Planning Board has ruled that a lot of record at time of building cannot be subdivided. It appears that Mr. Pelton is creating a substandard sized lot and one which falls within the shoreland zoning requirements due to its close proximity to the ocean-front.

It seems unlikely that the Board of Appeals could assist in this matter as they might find that it was a self-created problem by the owner. There has been correspondence received here that Mr. Pelton may be creating an illegal lot and reporting that the lot being created tends to be wet and questioning the validity of a soil test, if one has been made.

Before any building permit could be issued soil test results are required. It appears that the owner's only recourse may be through the Planning Board, but the City Plumbing Inspector reports he does not have the authority to grant a waiver in this instance.

Sincerely,


Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Ernold R. Goodwin, City Plumbing Inspector



DELVI

ISLAND AVENUE

LAWN ROAD

BROOKLET PLACE

CLIMETRY

SARGENT

NOYES

ROAD

13

12

14

15

16

18

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PERMIT # 001705

CITY OF PORTLAND

BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Jean Korte 766 2258

Address: Island Ave, Peake Island 97108

LOCATION OF CONSTRUCTION: 90-3-1 Island Ave / P.E.

CONTRACTOR: Walter Cradell SUBCONTRACTORS: _____

ADDRESS: Harbor Sta. P.I. (Multi Permit to) 766-2277

Est. Construction Cost: \$4,000 Type of Use: Single Family

Prop Use: Single Family

Building Dimensions: W: _____ Sq. Ft. _____ Stories: _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Apartment _____

Conversion: Single construction only for proposed addition

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE OR PER PLAN - Attached

Residential Buildings Only: New Dwelling Units: 5 Units

OF Dwelling Units: _____ or New Dwelling Units: _____

Penetration: _____

1. Type of Seal: _____ Rear _____ Sided _____

2. Set Backs - Front _____

3. Picking Size: _____

4. Penetration Size: _____

5. Other: _____

Plaster: _____

1. Girth Size: _____ Sides must be enclosed.

2. Girth Size: _____

3. L-ty Column Spacing: _____ Spacing 16" O.C.

4. Joist Size: _____

5. Railing Type: _____

6. Floor Railing Type: _____

7. Other Material: _____

Exterior Walls: _____

1. Studding Size: _____ Spacing _____

2. No. Windows: _____

3. No. Doors: _____

4. Header Size: _____ Spacing _____

5. Bracing: Yes _____ No _____

6. Corner Posts Size: _____

7. Insulation Type: _____

8. Sheathing Type: _____

9. Siding Type: _____

10. Masonry Materials: _____

11. Metal Materials: _____

Interior Walls: _____

1. Studding Size: _____

2. Header Size: _____

3. Wall Covering Type: _____

4. Fire Wall if required: _____

5. Other Materials: _____

White Tax Assessor Yellow GPCOS

SPENDING PERMIT ISSUED WITH TITLER

DATE: 11/30/88

FOR OFFICIAL USE ONLY

MAP # _____ LOT# _____

Submittal: Yes / No

Issue Fire Labels: _____

Issue Code: _____

Time Used: 307 O.C.

Estimated Cost: _____

Value: \$30,000

Permit Expiration: _____

Permit Fee: \$30.00

Callings:

1. Ceiling Joist Size: _____ Spacing _____

2. Ceiling Sheathing Size: _____

3. Type Ceiling: _____

4. Insulation Type: _____

5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size: _____

2. Sheathing Type: _____

3. Roof Covering Type: _____

4. Other: _____

Heating:

Type of Heat: _____

Service Entrance Size: _____

Smoke Detector Required: Yes _____ No _____

Plumbing:

1. Approval of soil test if required: 00.02 Yes _____ No _____

2. No. of Tubs or Showers: _____

3. No. of Fixtures: _____

4. No. of Lavatories: _____

5. No. of Other Fixtures: _____

Swimming Pools:

1. Type: _____

2. Pool Size: _____

3. Must conform to National Electrical Code and State Law.

Zoning: District: F-2 Street Frontage: _____

Required Subcode: Front _____

Review Requested: _____

Zoning Board Approval: Yes _____ No _____

Planning Board Approval: Yes _____ No _____

Conditional Use: _____

Shore and Floodplain Mgmt: _____

Other: (Specify) _____

Date Approved: _____

Permit Received By: _____

Signature of Applicant: _____

Signature of CEO: _____

Inspection Dates: _____

White Tag CEO

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CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Warren Turner, Administrative Assistant
FROM: Donna Katsiaficas, Associate Corporation Counsel
DATE: February 14, 1989
RE: Building Permit Application
90-J-1, Peaks Island

After receiving the information provided to me from various sources regarding the location of Oaklawn Road, I am of the opinion that you may issue a building permit to Jean Morris for the additions proposed, providing that the set-back requirements (20 feet) are met.

My review of the records shows that Oaklawn Avenue comes off at a right angle from Island Avenue. The traveled way was apparently relocated to the actual road as it appears on the tax map sometime in 1980. The road has appeared on the Assessor's map at its present location (at a right angle to Island Avenue) at least since 1976, and for perhaps even longer.

Any rights to pass through lot 90-J-1 on what you indicate to be the traveled way for Oaklawn Road would be private rights, and a matter between the individual claiming the right and the current property owner.

Contact me if you have questions.

Donna Katsiaficas
Donna M. Katsiaficas
Associate Corporation Counsel

DMK/tb