

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 081477

This is to certify that PEAKS ISLAND BAPTIST CHURCH / Partner
has permission to Storage Shed 22' x 16'
AT 235 PLEASANT AVE PI City of Portland 090 V002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 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

Thomas M. Mackley 10/9/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland

OCT 9 2009

PERMIT ISSUED

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

Permit No: 08-1477	Issue Date:	CBL: 090 V002001
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Location of Construction: 235 PLEASANT AVE PI	Owner Name: PEAKS ISLAND BAPTIST CHUR	Owner Address: 235 PLEASANT AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: IR-1

Past Use: Peaks Island Baptist Church	Proposed Use: Peaks Island Baptist Church - Storage Shed 22' x 16'	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: Storage Shed 22' x 16'	Signature:	Signature: <i>DM 10/9/09</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: Idobson	Date Applied For: 11/20/2008	Zoning Approval
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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 checked="" type="checkbox"/> Shoreland property w/in shoreland, structures are outside of it. <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 15-Zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>10/02/09</i> <i>ABM</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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE OCT 9 2009	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE City of Portland	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1477	Date Applied For: 11/20/2008	CBL: 090 V002001
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Location of Construction: 235 PLEASANT AVE PI	Owner Name: PEAKS ISLAND BAPTIST CHUR	Owner Address: 235 PLEASANT AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Peaks Island Baptist Church - Storage Shed 22' x 16'	Proposed Project Description: Storage Shed 22' x 16'
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/02/2009

Note: The plot plan shows the shed being located just behind the principal building. The distance from the front property line to the rear of the shed is 109' (88 to back of building, 5' to shed & 16' to rear of shed). The shoreland zone starts at 125' back so the shed is OK. **Ok to Issue:**

- 1) This permit is being issued with the condition that the shed may never be used for occupancy.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/09/2009

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

11/20/2008-amachado: Spoke to Pastor Boyle. Since at least the rear third of the lot is located in a shoreland zone, we need a siteplan stamped by a professional that locates the upland edge of the wetlands and the 75' setback from the upland edge. Also any existing structures and the proposed structure should be located on the siteplan. See letter dated 11/21/08.

5/21/2009-amachado: Received new plot plan, 5/20/09, showing that the shed was being relocated to the left of the main building, away from the shoreland zone in the rear. Plot plan was incomplete. Spoke to Pastor Boyle. Need to know what the front and side setbacks are. He said that he would put it in the mail tomorrow.

9/16/2009-amachado: Spoke to Pastor Boyle. He is planning to relocate the shed right behind the main building away from the Shoreland Zone (wetland). I told him that we need to receive the plot plan by 9/25/09 showing the new location and the side setbacks and the distance of the relocated shed from the front property line. I mailed him a copy of the original plot plan that he submitted.

9/30/2009-amachado: Received a revised plot plan showing the shed relocated to just behind the church.

PERMIT ISSUED

OCT 9 2009

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

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.

Signature of Applicant/Designee

Thomas M. Markley

Signature of Inspections Official

Date

10/9/09

Date

PERMIT ISSUED

OCT 9 2009

City of Portland



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>235 Pleasant Ave. Peaks Island Me 04108</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>90</u> Block# <u>✓</u> Lot# <u>2</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Peaks Island Baptist Church</u> Address <u>235 Pleasant Ave.</u> City, State & Zip <u>Peaks Island, Me 04108</u>	Telephone: <u>207-766-3037</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3000</u> C of O Fee: \$ _____ Total Fee: \$ <u>50</u>
Current legal use (i.e. single family) <u>Church</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>STORAGE SHED 22' x 16'</u>		
Contractor's name: <u>Property Owner</u> Address: <u>235 Pleasant Ave.</u> City, State & Zip <u>Peaks Island, Me 04108</u> Telephone: <u>766-3037</u> Who should we contact when the permit is ready: <u>Pastor Boyle</u> Telephone: <u>707-749-0982</u> Mailing address: <u>235 Pleasant Ave. Peaks Island, Me 04108</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: Eilidys W. Boyle Jr. Date: 10/16/08

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

Applicant: Pastor Boyle

Date: 11/20/08

Address: 235 Pleasant Ave.

C-B-L: 90-V-002

permit # 08-1477

CHECK-LIST AGAINST ZONING ORDINANCE

revised plot plan 9/30/09

Date -

Zone Location - IR-1

Interior or corner lot

Proposed Use/Work - build 22'x16' storage shed - detached

Savage Disposal -

Lot Street Frontage -

Front Yard - 30' min. - N/A behind main building

Rear Yard - 30' min. - ~~38' to wetland (not property line)~~ ok (met over 30')

Side Yard - 20' min. - 50' on left side - given ok.
76' on right side given

Projections -

Width of Lot -

Height - 35' max - 10' scaled to ridge ok.

Lot Area - 43604 sq ft given (assessor's card)

Lot Coverage Impervious Surface - 20% = 8720.8 sq ft

existing building - 4914 sq ft
carport - 208 sq ft
proposed shed - 352 (22x16)

5474 sq ft ok.

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - property in shoreland * need stamped site plan locating

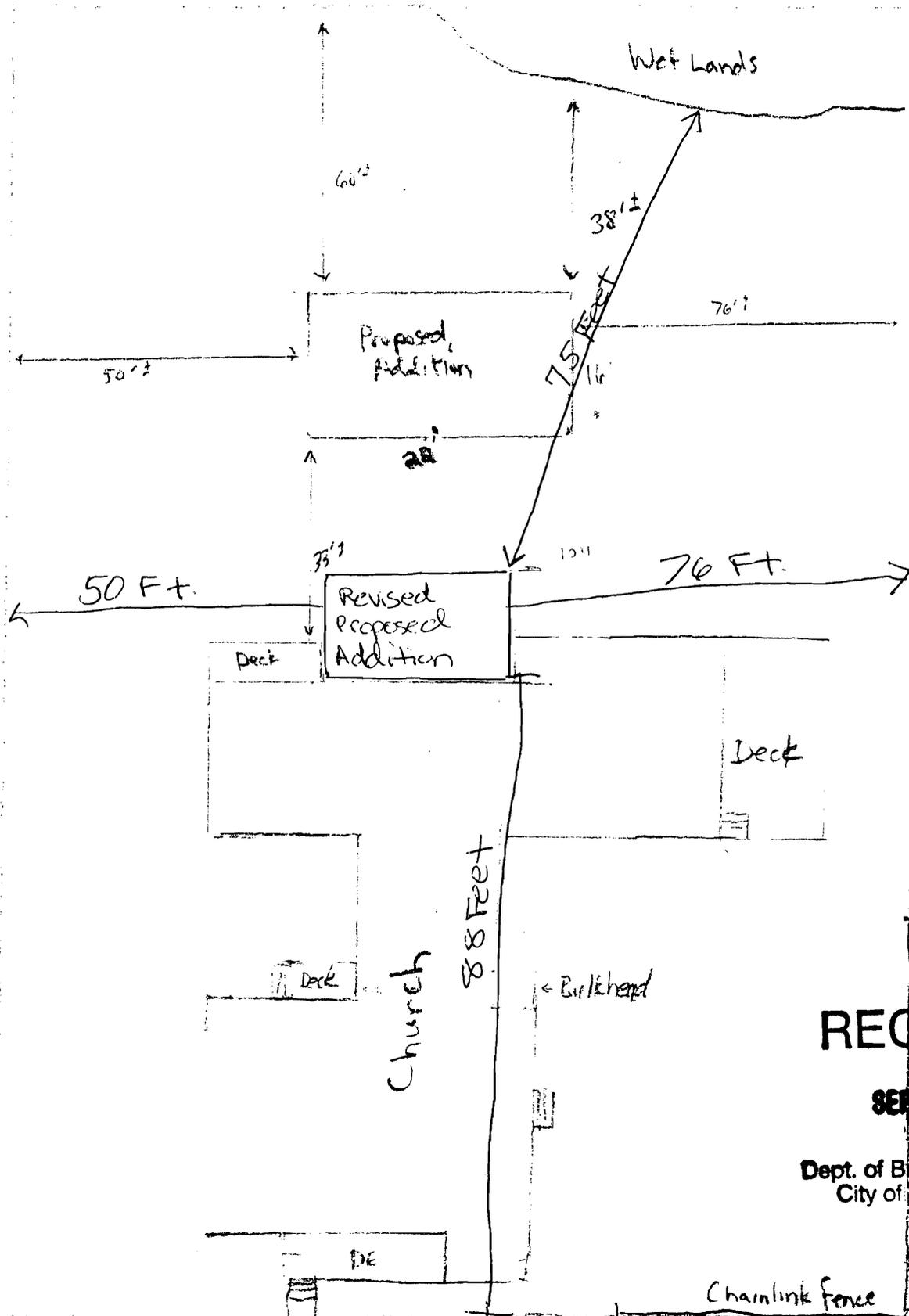
75' setback from up land edge of wetland.

revised location is 16' below start of shoreland zone.

Flood Plains - panel 15 - zone C

PLOT PLAN

235 Pleasant Ave
P.I.



* Using shoreland map - setback zone starts @ 125' from the front of the lot. The proposed building needs to be 5' from building. Setback from rear would be $88 + 5 + 16 = 109'$ which is 16' from the setback.

RECEIVED

SEP 30 2009

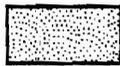
Dept. of Building Inspections
City of Portland Maine



Map prepared by the City of Portland's
 Department of Planning & Development
 and the Department of Public Services
 December 2008

OVERLAY ZONES

Partial 1



Shoreland Zoning

Partial 2

The depiction of the Shoreland Zoning is illustrative of the general location of such zones. The actual boundaries of this zone shall be determined by the measurement of the distance indicated on the maps from the normal high water line of the water body or the upland edges of the wetland vegetation. Where the measurement is not the same as the location of the boundary on the zoning maps, the measurement shall control, unless the zoning map indicates that the zoning boundary shall follow an existing property line.

is

Note: A shoreland zone is 250 feet wide.

Open Space

----- Travelled Ways

Protection Zone

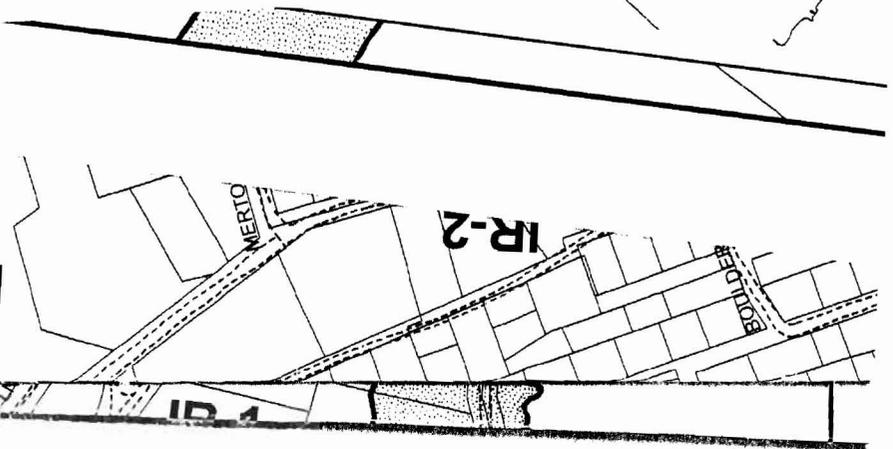
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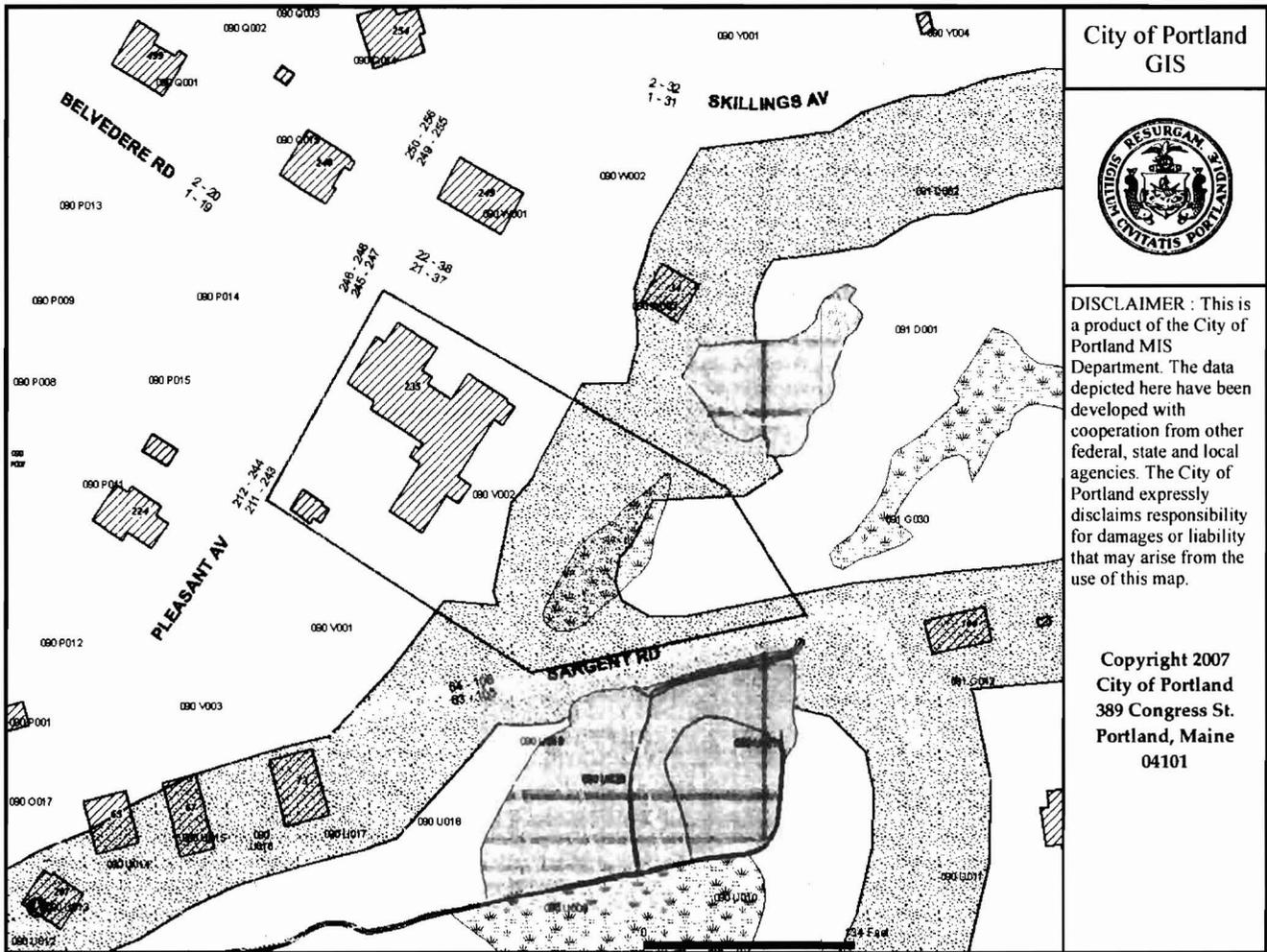
P.I.

Fer Station

, January 5, 2004
 Ave., Peaks Island

0 250 500 1,000
 Feet





City of Portland
GIS

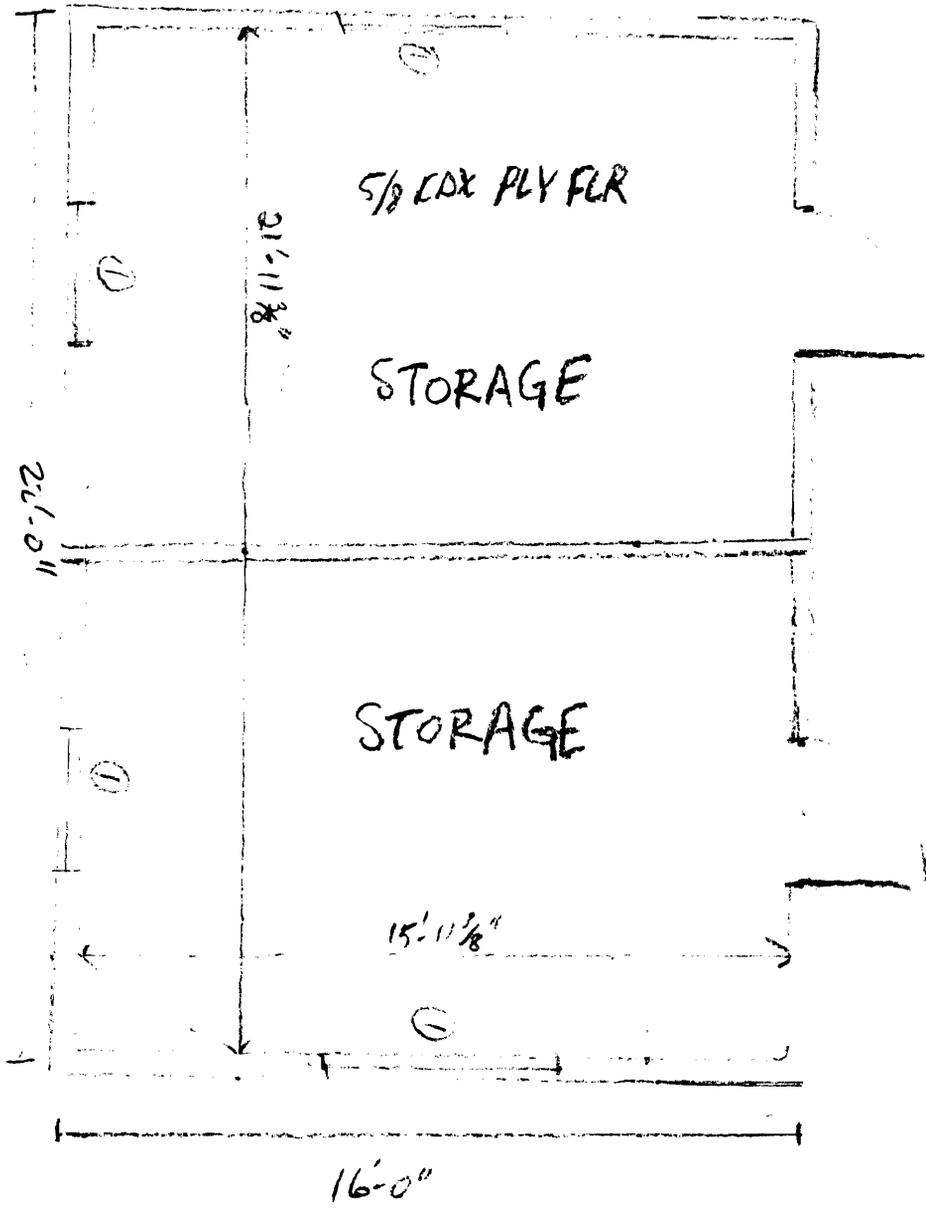


DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

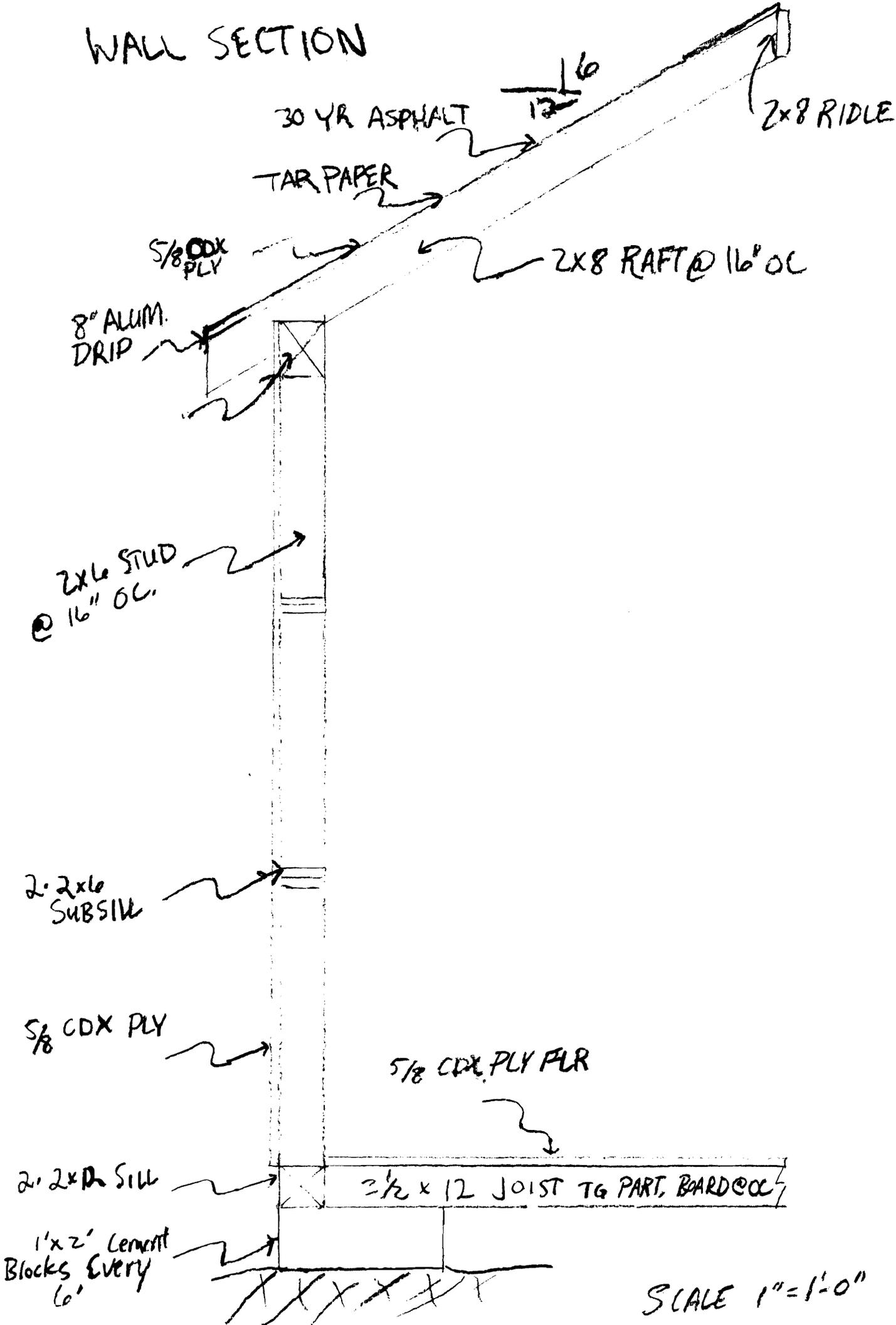
Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

FLOOR PLAN

SCALE $\frac{1}{4}'' = 1'-0''$



WALL SECTION

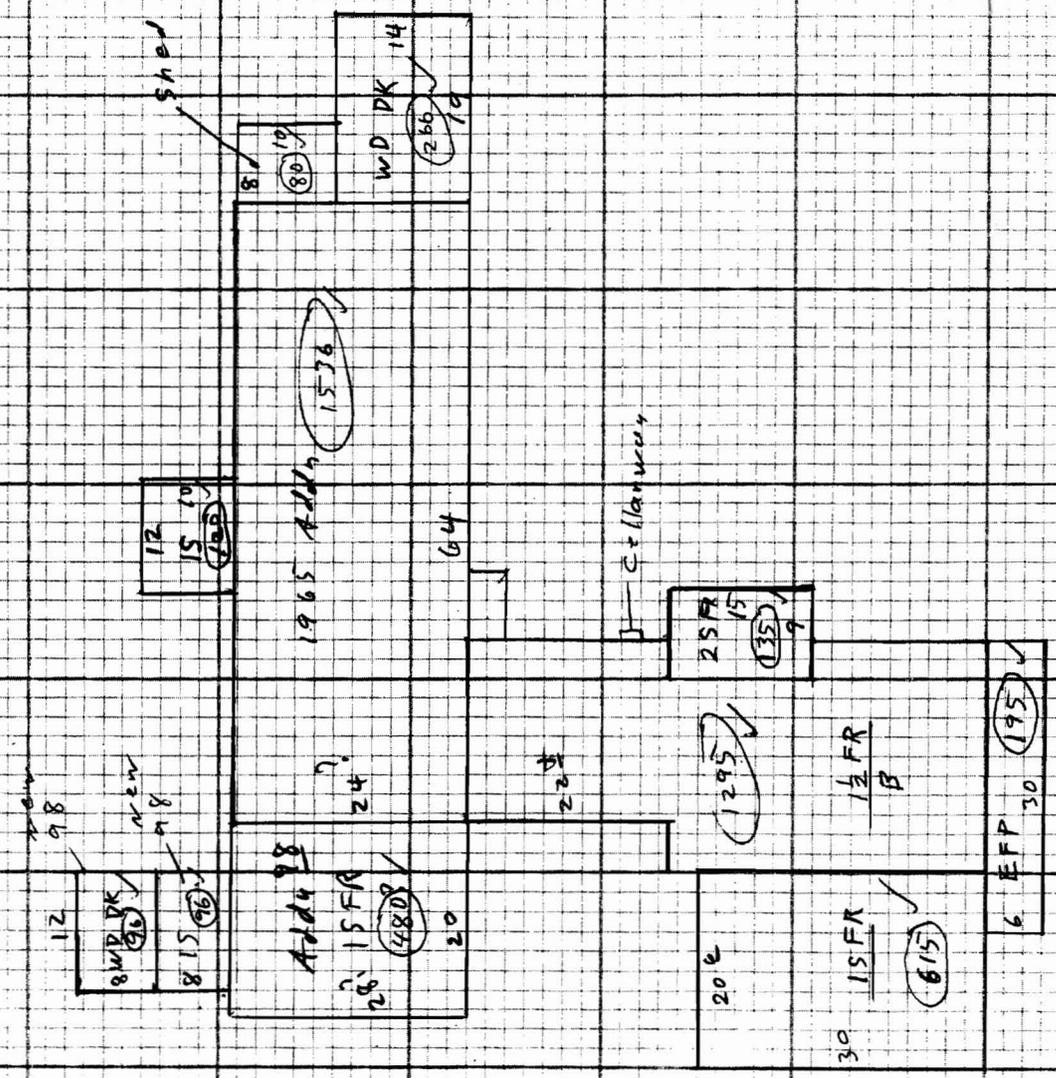


Copied from old card + added Addn

4/1/98

40-V-2

Sketch Card



49/14 st

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

Card Number 1 of 1
Parcel ID 090 V002001
Location 235 PLEASANT AVE PI
Land Use RELIGIOUS

Owner Address PEAKS ISLAND BAPTIST CHURCH
 235 PLEASANT AVE
 PEAKS ISLAND ME 04108

Book/Page 23061/345
Legal 90-V-2 PLEASANT AVE
 BELVIDERE RD
 SARGENT RD
 PEAKS ISLAND 43604 SF

Current Assessed Valuation

Land	Building	Total
\$167,000	\$200,380	\$367,380

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1965	1	6073	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
1	6073	BOARDING HOUSE	SISTERS/SUMMER HOUSE

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1285	SUPPORT AREA
1	01/01	3690	MULTI-USE APARTMENT
1	02/02	1098	MULTI-USE APARTMENT

Height	Walls	Heating	A/C
6		NONE	NONE
8	BRICK/STONE	HW/STEAM	NONE
8	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
	CARPORT	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1973	CARPORT	208	1





Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tammy M. Munson*

August 13, 2009

PEAKS ISLAND BAPTIST CHURCH
235 PLEASANT AVE
PEAKS ISLAND , ME 04108

CBL: 090 V002001
Located at 235 PLEASANT AVE PI

Certified Mail 7008 0500 0001 4587 8614

Dear PEAKS ISLAND BAPTIST CHURCH ,

SECOND NOTICE OF VIOLATION

An evaluation of the above-referenced property on 08/13/2009 revealed that the structure remains non-compliant with the Housing Code of the City of Portland.

Attached is a list of the violations.

This is a SECOND notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected. A re-inspection will occur on 09/14/2009, at which time compliance will be required.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A ss 4452.

Please feel free to contact me if you wish to discuss this matter further or have any questions.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector



PORTLAND MAINE

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*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

February 12, 2009

Pastor Boyle
Peaks Island Baptist Church
235 Pleasant Avenue
Peaks Island, ME 04108

*Received revised plot plan on 5/20/09.
Permit application still active.*

RE: 235 Pleasant Avenue – 090 V002 – IR-1 – permit storage building – permit #08-1477

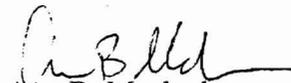
Dear Pastor Boyle,

This letter is just a follow up to the previous letter that I sent you on November 21, 2009. I was going through the permits that I had on hold and came across your permit. Your permit is on hold because we need a site plan stamped by a professional that locates the existing and proposed buildings on the lot and the seventy-five foot setback from the upland edge of the wetlands. We have not received this site plan yet. An application is considered expired if no action has been taken on it for 180 days. Since I wrote the letter on November 21, 2008, I have not heard from you. 180 days from November 21, 2008 is May 6, 2009. We need to receive a stamped site plan by then or your permit application will be void and you will need to remove the shed.

6 months would be May 21.

Feel free to call me at 874-8709 if you have any questions.

Yours truly,


Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file



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*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

November 21, 2008

Pastor Boyle
Peaks Island Baptist Church
235 Pleasant Avenue
Peaks Island, ME 04108

RE: 235 Pleasant Avenue – 090 V002 – IR-1 – permit storage building – permit #08-1477

Dear Pastor Boyle,

As we discussed yesterday when we met, your property is located in the Shoreland Zone. Section 14-449 of the ordinance requires that all principal and accessory structures be set back at least seventy-five feet from the upland edge of a wetland. Our office requires that a professional locate the upland edge of a wetland and the seventy-five foot setback line. Since you did not have a site plan stamped by a professional that locates the existing and proposed buildings on the lot and the seventy-five foot setback line, your permit will be on hold in zoning until we receive the site plan.

Feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Zoning Specialist
(207) 874-8709

Cc. file

PLEASANT AVE

(#235)

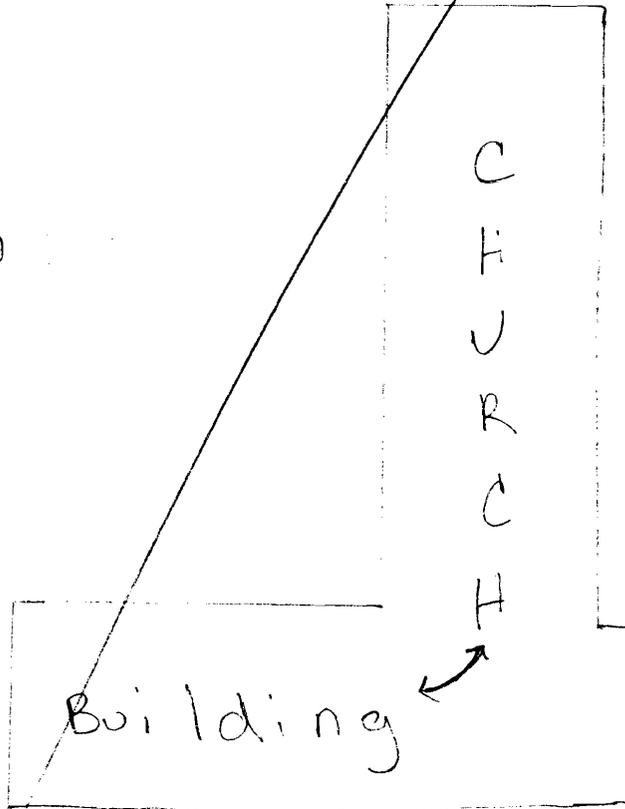
(Leath & Richard Taylor Church)

Phone: 766-7007

Old

MAY 29 2009

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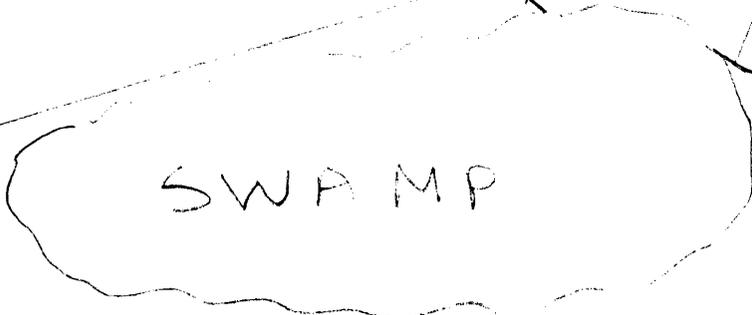
Building

Proposed Position of Shed

Current Position of Shed

38 FT

75 Feet



SWAMP

* I hope this will be an acceptable move of our shed. I have 2 professionals willing to sign any permits for the move. They are Nate Pedersen - Landscaper & Thomas Bacon - Electrician.

Thank you for your consideration to help

PLOT PLAN

Original

