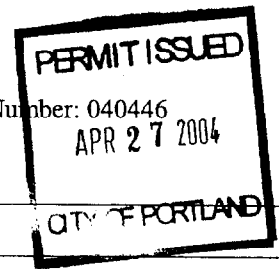


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Permit Number: 040446

APR 27 2004

Please Read Application And Notes, If Any, Attached

This is to certify that O'brien Astrid M/Ben Weige

has permission to Build 1-story, 7' x 8' bathroom addition

AT 95 Trefethen Ave Peaks Island

091 F005001

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 written permission procured before this building or part thereof is entered or enclosed-in. HEAVY 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

Signature: Jamie Banks 4/26/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|--|---------------------|
| Permit No: 04-0446 | Issue Date: PERMIT ISSUED APR 27 2004 | CBL: 091 F005001 |
|-----------------------|--|---------------------|

| | | | |
|--|---------------------------------|--|----------------------|
| Location of Construction: 95 Trefethen Ave Peaks Island | Owner Name: O'brien Astrid M | Owner Address: 5550 Fieldston Rd | Phone: |
| Business Name: | Contractor Name: Ben Weigel | Contractor Address: 12 Madokawando Landing Falmouth | Phone: 2077764635 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: IR-1 |

| | | | | | |
|-------------------------------------|--|--|--|--------------------|---------|
| Past Use: Seasonal single family | Proposed Use: Seasonal single family w/1-story, 7' x 8' bathroom addition | Permit Fee: \$192.00 | Cost of Work: \$19,000.00 | CEO District: 1 | 10,000# |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: 5B BxA 1999 | | |

| | | |
|--|------------|------------------------|
| Proposed Project Description: Build 1-story, 7' x 8' bathroom addition | Signature: | Signature: JMB 4/26/04 |
| 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: kwd | Date Applied For: 04/16/2004 | Zoning Approval |
|-------------------------|---------------------------------|------------------------|

| | | | |
|---|--|--|---|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: JMB 4/26/04</p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p> | <p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: JMB</p> |
| | <p><i>Approved</i></p> <p><i>Note: At Maximum 20% lot coverage</i></p> | | |

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 04-0446 | Date Applied For: 04/16/2004 | CBL: 091 F005001 |
|------------------------------|--|----------------------------|

| | | | |
|---|--|---|--------------------------------|
| Location of Construction: 95 Trefethen Ave Peaks Island | Owner Name: O'brien Astrid M | Owner Address: 5550 Fieldston Rd | Phone: |
| Business Name: | Contractor Name: Ben Weigel | Contractor Address: 12 Madokawando Landing Falmouth | Phone (207) 776-4635 |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | |

| | |
|---|--|
| Proposed Use: Seasonal single family w/1-story, 7' x 8' bathroom addition | Proposed Project Description: Build 1-story, 7' x 8' bathroom addition |
|---|--|

| | | | |
|---|-------------------------|---------------------------------|---|
| Dept: Zoning | Status: Approved | Reviewer: Jeanine Bourke | Approval Date: 04/26/2004 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) Note that the 20% maximum lot coverage is being met with the issuance of this permit. No future structures will be allowed on this property. | | | |
| Dept: Building | Status: Approved | Reviewer: Jeanine Bourke | Approval Date: 04/26/2004 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) Separate permits are required for any electrical or plumbing work. | | | |

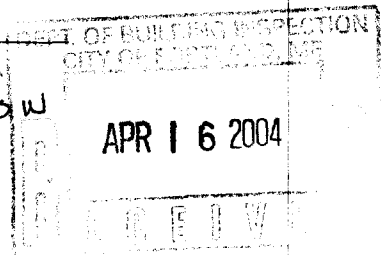


04-0446

Residential 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: ⁹⁵ 6 TREFETHEN AVE, Peaks Island | | |
| Total Square Footage of Proposed Structure 5600' 1 storey addition | Square Footage of Lot 10,000. | |
| Tax Assessor's Chart, Block & Lot Chart# 91 Block# F Lot# 005 | Owner: Robert + Astrid O'Brien | Telephone: 212-636-6242 |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: Weigel Construction 12 Madokawando Ldg Falmouth, ME 04105 776-4635 | Cost Of Work: \$ 19,000. Fee: \$ 192. |
| Current Specific use: Residential (Seasonal) | | |
| Proposed Specific use: Residential (Seasonal) | | |
| Project description: addition of 7' x 8' 3/4 Bath on 1st Floor, 1 storey. | | |
| Contractor's name, address & telephone: Ben Weigel 12 Madokawando Ldg Falmouth, ME 04105 | | |
| Who should we contact when the permit is ready: Ben Weigel | | |
| Mailing address: Weigel Construction 12 Madokawando Ldg Falmouth, ME 04105 | | |
| | | Phone: 776-4635 |



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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

| | |
|-------------------------|---------------|
| Signature of applicant: | Date: 4/16/04 |
|-------------------------|---------------|

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Residential Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A complete set of construction drawings must include:

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing (if applicable)
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the new or existing structure(s), a plot plan is required and must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- Boundary survey to scale showing north arrow; zoning district and setbacks
- First floor sill elevation (based on mean sea level datum)
- Location and dimensions of parking areas and driveways
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water
- Existing and proposed grade contours
- Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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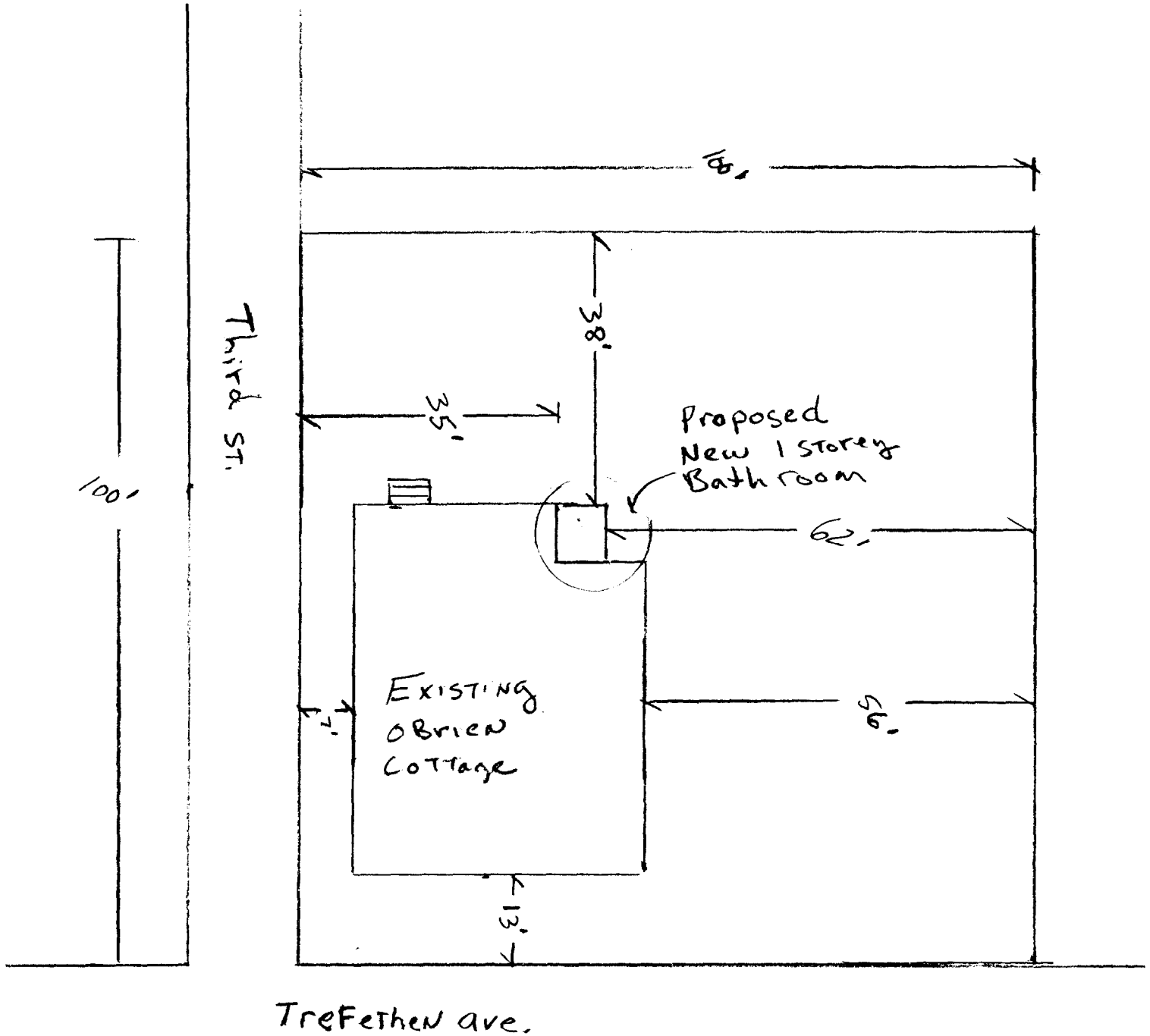
99 TREVE THEN AVE + Third St
91-F-005-0006



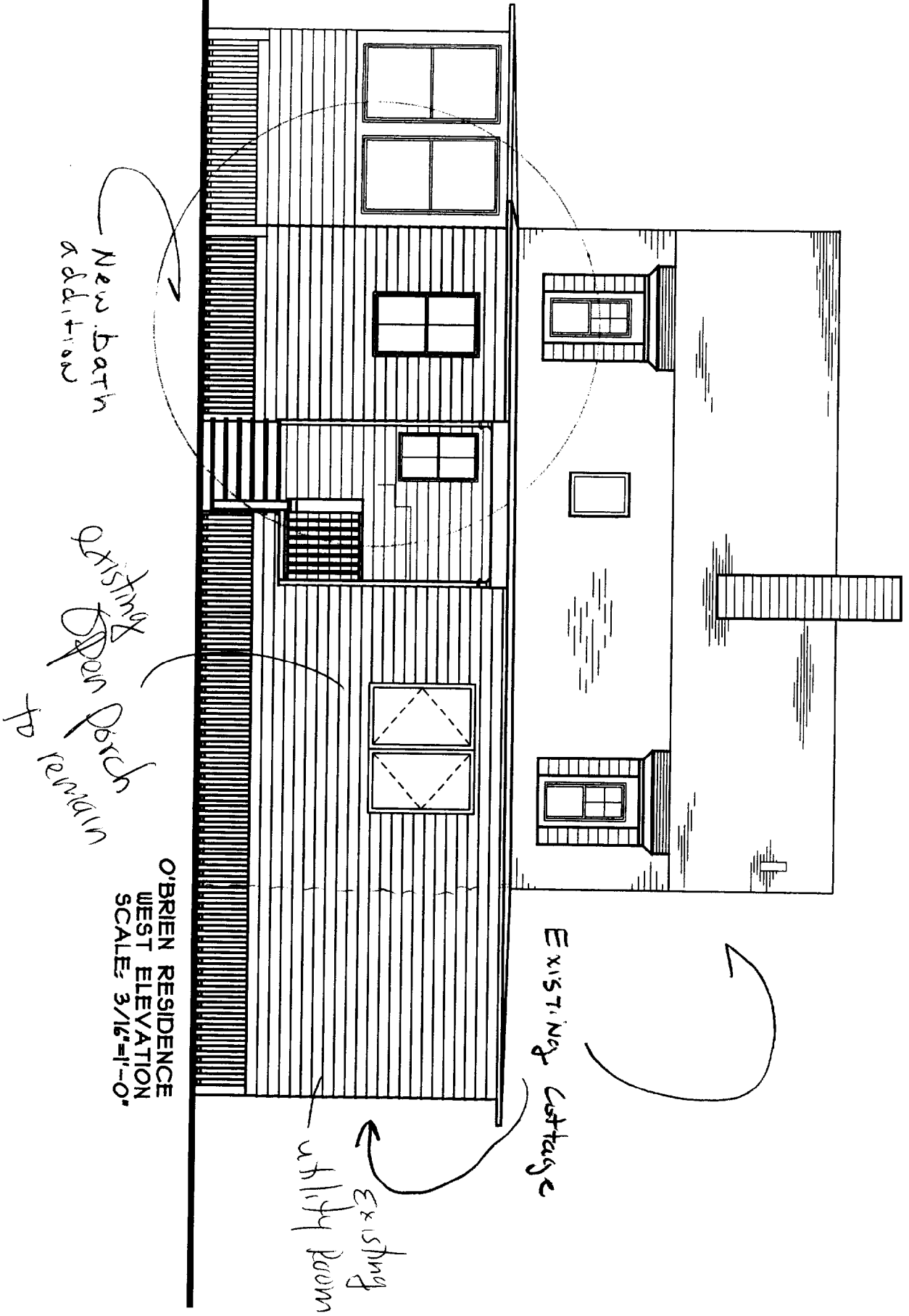
WEIGEL CONSTRUCTION

IR-1
Rear 30' Req 38' shown
Side 20' Req 62' shown

Ben Weigel • 12 Madokawando Ldg. • Falmouth, ME 04105 (207) 781-5569



O'Brien Plot Plan
1" = 20'



New Bath Addition

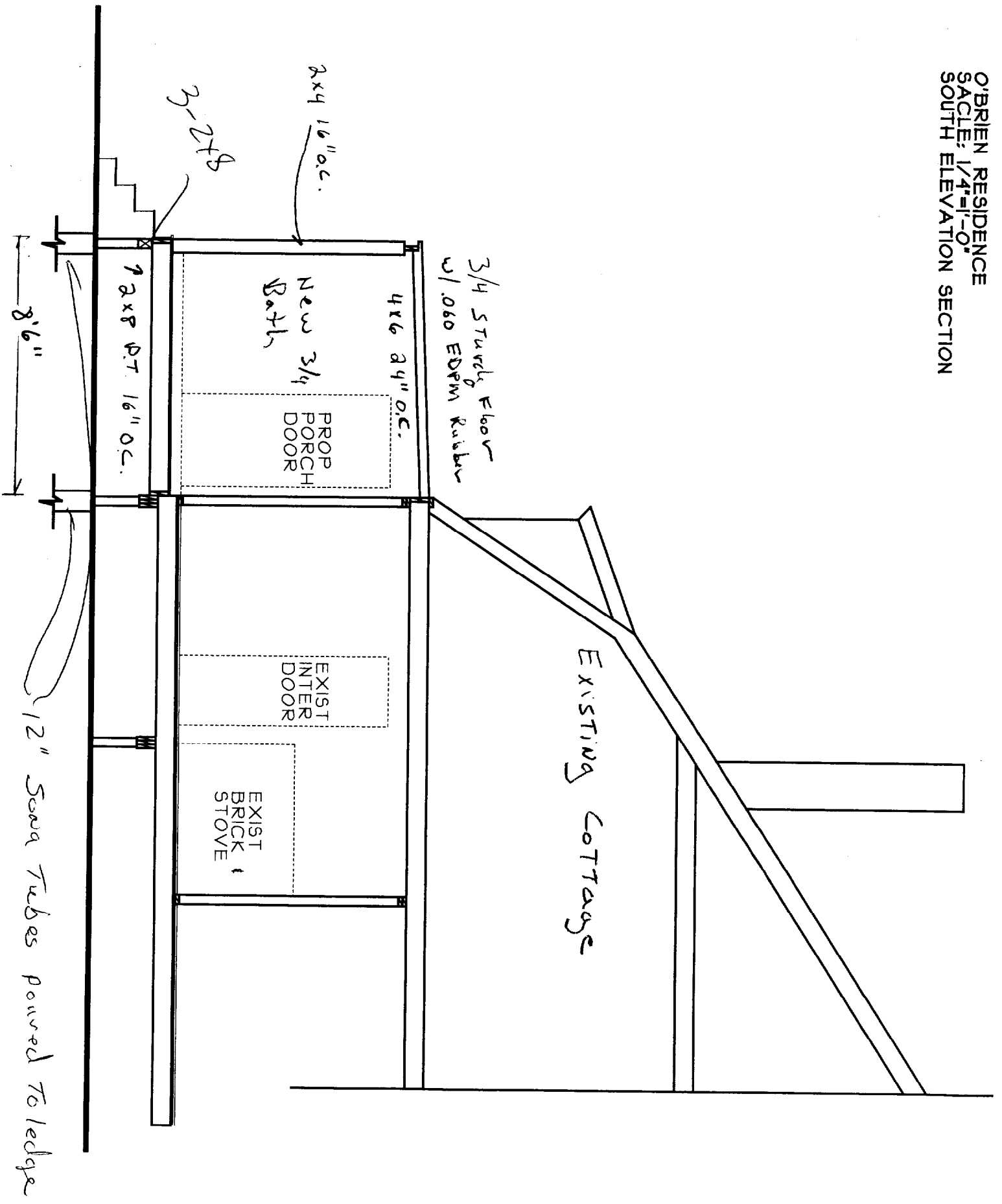
Existing Open Porch to remain

Existing Cottage

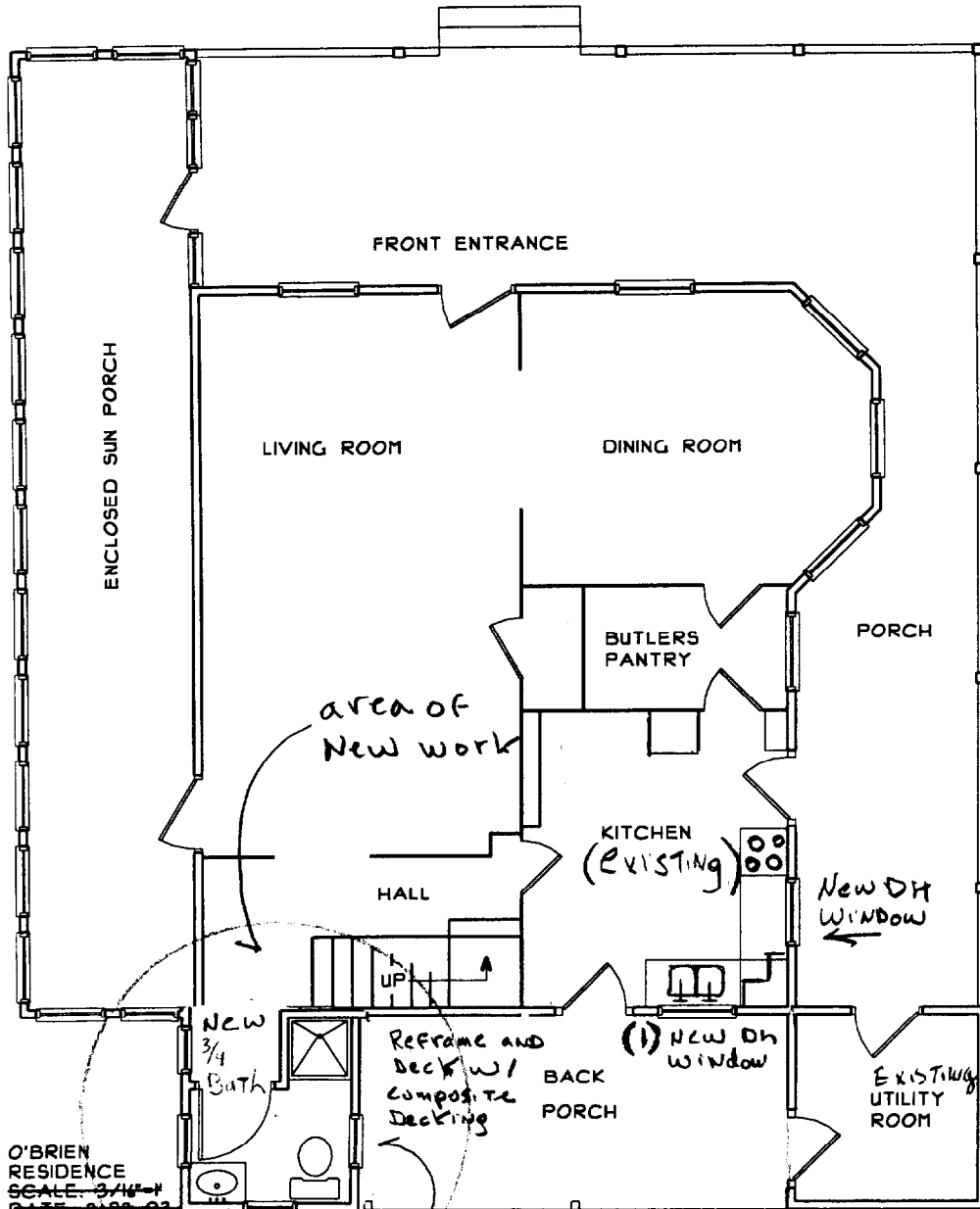
Existing Utility Room

O'BRIEN RESIDENCE
WEST ELEVATION
SCALE: 3/16"=1'-0"

O'BRIEN RESIDENCE
SACILE; 1/4"=1'-0"
SOUTH ELEVATION SECTION



TREFETHEN AVE.



O'BRIEN RESIDENCE
SCALE: 3/16"=1'
DATE: 0420-03

REED & CO. ARCHITECTURE
30 PLAZA STREET, SUITE 200, NEWTON, MA 02459
TEL: 617-552-1100

Scale: 1/8"=1'-0"
Date: 4/5/04

(3) New DH
WINDOWS 1826

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 091 F005001
Location 95 TREFETHEN AVE
Land Use SEASONAL

Owner Address O'BRIEN ASTRID M & ROBERT C
 5550 FIELDSTON RD
 BRONX NY 10471

Book/Page 10 000 SF
Legal 91-F-5-6 TREFETHEN AVE
 & THIRD ST
 PEAKS ISLAND 10000SF

IR-1

Valuation Information

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$44,940 | \$64,680 | \$109,620 |

Property Information

| | | | | | | |
|---------------------------|---------------------------|--------------------------|-------------------------|----------------------------|------------------------------|--|
| Year Built 1894 | Style Old Style | Story Height 2 | Sq. Ft. 1840 | Total Acres 0.23 | | |
| Bedrooms 5 | Full Baths 1 | Half Baths | Total Rooms 8 | Attic None | Basement Pier/slab | |

Outbuildings

| | | | | | |
|-------------|-----------------|-------------------|-------------|--------------|------------------|
| Type | Quantity | Year Built | Size | Grade | Condition |
|-------------|-----------------|-------------------|-------------|--------------|------------------|

Sales Information

| | | | |
|-------------|-------------|--------------|------------------|
| Date | Type | Price | Book/Page |
|-------------|-------------|--------------|------------------|

Picture and Sketch

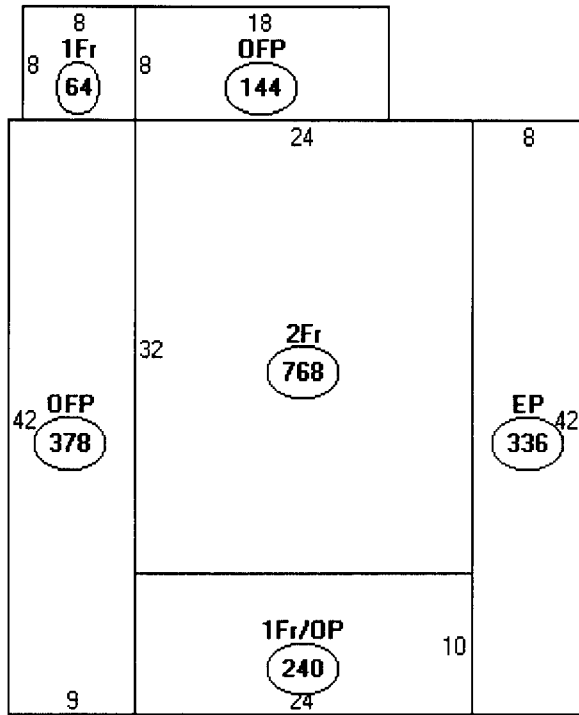
[Picture](#)
[Sketch](#)

[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!





Descriptor/Area

- A: 2Fr
768 sqft
- B: OFP
378 sqft
- C: 1Fr
64 sqft
- D: OFP
144 sqft
- E: EP
336 sqft
- F: 1Fr/OP
240 sqft

1,930 SF
56 Addition

1,986 SF

10,000
x 20%
2,000

OK
maxed