

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: 0-0391 MAY 17 2001 Issue Date: CBL: 092 A006001

Location of Construction: 614 Island Ave <i>PI</i>	Owner Name: Moss Krvin R	Owner Address: 416 West 49th St # 2a <i>CITY OF PORTLAND</i>	Phone: 212-581-3629
Business Name: n/a	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland 10019	Phone: 2078799787
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: <i>IR-2</i>

Past Use: Single Family	Proposed Use: Single Family <i>Remove shed roof, add gabled roof, add deck & relocate kitchen. No Deck or other expansions</i>	Permit Fee: \$234.00	Cost of Work: \$35,000.00	CEO District: 3
Proposed Project Description: Add shed roof, deck & interior renovations. <i>only shed roof per Tom child's And interior reno. 5/16/01</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>513</i> PERMIT ISSUED WITH REQUIREMENTS <i>5/16/01</i>	
Signature:		Signature: <i>[Signature]</i>		

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

Permit Taken By: *gg* Date Applied For: 04/20/2001 **Zoning Approval**

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <i>within 75'</i> <input type="checkbox"/> Wetland <i>5% vol expansion</i> <input type="checkbox"/> Flood Zone <i>Not for expansion</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK per revisions</i> Date: <i>5/16/01</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 Date:
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PERMIT ISSUED WITH REQUIREMENTS

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

BUILDING PERMIT REPORT

DATE: 24 APR 2001 ADDRESS: 614 Island Ave. P.I. CBL: 092-A-006

REASON FOR PERMIT: Alterations / deck

BUILDING OWNER: Kevin R Moss

PERMIT APPLICANT: _____ CONTRACTOR Horizon Builders Inc.

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$25,000.00 PERMIT FEES: \$234.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *4, *6, *11, *13, *16, *20, *28, *30, *32, *33, *34, *35, *36, *38.

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- *6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- *16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

A/zo

- 20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 910.0 (The BOCA National Building Code/1999), and Chapter 10, Section 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999) installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements. *roof*
- 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- 36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

OK per revisions - No Deck - only New

438. Your plans did not have a size on beam or Framing detail. For the New roof - This information shall be submitted and approved before work is started or this permit is void -

*Send to Sam Hoffses
389 Congress St #915
Portland, Me. 04101*

OR FAX TO 874-0716.

[Signature]
Samuel Hoffses, Building Inspector
Cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Warranty Deed

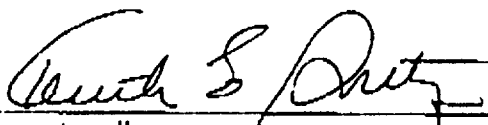
(Maine Statutory Short Form)

Raymond S. Herrick and Eileen M. Herrick of Machiasport, Maine, for consideration paid, grant to Kevin R. Moss, with a mailing address of 416 West 49th Street, Apt. 5A, New York, New York 10019 with WARRANTY COVENANTS, the following described real property situated at 614 Island Avenue, Portland, Cumberland County, Maine

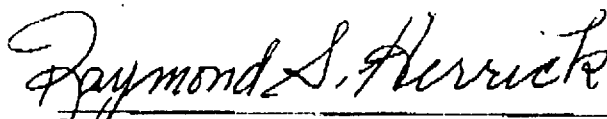
A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from George M. Martin, Individually and as Conservator for Mae M. Martin, dated June 5, 1968, and recorded in the Cumberland County Registry of Deeds in Book 3043, Page 189.

Witness our hands this 22nd day of September, 2000.



Witness to all



Raymond S. Herrick



Eileen M. Herrick

State of Maine
County of Cumberland, ss

September 22, 2000

Personally appeared the above named Raymond S. Herrick and Eileen M. Herrick and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law

Printed Name:

KENNETH E. SMITH
MAINE ATTORNEY AT LAW

Comm. Exp:

EXHIBIT A

Two certain lots or parcels of land with any improvements thereon, situated on Peaks Island, City of Portland, Cumberland County, Maine, bounded and described as follows:

Parcel 1:

BEGINNING at a point in the northerly side line of Island Avenue at the southeasterly corner of the lot conveyed by John E. Sterling to William R. Huston and Eva H. Tracy by deed dated December 7, 1906, recorded in said Registry of Deeds in Book 798, Page 326; thence along the northeasterly side line of said Huston Tracy lot N 51° 30' W 100 feet to a stake half way down the slope of the bank; thence northeasterly to a point on said Bank's mid slope N 51° 30' W from said Avenue 100 feet to a stake half way down the bank; thence N 51° E 50 feet along said mid slope to a stake ; thence along said Island Avenue S 34° 45' W 18.9 feet to a point; thence S 47° 15' W 31 feet to the point of beginning.

Parcel 2:

A lot of land on said side of Island Avenue next eastward of that above described herein, bounded and described as follows:

BEGINNING at a stake in the northwesterly side line of said Avenue 45.5 feet southwestery from the southwestery corner of land lately conveyed by John E. Sterling to one Goodwin and at the southeasterly corner of the lot first herein described; thence along the northeasterly side line of said first described lot N 51° 30' W 93 feet, more or less, to a stake half way down the slope of the bank; thence N 65° E 51 feet along the middle slope of said bank to a stake at the northwesterly corner of said Goodwin land; thence S 51° 30' E by said Goodwin land 67 feet to a stake in said Avenue; thence along said Avenue S 34° 45' W 45.5 feet to the point of beginning.

The remaining half of the slope of said bank between the indicated side lines of Parcel 1 and Parcel 2 produced to high water mark and the beach and shore lying below and adjacent thereto being also included in this conveyance.

Excepting that portion of Parcel 1 and that portion of the remaining half of the slope conveyed to Richard A. King and Mary Ellen King by deed from Raymond S. Herrick and Eileen M. Herrick dated September 8, 1983, recorded in Book 6270, Page 177.

MORTGAGE LOAN INSPECTION

Cumberland Title Company

P.O. Box 4843

Portland, ME 04112

1-207-774-1773

1-207-774-2278 (fax)

Borrower(s): Kevin R. Moss

St. No.: 614

Street: Island Ave.

Town: Portland, ME

Source Deed Bk. 3043 Pg. 189

CL No.: 13864

Job No.: CTC28-19.

Date: 9/18/2000

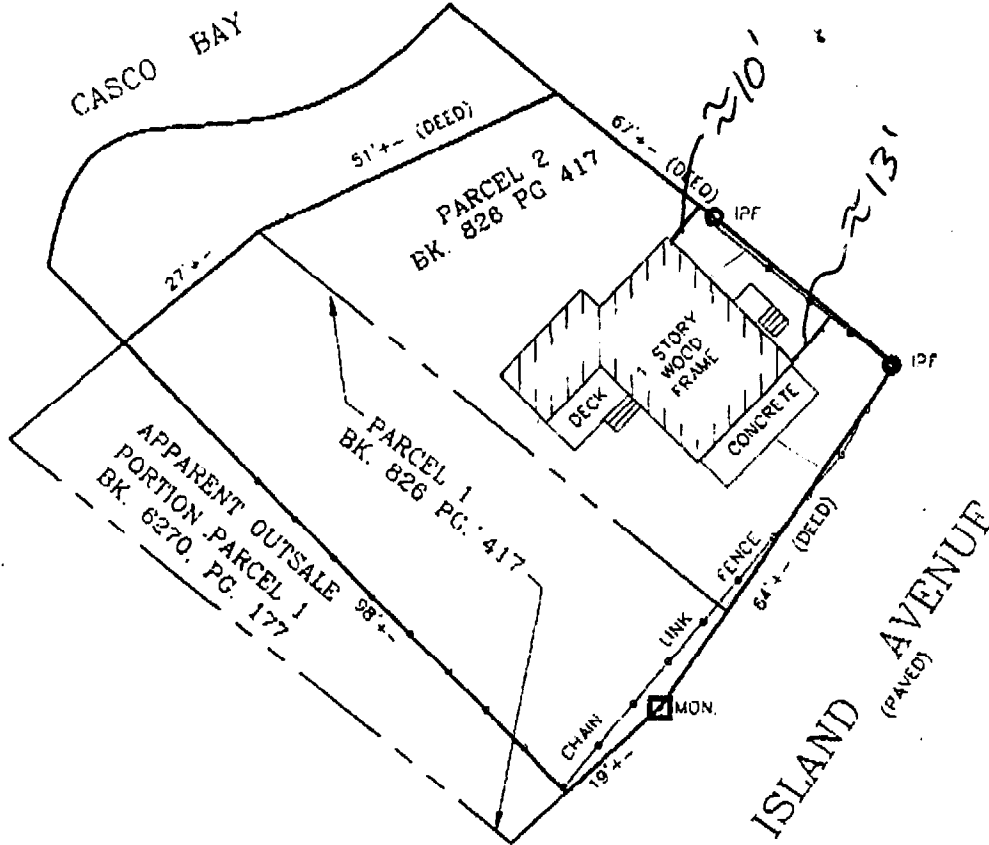
Country: Cumberland

Plan Bk. Pg.

Lot(S):

Scale: 1" = 30'

NOTE: A FULL BOUNDARY SURVEY IS RECOMMENDED TO VERIFY BOUNDARY AS SHOWN



NOTE: THIS IS NOT A BOUNDARY SURVEY. This plan is made for the purposes of determining that the improvements are within the apparent boundary lines. THE PREPARER IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

CERTIFICATION: I hereby certify to *Citibank, F.S.B.*, and their mortgage title insurer that based upon inspection made with reasonable certainty, that:

- () this plan was made from an inspection of the site.
- () there ARE NO apparent violations of municipal ordinances regarding building setbacks in effect at time of construction.
- () the principal structure(s) located on the premises ARE NOT in a flood hazard zone as delineated on the flood maps used by the Federal Emergency Management Agency.

Barbara Goodwin

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 614 ISLAND AVE. PEAKS ISLAND, ME.		
Total Square Footage of Proposed Structure: 225 SF DECK	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 092 Block# A-006 Lot# 001	Owner: KEVIN MOSS	Telephone#: 212 581-3629
Owner's Address: 416 W 49TH ST. APT. 5A N.Y., N.Y. 10019	Lessee/Buyer's Name (If Applicable) _____	Cost Of Work: \$35,000 Fee: \$234.00
Proposed Project Description:(Please be as specific as possible) REMOVE EXISTING SHED ROOF, ADD GABLED ROOF. ADD DECK. RELOCATE KITCHEN. FINISH BARE INTERIOR WITH BEAD-BOARD.		
Contractor's Name, Address & Telephone HORIZON BUILDERS, INC. PO BOX 802 PORTLAND, ME. 207-879-9787		Rec'd By 4/20
Current Use: CAMP	Proposed Use: SAME	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventillation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- 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.

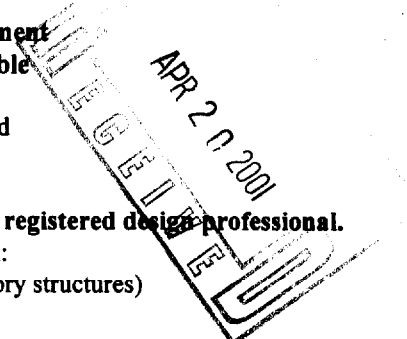
Certification

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/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: <i>Thomas Child</i>	Date: 4-20-01
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Building Permit Fee: ~~\$25.00~~ for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



Horizon Builders, Inc.
PO Box 802
Portland, ME 04104
207-879-9787

May 4, 2001

Marge Schmuckal
Zoning Administrator
Room 315 - 389 Congress St.
Portland, ME 04101
RE: Permit Application Comments
614 Island Ave, Peaks Island

Dear Marge:

In response to your letter of April 26, 2001, your comments are well taken. We are not positive where the line 75 feet from high tide lies and are making arrangements to have this line established to your satisfaction. There is no intent to appeal for a variance if the structure does, in fact, lie within the Shoreland Zone.

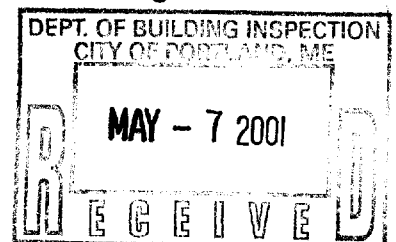
We would, however, appreciate permission to begin work on the interior scope of work and extension of the gable end of the roof. Assuming that the subject structure does lie within the 75 foot limit of Shoreland Zoning, this portion of the work falls well within the constraints set forth in 14-449 for the following reasons:

- The actual footprint of the existing structure is approximately 968 S.F. The modifications and finish work we propose would add no additional area to the footprint. (see attached sketch & calculations)
- The actual volume of the existing structure is approximately 7975 C.F. The modifications to the shed roof would increase the volume of this structure by approximately 380 C.F. This increase is less than 5%. (see attached sketch & calculations)

The only work permitted

If it is established that we are constrained by Shoreland Zoning we would subsequently submit a deck proposal not to exceed 290 S.F. (30% of 968 S.F.) and 75 feet (minimum) from the high tide line under the same permit.

Again, in order to support our schedule, would you kindly grant permission for us to start a limited scope of work? We look forward to hearing



from you soon. I may be reached any time on my cell phone at 252-3552 if you have any questions.

Thanking you in advance,

A handwritten signature in black ink, appearing to read "Tom Childs". The signature is written in a cursive, flowing style with a large initial "T".

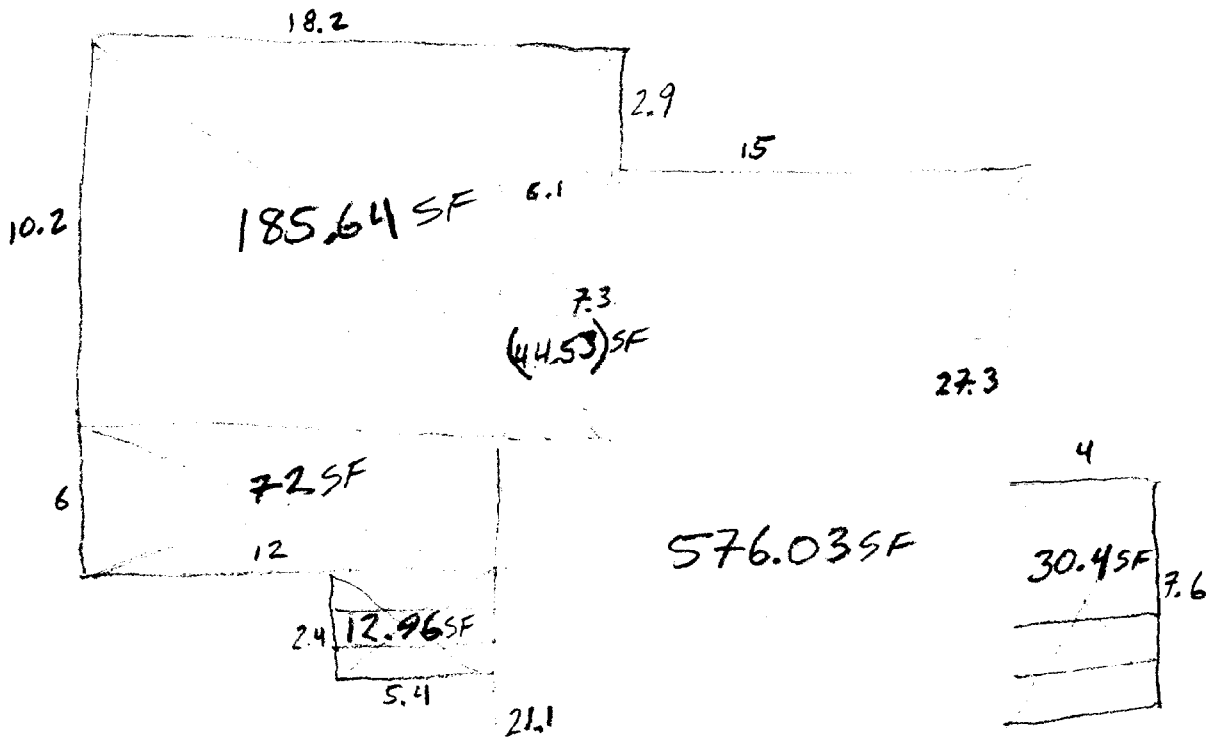
Tom Childs

cc: Kevin Moss

File

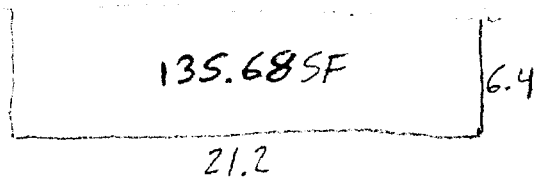
KEVIN MOSS

5-3-01



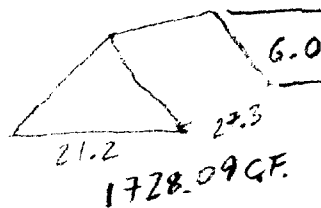
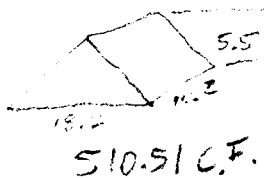
AREA
TOTAL: 968.18 SF

VOLUME
TOTAL: 7975.72 CF

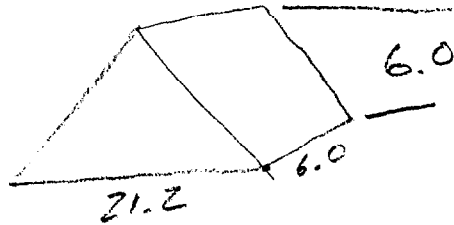


LIVING SPACE = 717.14 SF
* 8.0 HIGH
5737.12 CF.

CEILING VOLUMES:



PROPOSED INCREASE: 381.6 C.F.



$$\% \text{ INCREASE} : \frac{381.6}{7975.72} = 0.0478 \Rightarrow 5\%$$

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

April 26, 2001

Thomas Childs
C/o Horizon Builders, Inc.
P.O. Box 802
Portland, ME

RE: 614 Island Avenue, Peaks Island, 092-A-006, IR-2 zone

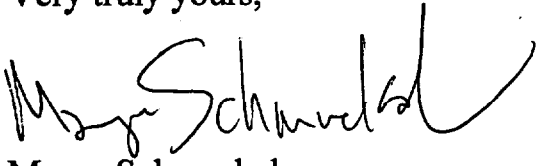
Dear Mr. Childs,

Your permit to do renovations and add a new deck as per the submitted plans is being denied. You are not allowed to start any work, especially any exterior work. This property is located in a Shoreland Zone area, and any new construction may not be located within 75 feet of the high water mark (section 14-449). Per the plans submitted, the new deck is extended towards the water and is located only 11.5 feet from the mean high water mark.

Any existing structure located within 75 feet of the high water mark shall be allowed a one time 30% expansion of the square footage **and volume**. Other than the fact that the proposed deck is extending closer toward the high water mark, the square footage of that deck is shown to be over 30% of the existing footprint. At this time I can not review the increase of volume that may be impacted by the change of a shed roof to a pitched roof since no volume information was submitted with this proposal.

Again, your permit is being denied. You do have the right to appeal my decision. If you wish to exercise your right to appeal, you would have 30 days from the date of this letter in which to appeal. Variance appeals, especially those within the Shoreland Zone are extremely difficult to have granted. The State Shoreland Zoning office will also be notified prior to any appeal for their input. As of this date, I am not aware of any appeal being granted within the shoreland zone area. If you wish to proceed with an appeal, please contact this office for the appropriate information and forms.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Marge Schmuckal
Zoning Administrator

Cc: Kevin R. Moss, 416 West 49th Street #5a, New York, N.Y. 10019
Code Enforcement Officer – area 3
File

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

April 26, 2001

Thomas Childs
C/o Horizon Builders, Inc.
P.O. Box 802
Portland, ME

RE: 614 Island Avenue, Peaks Island, 092-A-006, IR-2 zone

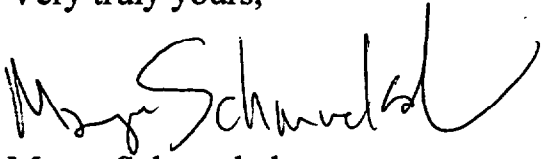
Dear Mr. Childs,

Your permit to do renovations and add a new deck as per the submitted plans is being denied. You are not allowed to start any work, especially any exterior work. This property is located in a Shoreland Zone area, and any new construction may not be located within 75 feet of the high water mark (section 14-449). Per the plans submitted, the new deck is extended towards the water and is located only 11.5 feet from the mean high water mark.

Any existing structure located within 75 feet of the high water mark shall be allowed a one time 30% expansion of the square footage **and** volume. Other than the fact that the proposed deck is extending closer toward the high water mark, the square footage of that deck is shown to be over 30% of the existing footprint. At this time I can not review the increase of volume that may be impacted by the change of a shed roof to a pitched roof since no volume information was submitted with this proposal.

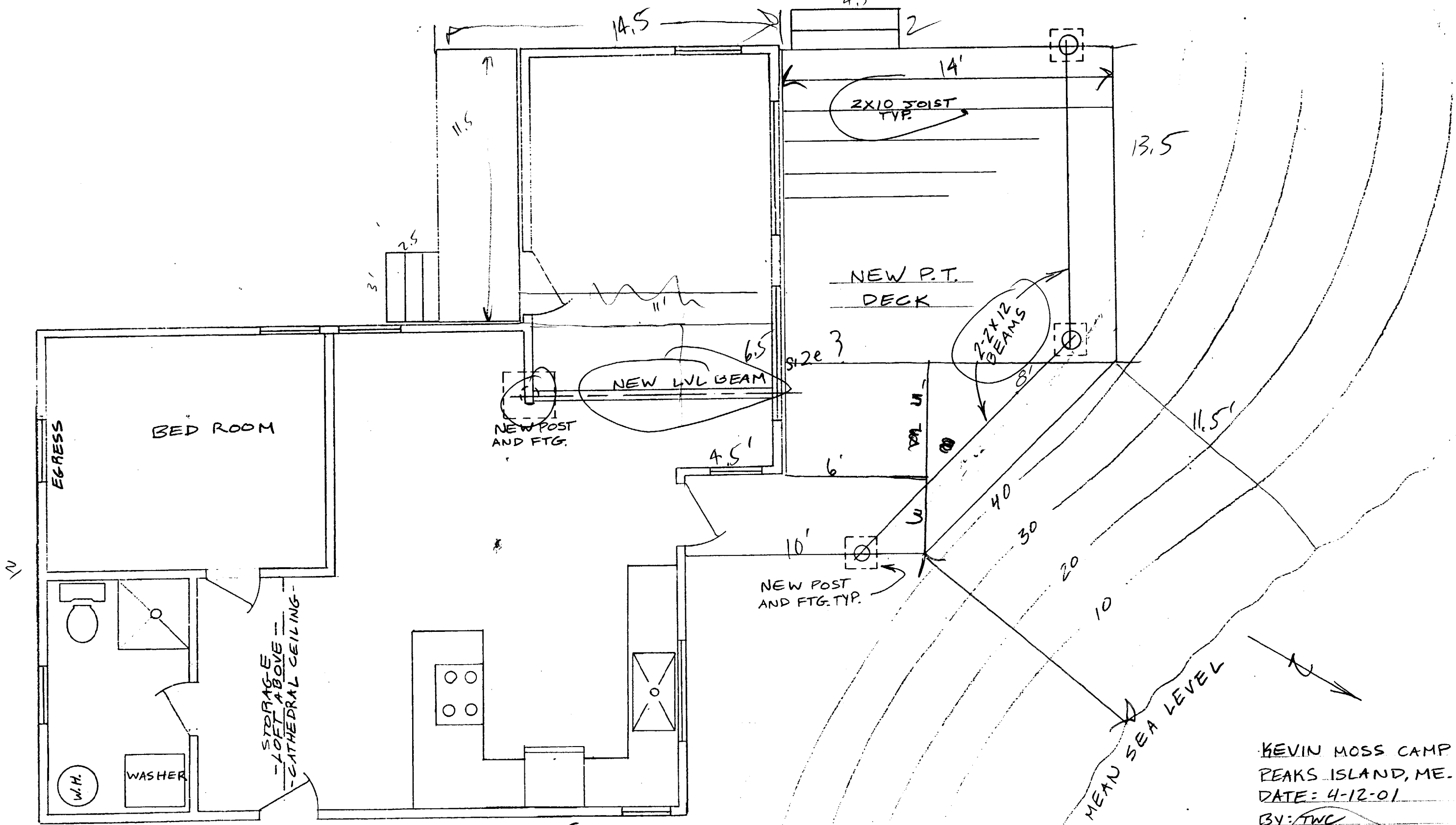
Again, your permit is being denied. You do have the right to appeal my decision. If you wish to exercise your right to appeal, you would have 30 days from the date of this letter in which to appeal. Variance appeals, especially those within the Shoreland Zone are extremely difficult to have granted. The State Shoreland Zoning office will also be notified prior to any appeal for their input. As of this date, I am not aware of any appeal being granted within the shoreland zone area. If you wish to proceed with an appeal, please contact this office for the appropriate information and forms.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Marge Schmuckal
Zoning Administrator

Cc: Kevin R. Moss, 416 West 49th Street #5a, New York, N.Y. 10019
Code Enforcement Officer – area 3
File



KEVIN MOSS CAMP
 PEAKS ISLAND, ME.
 DATE: 4-12-01
 BY: TWC
 SCALE: 1/4" = 1'-0"

FLOOR PLAN
 (PROPOSED)

Existing
 $21 \times 27.5 = 577.5$
 $4.5 \times 5.6 = 25.2$
 $2.5 \times 3 = 7.5$
 $11.5 \times 14.5 = 166.75$

 776.95

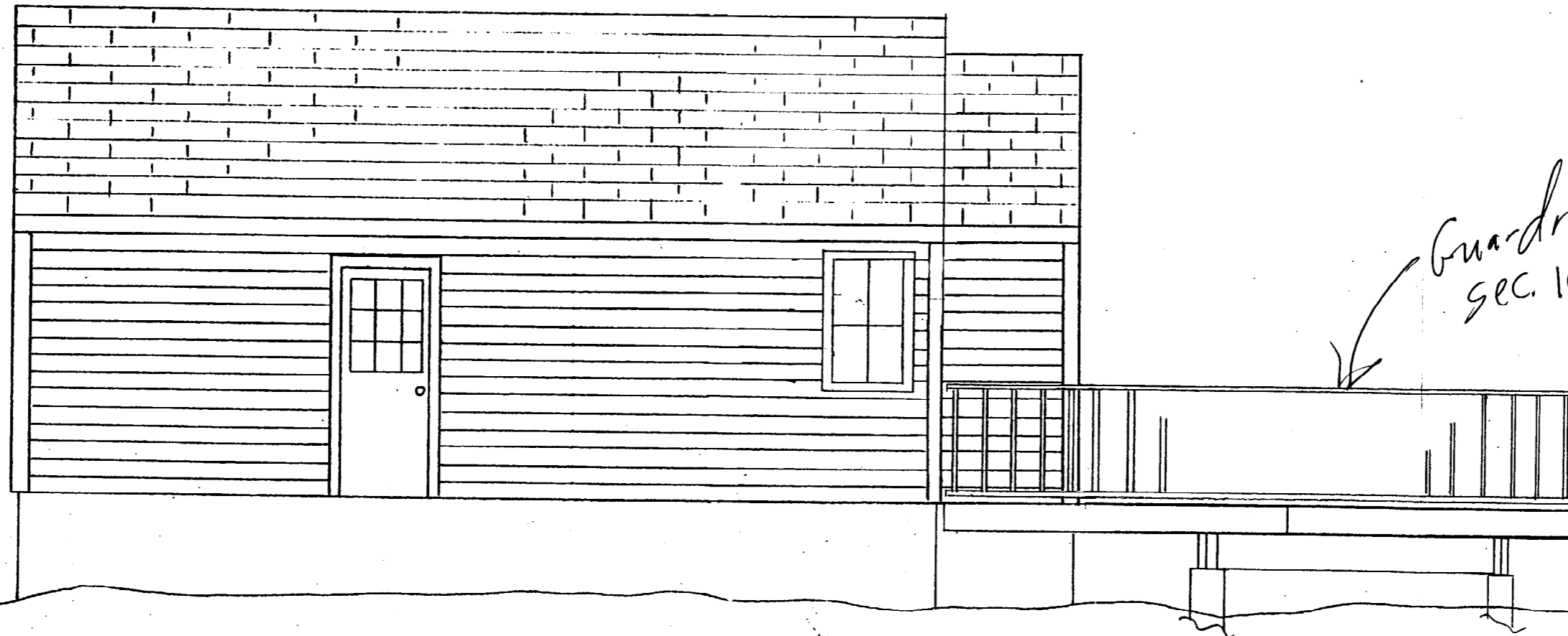
No columns shown

$776.95 \times 30\%$ 233.1 # addition floor area

3x10	=	30
5x6	=	30
14x13.5	=	189
2x4.5	=	9
1/2(8x8)	=	32
	=	<u>290</u>



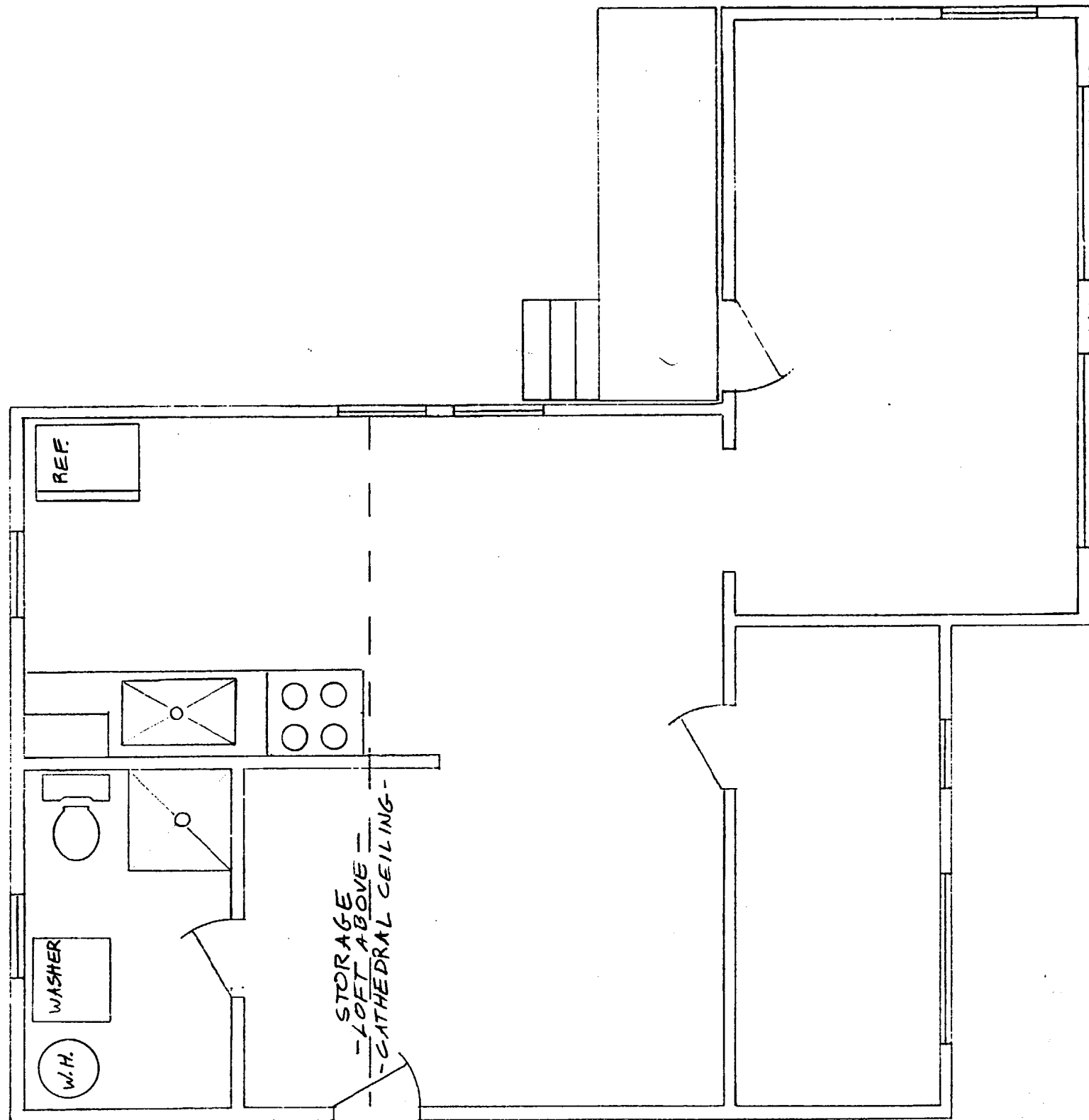
EAST ELEVATION
(PROPOSED)



WEST ELEVATION
(PROPOSED)

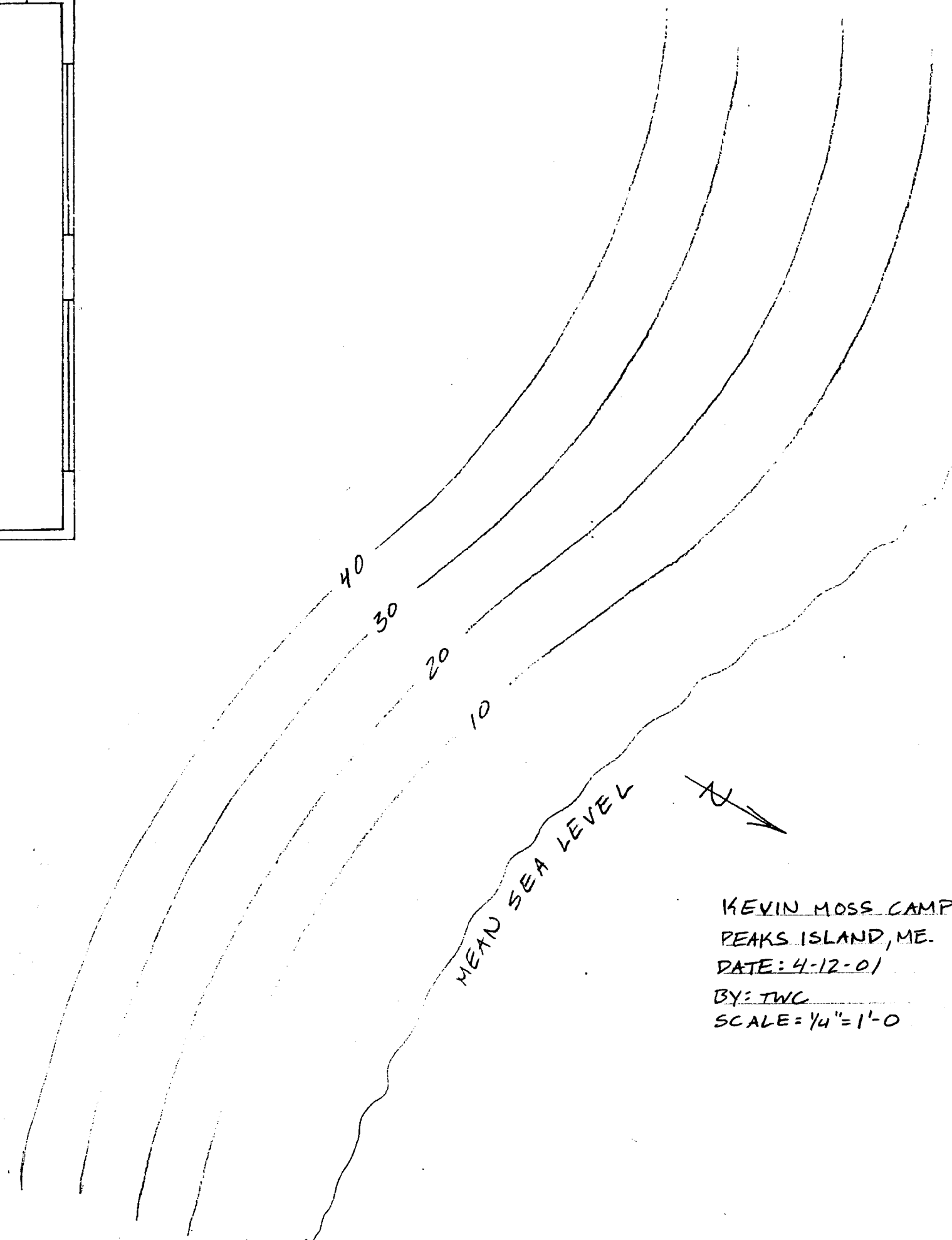
Guardrail
sec. 10 21.0

KEVIN MOSS CAMP
PEAKS ISLAND, ME.
DATE: 4-12-01
BY: TWC
SCALE: 1/4" = 1'-0"



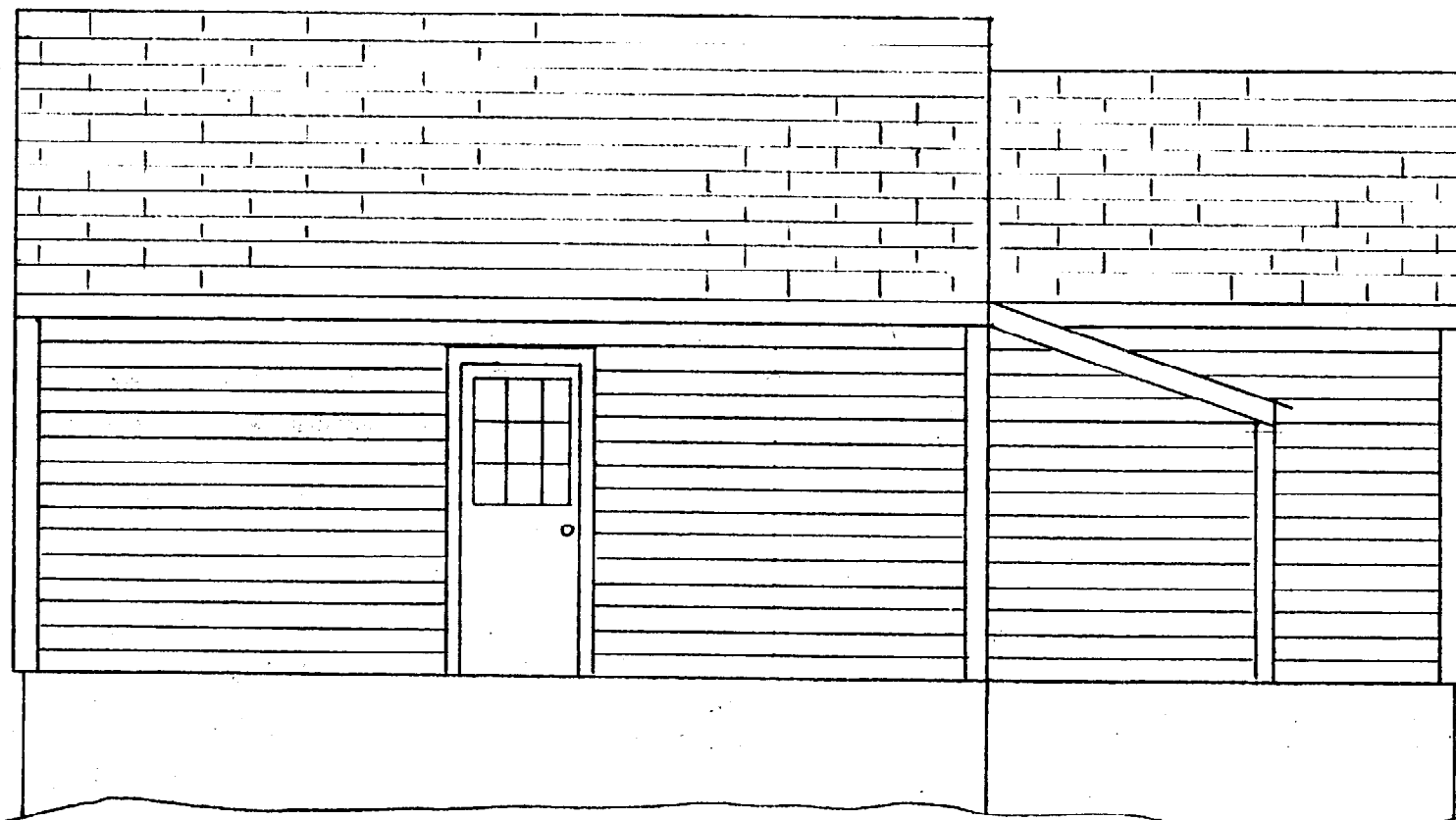
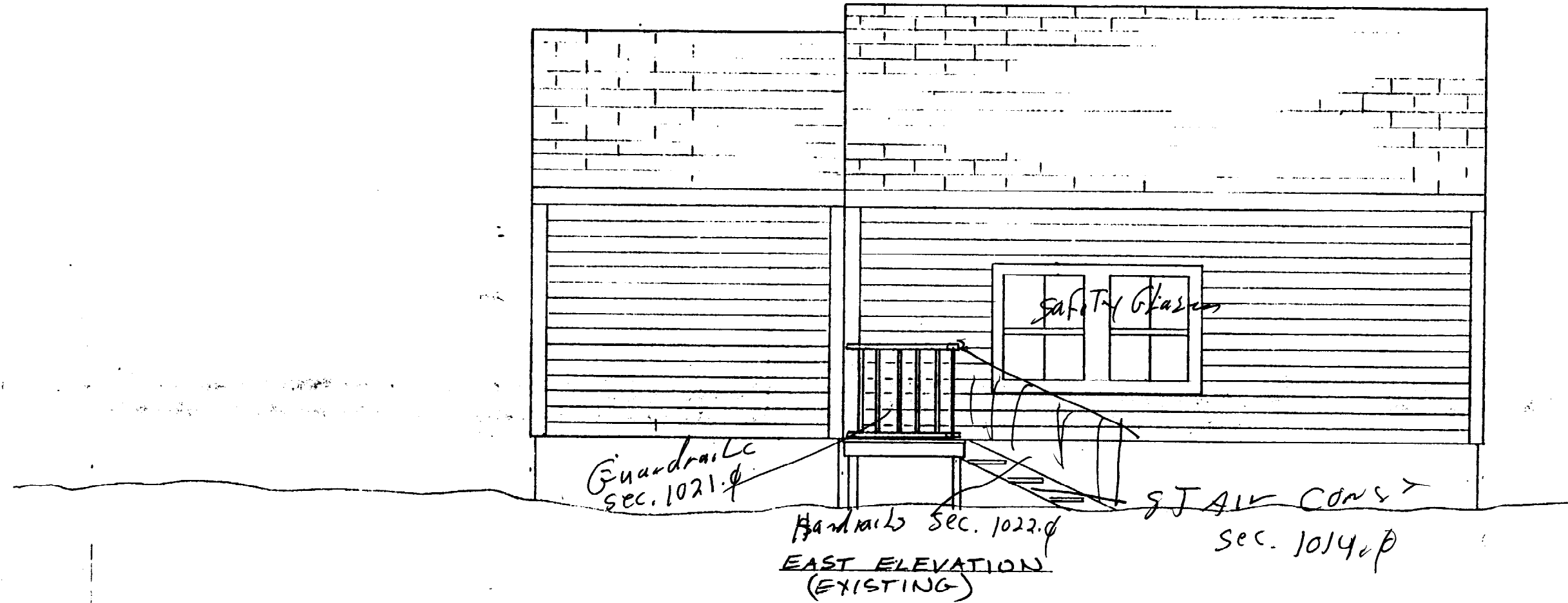
STORAGE
-LOFT ABOVE -
-CATHEDRAL CEILING-

FLOOR PLAN
(EXISTING)



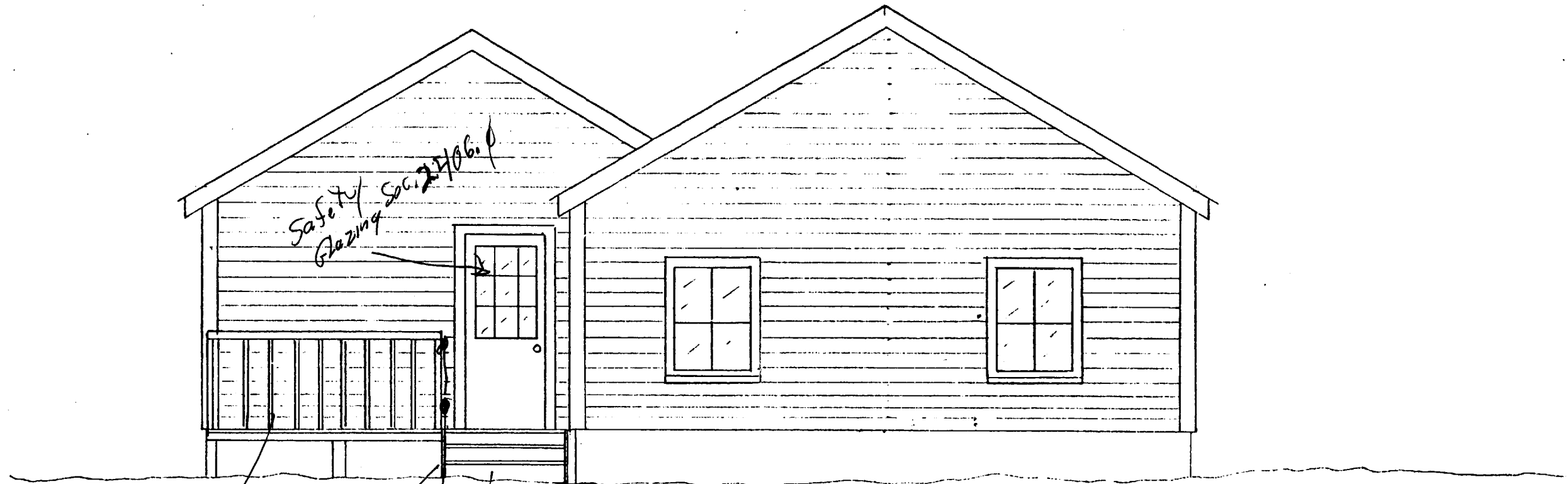
MEAN SEA LEVEL

KEVIN MOSS CAMP
PEAKS ISLAND, ME.
DATE: 4-12-01
BY: TWC
SCALE: 1/4" = 1'-0



WEST ELEVATION
(EXISTING)

KEVIN MOSS CAMP
PEAKS ISLAND, ME.
DATE: 4-12-01
BY: TWC
SCALE: 1/4" = 1'-0"

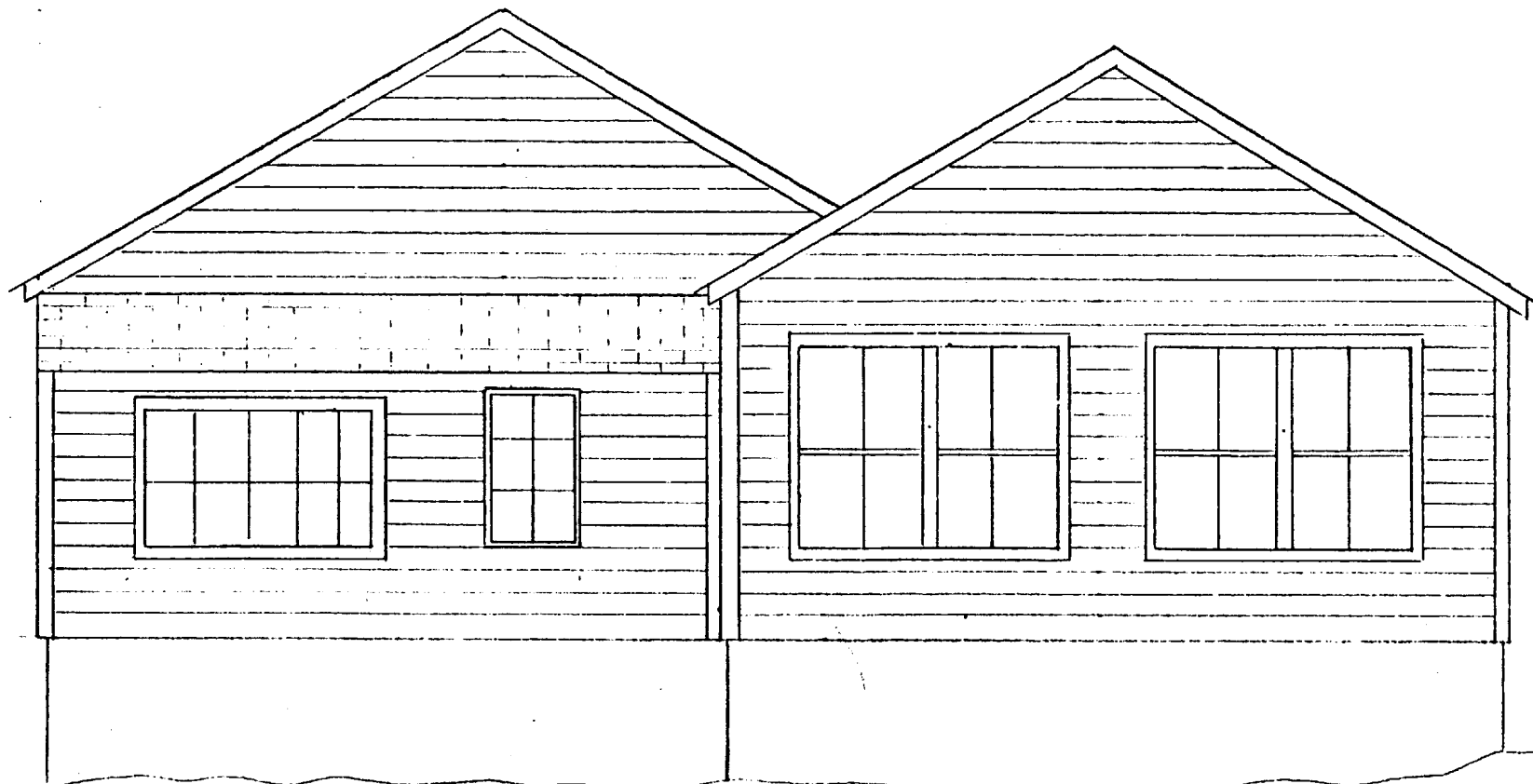


Guardrails
Sec. 1021.0

Handrails
Sec. 1022.0

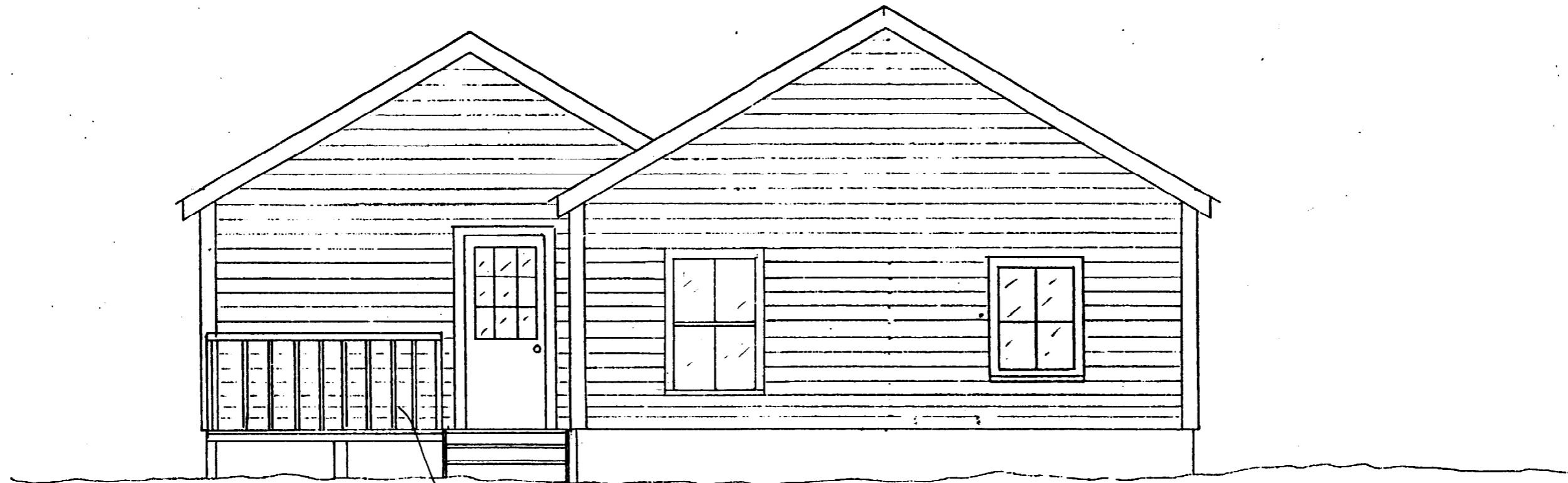
STAIR CONSTR
Sec. 1014.0

SOUTH ELEVATION
(EXISTING)

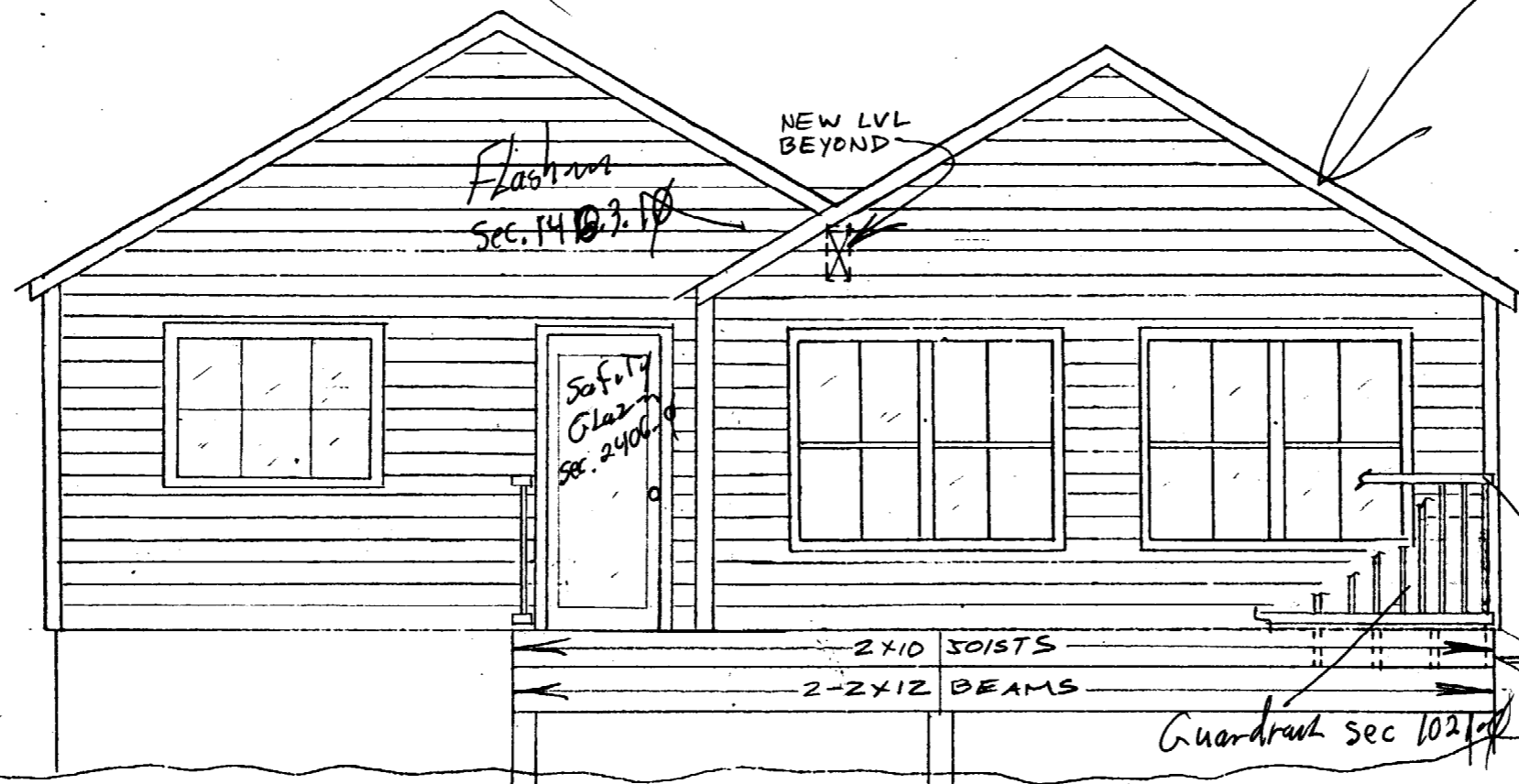


NORTH ELEVATION
(EXISTING)

KEVIN MOSS CAMP
PEAKS ISLAND, ME.
DATE: 4-12-01
BY: TWC
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
(PROPOSED)



NORTH ELEVATION
(PROPOSED)

Rafter size 3

KEVIN MOSS CAMP
PEAKS ISLAND, ME.
DATE: 4-12-01
BY: TWC
SCALE: 1/4" = 1'-0"
Handrails
Sec. 1022-0

Guardrail sec 1021-0