

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU **PERMIT** ION

Permit Number: 081485

This is to certify that Friedman Marian T & Etals Jts an Kiely

has permission to Rot repair and remodel of exist porch p e one.

AT 549 Island Ave, Peaks Island C 092 B002001

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.

Notation of inspection must be given and written permission procured before this building or part thereof is lath or other used-in. 2 HO NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PERMIT ISSUED**  
**OTHER REQUIRED APPROVALS**  
 Fire Dept. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_

**CITY OF PORTLAND**  
 Department Name \_\_\_\_\_

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

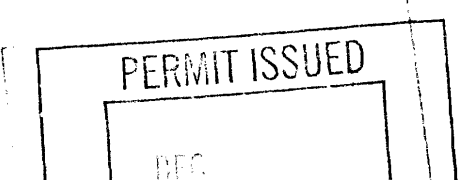
Permit No: 08-1485	Issue Date:	CBL: 092 B002001
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Location of Construction: 549 Island Ave, Peaks Island	Owner Name: Friedman Marian T & Etals Jts	Owner Address: 401 Cumberland Ave # 1406	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family / Rot repair and remodel of existing porch phase one.	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>JB</i> <i>IRC 2003</i>	

Proposed Project Description: Rot repair and remodel of existing porch phase one.	Signature:	Signature: <i>Jan 12/01</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: gg	Date Applied For: 11/24/2008	<b>Zoning Approval</b>
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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 <i>starts 195' from shore - so not in 25' setback</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>para 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>11/24/2008</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:
			

**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



# 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: 549 ISLAND AVE PEAKS ISLAND 04108		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot 16,467
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 92      B      2-3-6	Applicant * <u>must be owner, Lessee or Buyer</u> * Name BETSY STOUT Address 549 ISLAND AVE City, State & Zip PEAKS ISLAND, ME 04108	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 15,000 C of O Fee: \$ Total Fee: \$ 170.00
Current legal use (i.e. single family) SINGLE FAMILY If vacant, what was the previous use? Proposed Specific use: SINGLE FAMILY Is property part of a subdivision? _____ If yes, please name _____ Project description: ROT REPAIR AND REMODEL OF EXISTING PORCH - PHASE ONE		
Contractor's name: JOHN KILEY Address: ISLAND AVE City, State & Zip PEAKS ISLAND, ME 04108 Telephone: 766-2026 Who should we contact when the permit is ready: RACHEL CONLY Telephone: 766-5625 Mailing address: 26 STERLING ST PEAKS ISLAND, ME 04108		

**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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703. NOV 24 2008

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: Rachel Conly Date: 11.23.08

**This is not a permit; you may not commence ANY work until the permit is issue**

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

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

<b>Permit No:</b> 08-1485	<b>Date Applied For:</b> 11/24/2008	<b>CBL:</b> 092 B002001
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<b>Location of Construction:</b> 549 Island Ave, Peaks Island	<b>Owner Name:</b> Friedman Marian T & Etals Jts	<b>Owner Address:</b> 401 Cumberland Ave # 1406	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> John Kiely	<b>Contractor Address:</b> 591 Island Ave Peaks Island	<b>Phone</b> (207) 766-2026
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family / Rot repair and remodel of existing porch phase one.	<b>Proposed Project Description:</b> Rot repair and remodel of existing porch phase one.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/24/2008
<b>Note:</b> Removing two existing sets of stairs which are non-conforming. Squaring off the deck & the new set of stairs are still non-conforming but the total sf is less and the new stairs are set back further from the front yard. Footprint confirmed on permit #001265 issued in Oct., 1988. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>			
1) This permit is being issued only for the work that is labeled as phase one on the plans. Any work associated with phase two must be applied for on a separate permit.			
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 12/01/2008
<b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/>			
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

## 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   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

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 H. Malley*

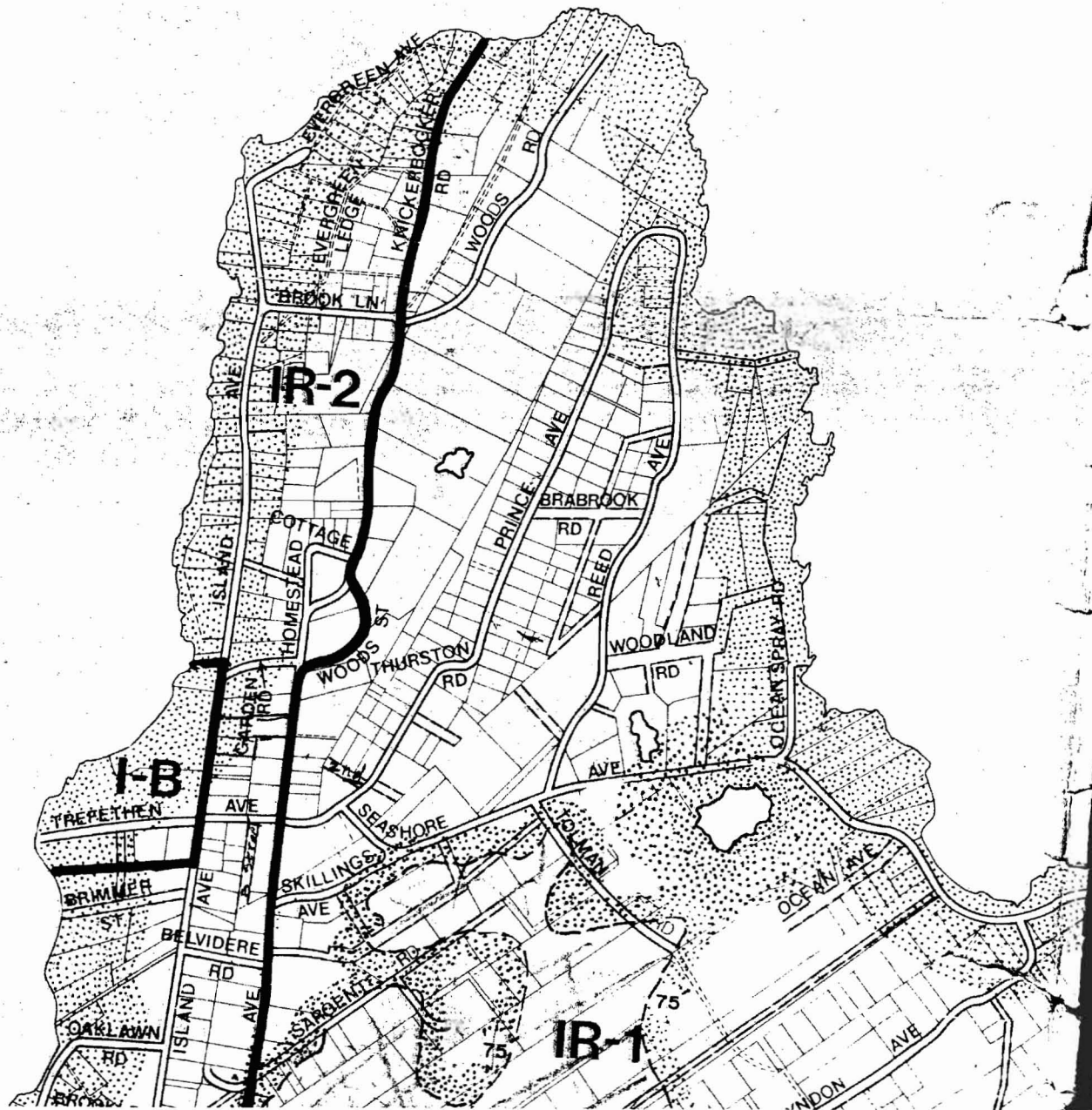
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

*12/2/08*

\_\_\_\_\_  
Date

-1



# PLEASANT AVENUE

## LOT COVERAGE CALCULATIONS:

EXISTING LOT 16,467 SF X(.20)= 3,293 SF ALLOWABLE

EXISTING HOUSE 2,085 SF  
 EXISTING PORCH 625 SF  
 EXISTING STORAGE 432 SF

TOTAL 3,142 SF

PROPOSED HOUSE 2,210 SF (2,085+125 ADDITION)  
 PROPOSED PORCH 481 SF  
 EXISTING STORAGE 432 SF

TOTAL 3,123 SF

## FRONT YARD SETBACK CALCULATIONS:

ISLAND AVENUE LOT TO THE NORTH  
 (CBL# 92-C-1-2-3-6) HAS A SETBACK OF 9'-6"

ISLAND AVENUE LOT TO THE SOUTH  
 (CBL# 90-R-5) HAS A SETBACK OF 17'-0"

$9'-6" + 17'-0" = 26'-6" (\frac{1}{2}) = 13'-3"$  AVERAGE ALLOWABLE SETBACK

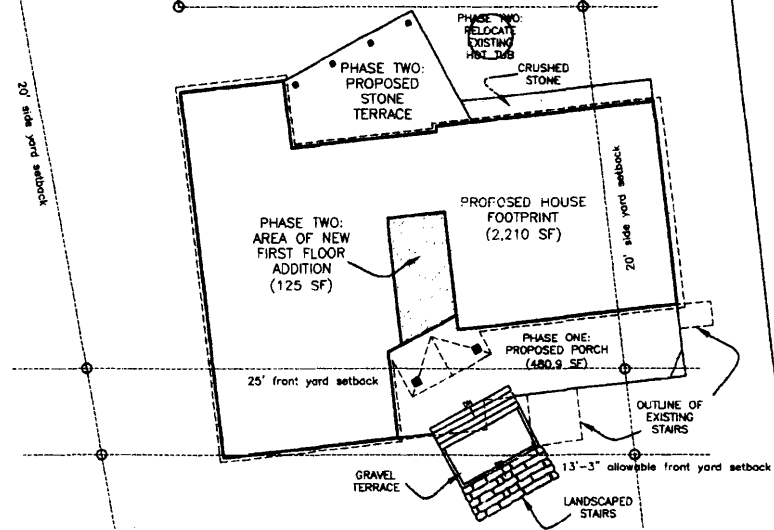
ADJACENT  
LOT

549 ISLAND AVENUE  
 PEAKS ISLAND  
 CBL# 92-B-2-3-6  
 (16467 SF)

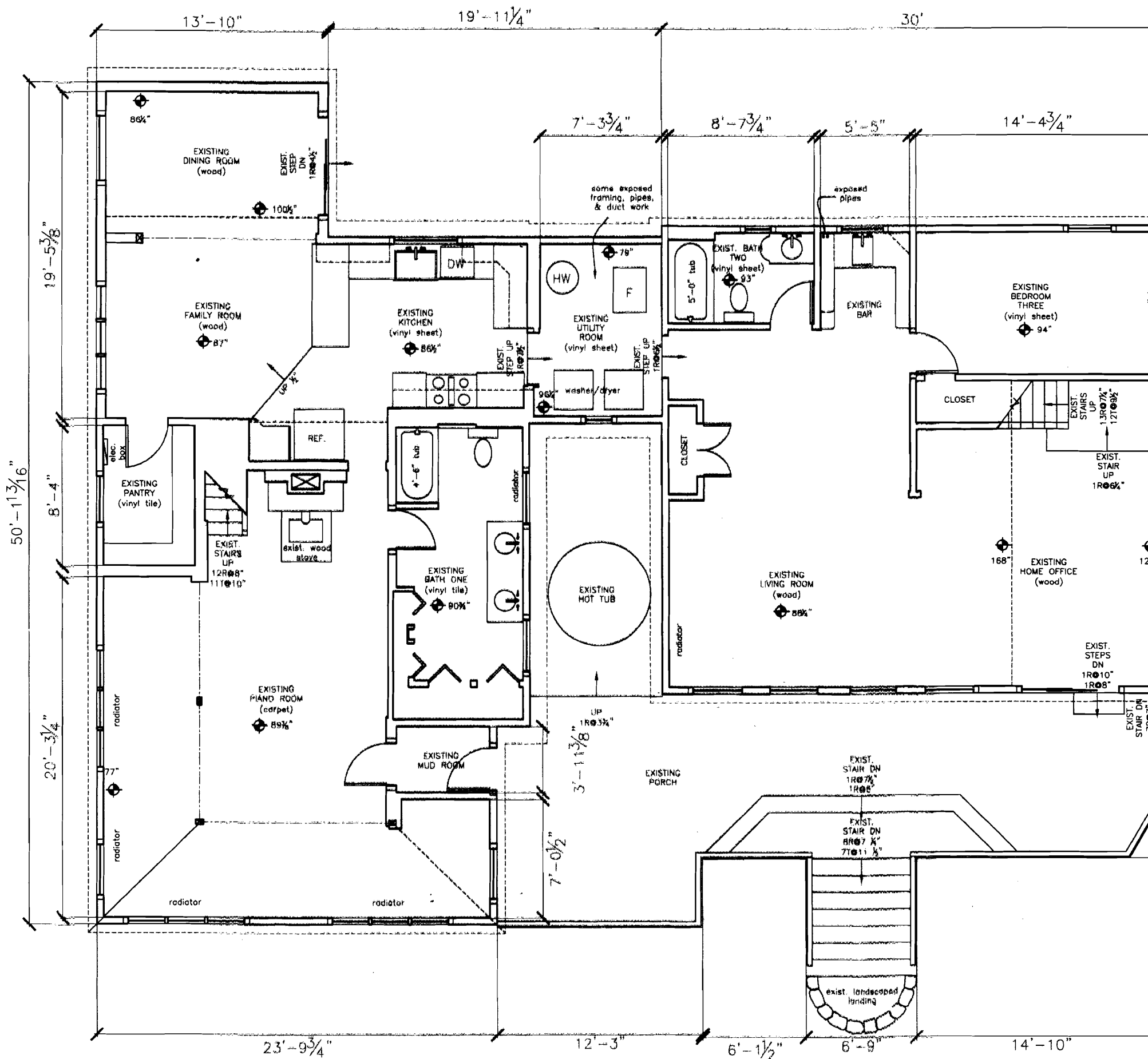
541 ISLAND AVENUE  
 PEAKS ISLAND  
 CBL# 90-R-5

ADJACENT HOUSE  
FOOTPRINT

ADJACENT HOUSE  
PORCH FOOTPRINT

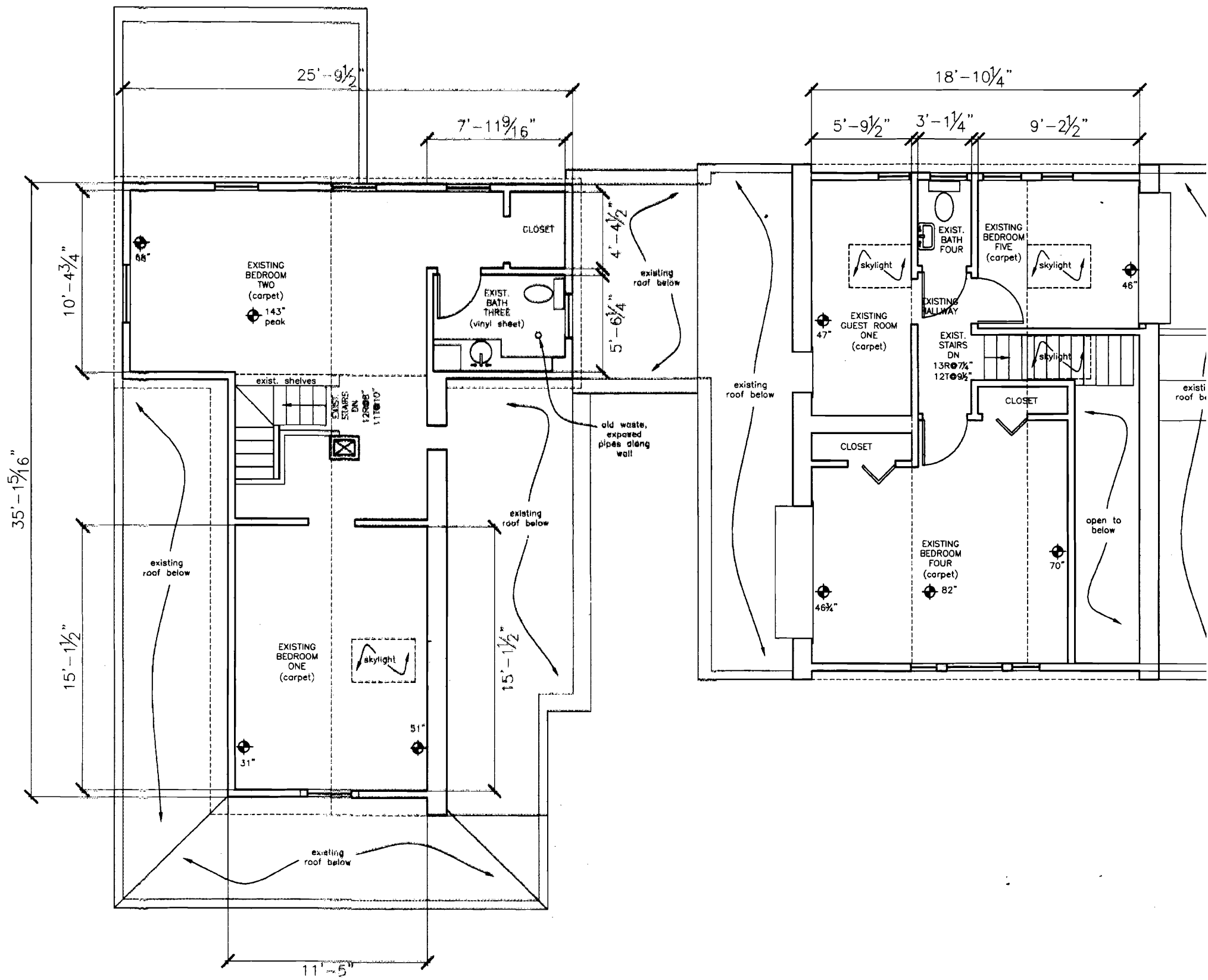


# ISLAND AVENUE



Ⓐ Existing First Floor Plan  
 1/4" = 1'-0"

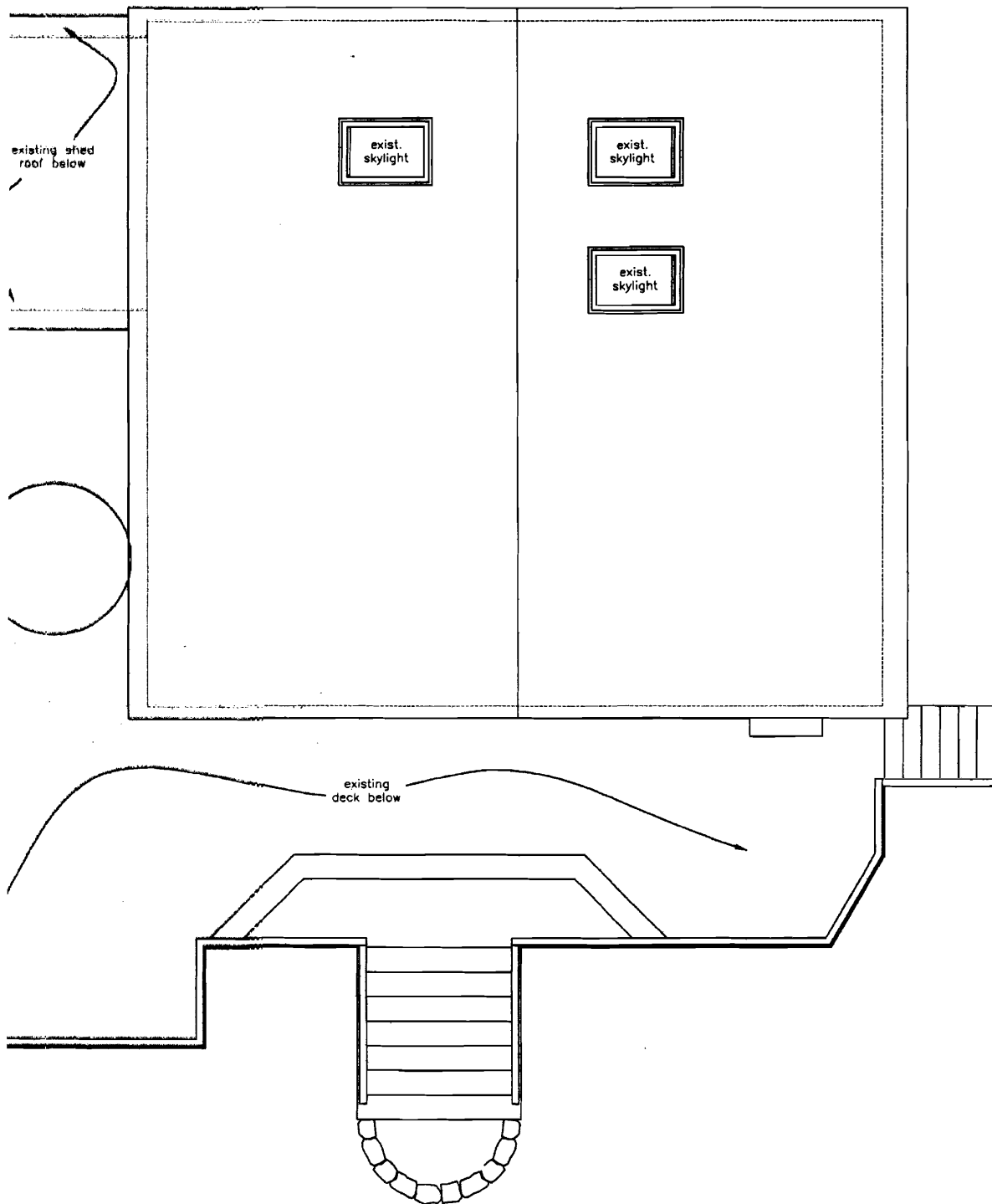




(A) Existing Second Floor Plan  
 $\frac{1}{4}" = 1'-0"$

Rachel Conly  
Architectural Design

Existing Conditions:  
Roof Plan



PROJECT

Stout Residence

DATE

6.13.08

REVISED

11.24.08

SCALE

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

DRAWN BY

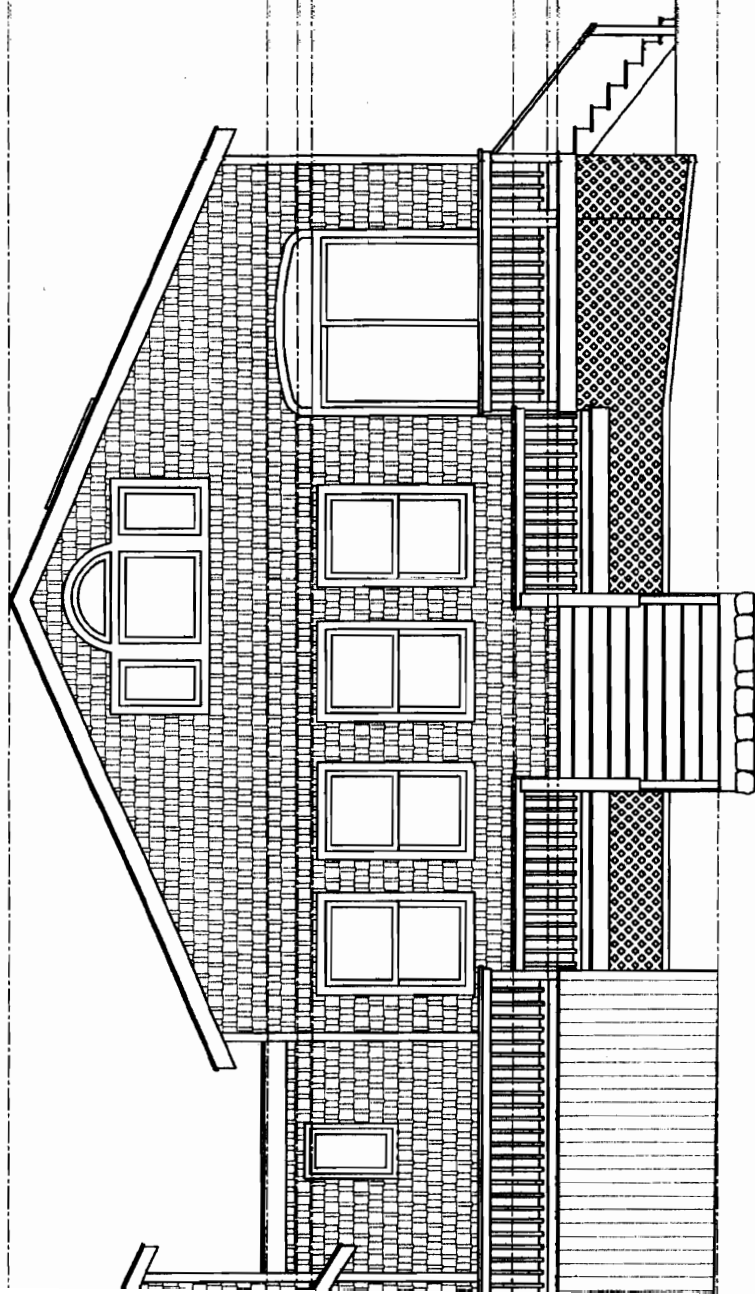
Rachel

NOTES

A4

Rachel Conly  
Architectural Design

Existing Conditions:  
West Elevation



PROJECT

Stout Residence

DATE 6.13.08

REVISED 11.24.08

SCALE 1/4" = 1'-0"

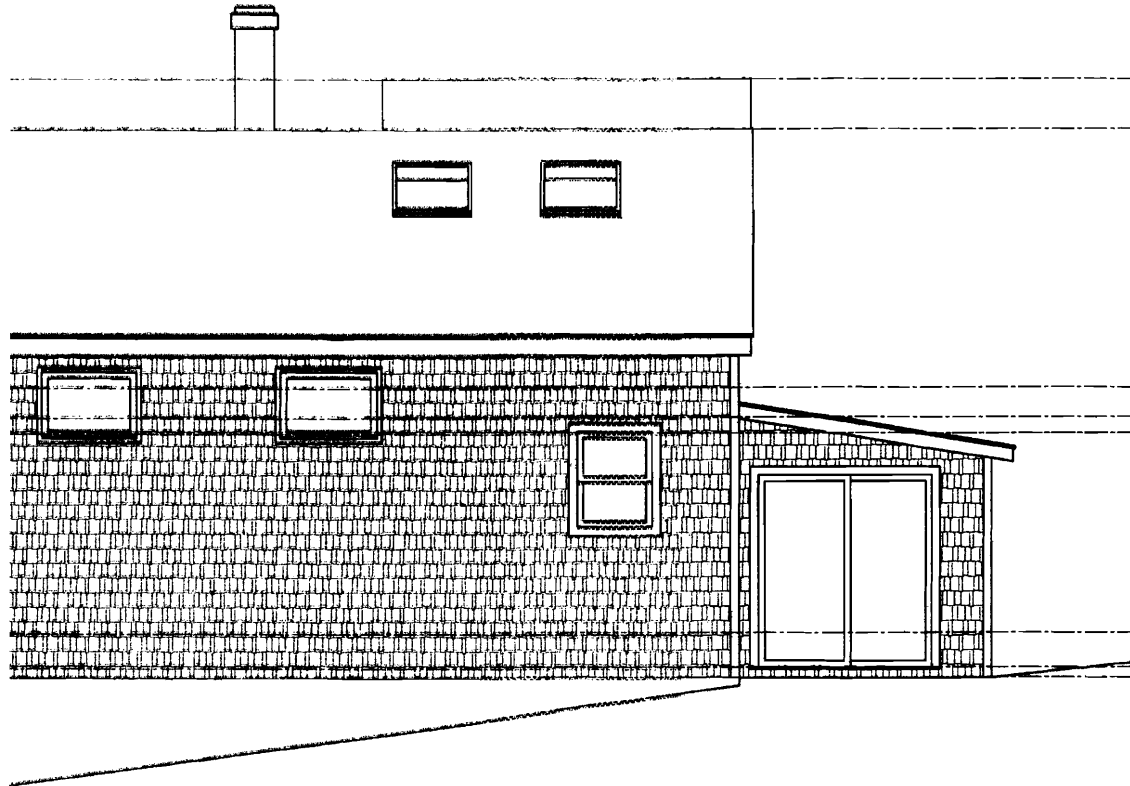
DRAWN BY Rachel

NOTES

A5

Rachel Conly  
Architectural Design

Existing Conditions:  
South Elevation



PROJECT

Stout Residence

DATE

6.13.08

REVISED

11.24.08

SCALE

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

DRAWN BY

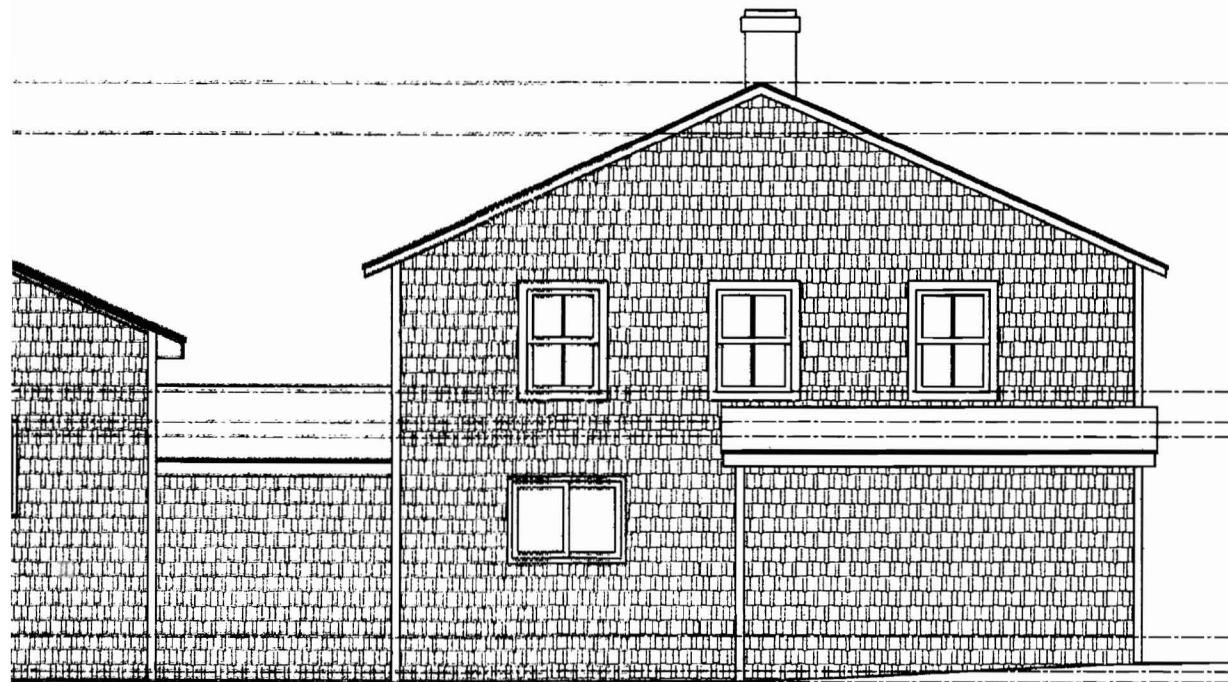
Rachel

NOTES

A6

Rachel Conly  
Architectural Design

Existing Conditions:  
East Elevation



PROJECT

Stout Residence

DATE

6.13.08

REVISED

11.24.08

SCALE

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

DRAWN BY

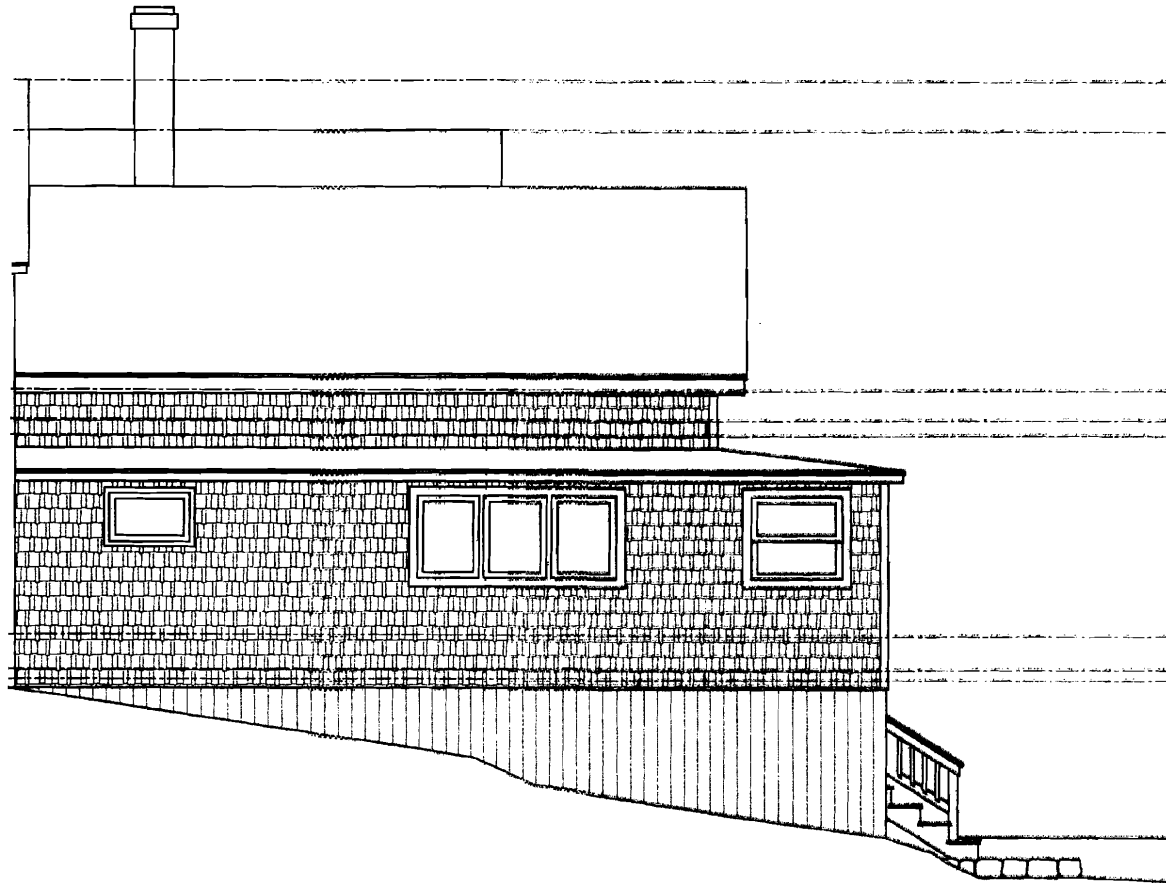
Rachel

NOTES

A7

Rachel Conly  
Architectural Design

Existing Conditions:  
North Elevation



PROJECT

**Stout Residence**

DATE

6.13.08

REVISED

11.24.08

SCALE

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

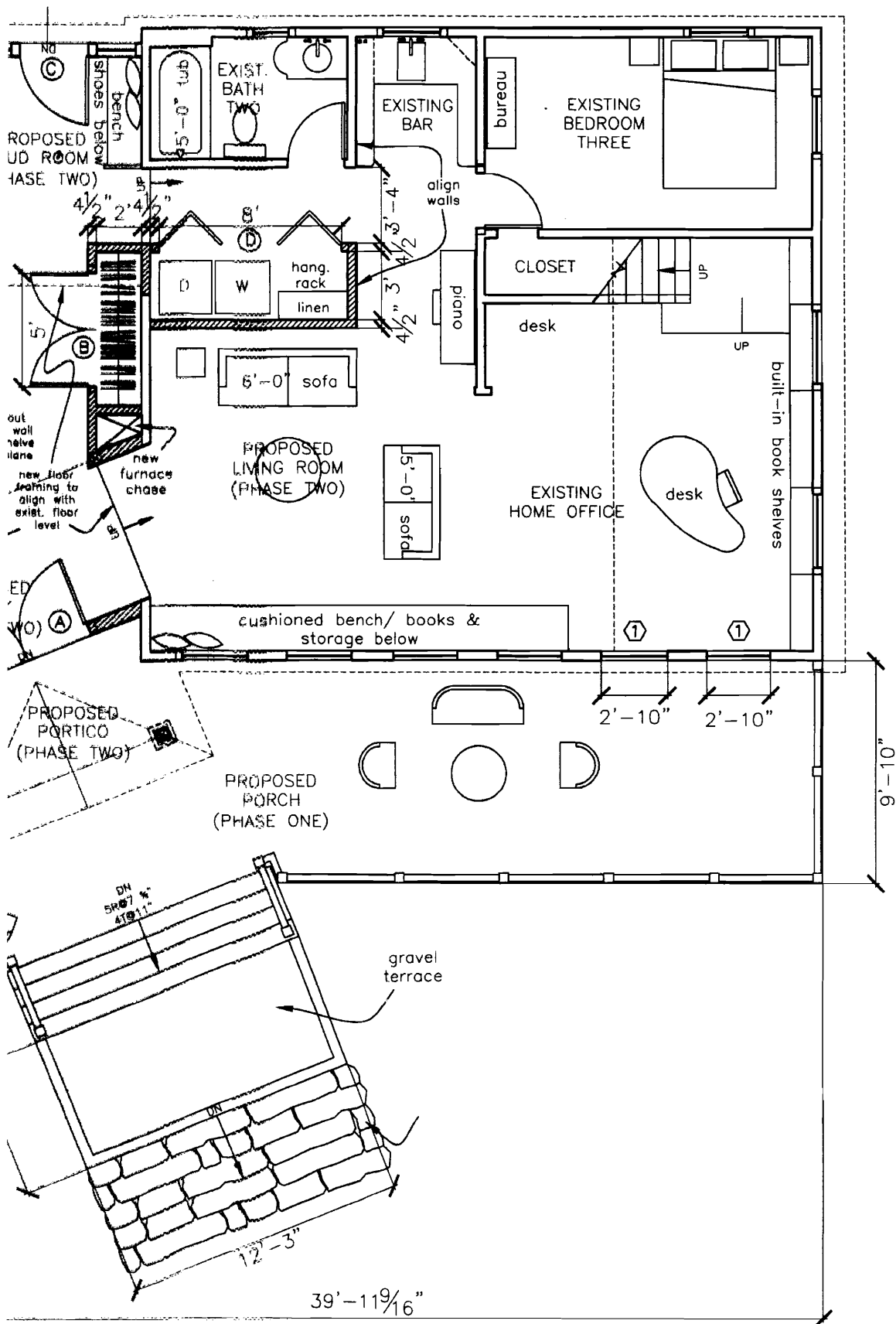
DRAWN BY

**Rachel**

NOTES

**A8**

ATIO  
AN  
O)



Rachel Conly  
Architectural Design

Proposed First Floor

PROJECT  
Stout Residence

DATE  
REVIS  
11.24.08

SCALE  
1/4" = 1'-0"  
DRAWN BY  
Rachel

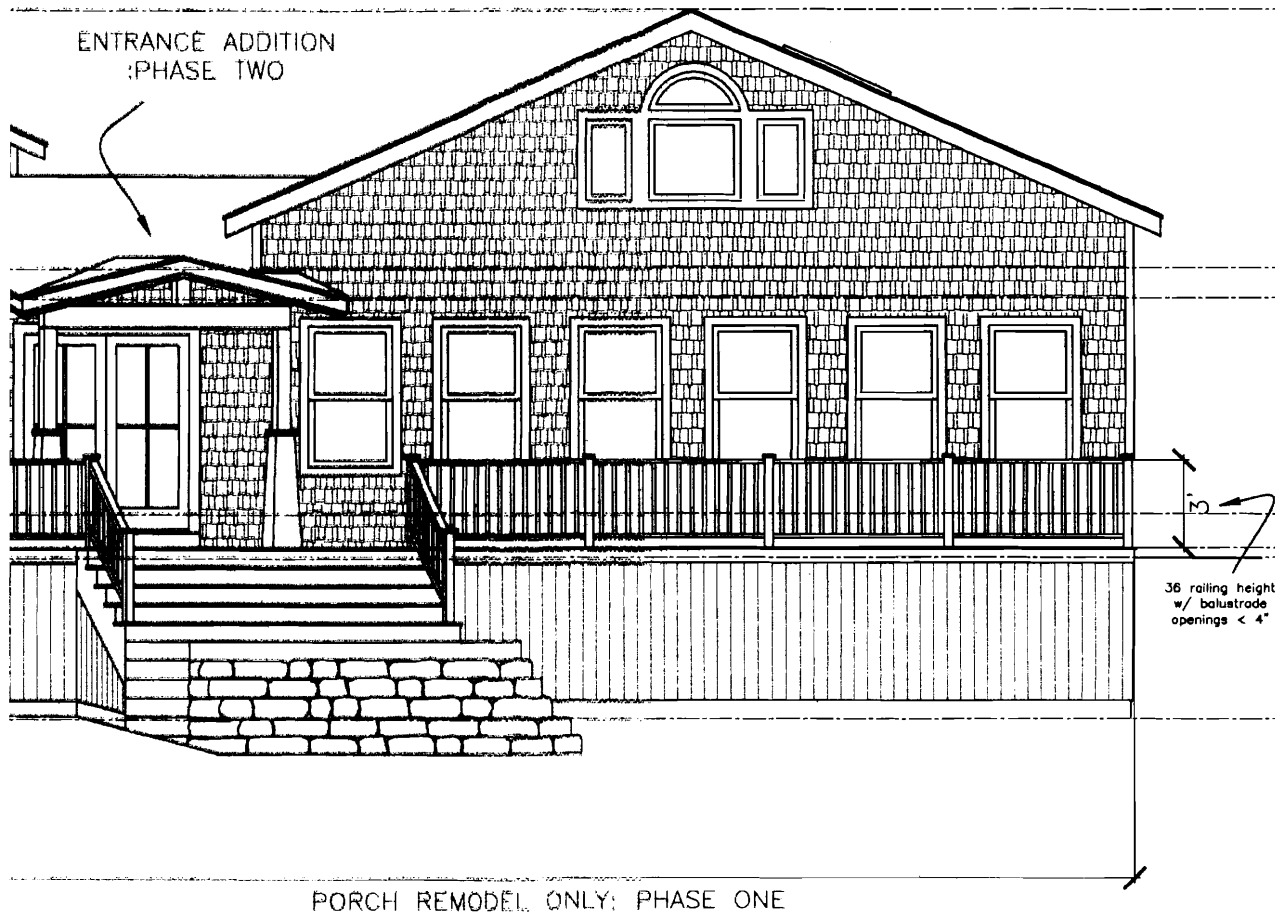
NOTES



A9

Rachel Conly  
Architectural Design

Proposed West  
Elevation



PROJECT

Stout Residence

DATE

REVISED

11.24.08

SCALE

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

DRAWN BY

Rachel

NOTES

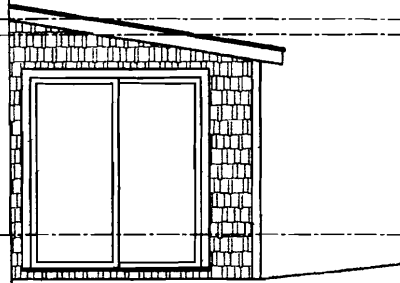
A10



Rachel Conly  
Architectural Design

Proposed Porch  
Framing

EXISTING HOUSE



PROJECT

Stout Residence

DATE

REVISED

11.24.08

SCALE

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

DRAWN BY

Rachel

NOTES

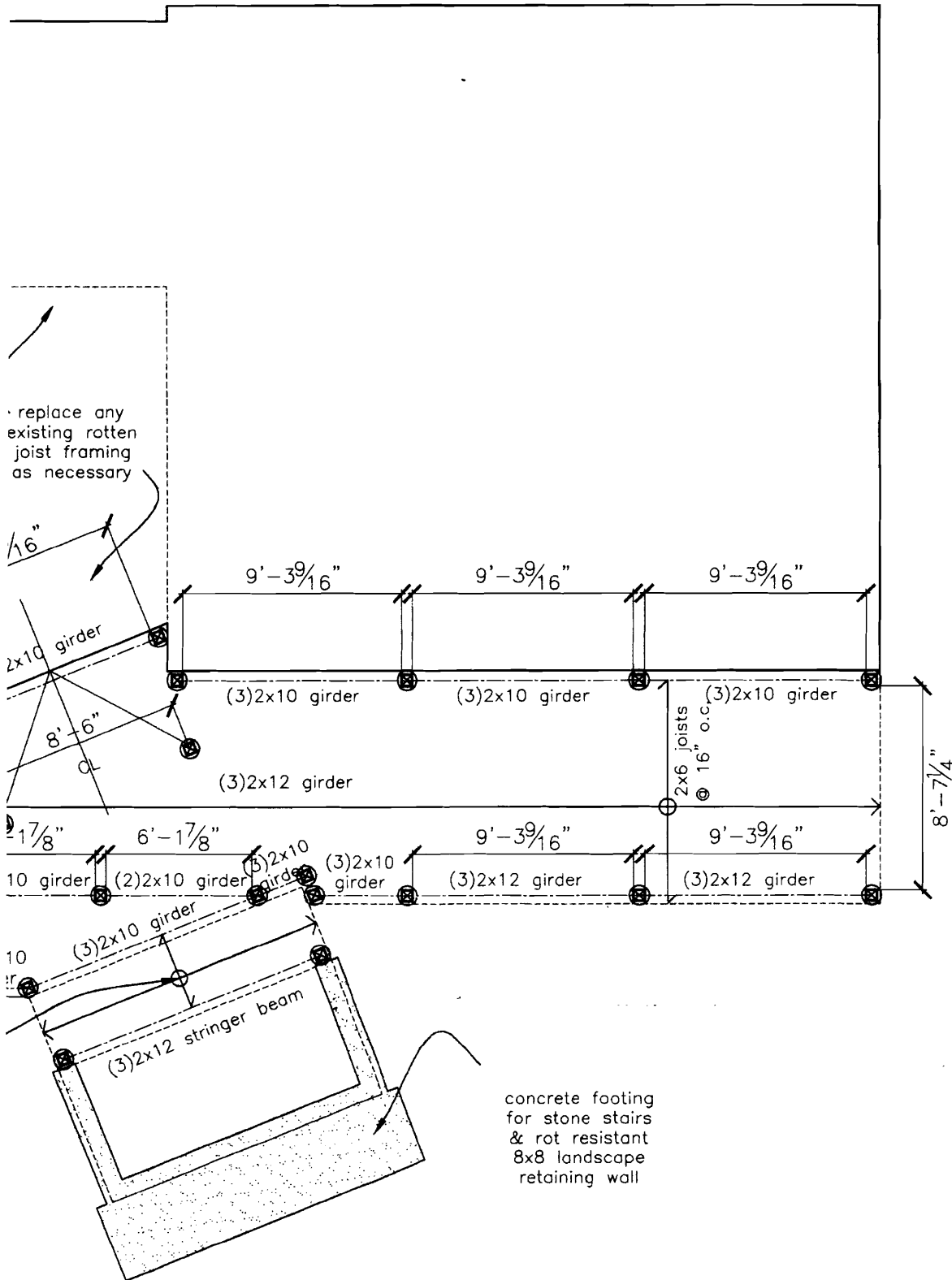
A11

NOTE:

1. ALL POSTS ARE 6X6 ON 10" SONOTUBE FOOTINGS 4'-0" BELOW GRADE OR PINNED TO LEDGE.
2. ALL FOUNDATION FRAMING TO BE OF ROT RESISTANT WOOD IF LOCATED WITHIN 18" OF GRADE.

Rachel Conly  
Architectural Design

Proposed Porch  
Framing



PROJECT

Stout Residence

DATE

REVISED

11.24.08

SCALE

1/4" = 1'-0"

DRAWN BY

Rachel

NOTES



A12