

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

Location of Construction: 6 Cottage Rd Peaks Island		Owner: Meredith Oliver	Phone: 761-3875	Permit No: 990117
Owner Address: 30 Bancroft St Ptd		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Meredith Oliver		Address: 30 Bancroft St Ptd 04102		Phone: 761-3875
Past Use: Abandoned	Proposed Use:	COST OF WORK: \$ 1000	PERMIT FEE: \$ 25.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: FEB 16 1999 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Demo building		Signature:	Signature:	Zone: IR-2 CBL: 092-B-005
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: OK with condition 2/12/99 Special Zone or Reviews: <input type="checkbox"/> Shoreland NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone 2-12-99 <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: SP	Date Applied For: February 10, 1999			

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

EXPIRED

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: February 10, 1999	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

3
 NW/TE

BUILDING PERMIT REPORT

DATE: 13 February 1999 ADDRESS: 6 Cottage Rd. P.I. CBL 092-E-005
REASON FOR PERMIT: Demo building
BUILDING OWNER: Meredith Oliver
CONTRACTOR: Chad Oliver
PERMIT APPLICANT: owner
USE GROUP Abandoned BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *31, *32

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)
- 2.5 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
- 2.6 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)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. 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.
5. 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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and 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". Use Group R-3 shall not be less than 30", but not more than 38".) 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)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. 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)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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 1018.6)

13. 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
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. 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
16. 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 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be 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

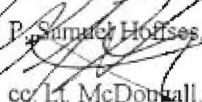
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

X 31. Owner or contractor must removed all demo. debris
From the Island at owners or contractor expense

X 32. All demo. shall be done in accordance with sections 110.0 & 3310.0
of the building code -

33. _____


P. Samuel Hoffses, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

LAND USE - ZONING REPORT

ADDRESS: 6 Cottage Rd - PI DATE: 2/12/99

REASON FOR PERMIT: Demolish building

BUILDING OWNER: Merideth Oliver C-B-L: 092-E005

PERMIT APPLICANT: Chad Oliver

APPROVED: with conditions DENIED: _____

#11, #12

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.

11. Other requirements of condition This Area shall be filled with loam and seeded over. Any change of use such as for parking shall require a separate permit for approvals.

12. The demolition of this building will void you of any "Grandfathered" rights for rebuilding. Any rebuilding on this site will require you to meet the zoning and building standards that are in effect at that time.

Marge Schmuckal, Zoning Administrator



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.

NOTE 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 (include Portion of Building) 6 COTTAGE RD. PEAKS ISLAND, ME			
Total Square Footage of Proposed Structure 336		Square Footage of Lot 3070	
Tax Assessor's Chart, Block & Lot Number Chart# 92 Block# E Lot# 5		Owner: KATHI COMBEY MIRREATH OLIVER	Telephone#: 761 3875
Owner's Address: 30 BANCROFT ST PORTLAND		Lessee/Buyer's Name (If Applicable) NA	Cost Of Work: \$ 1000 Fee \$ 25
Proposed Project Description: (Please be as specific as possible) DEMOLISH 14 X 24' 2 STORY WOOD FRAME BUILDING.			
Contractor's Name, Address & Telephone CHAD OLIVER 30 BANCROFT ST. 761 3875 pages 264 8920 PORTLAND 04102			Rec'd By
Current Use: ABANDONED		Proposed Use	

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, Ventilation and Air Conditioning) Installation must comply with the 1993 BOC A 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: 	Date: 2/6/99
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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



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME.
RECEIVED
FEB 21 1934

RECEIVED
FEB 21 1934

**City of Portland
Inspection Services Division
Demolition Call List**

Site Address: 6 COTTAGE Rd. PEAKS ISLAND ME Owner: Meredith Oliver
CHAD OLIVER
 Structure Type: 2 STORY WOOD FR. Contractor: SAME
Summer Cottage

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>JANE</u> 2/2/99
NYNEX	878-7000	<u>PAUL CAINE</u> 2/2/99
Northern Utilities	797-8002 X6241	<u>SMALL</u> 2/2/99
Portland Water District	761-8310	<u>KEVIN SHIHARA</u> 2/2/99
Public Cable Co.	775-3431 X257	<u>DRYER GILBERT</u> 2/2/99
Dig Safe*** <u>Assigned M.</u>	1-888-344-7233	<u>KEVIN # 1999 0601 751</u> 2/2/99

***(After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(<u>J. DiPaolo</u>)	874-8300 X8467	<u>JIM</u> 2/2/99
DPW/Traffic Division(K. Doughty)	874-8300 X8437	<u>LARRY ASH</u> 2/2/99
DPW/Forestry Division(J. Turling)	874-8300 X8389	<u>JEFF</u> 2/2/99
DPW/Sealed Drain Permit(C. Merritt)	874-8300 X8822	<u>Carol Merritt</u> 2/2/99
Building Inspections(insp required)	874-8300 X8703	<u>Tom RANBURN</u> 2/2/99
Historic Preservation	874-8300 X8726	<u>DEB ANDREWS</u> 2/2/99
Fire Dispatcher	874-8300 X8676 8900	<u>MIKE</u> 2/2/99

✓ Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>ED ANTZ</u> 2/2/99

U.S. EPA Region I - No phone call required. Just mail copy of State notification to:

Demo/Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Meredith Oliver DATE: 2/2/99
CHAD OLIVER
Meredith Oliver

- letters to clutter + ques.
- Pre
- ~~photo~~

Tom Rainwater
874 8709

4 February 1999

Mr. Pandolfi
91 Nelson Road
Georgetown, MA 01833

Dear Mr. Pandolfi:

Per the City of Portland Inspection Services permit requirements, this will serve as notice to you, an abutter, proposed demolition of the former "Lemon" cottage at 6 Cottage Road, Peaks Island, Maine.

Sincerely,



Chad and Meredith Oliver
30 Bancroft Street
Portland, ME 04102
207-761-3875



4 February 1999

Mrs. Jean Rook
11 High Point Road
Scarborough, ME 04074

Dear Mrs. Rook:

Per the City of Portland Inspection Services permit requirements, this will serve as notice to you, an abutter, proposed demolition of the former "Lemon" cottage at 6 Cottage Road, Peaks Island, Maine.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chad and Meredith Oliver". The signature is written in a cursive style with a large initial 'C' and 'M'.

Chad and Meredith Oliver



038736

Know all Men by these Presents,

That WE, WINIFRED POULIOT, EDWARD LEMON, ROBERT LEMON and CAROL BIRON, whose mailing address is c/o Robert Lemon, 4 Chamberlain Drive, Bellingham, Massachusetts 02109, in consideration of One Dollar (\$1.00) and other good and valuable considerations, paid by MEREDITH OLIVER, of 30 Bancroft Street, Portland Maine 04102, and KATHI J. CONLEY, of 19 Forest Ridge Road, Weston, Massachusetts 02193, the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Meredith Oliver and Kathi J. Conley, as tenants in common, their heirs and assigns forever, the following described real estate:

A certain lot or parcel of land with the buildings thereon, situated at Peaks Island in Portland, County of Cumberland and State of Maine at the northeastern end thereof near Evergreen Landing, so-called, and bounded and described as follows, to wit:

Beginning in that division boundary known as Pasture Line at the northeast corner of land set off to Quincy M. Sterling, and running south fifty-two degrees east by said Pasture Line thirty-five (35) feet to a stake and land set off to Philena B. Sterling; thence south forty-three and one-quarter degrees west by said Philena's land, ninety and three-tenths (90.3) feet to a stake set in the northerly side line of a proposed road or way twenty (20) feet wide, known as the Cottage Road; thence north fifty-six and one-half degrees west by said Cottage Road thirty-three (33) feet to a stake and land of said Quincy, and from thence north forty-two and one-quarter degrees east by said Quincy land ninety-two and three-quarters (92 3/4) feet to a point beginning. Said to contain 3070 square feet. Being lot number five (5) in a deed from Quincy M. Sterling et als, to Marjori B. Erman, dated February 14th, 1902, and recorded in Cumberland County Registry of Deeds in Book 719, Page 317. Being the same premises conveyed to Henry J. Lemon and Irene L. Lemon as tenants in common, by Lawrence J. Welch by deed dated May 7, 1948, recorded in said Registry of Deeds in Book 1912, Page 477. See Cumberland County Probate Court Docket Numbers 89-648 and 89-689.

Being the same premises described in a Deed of Distribution from Carol Biron, Personal Representative of the Estates of Henry J. Lemon and Irene L. Lemon to Winifred Pouliot, Edward Lemon, Robert Lemon and Carol Biron dated August 21, 1989, recorded in said Registry of Deeds in Book 8891, Page 321.

Reference is also hereby made to a deed from Lola T. Stimson to Winifred Pouliot, Edward Lemon, Robert Lemon and Carol Biron dated September 24, 1993, recorded in said Registry of Deeds in Book 10982, Page 305.



To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Meredith Oliver and Kathi J. Conley, as tenants in common, their heirs and assigns forever.

And we do covenant with the said Grantees, their heirs and assigns, that we shall and will warrant and defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, we, the said Winifred Pouliot, Edward Lemon, Robert Lemon and Carol Biron, have hereunto set our hands and seals this 19th day of June, 1998.

Signed, Sealed and Delivered
in presence of

[Signature]

Winifred Pouliot
Winifred Pouliot

[Signature]

Edward Lemon
Edward Lemon

[Signature]

Robert M. Lemon
Robert Lemon

Carol Biron

Carol Biron
Carol Biron

STATE MAINE
Commonwealth of Massachusetts
CUMBERLAND, ss.

June 19, 1998

Personally appeared the above named Robert Lemon and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public ATTORNEY-AT-LAW

Name: TERRY G. ZICK

Comm. Exp. _____

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 JUN 19 PM 4:09

CUMBERLAND COUNTY

[Handwritten]




4 February 1999

Chad Oliver
30 Bancroft Street
Portland, ME 04102

Dear Chad:

Per the City of Portland Inspection Services permit requirements, as co-owners of the property, this letter will serve as authorization for you to demolish the former "Lemon" cottage at 6 Cottage Road, Peaks Island, Maine.

Sincerely,


Meredith R. Oliver









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