

**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: 04-0534	Issue Date: MAY 05 2004	CBL: 092 A008001
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Location of Construction: 622 Island Ave	Owner Name: Lasky Kathryn	Owner Address: 622 Island Ave	Phone: 766-2934
Business Name:	Contractor Name: Macy Orme	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: FR-2
Past Use: Single Family	Proposed Use: Single Family w/shed dormer	Permit Fee:	Cost of Work:
Shed dormer to expand existing bathroom, 9.99 s.f.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: JMB 5/5/04
		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: jmb	Date Applied For: 05/05/2004
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Zoning Approval		
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..	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland within 75' of H20M existing <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 5/5/04	<b>Zoning Appeal</b> <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:
	<b>Historic J'reservation</b> <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: JMB	

**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**  
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<b>Permit No:</b> 04-0509	<b>Date Applied For:</b> 04/29/2004	<b>CBL:</b> 027 A001001
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<b>Location of Construction:</b> 318 Cumberland Ave	<b>Owner Name:</b> October Corporation	<b>Owner Address:</b> 1 Canal Plz	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Langford & Low, Inc.	<b>Contractor Address:</b> PO Box 662 Portland	<b>Phone</b> (207) 797-5141
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Portland Public Market: Fish Market & Restaurant area: tenant fit-up	<b>Proposed Project Description:</b> Tenant fit-up for Fishmarket & restaurant
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 04/29/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>		
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 05/06/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>		
1) Special inspections of the steel segments of this construction is required. James Ellsworth from Langford and Lowe agrees to have the project engineer provide these services and provide inspection reports.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 05/03/2004
<b>Note:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>		
1) the sprinkler system shall be maintained to NFPA 13 standards			

**City of Portland, Maine - Building or Use Permit**  
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/29/2004  
**Note:**      **Ok to Issue:**

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<b>Location of Construction:</b> 622 Island Ave	<b>Owner Name:</b> Lasky Kathryn	<b>Owner Address:</b> 622 Island Ave	<b>Phone:</b> ( ) 766-2934
<b>Business Name:</b>	<b>Contractor Name:</b> Macy Orme	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	
<b>Proposed Use:</b> Single Family w/shed dormer		<b>Proposed Project Description:</b> Shed dormer to expand existing bathroom, 9.99 s.f.	

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 05/05/2004  
**Note:**      **Ok to Issue:**

- 1) Under the shoreland zone ordinance a 30% volume expansion is allowed. Under permit # 99-0539 an expansion was allowed. At that time 5,025.6 c.f. was allowed, and 1,472.0 c.f. Was expanded leaving 3,553.6 c.f. This permit is expanding 87.41 c.f., therefore, 3466.19 c.f. remains for the future expansion.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 05/05/2004  
**Note:**      **Ok to Issue:**

- 2) Separate permits are required for any new electrical or plumbing work.

per 1999 approved permit

# 99-0539

30% Expansion was allowed

5,025.6 CF was allowed

1,472.0 CF was added

Therefore

3,553.6 CF remains for Future expansion

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2004 Application to create dormer 6'8"  
in existing bathroom

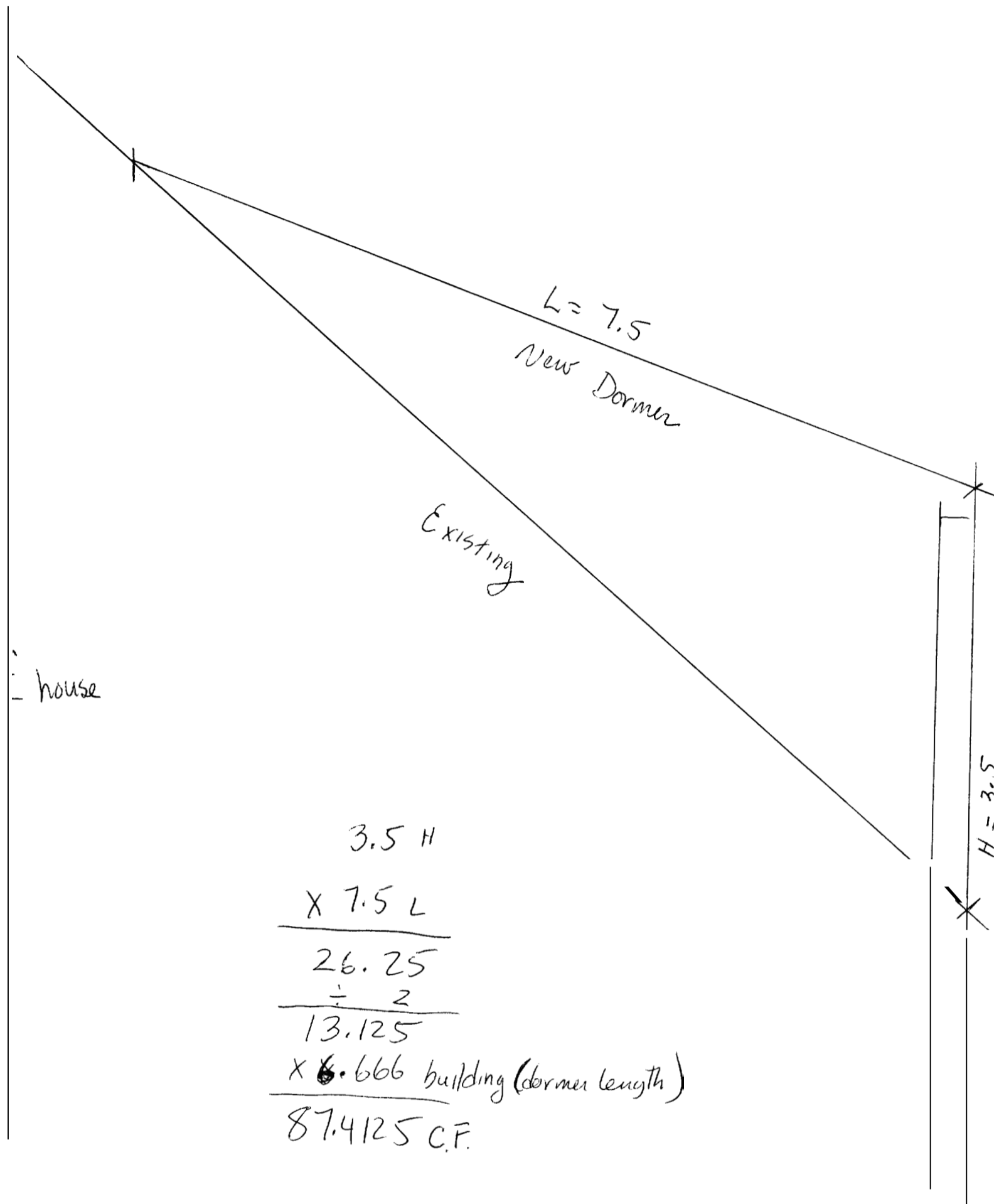
Volume expansion = 87.41 CF

3,553.60 CF

- 87.41

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3,466.19 CF remains



$$\begin{array}{r}
 3.5 \text{ H} \\
 \times 7.5 \text{ L} \\
 \hline
 26.25 \\
 \div 2 \\
 \hline
 13.125 \\
 \times 6.666 \text{ building (dormer length)} \\
 \hline
 87.4125 \text{ C.F.}
 \end{array}$$

# All Purpose 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>622 ISLAND AVE., PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure <u>9.99 SF</u>	Square Footage of Lot <u>11,675</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>092</u> Block# <u>A008001</u> Lot#	Owner: <u>KATHRYN LASKY</u>	Telephone: <u>766-2934</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>KATHRYN LASKY</u> <u>622 ISLAND AVE.</u> <u>PEAKS ISLAND</u> <u>766-2934</u>	Cost Of Work: \$ <u>3000</u> Fee: \$ <u>48.00</u>

Current use: SF Home

If the location is currently vacant, what was prior use: \_\_\_\_\_

Approximately how long has it been vacant: \_\_\_\_\_

Proposed use: Home

Project description: shed Dormer for existing bath

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Contractor's name, address & telephone: \_\_\_\_\_

Who should we contact when the permit is ready: APPLICANT (ABOVE)

Mailing address: \_\_\_\_\_

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. **PHONE:** 766-2934

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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: Kathryn Lasky | Date: 4/27/04

**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	092 A008001
<b>Location</b>	622 ISLAND AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	LASKY KATHRYN 622 ISLAND AVE

5/5 845  
KATHRYN

IR-2  
Shoreland

Panel 15

**Basement**  
Full

**dition**

490 or e,

**14/29/2004**



29 April 2004

Dear Jeannie Bourke:

When I brought these plans in yesterday in order to get a building permit, the woman at the counter said they were not acceptable. I am putting a dormer on a tiny bathroom (my only bathroom) which is on the second floor. I live in a very small cottage on Peaks Island built in 1910. There is no electrical or plumbing work that needs to be done. I just need a carpenter.

My carpenter is Macy Orme, here on Peaks Island. She will be calling you, for she doesn't understand why her drawings (which are to scale) are not appropriate. I thought I would drop these drawings off to you today (these are copies), so you would have something to refer to when Macy telephones. The woman at the counter was not specific about why they were not acceptable, but referred me to you or Tammy Munson (who I understand is on vacation).

I am a single woman and feel a bit intimidated acting as my own contractor, so to speak, and I would certainly appreciate any help you could give Macy and I. I have the form filled out that is to accompany the plans, but will wait until you and Macy have talked and she and I get it right. Thank you so very for your time and attention.

Cordially yours,

A handwritten signature in cursive script, appearing to read 'Kathryn Lasky'.

Kathryn Lasky  
622 Island Avenue  
Peaks Island, ME 04108  
766-2934

LAND USE - ZONING REPORT

ADDRESS: 622 Island Ave DATE: 5/25/99  
REASON FOR PERMIT: replace existing porch & screen in  
BUILDING OWNER: Katherine Lasky C-B-L: 92-A-8-10-23  
PERMIT APPLICANT: Jim Pelletier  
APPROVED: with conditions DENIED: \_\_\_\_\_  
#1, #6, #11

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 Since you are Shoreland Zoning, you are limited in your expansion and screening-in area. If there are any changes to this application, you must contact this office before doing the work.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator

Applicant: Jim Pelletier

Date: 5/25/99

Address: 622 Island Ave

C-B-L: 92-A-8, 10, 23

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work -

replace porch & screen in the porch (Adding Volume)  
existing pilings  
extend toward street not water

Sevage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height - porch extension

Lot Area -  $10 \times 8 = 80'$

Lot Coverage/ Impervious Surface -

Area per Family -  $23 \times 8 \times 8 = 1472'$

Off-street Parking -

Landing Buys -

Site Plan -

Shoreland Zoning/ Stream Protection -

Within 75' of high water mark  
30% rule applies

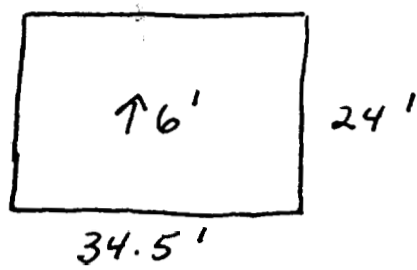
Flood Plains - MAP 15  
Panel

1st floor	41' x 23' = 943'	75'
2nd floor	19.5' x 32' = 624'	460'
	18' x 32' x 8' = 1567'	121'
Basement	23' x 32' = 736'	460'
TOTAL	2303'	1675'
	x 30% =	x 30%
	690.9' Added only	5025.1' extra

No other permits  
- unincorporated

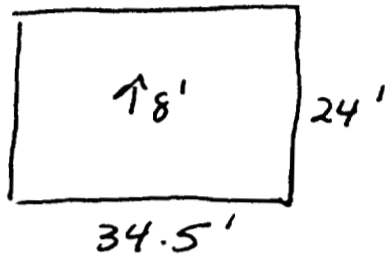
Volume + Square Foot  
Measurements: House

Basement



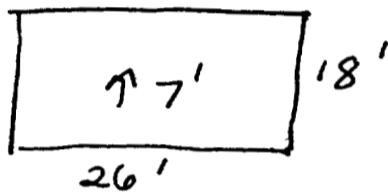
$$\begin{aligned} \text{Sq. ft.} &= 828 \text{ sq. ft.} \\ \text{Vol.} &= 4,968 \end{aligned}$$

1<sup>st</sup> floor



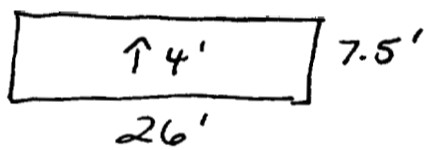
$$\begin{aligned} \text{Sq. ft.} &= 828 \text{ sq. ft.} \\ \text{Vol.} &= 6,624 \end{aligned}$$

2<sup>nd</sup> floor



$$\begin{aligned} \text{Sq. ft.} &= 468 \text{ sq. ft.} \\ \text{Vol.} &= 3,276 \end{aligned}$$

attic crawl space

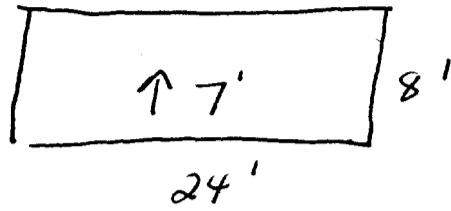


$$\begin{aligned} \text{Sq. ft.} &= 195 \text{ sq. ft.} \\ \text{Vol.} &= 3,195 \end{aligned}$$

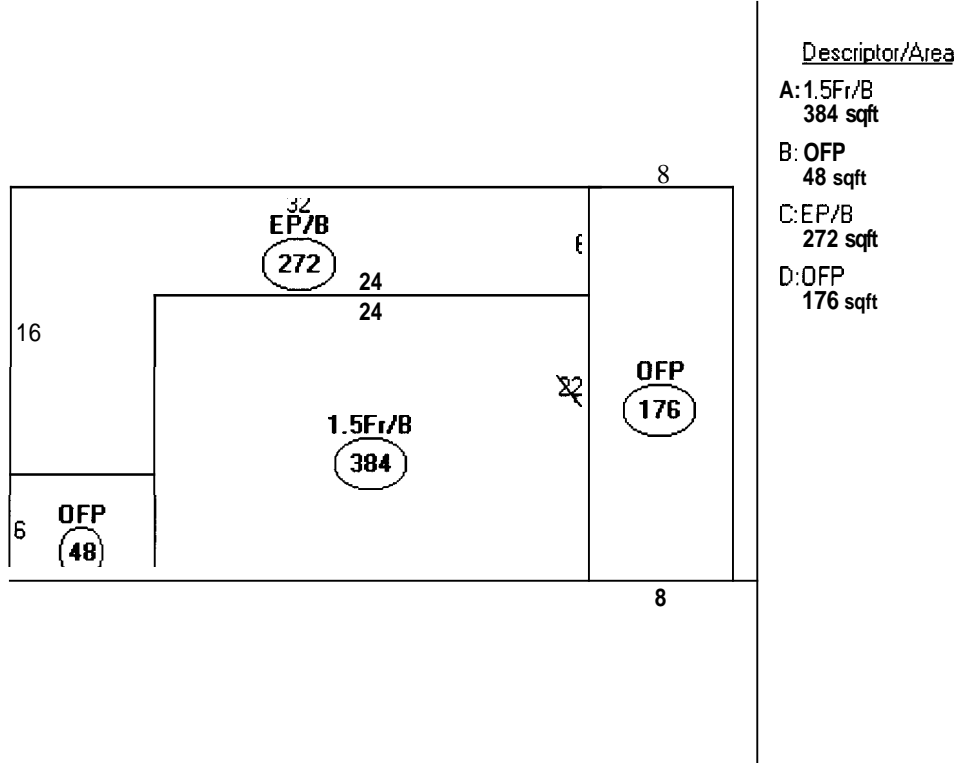
$$\begin{aligned} \text{Total sq. ft.} &= 2319 \text{ sq. ft.} \times 30\% = 695.7 \text{ \#} \\ \text{Total volume} &= 18,063 \times 30\% = 5418.9 \text{ cubic feet} \end{aligned}$$

Volume & Square Foot  
Measurements : New screen  
porch

Screen porch



$$\begin{aligned} \text{Sq. ft.} &= 192 \text{ Sq. ft.} \\ \text{Vol.} &= 1344 \end{aligned}$$





<http://www.portlandassessor.com/images/pictures/0127801.jpg>

04/29/2004

# BUILDING PERMIT INSPECTION PROCEDURES

Please call **(874-8703 or 874-8693)** 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.

JB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.~~

NA Footing/Building Location Inspection; Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/~~Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

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.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Kathryn Lass  
Signature of Applicant/Designee

5/5/04  
Date

Glenn Bonka  
Signature of Inspections Official

5/5/04  
Date

CBL: 92-A-8

Building Permit #: 04-0534



CITY OF PORTLAND

PERMIT TO WORK

Please Read Application And Notes, If Any, Attached

MAY 05 2004  
Permit Number: 040514  
CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

This is to certify that Lasky Kathryn/Macy Orme  
has permission to Shed dormer to expand existing bathroom 9.99 s.f.  
AT 622 Island Ave 092 A008001

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 when permission is procured before this building or part thereof is altered or closed-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 \_\_\_\_\_  
DepartmentName

*Jeanie Bank* 5/5/04  
Director, Building & Inspection Services

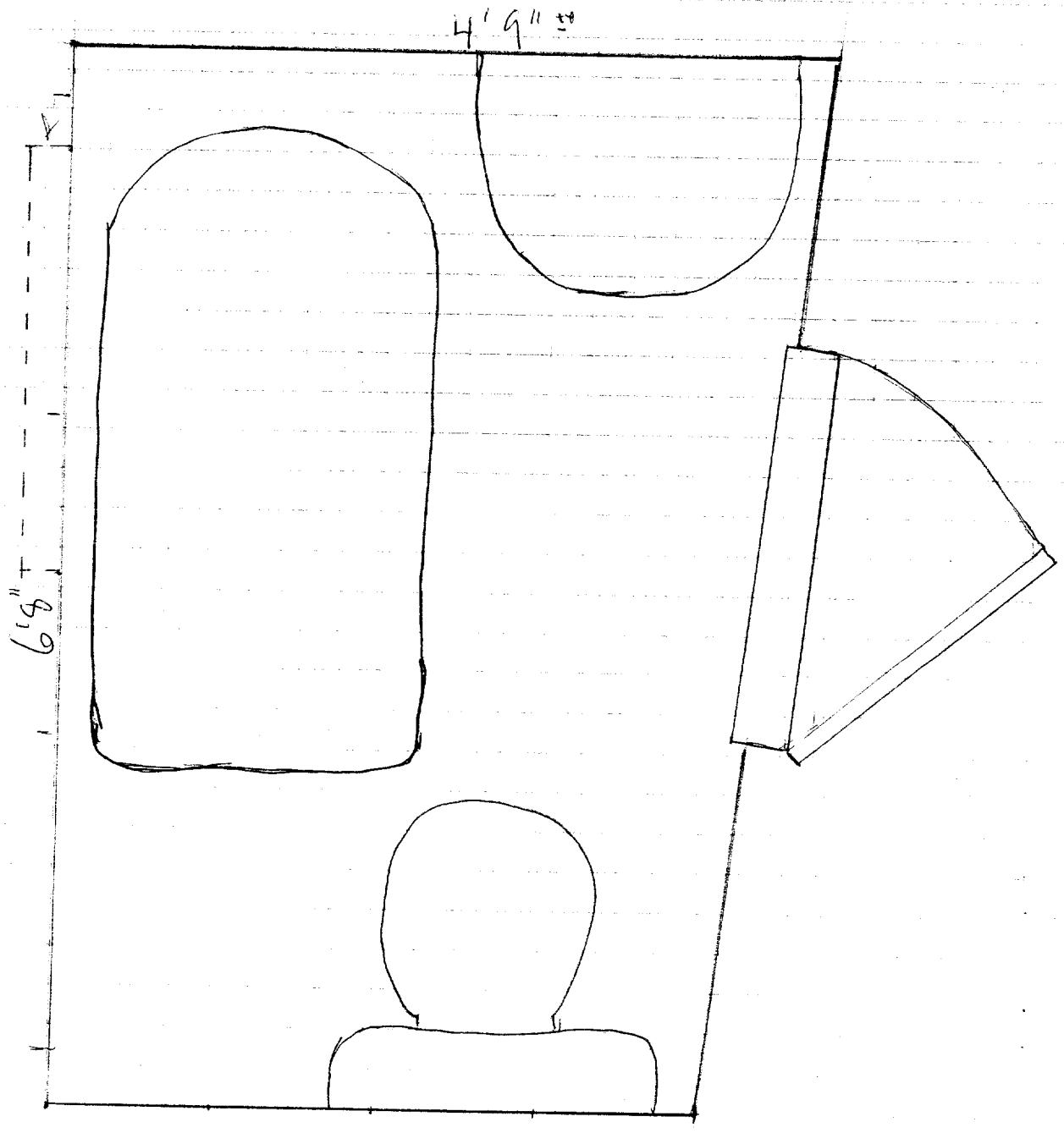
PENALTY FOR REMOVING THIS CARD

*[Faint, illegible text]*

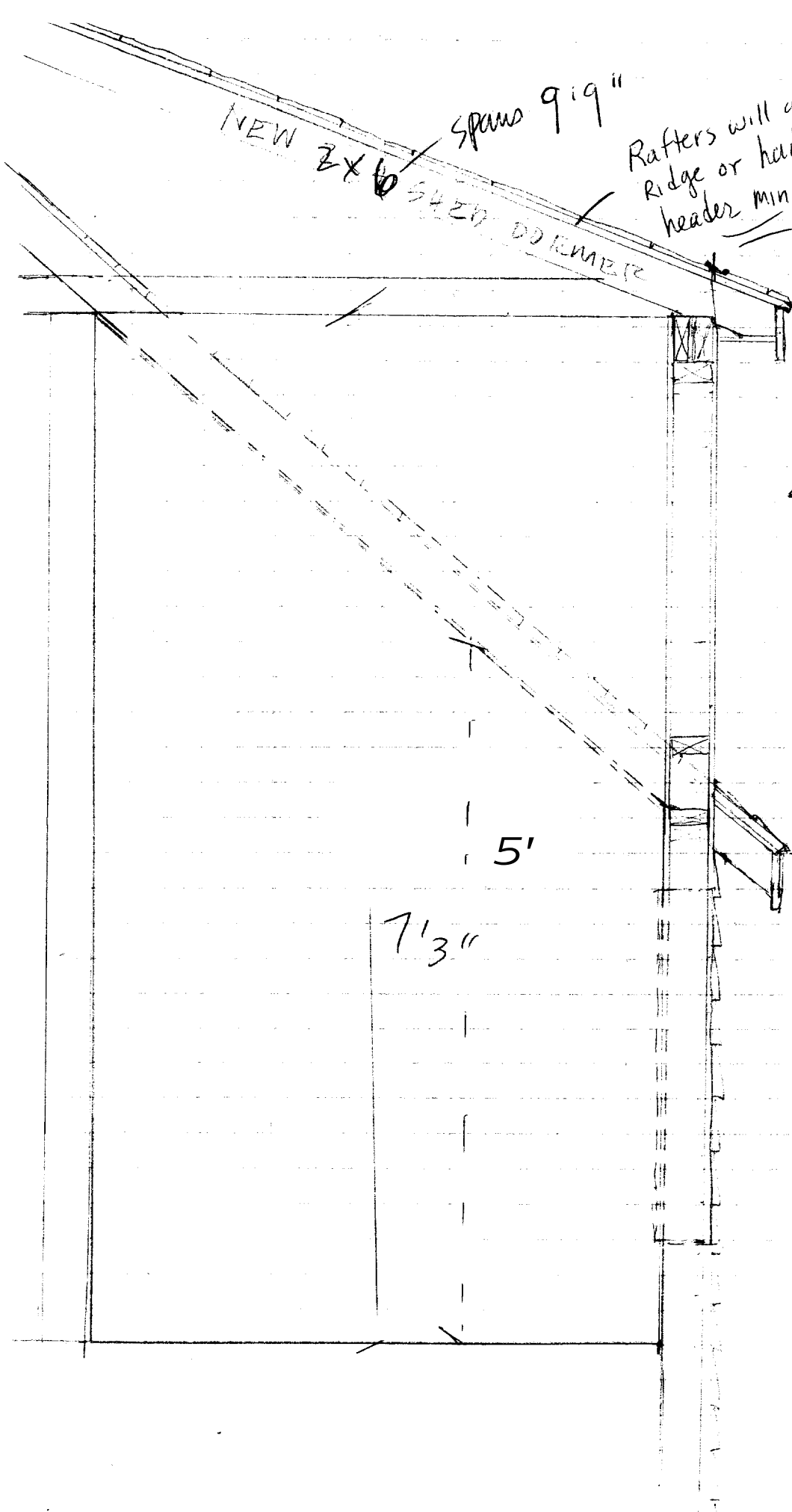
*[Faint, illegible text]*

PLAN

- REMOVE EXISTING WINDOW
- ADD 3 AWNING WINDOWS IN NEW SHED DORMER
- ALL INT. FIXTURES REMAIN



LASKY Peaks Island  
06/30/03  
Dormer drawing 1  
scale 1/4" = 1'-0"



NEW 2x6 spans 9'9"

Rafters will go to Ridge or hang on header min 2x8

3 AWNING WINDOW IN NEW WALL  
 TRY 24x30  
 or 18x24

will be Tempered if < 60" from Tub standing

SIDE SECTION

5'

7'3"

EXISTING = DOTTED ---

Scale:  
 1" = 1'-0"

LASKY drwg (2)