

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

Location of Construction: 106A c 25 Spring Cove Ave- Cushing Isl		Owner: Margaret Sullivan		Phone:		Permit No: 961173	
Owner Address: 16 McCall Rd- Winchester MA		Leasee/Buyer's Name: 01890		Phone:		Business Name: <i>call for ph top</i>	
Contractor Name: Waltman & Company		Address: 19 Pleasant St- Yarmouth ME		Phone: 04096 846-3810		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:                  NOV 27 1996  <b>CITY OF PORTLAND</b> </div>	
Past Use: 1-fam dwlg		Proposed Use: 1-fam w addtn		<b>COST OF WORK:</b> \$ 163,500			
Proposed Project Description:  construct addition & rebld deck (larger)		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group <i>R3</i> Type <i>50</i>		<b>Zone:</b> <i>IR-1</i> <b>CBL:</b> <i>106A-C-25</i>	
				Signature: _____ Date: _____		<b>Zone Approval:</b> <i>OK 11/26/96</i> <b>Special Zone or Reviews:</b> <input checked="" type="checkbox"/> Shoreland <i>within it but</i> <input checked="" type="checkbox"/> Wetland <i>129.18' from high water</i> <input type="checkbox"/> Flood Zone <i>→ no</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 11/20/96		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<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	

1. This permit application doesn't 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..

**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 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: *[Signature]* ADDRESS: \_\_\_\_\_ DATE: *11/20/96* PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: *11/21/96*

*[Signature]*

CEO DISTRICT 6

*m. LEARY*

Location of Construction: 105A C 25 Spring Cove Ave- Cushing Isl		Owner: Margaret Sullivan		Phone:		Permit No: 961173	
Owner Address: 15 McCall Rd- Winchester VA 01390		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Haltman & Company		Address: 19 Pleasant St- Yarmouth ME 04096		Phone: 346-3810		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>NOV 27 1996</b> </div>	
Past Use: l-fam dwlg		Proposed Use: l-fam w addtn		<b>COST OF WORK:</b> \$ 163,500		<b>PERMIT FEE:</b> \$ 340	
Proposed Project Description:  construct addition & rebl'd deck (larger)		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: 3 Type: 7 Signature: [Signature]		<b>CITY OF PORTLAND</b> Zone: CBL:	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: Date:		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <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"/>	
Permit Taken By: L Chase		Date Applied For: 11/20/96					

1. This permit application doesn't 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: 11/20/96

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 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: 11/20/96	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**CEO DISTRICT**

6

COMMENTS

4-24-97 This job is just about completed. Doing excellent work

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

# BUILDING PERMIT REPORT

DATE: 27 Nov 96 ADDRESS: Spring Cove Ave. Cushing Is.

REASON FOR PERMIT: To Construct addition & rehd. deck -

BUILDING OWNER: Margaret Sullivan

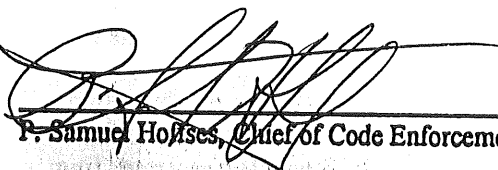
CONTRACTOR: Waltman & Company

PERMIT APPLICANT: Cont. APPROVAL: X1 X2 X5 X6 X7 X8  
DENIED: X4 X13

## CONDITION OF APPROVAL OR DENIAL

- X1. 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)
- X2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. 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)
- X5. Guardrail & 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.
- X6. Headroom in habitable space is a minimum of 7'6".
- X7. 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.
- X8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X9. Every sleeping room below the fourth story in buildings of use Groups S 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.
10. 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.
11. 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.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- X13. 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 19, 919.3.2 (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
14. 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)  
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.

- 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 16. The Sprinkler System shall maintained to NFPA #13 Standard.
- 17. 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)
- 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 19. 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".
- 20. 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.
- 21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 22. ~~Your application for~~ This proposed work didn't have any structural plans - Please submit these plans for approval before work begins
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_

  
P. Samuel Hoises, Chief of Code Enforcement

cc: Lt. McDougall, PFD

Applicant: Jeffrey Flynn?

Date: 11/26/96

Address: Spring Cove Ave, Cushing Island

C-B-L: 106A-C-25

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Single family

Zone Location - IR-1

Interior or corner lot - Construct Addition & enlarge deck

Proposed Use/Work -

Sewage Disposal - No New bedrooms per Architect

Lot Street Frontage - all

Front Yard - 30' min - 94' shown

Rear Yard - 30' min - 129.18' shown

Side Yard - 20' min - 33' on closest side shown

Projections -

Width of Lot - 100' min - 350'± shown

Height - 35' MAX

Lot Area -

2.0 Acres

Lot Coverage/ Impervious Surface - 20%.

Area per Family -

Off-street Parking - all

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - within 250' but structure is 129.18' but from high water mark

Flood Plains - Zone C - Panel 15 or ~~14~~

Spring Cove → very difficult to determine placement - however, where I placed on either one shows A Zone C (129' from high water mark)

Earlier permits on microfiche

City of Portland, Maine  
Inspections Division

Permit Log Report

Application Date Between 1/1/1998 And 9/15/2010

on computer

Permit #	Status	Appl Dat	IssueDate	Owner Name	Contractor Name	EstimatedCost
<b>Parcel Id 106A A002001 OTTAWA AVE</b>						
Permit Type: Plumb Permit - New Plumbing						
20018087	Open	09/25/2001	09/25/2001	Bond Christopher A	Bond Christopher A	\$0.00
<b>Parcel Id 106A A00200101 Ottawa Avenue</b>						
Permit Type: Building Permit - Single Family New Single Family						
010124	Open	01/25/2001	02/22/2001	Bond, Christopher & Linda	Beaulieu's Construction Co.	\$100,000.00
<b>Parcel Id 106A A004 Shore Rd.</b>						
Permit Type: Electrical Permit - Electrical Miscellaneous						
20014893	Closed	09/13/2001	09/13/2001	Trust; Gregg		\$0.00
<b>Parcel Id 106A A011001 SHORE RD</b>						
Permit Type: ExtPI Permit - First Time System						
20066017	Expired	08/21/2006	08/22/2006	EMPSON JOSHUA CHRISTOPHE	Josh Empson	\$0.00
Permit Type: ExtPI Permit - First Time System						
20106006	Open	06/28/2010	06/30/2010	Empson Joshua Christopher	Empson Joshua Christopher	\$0.00
Permit Type: Building Permit - Single Family 2030 sf seasonal dwelling						
061221	Open	08/18/2006	10/16/2006	EMPSON JOSHUA CHRISTOPHE	Neil Tyson	\$375,000.00
Permit Type: Plumb Permit - New Plumbing						
20098002	Open	02/04/2009	02/04/2009	EMPSON JOSHUA CHRISTOPHE		\$0.00
Permit Type: Electrical Permit - Electrical Miscellaneous						
20094249	Open	05/08/2009	05/08/2009	EMPSON JOSHUA CHRISTOPHE		\$0.00
Permit Type: Electrical Permit - Electrical Miscellaneous						
20094250	Open	05/08/2009	05/08/2009	EMPSON JOSHUA CHRISTOPHE		\$0.00
<b>Parcel Id 106A A019001 SHAMROCK LN</b>						
Permit Type: Building Permit - Additions - Dwellings add 4'9" x 2'10" addition on the back of the house and go up						
061110	Closed	07/28/2006	11/16/2006	MORE JOHN H & LIVEZEY H	JASON RYAN CARPENTRY	\$30.00
Permit Type: Electrical Permit - Electrical Miscellaneous						
20084225	Closed	04/09/2008	04/09/2008	MORE JOHN H & LIVEZEY H		\$0.00
Permit Type: Plumb Permit - New Plumbing						
20078188	Closed	07/17/2007	07/17/2007	MORE JOHN H & LIVEZEY H	Michael Beaudoin	\$0.00
Permit Type: Electrical Permit - Electrical Miscellaneous						
20024718	Closed	08/27/2002	08/27/2002	MORE JOHN H &		\$0.00
<b>Parcel Id 106A AB00600101 Cellar Point, Cushing Island</b>						
Permit Type: Building Permit - Building Miscellaneous Restoration of an 1880's Gazebo						
001238	Open	10/27/2000	11/01/2000	Conservation Corporation	Taggart, Taggart, Peter	\$30,000.00

**City of Portland, Maine**  
**Inspections Division**  
**Permit Log Report**  
**Application Date Between 1/1/1998 And 9/15/2010**

Permit #	Status	Appl Dat	IssueDate	Owner Name	Contractor Name	EstimatedCost
<b>Parcel Id 106A B002001 SHORE RD Cushing Island</b>						
Permit Type: ExtPI Permit - Replacement System						
20096005	Open	09/21/2009	09/24/2009	NOLAN JONATHAN W & ETALS	Albert Frick	\$0.00
<b>Parcel Id 106A B003 Shore Rd.</b>						
Permit Type: Electrical Permit - Electrical Miscellaneous						
20014513	Closed	05/18/2001	05/18/2001	McCarthy; Jane		\$0.00
<b>Parcel Id 106A B00300101 Shore Rd</b>						
Permit Type: Building Permit - Additions - Dwellings 8x14 addition to existing structure						
001097	Open	09/25/2000	09/28/2000	McCarthy, Jane	Kurt Becker	\$4,800.00
<b>Parcel Id 106A C008001 SPRING COVE AVE</b>						
Permit Type: Electrical Permit - Electrical Miscellaneous						
20024489	Open	06/18/2002	06/18/2002	CHASE ROBERT I		\$0.00
<b>Parcel Id 106A C011001 OTTAWA AVE</b>						
Permit Type: ExtPI Permit - Replacement System						
20076009	Open	06/02/2008	06/04/2008	MESERVE JOHN E & RICHARD	Meserve Trust / John Meserve	\$0.00
<b>Parcel Id 106A C018001 SHORE RD Cushing Island (#72)</b>						
Permit Type: Building Permit - Alterations - Dwellings replacement of existing stone retaining wall						
081037	Open	08/21/2008	09/12/2008	THAYER PHILIP K ETALS	Bruce Sullivan	\$47,000.00
<b>Parcel Id 106A C025001 SPRING COVE AVE</b>						
Permit Type: ExtPI Permit - Replacement System						
20076010	Open	06/04/2008	06/04/2008	SULLIVAN MARGARET & FRAN	Margaret Sullivan	\$0.00
<b>Parcel Id 106A E002 Landing Post Office</b>						
Permit Type: Electrical Permit - Electrical Miscellaneous						
20004519	Closed	06/15/2000	06/15/2000	; Cushing Island Assoc.		\$0.00
<b>Parcel Id 106B C001001 OTTAWA AVE</b>						
Permit Type: Electrical Permit - Electrical Miscellaneous						
20045157	Open	10/28/2004	10/28/2004	TENNEY HARRAL S II		\$0.00
<b>Parcel Id 106C A025001 Off Jackson Ave, Cushing</b>						
Permit Type: Building Permit - Single Family NEW SINGLE FAMILY 1,848SQFT W/2 DECKS 12'X20 &						
020203	Open	03/08/2002	05/14/2002	Oxman Jon S &	JASON RYAN CARPENTRY	\$160,000.00
Permit Type: Electrical Permit - Electrical Miscellaneous						
20034346	Open	04/22/2003	04/22/2003	OXMAN JON S &		\$0.00
Permit Type: ExtPI Permit - First Time System						
20026002	Pending	03/11/2002		Oxman Jon S &	Oxman Jon S &	\$0.00



**City of Portland, Maine**  
**Inspections Division**  
**Permit Log Report**  
**Application Date Between 1/1/1998 And 9/15/2010**

Permit #	Status	Appl Dat	IssueDate	Owner Name	Contractor Name	EstimatedCost
<b>Parcel Id 106C A025001 Off Jackson Ave, Cushing</b>						
Permit Type: Plumb Permit - New Plumbing						
20038146	Open	05/05/2003	05/05/2003	Oxman Jon S &	Oxman Jon S &	\$0.00
Permit Type: Electrical Permit - Electrical Miscellaneous						
20024517	Open	06/25/2002	06/25/2002	OXMAN JON S &		\$0.00
<b>Parcel Id 106C A027001 Off Whitehead Ave</b>						
Permit Type: Building Permit - Additions - Dwellings Build 16' X 24' Seasonal Cottage.						
011028	Denied	08/20/2001		Murray Peter L	Davis Woodworking	\$28,300.00
Permit Type: Electrical Permit - Electrical Miscellaneous						
20044419	Open	05/10/2004	05/10/2004	MURRAY PETER L		\$0.00
Permit Type: Plumb Permit - New Plumbing						
20048165	Open	05/11/2004	05/11/2004	Murray Peter L	Murray Peter L	\$0.00
Permit Type: Building Permit - Additions - Dwellings add dormer & new partition						
061303	Open	09/07/2006	10/24/2006	MURRAY PETER L	Mill Creek Builders	\$15,000.00
Permit Type: Electrical Permit - Electrical Miscellaneous						
20064968	Pending	10/31/2006	10/31/2006	MURRAY PETER L		\$0.00
Permit Type: Building Permit - Alterations - Dwellings build 12' x 16' deck and one dormer						
040355	Closed	04/06/2004	04/16/2004	Murray Peter L	Mill Creek Builders	\$14,000.00
<b>Parcel Id 106C B002001 WHITEHEAD AVE</b>						
Permit Type: Electrical Permit - Electrical Miscellaneous						
20084754	Open	10/15/2008	10/15/2008	HEWITT ELIZABETH C ETALS		\$0.00
<b>Parcel Id 106C B013001 SPRING COVE AVE</b>						
Permit Type: Electrical Permit - Electrical Miscellaneous						
20024801	Open	09/23/2002	09/23/2002	CUSHINGS ASSOCIATES INC		\$0.00
<b>Parcel Id 106C B019 Whitehead Ave</b>						
Permit Type: Electrical Permit - Electrical Miscellaneous						
20004404	Closed	05/10/2000	05/10/2000	Spencer, Richard		\$0.00
<b>Parcel Id 106C B019001 Whitehead Ave - C. I.</b>						
Permit Type: Building Permit - Additions - Dwellings Addition of 3 Season Enclosed Porch						
030393	Open	04/18/2003	05/21/2003	Spencer Richard A	Philip Payson	\$42,000.00
<b>Parcel Id 106C B01900101 Whitehead Ave</b>						
Permit Type: interior reno						
000293	Open	03/31/2000	04/11/2000	Spencer, Richard	Thomas Connolly	\$4,000.00

**City of Portland, Maine**  
**Inspections Division**  
**Permit Log Report**  
**Application Date Between 1/1/1998 And 9/15/2010**

Permit #	Status	Appl Dat	IssueDate	Owner Name	Contractor Name	EstimatedCost
<b>Parcel Id 106C B01900101 Whitehead Ave</b>						
Permit Type:	Building Permit - Sheds				Shed for garden tools	
000562	Closed	05/19/2000	05/26/2000	Spencer, Richard		\$3,000.00
<b>Parcel Id 106C D029001 SPRING COVE AVE</b>						
Permit Type:	Building Permit - Additions - Dwellings				build a screen porch on side of home	
060448	Open	04/05/2006	05/03/2006	NIELSEN SUSAN	Gulf of Maine Custom Homes	\$27,762.00
<b>Parcel Id 106C D032001 Spring Cove Ave</b>						
Permit Type:	Building Permit - Additions - Commercial				build 18' x 92' boat landing	
090760	Open	07/20/2009	08/12/2009	Cushings Associates Inc	City of Portland	\$100,000.00
<b>Total Permits For Report Period: 42</b>					<b>Total Estimated Cost:</b>	<b>\$950,892.00</b>