



(E) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

1937

OCT 27 1932

Class of Building or Type of Structure Third Class

Portland, Maine, October 27, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Talard Avenue, Ponka Island Ward 1st Within Fire Limits? No Dist. No. 40

Owner's or Lessee's name and address Jamon A. Lorota, Ponka Island Telephone 2629

Contractor's name and address George Keegan, Willow St., Ponka Island Telephone

Architect's name and address No. families

Proposed use of building Barber Shop (Inner House)

Other buildings on same lot

Plans filed as part of this application? None No. of sheets

Estimated cost \$ 85.00 Fee \$.50

Description of Present Building to be Altered

Material Wood No. stories 1 1/2 Heat Style of roof Pitch Roofing

Last use Barber No. families

General Description of New Work

To erect one outside brick chimney.

Chimney to be corbelled through outside wall at smoke pipe counter.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
10/27/32

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately, and in the name of the heating contractor.

Details of New Work

Size, front depth No. stories Height average grade to top of plate
To be erected on solid or filled land? earth or rock?
Material of foundation Concrete Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering

No. of chimneys 2 Material of chimneys Brick of lining Brick

Kind of heat Type of fuel Is gas fitting involved?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. in centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot to be accommodated

Total number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of Jamon A. Lorota

INSPECTION COPY

7132

22.

Ward 2 Permit No. 32/1857
Location Island Ave, Pickers
Owner James A. Luetke
Date of permit 10/27/32
Notif. closing-in
Inspn. closing-in 84
Final Notif. K
Final Inspn. 11/15/32
Cert. of Occupancy issued None

NOTES

11/15/32 chimney
erected 84

CONTRACT FOR THE CONSTRUCTION OF A CHIMNEY



Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

Portland, Me., October 21, 1924. 10

To the
INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location Island Avenue, Peaks Island Ward 1 in fire-limits? NO.
Name of Owner or Lessee, James A Loratte Address Peaks Island
" " Contractor, owner " "
" " Architect, wood Style of Roof, pitch Material of Roofing, shingle
Description of Present Bldg. Material of Building is wood feet long; pitch feet wide. No. of Stories, 1
Size of Building is 1 feet long; pitch feet wide. No. of Stories, 1
Cellar Wall is constructed of wood is pitch inches wide on bottom and batters to pitch inches on top.
Underpinning is wood is pitch inches thick; is pitch feet in height.
Height of Building 1 Wall, if Brick; 1st, pitch 2d, pitch 3d, pitch 4th, pitch 5th, pitch
What was Building last used for? hotel No. of Families? 1
What will Building now be used for? hotel

Detail of Proposed Work

Build piazza 9x26ft one story high lay new floor on second floor
2x8 16 0 C

Estimated Cost \$ 250. 500.

If Extended On Any Side

Size of Extension, No. of feet long? pitch; No. of feet wide? pitch; No. of feet high above sidewalk? pitch
No. of Stories high? pitch; Style of Roof? pitch; Material of Roofing? pitch
Of what material will the Extension be built? pitch Foundation? pitch
If of Brick, what will be the thickness of External Walls? pitch inches; and Party Walls pitch inches.
How will the extension be occupied? pitch How connected with Main Building? pitch

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? pitch Proposed Foundations? pitch
No. of feet high from level of ground to highest part of Roof to be? pitch
How many feet will the External Walls be increased in height? pitch Party Walls pitch

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? pitch in pitch Story.
Size of the opening? pitch How protected? pitch
How will the remaining portion of the wall be supported? pitch

Signature of Owner or
Authorized Representative

Address

James A Loratte
Peaks Island

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Oct 21, 1924

Department of
Public Health
and
Physical Education
University of
California
Los Angeles
Los Angeles, California

1. The first step is to identify the key components of the system. This includes understanding the hardware, software, and data involved.

84-K-8

DEPT OF LABORATORY

16

LEADERS MUST BE OBTAINED BEFORE BEGINNING WORK



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 84-K-8
Peaks Island

September 27, 1988

Mr. William T. Pearson
Daniel Stevens
P.O. Box 5069 Sta. A
Portland, Maine 04101

Dear Mr. Pearson and Mr. Stevens:

The purpose of this letter is to reply to your inquiry concerning the Nancy Ivers property at the corner of Island and Welch Street on Peaks Island. This property is located in the I-B Island Business Zone on a lot containing 6,675 square feet of land area.

If you decide to build a new building, it would need site plan review, or if there is an existing building, you should apply for an alteration permit to convert it to your business requirements. Take out food shops would have to comply with the requirements for the food service ordinance of the City of Portland. You may purchase a copy of that ordinance from this office for \$2.00 per copy.

The subject lot is located in the I-B Island Business Zone and the requirements for that zone would be applicable to the use of the property. The lot contains 52+ feet on Welch Street side and 98+ feet on the Island Avenue frontage. If there is an existing building, an alteration permit would be needed.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer

Sept. 23, 1988

P.O. Box 5069
Sta. A
Portland, Maine
04101

Dear Mr. Turner,

This letter is in regard to a piece of property located on Peaks Island at the corner of Island Ave. and Welch Streets. Map and Lot number 84-K-8. Owned by Nancy Ivers.

The total square footage is 6675. The I-B Island Business Zone, Sec. 14-226 (I) b states that retail or service establishments : Have no minimum lot size required.

We would like to know if we're correct in assuming that two retail spaces such as take-out food businesses would be allowed provided they meet with division 25 of the article.

We've enclosed an S.A.S.E. for a reply as to this request. This request will weigh heavily on our decision to purchase the property and we would greatly appreciate your time and assistance in this matter.

Thank-you.

William T. Pearson

William T. Pearson

Daniel Stevens

Daniel Stevens

rlw/enc.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Island & Welch Street
Peaks Island

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

May 5, 1989

Mr. Lawrence R. Clough, Attorney
Thompson, McNaboe, Ashley & Bull
P. O. Box 447
Portland, Maine 04112

Dear Mr. Clough:

Your recent request by letter of May 3rd for postponement of two appeals on behalf of Mr. William A. Bonn to the May 25th meeting of the Board of Appeals has been received and is hereby acknowledged. This request is being forwarded to the Chairman, Mr. Merrill S. Seltzer, at his residence, for consideration at the May 11th meeting of the Board of Appeals.

The Interpretation Appeal and the Conditional Use Appeal are being postponed in accordance with your request on behalf of your client, Mr. Bonn. Resolution of the City Council's decision on the proposed amendment will then enable you to further consider the appeals for which you have applied.

Publication costs have already been incurred by the placement of two appeals on the May 11th agenda and postponement will require notification again to the owners within 500 feet of Mr. Bonn's property.

Sincerely,

William D. Giroux
William D. Giroux
Zoning Enforcement Officer

Enclosure: Proposed amendment as introduced on May 1, 1989
Before City Council for its first reading

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspections Services
Arthur Addato, Code Enforcement Officer
Warren J. Turner, Administrative Assistant
Charles A. Lane, Assistant Corporation Counsel

CITY OF PORTLAND, MAINE
M E M O R A N D U M

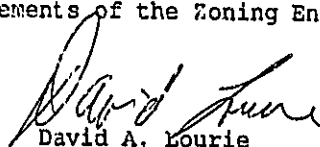
TO: Robert B. Ganley, City Manager
FROM: David A. Lourie, Corporation Counsel
R.: PROPOSED AMENDMENT TO § 14-224(1)(C) - CONDITIONAL USES
IN THE I-B ZONE
DATE: April 27, 1989

Multi-family dwellings are permitted in the I-B Zone as a conditional use. Section 14-224(1)(c) authorizes such uses and provides, in pertinent part, that each "dwelling" requires a minimum of 4,000 square feet of land area.

It is being claimed that, § 14-224(1)(c) could be construed as permitting two or more multi-family units on a single 4,000 square foot parcel. Our office disagrees with this interpretation of a density provision intended to require 4000 square feet per unit.

The above interpretation is currently being asserted by an applicant who has filed a request for an interpretation appeal with the Board of Appeals which is scheduled for hearing on May 11, 1989.

The amendment would apply to this and any other applicants making the same argument, and would obviate the need for litigation over this issue. Although the ordinance should be amended immediately, with retroactive effect, I recommend that it be given two readings on separate dates in order to ensure that there is no question that requirements of the Zoning Enabling Act are met.


David A. Lourie
Corporation Counsel

CAL/err

pc: Chairman and Members of the Board of Appeals
Lawrence R. Clough, Esq.
Charles A. Lane, Associate Corporation Counsel
Natalie L. Burns, Associate Corporation Counsel
William Giroux, Zoning Enforcement Officer
Alexander Jaegerman, Chief Planner
Joseph E. Gray, Jr., Director, Planning & Urban Development

(22)435-5/1/89

City of Portland, Maine
IN THE CITY COUNCIL

AMENDMENT TO THE PORTLAND CITY CODE
§14-224(1)(c) (ZONING ORDINANCE)
RE: Conditional Uses in I-B Zone

BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

SECTION 14-224(1)(c) is amended by adding the word "unit", as
follows:

Sec. 14-224(1)(c). Conditional Uses.

- c. The land area requirement for dwellings served by public sewer shall be four thousand (4,000) square feet of land per dwelling unit, while dwellings not served by a public sewer shall have six thousand five hundred (6,500) square feet of land area per dwelling unit for the first two dwelling units and ten thousand (10,000) square feet of land for each additional dwelling unit.

BE IT FURTHER ORDAINED that notwithstanding the effect of 1 M.R.S.A. § 302, the foregoing ordinance shall apply to all pending proceedings, including, but not limited to, applications, appeals pending before the Board of Appeals and any decisions of the Board of Appeals which are appealed under Rule 80 B, and it shall become effective on the date of its enactment; and this Ordinance shall take effect immediately as an emergency ordinance, pursuant to Article II, Section 8 of the Charter, in order to prevent overdevelopment of undersized lots.

0435

AMENDMENT TO THE PORTLAND
CITY CODE SECTION 14-22(1)(c)
(ZONING ORDINANCE) RE:
CONDITIONAL USES IN I-B ZONE

(Robert B. Ganley, City Manager)

IN THE CITY COUNCIL

May 1, 1989

Attest: _____
City Clerk.

THOMPSON, McNABOE, ASHLEY & BULL

BENJAMIN THOMPSON
THOMAS H. McNABOE
EDWARD J. ASHLEY
NICHOLAS BULL
BRUCE M. TOMPKINS
PAUL G. VIELMETTI
LAWRENCE R. CLOUGH
DAVID M. HIRSHON
MARK G. FUREY
LEONARD W. LANGER
JOHN R. BASS, II
EDWARD S. MACCOLL
JANET C. MCCAA
MARSHALL J. TINKLE
YVONNE V. MILLER

COUNSELORS AT LAW
85 EXCHANGE STREET
P O BOX 447
PORTLAND, MAINE 04112 0447

BENJAMIN THOMPSON
(1857-1918)
NATHAN W. THOMPSON
(1895-1960)
TELEPHONE (207) 774-7600
TELECOPIER (207) 772-1039
CABLE THOMPSON
TELEX 744410

*ALSO ADMITTED IN VA AND DC
**ALSO ADMITTED IN DC
***ALSO ADMITTED IN MA AND NY

May 3, 1989

Merrill S. Seltzer, Chairman
Zoning Board of Appeals
City of Portland
389 Congress Street (Room 315)
Portland, Maine 04101

Re: Appeal of William A. Bonn
Premises at Island Avenue and Welch Street
(Peak's Island), Portland, Maine

Dear Mr. Seltzer:

With reference to the hearing scheduled for May 11, as you may be aware the City Planning Office has introduced an amendment to the Island Business Zone subsequent to and as a direct response to Mr. Bonn's appeal. This zone change had its first reading on May 1 before the City Council, but I understand that this proposed amendment may be further amended so as to exempt pending appeals from its scope so that Mr. Bonn's conditional use appeal may go forward without need for an interpretive appeal as well.

Accordingly, I respectfully request that the hearing scheduled for May 11 on Mr. Bonn's two appeals be both postponed pending resolution of the City Council's decision on the ordinance change.

Thank you for your attention and consideration.

Sincerely yours,

Lawrence R. Clough
Lawrence R. Clough

LRC/ds
cc: William L. Gireix, Zoning Enforcement Officer
David A. Lourie, Corporation Counsel
Mr. William A. Bonn



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84-X-3, Island Ave. Peaks Island
Date of Issue May 3, 1989

Issued to William A. Bonn

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 45/2604, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family and Office

Limiting Conditions:

Appeal pending for 2 family

This certificate supersedes
certificate issued

approved:

(Date)

Inspector

Inspector of Building

Notice: It is the duty of the owner of the building or premises, and ought to be transferred from owner to owner when property changes hands. A fee will be furnished to owner at a rate of one dollar.

PERMIT # **002004**

CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William A. Boon

Address: 203 West Newton St. Boston Mass 02116

LOCATION OF CONSTRUCTION 84-K-R Island Ave. Peaks Island

CONTRACTOR: Const SUBCONTRACTORS: 766-2676

ADDRESS: Brackett Ave. Peaks Island 04108

Est. Construction Cost: 40,000. Type of Use: residential unit with

Past Use: single family 1 service GEORGE

Building Dimensions L W Sq Ft # Stories Lot Size

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain Change of use single family to residential

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE in the conversion

Residential Buildings Only: Pending Appeal Interpretation

Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:

2. Set Backs - Front Rear Side(s)

3. Footings Size:

4. Foundation Size:

5. Other

Floor:

1. Sills Size: Sills must be anchored.

2. Girder Size

3. Lally Column Spacing: Size:

4. Joists Size: Spacing 16" O.C.

5. Bridging Type Size:

6. Floor Sheathing Type Size:

7. Other Material:

Exterior Walls:

1. Studding Size Spacing

2. No. windows

3. No. Doors

4. Header Sizes Span(s)

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type Size

8. Sheathing Type Size

9. Siding Type Weather Exposure

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size Spacing

2. Header Sizes Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

For Official Use Only	
Date <u>April 21 1989</u>	Subdivision Yes <u> </u> No <u> </u>
Inside Fire Limit <u> </u>	Name <u> </u>
Bldg Code <u> </u>	Lot <u> </u>
Time Limit <u> </u>	Block <u> </u>
Estimated Cost <u>40,000</u>	Permit Expiration <u> </u>
Value/Structure <u> </u>	Ownership <u> </u>
Fee <u> </u>	Public <u> </u> Private <u> </u>

Ceiling:

1. Ceiling Joists Size:

2. Ceiling Strapping Size Spacing **PERMIT ISSUED**

3. Type Ceilings:

4. Insulation Type Size

5. Ceiling Height:

Roof:

1. Truss or Rafter Size **City Of Portland**

2. Sheathing Type Size

3. Roof Covering Type

4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No

2. No. of Tubs or Showers

3. No. of Flushes

4. No. of Lavatories

5. No. of Other Fixtures

Swimming Pools:

1. Type:

2. Pool Size: Square Footage

3. Must conform to National Electrical Code and State Law.

Zoning:

District IR Street Frontage Req. Provided

Required Setbacks: Front Back Side Side

Review Required:

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt. Special Exception

Other (Explain)

Date Approved 5-1-89

OK

Permit Received By Deborah Goode

Signature of Applicant William A. Boon Date 4/21/89

Signature of CEO Date

Inspection Dates

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

Copyright GPCOG 1987

1-77 MR. ADDARIO

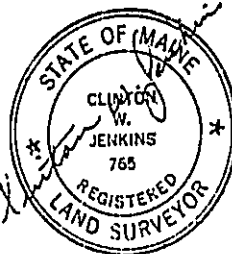
MORTGAGE LOAN INSPECTION PLAN
TO THE LENDING INSTITUTION AND ITS TITLE INSURER

DATE DEC. 17, '88 PROJ. 88387
PLAN 13 PAGE 117
COUNTY CUMBERLAND SCALE 1"=20'

I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID ~~NOT~~ CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

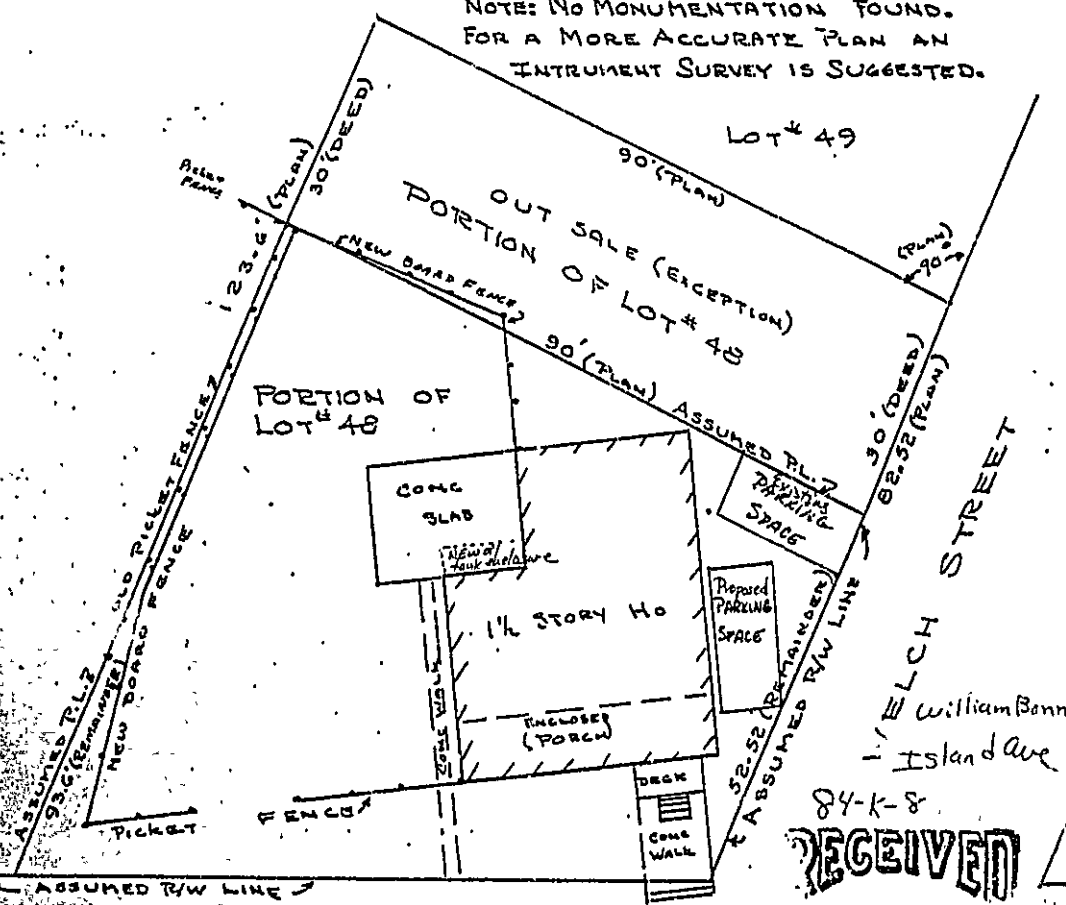
THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.



THIS IS NOT A LAND BOUNDARY SURVEY

NOTE: No MONUMENTATION FOUND.
FOR A MORE ACCURATE PLAN AN
INSTRUMENT SURVEY IS SUGGESTED.

NOTE: THIS PLAN IS COMPILED FROM DEED, PLAN, TAX MAP, AND FIELD MEASUREMENTS. THE PROPERTY LINES, R/W LINES AND BUILDING AND THEIR RELATIONSHIP TO EACH OTHER IS APPROXIMATE.



84-K-8
RECEIVED

APR 21 1989

OF BUILDING INSPECTIONS
CITY OF PORTLAND

ISLAND AVENUE

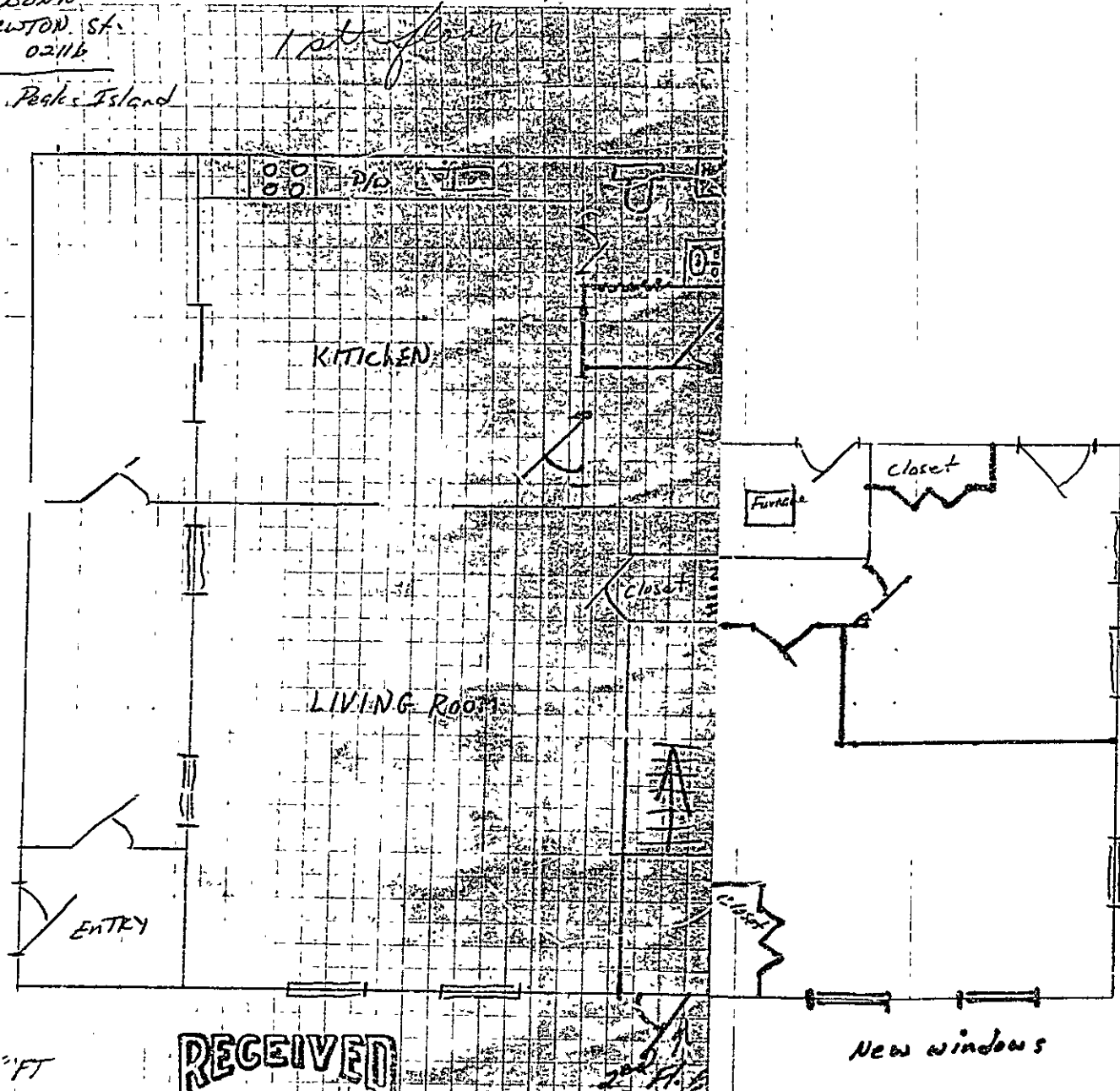
PROPERTY OF NANCY L. LAUGHLIN (NOW IVERS).
LOCATED AT ISLAND AVE. AND WELCH ST., PEAKS ISLAND, PORTLAND, MAINE

PURCHASER- WILLIAM ALAN BONN.

CLINTON W. JENKINS, R.L.S. 13 TITCOMB ROAD YARMOUTH, MAINE 04096 TEL. 846-9617

William A. Bonn
203 West Newton St.
Boston, Mass 02116

Island Ave, Peaks Island
84-K-8
6675 sq. FT.



1 sq = 10 sq. FT

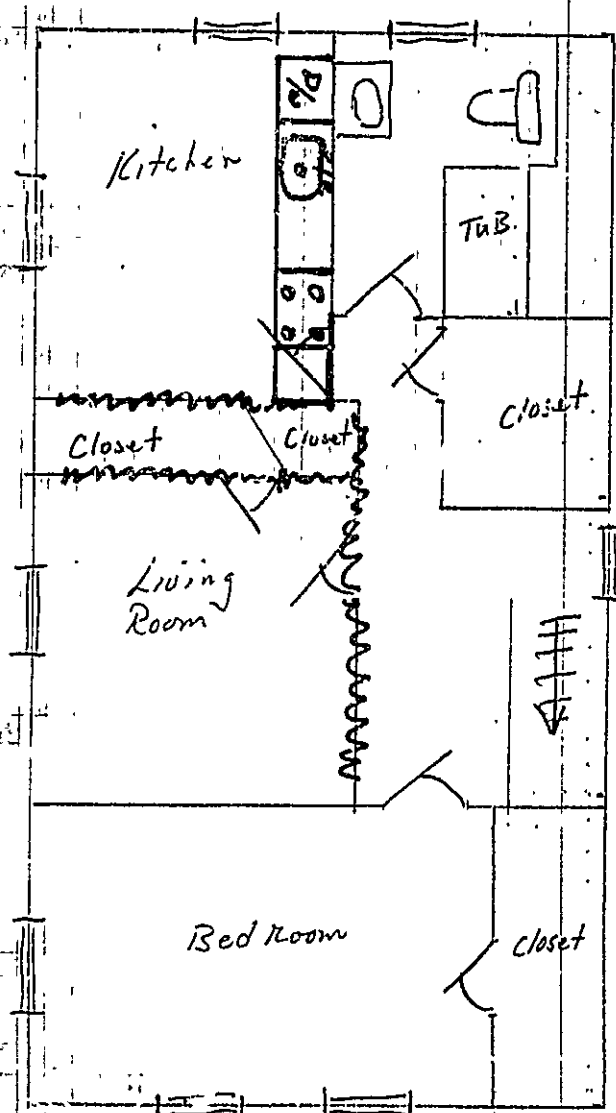
Black Existing
Red New
Red Removal

RECEIVED

MAR 20 1989

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

2nd floor.
 William Born Owner
 203 West Newton St
 Boston, Mass
 02116



Roma
 24 K.E.
 Island Ave
 RPI

RECEIVED

MAR 20 1989

DEPT OF BUILDING INSPECTIONS
 CITY OF PORTLAND

PERMIT 002287

TOWN OF Portland BUILDING PERMIT APPLICATION

MAP # LOT #

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William P. Bonn

Address: 203 West Newton St., Boston, MASS 02116

LOCATION OF CONSTRUCTION 84-K-8 Island Ave., Peaks Island

CONTRACTOR: SUBCONTRACTORS:

ADDRESS:

Est. Construction Cost: Type of Use: 2-Family

Past Use: Single Fam. and Office

Building Dimensions L. W. Sq. Ft. # Stories Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Change of Use from Single Family with Office to 2-family as per plans, 3 sheets of Plans.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:
2. Set Backs: Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other:

Floor:

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size: Spacing 16" O.C.
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Materials:

Exterior Walls:

1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Spacing
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Spacing
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials:

For Official Use Only

Date July 3, 1989
Inside Fire Limits
Bldg Code
Time Limit
Estimated Cost
Value/Structure
Fee \$25.00

Subdivision: Yes / No

Name

PERMIT ISSUED

Permit Expiration:

Ownership:

Public

Private

City Of Portland

Ceiling:

1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing
3. Type Ceiling: Size
4. Insulation Type Size
5. Ceiling Height:

Roof:

1. Truss or Rafter Size Span
2. Sheathing Type Size
3. Roof Covering Type
4. Other:

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size: Square Footage
3. Must conform to National Electrical Code and State Law.

Zoning:

District: Street Frontage Req: Provided

Required Setbacks: Front Back Side Side

Review Required:

Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Short and Floodplain Mgmt. Special Exception
Other (Explain):
Date Approved:

Permit Received By

Joyce M. Rinaldi

Signature of Applicant

William P. Bonn

Date 7/3/89

Signature of CEO

7 AA

Date

Inspection Dates

White-Tax Assessor

Yellow-GPCOG

White Tap-CEO

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B. PERMIT # 002267

TOWN OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William A. Bonn

Address: 203 West Newton St., Boston, MASS 02116

LOCATION OF CONSTRUCTION 84-K-8 Island Ave., Peaks Island

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: _____ Type of Use: 2-Family

Past Use: Single Fam. and Office

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size: _____

In Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Change of Use from Single Family with Office to 2-Family as per plans, sheets of Plans.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Pucks - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Joists Size: _____ Sill, must be anchored.
2. Header Size: _____
3. Lally Column Spacing: _____ Spacing 16" O.C.
4. Joists Size: _____
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Size _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date July 3, 1989
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost _____
 Value/Structure _____
 Fee \$25.00

Subdivision: Yes / No _____

Name: _____

PERMIT ISSUED

Permit Expiration: _____

Ownership: Public Private

City Of Portland

Ceilings:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electric:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt _____ Special Exception _____

Other (Explain) _____

Date Approved _____

Permit Received By Joyce M. Rinaldi

Signature of Applicant William A. Bonn Date 7/3/89

Signature of CEO 7 AA Date _____

Inspection Dates _____

White-Tax Assesor

Yellow-GPCOG

White Tag -CEO

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b PERMIT # 002004

CITY OF Portland BUILDING PERMIT APPLICATIONMAP # 41 LOT#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William A. BonnAddress: 203 West Newton St. Boston Mass 02116LOCATION OF CONSTRUCTION 84-K-8 Island Ave. Peaks IslandCONTRACTOR: New Eng Const SUBCONTRACTORS: 766-2676ADDRESS: Brackett Ave. Peaks Island 04108Est. Construction Cost: 40,000. Type of Use: residential unit withPast Use: single family 1 service OFFICEBuilding Dimensions L W Sq Ft. # Stories building contractorIs Proposed Use: Seasonal Condominium ApartmentConversion - Explain Change of Use single family to 1 residentialCOMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE JEResidential Buildings Only Pending Zoning Board of Appeal interpretation**# Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:
2. Set Backs - Front Side(s) Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:

1. Studding Size Spacing
2. No. windows
3. No. doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

For Official Use Only	
Date: <u>April 21, 1989</u>	Subdivision: <u>Yes / No</u>
Inside Fire Deaths	Name <u></u>
Eng Code	Lot <u></u>
Time Limit	Block <u></u>
Estimated Cost: <u>40,000</u>	Permit Expiration: <u></u>
Value/Structure	Ownership: <u>Public</u>
Fee: <u>\$225.00</u>	Private

Ceiling:

1. Ceiling Joists Size: PERMIT ISSUED
2. Ceiling Strapping Size Spacing
3. Type Ceilings:
4. Insulation Type Size MAY 1 1989
5. Ceiling Height:

Roof:

1. Truss or Rafter Size City Of Portland
2. Sheathing Type Size
3. Roof Covering Type
4. Other

Chimneys:

- Type: Number of Fire Places

Heating:

- Type of Heat:

Electrical:

- Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Elect. Code and State Law.

Zoning:

- District ER Street Frontage Req: Provided

Review Required:

- Required Setbacks: Front Back Side Side
- Zoning Board Approval: Yes No Date
- Planning Board Approval: Yes No Date
- Conditional Use: Variance Site Plan Subdivision
- Shore and Floodplain Mgmt: Special Exception
- Other (Explain)
- Date Approved 4/21/89

Permit Received By Deborah GoodeSignature of Applicant William A. Bonn Date 4/21/89Signature of CEO Date Inspection Dates

White - Tax Assessor

Yellow - GPCOG

White Tag - CEO

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PERMIT # 002209 CITY OF Portland BUILDING PERMIT APPLICATION

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William A. Bonn

Address: 203 West Newton St. Boston, Mass 02116

LOCATION OF CONSTRUCTION 84-K-8 Island Ave. Peaks

CONTRACTOR: McTighe Const. 766-2676 (Main Permit)

ADDRESS: Brackett Ave. Peaks Island 04108

Est. Construction Cost: 40,000 Type of Use: 2 family dwelling

Past Use: 1-f. 1/2 dwelling

Building Dimensions L W Sq. Ft. # Stories Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain Change of Use 1 family to 2 family

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Building Only:

Of Dwelling Units: # Of New Dwelling Units

Foundation:

1. Type of Soil:

2. Set Backs - Front Rear Side(s)

3. Footings Size:

4. Foundation Size:

5. Other

Floor:

1. Sills Size: Sills must be anchored.

2. Girder Size:

3. Lally Column Spacing Size:

4. Joists Size: Spacing 16" O.C.

5. Bridging Type: Size:

6. Floor Sheathing Type: Size:

7. Other Material:

Exterior Walls:

1. Studding Size Spacing

2. No. windows

3. No. Doors

4. Header Size Span(s)

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type Size

8. Sheathing Type Size

9. Siding Type Weather Exposure

10. Masonry Material:

11. Metal Materials

Interior Walls:

1. Studding Size Spacing

2. Header Size Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

MAP # LOT #

For Official Use Only

Date March 20, 1989 Subdivision: Yes No
Inside Fire Limits Name
Bldg Code Lot
Time Limit Block
Estimated Cost 140,000 Permit Expiration
Value 225,000 Ownership Public Private
Fee 225.00

Ceiling:

1. Ceiling Joists Size:

2. Ceiling Strapping Size Spacing

3. Type Ceilings:

4. Insulation Type Size

5. Ceiling Height:

Roof:

1. Truss or Rafter Size

2. Sheathing Type

3. Roof Covering Type

4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No

2. No. of Tubs or Showers

3. No. of Flushes

4. No. of Lavatories

5. No. of Other Fixtures

Swimming Pools:

1. Type:

2. Pool Size: x Square Footage

3. Must conform to National Electrical Code and State Law.

Zoning:

District Street Frontage Req Provided

Required Setbacks: Front Back Side Size

Review Required:

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt: Special Exception

Other (Explain)

Date Approved

Permit Received By Latini

Signature of Applicant Robert McTighe Date 3/20/89

Signature of CEO Date

Inspection Dates 7/20

White-Tax Assessor Yellow-GPCOG White Tag-CEO

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PERMIT # 002209

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William A. Rona
Address: 293 West Newton St. Boston, Mass 02116

LOCATION OF CONSTRUCTION 84-K-8 Island Ave. Peaks

CONTRACTOR: McTigue Const. 766-6766 (McTigue)
SUBCONTRACTORS:

ADDRESS: Brackett Ave. Peaks Island 04108

Est. Construction Cost: 40,000 Type of Use: 2 family dwelling

Past Use: 1 family dwelling

Building Dimensions: L. W. Ft. Stories: Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion-Explain Change of Use 1 family to 2 family

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:

2. Set Backs - Front Rear Side(s)

3. Footing Size:

4. Foundation Size:

5. Other

Floor:

1. Sills Size: Sills must be anchored.

2. Girder Size:

3. Lally Column Spacing: Size: Spacing 16" O.C.

4. Joists Size:

5. Bridging Type: Size:

6. Floor Sheathing Type: Size:

7. Other Material:

Exterior Walls:

1. Studding Size: Spacing

2. No. windows

3. No. Doors

4. Header Sizes: Span(s)

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type: Size

8. Sheathing Type: Size

9. Siding Type: Weather Exposure

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size: Spacing

2. Header Sizes: Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

For Official Use Only	
Date: March 20, 1989	Subdivision: Yes / No
Inside Fire Limits	Name
Bldg Code	Lot
Time Limit	Block
Estimated Cost: 40,000	Permit Expiration:
Value/Structure: 500	Ownership: Public / Private
Fee: 425.00	

Ceiling:

1. Ceiling Joists Size:
2. Ceiling Strapping Size: Spacing
3. Type Ceilings:
4. Insulation Typ:
5. Ceiling Height:

Roof:

1. Truss or Rafter Size:
2. Sheathing Type:
3. Roof Covering Type:
4. Other:

Chimney:

Type: Number of Fire Places:

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size: Square Footage
3. Must conform to National Electrical Code and State Law.

Zoning:

District: T-3 Street Frontage Req: Provided

Required Setbacks: Front Back Side

Review Required:

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt: Special exception

Other: (Explain)

Date Approved: 6-7-89

Permit Received By: Latini

Signature of Applicant: Date 3/20/89

Signature of CEO: Date

Inspection Dates

White Tag - CEO

Copyright GBCOG 1987

PERMIT ISSUED
WITH LETTER

0001 05 000M

White-Tax Assessor

Yellow-GPOC

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 225.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS To change from 1 family to 2 family dwelling as per plan (2 sheets)

Signature of Applicant

W. H. M. [Signature]

Date

March 20, 1989

BUILDING PERMIT REPORT

ADDRESS: 84-K-8 Island Ave. P.I. DATE: 9/20/89

REASON FOR PERMIT: Change of use to two(2)
Family dwelling

BUILDING OWNER: William A. Bont

CONTRACTOR: McTigue Const.

PERMIT APPLICANT: _____

APPROVED: 45678 SIGNED: _____

CONDITION OF APPROVAL OR REVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- *4.) 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.
- *5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *7.) In addition to any automatic fire alarm system required by Sections 1018.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

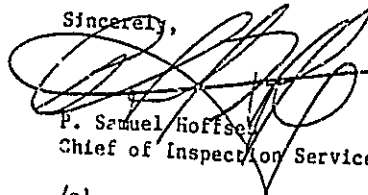
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

10.) 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.

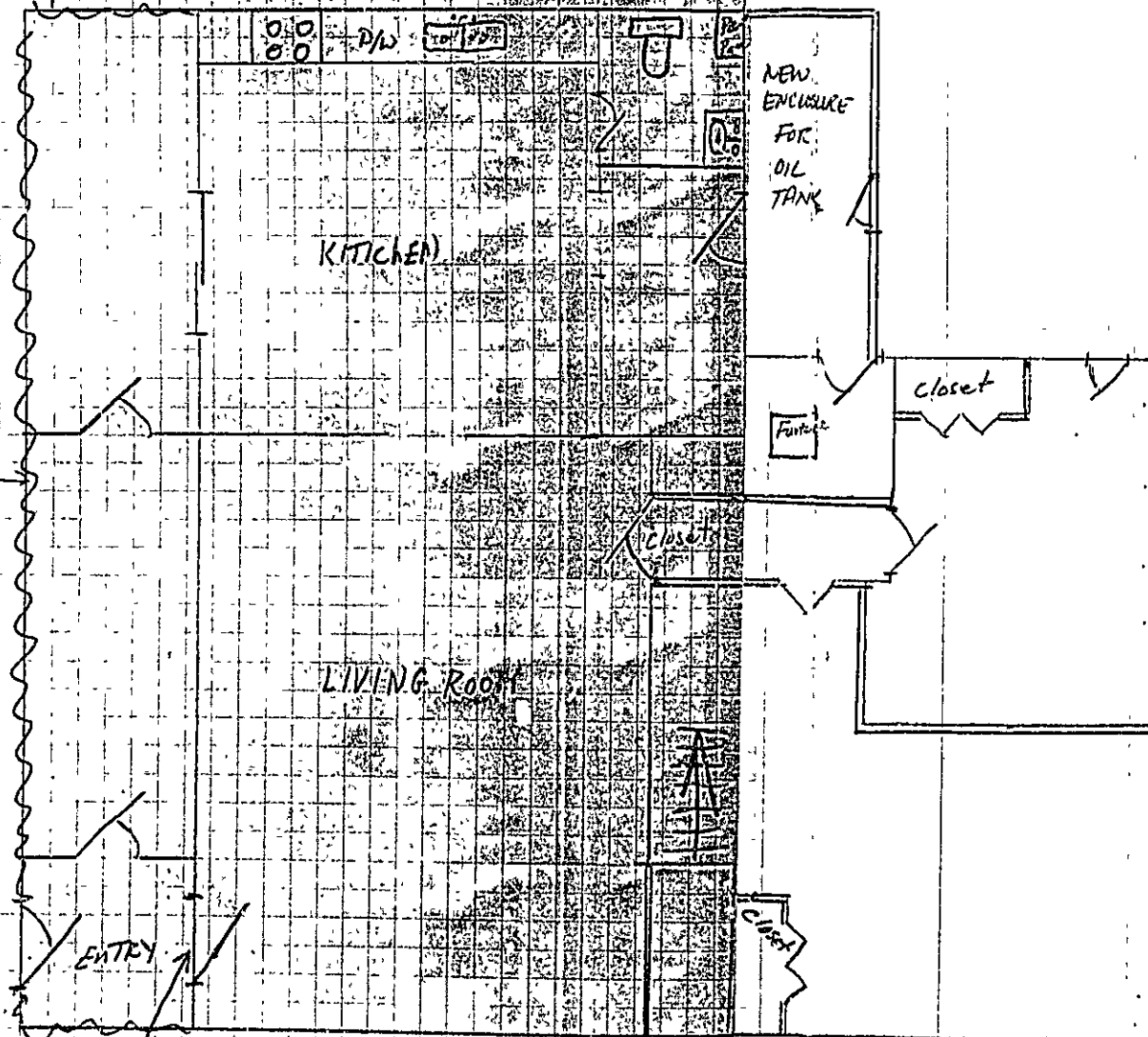
11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


P. Samuel Hoffsch
Chief of Inspection Services

/el
11/16/88

REPLACE
ENCLOSED
PORCH WITH
ORIGINAL
OPEN
PORCH
WITH
TURNED
BALUSTERS
AND POSTS.



INSTALL NEW FRONT
DOOR IN
ORIGINAL
LOCATION

DOUBLE LINE INDICATE
NEW WALLS
SQUIGGLE LINE INDICATE
WALLS TO BE REMOVED

LOT 84-K-8
PEAKS ISLAND
N. BONN

DOWNSTAIRS UNIT

REPLACE
ENCLOSED
PORCH WITH
ORIGINAL
OPEN
PORCH
WITH
TURNED
BALLUSTERS
AND POSTS,

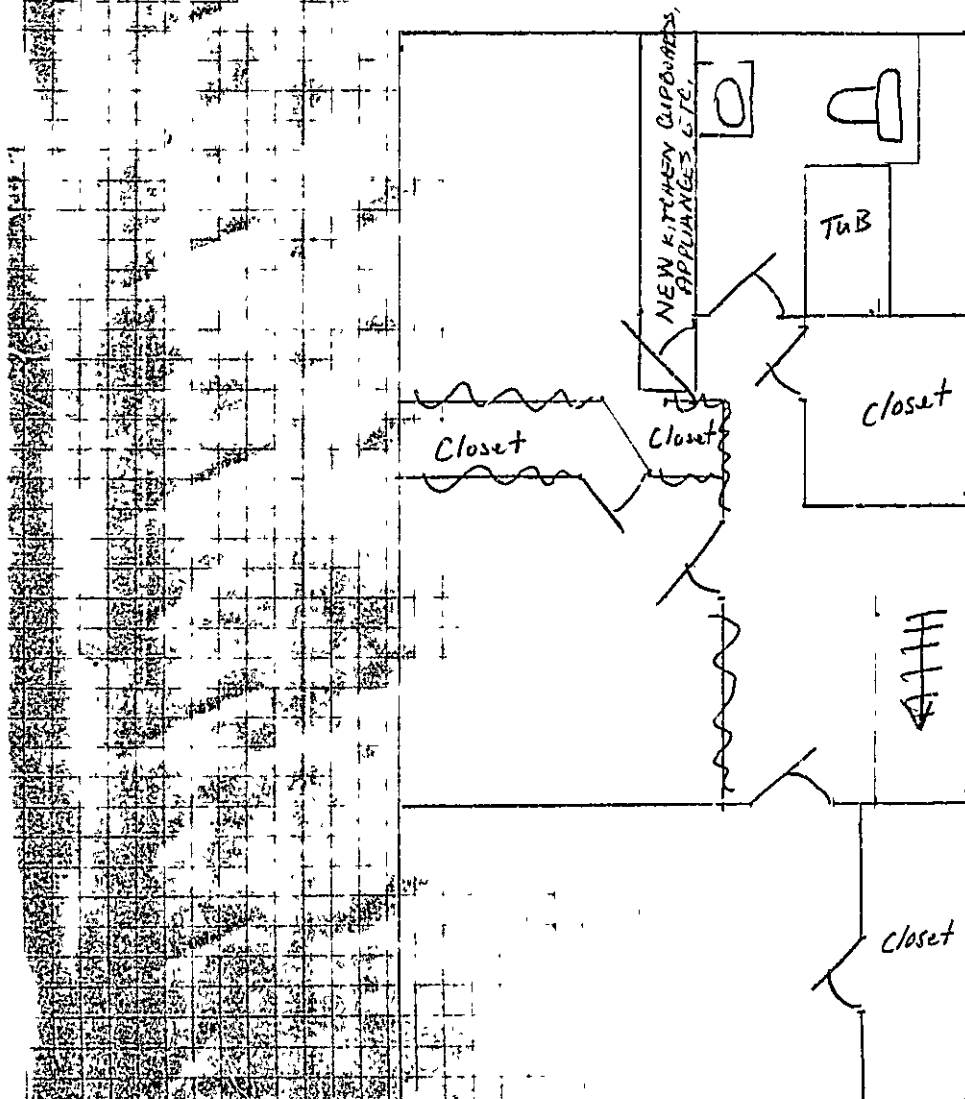
LOT 84-K-8
DEALS ISLAND
W. BONN

DOWNSTAIRS UNIT

INSTALL NEW FRONT
DOOR IN
ORIGINAL
LOCATION

DOUBLE LINES [] INDICATE
NEW WALLS
SINGLE LINES [] INDICATE
WALLS TO BE REMOVED

THIS LINE [~~~~~] MEANS
THE INDICATED WALLS ARE
TO BE REMOVED.



LOT 84-K-8
PEAKS ISLAND
W. BONN

UPSTAIRS UNIT



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to William A. Bonn

LOCATION 54-K-8 Island Avenue, Peaks Island

Date of Issue August 24, 1989

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Change of Use from 1 to 2-family

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8-25-89 William A. Bonn
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT #002287

TOWN OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William A. Bonn

Address: 203 West Newton St., Boston, MASS 02116

LOCATION OF CONSTRUCTION: 84-K-R Island Ave., Peaks Island

CONTRACTOR: SUBCONTRACTORS:

ADDRESS:

Est. Construction Cost: Type of Use: 2-Family

Past Use: Single Fam. and Office

Building Dimensions L W Sq Ft # Stories: Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Change of Use from Single Family with Office to 2-Family, as per plans, 3 sheets of plans.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:
2. Feet Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other:

Floor:

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size: Spacing 16" O.C.
4. Joists Size: Size:
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:

1. Studding Size Spacing
2. No. windows
3. No. Doors Span(s)
4. Header Sizes
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

For Official Use Only

Date: July 3, 1989
Inside Fire Limits
Bldg Code
Time Limit
Estimated Cost
Value/Structure
Fee: \$75.00

Subdivision Yes / No
Block
Permit Expiration
Ownership: JUL 6 1989 Public Private

City Of Portland

Ceiling:

1. Ceiling Joists Size: Span
2. Ceiling Strapping Size
3. Type Ceilings Size
4. Insulation Type
5. Ceiling Height:

Roof:

1. Truss or Raft-r Size Span
2. Sheathing Type Size
3. Roof Covering Type
4. Other

Chimneys:

Type Number of Fire Places

Heating:

Type of Heat

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Fixtures
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type: Square Footage
2. Pool Size: Square Footage
3. Must conform to National Electrical Code and State Law.

Zoning:

District: Street Frontage Req: Provided
Required Setbacks: Front Back Side Side

Review Required:

Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shore and Floodplain Mgmt Special Exemption
Other (Explain)
Date Approved: 7-5-89

Permit Received By

Joyce M. Rinaldi Date: 7/3/89

Signature of Applicant

Signature of CEO Date:

Inspection Dates

PERMIT ISSUED WITH LETTER

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

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177 Mr. Adolante

PLOT PLAN



FEES (Breakdown From Front)
 Base Fee \$ 25.00
 Subdivision Fee \$
 Site Plan Review Fee \$
 Other Fees \$
 (Explain)
 Late Fee \$

Inspection Record	
Type	Date
	/ /
	/ /
	/ /
	/ /
	/ /
	/ /

COMMENTS

Signature of Applicant

William C. Bain

Date

July 3, 1989

BUILDING PERMIT REPORT

ADDRESS: 84-K-8 Island Ave. - P.I.

DATE: 6/July/89

REASON FOR PERMIT: Change of use from one dwelling unit with office to two dwelling unit.

BUILDING OWNER: William H. Bond

CONTRACTOR: " "

PERMIT APPLICANT: " "

APPROVED: *6 *7 *9

DENIED:

CONDITION OF APPROVAL OR DENIAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- X 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will activate all the alarms in the individual unit.

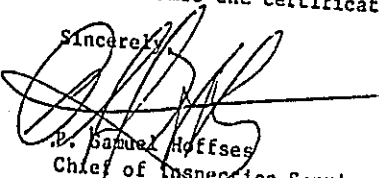
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

* 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


D. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88

RECEIVED

JUL 03 1989

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84-K-8, Island Avenue, Peaks Island

Issued to William A. Bonn

Date of Issue May 3, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 89/2004, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family and Office

Limiting Conditions:

Appeal pending for 2 family

This certificate supersedes
certificate issued

Approved:

5-3-89
(Date)

Arthur Adkins
Inspector

Samuel Offley
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

AR
BB

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Island & Welch Street
Peaks Island

MERRILL S. SELTZER
Chairman
JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERMAN
MICHAEL E. WESTORT
CHRISTOPHER DINAN

May 30, 1989

Mr. William A. Bonn
203 West Newton Street
Boston, Mass. 02116

Dear Mr. Bonn:

At the meeting of the Board of Appeals on Thursday evening, May 25, 1989, the Board voted by a unanimous vote of six members present to grant your interpretation appeal as presented by your attorney, Lawrence R. Clough, and were opposed to the interpretation of the dwelling unit, as stated by the Code Enforcement Officer.

In a further action, the Board held a public hearing concerning the conditional use appeal and voted by a unanimous vote of six members present to grant the conditional use appeal, as requested in your behalf by your attorney, Lawrence R. Clough. As a result of this action by the Board, you apply for a change of use from business office with second floor apartment to two apartment units, if you so desire.

Please therefore come to this office at your convenience to implement this change of use, as approved by the Board of Zoning Appeals. This approval will be effective for six months from the date of May 25, 1989, and you should apply for this change within that period of time. Failure to do so would necessitate going back to the Board for approval of the conditional use again.

Sincerely,

William D. Giroux
William D. Giroux
Zoning Enforcement Officer

cc: Lawrence R. Clough, Attorney, Thompson, McNaboe, Ashley & Bull
Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Warren J. Turner, Administrative Assistant
Charles A. Lane, Associate Corporation Counsel

874-8300

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OFFICE OF BUILDING INSPECTIONS
CITY OF PORTLAND

-K-R adol. and
G. R.

6/6/89 - TEL (Warren Turner) - Oper. from 7:00 A.M.
to 4:00 P.M. - I do have to go up there
in person to file the Application. WAB

5/15/89

William A. Bonn

Island + Welch St.



CITY OF PORTLAND

Pea Key Island

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

William Bonn

Lawrence Clough

Exhibits admitted (e.g., renderings, reports, etc.):

Findings of Fact

1. The proposed conditional use (is) is not (circle one) permitted under Section 14- 474 of the Zoning Ordinance, for the following reason(s):

6-0

2. The proposed conditional use (does) does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s):

6-0

3-A. There are (are not) (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):

6-0

3-B. There will (will not) (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s):

6-0

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CITY OF PORTLAND

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84-K-8 sub. one, R. of

Conclusion

After public hearing on May 25, 1989 and for the reasons above-stated, the accompanying application is hereby (check one)

☒ granted. - Ruled in favor of applicant

☐ granted subject to the following condition(s):

☐ denied.

Dated: May 25, 1989

John C. Jones
Secretary of the Board

14-224 - (1)(C) -

Motion - - Approve the interpretation of
the Code Enforcement Office -

Approve

Reject

John C. Jones
Mark Wenter
Thomas Jewell
Peter F. Moyle
Missell
Wentworth

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OFFICE OF BUILDING INSPECTION
CITY OF HONOLULU

84-K-8
Island and
B-2

5/25/89



William A. Bonn
Island + Welch St.
Peaks Island
CITY OF PORTLAND
INTERPRETATION APPEAL

DECISION

I-B

For the Record

Names and addresses of witnesses (proponents, opponents and others):

William Bonn - owner Lawrence R. Clough
Dennis Carrigan - Neighbor Howard Heller - Neighbor
Dennis Rockwell - Neighbor

Exhibits admitted (e.g., renderings, reports, etc.):

Findings of Fact

1. The Board finds as fact that: _____
2. The finding(s) of fact above-stated is(are) based on the following reasons: _____

Determinations of Law

1. The Board determines as a matter of law that: _____
2. The determination(s) of law above-stated is(are) based on the following reasoning: _____

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54-K-8
real. one, 8.47

3-C. The impact does/does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s):

6-0

Conclusion*

After public hearing on May 25, 1989, and for the reasons above-stated, the accompanying application is hereby (check one)

6 granted.

_____ granted subject to the following condition(s):

0 denied.

Dated: May 25, 1989

John C. Knox
Secretary of the Board

* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

Granted

Denied

John C. Knox
David L. Loh
Mark E. L. Loh
Thomas Jewell
Peter F. Morelli
Marshall E. Loh

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84. K-3 real. and, P. 21

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JUL 03 1989

* BUILDING INSPECTIONS

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

No. 002004

PERMIT

PERMIT ISSUED

This is to certify that William A. Bonn
has permission to Change of use 1 family to 1 residential with 1 service building contract
AT 84 - K - 8 Island Avenue City Of Portland

MAY 1 1989

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 for inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in.

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 _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

[Signature]

PERMIT #02004

CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William A. Boon

Address: 203 West Newton St. Boston Mass 02116

LOCATION OF CONSTRUCTION 84-K-8 Island Ave. Peaks Island

CONTRACTOR: Res. Const SUBCONTRACTORS: 766-2676

ADDRESS: Brackett Ave. Peaks Island 04108

Est. Construction Cost: 40,000. Type of Use: residential unit with

Past Use: single family service: EXCESSIVE

Building Dimensions L W Sq. Ft. # Stories Lot Size: building contractor

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain Change of Use single family to 1 residential

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE EXCESSIVE
Residential Buildings Only**Pending Zoning Board of Appeal Interpretation**
Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall If required _____
5. Other Materials _____

For Official Use Only	
Date <u>April 21 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>40,000</u>	Permit Expiration _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>\$225.00</u>	

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size MAY 1 1989
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____
2. Sheathing Type _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

- Type: _____ Number of Fire Places _____

Heating:

- Type of Heat: _____

Electrical:

- Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

- District IR Street Frontage Req: _____ Provided _____

Review Required:

- Required Setbacks: Front _____ Back _____ Side _____ Side _____
- Zoning Board Approval: Yes _____ No _____ Date _____
- Planning Board Approval: Yes _____ No _____ Date _____
- Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
- Shore and Floodplain Mgmt. _____ Special Exception _____
- Other (Explain) _____
- Date Approved 4/21/89

Permit Received By Deborah Goode

Signature of Applicant William A. Boon Date 4/21/89

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White Tag GCO

Copyright GPCOG 1987

177 MA. Additio

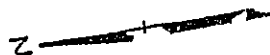
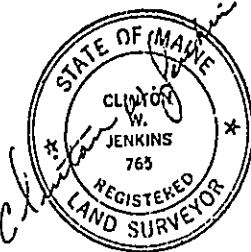
MORTGAGE LOAN INSPECTION PLAN
TO THE LENDING INSTITUTION AND ITS TITLE INSURER

DATE DEC. 17, '88 PROJ. 8838
PLAN 13 PAGE 117
COUNTY CUMBERLAND SCALE 1"=20'

I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

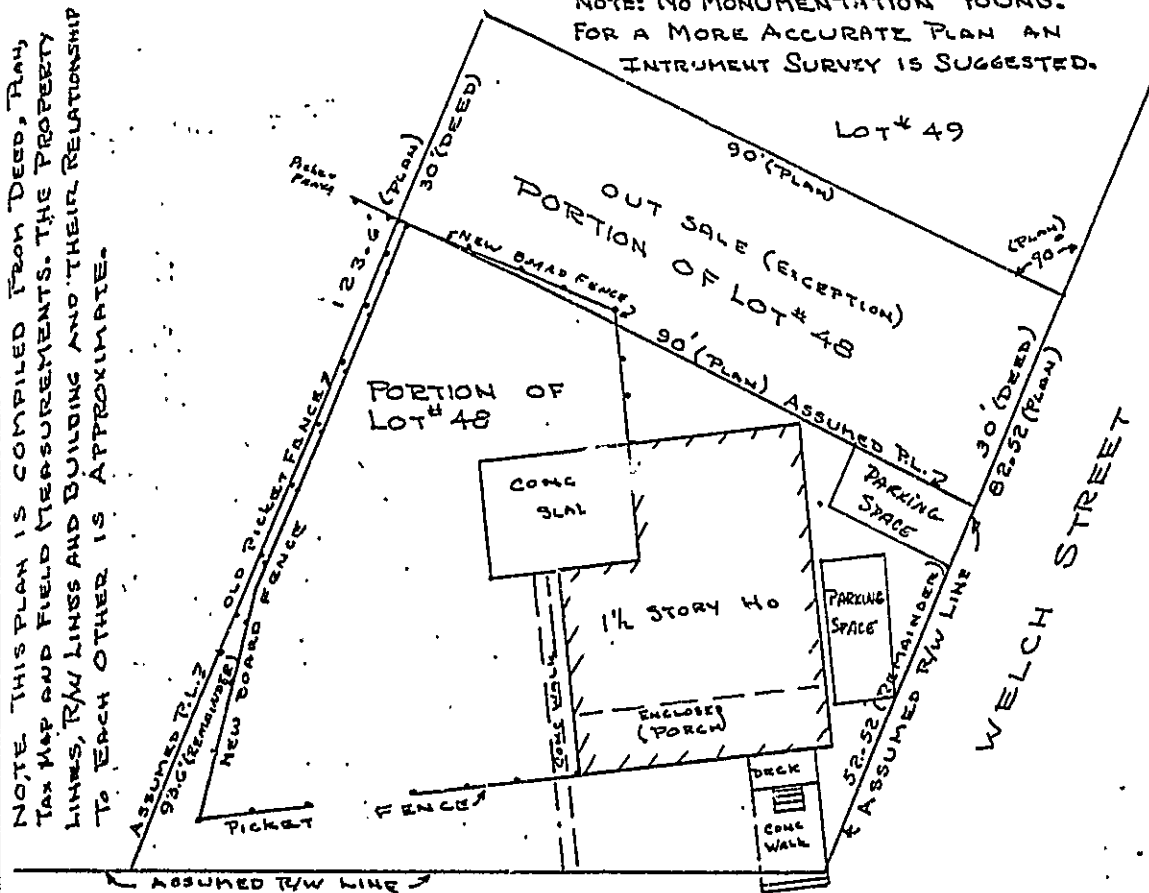
THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.



THIS IS NOT A LAND BOUNDARY SURVEY

NOTE: NO MONUMENTATION FOUND.
FOR A MORE ACCURATE PLAN AN INSTRUMENT SURVEY IS SUGGESTED.

NOTE: THIS PLAN IS COMPILED FROM DEED, TAX MAP AND FIELD MEASUREMENTS. THE PROPERTY LINES, R/W LINES AND BUILDING AND THEIR RELATIONSHIP TO EACH OTHER IS APPROXIMATE.



84-K-8
ISLAND AVENUE, P. C.

PROPERTY OF NANCY L. LAUGHLIN (NOW IVERS).
LOCATED AT ISLAND AVE. AND WELCH ST., PEAKS ISLAND, PORTLAND, MAINE.

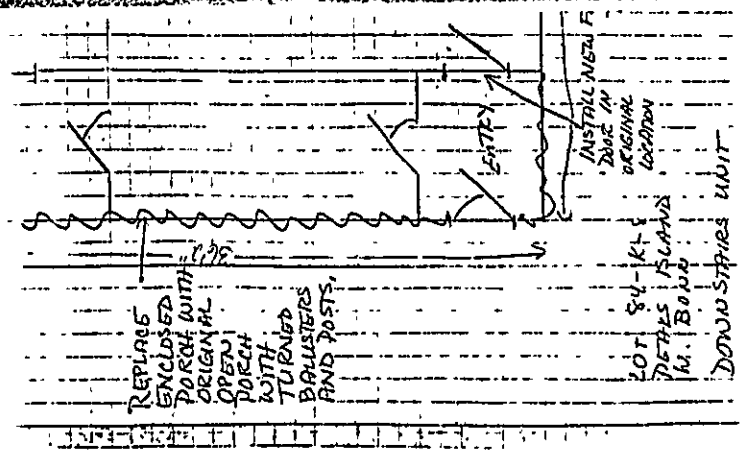
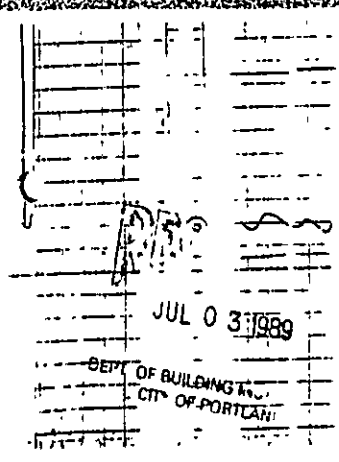
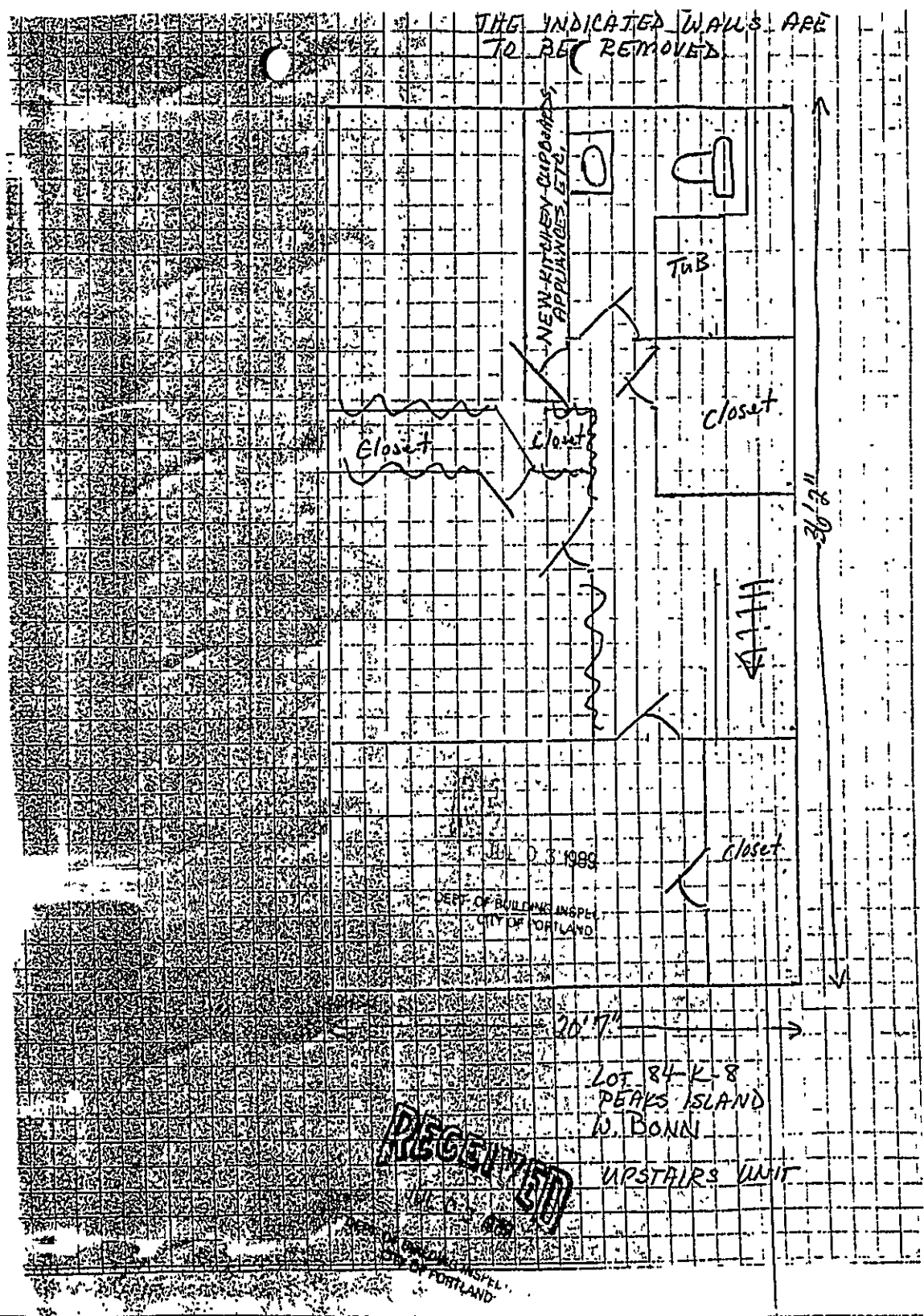
PURCHASER- WILLIAM ALAN BONN.

CLINTON W. JENKINS, R.L.S. 13 TITCOMB ROAD YARMOUTH, MAINE 04096 TEL. 846-9617

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JUL 03 1989

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND



THE INDICATED WALLS ARE
TO BE REMOVED

NEW KITCHEN CUPBOARDS,
APPLIANCES ETC.

Tub

closet

closet

JUL 23 1989

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

closet

20' 7"

11' 6"

LOT 84-K-8
PEAKS ISLAND
N. BONN

UPSTAIRS UNIT

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CITY OF PORTLAND

DEPT. OF BUILDING & S.I.
CITY OF PORTLAND

JUL-0 3:1989

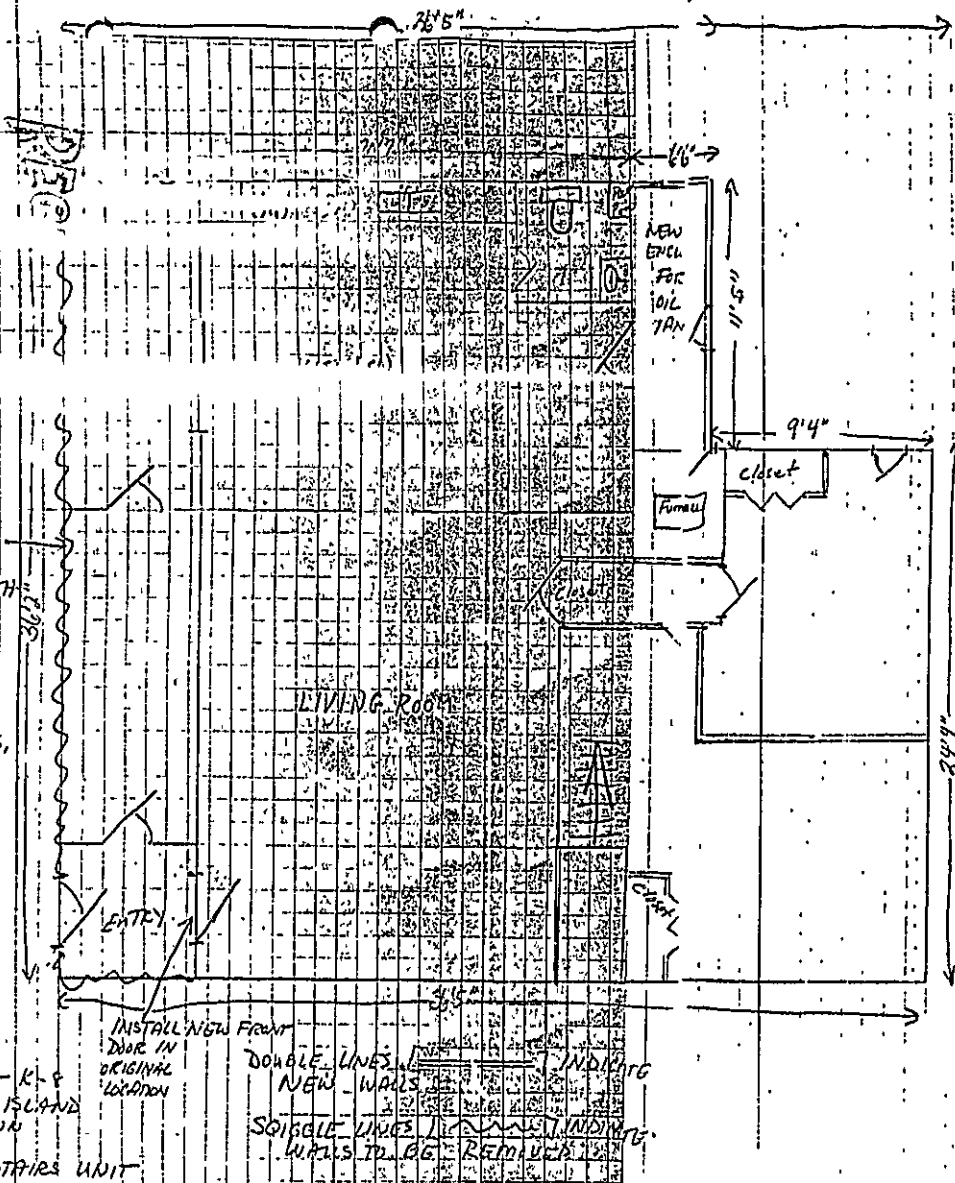
REPLACE
ENCLOSED
PORCH WITH
ORIGINAL
OPEN
PORCH
WITH
TURNED
BALLUSTERS
AND POSTS.

LOT 84-R-8
DETACH 15' AND
N. BOND

DOWNSTAIRS UNIT

INSTALL NEW FRONT
DOOR IN
ORIGINAL
LOCATION

DOUBLE LINES
NEW WALLS
SINGLE LINES TO REMAIN
WALLS TO BE REMOVED





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 3, 19 89
Receipt and Permit number 00093

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 84-K-8 Island Avenue, Peaks Island

OWNER'S NAME: William Bonn ADDRESS: same

	FEES
OUTLETS:	
Receptacles <u>X</u> Switches <u>X</u> Plugmold _____ ft. TOTAL <u>1-30</u>	3.00
FIXTURES: (number of)	
Incandescent <u>X</u> Fluorescent _____ (not strip) TOTAL <u>1-10</u>	3.00
Strip Fluorescent _____ ft.	3.00
SERVICES:	
Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>300</u>	6.00
METERS: (number of) <u>2</u>	1.00
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ 1 _____ Water Heaters _____ 1 _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____ 1 _____	
Dryers _____ 1 _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>4</u>	6.00
MISCELLANEOUS: (number of)	
Branch _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: 19.00	

INSPECTION:

Will be ready on March 3, 1989; or Will Call _____

CONTRACTOR'S NAME: William Flynn

ADDRESS: Peaks Island, Maine

TEL: 766-2780

MASTER LICENSE NO.: 0454R

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

(Signature)

INSPECTIONS: Service _____ by _____
Service called in _____
Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____

DATE: _____
REMARKS: _____

DATE: _____
REMARKS: _____

DATE: _____
REMARKS: _____

DATE: _____
REMARKS: _____

Rule 22e

ELECTRICAL INSTALLATIONS

Permit Number: 000000
Location: _____
Owner: _____

Date of Permit: _____
Final Inspection: _____
By Inspector: _____

CODE
COMPLIANCE
COMPLETED
DATE: _____

Permit Application Register Page No. 37
