

ISLAND AVENUE
87-I-1

PEAKS ISLAND

U.S. GOVERNMENT
PRINTING OFFICE
1950

PERMIT ISSUED

MAR 25 1966

CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 24, 1966

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Island Ave. cor. Pleasant Ave. Peaks Island (87-I-1) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mrs. Alice vonDwingle, 18 Ledge Rd. Fowayton, Conn. Telephone _____
 Lessee's name and address former owner Donald Astie Telephone _____
 Contractor's name and address Roland Hoar, Peaks Island Telephone 766-2864
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Cottage No. families _____
 Last use _____ " _____ No. families _____
 Material frame _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 500. Fee \$ 3.00.

General Description of New Work

To glass-in existing front porch

Plazza existing with roof over same prior to June 5, 1957

More than half of the area of the vertical enclosing walls will consist of window sash or glass area of doors

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Hoar

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 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 _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

M. E. M.

Miscellaneous

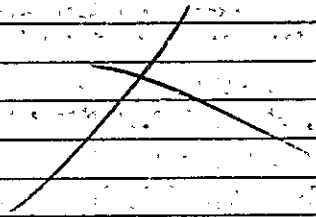
Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Mrs. Alice vonDwingle

Roland Hoar

NOTES

3/28/66 - ~~MP wrap~~
~~necessary.~~ *HL*



Permit No. 66-1176

Location General M. Hall St.

Owner M. Alice Westlander

Date of permit 3/25/66

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

Staking Out Notice _____

Form Check Notice _____



Application for Permit for Alterations and Miscellaneous Structures

26/428

CLASS OF BUILDING OR TYPE OF STRUCTURE 3rd

with the law, Portland, Maine, May 14, 1926

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to alter the following described building according to the following specifications, the Laws of the State of Maine, and the Building Ordinances of the City of Portland:

Location Pleasant Ave, Peaks Island Ward 1 Within Fire Limits? no

Owner's name and address? M A Parsons, Peaks Island

Contractor's name and address? George Keening, Peaks Island

Architect's name and address? _____

Last use of building? cottage No. Families? 1

Proposed use of building? cottage No. Families? 1

Description of Present Building

Material wood No. of Stories 1 Style of Roof pitch Roofing shingle

General Description of New Work

Build brick tile lined chimney

NOTIFICATION
before
LATHING OR CEILING
IS WAIVED

Size of New Framing Members

Corner posts? _____ Sills? _____ Rafters or roof beams? _____ on center? _____

Material and size of columns under girders? _____ on center? _____

Ledger board used? _____ Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers: 1st floor _____, 2nd _____, 3rd _____, 4th _____

On centers: 1st floor _____, 2nd _____, 3rd _____, 4th _____

Span: 1st floor _____, 2nd _____, 3rd _____, 4th _____

If 1st or 2nd Class Construction

External walls } thickness { 1st story _____, 2nd story _____
Party walls } 1st story _____, 2nd story _____

Other Details New Construction

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation? _____ Thickness, top? _____ bottom? _____

Material of underpinning? _____ over 4 ft. high? _____ thickness? _____

Kind of roof (pitch, hip, etc.)? _____ Kind of roofing? _____

No. of new chimneys? 1 Material of chimneys? brick of lining? tile

If a Private Garage

No. cars now accommodated on lot? _____ Total number to be accommodated? _____

Other buildings on same lot? _____

Distance from nearest present building to proposed garage? _____

All parts of garage, including eaves, will be at least 2 ft. from all lot lines.

Garage will be at least _____ feet from nearest windows of adjoining property.

Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? _____

Plans filed as part of this application? _____ No. sheets? _____

Estimated total cost \$ 50. Fee? 50

Signature of owner or authorized representative? M A Parsons

Geo W Keening

✓

X

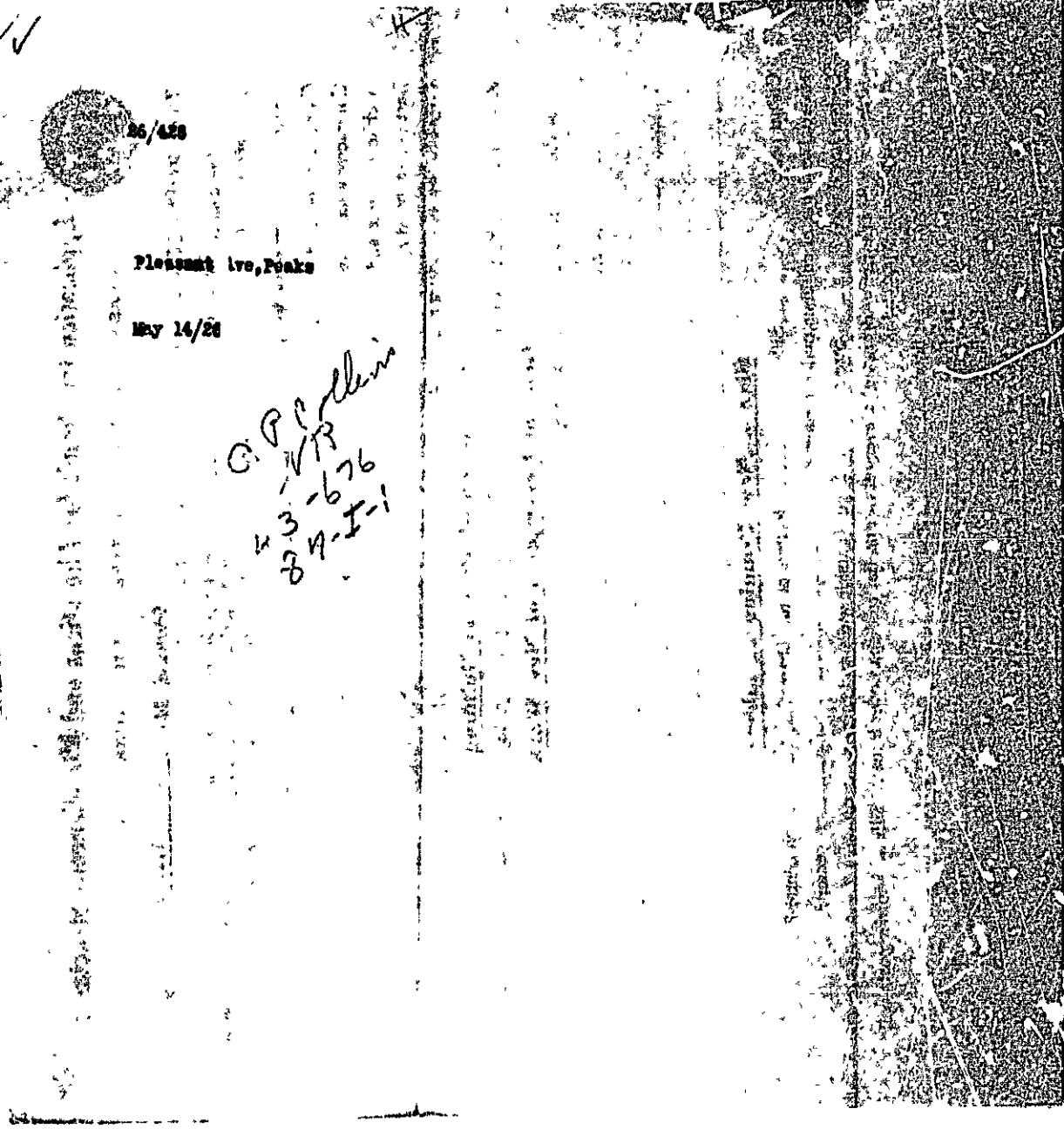


26/458

Pleasant Ave, Pease

May 14/28

C. P. Collins
43-676
87-I-1



Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 3, 1992

RE: 87-I-1 Peaks Island
Pleasant Avenue


Christopher C. Dinan
Monaghan, Leahy, Hochadel & Libby
Attorneys at law
95 Exchange Street
Portland, Maine 04112-7046

Dear Chris,

As indicated to you in the past, in my opinion there are no Land Use Code violations on the property of Alice F. Dyer on Pleasant Avenue, Peaks Island. Single family dwellings are a permitted use in the IR-2 zone as defined in section 14-47. Ms. Dyer owns two such dwellings, both of which are located on 87-I-1. There is no requirement that these dwellings be on separate properties, in fact all requirements, such as lot size and street frontage have been clearly met.

The location of more than one dwelling on a property is quite common on the islands. It is unfortunate that your clients are experiencing difficulties. However, once again, in my opinion there are no Land Use Code violations on this property.

Sincerely,


William Giroux
Zoning Administrator

/el
cc: P. Samuel Hoffses, Chief of Inspection Services
Peter Rich, 477 Congress St. Portland, ME 04101

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)269-3826

PROPERTY ADDRESS		CC-5-20-91 PORTLAND Date Permit Issued: 6/22/90 Local Plumbing Inspector Signature: [Signature] L.P.I. # 0129 87-I-1
Town Or Plantation	PORTLAND	
Street Subdivision Lot #	ISLAND AVE. PEAKS ISLAND	
PROPERTY OWNERS NAME		
Last Name	First Name	
DYER	ALICE F.	
Applicant Name		
Mailing Address of Owner/Applicant (if Different)	27 BLEECKER PLACE ALBANY, N.Y. 12202	
Owner/Applicant Statement		Caution: Inspection Required I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules. [Signature] 6-21-91 Local Plumbing Inspector Signature Date Approved
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.		
Signature of Owner/Applicant	Date	

PERMIT INFORMATION		
THIS APPLICATION IS FOR: 1. <input type="checkbox"/> NEW SYSTEM 2. <input checked="" type="checkbox"/> REPLACEMENT SYSTEM 3. <input type="checkbox"/> EXPANDED SYSTEM 4. <input type="checkbox"/> EXPERIMENTAL SYSTEM	THIS APPLICATION REQUIRES: 1. <input type="checkbox"/> NO RULE VARIANCE 2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form 3. <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form a. <input type="checkbox"/> Requiring Local Plumbing Inspector Approval b. <input checked="" type="checkbox"/> Requiring State and Local Plumbing Inspector Approval 4. <input type="checkbox"/> MINIMUM LOT SIZE VARIANCE	INSTALLATION IS: COMPLETE SYSTEM 1. <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM 2. <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet) 3. <input type="checkbox"/> ENGINEERED (+ 300 gpd) INDIVIDUALLY INSTALLED COMPONENTS 4. <input type="checkbox"/> TREATMENT TANK (ONLY) 5. <input type="checkbox"/> HOLDING TANK _____ GAL 6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY) 7. <input type="checkbox"/> NON ENGINEERED DISPOSAL AREA (ONLY) 8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY) 9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM
SEASONAL CONVERSION: to be completed by the LPI 5. <input type="checkbox"/> SYSTEM COMPLIES WITH RULES 6. <input type="checkbox"/> CONNECTED TO SANITARY SEWER 7. <input type="checkbox"/> SYSTEM INSTALLED - # _____ 8. <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED	IF REPLACEMENT SYSTEM: YEAR FAILING SYSTEM INSTALLED _____ THE FAILING SYSTEM IS: 1. <input type="checkbox"/> BED 3. <input type="checkbox"/> TRENCH 2. <input type="checkbox"/> CHAMBER 4. <input type="checkbox"/> OTHER _____	DISPOSAL SYSTEM TO SERVE: 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER _____ SPECIFY _____
SIZE OF PROPERTY _____ ZONING _____ 4000 sq ft		TYPE OF WATER SUPPLY PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)		
TREATMENT TANK 1. <input checked="" type="checkbox"/> SEPTIC <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> AEROBIC SIZE: 1000 GALS	WATER CONSERVATION 1. <input type="checkbox"/> NONE 2. <input checked="" type="checkbox"/> LOW VOLUME TOILET 3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM 4. <input type="checkbox"/> ALTERNATIVE TOILET SPECIFY _____	PUMPING 1. <input checked="" type="checkbox"/> NOT REQUIRED 2. <input type="checkbox"/> MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION) 3. <input type="checkbox"/> REQUIRED DOSE: _____ GALS
SOIL CONDITIONS USED FOR DESIGN PURPOSES PROFILE: 3 CONDITION: A/C DEPTH TO LIMITING FACTOR: 24	SIZE RATINGS USED FOR DESIGN PURPOSES 1. <input type="checkbox"/> SMALL 2. <input type="checkbox"/> MEDIUM 3. <input checked="" type="checkbox"/> MEDIUM-LARGE 4. <input type="checkbox"/> LARGE 5. <input type="checkbox"/> EXTRA LARGE	DISPOSAL AREA TYPE/SIZ* 1. <input type="checkbox"/> BED _____ Sq. Ft. 2. <input checked="" type="checkbox"/> CHAMBER 459 Sq. Ft. <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> H 20 3. <input type="checkbox"/> TRENCH _____ Linear Ft. 4. <input type="checkbox"/> OTHER: _____
		CRITERIA USED FOR DESIGN FLOW (BED ROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC) SINGLE FAMILY DWELLING (3 BEDROOM) DESIGN FLOW: 270 (GALLONS/DAY)

SITE EVALUATOR STATEMENT

On JUNE 28 1990 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Albert Feich Site Evaluator Signature 163 SE# 7/10/90 Date

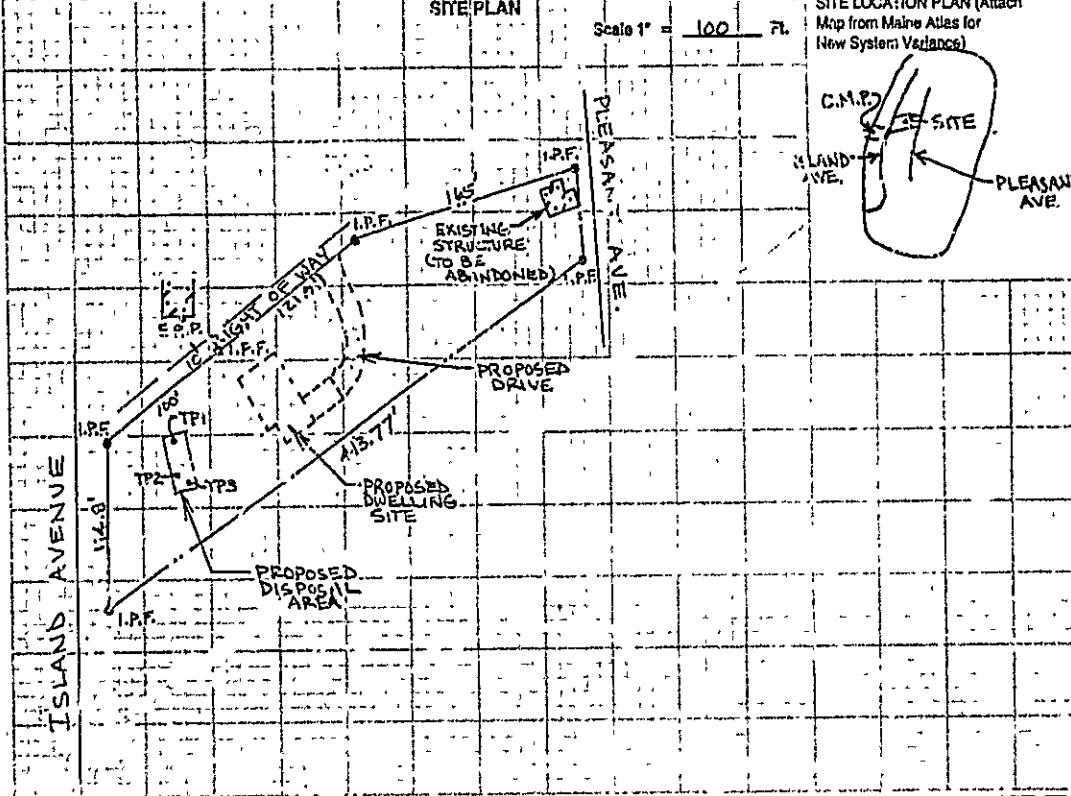
(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

Page 1 of 3
PHE 200 Rev 11/80

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Precinct: PORTLAND Street, Road, Subdivision: ISLAND AVENUE (PEAKS ISLAND) DYER Owners Name: ALICE F.



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 Test Pit Boring

* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
2			BROWN	
4			DARK BROWN	
6	SANDY LOAM	FRIABLE	YELLOWISH BROWN	
8			BROWN	
10			OLIVE	COMMON
12	SANDY LOAM	FIRM	BROWN	DISTINCT
14			2.5 Y 4/4	
16			BROWN	
18				
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Soil 3, Classification A/C, Slope %, Limiting Factor 25, Ground Water, Hardness Layer, Bedrock

Observation Hole TP2 Test Pit Boring

* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
2			BROWN	
4			DARK BROWN	
6			YELLOWISH BROWN	
8			BROWN	
10			OLIVE	COMMON
12	SANDY LOAM	FIRM	BROWN	DISTINCT
14			2.5 Y 4/4	
16			BROWN	
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Soil 3, Classification A/C, Slope %, Limiting Factor 24, Ground Water, Hardness Layer, Bedrock

Albert Frank
Site Evaluator Signature

163
SEA

7/13/90
Date



Albert Frick Associates, Inc.
 Soil Scientists & Site Evaluators
 95A County Road Gorham, Maine 04018
 (207) 839-3563

Town, City, Plantation: **PORTLAND** Street, Road, Subdivision: **ISLAND AVENUE (PEAKS ISLAND)** Owners Name: **DYER, ALICE F.**

SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole: **TP3** Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
2	SANDY		DARK	
4	LOAM	FRIABLE	YELLOWISH	
6			BROWN	
8				
10				
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18				
20	GRAVELLY LOAMY SAND			
22				
24	SANDY LOAM	F.R.M.	OLIVE	
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Soil Profile: **B** Classification: **AIC** Slope: _____ % Limiting Factor: **2A**

Ground Water Restrictive Layer Bedrock

SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole: _____ Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
2				
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Soil Profile: _____ Classification: _____ Slope: _____ % Limiting Factor: _____

Ground Water Restrictive Layer Bedrock

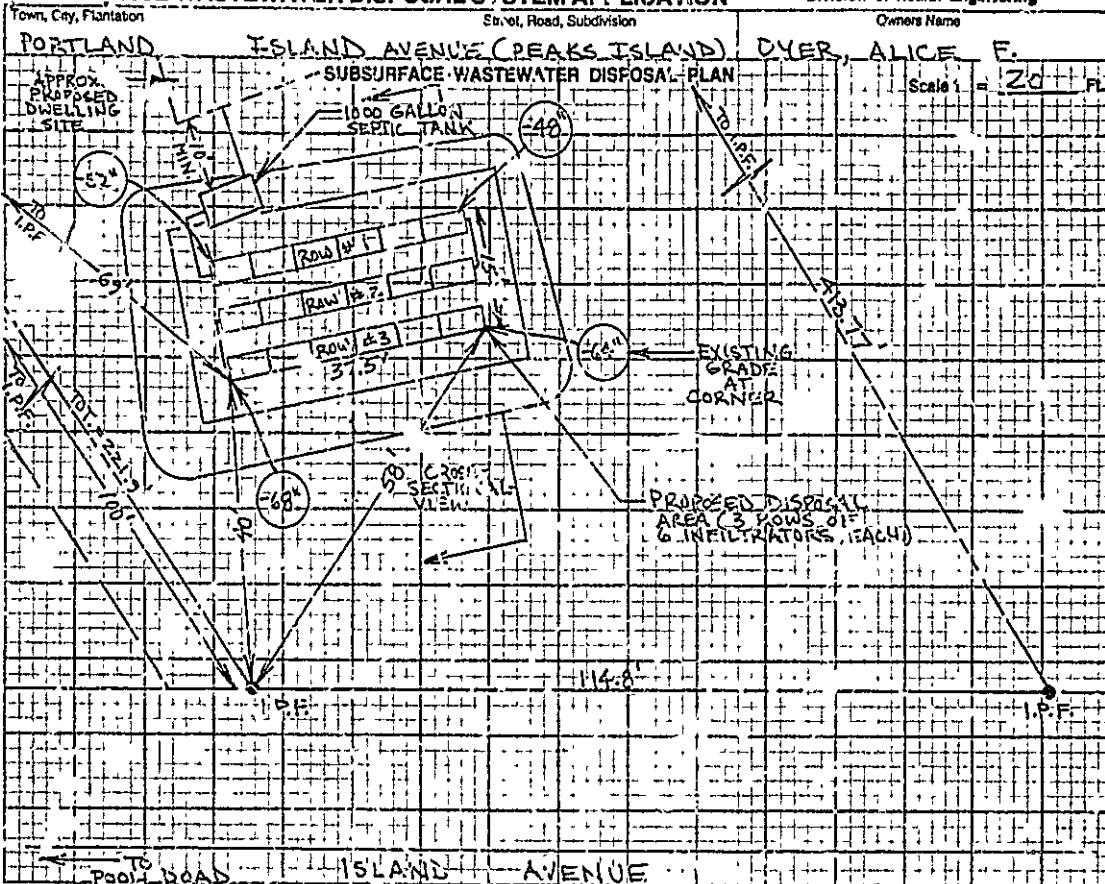
Albert Frick
 Site Evaluator

163
 SE#

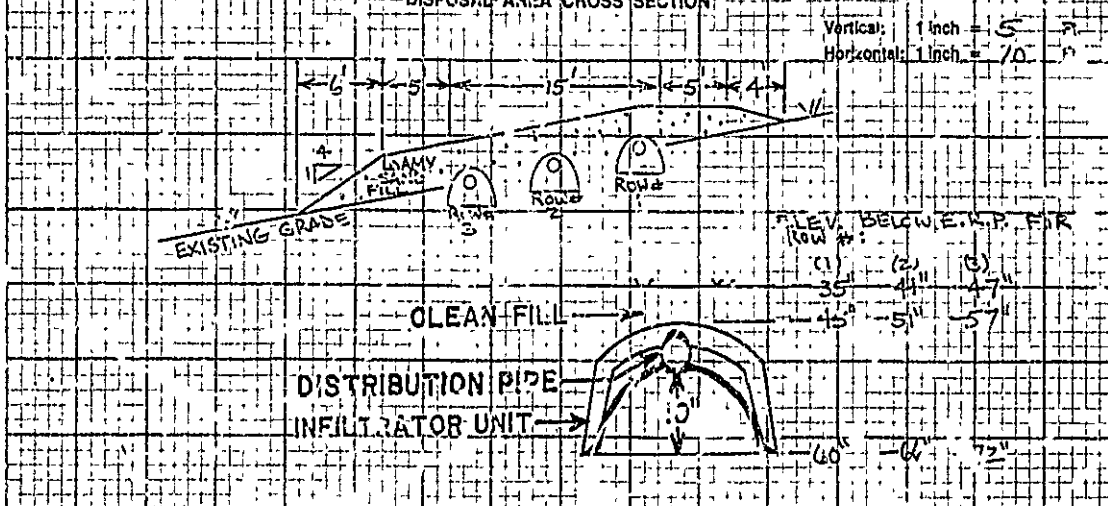
7/13/90
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering



FILL REQUIREMENTS:		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
Depth of Fill (Upslope)	3'-17"	First. once Elevation is	60	BOTTOM OF SIDING ABOVE BRICK OF #347 ISLAND AVE. (E.O.S. PROP.T.)	
Depth of Fill (Downslope)	17'-21"	Bottom of Disposal Area	SEE DETAIL BELOW		
		Top of Distribution Lines or Chambers			



Albert J. E.
Site Evaluator Signature

163
ID#

7/13/90
Date

Permit # 90-13 City of Portland BUILDING PERMIT APPLICATION Fee \$370. Zone M-M s-p Map # Lot#
 Please fill out any part which applies to job. Prop. plans must accompany form. M-M s-p \$50.

Owner: Alice F. Ryer Phone # 518 432-8804
 Address: 27 Bleecker Place; Albany, NY 12202
 LOCATION OF CONSTRUCTION Pleasant Ave; Pears Island
 Contractor: OWNER Sub: 87-1-1
 Address: Fred Carlson Phone # Will Pick Up
 Est. Construction Cost: \$70,000 Proposed Use: 1-2 1-2 dwlg w/carpport

518 474-8540 For Official Use Only
 Date: 7/20/90 Division: PERMIT ISSUED
 License: Name: Lot:
 Building Code: Overlapping: A15-1001-1990
 Time Limit: Estimated Cost: 70,000 City of Portland

Past Use: vacant land w cottage
 # of Existing Res. Units: # of New Res. Units:
 Building Dimensions: L 54 W 0 Total Sq. Ft.
 # Stories: 2 # Bedrooms: 3 Lot Size:
 Is Proposed Use: Seasonal Condominium Conversion
 Explain Conversion: CONSTRUCT 1-family dwlg w carpport

Review Required: IR-2
 Street Frontage Provided:
 Provided Setbacks: Front Back Side Side
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shoreland Zoning Yes No Floodplain Yes No
 Special Exception
 Other (Explain): OK W/DET 8-2-90

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

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

Floor:
 1. Sills Size: Sills must be anchored.
 2. Girder Size:
 3. Lally Column Spacing: Size:
 4. Joists Size: Spacing: 12" O.C.
 5. Bridging Type Size:
 6. Floor Sheathing Type Size:
 7. Other Material:

Roof:
 1. Truss or Rafter Size Span
 2. Sheathing Type Size
 3. Roof Covering Type
 Chimneys:
 Type: Number of Fire Places
 Heating:
 Type of Heat:
 Electrical:
 Service Entrance Size: Smoke Detector Required Yes No

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

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.

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

Permit Received By Louise E. Chase
 Signature of Applicant: Alice Ryer Date: July 20, 1990
 Signature of CEO: Date:
 Inspection Date:

PERMIT RECEIVED
 WITH LETTERS
 Date: July 20, 1990

White-Tax Assessor Yellow-GPCOG White Tag-CEO

901 13

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION Fee \$330** Zone _____ Map # _____
 (Please fill out any part which applies to job. Proper plans must accompany form.)

Owner: Alison E. Oyar Phone # 518 132-6204
 Address: 27 Blecker Place; Albany, OR 97108
 LOCATION OF CONSTRUCTION Picassou Blvd; Beasts Island
 Contractor: OWNER Sub: _____
 Address: Fred Carlson Phone: Will Pick Up
 Est. Construction Cost: \$10,000 Proposed Use: 1 family dwg w/ carport
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L 54 W 30 Total Sq Ft _____
 # Stories: 2 # Bedrooms: 3 Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: CONSTRUCT 1 family dwg w carport

518 475-8930 For Official Use Only
 Date: 7/22/90
 Inside Fr. Limits _____
 Blg. Code _____
 Title _____
 Estimation Cost: 73,000
 Street Frontage Provided: _____
 Provided Setback: Front _____ Side _____
 Review: See conditions
 Zoning Board Approval: Yes _____ No _____
 Planning Board Approval: Yes _____ No _____
 Conditional Use: _____
 Shoreland Zoning: Yes _____ No _____
 Special Exception _____
 Other: (Explain) OK will pick up 8-2-90

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

Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girds Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joist Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Heating Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size: _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Size: _____ Spacing _____
 5. Bracing: Yes _____ No _____
 6. Corner Post, Size _____
 7. Insulation Type: _____ Size: _____
 8. Sheathing Type: _____ Size: _____
 9. SIP Type: _____ Weather Exposure _____
 10. Other Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size: _____ Spacing _____
 2. Lally Column Size: _____ Spacing _____
 3. Wall Covering Type: _____
 4. Fire Wall if required: _____
 5. Other Materials _____

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

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

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

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

Plumbing:
 1. Approval of soil test required: Yes _____ No _____
 2. No. of Toilets or Showers: _____
 3. No. of Fixtures: _____
 4. No. of Lavatories: _____
 5. No. of Other Fixtures: _____

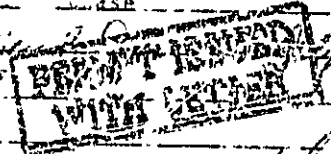
Swimming Pools:
 1. Type: _____
 2. Size: _____ SQUARE FOOTAGE _____
 3. Must conform to National Electrical Code and State Law

Permit Received By: OWLS

Signature of Applicant: _____

Signature of CEO: _____

Inspection Date: _____



White-Tax Assessor Yellow-GFCOG

White-Tax-CEO Copyright GPR/De/late

PLC PLAN

N



FEES (Breakdown From Front)
Base Fee \$ 370.
Subdivision Fee \$ _____
Site Plan Review Fee \$ 50.
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 5-20-91 - General insp. Found OK. Found
OK. WIP/OK. Subsurface to start this week.
OK

Signature of Applicant Alvin F. Davis

Date July 20, 1990

Applicant: Alice F. Dyer Date: 8-2-90
Address: 87-I-2, Pleasant Ave Peaks Island
Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - IR-2
Interior or corner lot -
Use - single
Sewage Disposal - septic
Rear Yards - OK
Side Yards - 20' + OK
Front Yards - OK
Projections - garage
Height -
Lot Area - 40,300 #
Building Area - 1524 #
Area per Family - entire
Width of Lot - 114'
Lot Frontage - same
Off-street Parking - 2 cars
Loading Bays - N/A

Site Plan -
Shoreland Zoning -
Flood Plains -



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

August 6, 1990

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Ms. Alice F. Dyer
27 Bleecker Place
Albany, NY 12202

Re: Pleasant Ave., Peaks Island - 87-1-1

Dear Ms. Dyer:

Your application to construct a single family dwelling with carport has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

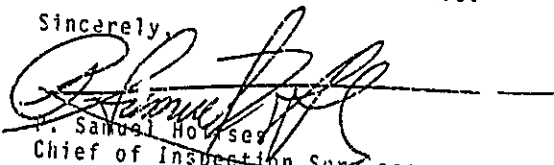
Public Works - Approved - S. Harris
Inspection Services - Approved - W. Giroux

Building Code Requirements

1. Please read and implement items 1, 5, 7 and 9 of the attached Building Permit Report.
2. Please read and implement debris removal section of Code 105.8 through 108.2.
3. The cottage kitchen must be completely removed.
4. The existing cottage must not be used as a dwelling.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: S. Harris - P.M.D.
P. Niehoff

tec

P.T. I - 1

26/42



Application for Permit for Alterations and Miscellaneous Structures

CLASS OF BUILDING OR TYPE OF STRUCTURE 3rd

and is hereby applying with the law Portland, Maine, May 14, 1886 1919

To H. INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described building according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location Peaks Island Ward 1 Within Fire Limits? no

Owner's name and address? M. A. Parsons, Peaks Island

Contractor's name and address? George Keating, Peaks Island

Architect's name and address? _____

Last use of building? cottage No. Families? 1

Proposed use of building? cottage No. Families? 1

Description of Present Building

Material wood No. of Stories 1 Style of Roof pitch Roofing shingle

General Description of New Work

Build brick tile lined chimney

Size of New Framing Members

Corner posts? _____ Sills? _____ Rafter or roof beams? _____ on center?

Material and size of columns under girders? _____ on center?

Ledger board used? _____ Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

Floor timbers:	1st floor	2nd	3rd	4th
On centers:	1st floor	2nd	3rd	4th
Span:	1st floor	2nd	3rd	4th

If 1st or 2nd Class Construction

External walls } thickness { 1st story, 2nd story
 Party walls } thickness { 1st story, 2nd story

Other Details New Construction

To be erected on solid or filled land? _____ earth or rock?

Material of foundation? Thickness, top? _____ bottom?

Material of underpinning? _____ over 4 ft high? _____ thickness?

Kind of roof (pitch, hip, etc.)? _____ Kind of roofing? _____

No. of new chimneys? _____ Material of chimneys brick of lining? tile

If a Private Garage



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Peaks Island, Maine, March 24, 1966

PERMIT ISSUED
MAR 25 1966
CITY of PORTLAND

To the INSPECTOR OF BUILDING, PEAKS ISLAND, MAINE

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

Location 121 Main Ave, Port Pleasant Ave, Peaks Island (87-1-1) Within Fire Limits? Dist. No.
Owner's name and address Mrs. Alice vonHinglo, 19 Lodge Rd, Rowayton, Conn.
Lessee's name and address Corner owner Donald A. Bie Telephone
Contractor's name and address Roland Hoar, Peaks Island Telephone 766-2800
Architect Specifications Plans No. of sheets
Proposed use of building Cottage No. families
Last use No. families
Material frame No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 500 Fee \$ 3.00

General Description of New Work

To glass in existing front porch

Piazza existing with roof over same prior to June 5, 1957 more than half of the area of the vertical enclosure wall will consist of window sash or glass area of doors

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO**

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over: 8 feet
Joists and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof

Permit # 901113 City of Portland BUILDING PERMIT APPLICATION Fee \$370. Zoning M-M 5-P Map # 12202 Lot # 12202
 Please fill out any part which applies to job. Proper plans must accompany form. M-M 5-P \$50.

Owner: Alice F. Dyer Phone # 518 432-8804

Address: 27 Bleeker Place; Albany, NY 12202

LOCATION OF CONSTRUCTION Pleasant Ave; Peaks Island

Contractor: Owner Sub. 87-1-1

Address: 27 Bleeker Place Phase # Hold-Will Pick Up

Est. Construction Cost: \$70,000 Proposed Use: 1-family dwlg w carport

Past Use: vacant land w cottage

of Existing Bas. Units 1 # of New Bas. Units 1

Building Dimensions 1.50 W 30 Total Sq. Ft. 45

Stories: 2 # Bedrooms: 3 Lot Size: 1/4 Acre

Is Property: Seasonal Condominium Conversion

Explain Conversion: CONSTRUCT 1-family dwlg w carport

518 474-6940 For Official Use Only

Date 7/20/90 Subdivision: PERMIT ISSUED

Inside Fire Limit: _____ Lot: _____

Edge Code: _____ Ownership: AS-7-1-1-1

Time Limit: _____ Estimated Cost: 70,000 Price: _____

City of Portland

Direct Frontage Provided: _____

Provided Setback: Front _____ Side _____

Review Required: SEE CONDITIONS

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____

Special Exception _____

Other (Specify): OK with A-2 8-2-90

Foundations:

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

Floors:

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

Exterior Walls:

1. Siding 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 Materials: _____
11. Metal Materials: _____

Interior Walls:

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

Ceiling:

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

Roof:

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

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

Permit Received By Louise E. Chase

Signature of Applicant _____

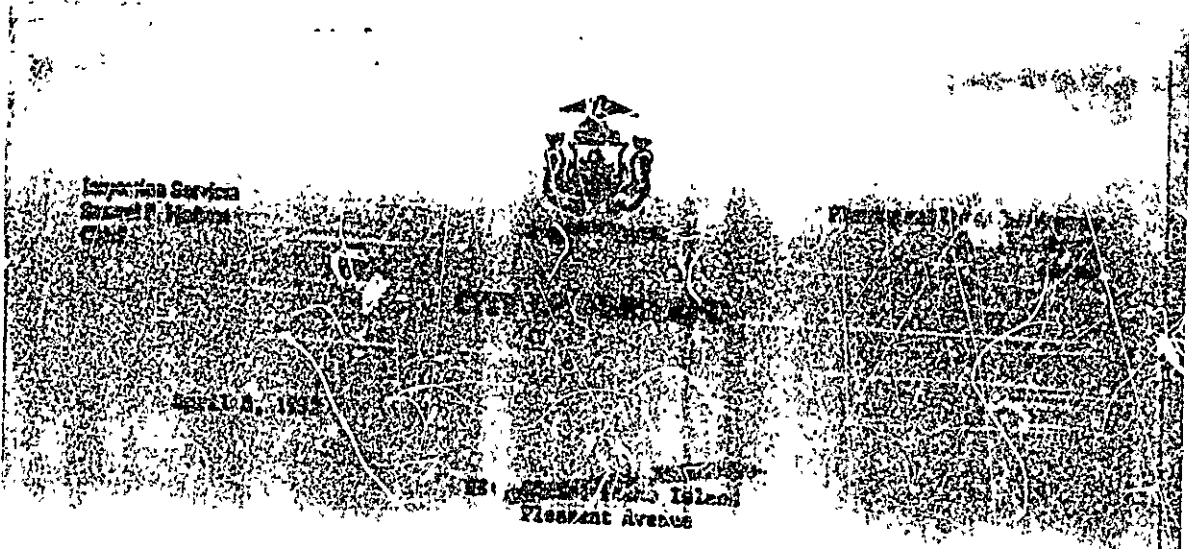
Signature of CEO _____

Inspection Dates _____

PERMIT ISSUED
WITH LETTER

July 20, 1990

White Tag Assoc. Yellow G.P.C.G. White Tag CEO



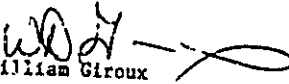
Christopher C. Dins
Monaghan, Leahy, Hornadel & Libby
Attorneys at law
95 Exchange Street
Portland, Maine 04112-7046

Dear Chris,

As indicated to you in the past, in my opinion there are no Land Use Code violations on the property of Alice F. Dyer on Pleasant Avenue, Peaks Island. Single family dwellings are a permitted use in the IR-2 zone as defined in section 14-47. Ms. Dyer owns two such dwellings, both of which are located on 87-1-1. There is no requirement that these dwellings be on separate properties, in fact all requirements, such as lot size and street frontage have been clearly met.

The location of more than one dwelling on a property is quite common on the islands. It is unfortunate that your clients are experiencing difficulties. However, once again, in my opinion there are no Land Use Code violations on this property.

Sincerely,


William Giroux
Zoning Administrator

/e/

cc: P. Samuel Hoffses, Chief of Inspection Services
Peter Rich, 477 Congress St. Portland, ME 04101

MONAGHAN, LEAHY, HOCHADEL & LIBBY

ATTORNEYS AT LAW

DONALD P. MONAGHAN
THOMAS G. LEAHY
JOSEPH M. HOCHADEL
KEY W. LIBBY
CHRISTOPHER C. O'HAN
MATTHEW J. MONAGHAN
MICHAEL J. HILL
WILLIAM H. FISHER
STEPHEN D. BITNER
PETER CLIFFORD

88 EXCHANGE STREET
P.O. BOX 7046
PORTLAND, MAINE
04112-7046
807-774-3936
FAX 207-774-3985

November 21, 1991

William D. Giroux
Department of Planning &
Urban Development
389 Congress Street
Portland, Maine 04101

RE: Alice F. Dyer, Pleasant Avenue, Peaks Island
87-I-1

Dear Bill:

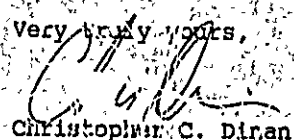
As you know, this office represents Patricia Noca and Harold And who own property abutting the lot of Alice Dyer. My clients had concerns about the building Ms. Dyer erected on her lot. However, I understand that her plan complied with appropriate city ordinances and therefore was allowed to be constructed. It was also my understanding that there was no authority to have two dwellings on the lot. I understand that the old cottage did have a kitchen, which makes it a dwelling under the ordinance. I had understood that the kitchen was to be removed before Ms. Dyer completed the construction of the new house.

It is my understanding that the kitchen has never been removed. To my astonishment, it even appears that Ms. Dyer is renting the old cottage which was no longer supposed to be a dwelling. I understand that Ms. Dyer or her representatives have discussed the issue with your office and were supposed to get back to you to address this problem. In the meantime, the problem goes unresolved and my clients and other abutters are understandably upset about this most recent development. On their behalf, I would ask that you take appropriate steps to enforce the ordinances, including, if necessary, appropriate court enforcement actions.

William D. Giroux
November 21, 1991
Page Two

I would appreciate your keeping me informed as to how this matter proceeds. I appreciate your consideration in this regard.

Very truly yours,



Christopher C. Diran

CCD/lal
cc: Pat Noce
Harold Ano

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW

Stone Harbor

Processing Form

Applicant: Donald K. Hayes, Albion, NY Date: 7/20/90

Address: 1111 Main St, Albion, NY Address of Proposed Site: 1111 Main St, Portland, ME

Proposed Use of Site: MINOR-1100 SITE PLAN REVIEW Site Identifier(s) from Assessors Map: 87-1.1

Area of Site / Ground Floor Coverage: _____ Zoning of Proposed Site: _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____

Board of Appeals Action Required: () Yes () No Total Floor Area: _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

Date Received: _____

APPROVED
 APPROVED
 CONDITIONALLY
 DISAPPROVED

TRAFFIC CIRCULATION	ACCESS	CURB LOTS	ROAD WIDTH	PROHIBITION	SIGNALIZATION	TURNING MOVEMENTS	LOADING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	UTILITIES	CURBING	SIDEWALKS	OTHER

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

Donald K. Hayes 8/1/90
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Alice R. Dyer Date: 7/20/90
 Address: 224 Bleecker Place; Albany, NY 12202 Address of Proposed Site: Pleasant Ave. Peaks Island
 Proposed Use of Site: 1-5 family w/ dwelling w/ carport Site Identifier(s) from Assessors Maps: 87-1-1
 Acreage of Site: 40,300 sq ft / 1524 sq ft Ground Floor Coverage: _____ Zoning of Proposed Site: _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____
 Board of Appeals Action Required: () Yes () No Total Floor Area: _____
 Planning Board Action Required: () Yes () No
 Other Comments: MINOR-MINOR SITE PLAN REVIEW
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation:

- Use complies with Zoning Ordinance — Staff Review Below

Zoning Space & Bulk, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARD	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

OK with [Signature] 8-2-90

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

87-I-1

PEAKS Island

"105.8 Removal and disposal of demolition debris: Before a permit either to demolish or remove a structure or a part thereof or to remove or dispose of existing demolition debris, as defined herein, is issued, the applicant will satisfy the building official that:

- "1. All such debris will be removed from the island and transported to the mainland for disposal prior to the expiration of the permit;
- "2. The debris will be removed to a duly licensed disposal facility; and
- "3. The disposal of the debris at such facility will be in accordance with all applicable federal and state rules, statutes and regulations relating to the transportation and disposition of such material.

"105.8.1 Demolition debris: Demolition debris includes, but is not limited to, materials which are created by site preparation, clearing land or erection of a structure. It also includes, but is not limited to, brush, tree limbs, stumpage; and building materials and the waste products of building activity, such as: clay, brick, masonry, concrete, plaster, glass, wood and wood products, asphalt, rubber, metal; and plumbing, electrical and heating fixtures, appurtenances thereto and parts thereof.

"105.8.2 No demolition debris shall either be disposed of or stored on any of the islands."

Section 109.0 Department of building inspection, is amended by deleting it in its entirety.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
Owners Name

Town, City, Plantation

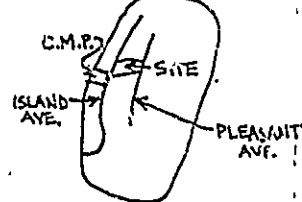
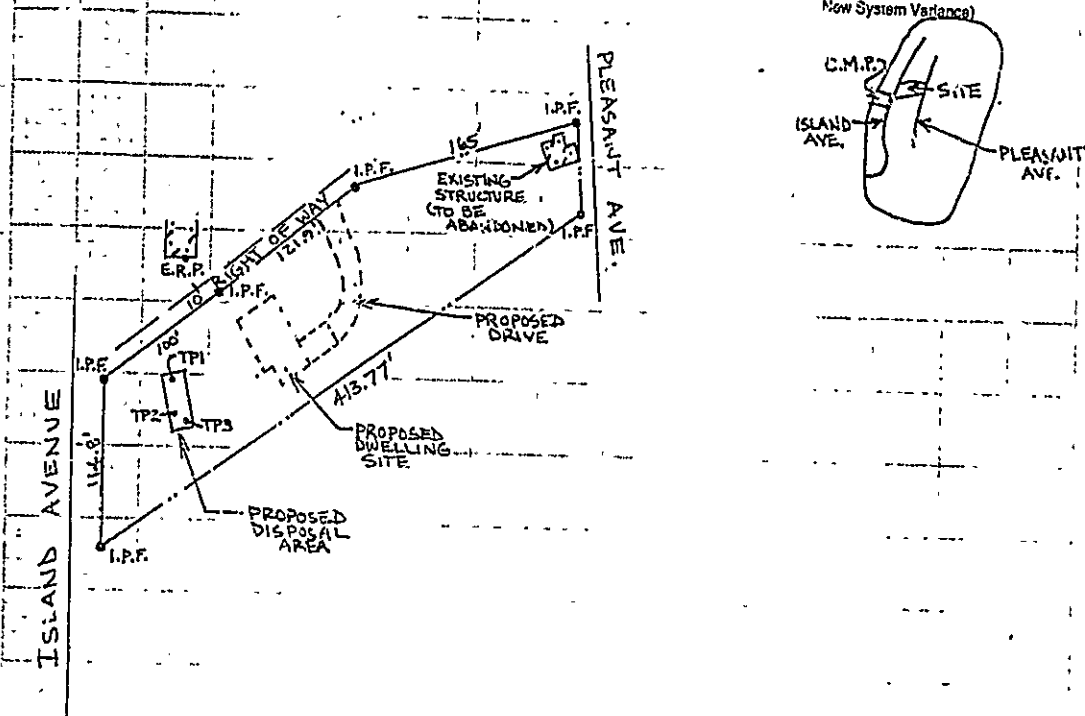
Street, Road, Subdivision

PORTLAND ISLAND AVENUE (PEAKS ISLAND) DYER, ALICE F.

SITE PLAN

Scale 1" = 100' FL.

SITE LOCATION PLAN (Attach
Map from Maine Atlas for
Now System Variance)



SOIL DESCRIPTION AND CLASSIFICATION (Location of observation Holes Shown Above)

Observation Hole: TP1 Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
5			BROWN	
10	SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	
15			BROWN	
20				
25	GRAVELLY SANDY LOAM	FIRM	OLIVE BROWN	COMMON DISTINCT
30				
35				
40			OLIVE BROWN	
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Soil Classification: 3 A/C Slope: _____ Limiting Factor: 25 Ground Water Residual Layer Bedrock

Alice Price
Site Evaluator Signature

163
SE#

7/13/90
Date



Albert Frick Associates, Inc.
 Soil Scientists & Site Evaluators
 95A County Road Corham, Maine 04034
 (207) 833-5563

Town, City, Plantation: **PORTLAND** Street, Road, Subdivision: **ISLAND AVENUE (PEAKS ISLAND)** Owners Name: **DYER, ALICE F.**

SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole: Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
2	SANDY		DARK	
4	LOAM	CRUMBLY	REDDISH	
6			BROWN	
8	GRAVELLY LOAMY SAND			
10	SANDY LOAM	FIRM	OLIVE	
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Soil: **3** Classification: **A1C** Slope: _____ Limiting Factor: **2A** Ground Water Rooting Layer Bedrock

SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole: Test Pit Boring

Depth of Organic Horizon Above Mineral Soil: _____

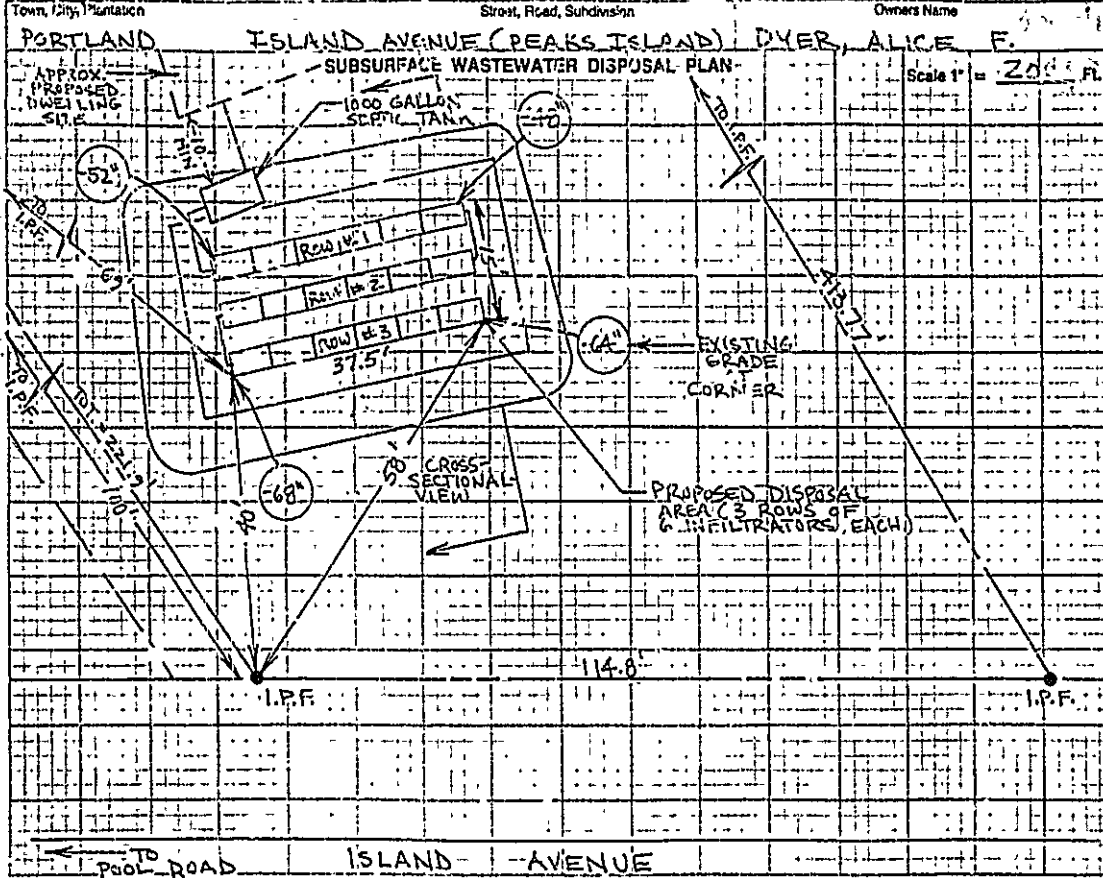
DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
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2				
4				
6				
8				
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Soil: _____ Classification: _____ Slope: _____ Limiting Factor: _____ Ground Water Rooting Layer Bedrock

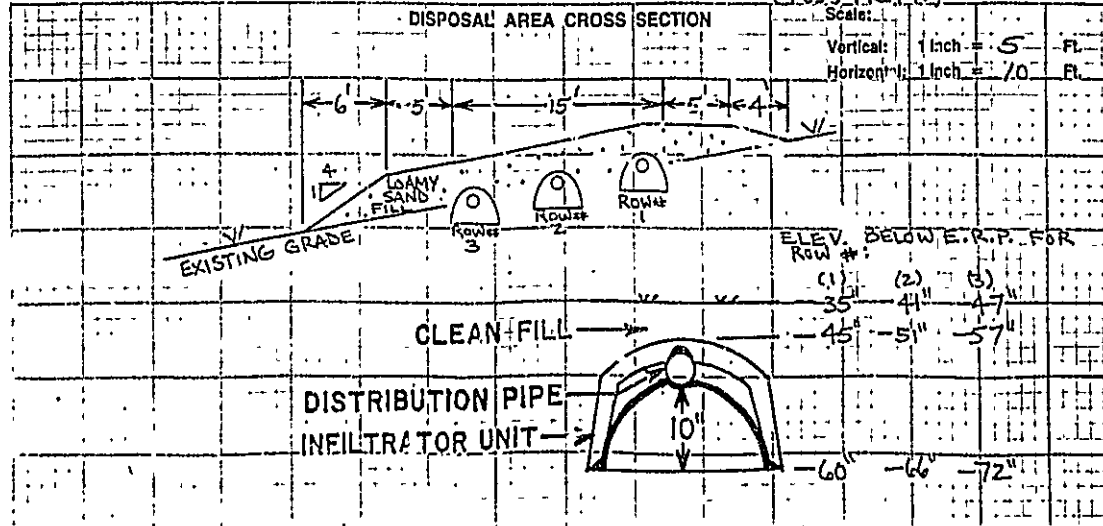
Site Evaluator: Albert Frick SE#: 163 Date: 7/13/90

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope) 13'-17"	Reference Elevation Is 60 - SEE DETAIL BELOW	BOTTOM OF SIDING ABOVE BRICK OF #347 ISLAND AVE (FOSS. PROPT.)
Depth of Fill (Downslope) 17'-21"	Bottom of Disposal Area	
	Top of Distribution Lines or Chambers	



Albert Frick
Site Evaluator Signature

163
SE#

7/13/90
Date

