

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3828

PROPERTY ADDRESS

Town or Precinct: **PEARLS T. SHAW**

Street: **17 WINDY PARK ST** 8-7-11-20

PROPERTY OWNERS NAME

Last: **WHITNEY** First: **RUTH**

Applicant Name: **CASCO BAY PLUMBING HEATING**

Mailing Address of Owner/Applicant (if different):  
**PO BOX 1163  
PEARLS T. ME 04108**

**Caution: Permit Required**

PORTLAND PERMIT # **2,351** TOWN COPY

Date Permit Issued: **5-22-89** Fee: **\$ 1,000**

Local Plumber (Inspector) Signature: *[Signature]* L.P.I. # \_\_\_\_\_

**Owner/Applicant Statement**  
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: *[Signature]* Date: **05/24/89**

**Caution: Inspection Required**  
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: *[Signature]* Date Approved: **MAR 18 1989**

## PERMIT INFORMATION

This Application is for:

- NEW PLUMBING
- RELOCATED PLUMBING

Type Of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY: INDUSTRIAL

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MECH. HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

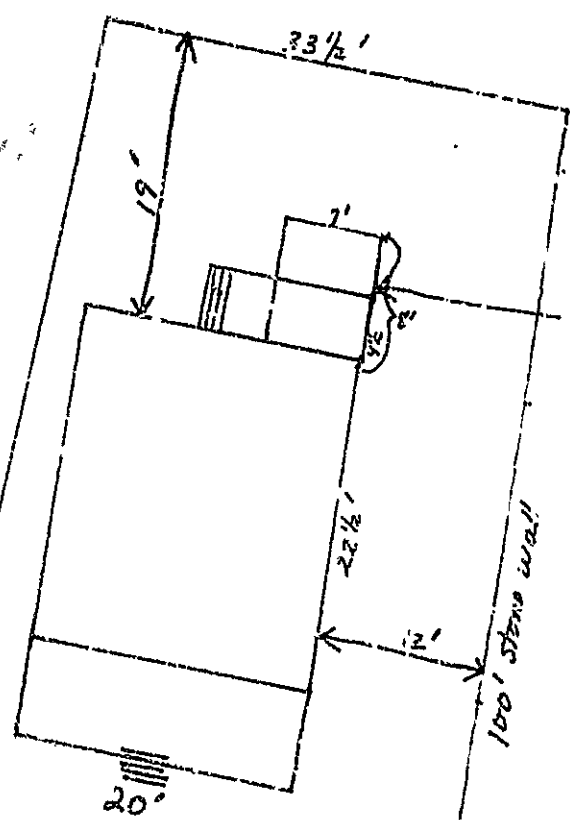
LICENSE # **10,201,9**

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type Of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	1	Hot/Cold / Sillcock	1	Bath/Tub (and Shower)
		1	Floor Drain		Shower (Separate)
		1	Urinal	1	Sink
	HOOK-UP: to an existing subsurface wastewater disposal system	1	Drinking Fountain	1	Wash Basin
		1	Indirect Waste	1	Water Closet (Toilet)
		1	Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Side		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____		Water Heater
\$	Hook-Up Fee		Fixtures (Subtotal) Column 2	3	Fixtures (Subtotal) Column 1
				3	Fixtures (Subtotal) Column 2
					Total Fixtures
					Fixtures Fee
					Hook-Up Fee
				9	Total Fee

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

WHITNEY  
Scale 1 inch = 2' 25 Willow St. Peaks Island, MAINE.

Map 87  
Sec 11  
Lot 20



Proposed addition  
cutting out 1/2 of open  
back porch and  
extending 3 1/2' more

**RECEIVED**

AUG 19 1980  
DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

A lot in the IR-1 and IR-2 zones that was described in a subdivision plat approved by the planning board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met. (Code 1968, § 602.19.L; Ord. No. 339-84, 5-7-84; Ord. No. 32-85, § 1, 7-15-85)

**Sec. 14-434. Corner clearance.**

No obstruction higher than three and one-half (3½) feet above the lowest elevation at the curbline shall be permitted on a corner lot within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points twenty five (25) feet from the corner. For the purpose of this section, the word "obstruction" shall mean any shrub, wall, fence, temporary building, sign, a pile of material, but shall not include permanent buildings or structures where permitted elsewhere in this article. (Code 1968, § 602.19.M)

**Sec. 14-435. Unsewered residential districts.**

Where a lot in a residence zone is not served by public sewers and septic tank disposal systems are required, the minimum lot area required shall be determined from the following table, except that on the islands of Cocco Bay, such variation as shall be approved by the health officer may be permitted in the minimum required lot areas:

*Standard Percolation*

<i>Test Rate of Percolation (minutes)</i>	<i>Lot Area Required (square feet)</i>
2.....	7,800
3.....	8,400
4.....	8,800
5.....	9,100
10.....	10,500
15.....	11,800
30.....	13,800
45.....	15,500

(Code 1968, § 607.19.N)

**Sec. 14-436. Building extensions.**

A building existing on June 5, 1957, the height, yards and other open spaces of which conformed with the provisions of the zoning ordinance then in effect for new buildings may be extended upward throughout its area to the full height permitted herein for new buildings and may be extended horizontally provided the width and the depth of no yard or other open space which is less than that permitted herein is thereby reduced to less than the minimum width or depth of such yard or open space existing on June 5, 1957. (Code 1968, § 602.19.O)

RECEIVED

ON LOTS  
FOR USE OF  
ASSESSORS OFFICE

SCALE: 1 inch = 100 feet

DO NOT USE THIS  
MAP FOR ESTIMATING  
SIZE OF YOUR LOT.  
REFER TO YOUR DEED  
FOR EXACT  
FOOTAGE.

REVISED 1/22/51

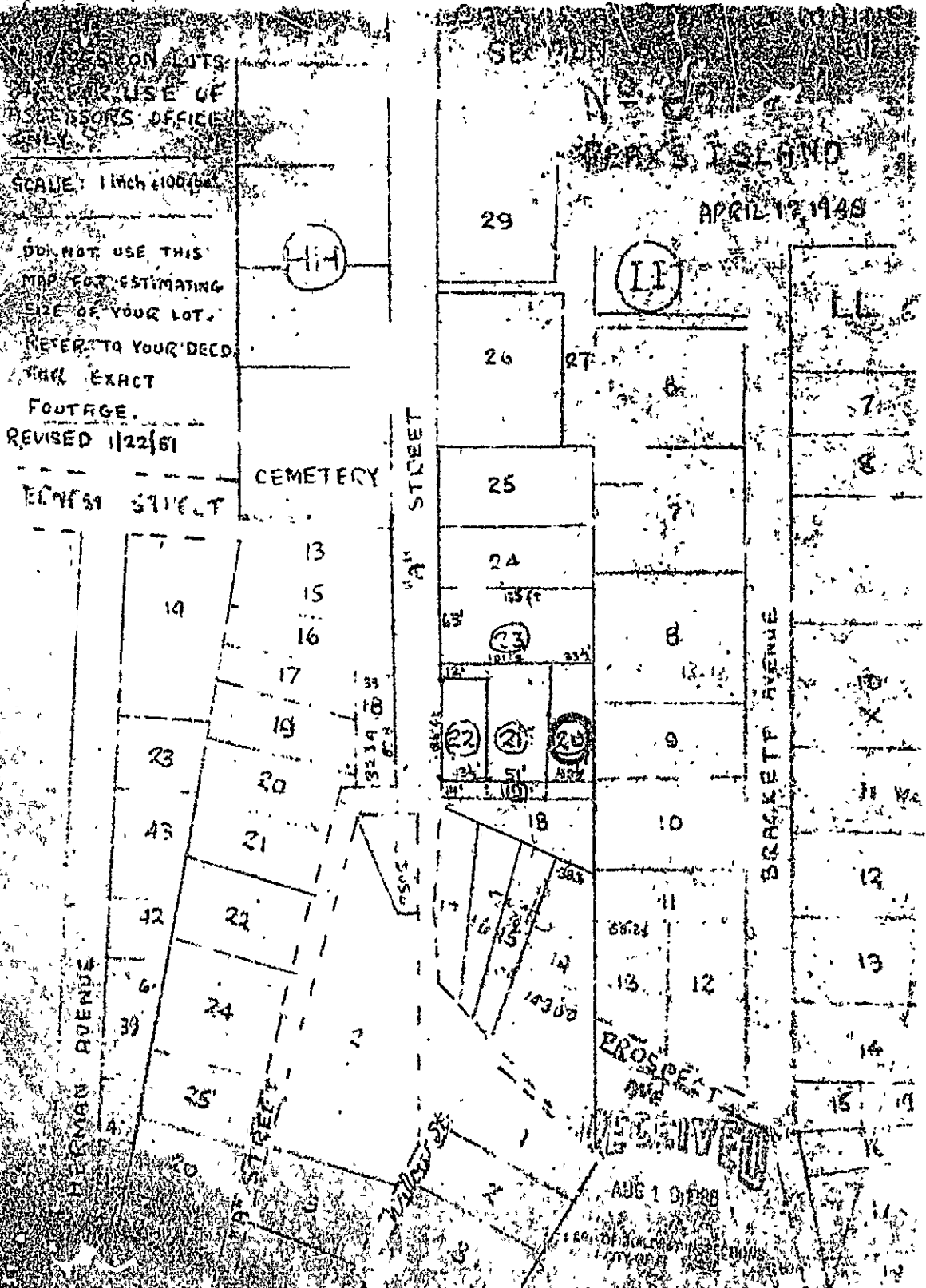
EDMUND STREET

CEMETERY

9th STREET

SECTION 29  
BRACKETS ISLAND

APRIL 12 1948



RECEIVED

AUG 1 0 1948

DEPARTMENT OF REVENUE  
STATE OF ALABAMA

re: Whitney property, 25 Willow St. Peaks Island, Me. 04108

*Handwritten:* *to* → Ruth E. Whitney (401) 876-0073  
c/o Wood  
10 Jackson Rd.  
Newport, R.I. 02540

August 13, 1988

Dear Mr. Turner, Zoning Board of Appeals:

I am writing to request a variance from the zoning board so that I may have a bathroom addition, measuring 7' by 8' put on the back of my cottage. Because the proposed addition will be closer than allowed to the property lines than allowed, I need the variance.

The cottage is a summer residence only, located at 25 Willow St., Peaks Island, Maine and was constructed in 1912 by ancestor Joel Whitney, an architect in Portland. It has been in the family ever since. Fifty-two years ago a toilet was added and swimming and mowing-off remained the primary means of summer clean-ups, until now. I am a 78 year old widow legally blind and living alone. It is an undue hardship on me not to have a full bathroom and I will not be able to continue using the cottage summers unless I have one.

In the spring of '85 we conducted a search for a contractor to build the bathroom, had the lot surveyed by Robert Love of the Land Survey and hired Jack Hutchins Construction, Inc. on Peaks Island, to do the job. However upon arrival in the summer of '86 we discovered nothing had been done and Hutchins reneged on his contract.

McTeague Construction, also on Peaks, has agreed to take over the contract and will proceed once we have your permission.

The cottage sits quite far back on a very long and narrow lot (see diagram enclosed), a very unique situation. I believe that the proposed addition will not infringe on the adjacent property owner's views or property use. Three abutters are also full-time summer residents.

Thank you for your attention and consideration of this matter.

*Stamp:* AUG 19 1988

Sincerely,  
*Ruth E. Whitney*  
Ruth E. Whitney

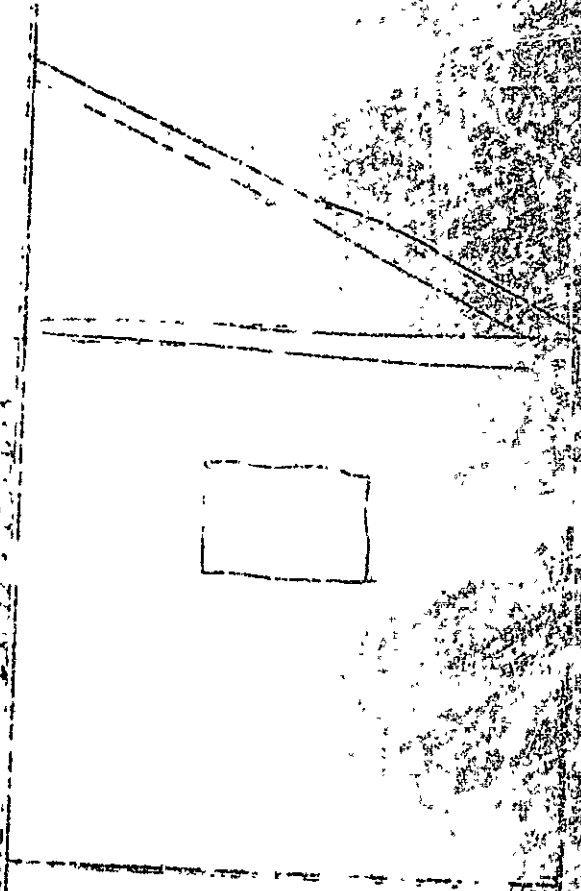
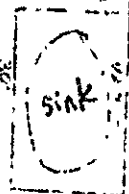
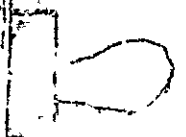
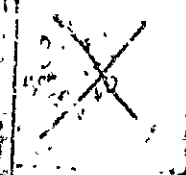
*Stamp:* BOARD OF BUILDING INSPECTION  
CITY OF PORTLAND

*Handwritten:* ... advised me that ...

RUPH WHIPPY Cottage  
WILLOW  
FRANKS ISLAND, ME  
LOT 18

REMOVE WINDOW  
INSTALL ELSEWHERE  
IN STRUCTURE

EXISTING PORCH



WINDY

SHOWER

SINK

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AUG 19 1986

U.S. DEPARTMENT OF THE ARMY  
CORPUS OF ENGINEERS

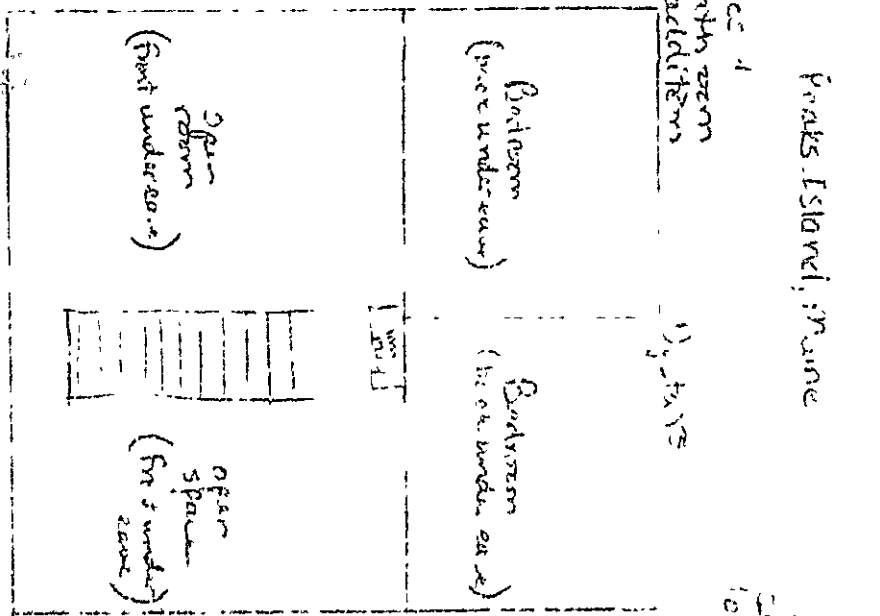
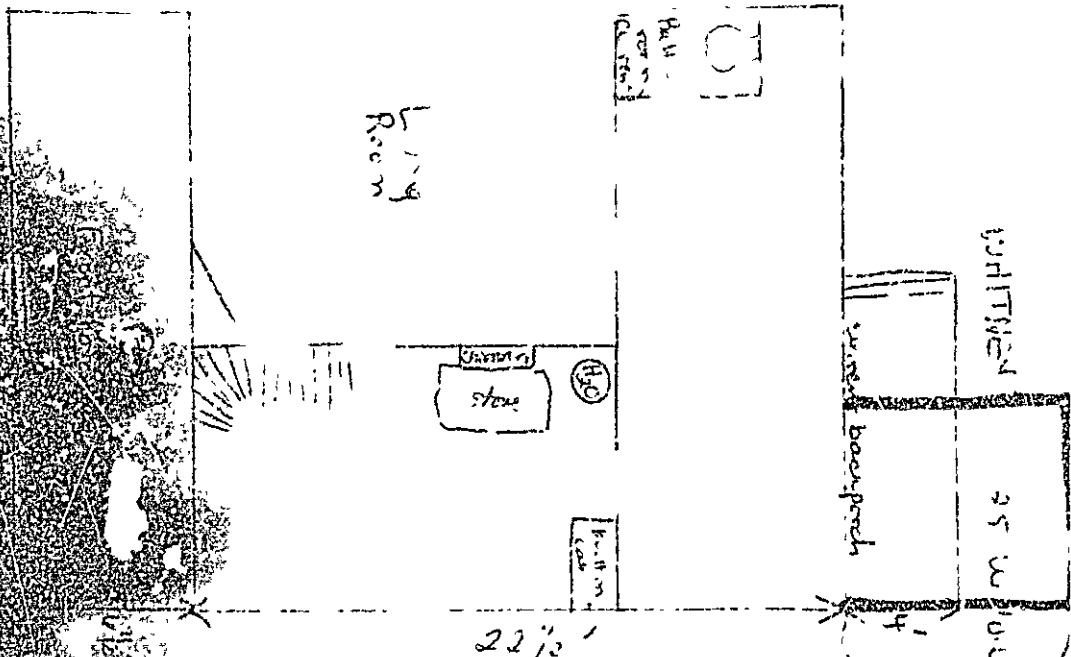
LOT 18 TO LOT 19



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APR 19 1965

U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION



CHITTING

25' width

wire mesh base/porch

8' porch  
bath room  
additions

fronts Island, frame

1 1/2' stairs

Map 2  
Sec. 11  
1 of 20

RECEIVED





WHITNEY

25 w low sr

Ficks Island name

Map 27  
Sec. 11  
lot 20

8' proposed  
bathroom  
addition

current back porch

Upstairs

Bath-  
room  
(Current)

Bedroom  
(back under eave)

Bedroom  
(back under eave)

builtin  
cabinet

Chim  
ney

22 1/2'

Living  
Room

stove

Open  
room  
(front under eave)

open  
space  
(front under  
eave)

20'

Front Porch

6 1/2'

RECEIVED

AUG 19 1983

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

20'





APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 1071

AUG 20 1980

ZONING LOCATION ..... PORTLAND, MAINE ... Aug. 19, 1980

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

- LOCATION ... 87-11-20 Willow Sk. Peaks Isl. ... Fire District #1 □, #2 □
1. Owner's name and address Ruth E Whitney - summer home, Delaware Telephone .766-2886.
2. Lessee's name and address ... 302 phone 1-0997.
3. Contractor's name and address ... Robert McTigue, DBA ... Telephone 7-66-2576.
McTigue Construction - Brackett Ave. Pks 10 sheets
Proposed use of building cottage - summer ... No. families
Last use ... none ... No. families
Material ... No. stories ... Heat ... Style of roof ... Roofing
Other buildings on same lot
Estimated contractual cost \$....8,000..

INSPECTOR-Mr. ... @ 775-5451
Appeal Fees \$
Base Fee ... 60.00
Late Fee
TOTAL \$

To construct 1 story addition, 7 x 8 to be used for bathroom as per plans.

Send permit to Paula Wood - 10 Jackson Rd. Newport Rhode Isl. 02840
Stamp of Special Conditions
RHADF

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

- Is any plumbing involved in this work? .. YES
Is any electric work involved in this work? .. YES
Is connection to be made to public sewer? ... cess pool - existing
Has 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:
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?

Signature of Applicant ... Ruth E Whitney
Phone # ... 2 □ 3 □ 4 □
Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

CITY OF PORTLAND, MAINE  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

MICHAEL E. WESTORT  
Secretary

ROBERT J. GAUDREAU  
THOMAS F. JEWELL  
EUGENE G. MARTIN  
DAVID L. SILVERNAIL

John C. Knox

25 Willow St.  
Peaks Island

87-11-20

August 6, 1986

Ms. Ruth E. Whitney  
25 Willow Street  
Peaks Island, Maine 04109

Dear Ms. Whitney:

A building permit for your addition to your dwelling on Willow Street can not be issued due to the rear yard setback which would extend 8 feet into the 19 foot rear yard setback, which in the IR-2 Zone should be 25 feet. There is also a side yard setback of 20 feet required for this addition on the side toward the stone wall.

A variance would be the only solution since the building already is non-conforming to these new setback requirements. The proposed addition is expected to be in conformance with the new setbacks and therefore it is the addition which must be considered the subject of your request for variances.

I am enclosing the necessary forms you will need in order to apply for these two variances. The fee for same is \$50.00 per variance. The accompanying list will outline the information that will be needed in order to process these two variance requests.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

cc: Merrill Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
P. Samuel Hoffses, Chief Inspection Services  
Arthur Addato, Code Enforcement Officer

87-11-20

25 Willow St.  
Peaks Island, Me.

August 2, 1986

Dear Mr. Turner,

I am writing to request a variance from the zoning board so that I may have a bathroom addition, measuring 7' by 9' put on the back of my cottage.

The cottage is a summer residence only, located at 25 Willow St., Peaks Island, Maine and was constructed in 1882 by ancestor Joel Whitney, an architect in Portland. It has been in the family ever since. Fifty-two years ago a toilet was added but swimming and hosing-off remained satisfactory means of summer cleanliness, until now. I am a 78 year old widow legally blind and living alone. In order to continue using the cottage summers, I must now have a shower, and the current bathroom has no room for one.

In the spring of '85 we conducted a search for a contractor to build the bathroom, had the lot surveyed by Robert Love of Atlas Land Survey (see enclosed) and hired Jack Hutchins Construction, Inc. on Peaks Island to do the job. However upon arrival in the summer of '86 we discovered nothing had been done and Hutchins reneged on his contract.

McTeague Construction, also on Peaks, has agreed to take over the contract and will proceed once we have your permission.

The cottage sits on a very long and narrow lot (see diagram enclosed). I believe that the proposed addition will not infringe on the adjacent property owners views or property use. Three abutters are themselves summer residents.

Thank you very much for your attention and consideration of this matter.

Sincerely,  
*Ruth E. Whitney*  
Ruth E. Whitney

Permit # 912721 City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Gustave E. Karlson Phone # 772-6603  
 Address: 100 Middle Road, Falmouth, Maine 04105  
 LOCATION OF CONSTRUCTION 2 Willow Court Peaks Island 04108  
 Contractor: self Sub: \_\_\_\_\_  
 Address \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: \$600.00 Proposed Use summer residence w/ tool shed  
 Past Use: summer residence with storage shed  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion to erect storage shed as per plans

**For Official Use Only**  
 Date June 6, 1991 Subdivision \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name JAN 14 1991  
 Bldg Code \_\_\_\_\_ Ownership CITY OF PORTLAND  
 Tax Limit \_\_\_\_\_  
 Estimated Cost \$600.00  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 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) \_\_\_\_\_

Foundation: 87-IF-17,2a  
 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. 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 \_\_\_\_\_ Spac(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall If required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**HISTORIC PRESERVATION**  
 Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_  
 Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: Approved  
 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 Latini  
 Signature of Applicant Gustav E. Karlson Date 6/6/91  
 Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_  
 Inspection Dates \_\_\_\_\_