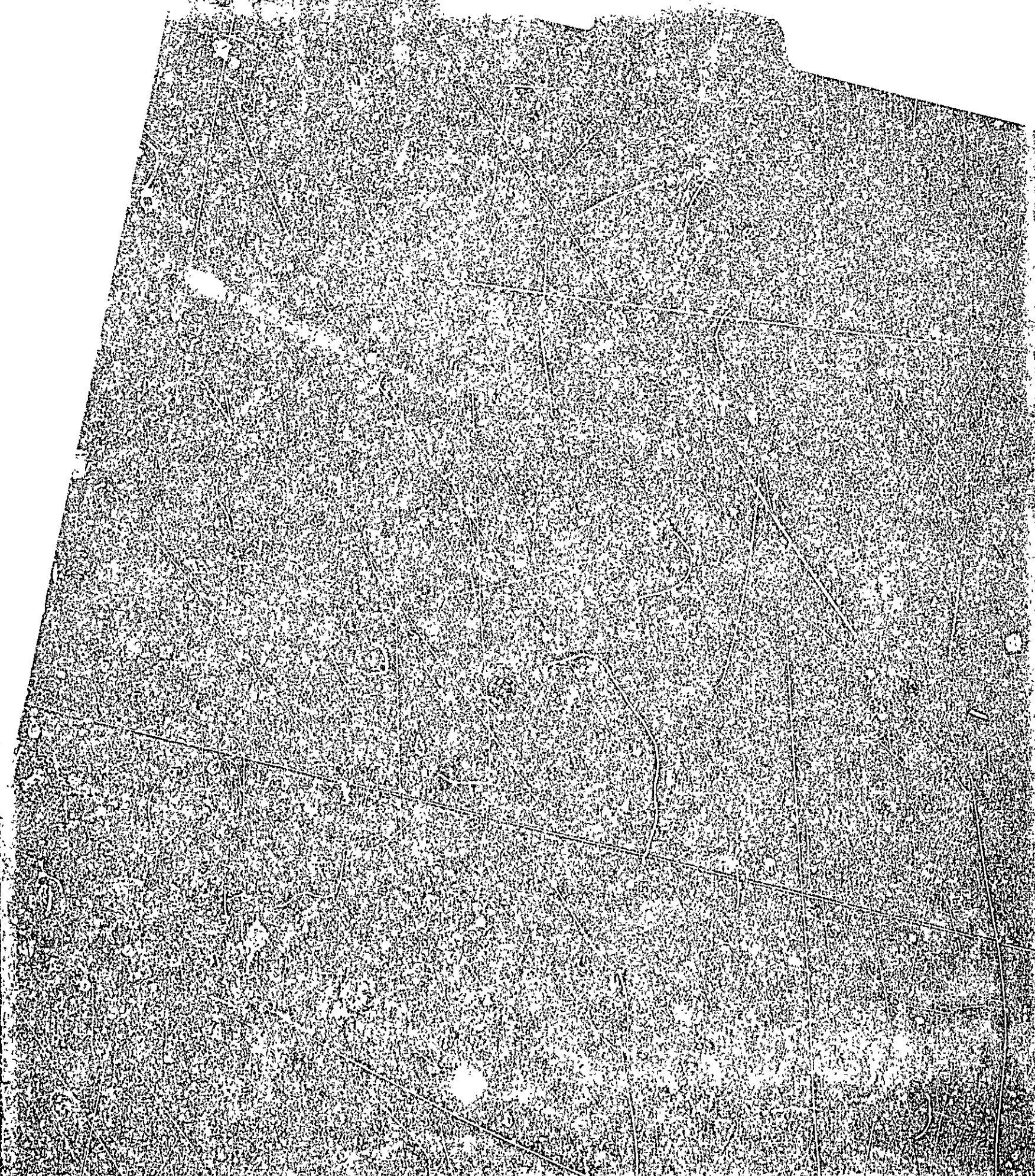


87-U-4 CITY POINT ROAD
PEAKS ISLAND



May 9, 1980

87-U-4 CITY POINT RD., PEAKS ISLAND

Leslie Hoar
Luther St.
Peaks Island, Me.

c.c. John Faison
49 East 63rd St.
New York, N.Y. 10021

Building permit to construct a 5'6"x11' addition on the rear of the existing dwelling at the above named location is not issuable under the Zoning Ordinance because the distance between the proposed addition and the rear lot line will be about 4'6" rather than the 15' minimum required by Sec. 602.19.F of the Ordinance applying to the R-3, Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317 City Hall to file the appeal on forms which are available here. A fee of \$25. for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed, prior to this letter, then consider this letter as a matter of formality. Sec.602.24.C.3.b.1

Sincerely yours,
Joseph E. Gray, Jr. Director
Neighborhood Conservation &
Inspection Services

By _____
Malcolm G. Ward
Building Inspection Supervisor

MGW:1

JOHN FAISON III

Applicant: LESLIE HOAR Date:

Address: CITY POINT RD. P.I.

Assessors No.: 87-U-4

CHECK LIST AGAINST ZONING ORDINANCE

Date - EXISTING

Zone Location - R-3

Interior or corner lot -

40-ft. setback area (section 21) -

Use - 5'6" X 11' ADDITIONAL

Sewage Disposal

608.17 ft. Rear Yards - 4'6" - 15' MIN.

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP **00-344**
B.O.C.A. TYPE OF CONSTRUCTION

MAY 30 1980

ZONING LOCATION _____ PORTLAND, MAINE, April 17, 1980

CITY of PORTLAND

To the DIRECTOR 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 use 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 **B1-U-4** ~~87-208~~ **City Point Rd., Peaks Island** Fire District #1 , #2
 1. Owner's name and address **John Faison** New York, N.Y. Telephone
 2. Lessee's name and address Telephone
 3. Contractor's name and address **Leslie Hoar** Luther St., Peaks Island Telephone **766-4488**
 4. Architect Specifications Plans No. of sheets
 Proposed use of building **dwelling** No. families
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ **1,000** Fee \$ **5.50**

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: **@ 775-5451** To construct **5'x11'** addition on rear of **existing dwelling**
 Dwelling Ext. 234
 Garage
 Masonry Bldg. Stamp of Special Conditions
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

*not pd.
\$ 25 appeal fee
pd
4-25*

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

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 **10'** Height average grade to highest point of roof **13'**
 Size, front **11'** depth **5'** No. stories **1** solid or filled land? earth or rock?
 Material of foundation **concrete** Thickness, top bottom cellar
 Kind of roof **pitch** base per foot **6/12** Roof covering **asphalt shingles**
 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. or centers
 Studs (outside walls and carrying partitions) **2x4 .6" 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
 BUILDING INSPECTION—PLAN EXAMINER
 ZONING:
 BUILDING CODE:
 Fire Dept.:
 Health Dept.:
 Others:

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?

Signature of Applicant **Leslie L. Hoar** Phone #
 Type Name of above 1 2 3 4

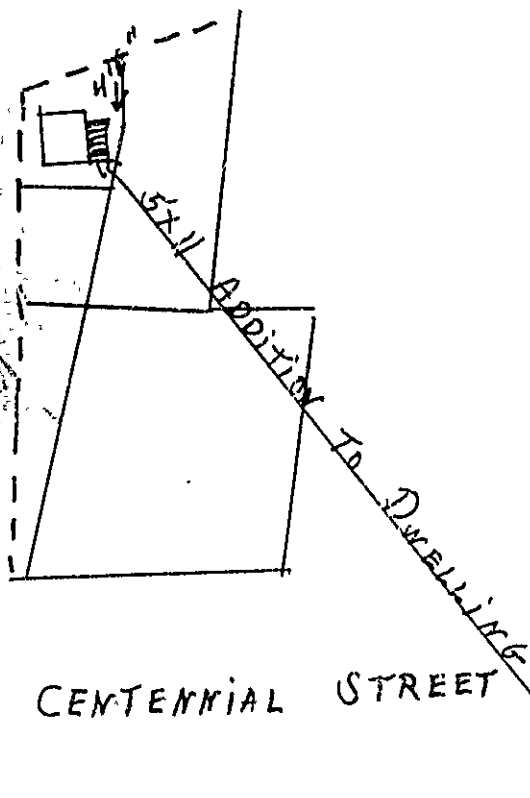
Other and Address

FIELD INSPECTOR'S COPY

87-0-4 City Point Road
Peaks Island

SAM TROTT ROAD

CITY POINT ROAD



CENTENNIAL STREET

April 21, 1980

To whom it may concern,

We the undersigned, as the only abuttor
to John and Marilyn Faison's Cottage on
City Point Road, Peaks Island, give our
permission for them to enlarge their existing
bathroom with a partial extension to
their cottage totaling 5' x 11'. They
are working within their property lines
at all times.

Ken J. Baker
Seymour A. Brown

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S SELTZER
Chairman

GAIL D SNOW
Secretary

W EARLE ESKILSON
TIMOTHY E FLAHERTY
JAMES F O'MALLEY
THOMAS J MURPHY
MICHAEL E WESTORT

All persons interested either for or against this Space and Bulk Variance Appeal will be heard at a public hearing in Room 209 City Hall, Portland, Maine on Thursday, May 23, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

John Faison, owner of the property at 87-U-4 City Point Rd., Peaks Island under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit construction of a 5'6" x 11' addition on the rear of existing dwelling at the above named location which is not issuable under the Zoning Ordinance because the distance between the proposed addition and the rear lot line will be about 4'6" rather than the 15' min. required by Sec. 602.19.P of the Ordinance applying to the R-3, Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C (3) (b)(1) of the Zoning Ordinance have been met.

Gail Snow Zayac
Secretary

U-87-3 Bradford Brown - City Pt. Rd., Peaks Is.

U-87-16 same as above

T-87-16 Edward E. & Fern Parker - City Pt. Rd., Peaks Island

S-87-8 John Faison

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

John Faison, owner of property at 87-U-4 City Point Rd., Peaks Is.

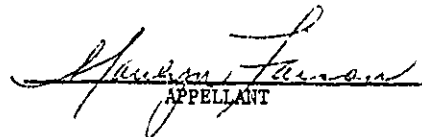
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

Construction of a 5'6" x 11' addition on rear of existing dwelling at the above named location which is not issuable under the Zoning Ordinance because the distance between the proposed addition and the rear lot line will be about 4'6" rather than the 15' minimum required by Sec.602.19.P of the Ordinance applying to the R-3 Residential Zone in which this property is located

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant John Faison
- B. Property Location 87-U-4 City Point Rd., Peaks Island
- C. Applicant's Interest in Property:
(x) Owner
() Tenant
() Other _____
- D. Property Owner John Faison
- E. Owner's Address 49 East 63rd St., New York, N.Y. 10021
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-I I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property dwelling
- I. Section(s) to Which Variance Related 602.19.P
- J. Reasons Why Permit Cannot be Issued distance to rear lot line will be
4'6" rather than the 15' min required
- K. Requested Variance Would Permit construction of 5'6" x 11' addition
on rear of existing dwelling
- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

Letter from Board

Johna Hunter, + Mr. McJunkin
Charles W. Wiser, Jr.

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

Photos, (Map), Sketch

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

a. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons

Shallow lot abutting vacant lot

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by nature forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on May 29, 1980, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Marshall A. Kelly Chairman
Gene D. Zayac
John E. [unclear]
William [unclear]

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE

NOV 14 1985

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 use 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-U-4 City Point Road, Peaks Island Fire District #1 [] #2 []
1. Owner's name and address John Faison - same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Jack Hutchins - Pks Isl. Telephone 766-4498

Proposed use of building Dwelling No. of sheets
Last use same No. families 1
Material No. stories Heat Style of roof Roofing

Estimated contractual cost \$ 8,500 Appeal Fees \$
2,600.00 Base Fee 65.00

FIELD INSPECTOR-Mr. @ 775-5451 Late Fee
11/12/85 - Add 2 dormers on West & North side. TOTAL \$ 15.00 11/12/85

To enclose existing porch and to construct 15' x 9' open sun deck as per plans. 2 sheets of plans.

Stamp of Special Conditions

send permit to # 3 04108

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? no Is any electrical work involved in this work? yes
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?

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS no
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

Signature of Applicant Jack Hutchins for Phone # same
Type Name John Faison 1 [] 2 [] 3 [] 4 []
Other and Address



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

City Pt. Rd

October 28, 1985

Mr. Jack Hutchins
City Point Road
Pea Island, Maine 04108

RE: Chart 87, Block U, Lot 4

Dear Mr. Hutchins:

A building permit can not be issued for the 15' X 9' open deck which you plan to build for John Faison of Peaks Island on City Point Road.

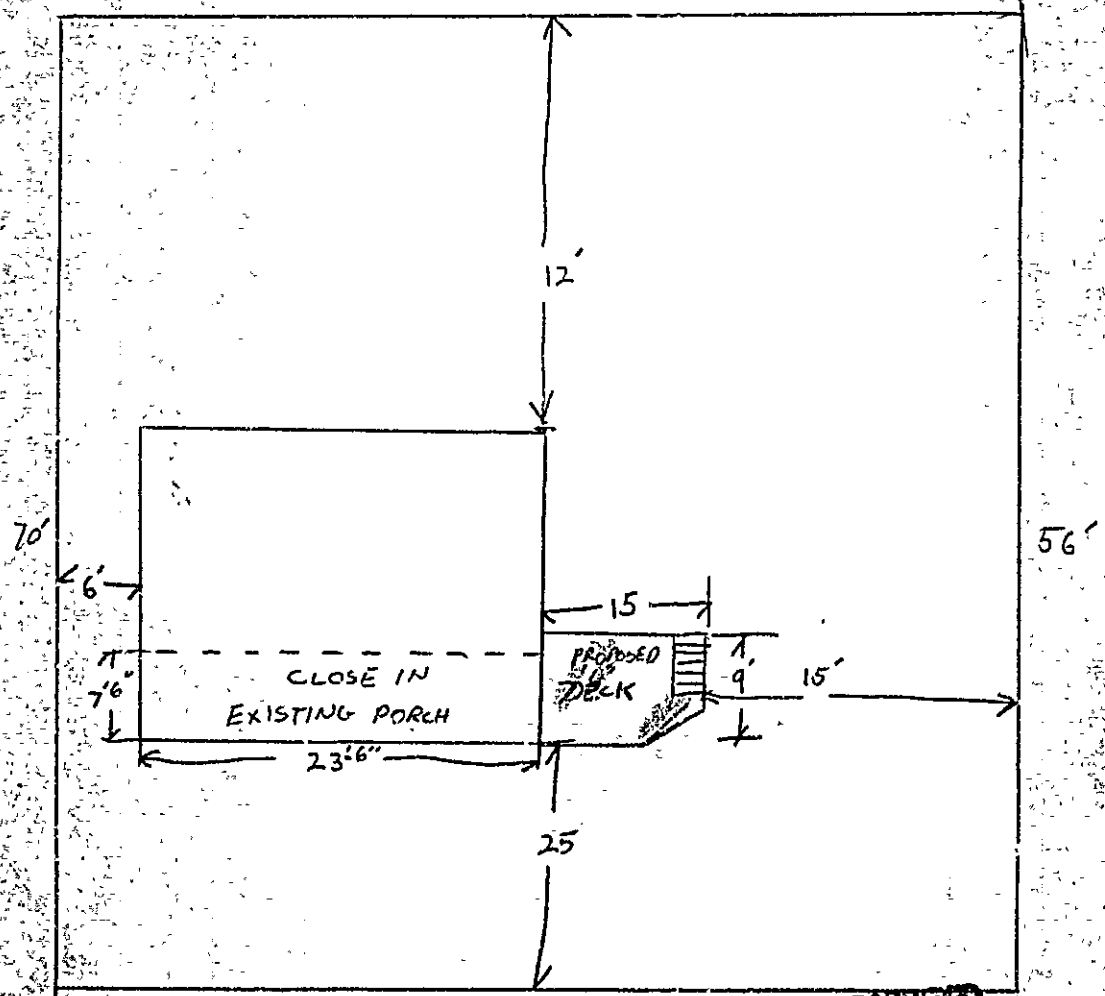
The new IR-2 Residential Zone for the Islands requires a 20-foot sideyard setback and the proposed open sundeck will result in an encroachment by five (5) feet into the proposed sideyard setback requirement. Please revise your plan for the deck to conform with the new zoning requirements.

Sincerely,

Warren J. Turner
Zoning Specialist

WJT/cb

cc: Joseph E. Gray, Chief of Inspection Service.
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services



60'

LOT# 87-U-4

4610 SF

RECEIVED

OCT 17 1985

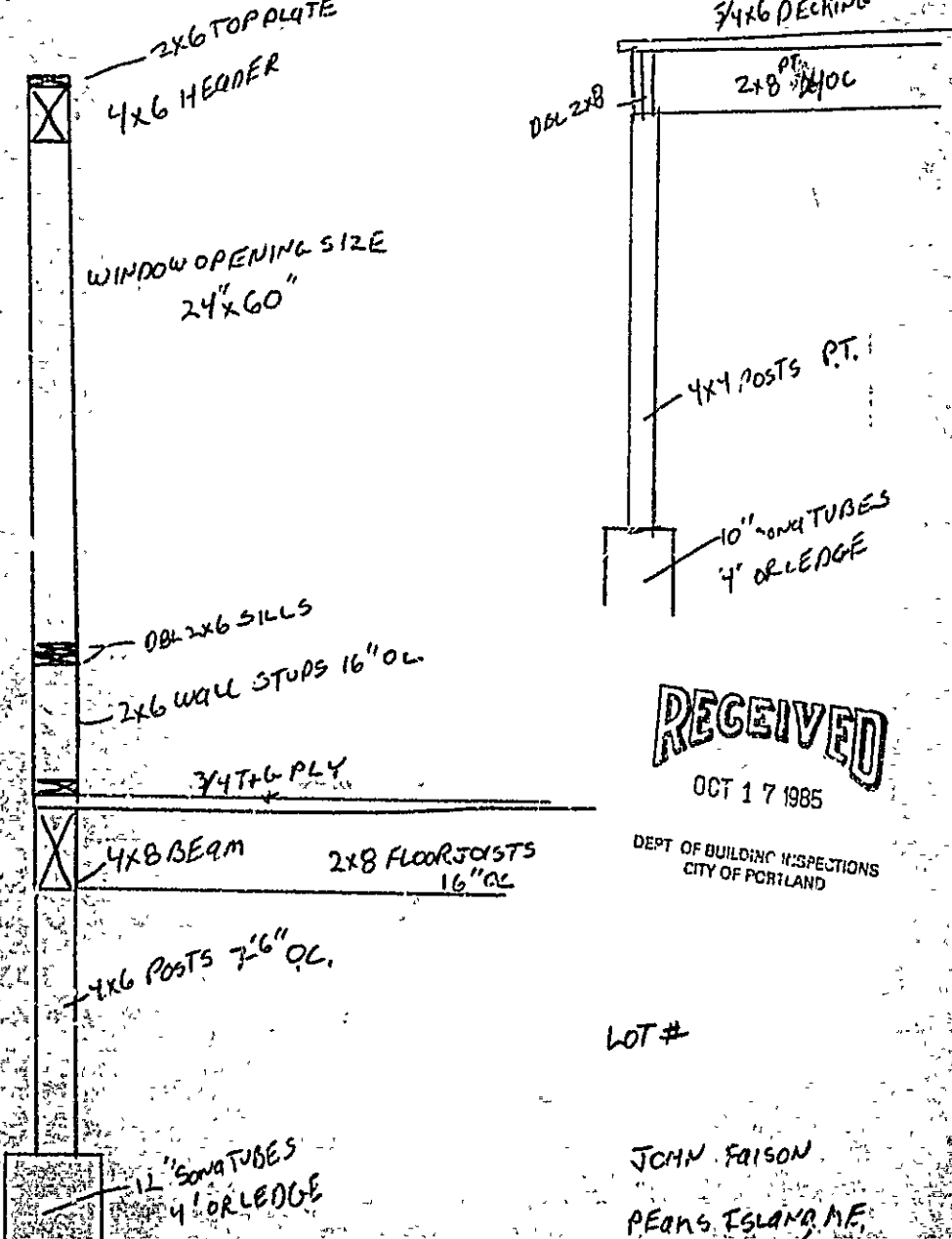
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

(CITY PT. RD.)
PLOT PLAN

JOHN FAISON
PEAKS ISLAND

City Point Rd.

SECTION - PORCH TO BE CLOSED



RECEIVED

OCT 17 1985

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

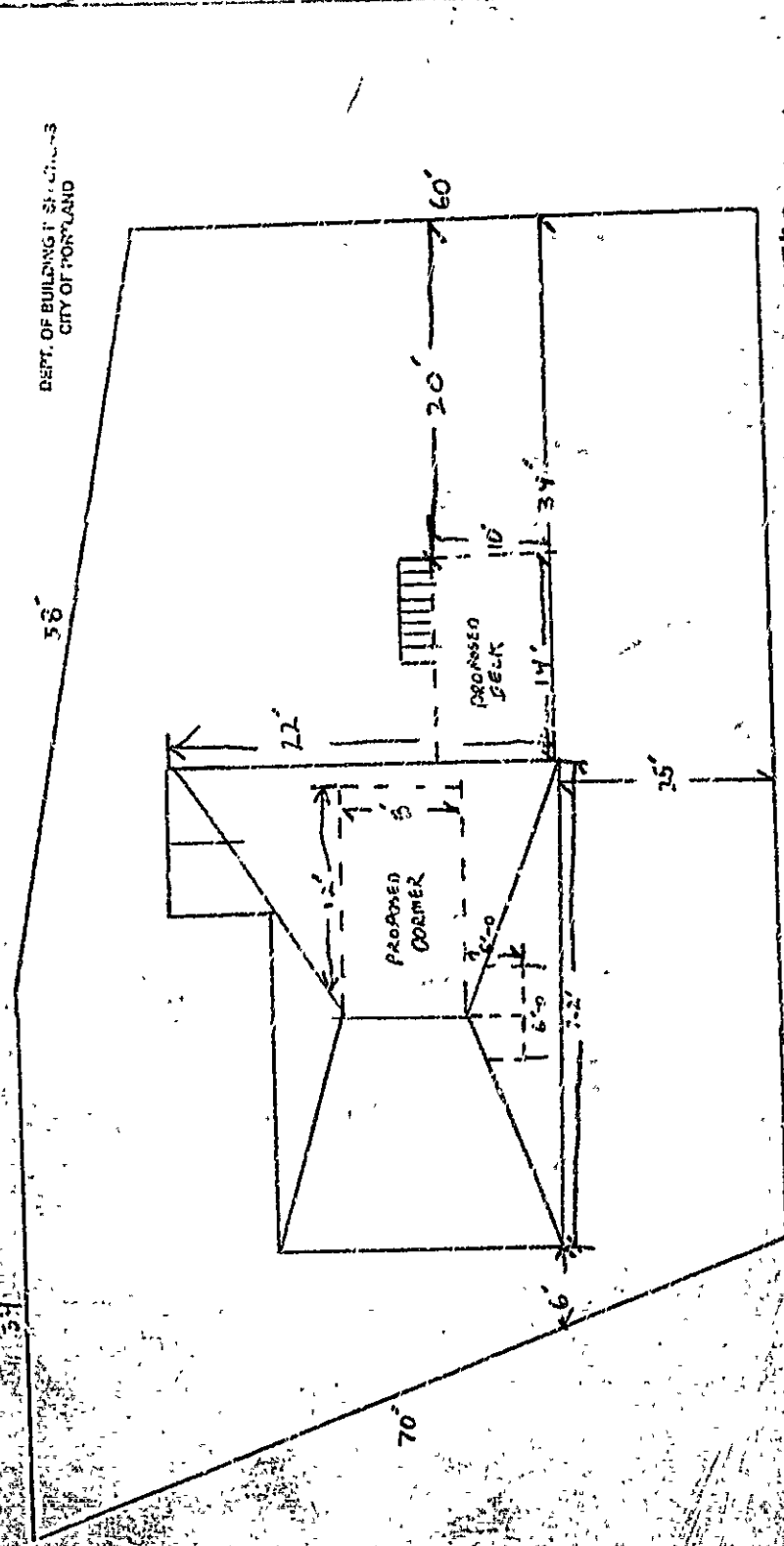
LOT #

JOHN FAISON
PEARS ISLAND, ME.

RECEIVED

NOV 12 1985

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND



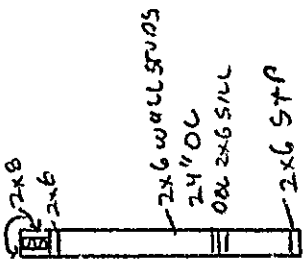
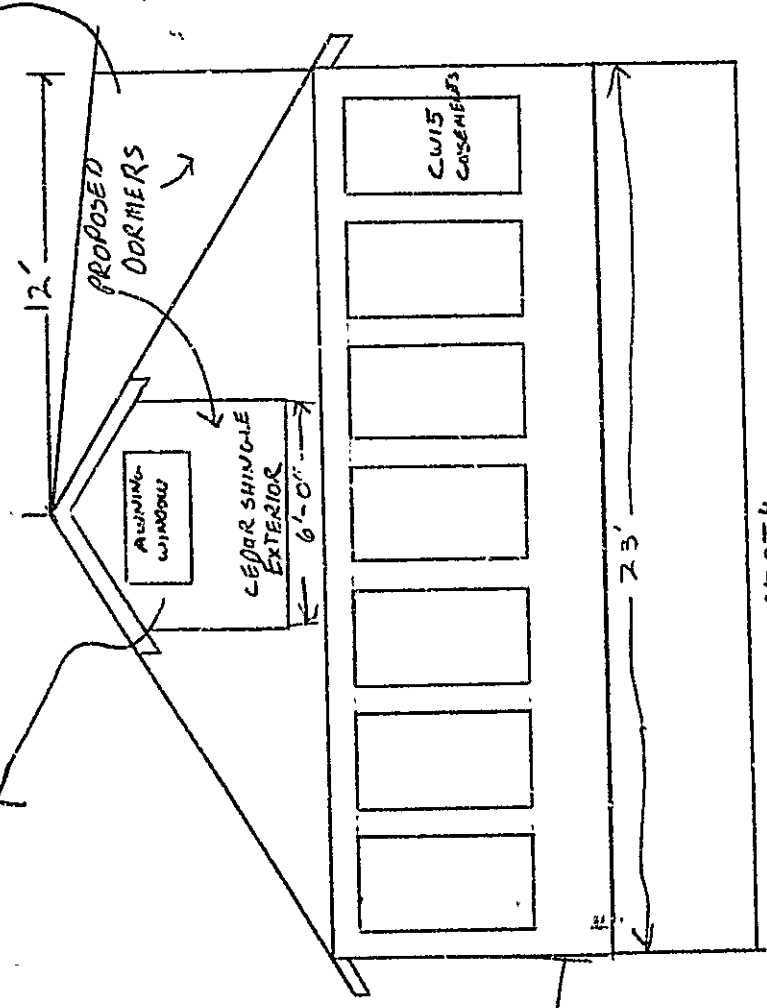
JOHN FAISON LOT#87-U-4

CITY POINT RD. PEARS ISLAND, ME

CITY POINT RD. 60

SPECS - 2x8 RAFTERS 24" OC
 2x4 STUDS 16" OC
 2x8 HEADERS - DBC
 1/2 COR SHEATHING

SPECS - 2x6 RAFTERS 24" OC
 2x4 STUDS 16" OC
 2x6 HEADERS - DBC
 1/2 COR SHEATHING



RECEIVED

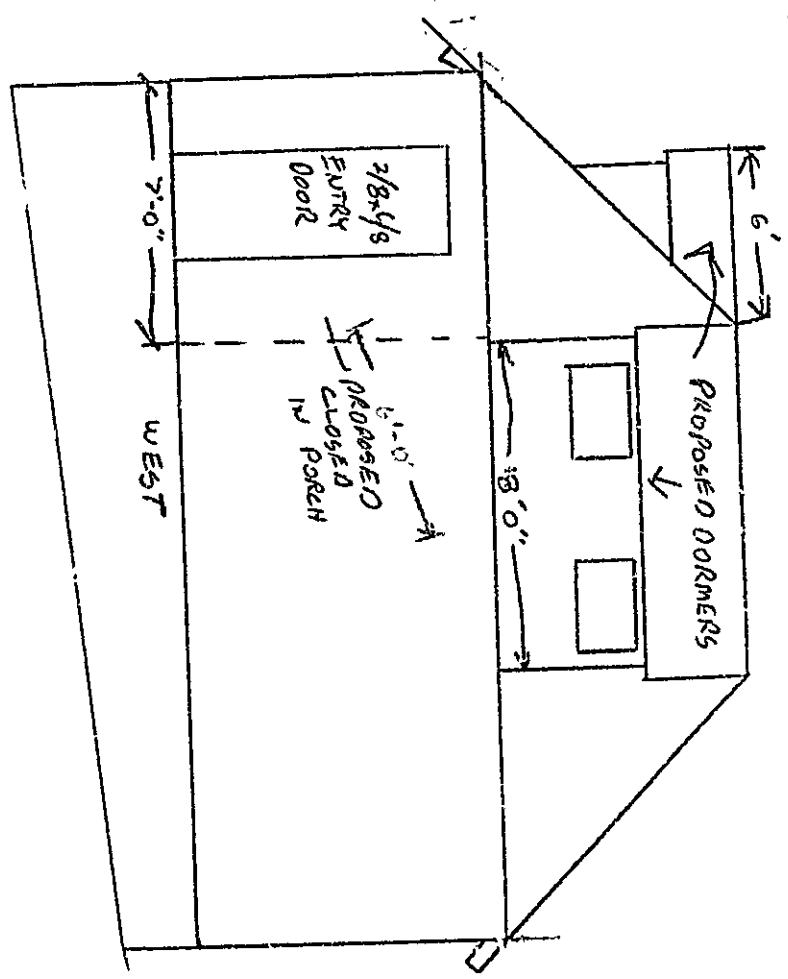
NOV 12 1985

DEPT OF BUILDING INSPECTIONS
 CITY OF PORTLAND

NORTH

JOHN FAISON
 CITY POINT RD. PEAKS ISLAND ME.

TORN ELLISON
CITY POINT ROAD DEAKS ISLAND



RECEIVED
NOV 12 1985

DEPT. OF BUILDING INSPECTORS
CITY OF PORTLAND

Applicant: *Jack Hutchins* Date: *Oct. 23, 1985*
Address: *City Point Road, Peckes Island*
Assessors No.: *87-U-4*

CHECK-LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *1R-2*
Interior or corner lot -
Use -
Sewage Disposal -
Rear Yards - *25'*
Side Yards - *20'*
Front Yards - *25'*
Projections -
Height -
Lot Area - *4610 sqft.*
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan -
Shoreland Zoning -
Flood Plains -

*Deck exceeds new
side yard setback
of 20 feet and encroaches
5' onto it.
Revised site plan, dated 11/12/85
deck now conforms
to 20' setback requirement.*

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION *DR-2* PORTLAND, MAINE OCT. 17, 1985

PERMIT ISSUED
 NOV 14 1985

To the CHIEF OF 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 other thing 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 and with plans and specifications, if any, submitted herewith and the following specifications.

LOCATION *87-1-1, City Point Road, Peaks Island* Fire District #1 , #2
 1 Owner's name and address *John Faison - same* Telephone
 2 Lessee's name and address Telephone
 3 Contractor's name and address *Jack Hutchins, Pks. Isl.* Telephone *766-4498*

..... No of sheets
 Proposed use of building *dwelling* No families *1*
 Last use *same* No. families
 Material No. stories Heat Style of roof Roofing

Other buildings on same lot
 Estimated contractual cost \$ *8,500* Appeal Fees \$
 FIELD INSPECTOR—Mr. *2,600.00* Base Fee *.65.00*

@ 775-5451 Late Fee
 11/12/85 - Add 2 dormers on West & North side. TOTAL \$ *15.00* 11/12/85

To enclose existing porch and to construct
 15' x 9' open sun deck as per plans.
 2 sheets of plans.

Stamp of Special Conditions

send permit to # 3 04108

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? *no* Is any electrical work involved in this work? *yes*
 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 Sub
 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
 BUILDING INSPECTION—PLAN EXAMINER
 ZONING: *O.R. Ph.D. 11/12/85*
 BUILDING CODE:
 Fire Dept.
 Health Dept.
 Other:

MISCELLANEOUS
 Will work require disturbing of any tree on a public street? *no*
 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 Applicant *Jack Hutchins* Phone # *same*
 Type Name of above *John Faison*
 Other
 and Address

FIELD INSPECTOR'S COPY - APPLICANT'S COPY - OFFICE FILE COPY

[Signature]

NOTES

12-6-85 - WIP / OK. OK
 to close in. *aa*
 2-25-86 - Complete with
 exceptions of cosmetics.
 Hold up for more
 changes. Amend. to
 be filed. *aa*
 5-13-86 - Complete *aa*
 OK.

Permit No. 1324 / 55
 Location 82-D-4 CITY PLAZA
 Owner FALSON
 Date of permit OCT. 12
 Approved Nov. 14
 Dwelling
 Garage
 Alteration 1

~~Empty lined area with a large diagonal X drawn across it.~~



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 18, 19 85
 Receipt and Permit number D05231

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: 87-U-4 City Point Rd., Peaks Island

OWNER'S NAME: John Faison ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL	
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes	
METERS: (number of)	
MOTORS: (number of)	
Fractional	
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of unit, _____)	
Electric (number of rooms) <u>1</u>	<u>1.00</u>
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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL	
MISCELLANEOUS: (number of)	
Branch Panels	
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:	
DOUBLE FEE DUE:	
TOTAL AMOUNT DUE:	<u>5.00 Min.</u>

INSPECTION:

Will be ready on _____, 19__; or Will Call x

CONTRACTOR'S NAME: William Flynn

ADDRESS: Centennial St., P. I.

TEL: 766-2780

MASTER LICENSE NO.: 4548 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS -

Permit Number 05231

Location 87-U-4 City Pl. Rd

Owner J. Farrow

Date of Permit 11-18-85

Final Inspection

By Inspector J. Kelly

Permit Application Register Page No 93

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in OK by Arthur

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

DATE	REMARKS.
<u>6/19/86</u>	<u>Completed -</u>

J. Kelly
Arthur

CODE
COMMISSION
6/19/86



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 23 City Point Rd Peaks Island 087-U-004

Issued to Faison, John 3.

Date of Issue 18 June 1996

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. 951316, 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

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

6/18/96

(Date)

Inspector

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.



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

Location of Construction: 23 City Point Road <i>Park Island</i>		Owner: John B. Faison	Phone: 212-254-2207	Permit No: 51310
Owner Address: 30 W. 15th Street #58, NYC, NY		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Dale Freudenberger		Address: P.O. Box 2263, Windham, ME		Phone: 655-3012
Past Use: Single Family dwelling	Proposed Use: renovations to 2nd floor and roof after fire	COST OF WORK: \$50,000.00	PERMIT FEE: \$270.00	PERMIT ISSUED Permit Issued: DEC 18 1995 CITY OF PORTLAND
Proposed Project Description: renovate 2nd floor rooms and roof		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>B3</i> Type <i>5B</i> Signature: <i>[Signature]</i>	
Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: <i>87-2-4</i>
Signature:		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK</i> <i>12/15/95</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: <i>Victoria A. Dover</i>		Date Applied For: <i>December 7, 1995</i>		

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH LETTER

DUMP PERMITS
00338/30-2104
00339/30-2195

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

[Signature] P. O. Box 2263, Windham, ME 12/7/95 655-3012

SIGNATURE OF APPLICANT: Dale Freudenberger ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT *[Signature]*

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

COMMENTS

Multiple horizontal lines for handwritten comments.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: <u>OK Allow</u>	<u>4/10/96</u>
Plumbing: <u>OK Allow</u>	<u>4/10/96</u>
Final: <u>OK Allow</u>	<u>4/13/96</u>
Other: _____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 18, 1995

Mr. Dale Freudenberger
P. O. Box 2263
Windham, Maine 04062

RE: 23 City Point Road
Peaks Island

Dear Mr. Freudenberger,

Your application to make renovations to the 2nd floor and roof after fire has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

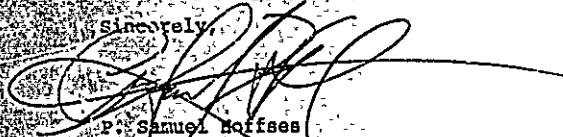
1. This permit is being issued with the understanding that the external plumbing system be inspected to verify its condition and utilization. Please provide this office with this information.
2. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height of not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm) and a minimum net clear opening of 5.7 square feet.
3. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101 Chapters 18 and 19. Smoke detectors shall be installed and maintained at the following locations:
 - a) In the immediate vicinity of bedrooms
 - b) In all bedrooms
 - c) In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

4. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

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

Sincerely,



P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst C, Code Enf Div

Applicant: Dale Freudenberger Date: 12/15/95
Address: 23 CityPoint Rd, Lenks IS
Assessors No.: 87-4-4

CHECK-LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - IR-2
- Interior or corner lot - ?
- Use - existing 1 family - repair after fire adding expanded 2nd floor
- Sevage Disposal -
- Rear Yards -
- Side Yards - existing
- Front Yards -
- Projections -
- Height -
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -
- Site Plan - NA
- Shoreland Zoning - within 250', but over 75' from high water mark (2'00')
- Flood Plans -

Allowed under
~~Sec. 17-436~~

Notes Not demolishing the whole bldg - only 2nd floor - deck is existing - will do repairs

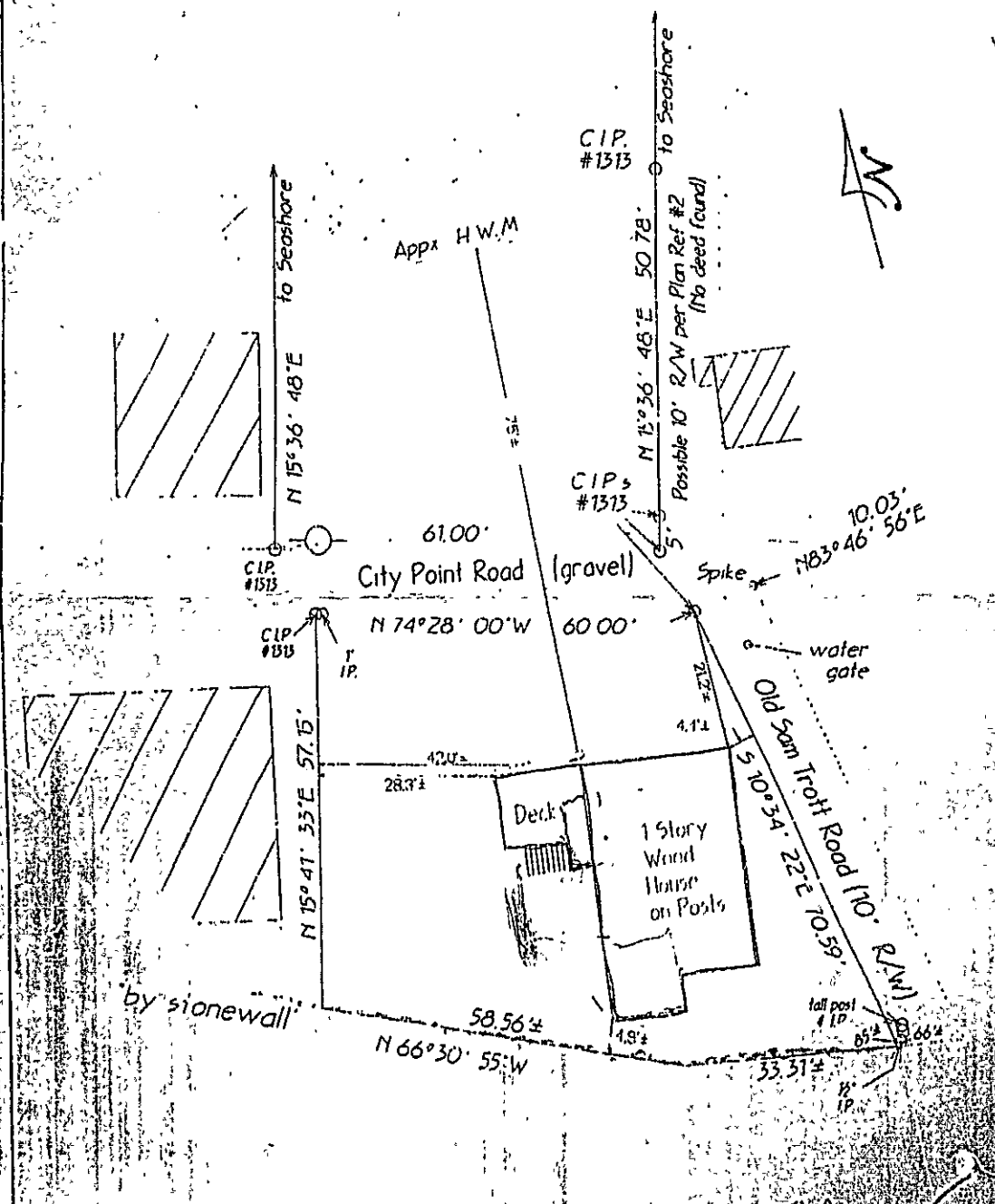
SKETCH PLAN
 Land of John B. Faison
 City Point Road
 Peaks Island
 Portland, Maine

BRUCE R. BOWMAN, Inc.
 Professional Land Surveyor
 176 Gray Road, Cumberland, Maine 02939

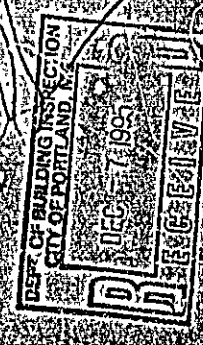
Date: 11-06-95 Job: 95020
 Drawn By: Scale: 1"=20'

23 City Point Road
 Tax lot - map # 87 lot 04

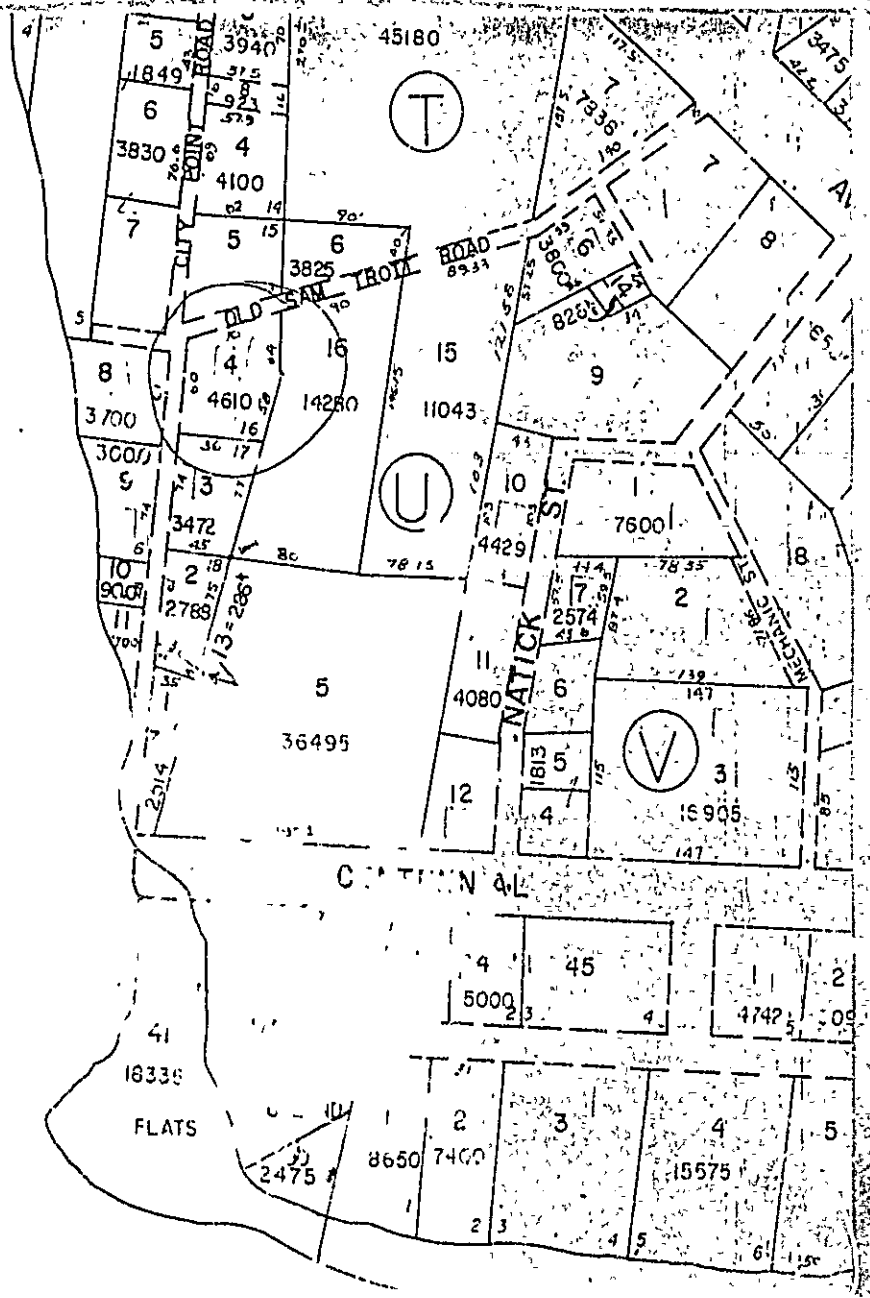
This is a portion of a Plan for John B. Faison and a continuation of a recorded Plan of land of Ayner Eisenberg as Recorded CCRD Planbook 195 Page 133 Dated May 18, 1995



I HEREBY CERTIFY that this survey conforms to the
 Maine Board of Licensure for Professional Land Surveyors,
 Category I, Condition III



MAP 87



CITY OF PORTLAND
 DIVISION OF INSPECTION SERVICES
 DEMOLITION CALL LIST

974-8300

Site Address: 23 City Point Blvd (Pole shed) Owner: John B Faison
 Structure Type: _____ Contractor: Dale Friedenberger
DBA scottsdale construction

UTILITY APPROVALS	NUMBERS	CONTACT NAME AND DATE
Central Maine Power X Dig Site	800750 4000 828-1411 X 5000	<u>12-5-95 12-5-95</u>
Nynex X Dig Site	878-7000	<u>12-5-95</u>
Northern Utilities Dig Site	797-8002 X 6243	<u>12-5-95</u>
Portland Water District Dig Site	761-8310	<u>12-5-95</u>
Public Cable Co. X Dig Site	775-2381 X 257	<u>12-5-95</u>
Dig Safe	1-800-225-4977 Dell	<u>9549032 5.8V</u>

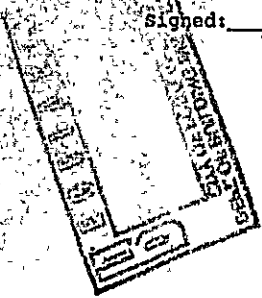
CITY APPROVALS	NUMBERS	CONTACT NAME AND DATE
*DPW/Sewer Division	874-8300 X 8871	<u>Copy sent 12-6-95</u>
DPW/Traffic Division	874-8300 X 8891	<u>NA</u>
DPW/Forestry Division	874-8300 X 8820	<u>NA</u>
DPW/Sealed Drain Permit	874-8300 X 8822	_____
Building Inspections	874-8300 X 8703	<u>After Exam Copy 12-6-95</u>
Historic Preservation	874-8300 X 8699	<u>NA</u>
Fire Dispatcher	874-8300 X 8576	_____

Written Notice to Adjoining Owners

ASBESTOS	NUMBERS	CONTACT NAME AND DATE
U. S. EPA REGION 1	617-565-9055 (Lee Weller)	<u>NA</u>
DEP - Environmental	822-6300	<u>NA</u>

I have contacted all of the necessary companies and departments.

Signed: [Signature] Date: 12-7-95



RFP092 CAMA Real Property System - Residential Display Parcel Id: 087- - U-004-001 01/01 Acct: F0063796 12/12/95 15:10

Property Address 24 CITY POINT RD
Owner Name1 FAISON JOHN B & MARILYN R JTS (J, A, 1)
Name2
Address 30 W 15TH ST # 5 S
City/State/Zip NEW YORK NY 10011

Entrance Code 3 Land Use 18 # of Units 1

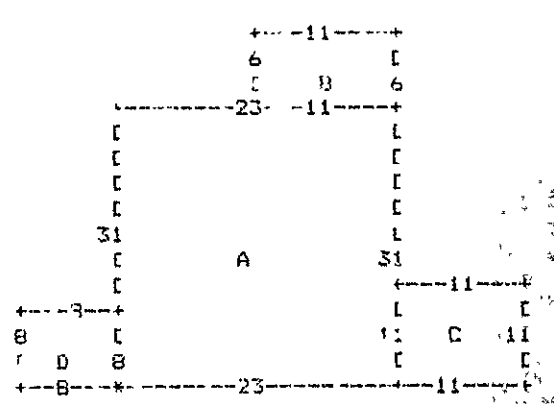
Route 363 Zone IR2 Nbhd 113 District 17 Traffic 1
Total Sq Ft
Utilities 2 6 Desc 87-U-4 CITY POINT RD Living Area 1,064
PEAKS ISLAND
4610SF

House Style 10 Year Built 1905 Total Pms 06 Total Bedrms 03
Baths Full 1 Half 0 Kitchen Remodeled 1 Bath Remodeled 1 Basement 2
Attic 4 Phy Cond 4 CDB UN Heating Type 2 4 2 Wood/Coal Burn 0
Next Screen []

RFP095 CAMA Real Property System - Residential Display Parcel Id: 087- - U-004-001 01/01 Acct: F0063796 12/12/95 15:11

FLR	1ST	2ND	3RD	AREA
A	MAIN STF			0713
B	10			0064
C	31			0121
D	31			0064

TOTAL AREA: 1064



Return