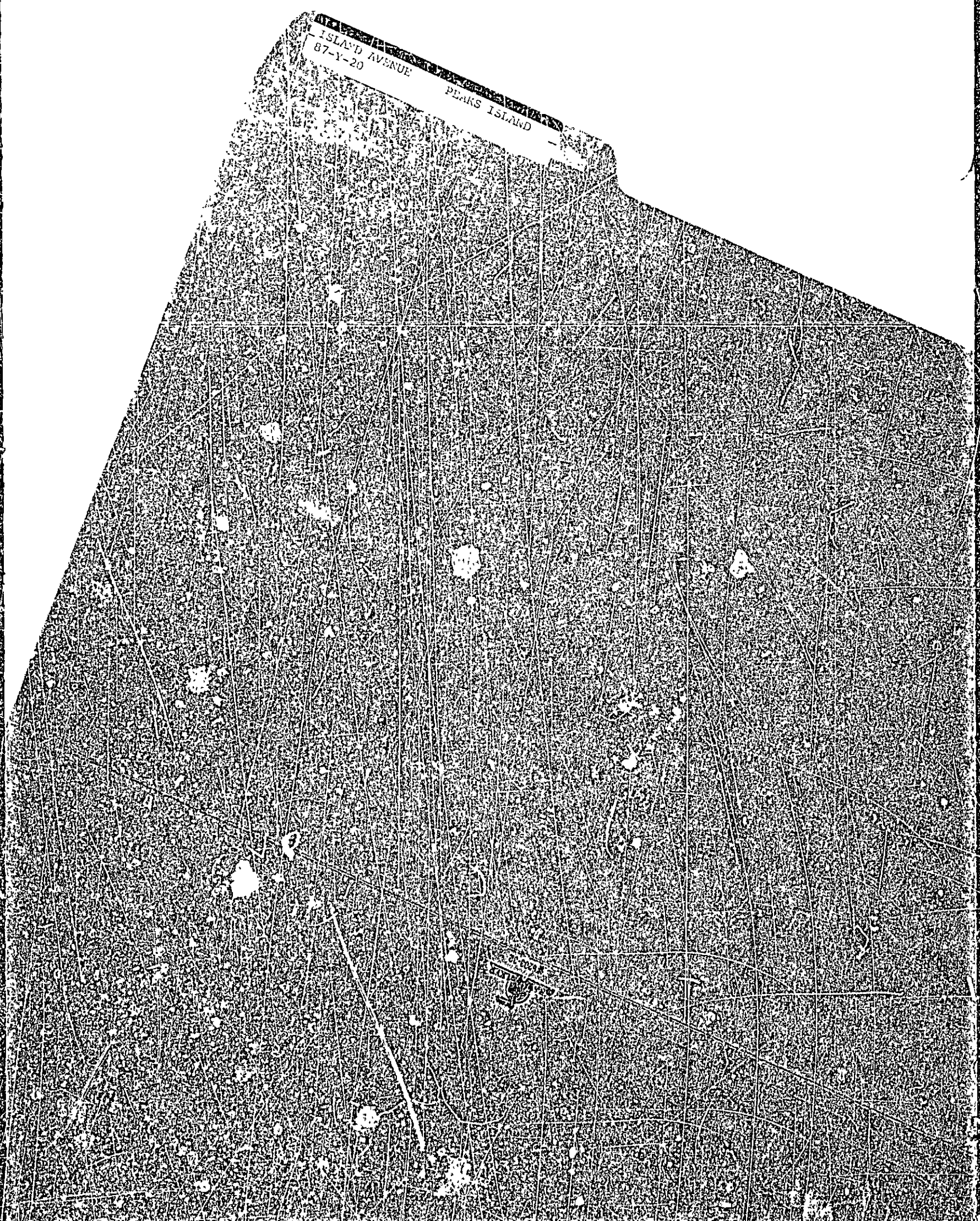


ISLAND AVENUE
87-Y-20

PEAKS ISLAND



P 398 934 821

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED--
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	
Mark E. & Jennifer Batista	
Street and No.	
Island Avenue	
P.O., State and ZIP Code	
Peaks Island, Maine	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	
Return Receipt Showing to whom Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Re: Island Ave., Peaks Isl. - Addatto

PS Form 3800, Feb. 1982



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

Date: April 14, 1983

Mark E. & Jennifer Batista
Barnstown Road
Camden, Maine 04843

cc: Mark E. & Jennifer Batista
Island Avenue
Peaks Island, Maine

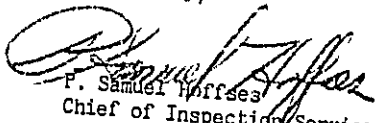
Subject: Alterations with no permit, sun deck, sliding doors, etc. - Island Ave., P. I.
Dear Mr. Batista:


A recent inspection at the above named address of which you are listed the present owner, showed that alterations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1981 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 317, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$50 to \$1,000 per day for each day this violation exists.

I look forward to your cooperation.

Yours truly,


P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

jmr



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

Date: April 14, 1983

Mark E. & Jennifer Batista
Barnstown Road
Camden, Maine 04843

cc: Mark E. & Jennifer Batista
Island Avenue
Peaks Island, Maine

Subject: Alterations with no permit, sun deck, sliding doors, etc. - Island Ave., P. I.

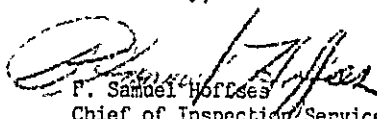
Dear Mr. Batista:


A recent inspection at the above named address of which you are listed the present owner, showed that alterations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1981 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 317, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$50 to \$1,000 per day for each day of violation exists.

I look forward to your cooperation.

Yours truly,


F. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer - Arthur Addato (7)

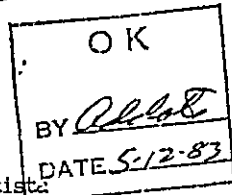
jmr



CITY OF PORTLAND

JOSEPH E. GAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

Date: April 14, 1983



Mark E. & Jennifer Batista
Barnstow Road
Camden, Maine 04843

cc: Mark E. & Jennifer Batista
Island Avenue
Peaks Island, Maine

Subject: Alterations with no permit, sun deck, sliding doors, etc. - Island Ave., P. I.

Dear Mr. Batista:

A recent inspection at the above named address of which you are listed the present owner, showed that alterations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1981 BPCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 317, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to comply with this request could result in court action and a fine of up to \$50 to \$1,000 per day for each day this violation exists.

I look forward to your cooperation.

Yours truly,

P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer - Arthur Adat (7)

jmr

2

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00329

APR 27 1983

ZONING LOCATION

PORTLAND, MAINE

April 20, 1983

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:

CITY OF PORTLAND

LOCATION 87-N-21 Island Ave. Pkca Island
1. Owner name and address Mark S & Jennifer Robert Battista - same
2. Lessee's name and address
3. Contractor's name and address W. D. Candall - Luther St. Pkca Isl.

Fire District #1 #2
Telephone 766-2496
Telephone
Telephone

Proposed use of building Dwelling - year round
Last use
Material No. stories Heat Style of roof
Other buildings on same lot No families
Estimated contractual cost \$ 1,500 Roofing

FIELD INSPECTOR - Mr.

@ 775-5451

Appeal Fees \$
Base Fee \$ 20.00
L.I.C. Fee
TOTAL \$ 20.00

to make alterations to inside of dwelling and to extend porch (work already started) as per plans, 1 sheet of plans.

Stamp of Special Conditions

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? Is any electrical work involved in this work?
If connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form no ice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front dpth No. stories Kind 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: BUILDING INSPECTOR - PLAN EXAMINER DATE
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
Type Name of above

Mark S. Battista
Battista
Other
and Address:

Phone # same

1 2 3 4

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

27

Rear boundary

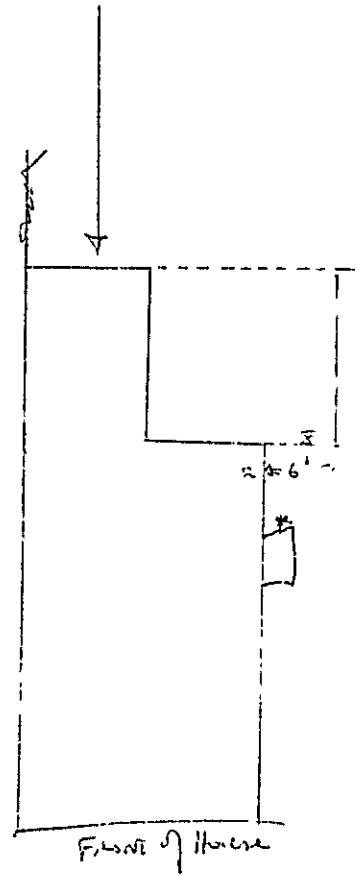
NOTE Information is Approximate re: Building materials

more than 100'

Sliding glass door was already in place (was replaced ~ 18 months ago)

plus side stairs were torn out & rebuilt exactly as before

plus some carpentry work inside



About 50' more or less (more than 25' anyway)

waited to find action supported by beams (I think)

2x4 Gate 2x6

2" x 1" plating ? some ties About 6'

Front of House

1) Steel tracked 2 wheels + added 1/2" x 5/8" door to make vent hole (door is standard size)

H. FILES

2) Knocked out part of dividing wall in kitchen and put in large support beam.

About \$500 for deck, with inside carpentry probably closer to \$2000

Increase bearing wall steel tracks on deck

but not finish work or side stairs

(Walter Battista)

I will get exact area if you can

we will get contractor's statement

RECEIVED APR 20 1983 DEPT. OF BLDG. INSP. CITY OF PORTLAND

BLIND AREA =

87 Y-20 Det. Ave.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

Date: April 14, 1983

Mark E. & Jennifer Batista
Barnstown Road
Camden, Maine 04843

cc: Mark E. & Jennifer Batista
Island Avenue
Peaks Island, Maine

Subject: Alterations with no permit, sun deck, sliding doors, etc. -- Island Ave., P. I.

Dear Mr. Batista:

A recent inspection at the above named address of which you are listed the present owner, showed that alterations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1981 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 317, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$50 to \$1,000 per day for each day this violation exists.

I look forward to your cooperation

Yours truly,

Samuel Hoffes
S. Samuel Hoffes
Chief of Inspection Services

Arthur Addato
Code Enforcement Officer - Arthur Addato (7)

jav

No related fee for PSD

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 00329

B.O.C.A. TYPE OF CONSTRUCTION

APR 27 1983

ZONING LOCATION PORTLAND, MAINE .. April 20, 1983

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 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-X-20 Island Ave Peaks Island Fire District #1 #2

1. Owner's name and address Mark E & Jennifer Battista same Telephone 766-2496

2. Lessee's name and address Telephone

3. Contractor's name and address W. D. Randall - Luther St. Pks Isl. Telephone

Proposed use of building dwelling - year round No. of sheets

..... No. families 1

..... No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 2,500

FIELD INSPECTOR—Mr. Appeal Fees \$

@ 775-5451 Base Fee 20.00

Late Fee

TOTAL \$ 20.00

To make alterations to inside of dwelling and to extend porch (work already started) as per plans. 1 sheet of plans.

Stamp of Special Conditions

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? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewer?

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, fr 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 setting Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girder 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

Is 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 Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE: Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed?

Others:

Signature of Applicant Mark E Battista Phone # same

Type Name of above Mark E Battista 1 2 3 4

Other

and Address

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

MR. Addato

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 57190
 Issued 9/23/68
 Portland, Maine 9/23

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address: Scanlon Building, 200 Commercial St., Portland, Me.

Contractor's Name and Address: E. J. ...

Location: ... Use of Building: ...

87-2-20

Number of Families: ... Apartments: ... Stores: ... Number of Stories: ...

Description of Wiring: New Work ... Additions ... Alteration ...

Pipe: Cable ... Metal Molding ... BX Cable ... Plug Molding (No. of feet) ...

No. Light Outlets ... Plugs ... Light Circuits ... Plug Cir. ...

FIXTURES: No. ... Fluor. or Strip Lighting (No. feet) ...

SERVICE: Pipe ... Cable ... Underground ... No. of Wires ... Size ...

METERS: Relocated ... Added ... Total No. meters ...

MOTORS: Number ... Phase ... H. P. ... Amps ... Volts ... Starter ...

HEATING UNITS: Domestic (Oil) ... No. Motors ... Phase ... H. P. ...

Commercial (Oil) ... No. Motors ... Phase ... H. P. ...

Electric Heat (No. of Rooms) ...

APPLIANCES: No. Ranges ... Watts ... Brand Models (Size and No) ...

Elec Heaters 1 Watts 4500

Miscellaneous ... Watts ... Extra Cabinets or Panels ...

Transformers ... Air Conditioners (No. Units) ... Signs (No. Units) ...

Will commence Sept 24 1968 Ready to cover in 19 Inspection 9/23/68

Amount of Fee \$...

Sign: E. J. ...

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
4	5	6
7	8	9
10	11	12

REMARKS:

INSPECTED BY: G. W. ...
 (OVER)

Peaks Island
 LOCATION Island Av.
 INSPECTION DATE 9/24/68
 WORK COMPLETED 10/24/68
 TOTAL NO. INSPECTIONS
 REMARKS

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1965

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	10.00
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	1.00



APPLICATION FOR PERMIT

PERMIT ISSUED
00355
JUL 23 1964
CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, July 23, 1964

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Island Ave., Peaks Island 87-V-20

Owner's name and address Director of Leon Sterling, Peaks Island Telephone _____

Contractor's name and address Charles Franco, Peaks Island Telephone 766-4403

Use of building--Present Dwelling Proposed Dwelling

No. of Stories 2 Style of roof pitch Type of present roof covering asphalt

Type and Grade of roofing to be used Class C Und. Lnb. asphalt No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover entire roof

Signature of Owner By: Charles Franco Leon Sterling

Fee \$.50

INSPECTION COPY



APPLICATION FOR PERMIT

PERMIT ISSUED
Form No. 1
RECORDED
INDEXED

Class of Building or Type of Structure Third Class

Portland, Maine, January 23, 1952 CITY OF

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Island Avenue, Peaks Island Ward 1 Within Fire Limits? NO Dist. No. _____
Forest City Bldg.

Owner's or Lessee's name and address Laura Sterling, Peaks Island Telephone _____
G. H. Weaver, Sergeta Road, Peaks Telephone NO

Contractor's name and address _____ Telephone _____
Architect's name and address _____ No. families _____

Proposed use of building _____

Other buildings on same lot _____ No. of sheets _____

Plans filed as part of this application? no Fee \$.50

Estimated cost \$ _____

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Last use burn No. families _____

General Description of New Work

To demolish building, app 18' x 30'

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.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ earth or rock? _____
Height average grade to highest point of roof _____

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____ of lining _____

No. of chimneys _____ Material of chimneys _____ Is gas fitting involved? _____

Kind of heat _____ Type of fuel _____ Size _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Max. on centers _____

Material columns under girders _____ Size _____

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

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

INSPECTION COPY

6425A

Ward 1 Permit No. 32/77

Location Island on Peaks

Owner Laura Sterling

Date of permit 1/23/32

Notif. closing-in

Inspn. closing-in

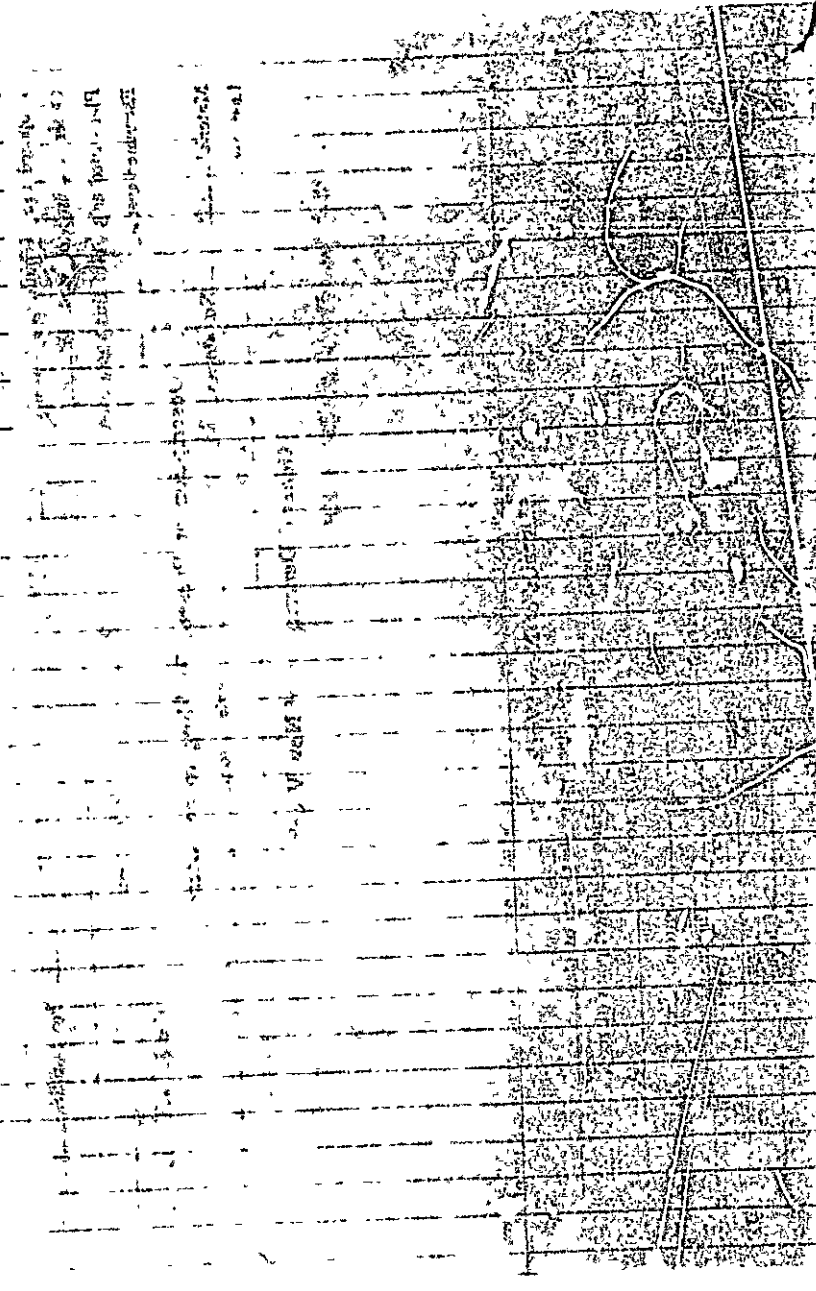
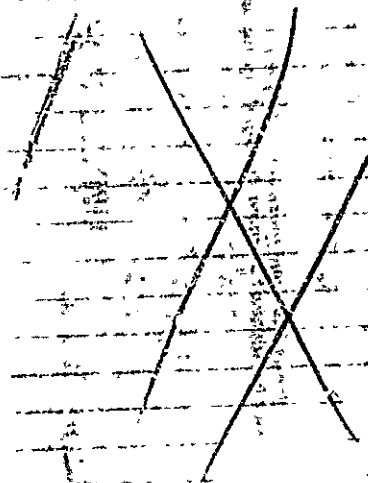
Final Notif.

Final Inspn. 1/23/32

Cert. of Occupancy issued *Mar*

NOTES

1/23/32 - P.M. - A.J.S.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION IR PORTLAND, MAINE Jan. 30, 1986

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 Y-20 Island Avenue, Peaks Island Fire District #1 #2
 1 Owner's name and address Loren & Janice Johnston - same Telephone 766-2228
 2 Lessee's name and address Telephone
 Contractor's name and address Telephone
 Proposed use of building 2 family No. of sheets
 Last use 1 family No. families
 Material no stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$
 FIELD INSPECTOR—Mr @ 775-5451
 Appeal Fees \$ 50.00
 Base Fee
 Late Fee
 TOTAL \$

Change of use from 1 to 2 family with new apt on 2nd floor

This application is preliminary to get settled the question of zoning appeal. In the event the

Stamp of Special Conditions

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

Appeal sustained 2/27/86

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?

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 Loren Johnston Phone # 761-2554
 Type Name of above Loren Johnston 1 2 3 4 L
 Other
 and Address



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

87-1-20

August 31, 1987

Loren and Janice M. Johnston
Island Avenue
Peaks Island, ME 04108

RE: Island Avenue, Peaks Island, ME

Dear Mr. and Mrs. Johnston:

In February 1986, the Board of Appeals granted your conditional use appeal for the conversion of your residence in the I-B Island Farmess Zone from a single family dwelling to a two family dwelling.

However, since no action was taken by you within the six months following approval of your appeal, the approval lapsed. We therefore advise you to have your appeal taken before the Board of Appeals again if you wish to have your conditional use appeal reinstated.

I am returning your check for \$25.00 with this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read "P. Samuel Hoffses".

P. Samuel Hoffses

PSH:lab

Enclosure

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

ROBERT J. GAUDREAU
THOMAS F. JEWELL
EUGENE S. MARTIN
DAVID L. SILVERNAIL
MICHAEL E. WESTORT

March 4, 1986

87-4-20

Loren and Janice M. Johnston
Island Avenue
Peaks Island, Maine 04108

Dear Mr. and Mrs. Johnston:

At the February 27th meeting of the Board of Appeals, the Board voted by a unanimous vote of 5 to 0 to grant your conditional use appeal to allow the conversion of your residence from a single family to a two family in the I-B Island Business Zone.

You may now proceed with an application for a change of use permit at a cost of \$25.00 plus any alterations which may be required to accomplish the change of use.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Specialist

Wt/el

Enclosure: Decision

cc: Merrill Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoftses, Chief of Inspection Services

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

5-0

Conclusion*

After public hearing on 2/27, 1986, and for the reasons above-stated, the accompanying application is hereby (check one)

X granted. 5-0

_____ granted subject to the following condition(s):

_____ denied.

Dated: 2/27, 1986

David L. Johnson
Secretary of the Board

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

Granted

David L. Johnson
Thomas J. Bell
Marshall A. Hitt
Michael E. West
Ernest J. Martin

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. VOX
Secretary

PETER F. MCELLE
THOMAS F. J. WELLS
DAVID L. SILVERNAIL
MICHAEL E. WEITOFF
CHRISTOPHER DINAI

37-Y-20
Island Avenue
Peaks Island

March 28, 1938

Loren F. and Janice M. Johnston
Island Avenue
Peaks Island, Maine 04108

Dear Mr. and Mrs. Johnston:

At the March 24th meeting of the Board of Appeals, the Board voted by a vote of 5-0 to approved your conditional use appeal for conversion of your single family dwelling to a two family dwelling in the I-B Island Business Zone in accordance with the provisions of Section 14-224 of the City Zoning Ordinance.

A copy of the decision in this matter is enclosed for your records. Please apply for a change of use permit to make the necessary alterations to effect this change in your residence. You will have six months following approval of this conditional use appeal in which to apply for the change of use permit with any alterations which may be necessary.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

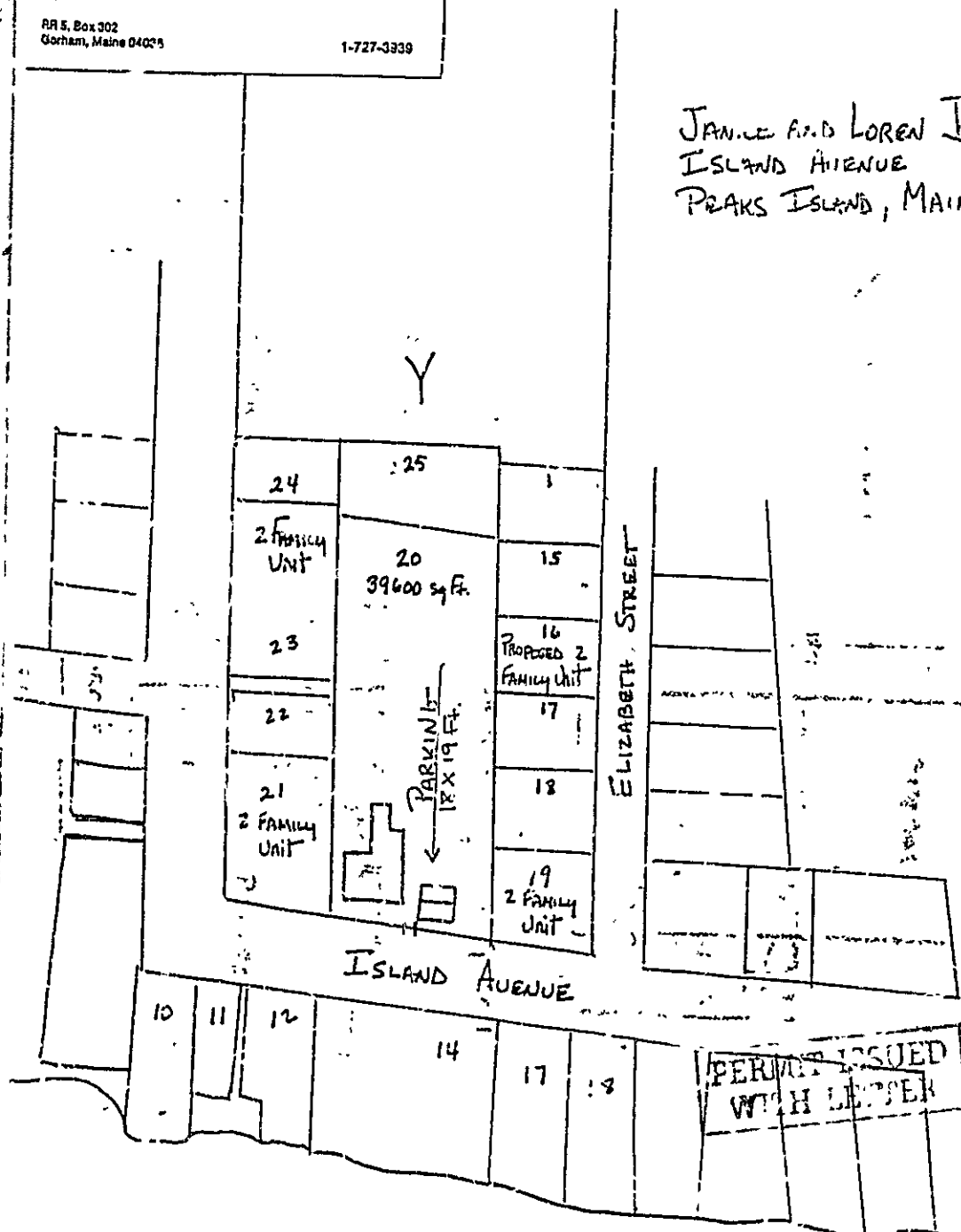
6
Joe Hayes
Licensed Electrician

RR 5, Box 302
Gorham, Maine 04005

1-727-3339

TAX MAP NO. 87
PEAKS ISLAND

JANICE AND LOREN JOHNSTON
ISLAND AVENUE
PEAKS ISLAND, MAINE



PERMIT ISSUED
WITH LETTER

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

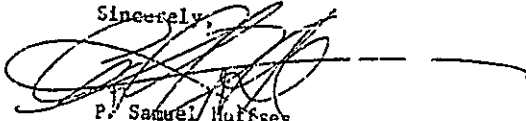
In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on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

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

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

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

8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,

P. Samuel Hufface
Chief, Inspection Services

/ksc
11/9/87

PERMIT # 3104 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: Johnston - Lauren & Janice

Address: Island Avenue, Peaks Island City-20 766-2228

LOCATION OF CONSTRUCTION Island Avenue, Peaks Island

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: _____ Type of Use: two family

Past Use: single family

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

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

X Conversion - Explain change of use from single to 2 family

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: _____
Of Dwelling Units: _____ # Of N.W. Dwelling Units: 1

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

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

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

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

For Official Use Only

Date: 10/15/87 Sub-division: Yes / No _____
 Inside Fire Limits _____ Name _____
 Ridge Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost _____ Permit Expiration: _____
 Value/Structure _____ Ownership: _____ Public _____ Private _____
 Fee: \$25.00

Ceiling:
1. Ceiling Joists Size: _____ Spacing SPACING ISSUED
2. Ceiling Strapping Size _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____ APR 15 1986

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

Chimneys: Type: _____ Number of Fire Places _____

Heating: Type of Heat: _____
Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

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

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

Zoning: District IB Street Frontage Req. _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____

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

Permit Received By Kanif Coté
Signature of Applicant [Signature] Date 10/15/87
Signature of CEO _____ Date _____

Inspection Dates _____

Appeal must file 3/24/88

BUILDING PERMIT REPORT

DATE: 14/SEP/88

ADDRESS: Island Ave. Peaks Island Y-20 MAP 87

REASON OR PERMIT: Change of use from single to
two (2) family D

BUILDING OWNER: Lauren & Janice Johnston

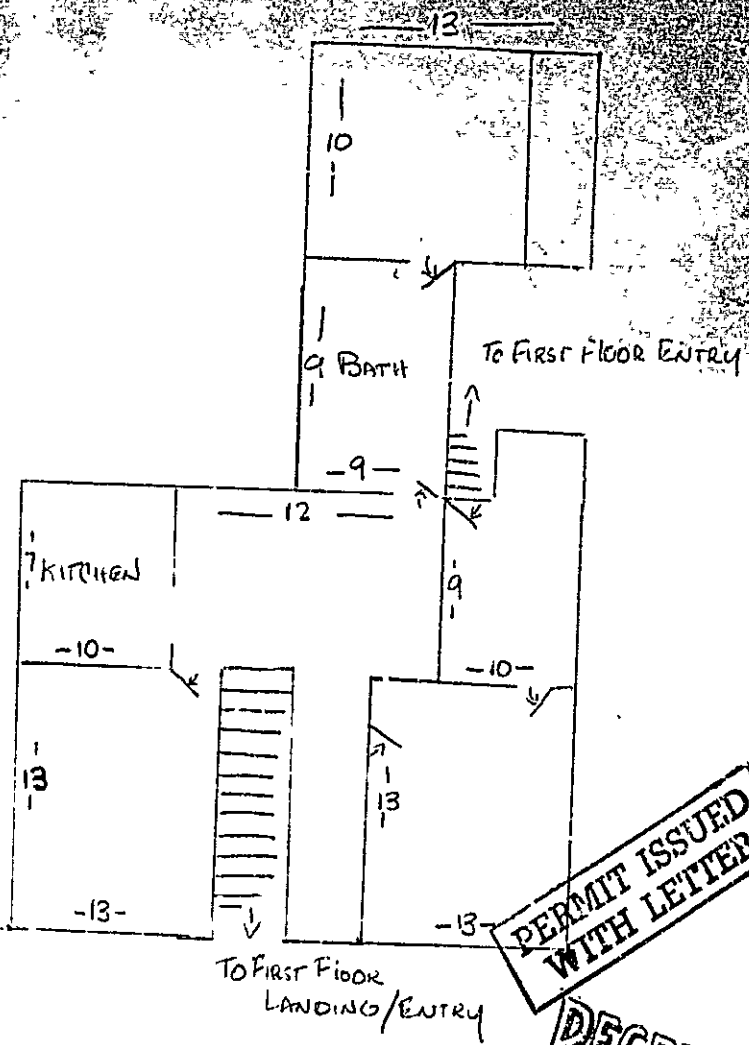
CONTRACTOR:

PERMIT APPLICANT

APPROVED: *1-*2-*4-*5 DENIED

CONDITION OF APPROVAL OR DENIAL:

- *1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- *2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *4.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).



NOT DRAWN TO SCALE

PERMIT ISSUED WITH LETTER

RECEIVED
DEC 7 1954

DEPT. OF BUILDING
CITY OF PORTLAND

Receipt - Applicant's Copy

CITY OF PORTLAND, MAINE

Department of Building Inspection

L 15695

Oct 15 1987

Received from Loren E. Janice Johnston a fee

of twenty five /100 Dollars \$ 25.00

for permit to alter change use from farm to farm.
install
erect
move
demolish

at Island Ave Pears Island Est Cost \$


CK # 20916

P. Samuel Hoffer
Inspector of Buildings

Per KC

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. **FRESHEN THIS RECEIPT.** In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5. or 10% whichever is greater.

 George Business Forms, Inc.
1000 E. 17th Street, Portland, ME 04102

RECEIVED
DEC 7 1987

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Durgin

2

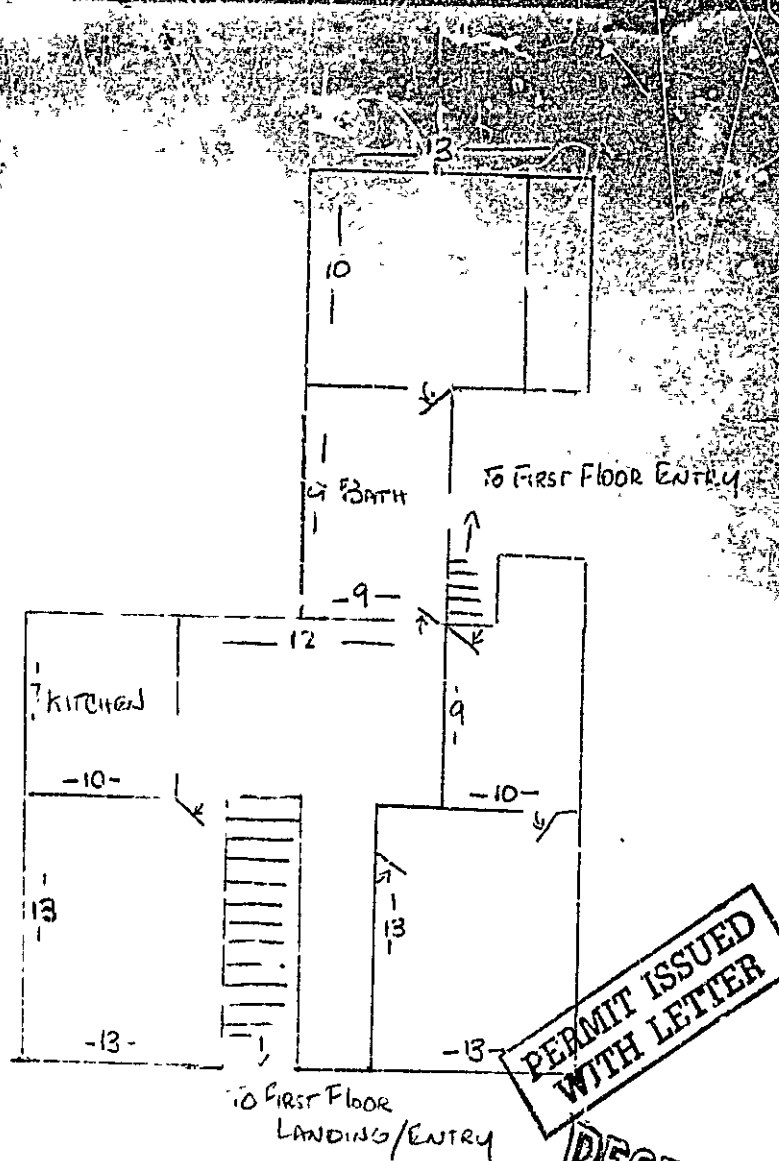
11/19/87

Corner Munjoy Street and Monument Street, Daniel T. Haley, owner - The Board of Appeals voted unanimously to accept a request for withdrawal of this space and bulk variance.

Exception:

31 Chestnut Street - 31 Chestnut Street Associates - The Board of Appeals voted by a unanimous vote of six members to grant the exception to Section 14-334 of the Zoning Ordinance based on architect's letter of intent and duly executed lease subject to approval by the City's Corporation Counsel.

The evening meeting was adjourned at 10 P.M.



NOT DRAWN TO SCALE

PERMIT ISSUED WITH LETTER

RECEIVED

DEC 7 1987

DEPT. OF BUILDING AND SAFETY
CITY OF PORTLAND

PERMIT # 644364 CITY OF Portland BUILDING PERMIT APPLICATION

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

Owner: Johnston & Lauren & Janice

Address: Island Avenue, Peaks Island y-20 766-2228

LOCATION OF CONSTRUCTION Island Avenue, Peaks Island

CONTRACTOR _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: _____ Type of Use: two family

Past Use: Single Family

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

Is Proposed Use: Personal Condominium _____ Apartment _____

Conversion: Explain change of use from single to 2 family

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: # Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floor:

1. Sills Size: _____ SU's must be anchored.
2. Girder Size: _____
3. Laid Joist Spacing: _____ Size: _____
4. Joist 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 Size _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

White-Tax Assessor Yellow-GPCOG White Tag-CEO Copyright GPCOG 1987

ION MAP # LOT #

For Official Use Only	
Date	Subdivision: Yes / No
Use	Name
Block	Lot
Time	Block
Estimated Cost	Permit Expiration
Value Structure	Ownership
Fee	Public/Private

Ceiling: (This building is on the sewer)

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size 29,600 sq ft
5. Ceiling Height: _____

Roof:

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

Chimneys: Type _____ Number of Fire Places APR 15 1988

Heating: Type of Heat: _____

Electrical: Service Entrance Size: _____ Smoke Detector Required City of Portland Yes _____ No _____

Plumbing:

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

Swimming Pools:

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

Zoning: District B Street Frontage Req. _____ Provided _____

Review Required: Required Setbacks: Front _____ Back _____ Side _____

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt _____ Special Exception _____

Other (Explain): _____

Date Approved: April 13 1988

Permit Received By Kandi Cote

Signature of Applicant Johnston Date 10/15/87

Signature of CEO _____

Inspection Dates _____

PERMIT ISSUED WITH LETTER

Appeal submitted 3/24/88



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to Lauren & Janice Johnston

Date of Issue August 2, 1988

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

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPAN :

entire
Limiting Conditions:

2 family

This certificate supersedes
certificate issued _____

Approved:

8-2-88 [Signature]
(Date) Inspector

[Signature]
Inspector/Building

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
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to **Lauran & Janice Johnston**

Date of issue **August 2, 1988**

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

PORTION OF BUILDING OR PREMISES

entire

APPROVED OCCUPANCY

2 family

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8-2-88

(Date)

William Collette
Inspector

[Signature]
Inspector of Buildings

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