

87-Z-19-20-0021&22 Island Ave.

Peaks Island

ARTHUR ADDATO:

GEORGE W CLARK JR.
CALLED, HE IS ON HIS WAY TO MASS.
SAID YOU HAD CALLED, HE WOULD
LIKE HIS C OF O MADE OUT IN
NAME OF GEORGE CLARK JR. & JAMES
LAGOULIS, HE SAID HE WILL CHECK
WITH YOU MONDAY MORNING IF THERE IS
ANYTHING ELSE YOU NEED.

HELEN 8-23-85

8:10



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 2, 1984

Robert McTigue
Brackett Ave.,
Peaks Island, Maine

RE: 87-Z-19-20-0021-22 Island Ave., Peaks Island

Dear Sir:

Your application to change the use from hotel to (7) seven dwelling units (Condominiums) has been reviewed and a permit is herewith issued subject to the following requirements.

1. A one hour fire separation shall be provided between each unit.
2. A single station smoke detector shall be provided for each apartment powered by the house current.
3. The boiler shall be enclosed with one hour construction, including fire door with self-closer and ceiling.
4. 1716.3.4 Sleeping areas and dwelling units: In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1). In buildings of Use Groups R-1 and R-2 which have basements an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit including basements. In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

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.

5. 809.4 Emergency escape: Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one egress window or exterior door approved for emergency egress. 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 (1118mm) above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm).

If you have any questions on these requirements, please call this office.

Sincerely,

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

P. Samuel Hoffses
Chief of Inspection Services

Applicant: George Clark, Jr. Date: Dec. 24, 1984
Address: Welch City, Peaker Island
Assessors No.: 87-2-19, 20, 21 and 22 24th and Ave Peaker Island

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - B-2 Zone
Interior or corner lot -
Use - Change from lodging house to 8 units w/ swimming pool
Sewage Disposal - Public sewer approved 11/1/84 by Board of appeals (see attachments)
Rear Yards -
Side Yards -
Front Yards - Existing Building (Front steps in street reservation area)
Projections -
Height - existing bldg
Lot Area - 25,800 sq-ft. (both lots)
Building Area -
Area per Family - 6,500 sq-ft. (based on R-3 density)
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan -
Shoreland Zoning -
Flood Plains -

swimming pool must be fenced,
NB. subsequently amended 12/20/84
to only 7 condo units
by applicant. This
is as many as could physically
be accommodated within
the structures.
Board granted variance
for 8 DV on 13,000' lot
with in ground pool at
rear, (see attachments) and
screening plantings of trees
& shrubs for both sides of
parking lot and along foot toward
residences

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



EUGENE S. MARTIN
Chairman

MERILL S. SELTZER
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
PAULITTE P. PARKER
MICHAEL E. WESTORT

Assessor's #87-Z-19 & 20 and
Assessor's #87-00-21 & 22
Island Avenue, Peaks Island

November 6, 1981

Thomas & Helen Young
Island Avenue
Peaks Island, ME 04108

Dear Mr. and Mrs. Young:

As you know, at its meeting of November 1, 1984, the Board of Appeals voted to permit change of use of the lodging house at the above location to eight (8) dwelling units, and to permit installation of an in-ground swimming pool. The Board, however, imposed the following conditions:

1. Screening at parking lot be within 2 ft. of the perimeter of actual parking area on the abutters' sides. Plantings to a height of not more than 4 ft. high.
2. Screening at rear property line of house on Island Avenue, rear property line from Luther Street to a point on the northerly side of the "el", and plantings whose height mature to a height of 20 ft. or more.
3. Parking lot site conditions. A licensed engineering report be submitted by the owner to the Building Inspection Dept. with recommendations to site plan review that an engineering report include drainage and erosion plans which will protect banking in rear and all abutters' property, and recommendations made require the owner to carry out.

A copy of the Board's decision is enclosed for your records.

You should now come in to this office to pay for the change of use permit.

Sincerely,

Kathleen A. Taylor
Secretary

enc.

Re Avenue House
Peales Island

() 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

Ernest J. Martin Chairman
Marion D. Kelly
Michael E. Leland
Jacqueline Lee
Thomas Murphy

11/15/54
THE BOARD FINDS THE PLACEMENT OF THE BUILDING IS IN THE REAR AND THEREFORE SINCE IT IS THE REAR YARD THE SWIMMING POOL IS CONSIDERED THE REAR YARD. THIS IS ALSO THE DETERMINATION OF THE BUILDING INSPECTOR. 5/1/55.

CONDITIONS IMPOSED BY SCREENING AT PARKING LOT BEHIND OFF. THE PERMITS OF REAR PARKING ARE ON THE NORTH SIDE. PLANTINGS TO A HEIGHT OF NOT MORE THAN 10 FT HIGH. BY SCREENING AT REAR PROPERTY LINE OF HOUSE AND PLANTINGS WHOSE HEIGHT MATURE TO A HEIGHT OF 10 FT OR MORE. A LICENSED ENGINEERING FIRM IS TO BE CONSULTED BY THE BOARD TO DETERMINE THE SCREENING AND PLANTINGS WITH RECOMMENDATIONS TO THE BOARD. THE SCREENING SHALL BE IN ACCORDANCE WITH THE REAR YARD PLANS AND THE BOARD'S PLANS, AND RECOMMENDATIONS SHALL BE IN ACCORDANCE WITH THE BOARD'S PLANS.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **George W Clark Jr. & James Lagoullis** LOCATION **87-2-19-20-21 Isl. Ave. Peaks Isl.**
Date of Issue **August 23, 1985**

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. **85-1627** 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 **entire**, limited or otherwise, as indicated below.

POSITION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

7 Units (Condominiums)

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9-23-85

(Date)

Arthur J. Roberts
Inspector

Walter Schmidt
Acting 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
Department of Building Inspection

Certificate of Occupancy

Issued to **George W Clark Jr. & James Iagoulias** **LOCATION** **87-2-15-20-21 Isl. Ave. Peaks Isl.**
Date of Issue **August 23, 1985**

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. **85-1627** 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

7 Units (Condominiums)

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(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.

APPLICATION FOR PERMIT

B.G.C.A. USE GROUP

B.G.C.A. TYPE OF CONSTRUCTION 01627

ZONING LOCATION B-2 PORTLAND, MAINE Sept. 20, 1994

PERMIT ISSUED

JAN 8 1995

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.G.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: 87-2-19, 20, 2002, & 22 Island Ave., Peaks Island Fire District #1 #2

1. Owner's name and address: ~~George W. Clark, Jr., Welch St., Pks. Isl.~~ Telephone:

2. Lessee's name and address: George W. Clark, Jr., Welch St., Pks. Isl. Telephone: 766-2295

3. Contractor's name and address: Robert McTigue, Brackett Ave., Pks. Isl. Telephone:

Proposed use of building: 7 dwelling units No. of sheets:

Last use:

Material: No. stories: Heat: Style of roof: Roofing:

Other buildings on same lot:

Estimated contractual cost \$ 200,000

FIELD INSPECTOR: Mr. [Name] @ 775-5451

Appeal Fees \$ 50.00
Base Fee \$ 1,010.00
Late Fee \$ 25.00
Change of use \$ 1,035.00

Change of use from hotel to 7 dwelling units, rooming house

with inground swimming pool (Condominiums)

PERMIT ISSUED WITH LETTER

This application is preliminary to get settled the question of zoning appeal. In the event it is sustained the applicant should furnish complete information, estimated cost and...

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of 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 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, from depth No. stories Soil or filled land? earth or rock?
Material of foundation Thickness, top bottom
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 on centers
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 wall? weight?

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: Will there be in charge of the above work a person equipped to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept.
Health Dept.

Signature of Applicant: Robert T. McTigue Phone # 617-662-9593
Type Name of above: George W. Clark, Jr.
Other and Address: George Clark

NEED INSPECTOR'S COPY PERMIT ISSUED WITH LETTER APPLICANT'S COPY OFFICE FILE COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 01627 JAN 8 1965
 ZONING LOCATION PORTLAND, MAINE Sept. 29, 1964

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 specification:

LOCATION . 67-2-13 - 22 - 0021 & 22 - Island Ave. - Peaks Island ... Fu District #1 #2

1. Owner's name and address Thomas W. Clark, Jr. - 220 - Peaks Island Telephone

2. Licensee's name and address George W. Clark, Jr. - 220 - Peaks Island Telephone .. 766-2255

3. Contractor's name and address Robert F. Etique - Brooks Ave. - Peaks Island Telephone

..... No. of sheets

..... No. families

..... No families

Last use

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other Buildings on same lot ..

Estimated contractual cost \$ 200,000

Appral Fees \$ 50.00

Base Fee

Late Fee 1,010.00

Special use 1,035.00

FIELD INSPECTOR—M
 @ 775-5451

existing house
 Change of use from hotel to 8 dwelling units
 with inground swimming pool

Stamp of Special Conditions

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

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 permit 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 Match of chimneys of lining Kind of heat fuel ..

Frame member kind Dressed or full size? Corner posts Sills ..

Size Girders Columns under girders Siz. Tax on centers ..

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and under roof span over 8 feet.

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

Center lines: 1st floor 2nd 3rd roof ..

Maximum span: 1st floor 2nd 3rd roof ..

Is 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

BUILDING CODE:

Fire Dept.

Health Dept.

Others

MISCELLANEOUS

Will work require disturbing of any trees on 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 Phone # 617-467-9395

Type Name of above GEORGE W. CLARK, JR. 2 3 4

Other

and Address

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

PLUMBING APPLICATION

87-2-21

Department of Human Services
Division of Health Engineering
(207) 289-3325

PROPERTY ADDRESS

To/in Or Plantation: ISLAND AVE
Street Subdivision Lot #: P.O. BOX 5 ISLAND

PROPERTY OWNERS NAME

Last Name: ERICG First: PAUL

Applicant Name: EDWIN F

Mailing Address of Owner/Applicant (if different): ELIZABETH ST. PLANKS - C

PORTLAND PERMIT # 3,537 TOWN COPY

Date Permit Issued: 12/18/88 \$ 139.00 FEE Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 14213

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is a reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: [Blank]

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: JAN 25 1990

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 _____

Plumbing To Be Installed By:

- MASTER PLUMBER
- OIL BURNERMAN
- MFG'D. HOUSING DEALER/MECHANIC
- PUBLIC UTILITY EMPLOYEE
- PROPERTY OWNER

LICENSE # 120591

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2	Number	Column 1
		Type of Fixture		Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.	1	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	2	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc	1	Clothes Washer
Number of Hook-Ups & Relocations		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
Hook-Up & Relocation Fee		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	10	Fixtures (Subtotal) Column 1

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Hook-Up Fee: \$ 32

TOWN COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 24, 1989 19
 Receipt and Permit number 00529

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: island Ave. 87-Z-21

OWNER'S NAME: Paul Erico ADDRESS: _____

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1 to 30</u>	3.00
FIXTURES: (number of)	
Incandescent <u>XX</u> Fluorescent _____ (not strip) TOTAL <u>5</u>	3.00
Strip Fluorescent _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) <u>1</u>	3.00
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers <u>1</u> _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>1</u>	1.50
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 Volts (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: _____	10.50

INSPECTION:
 Will be ready on _____, 19__ ; or Will Call XX
CONTRACTOR'S NAME: Paule Erico
ADDRESS: 8 Elizabeth Street
TEL: _____
MASTER LICENSE NO.: 7448 **SIGNATURE OF CONTRACTOR:** Paul Erico
LIMITED LICENSE NO.: _____

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

