

ISLAND AVENUE PEAKS ISLAND
90-J- 1

Simond
No. 153C

HASTINGS, MN
LOS ANGELES, CHICAGO, LOGAN, OH
MCGREGOR, TX, LOCKST GROVE, GA
U.S.A.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 30, 19 81
Receipt and Permit number a 72996

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: 90-J-1 Isl. Ave. Pks. Isl.

OWNER'S NAME: Sherwood ~~Palton~~ Palton ADDRESS: lives there
766-2910

	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 <u>x</u> Underground _____ Temporary _____ TOTAL amperes <u>200</u>	<u>3.00</u> <u>.50</u>
METERS: (number of) <u>1</u>	
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) <u>5</u>	<u>5.00</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 _____ <u>x</u> Water Heaters _____ <u>x</u> Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ <u>x</u> Compactors _____ Fans _____ Others (denote) _____	<u>4.50</u>
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 _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE: <u>16.00</u>
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE: <u>16.00</u>
	TOTAL AMOUNT DUE: <u>32.00</u>

INSPECTION:

Will be ready on done 19 81 or Will Call _____

CONTRACTOR'S NAME: J. T. Manning

ADDRESS: 43 Hall St. So. Portland

TEL.: 773-5236

MASTER LICENSE NO.: 2906

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

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

ELECTRICAL INSTALLATIONS -

Permit Number 72996Location 90-5-1 Grand Ave Parker BlvdOwner S. GeltonDate of Permit 7-30-81Final Inspection 12-1-81By Inspector W. J. KellyPermit Application Register Page No 94

INSPECTIONS: Service _____ by _____
 Service called in _____
 Closing-in _____ by _____

PROGRESS INSPECTIONS:

12-1-81 NO# /
 /
 /
 /
 /

CODE
 COMPLIANCE
 COMPLETED

DATE 12-1-81

DATE:

REMARKS:

*This job was done and closed in without a
 permit or inspection.*

Charles Gelton



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 1, 1981
Receipt and Permit number A67219

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 Avenue, Peaks Avenue OAK LAWN
OWNER'S NAME: Sherman Pelton ADDRESS: ISLAND AVE

90-J-1

	FEES
OUTLETS: Receptacles <u>1</u> Switches _____ Plugmold _____ ft TOTAL <u>1</u>	3.00
FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____ Strip Fluorescent _____ ft. _____	
SERVICES: Overhead <u>X</u> Underground _____ Temporary <u>X</u> TOTAL amperes <u>30</u>	3.00
METERS: (number of) <u>1</u>	50
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ 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 _____ Cook Tops _____ Wall Ovens _____ Dryers _____ Fans _____ Water Heaters _____ Disposals _____ Dishwashers _____ Compactors _____ 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 _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT FOR REMOVAL OF A "STOP ORDER" (304-16.b)	INSTALLATION FEE DUE: DOUBLE FEE DUE: TOTAL AMOUNT DUE: <u>6.50</u>

INSPECTION:

Will be ready on 6-1-, 1981; or Will Call _____
CONTRACTOR'S NAME: Paul Erico
ADDRESS: Peaks Island
TEL: 766-2018
MASTER LICENSE NO.: 707
LIMITED LICENSE NO.: _____
SIGNATURE OF CONTRACTOR: Paul Erico

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

ELECTRICAL INSTALLATIONS —

Permit Number 67219Location 90-J-1 Island Ave Rockaway IslandOwner Si. PaltonDate of Permit 6-1-81Final Inspection 7-14-81By Inspector LillyPermit Application Register Page No 89

INSPECT' NS: Service _____ by _____
Service called in _____
Closing-in 7-14-81 by _____
PROGRESS INSPECTIONS: _____

CODE
COMPLIANCE
COMPLETED
DATE 7-14-81

REMARKS

Completed prior to date

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF

Portland

TOWN/CITY CODE

05170

LPI NUMBER

00123

DATE ISSUED

62281

Month Day Year

54074

IC

Certificate C. App. Number

Installer's
Name

ERIK

Last Name

F. I. M.

Installer

2
Code

- 1 Owner
- 2 Licensed Master Plumber
- 3 Licensed Oil Burnerman
- 4 Employee of Public Utility
- 5 Manufactured Housing Dealer
- 6 Manufactured Housing Mechanic
- 7 Limited License

Owner

Address

St (Lot Number

Street, Road Name

Subdivision

90-J-1 (Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Ernest D. Goodman

TOWN'S COPY

Signature of LPI

JUL 23 1981

Date Inspected

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Portland

Town/City Code

05170

LPI Number

00123

Date Issued

62281

INSTALLERS

2047

54074

IP

Address
of Where
Plumbing
Is Done

90-J-1

St (Lot Number

Street/Road Name

Subdivision

Name of
Owner

PELTOM

Last Name

F. I. M.

Mailing Address

Zip Code

Installer
Code

- 1 Owner
- 2 Licensed Master Plumber
- 3 Licensed Oil Burnerman
- 4 Employee of Public Utility
- 5 Manufactured Housing Dealer
- 6 Manufactured Housing Mechanic
- 7 Limited License

Type of
Construction

1 New

2 Remodeling

3 Addition

4 Remodeling & Addition

5 Replacement of Hot Water Heater

6 Hook up of Mobile Home

7 Hook-up of Modular Home

8 Other (Specify)

Plumbing
To Serve

1 Single (Res)

2 Multi-Fam/Res

3 Mobile Home

4 Modular Hc

5 Commercial

6 School

7 Other (Specify)

Number
of
Fixtures

Sink(s)

Toilet(s)

Bath(s)

Lavatory(s)

Shower(s)

Urinal(s)

Hook Ups

Clothes
Washer(s)

Dish
Washer(s)

Hot Water
Heater(s)

Floor
Drain(s)

Hook Up(s)

TOWN'S COPY

JUN 23 1981

IMPORTANT: Note the following conditions

- 1 This Permit is non-transferable to another person or party.
- 2 If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Fixture
Fee

Hook Up
Fee

Total
Fee

If Double Fee Check Box

Dept. of Human Services
Div. of Health Engineering

Signature of LPI

HHF 11 Rev 7/80

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION Island Avenue, Peaks Island
Date of Issue Aug. 27, 1981

Issued to Sherman Pelton

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. 81/318 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

Single Family Dwelling

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8-22-81
(Date) Inspector

Arthur J. Allen
Inspector of Buildings

Not to be used for any other purpose than the 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.

Applicant: *SHERMAN, DEAN* Date: *4/16/81*
Address: *ISLAND* *COR OAK LAUN RD.*
Assessors No.: *90-5-*

CHECK LIST AGAINST ZONING ORDINANCE

Date -

✓ Zone Location - *R-3*

✓ Interior or corner lot -

✓ 40 ft. setback area (Section 21) -

✓ Use - *24' X 36' DWELL. RES.*

✓ Sewage Disposal - *PRIVATE*

✓ Rear Yards - *100' - 15' MIN.*

✓ Side Yards - *25' - 10' MIN.*

✓ Front Yards - *50' - 20' MIN.*

✓ Projections - *NONE*

✓ Height - *TWO STORY*

✓ Lot Area - *39210 sq ft*

✓ Building Area - *OK*

✓ Area per Family - *OK*

✓ Width of Lot - *OK*

✓ Lot Frontage - *OK*

✓ Off-street parking - *OK*

✓ Loading Bays -

✓ Site Plan -

✓ Shoreland Zoning -

✓ Flood Plains -



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

318

APR 23 1981

ZONING LOCATION A-3 PORTLAND, MAINE, April 16, 1981

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 90-J-1 Island Ave. Peaks Island1. Owner's name and address Sherman Pelton, 8 Four Road, Elkiotk Fire District #1 ☐ #2 ☐ Telephone 439-44712. Les ee's name and address 03903 Me.3. Contractor's name and address L. C. Andrew, So. Windham, Me. Telephone

4. Architect Specifications Plans No. of sheets 1

Proposed use of building single family

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 30,000Fee \$ 136.00

FIELD INSPECTOR—M.

GENERAL DESCRIPTION

This application is for:

@ 775-3451

Ext. 234

To construct 24' x 36' single family dwelling, unfinished basement as per plans. 2 sheets of plans.

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Special Conditions

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? yes Is any electrical work involved in this work? yesIs connection to be made to public sewer? septic system For 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 of studs Columns under girders Size Max. on centers

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

Joist 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: OK 11/16/81

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others: Sh. J. P. K. eng.

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

Sherman PeltonPhone # same

Type Name of above

Sherman Pelton1 ☒ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

5-29-81 - Footers in O.K. - FOUND. Block
work in progress. O.K. CA
6-24-81 - Framing, sheathing, Trusses, roof,
O.K. Drywall O.K. Windows in
O.K. Fire stopping O.K. Sides and
supports O.K. Concrete slab O.K.
Siding in progress. Chimney O.K.
Ready for cleaning in track. CA
7-14-81 - Ready to Close.
8-26-81 - All work complete in
accord to plans and permit.
Genl Capt. CA

Permit No

8/3/8

Location:

7-8-10

Overall

~~W. W. W.~~

Date of Permit

2

Approved

7-23-8

JACKMAN RD.

50' ABT

10'

SEPTIC
SYSTEM
CURB
AREA
T.P. 2

SEPTIC
TANK

DECK

House
24x36'

100' ABT

PREFER THIS
SITE LOCATION
IF POSSIBLE.

RECEIVED
APR 16 1981
DEPT. OF BLDG. INSP
CITY OF PORTLAND

80'

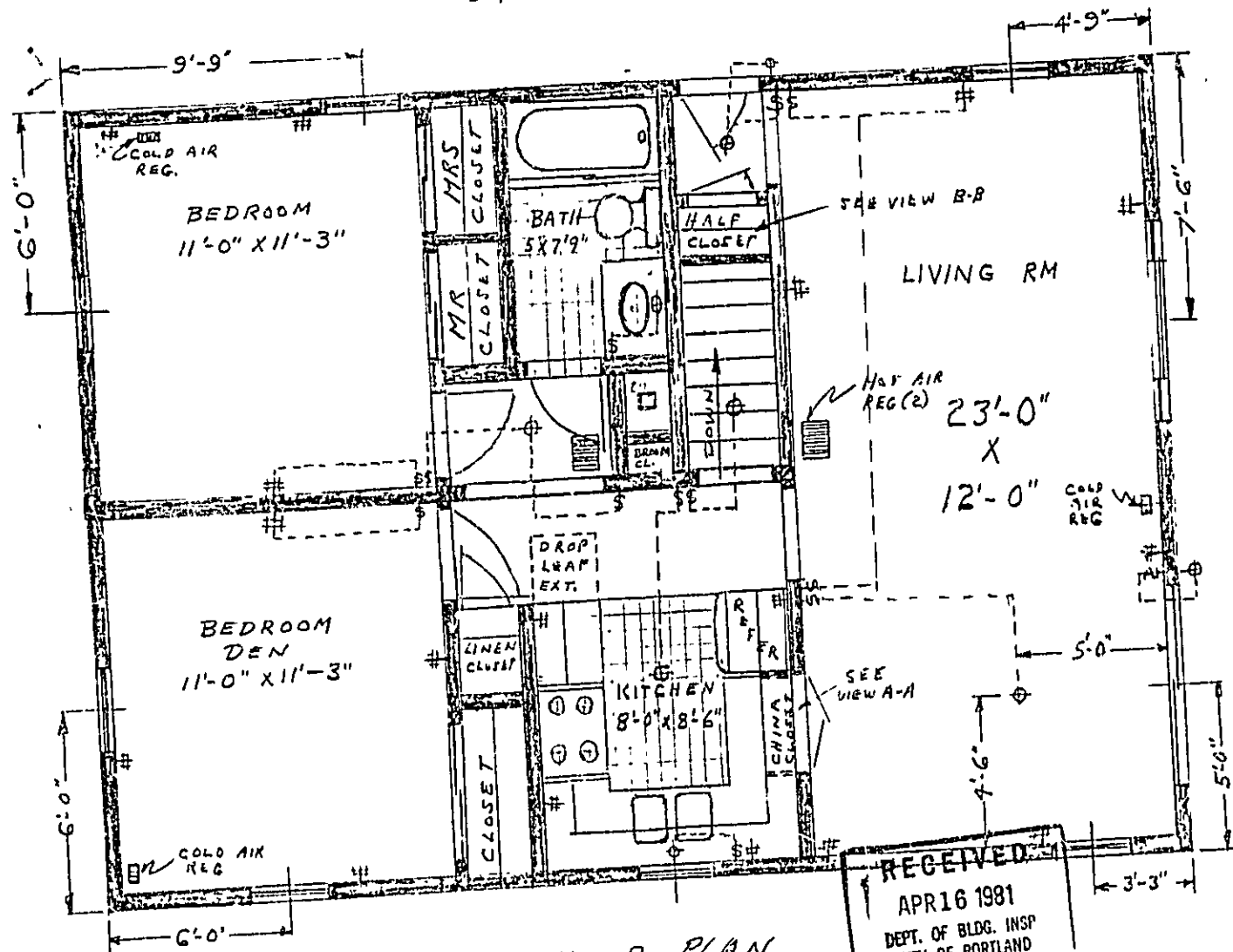
75'

25'

10'

ISLAND AVE

24' X 36' RANCH



FLOOR PLAN

RECEIVED
APR 16 1981
DEPT. OF BLDG. INSP
CITY OF PORTLAND



CITY OF PORTLAND, MAINE

389 CONGRESS STREET

PORTLAND, MAINE 04101

(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 90-J-1
Peaks Island

October 21, 1988

Mr. Sherman Pelton
Island Avenue
Peaks Island, Maine 04108

Dear Mr. Pelton:

A few months ago, I was contacted by Mr. Howard U. Heller concerning the possible division of your lot on Peaks Island referred to as Lot 90-J-1. We have received an inquiry from your neighborhood concerning how the above lot could be divided without a variance.

When Mr. Heller inquired concerning this matter, we advised him that it would not be possible to divide the lot into two parcels due to the size of the lots which would not meet the minimum size required in the IR-2 Island Residence 2 Zone or 20,000 square feet per lot. It would therefore seem that it would not be possible to subdivide this lot into two parcels without a variance for one of them since the second lot would not meet the minimum lot size as described in the Zoning Ordinance.

We were advised by the City Plumbing Inspector that this lot should not be divided in the fashion requested.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Ernold R. Goodwin, City Plumbing Inspector



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Lot 90-J-1
Peaks Island

December 22, 1988

Mr. Sherman Pelton
Island Avenue
Peaks Island, Maine 04108

Dear Mr. Pelton:

On October 21, 1988, I wrote you a letter indicating that the lot owned by you on Peaks Island should not be divided as it would create a sub-standard sized lot according to the minimum lot size of 20,000 square feet required by the Zoning Ordinance for the IR-2 Island Residence Zone.

On a previous occasion I had responded to an inquiry by Mr. Howard Heller and advised him that it would not be possible to divide the lot into two parcels due to the size of the lots, one of which would not meet the minimum lot size required by the IR-2 Zone. I also indicated that a variance would then be required for one of the lots, since the second lot would not meet the minimum lot size required by the Zoning Ordinance.

We were advised that the lot should not be divided in the fashion requested by the City Plumbing Inspector, Mr. Erno R. Goodwin. This information was also forwarded to you in the attached copy of the letter.

Now we have a copy of a deed conveying part of the land located on the northwest side of Island Avenue and northeast side of Oaklawn Road on Peaks Island to Horton H. Morris, Osprey Island, Box 68, Smyrna, N. C. 28579. How much land was acquired by the easement settlement agreement with Helen C. Phipps dated October 10-13, 1987?

We must know whether or not a variance for lot size would be required for the lot which was conveyed to Horton H. Morris. Please advise this office whether a variance will be required for a substandard sized lot. Does the lot conveyed meet the minimum lot size in IR-2?

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer

B PERMIT # 001705

CITY OF Portland BUILDING PERMIT APPLICATION

MAP # LOT#

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

Owner: Jean Morris

Address: Island Ave. Pearl Island 04108

LOCATION OF CONSTRUCTION 90-J-1 Island Ave. P.E.

CONTRACTOR: Walter Crandall SUBCONTRACTORS:

ADDRESS: Luther St. P.E. (Mail Permit to)

Est. Construction Cost: \$6,000 Type of Use: Single family

2/9/89: \$30,000 Total: \$36,000

Past Use: Single family

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

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain foundation only for proposed addition

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plans

Residential Buildings Only: Attached revised plans. (5 sheets)

Of Dwelling Units # Of New Dwelling Units building construction

Foundation:

1. Type of Soil:

2. Set Backs - Front Rear Side(s)

3. Footings Size:

4. Foundation Size:

5. Other

Floor:

1. Sill Size: Sills must be anchored.

2. Girde Size:

3. Lally Column Spacing: Size: Spacing 16 20

4. Joists Size:

5. Bridging Type: Size: Spacing 16 20

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: 11/30/88 2/9/89

Subdivision: Yes No

Name: _____

Lot: _____

Block: _____

Permit Expiration: _____

Owner: _____

Estimated Cost: \$6,000 + \$30,000

Value: \$30,000 - \$150,000

Ceiling:

1. Ceiling Joists Size: Spacing PERMIT ISSUED

2. Ceiling Strapping Size: Spacing

3. Type Ceiling:

4. Insulation type Size FEB 27 1989

5. Ceiling Height:

Roof:

1. Truss or Rafter Size: Specialty Of Portland

2. Sheathing Type: Size

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

Fixturing:

1. A. proof of soil test if required Yes No

2. N. 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: 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: Latini

Signature of Applicant: Walter Crandall Date: 11/30/88

Signature of CEO: [Signature] Date: 2/9/89

Inspection Dates:

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

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CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: March 9, 1990

Horton H. Morris
478 Island Avenue
Peaks Island, ME

Subject: 90-J-1 Island Avenue, Peaks Island -- Addition/alterations/no permit.

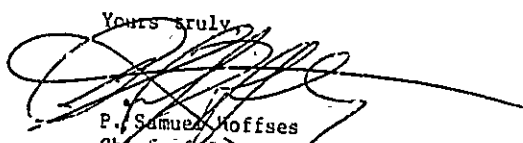
Dear Mr. Morris:

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 1987 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, 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 \$500 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

PLOT PLAN

N
↑

FEES (Breakdown, From Front)

Base Fee \$ 50.00
 Subdivision Fee \$
 Site Plan Review Fee \$
 Other Fees \$
 (Explain)
 Late Fee \$

Type

Inspection Record

Date

COMMENTS 2 pages plans submitted

Signature of Applicant

Walter Caudrey

Date

1/3/58

BUILDING PERMIT REPORT

ADDRESS: 90 - 1 - 1 Island Ave Peaks Island DATE: 27/Feb/87

REASON FOR PERMIT: Addition - Foundation only

BUILDING OWNER: Jean Morris

CONTRACTOR: WALTER CRANDALL

PERMIT APPLICANT: CONF.

APPROVED: X1 X2 ~~RECEIVED~~

CONDITION OF APPROVAL OR DENIAL:

- ~~X~~ 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- X 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) 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.
- 6.) 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).
- 7.) 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).

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.

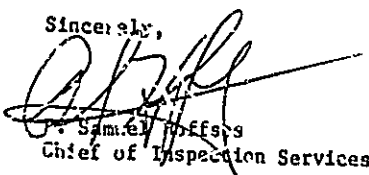
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

8.) 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.

9.) 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.

10.) 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,


Samuel H. Jeffers
Chief of Inspection Services

/el
11/16/82

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Warren Turner, Administrative Assistant
FROM: Donna Katsiaficas, Associate Corporation Counsel
DATE: February 14, 1985
RE: Building Permit Application
90-J-1, Peaks Island

After receiving the information provided to me from various sources regarding the location of Oaklawn Road, I am of the opinion that you may issue a building permit to Jean Morris for the additions proposed, providing that the set-back requirements (20 feet) are met.

My review of the records shows that Oaklawn Avenue comes off at a right angle from Island Avenue. The traveled way was apparently relocated to the actual road as it appears on the tax map sometime in 1980. The road has appeared on the Assessor's map at its present location (at a right angle to Island Avenue) at least since 1976, and for perhaps even longer.

Any rights to pass through lot 90-J-1 on what you indicate to be the traveled way for Oaklawn Road would be private rights, and a matter between the individual claiming the right and the current property owner.

Contact me if you have questions.

Donna Katsiaficas

Donna M. Katsiaficas
Associate Corporation Counsel

DMK/tb

PROPOSED HARRIS ADDITIONS
 ISLAND AVE.
 PEAKS IS 1/2

LOT # 90. .-1

RECEIVED
 NOV 30 1988
 DEPT. OF BUILDING REGULATION
 CITY OF BOSTON

PROPOSED NEW
 ENTRANCE

EXISTING BLK FRING.

2'-0"

PROPOSED NEW

PROPOSED NEW
 ENTRANCE

4' WALKWAY (TYP)

PROPOSED NEW

2'-0"

2'-0"

2'-0"

10' WALKWAY (TYP)

2' x 8' x 4' x 4' x 4'

4' x 4' x 4' x 4' x 4'

8' x 8' x 8' x 8' x 8'

4' x 4'

MEMORANDUM
CITY OF PORTLAND, MAINE

December 5, 1988

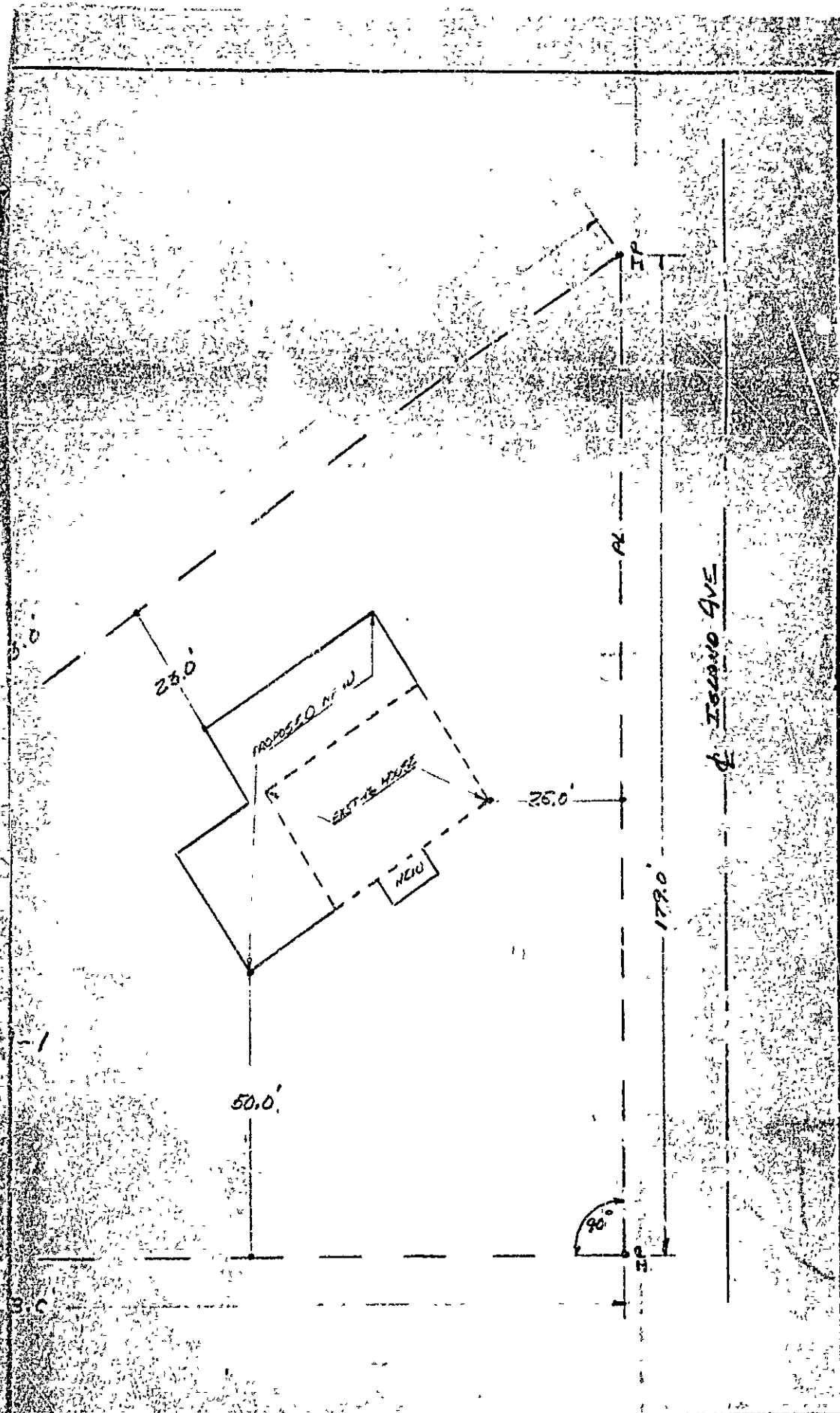
TO: William Boothby, Planning Engineer, Parks & Public Works
FROM: Warren J. Turner, Zoning Enforcement Inspection, Inspection Services
SUBJECT: Proposed Addition to Building Existing at 105 90-J-1 on Peaks Island
at Oaklawn Road and Island Avenue

An application for a building permit for two additions to the existing building owned by Jean Morris on Island Avenue Peaks Island is submitted for your review and consideration. We are concerned about the possible addition of a deck in what appears to be an established right-of-way for Oaklawn Road.

The mapped location of Oaklawn Road is apparently not the same as the established right-of-way for Oaklawn Road, which is a street dedicated through continued use. Does the fact that the established route for the street passes through both the building and the septic field negate the issuance of this building permit, or should the street be relocated in the mapped right-of-way?

We would appreciate your checking into this problem and advising this office as to your decision in the matter.

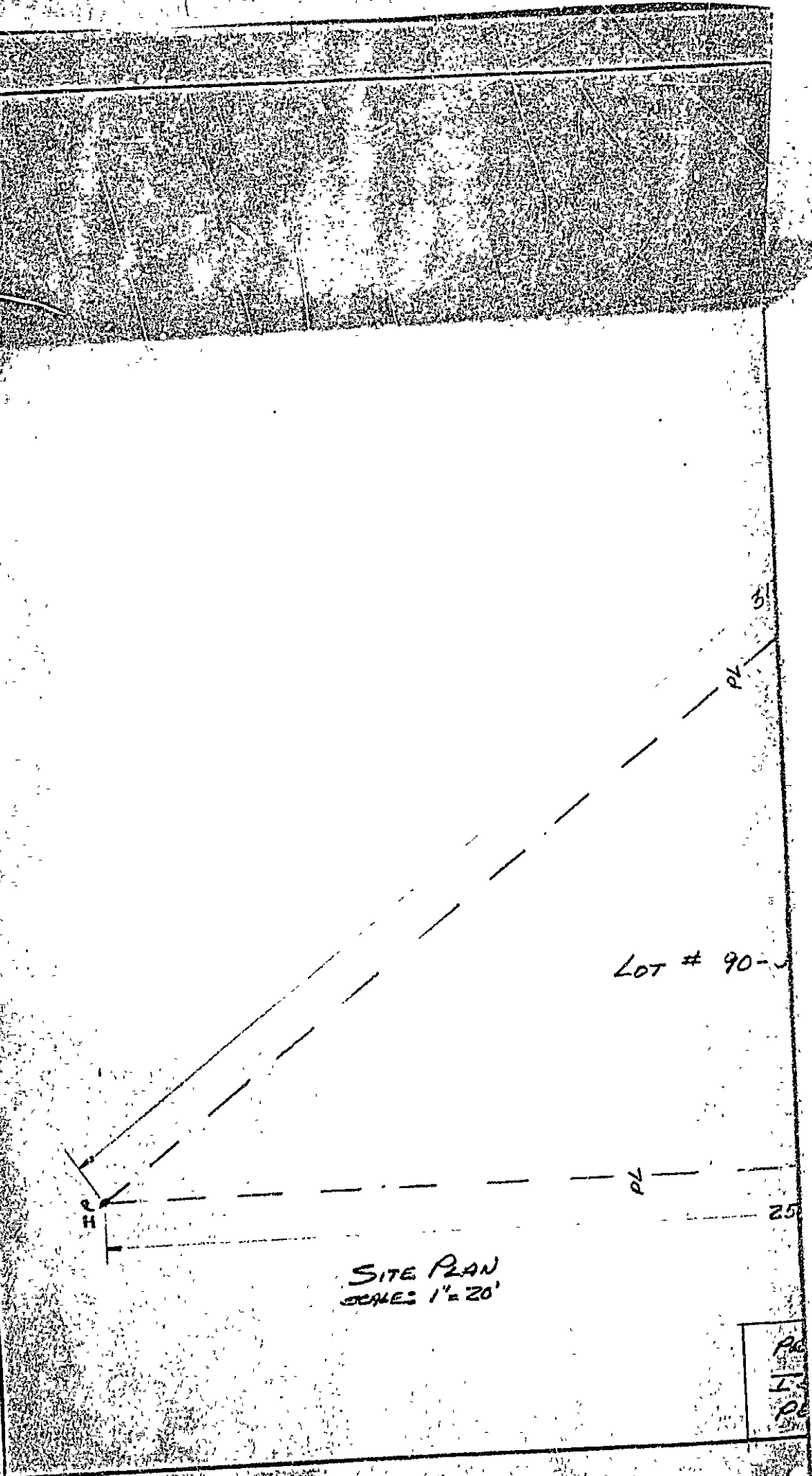
cc: F. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer



PROPOSED MORRIS ADDITIONS
TOWARD AVE
PEAKS ISLAND, ME

W. CUNNINGHAM
BUILDER
PEAKS, IS. ME

1



LOT # 90-

SITE PLAN
SCALE: 1" = 20'

PL
L
PL



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date May 4, 1989

Receipt and Permit number 00289

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: 90-J-1 Island Avenue, Peaks Island

OWNER'S NAME: Horton Norris ADDRESS: same

		FEES
OUTLETS:	20	
Receptacles xxxx	Switches <u>10</u> Plugmold _____ ft. TOTAL <u>30</u>	<u>3.00</u>

FIXTURES: (number of)		
Incandescent <u>10</u> Fluorescent _____ (not strip) TOTAL <u>10</u>		<u>3.00</u>
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 units) _____

Electric (number of rooms) 5 5.00

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: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: 11.00

INSPECTION:

Will be ready on May 4, 1989; or Will Call _____

CONTRACTOR'S NAME: William Flynn

ADDRESS: Centennial St., Peaks Island

TEL: 766-2780

MASTER LICENSE NO.: 04548

LIMITED LICENSE NO.: _____ SIGNATURE OF CONTRACTOR: [Signature]

Permit Number PA 269
Location 90-5-1 Island AVE
Owner HOLOM MOBERS PERMS
Date of Permit 5/4/89 ISS
Final Inspection _____
By Inspector [Signature] _____
Permit Application Register Page No. 62

INSPECTIONS: Service _____ by _____
Service called in _____
Closing-in _____ by _____

PROGRESS INSPECTIONS:

DATE: _____ REMARKS: _____

[illegible]

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: David Lourie, Corporation Counsel

FROM: Warren J. Turner, Zoning Enforcement Inspector

DATE:

Dec. 29, 1988

SUBJECT: Proposed Addition to Existing Building at Lot 90-J-1 on Peaks Island
at Oaklawn Road and Island Avenue

An application for a building permit for two additions to the existing building owned by Jean Morris on Island Avenue Peaks Island is submitted for your review and consideration. We are concerned about the possible addition of a deck in what appears to be an established right-of-way for Oaklawn Road.

The mapped location of Oaklawn Road is not the same as the traveled way which appears to be a street dedicated through continued use of the years. Does the fact that the established route for the street passes through both the building and the septic field negate the possible issuance of this building permit for a deck, or should the street be relocated in the manner shown on the map for Peaks Island?

We would appreciate your checking into this problem and advising this office as to your decision in the matter.

Enclosure: Memorandum to William Boothby, Parks & Public Works, Dec. 5, 1988

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer

MEMORANDUM
CITY OF PORTLAND, MAINE

December 5, 1988

TO: William Boothby, Planning Engineer, Parks & Public Works
FROM: Warren T. Turner, Zoning Enforcement Inspection, Inspection Services *Warren Turner*
SUBJECT: Proposed Addition to Building Existing at L05 90-J-1 on Peaks Island
at Oaklawn Road and Island Avenue

An application for a building permit for two additions to the existing building owned by Jean Morris on Island Avenue Peaks Island is submitted for your review and consideration. We are concerned about the possible addition of a deck in what appears to be an established right-of-way for Oaklawn Road.

The mapped location of Oaklawn Road is apparently not the same as the established right-of-way for Oaklawn Road, which is a street dedicated through continued use. Does the fact that the established route for the street passes through both the building and the septic field negate the issuance of this building permit, or should the street be relocated in the mapped right-of-way?

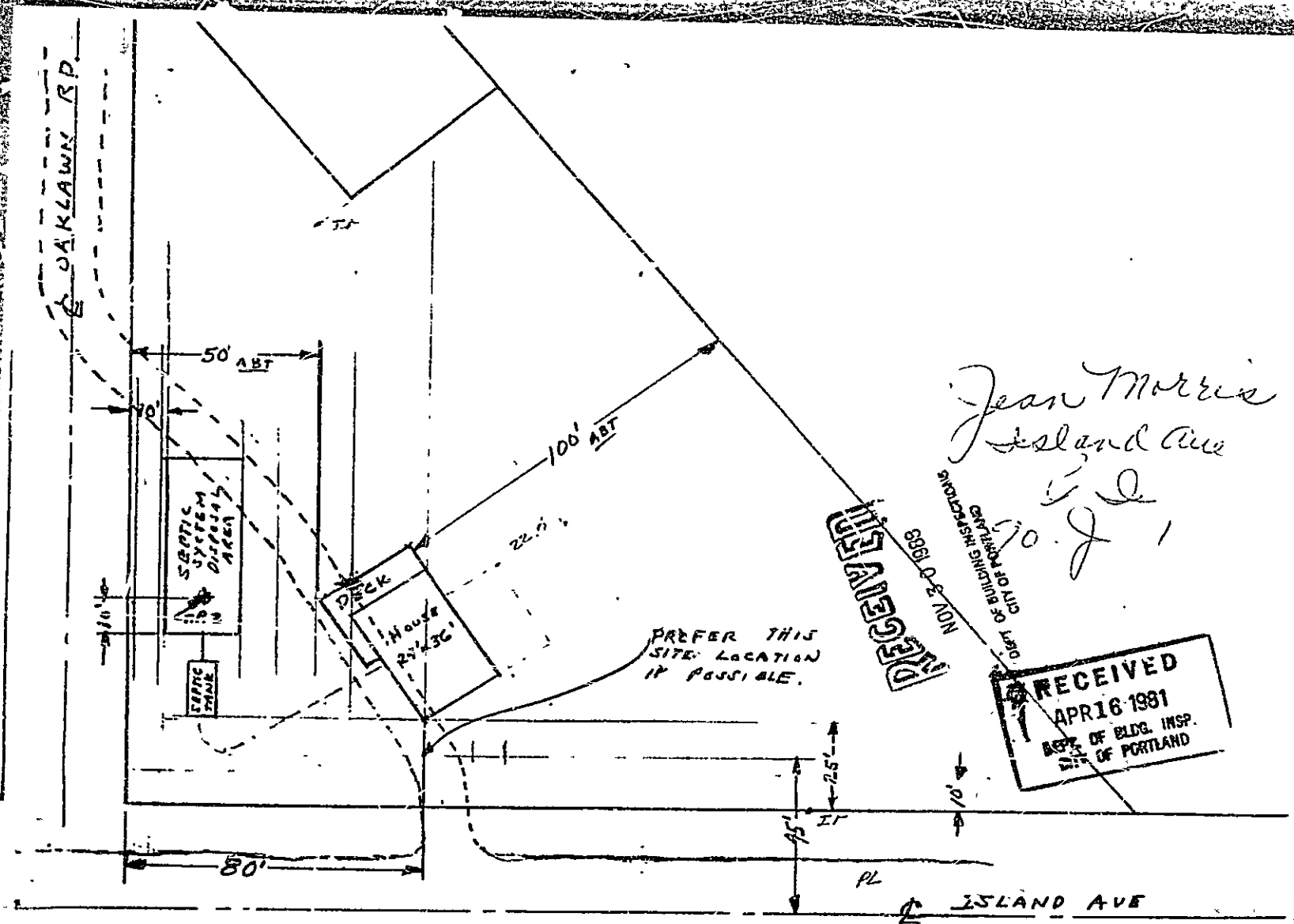
We would appreciate your checking into this problem and advising this office as to your decision in the matter.

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer

*I think Oaklawn Road ought
to be relocated to where it belongs.
There may be dedication by
use, I think you ought to check
this out with the Legal Dept.*

Bill Boothby

OAKLAWN RD.



RECEIVED

8861 D-8-VON

OFFICE OF BUILDING INSPECTION
CITY OF PORTLAND

Jean Morris
Island Ave
50.8

RECEIVED
APR 16 1981
OFF. OF BLDG. INSP.
CITY OF PORTLAND

PERMIT # _____ **CITY OF** Portland **BUILDING PERMIT APPLICATION**

MAP # _____ **LOT #** _____

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

Owner: John Morris

Address: Island Ave. Peaks Island 04108

LOCATION OF CONSTRUCTION

CONTRACTOR: Walter Crenshaw **SUBCONTRACTORS:** _____

ADDRESS: Island St. D.J. (Call Permit to)

Est. Construction Cost: \$5,000 **Type of Use:** Single Family

Past Use: Single Family

Building Dimensions: L. 10 W. 10 Sq. Ft. 100 # Stories 1 Lot S. 10

Is Proposed Use: Seasonal Condominium Apartment

Conversion: Explain Conversion of 1st floor to second floor

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE per plan

Residential Buildings Only:

Of Dwelling Units 1 # Of New Dwelling Units 1

Foundations:

1. Type of Soil: _____
2. Jacks - 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 <u>4/30/87</u>	Subdivision Yes ☐ No ☐
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost _____	Permit Expiration _____
Value/Structure _____	Ownership _____
Fee <u>\$500</u>	Public _____ Private _____

Ceiling:

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

Roof:

1. Truss or Rafter Size: _____ Span _____
2. Sheathing Type: _____ Size: _____
3. Roof Covering Type: _____
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: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District: _____ 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 John Morris

Signature of Applicant John Morris **Date** 4/30/87

Signature of CEO _____ **Date** _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White-Tax-CEO

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2/22/90

Mr. Arthur Addato
Building Inspection Services
City Hall
389 Congress Street
Portland, ME 04101

*Island Ave, Peaks Island
90-J-1*

Dear Mr. Addato;

This is in regard to our telephone conversation this morning, during which you indicated that I owed an additional payment on the building permit licenses for additions that were made to my house on Peaks Island.

I checked with Mr. Walter Crandall, Building Contractor, who told me the permits had been paid in full and that no more was owed. Apparently the confusion was caused by the issuance of a foundation permit in which my wife's name was given (Jean Morris), with estimated cost of about \$6000 and a later construction permit, probably issued mentioning my name--both of which were paid for. Mr. Crandall can furnish more information, if you need it.

The total cost of the addition that I mentioned to you included draperies, wall cabinets, carpets, etc., and Mr. Crandall indicated that actual construction costs were considerably less than the amount of the issued building permit.

As mentioned, if you have further questions concerning this matter, please check with Mr. Crandall, who handled this matter. I am enclosing a copy of this letter that you might call, if you need further information.

cc Mr. Walter Crandall
Luther Street
Peaks Island, ME 04108

Sincerely yours,

H. H. Morris

Horton H. Morris
478 Island Avenue
Peaks Island, ME 04108

Receipt - Applicant's Copy

CITY OF PORTLAND, MAINE

Department of Building Inspection

Nov 30 1988
Received from Walter Crandall a fee
of Fifty ^{XX} Dollars \$ 50.00
for permit to ^{install} ~~erect~~ Foundation Only
at 90 S. I. Island Ave. Est. Cost \$ 6000
E. S. Hoffner
Inspector of Buildings
Per [Signature]

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. PRE-SERVE 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 17th Street Portland, Maine 04101-1700

RECEIVED

MAR 14 1990

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

Receipt - Applicant's Copy

CITY OF PORTLAND, MAINE

Department of Building Inspection

Feb 9 1989
Received from Walter Crandall a fee
of One hundred fifty ^{XX} Dollars \$ 150.00
for permit to ^{install} ~~erect~~ Added to Single family
at Island Ave. Port Est. Cost \$ 9000
E. S. Hoffner
Inspector of Buildings
Per [Signature]

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. PRE-SERVE 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 17th Street Portland, Maine 04101-1700

PERMIT # 00000 **CITY OF** Portland **BUILDING PERMIT APPLICATION**

MAP # **LOT #**

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

Owner: Jean Morris

Address: Island Ave., Peaks Island 04108

LOCATION OF CONSTRUCTION 90-J-1 Island Ave/ P.E.

CONTRACTOR: Walter Crandall **SUBCONTRACTORS:**

ADDRESS: Luther St. P.I. (Mail Permit to)

Est. Construction Cost: \$6,000 **Type of Use:** Single family

Part Use: 2/9/89 \$36,000 Single family \$36,000

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

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain foundation only for proposed addition

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE as per plans

Residential Buildings Only: Attached revised plans. (5 sheets)

Of Dwelling Units **# Of New Dwelling Units** **building construction**

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 Spacing
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Material's
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

**PERMIT ISSUED
WITH LETTER**

White-Tax Assessor

Yellow-GPCOG

White-Tax GEO

For Official Use Only

Date: 11/30/88 **Subdivision:** Yes **No**
Inside Fire Limits: **Name:**
Bldg. Code: **Block:**
Time Limit: **Permit Expiration:** **Public:**
Estimated Cost: \$6,000 + 30,000 **Ownership:** **Private:**
Value: \$30,000 **Fees:** \$150.00

Ceiling:

1. Ceiling Joists Size: **PERMIT (GUESS)**
2. Ceiling Strapping Size Spacing
3. Type Ceiling:
4. Insulation Type: Size **FEB 27 1989**
5. Ceiling Height:

Roof:

1. Truss or Rafter Size: **City Of Portland**
2. Sheathing Type: Size
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: Square Footage
2. Pool Size: x
3. Must conform to National Electrical Code and State Law.

Zoning:

District T-2 Street Frontage Req. Provided

Review Required:

Required Setbacks: Front Back Side 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

Permit Received By

Latini

Signature of Applicant

Walter Crandall

Date 11/30/88

Signature of CEO

Date 2/9/89

Inspection Dates

Copyright GPCOG 1987

177 M.A. Addict



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: March 9, 1990

Horton H. Morris
478 Island Avenue
Peaks Island, ME

Subject: 90-J-1 Island Avenue, Peaks Island - Addition/alterations/no permit.

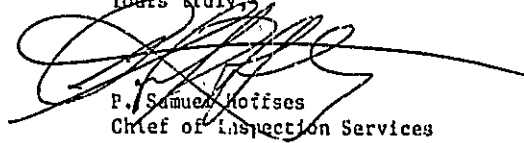
Dear Mr. Morris:

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 1987 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 389 Congress Street, Room 315, 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 \$500 to \$1,000 per day for each day this violation exists.

I look forward to your cooperation.

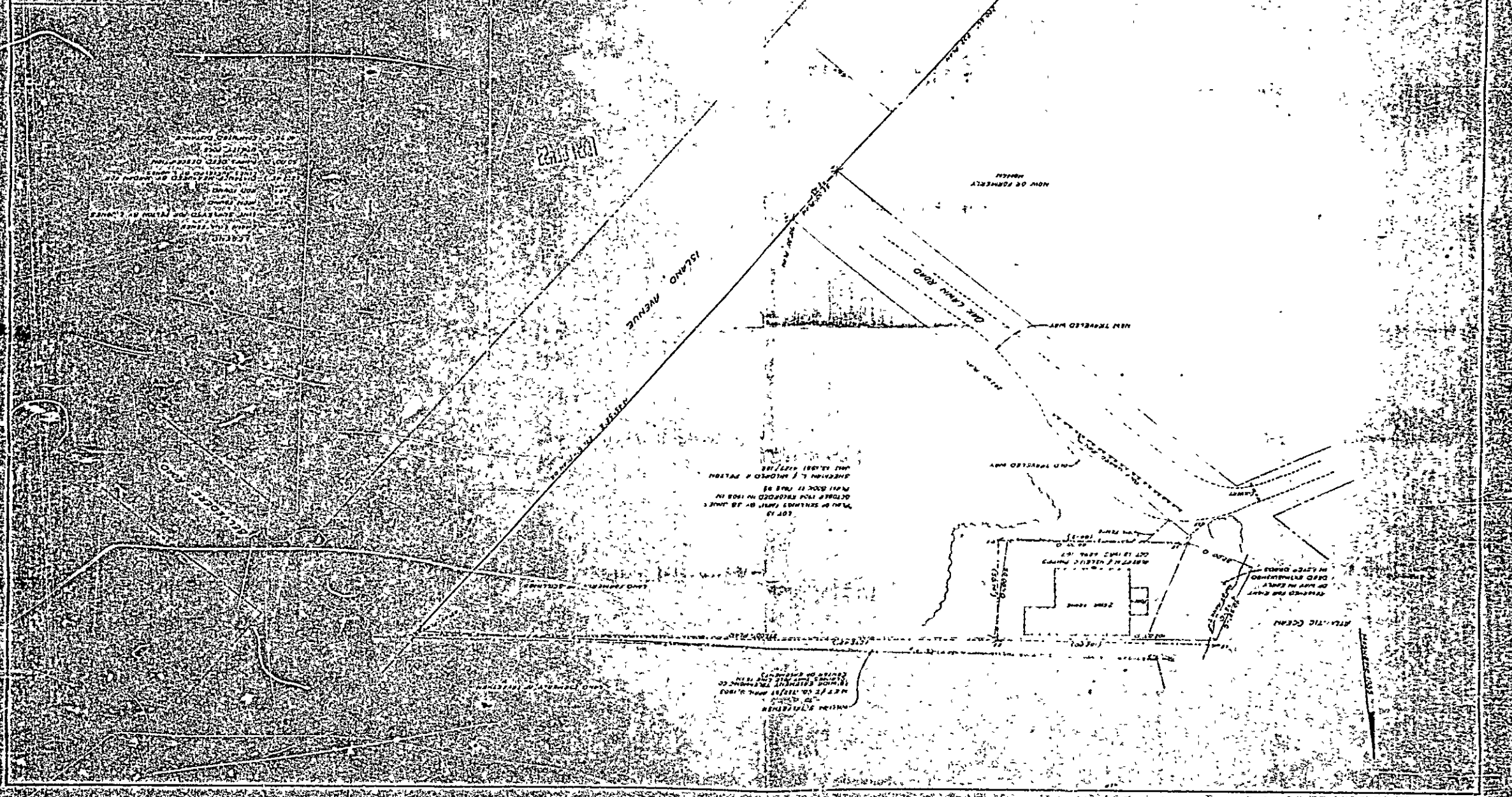
Yours truly,


P. Samuel Hoffses
Chief of Inspection Services


Code Enforcement Officer Arthur Addato (7)

/jmr

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27836

SUPERIOR COURT

205

STATE OF MAINE
CUMBERLAND

DEC 3 1973

SUPERIOR COURT

RECEIVED AND FILED Civil Action Docket #73-734

Leslie A. Dunn and
Margaret H. Dunn,

Plaintiffs

DECREE

v

Robert S. Fisher et al

Defendants

This matter came on for hearing before the Court, and the court finding (i) that the defendants Robert S. Fisher, Philip R. Fisher, Richard E. Nickerson, Robert J. Donaldson, and any unascertained heirs of Edna F. Donaldson have been duly served with notice by publication in accordance with MRCP; and (ii) that none of the said defendants is an infant or incompetent or in the Military Service; and (iii) that there is no genuine issue as to any material fact in regard thereto.

It is, after hearing, ORDERED, ADJUDGED, and DECREED that

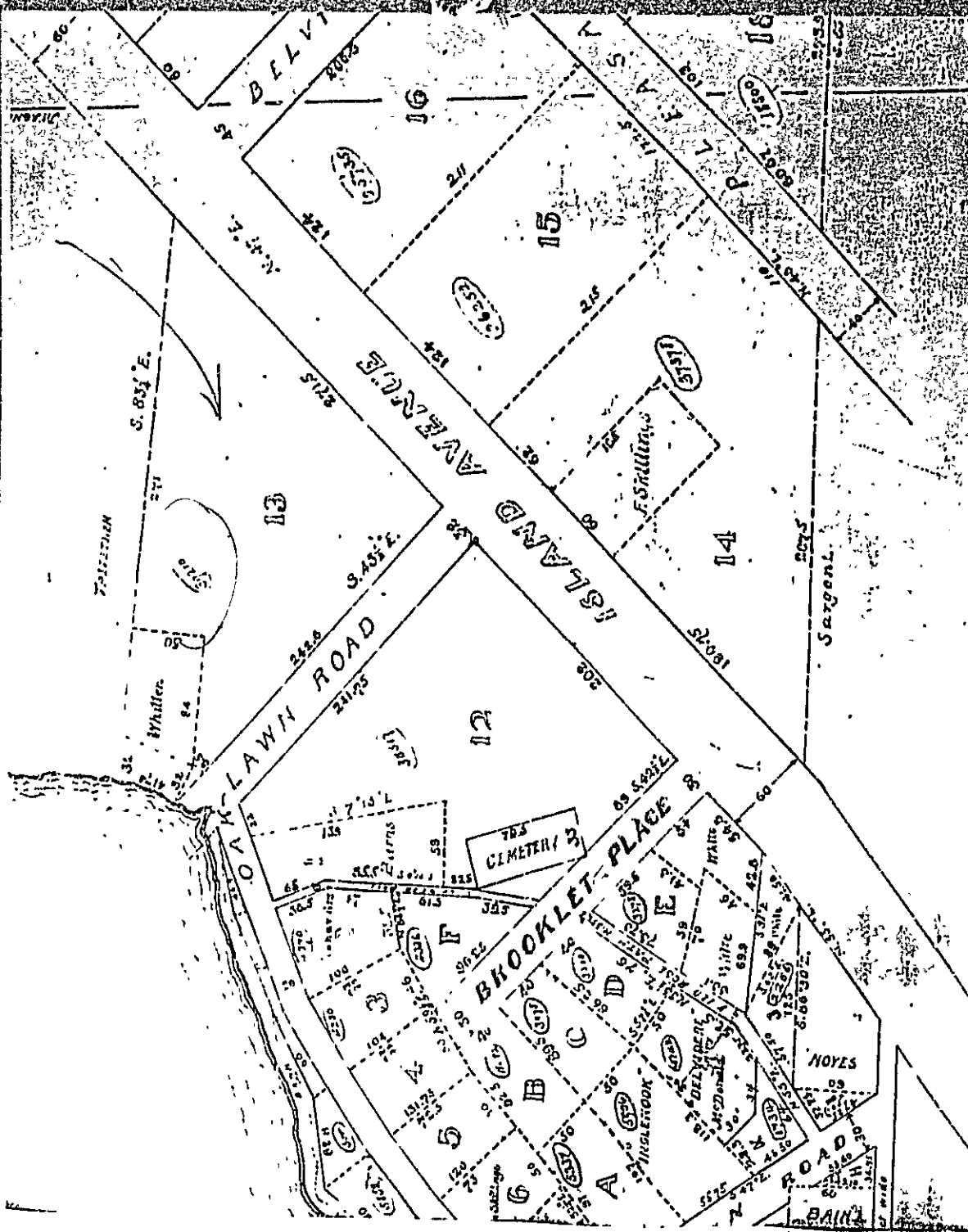
1. The said defendants, Robert S. Fisher, Philip R. Fisher, Richard E. Nickerson, Robert J. Donaldson, and any unascertained heirs of Edna F. Donaldson and every person claiming by, through, or under them be barred from all claims to any right, title, interest or estate in the following described land and real estate:-

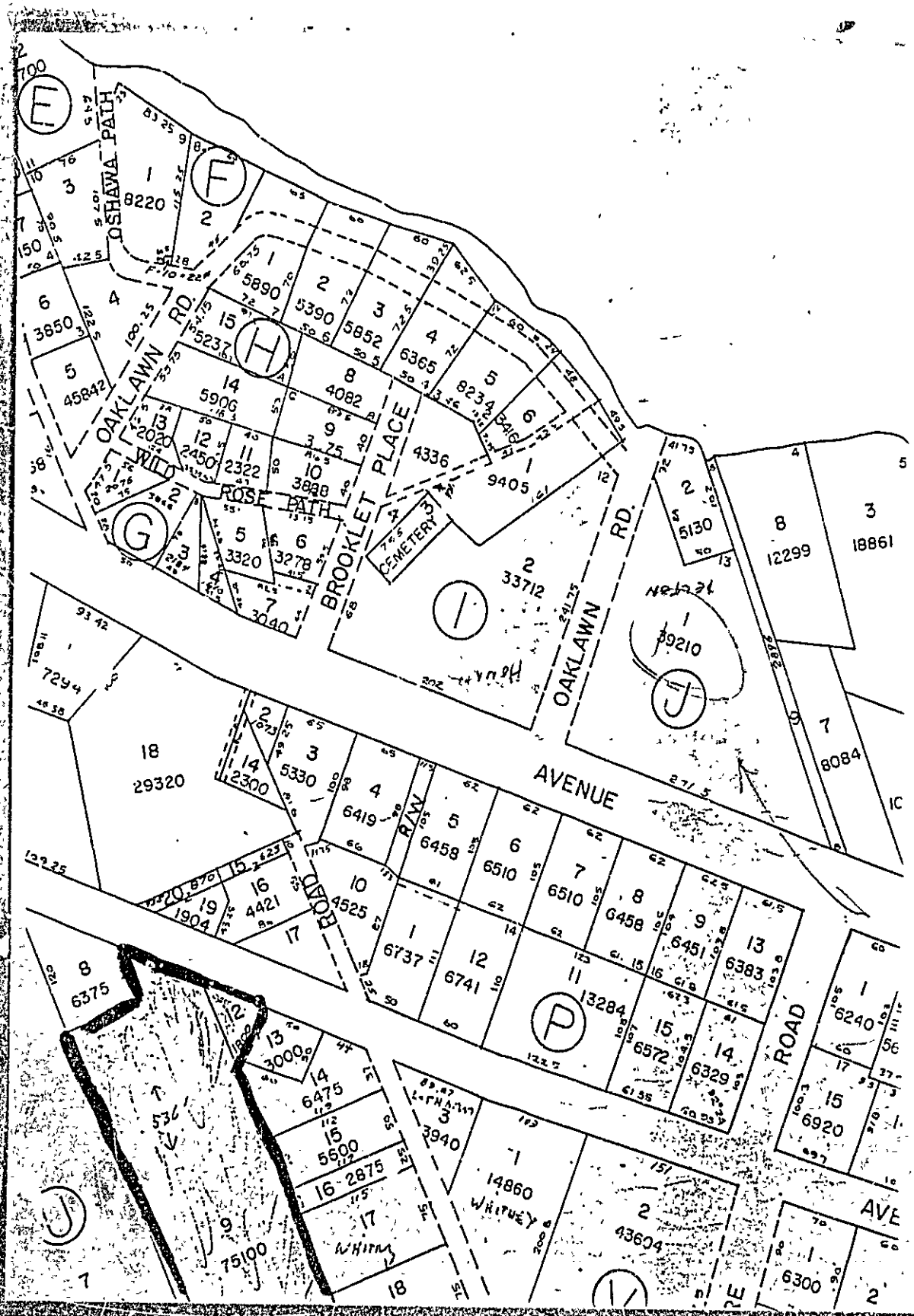
A certain lot or parcel of land with the buildings thereon situated on Peaks Island in the City of Portland, County of Cumberland, State of Maine and known as lot numbered thirteen (13), as shown on Plan of Skillings Farm recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 29 and bounded and described as follows, viz:-

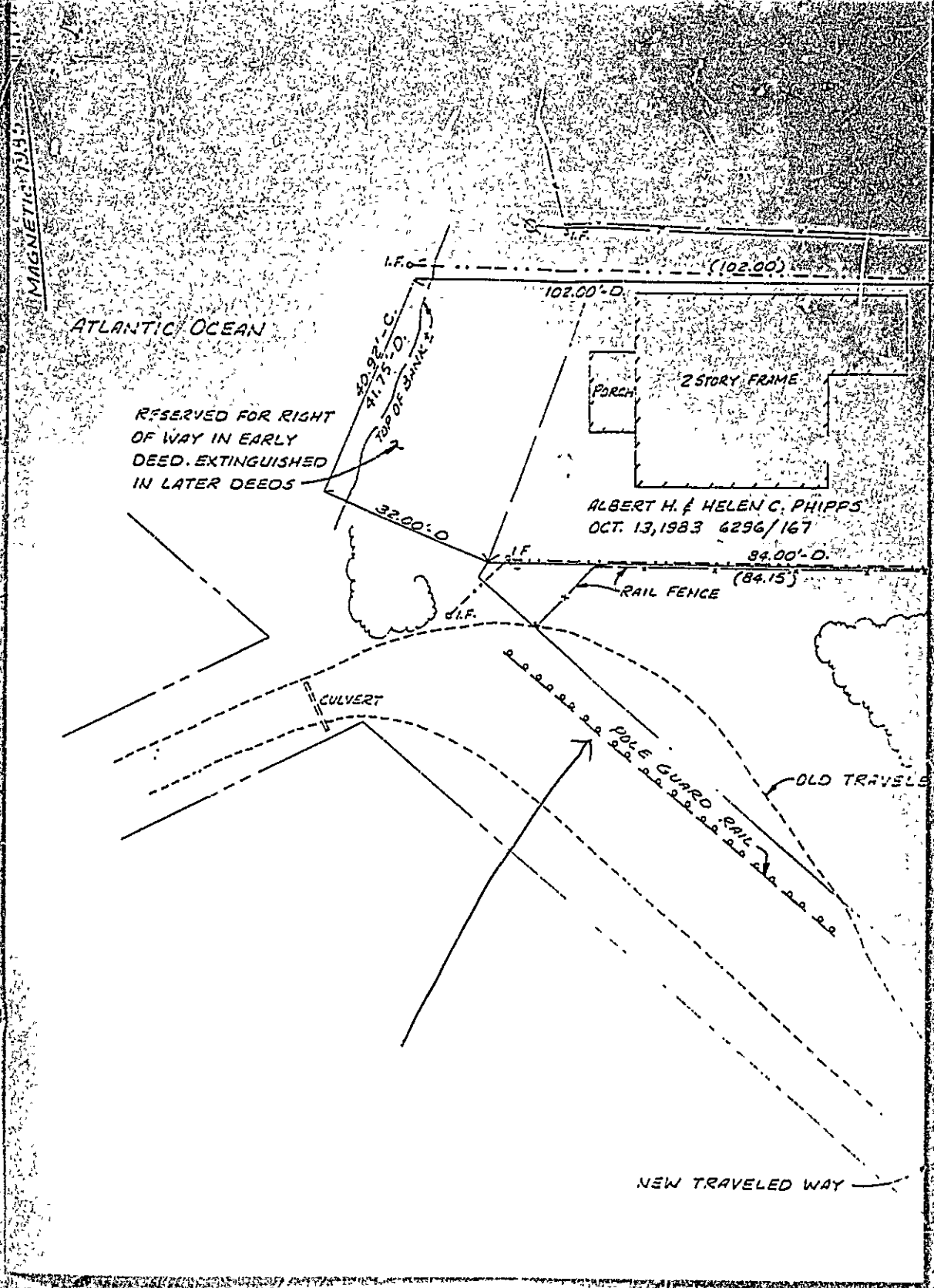
Beginning at a point on the northwesterly side of Island Avenue on said Peaks Island which point is the northeasterly corner of the parcel herein described; thence on a course of N83 $\frac{1}{2}$ °W by land now or formerly of one Trefethen a distance of two hundred seventy-one (271) feet, more or less, to a point at the northeasterly corner of land of one Whitten; thence in a southerly direction by land of said Whitten fifty (50) feet, more or less, to a point; thence westerly by land of said Whitten eighty-four (84) feet, more or less, to a point on the northeasterly side line of Oak Lawn Road; thence in a southeasterly direction by the northeasterly side line of said Oak Lawn Avenue a distance of two hundred forty-two and six tenths (242.6) feet, more or less, to its intersection with the northwesterly side line of Island Avenue aforesaid; thence in a northeasterly direction by the northwesterly side line of Island Avenue a distance of two hundred seventy one and five tenths (271.5) feet, more or less, to the point of beginning.

Containing 39,210 square feet, more or less, and being the same premises conveyed by Quit-Claim deed from the City of Portland to Leslie A. Dunn et al dated June 6, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3089, Page 60.

Also being described as City of Portland Assessor's Plan Parcel 90-J-1.







Mr. H. H. Hedges

6/8/88

Will you please look at this and have E. Goodwin and W. Goodwin (if he did soil test) look at this because soils are poor and we do not want a waiver allowed many abutters are involved.

6/8/88

Thank you

Code Enforcement Office
City of Portland
389 Congress St.
Portland, Maine 04101

Re: Subdivision of land - Peaks Island, Me. Lot 90-J-I
Sherman Pelton

We own lot 90-I-2 on Peaks Island and it has come to our attention that the above captioned property owner is subdividing his lot into two parcels. We understand that the minimum lot size is 20,000 sq. ft. and we want you to know that there has for some time been a controversy between this individual and other property owners in the area over the private road and property line disputes.

Attached is a recent survey by E.C. Jordan, a copy of his deed description, the old recorded Skillings Plan, and the tax map.

We contend that the subdivision that is occurring is illegal and if Pelton has submitted a survey to you showing more than 39,210 sq. ft. it is in conflict with all the attached. Some unsuspecting buyer will be buying an illegal lot, or Pelton will be left with a lot with a house and less than the minimum lot size.

The lot being sold is wet and we would be suspect of the soil test if one has been done.

We ask that you inform the seller of your receipt of this letter and our objections and we will be following this matter closely should anyone apply for a building permit on this subdivided lot.

Very truly yours,

W. E. Hohan

William E. Hohan
12 East Main St.
Yarmouth, Me. 04096

Enc.

P.S. note that Pelton has installed tel pole in the private road - we have put him on written notice to remove.



HOWARD HELLER, BROKER
PHONE (207) 775-7253
(207) 766-5085

WEICH STREET
PEAKS ISLAND 04108

334 FORE STREET
P.O. BOX 7341
PORTLAND, MAINE 04112

June 9, 1988

Mr. Warren Turner
Zoning Enforcement, Inspector
Inspection Services
City Hall
389 Congress St.
Portland, Maine 04101

Dear Warren:

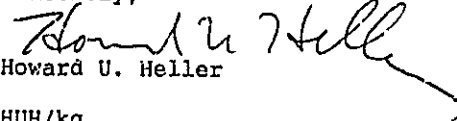
Sherman Pelton owns a parcel of land shown on the City Assessor's Maps as 90-J-1, said parcel consisting of approximately 39,210 Sq. Ft.. There is a house on the land.

Mr. Pelton has contracted to sell off a portion of this land for a home site. The amount of land he is anticipating to sell is 19,210 Sq. Ft. The site has had a successful Soils Analysis but is not on a sewer.

Will your department be able to give permits for the construction of a house on this land or will this matter have to be reviewed by the Zoning Board of Appeals.

Thank you for giving this matter your attention.

Sincerely,


Howard U. Heller

HUH/kg

ANTIQUE, ARCHITECTURALLY DISTINGUISHED, PORT, AND ISLAND PROPERTY



CITY OF PORTLAND MAINE

389 CONGRESS STREET

PORTLAND, MAINE 04101

(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

90-J-1
Peaks Island

June 10, 1988

Mr. Howard U. Heller
Port Island Realty
334 Fore Street
P. O. Box 7341
Portland, Maine 04112

Dear Howard:

This is in reference to your inquiry concerning Sherman Pelton's land on Peaks Island consisting of 39, 210 square feet of land area including the dwelling.

I have taken this matter up with the City Plumbing Inspector, who advises that the soil test which was made was for the existing house.

He has also indicated that the Planning Board has ruled that a lot of record at time of building cannot be subdivided. It appears that Mr. Pelton is creating a substandard sized lot and one which falls within the shoreland zoning requirements due to its close proximity to the ocean-front.

It seems unlikely that the Board of Appeals could assist in this matter as they might find that it was a self-created problem by the owner. There has been correspondence received here that Mr. Pelton may be creating an illegal lot and reporting that the lot being created tends to be wet and questioning the validity of a soil test, if one has been made.

Before any building permit could be issued soil test results are required. It appears that the owner's only recourse may be through the Planning Board, but the City Plumbing Inspector reports he does not have the authority to grant a waiver in this instance.

Sincerely,

W. J. Turner
Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Ernold R. Goodwin, City Plumbing Inspector