



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 974-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

April 4, 1990

RE: 100-D-16 Long Island, Maine

R. Turn Ave

Ms. Virginia Murphy
284 Danforth Street
P.O. Box 139
Portland, Maine 04102


Dear Ms. Murphy,

This letter is in reference to your application for a building permit to construct an artist studio on your lot at 100-D-16, Long Island.

This use is not permitted in the IR-1 Zone and therefore is not issuable under Section 14-145.2 of the Land Use Code.

We have discussed your appeal rights in this matter. Your application for a building permit will be placed in the hold file for a reasonable amount of time pending the outcome of a possible appeal.

Sincerely,


William D. Giroux
Zoning Codes Enforcement Officer

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Warren J. Turner, Administrative Assistant
Arthur Addato, Code Enforcement Officer
Charles Lane, Associate Corporation Counsel

/el



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

Rear Fern Avenue
Long Island

100-D-16

March 7, 1990

Ms. Virginia E. Murphy
284 Danforth Street
Portland, Maine 04102

Dear Ms. Murphy:

This is in reference to your application for a building permit for an artist's studio on your lot 100-D-16, Rear Fern Avenue, on Long Island in the IR-1 Island Residence Zone. There is some additional information which this office will require before granting this building permit:

- a. When was this land subdivided and by whom?
- b. Will this studio be accessory to another residential unit?
- c. Will the studio be connected to other utilities, such as electricity?
- d. Will there be a need for septic disposal for the proposed building?
- e. Will there be a well involved in the development of the land?
- f. Will the building be built off-site and moved to the site?
- g. What foundation is to be used?

Please let us know the answers to the above questions so that we may be in a better position to approve the building permit application.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer

4/20/90 \$30.

Permit # 298 City of Portland BUILDING PERMIT APPLICATION Fee \$35.00 Zone _____ Map # _____ Lot# _____

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

Owner: Virginia E. Murphy Joan Soper Phone # 774-3470 call when ready
Address: 284 Danforth Street, Portland, ME 04102 774-8754
119 Glenwood Ave, 04103
LOCATION OF CONSTRUCTION: 100-B-16 Rear Fern Ave., Long Isl. (shore side)
Contractor: Cape Eliz. High School Sub. 799-3309
Address: Bldg. Trades Dept. (Jim Ray, Instructor) Phone # _____

For Official Use Only PERMIT ISSUED
Date: Feb. 21, 1990 Subdivision _____ Name _____
Inside Fire Limits _____ Lot: APR 28 1980
Bldg Code _____ Ownership _____
Time Limit _____
Estimated Cost: \$3,000.00 \$2000. City of Portland

Est. Construction Cost: \$3,000.00 Proposed Use: Art Studio
Part Use: _____
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq Ft _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Zoning: IR1
Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____
Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other: (Explosive) OK NO 4-29-90

Explain Conversion: To construct 12' x 16' single story building with platform to be used for Art Studio, as per plans.

MAIL TO: Carol M. Peterson, 215 Wescott Rd., Gorham, 04038

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

Ceilings:
1. Ceiling Joist Size _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

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: _____

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

Chimneys:
Type _____ Number of Fire Places _____

Heating:
Type of Heat: _____

Electrical:
Service Entrance Size: _____ Sr. 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.

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 _____

Permit Received By: Joyce M. Rinaldi

Signature of Applicant: Joan Soper Date: 4/20/90

Signature of CEO: W. W. ... Date: 2-5-90

Inspection Dates: _____

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

White-Tax Assessor Yellow-PCOG

White Tag-CEO

Copyright CPCOG 1988

177 Mr. ...

00298

4/20/90 030

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 75.00 Zone _____ Map # _____ Lot# _____

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

Owner: Virginia E. Soper, Joan Soper Phone # 774-3478 64102

Address: 284 Danforth Street, Portland, ME Apt. 300, Box 139

LOCATION OF CONSTRUCTION 100-12-16 Bear Stern Ave., Long Isl. (shor side)

Contractor: Edie Eliz. High School Sub. 100-3309

Address: Bldg. Trades Dept. (Jim Ray, Instructor)

Ext. Construction Cost: \$2,000.00 Proposed Use: Art Studio

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion: To construct 12' x 16' single story building with 10' x 4' platform to be used for art studio, 75 sq ft.

MAIL TO: Carol M. Pearson, 215 Wescott Rd., Gorham, 04038

Foundation:

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

Floors:

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

Exterior Walls:

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

Interior Walls:

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

For Official Use Only PERMIT ISSUED

Date: Feb. 21, 1990 Subdivision: _____

Inside Fire Limits: _____ Name: _____

Bldg Code: _____ Lot: APR 28 1990

Time Limit: _____ Ownership: _____ Public _____

Estimated Cost: \$3,000.00 - \$2000 City Of Portland

Zoning: IR1

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____

Special Exception _____

Other (Exp'n) OK 9-20-90

Ceilings:

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

Roof:

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

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

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

Swimming Pools:

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

Permit Received By Joyce M. Rinaldi

Signature of Applicant [Signature] Date 2/27/90

Signature of CEO [Signature] Date 2/28/90

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White Tag - CEO 177 © Copyright GPCOG 1988

PLOT PLAN

N



FEES (Breakdown From Front)

Base Fee \$ 35.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 1-29-91 - Complete O/E RR

Signature of Applicant Virginia E. Murphy Date 2/21/90



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

Rear Fern Avenue
Long Island

March 7, 1990

Ms. Virginia L. Murphy
284 Danforth Street
Portland, Maine 04102

Dear Ms. Murphy:

This is in reference to your application for a building permit for an artist's studio on your lot 100-D-16 at Rear Fern Avenue, on Long Island in the IR-1 Island Residence Zone. There is some additional information which this office will require before granting this building permit:

March 10th 1990

- a. When was this land subdivided and by whom? *Madeline Murphy - April 26, 1977*
- b. Will this studio be accessory to another residential unit? *NO*
- c. Will the studio be connected to other utilities, such as electricity? *NO*
- d. Will there be a need for septic disposal for the proposed building? *NO*
- e. Will there be a well involved in the development of the land? *NO*
- f. Will the building be built off-site and moved to the site? *NO*
- g. What foundation is to be used? *WOODEN PLATFORM on cinder blocks*

Please let us know the answers to the above questions so that we may be in a better position to approve the building permit application.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

Virginia E. Murphy
284 Danforth St
Portland, Me
04102

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Adlato, Code Enforcement Officer
William D. Ciroux, Zoning Enforcement Officer



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

Rear Fern Avenue
Long Island

March 7, 1990

Ms. Virginia E. Murphy
284 Danforth Street
Portland, Maine 04102


Dear Ms. Murphy:

This is in reference to your application for a building permit for an artist's studio on your lot 100-D-16 at Rear Fern Avenue, on Long Island in the R-1 Island Residence Zone. There is some additional information which this office will require before granting this building permit:

- a. When was this land subdivided and by whom?
- b. Will this studio be accessory to another residential unit?
- c. Will the studio be connected to other utilities, such as electricity?
- d. Will there be a need for septic disposal for the proposed building?
- e. Will there be a well involved in the development of the land?
- f. Will the building be built off-site and moved to the site?
- g. What foundation is to be used?

Please let us know the answers to the above questions so that we may be in a better position to approve the building permit application.

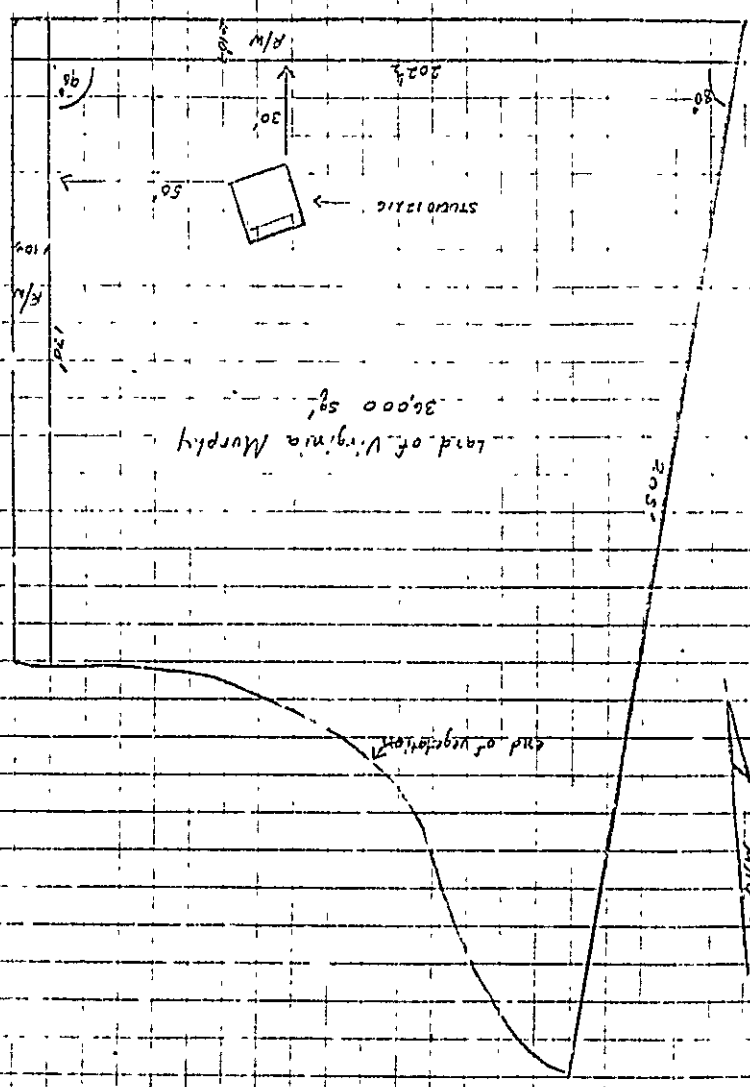
Sincerely,


Warren J. Turner
Administrative Assistant

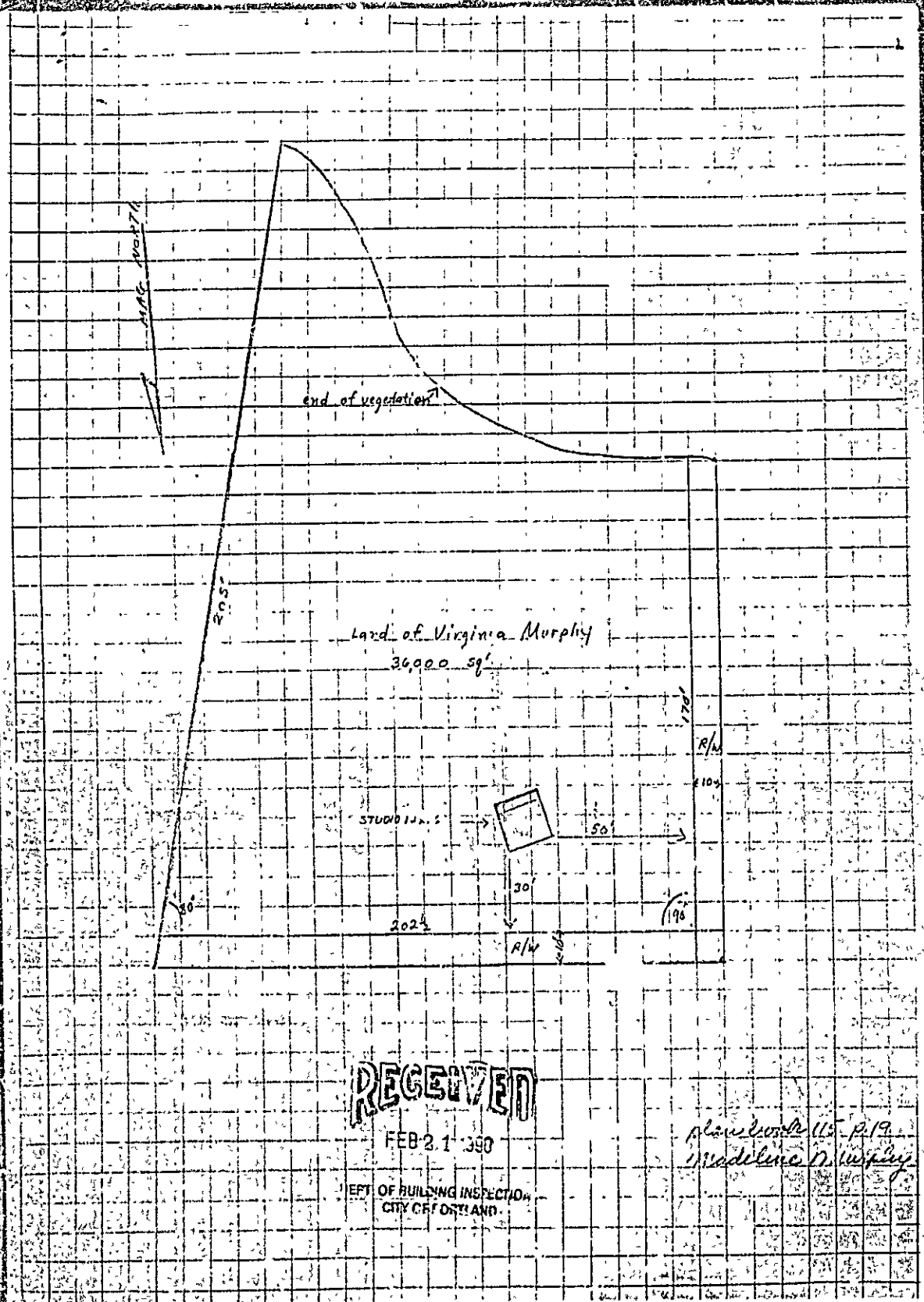
cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Audato, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer

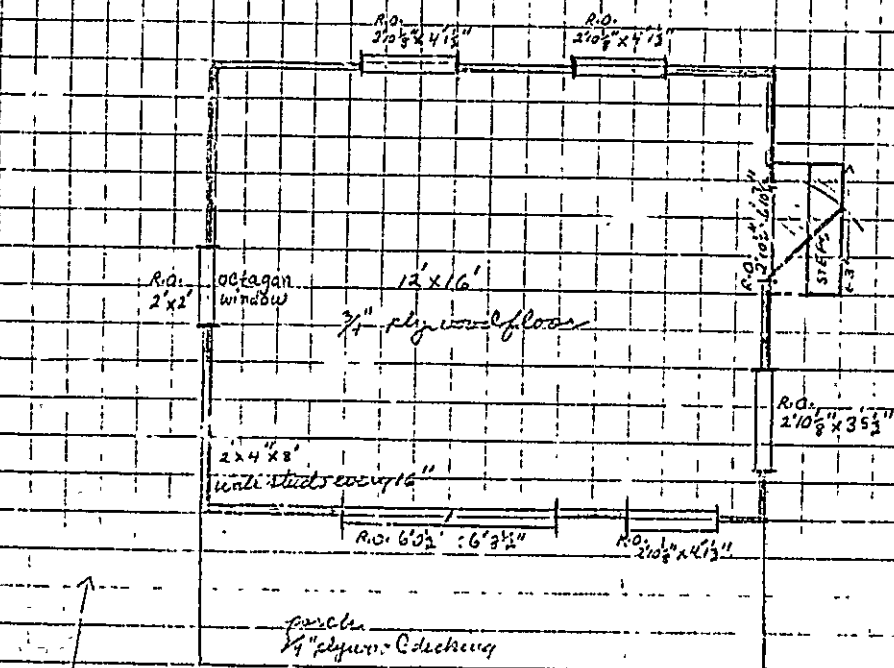
Plan of site
Middletown, N.J.

RECEIVED
FEB 21 1990
DEPT. OF BUILDING INSPECTOR
CITY OF PORTLAND



Land of Virginia Murphy
36,000 sq'





215170

Studio floor plan
 Carol Peterson
 Long Island, N.Y.

tel: 839-4184
 mailing address
 215 Wilcote Rd.
 Kewanee, ILL. 61432

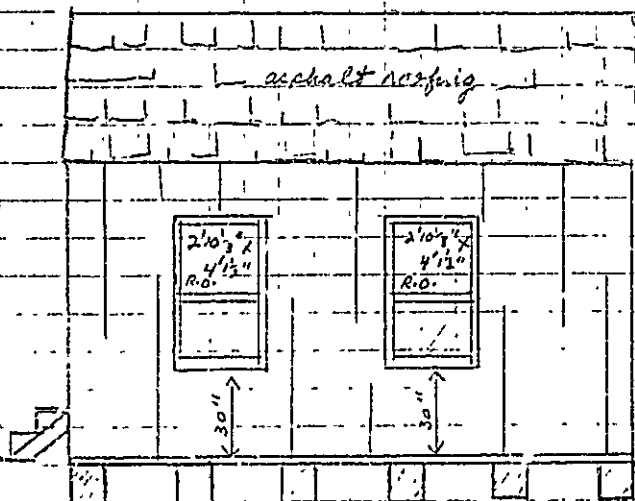
Linda Virginia Murphy
 36,000 sq'
 284 Danforth St. apt. 800
 Box 39 - Portland, ME
 04102

see plan book #115 p.19
 Madeline Murphy

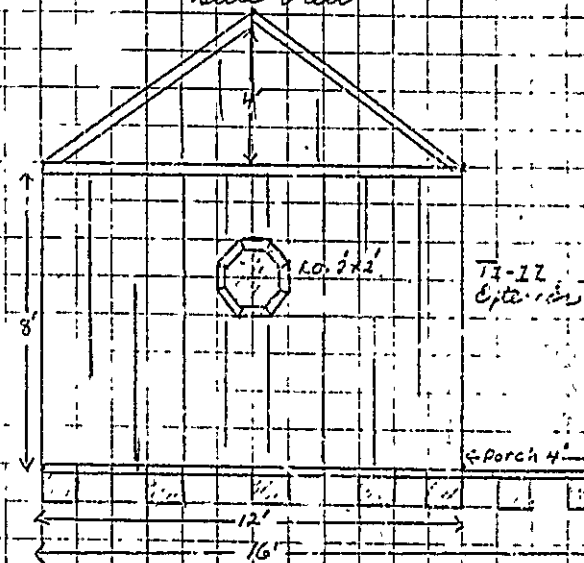
↑
 mag. 11

Carol Peterson
Long Isl. Studio

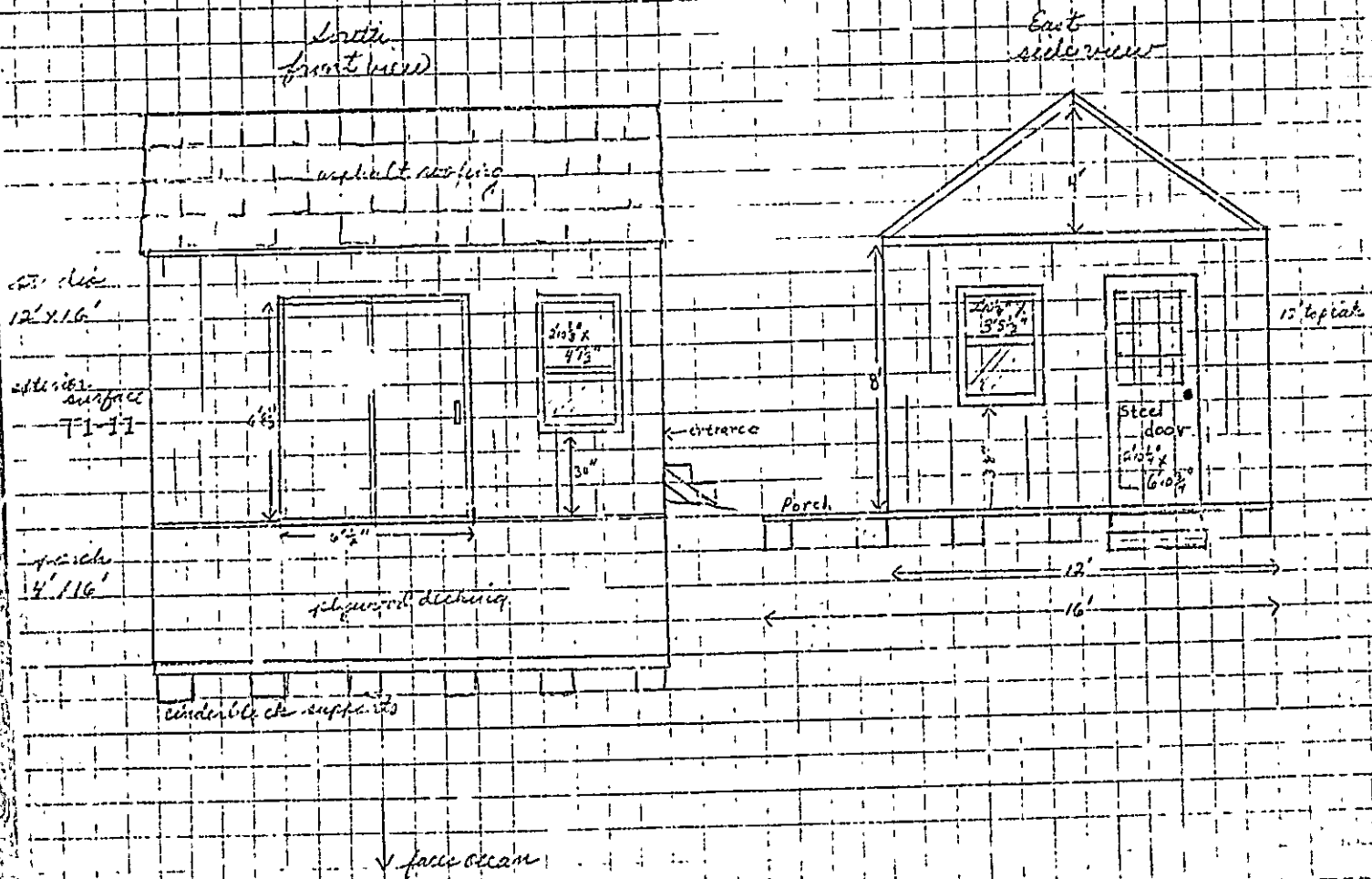
North
side view

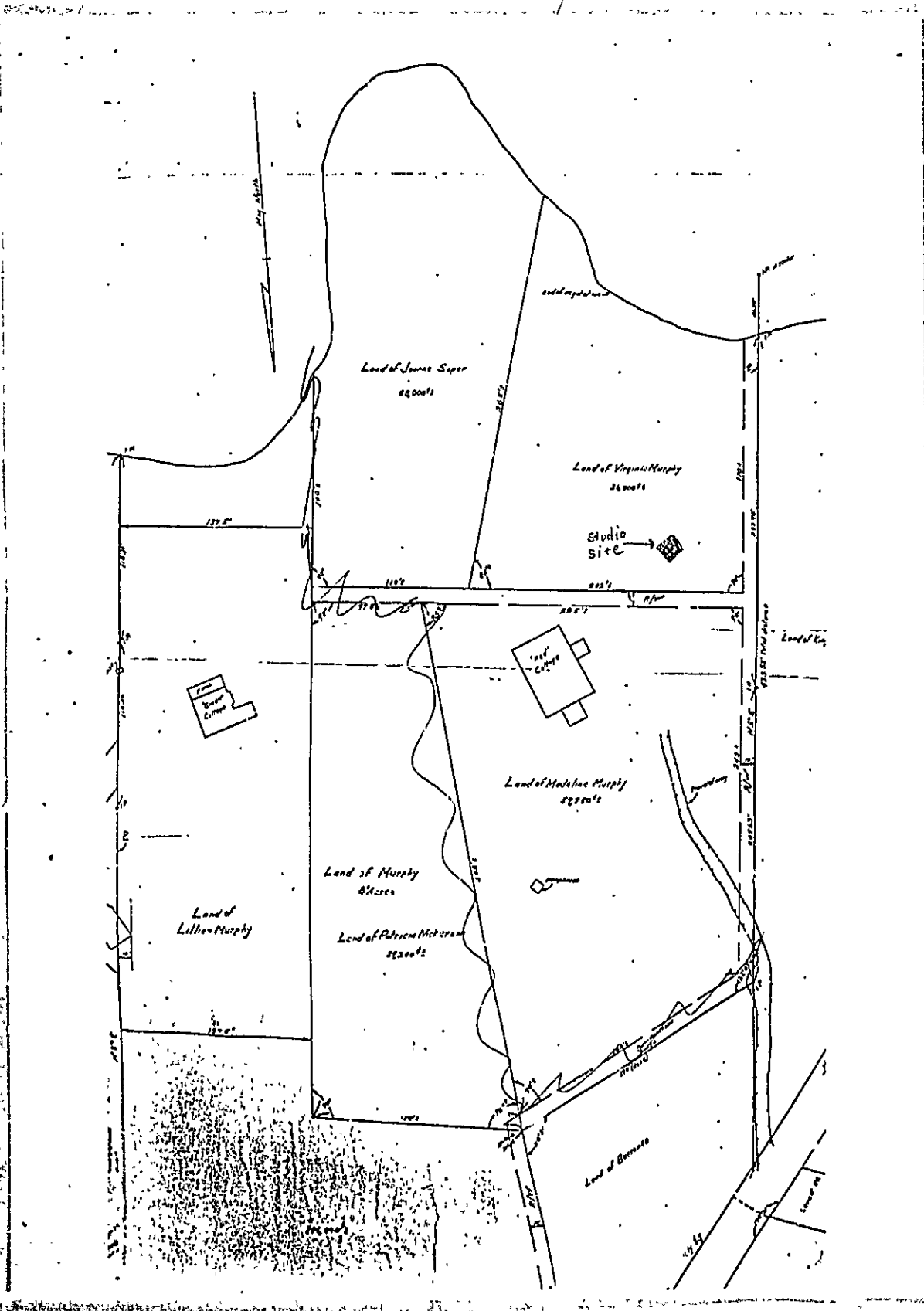


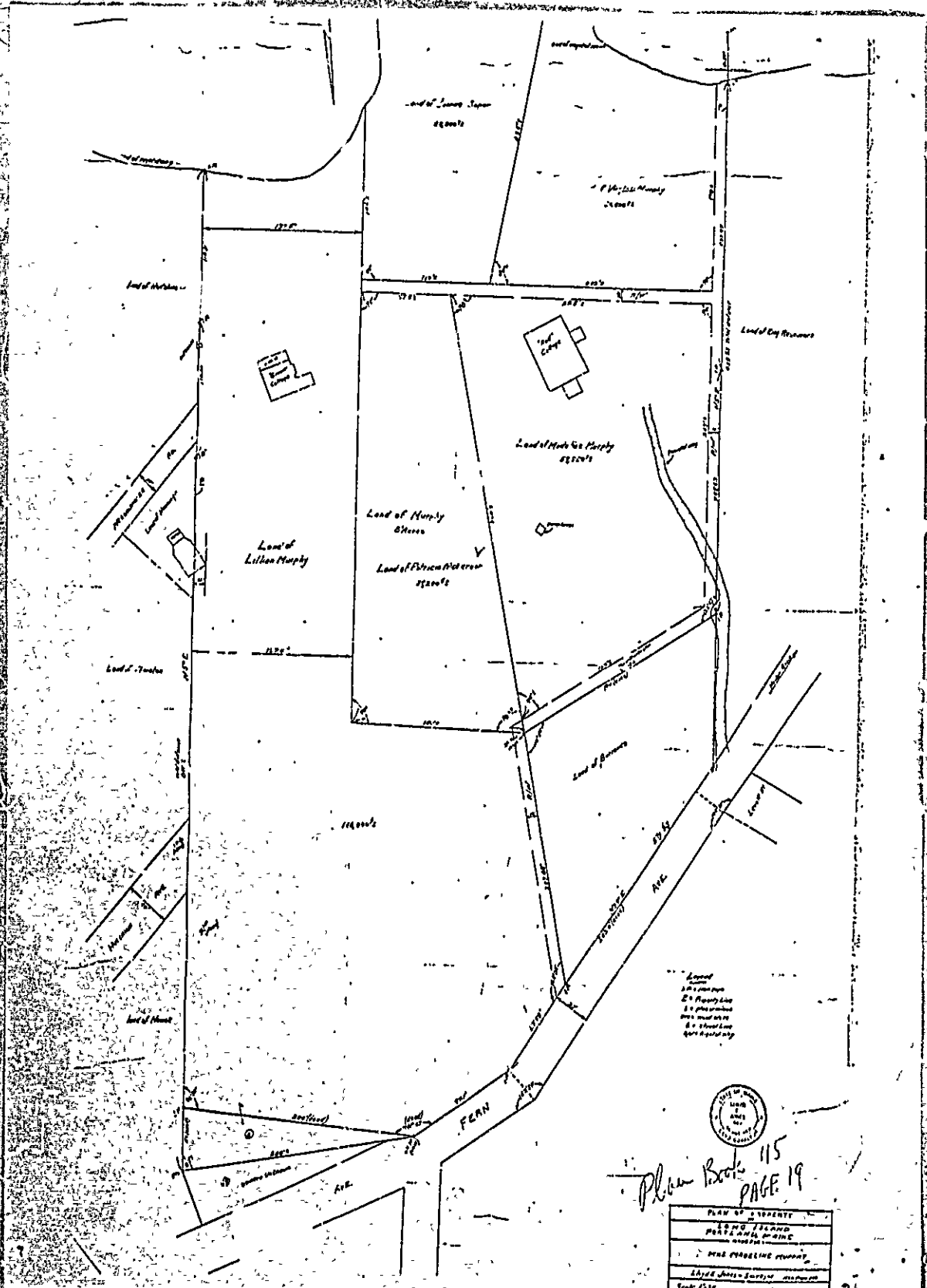
West
side view



Carol Peterson
Long Isl. Studio







Legend
 1. Property Line
 2. 1/2 Acre
 3. 1/4 Acre
 4. 1/8 Acre
 5. 1/16 Acre



Plan Book 115
 PAGE 19

PLAN OF SURVEY
STATE OF NEW YORK
OFFICE OF THE SURVEYOR GENERAL
THE PARCELING SURVEY
STATE OF NEW YORK
1880

WARRANTY DEED

Know all Men by these Presents,

That I, Virginia E. Murphy, of Portland, in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by Joan C. Soper,

whose mailing address is 119 Glenwood Avenue, Portland, ME 04103

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Joan C. Soper, her

heirs and assigns forever,

A certain lot or parcel of land situated on Long Island, in the City of Portland, in the County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a point in the Southerly side line of a right of way (leading Westerly from another right of way abutting premises now or formerly of King Resources) said point of commencement marking also the Northwesterly corner at said line of said right of way of a lot of land of the said Grantee herein as delineated on Plan of Property of Madeline Murphy, recorded in Plan Book 115, Page 19, Cumberland County Registry of Deeds; thence by an angle of 0 degrees and by the Westerly line of land of the said Grantee here a distance of Two Hundred Sixty-Five (265) feet, more or less, to the line of vegetation as shown on said Plan; thence Westerly following the line of vegetation as shown by said plan to a point which is ten (10) feet Easterly from the Southerly corner of premises now or formerly of King Resources at said line of vegetation as shown by said Plan; thence on a course of North 5 degrees East and maintaining a distance of Ten (10) feet from the Easterly line of land now or formerly of King Resources, a distance of One Hundred Seventy (170) feet, more or less, to a point and the Southwesterly corner of said right of way leading to premises of Lillian Murphy as shown by said Plan; thence Easterly by the Southerly side line of said right of way leading to the premises of Lillian Murphy a distance of Two Hundred Two (202) feet, more or less, to the point of beginning.

There is included in the within conveyance a grant of right to the Grantee herein, her heirs and assigns, to use in common with owners of land as delineated on said Plan all of the rights of way as shown on said Plan. There is also included in the within conveyance, all and any rights of the Grantor herein in and to shore rights and privileges abutting the premises hereby conveyed and extending from the line of vegetation marking the Southerly line of the same as per Plan Book 115, Page 19, in a Southerly direction to the Atlantic Ocean.

Water rights at the existing well are guaranteed by hand and mechanical means. Overground or underground lines will be by the most direct route recognizing present or future structures having priority. These rights are to be recognized annually by the equal sharing of maintenance cost upon need.

The easement grant of Madeline D. Murphy to Central Maine Power Company and the New England Telephone Company, of May 13, 1966, running Southeasterly from Pole 66.1 on Fern Avenue to Pole 66.2,

For Review Only

as of r
Deeds,

Page 511, Cumberland County Registry of
Deeds, applicable, to the within conveyance.

Being the conveyance to the said Grantor herein by the
said Madeline [Name] by deed dated April 26, 1977, and recorded
in the Cumberland County Registry of Deeds, in Book 4003, Page 4.

for Review-Only

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Joan C. Soper, her

heirs and assigns, to her and their use and behoof forever.

And I do warrant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth hereinabove,

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Virginia E. Murphy

~~XXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~ relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 17th day of the month of April, A.D. 1990.

Signed, Sealed and Delivered
in presence of

Frederick T. McGonagle

Virginia E. Murphy
Virginia E. Murphy

State of Missouri, County of CUMBERLAND ss: April 17, 1990.

Then personally appeared the above named

Virginia E. Murphy

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Frederick T. McGonagle
Notary Public
Attorney at Law

For Review only

Printed Name, Frederick T. McGonagle