

Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Haps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



Best Viewed at 800x600, with Internet Explorer

CBL 083B H001001
Land Use Type SINGLE FAMILY
Property Location 159 CRESCENT AVE
Owner Information ROBINSON ROGER E & TAMMY L JTS
 159 CRESCENT AVE
 GREAT DIAMOND ISLAND ME 04109
Book and Page 9346/14
Legal Description 83B-H-1-13
 CRESCENT AVE 159 WILLIS ST
 GREAT DIAMOND ISLAND
 21120 SF
Acres 0.485

Current Assessed Valuation:

TAX ACCT NO. 12246 **OWNER OF RECORD AS OF APRIL 2011**
 ROBINSON ROGER E & TAMMY L JTS
LAND VALUE \$151,600.00 159 CRESCENT AVE
BUILDING VALUE \$146,300.00 GREAT DIAMOND ISLAND ME 04109
NET TAXABLE - REAL ESTATE \$297,900.00
TAX AMOUNT \$5,445.62

Any Information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](mailto:).

Building Information:

Card 1 of 1

Year Built 1978
Style/Structure Type CAPE
Stories 1.5
Bedrooms 3
Full Baths 1
Half Baths 1
Total Rooms 7
Attic NONE
Basement FULL
Square Feet 1547

[View Sketch](#) [View Map](#) [View Picture](#)

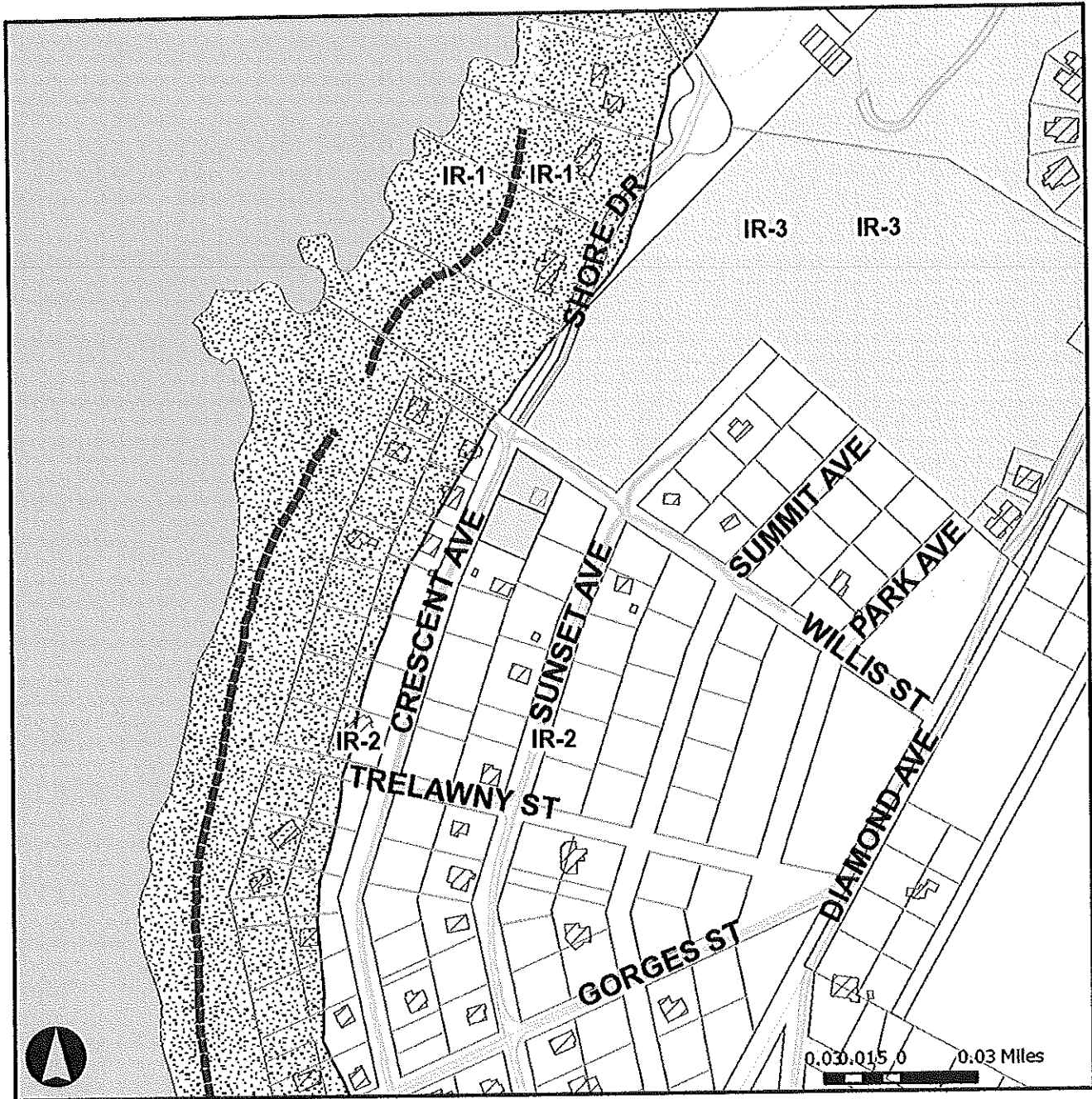


Sales Information:

Sale Date	Type	Price	Book/Page
10/5/1990	LAND + BUILDING	\$115,500.00	9346/14
11/21/1988	LAND + BUILDING	\$0.00	8874/45

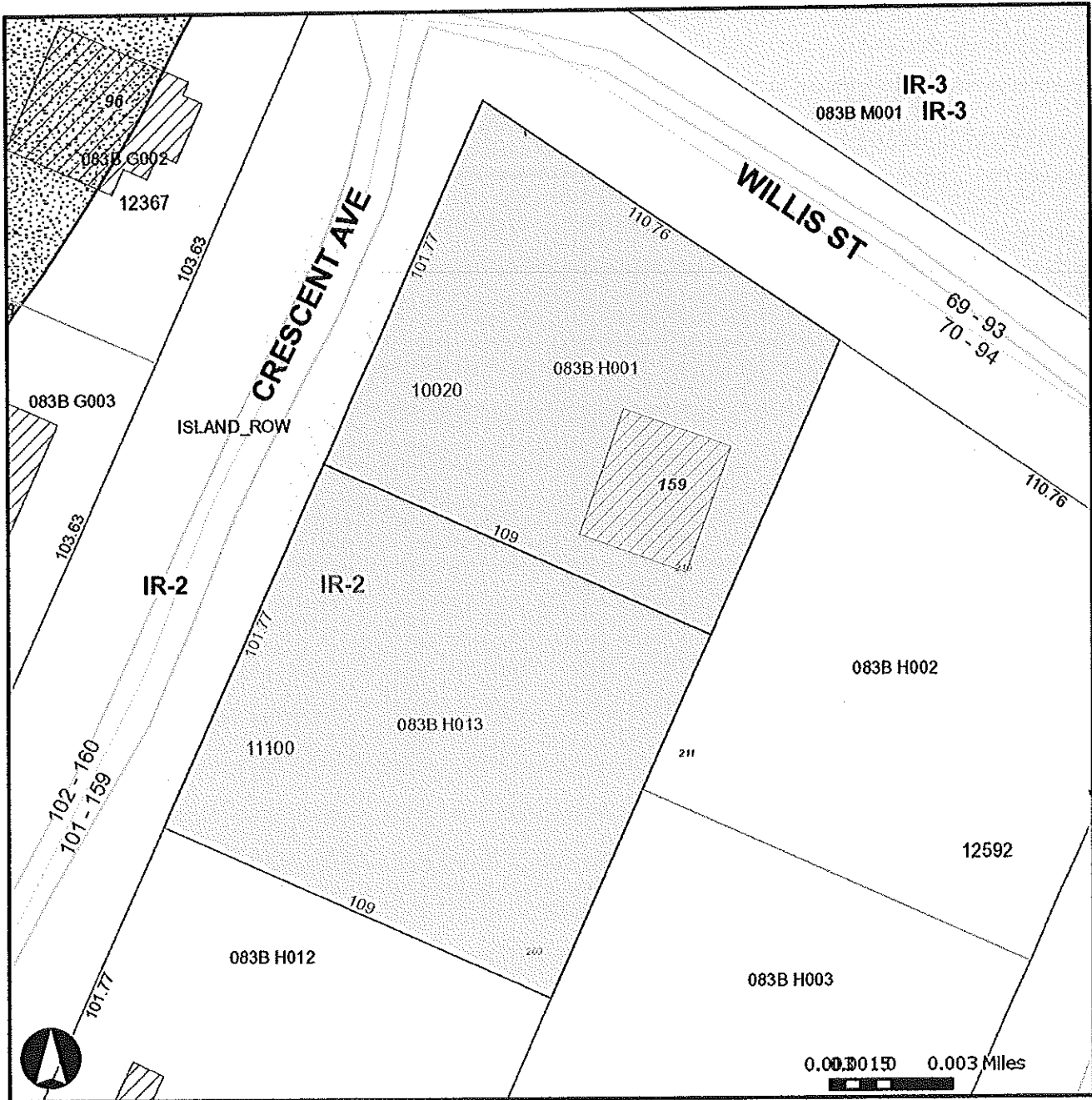
[New Search](#)

Map



Parcels	Shoreland Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream Overlay Zone	R1 Residential	C25
Parcels	Stream_protection	R2 Residential	C26
Interstate	Island Zoning	R3 Residential	C27
Streets	C43	R4 Residential	C28
	I-B	R5 Residential	C29
	I-TS	R6 Residential	C30
		ROS Recreation Open	C31

Map



Parcels



Parcels



Parcels



Interstate



Streets

Shoreland Overlay Zone



Stream Overlay Zone



Island Zoning



Zoning (continued)



Zoning (continued)



Marge Schmuckal - Re: GDI - Dinosaur Enterprises

From: Mike Murray
To: Marge Schmuckal; Mary Costigan; Penny St. Louis
Date: 8/31/2011 12:21 PM
Subject: Re: GDI - Dinosaur Enterprises

I told Tammy to call you - I've given her all I can; she does not want to hear about enforcement discretion. In the bigger picture she feels she is being victimized by the city as Dino Oil turned her in for running a catering business without a license; she wants them held to the same standards that she is being held to.

>>> Marge Schmuckal 8/31/2011 12:17 PM >>>

Hi Mike,

Things are percolating on GDI. I received a phone call from Tammy Robinson complaining about a zoning violation concerning Dinosaur Enterprises. Mary Costigan told me to refer her call to you. So, heads up, she will be calling you.

Thanks Mike.

Marge

Marge Schmuckal - Re: Robinson - GDI

83B-H-1²/13

From: Mary Costigan
To: Mike Murray
Date: 10/5/2011 3:33 PM
Subject: Re: Robinson - GDI
CC: Danielle West-Chuhta; Marge Schmuckal

159 Crescent Ave GDI

I agree.

Marge - as this is a zoning issue, I think the Initial letter should come from you.

>>> Mike Murray 10/5/2011 3:29 PM >>>
Good Day Mary:

I am now receiving calls that the Robinson's have now brought pigs home to GDI, in addition to the cow. I think the time has come to take an enforcement action, as we know this is not vital to the viability of the Island. The longer we wait, the worse it is going to be.

10,020
11,100

21,120

Marge Schmuckal - Re: Robinson - GDI

From: Mike Murray
To: Mary Costigan
Date: 10/7/2011 12:16 PM
Subject: Re: Robinson - GDI
CC: Danielle West-Chuhta; Marge Schmuckal

I have received further calls today 10/7/11 that the cow is now loose and meandering around the neighborhood.

>>> Mary Costigan 10/5/2011 3:33 PM >>>
I agree.

Marge - as this is a zoning issue, I think the initial letter should come from you.

>>> Mike Murray 10/5/2011 3:29 PM >>>
Good Day Mary:

I am now receiving calls that the Robinson's have now brought pigs home to GDI, in addition to the cow. I think the time has come to take an enforcement action, as we know this is not vital to the viability of the island. The longer we wait, the worse it is going to be.

Marge Schmuckal - Re: Tammy Robinson - 1st draft letter

From: Mike Murray
To: Marge Schmuckal; Mary Costigan; Penny St. Louis
Date: 10/25/2011 1:30 PM
Subject: Re: Tammy Robinson - 1st draft letter

<mailto:shoreshot@msn.com> is the e-mail address; I'm getting verification of the pigs being present on the premises as we speak. The cow is a definite.

>>> Marge Schmuckal 10/25/2011 1:02 PM >>>
Here is my first stab - I will send it out regular mail and e-mail. Mike, can I get Tammy's e-mail?
Thanks,
Marge



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*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

October 25, 2011

Roger and Tammy Robinson
159 Crescent Avenue
Great Diamond Island, ME 04109

RE: 159 Crescent Ave., Great Diamond Island – 083B-H-001 & 013- IR-2 Zone

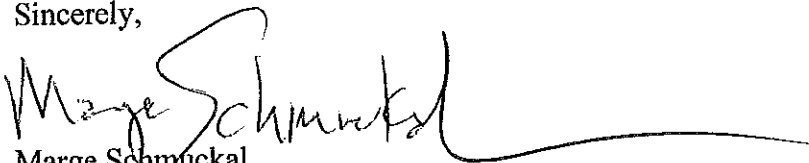
Dear Mr. and Mrs. Robinson,

It has come to my attention through your e-mail correspondence with the City that you have recently brought cows to Great Diamond Island to raise on your property located at 159 Crescent Avenue. Your property is located in an IR-2 (Island Residence – Two) zone which does not list the raising of domesticated animals under either permitted uses, section 14-145.8, or under conditional uses, section 14-145.9. Furthermore, section 14-145.10 states: “Uses that are not expressly enumerated herein as either permitted uses or conditional uses are **prohibited.**”

Therefore, the cows that you are raising on your property are in violation of the Land Use Zoning Ordinance and must be removed immediately. You have thirty (30) days from the date of this letter in which to completely remove all cows from your property. Any inaction on your part will necessitate initiating further legal action.

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal my decision to the Zoning Board of Appeals. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Sincerely,

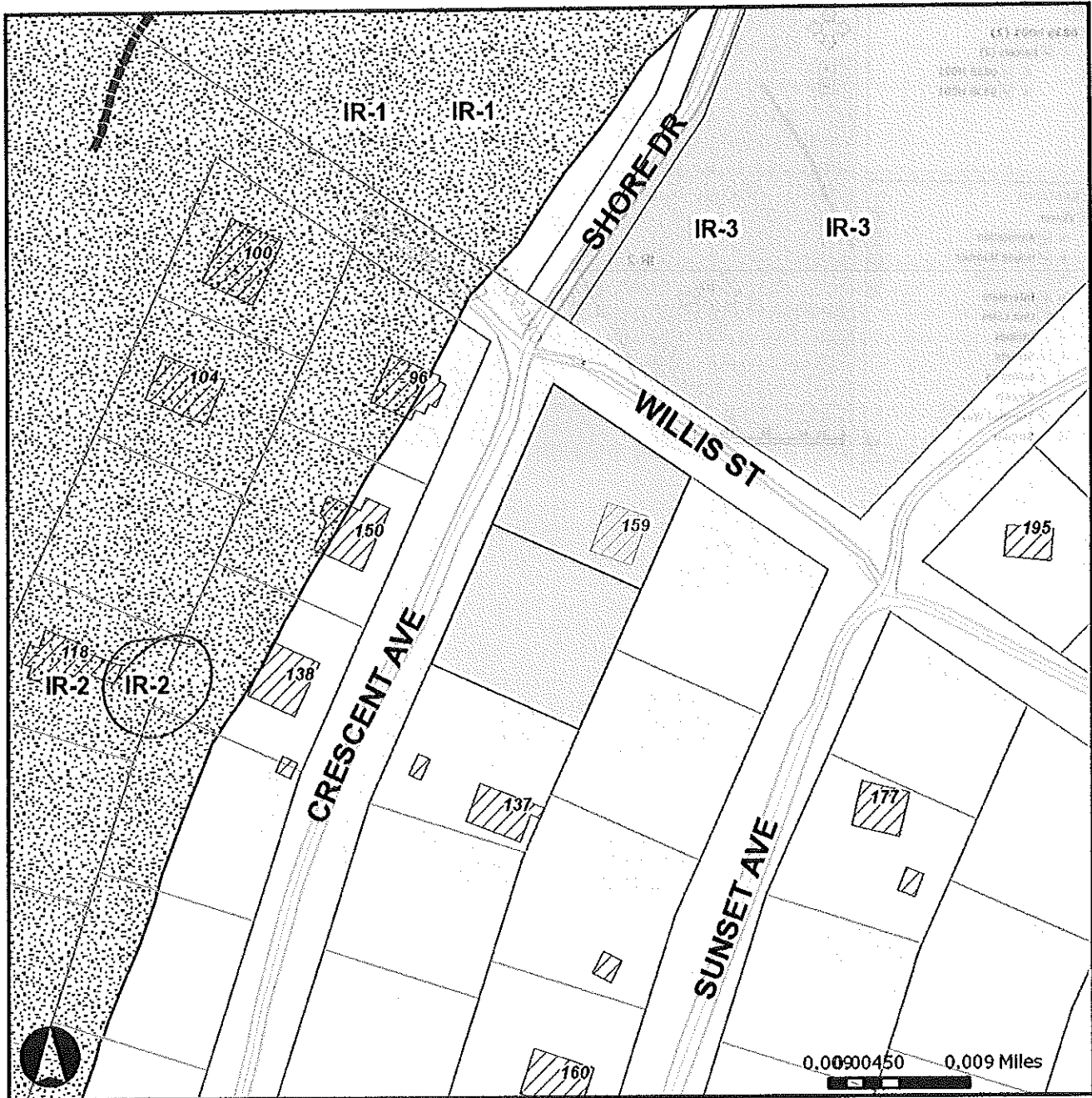

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - Cow violation

From: Marge Schmuckal
To: Tammy Robinson
Date: 10/25/2011 2:24 PM
Subject: Cow violation
Attachments: Use Violation letter.doc

Tammy,
As you have alerted us, you have brought cows to your premises on Great Diamond Island. Please see attached. I am sending you a violation letter concerning this action of yours,
Marge Schmuckal
Zoning Administrator

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
<input checked="" type="checkbox"/> Parcel	<input checked="" type="checkbox"/> Stream_protection	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C25
Interstate	Island Zoning	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C26
<input type="checkbox"/> Interstate	<input type="checkbox"/> C43	<input checked="" type="checkbox"/> R4 Residential	<input type="checkbox"/> C27
Streets	<input type="checkbox"/> I-B	<input checked="" type="checkbox"/> R5 Residential	<input type="checkbox"/> C28
<input type="checkbox"/> Street	<input checked="" type="checkbox"/> I-TS	<input checked="" type="checkbox"/> R6 Residential	<input type="checkbox"/> C29
Buildings	<input type="checkbox"/> I-R1	<input type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> C30
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> I-R2	Space	<input type="checkbox"/> C31
<input checked="" type="checkbox"/> Out Building			

Marge Schmuckal - Zoning Appeal

From: TAMMY ROBINSON <shoreshot@msn.com>
To: MSM@portlandmaine.gov; MES@portlandmaine.gov
Date: 11/28/2011 1:32 PM
Subject: Zoning Appeal

Dear Marge,

I have decided not to appeal your decision regarding the calf. I will find a new home for him. I work for LL Bean and we are very busy with the holiday season and my work schedule is very demanding but I will do my best.

Thank you, Tammy Robinson

Marge Schmuckal - Re: GDI Cow

From: Marge Schmuckal
To: Ann Machado; Danielle West-Chuhta; Mike Murray
Date: 11/28/2011 12:27 PM
Subject: Re: GDI Cow

Thank you Mike. Let's see how long it takes for her to relocated the cow/calf.....

Marge

>>> Mike Murray 11/28/2011 11:59 AM >>>

Good Day to Both:

Tammy Robinson 766-3344 or 272-2929, contacted me today (11/28); she is not going to file an appeal and is working to find an appropriate farm for her calf.

MSM

Marge Schmuckal - Cow violation

From: Marge Schmuckal
To: Tammy Robinson
Date: 10/25/2011 2:24 PM
Subject: Cow violation
Attachments: Use Violation letter.doc

1st Notification

Tammy,
As you have alerted us, you have brought cows to your premises on Great Diamond Island. Please see attached. I am sending you a violation letter concerning this action of yours,
Marge Schmuckal
Zoning Administrator

call want drink water -

1/30/12

*Glickman's, Savastano property
trying to negotiate*

*phone call to
Tammy
~ 3:30 pm*

Marge Schmuckal - Voice Mail

From: Mike Murray
To: Marge Schmuckal
Date: 1/30/2012 3:48 PM
Subject: Voice Mail

I have just one response to your voice mail:

I am mooved by your enthusiasm in this matter!!

Marge Schmuckal - Cows and Oil - GDI

From: Mike Murray
To: Danielle West-Chuhta; Marge Schmuckal
Date: 1/27/2012 11:11 AM
Subject: Cows and Oil - GDI

Spoke to in Jan

Good Day to Both:

Just a follow up; Bob Whelan, President of Diamond Cove Homeowners' Assoc. & Ted Weber, Dinosaur Oil, are going to provide a couple of dates when they will be available to meet with us to come up with a time line for coming into zoning compliance.

Marge: The cow is still on the island, although rumors are telling me he may be the Robinsons' Sunday dinner in the near future. We may want to follow up with Tammy again.

Mike M.

Marge Schmuckal - Re: GDI Livestock

From: Danielle West-Chuhta (Danielle West-Chuhta)
To: Marge Schmuckal; Mike Murray
Date: 3/28/2012 1:30 PM
Subject: Re: GDI Livestock

I think that we should do a follow-up notice to them - a kind of notice of intent to prosecute - and indicate that corporation counsel's office has been contacted, etc. and that they have 14 days to comply. Thoughts?

Thanks,

Danielle

>>> Marge Schmuckal 3/28/2012 12:14 PM >>>

Yes, attached is my violation letter. There was no appeal. I also followed up with a telephone call after the first of the year. At that time Tammy was trying to get the calf to drink water (it was only drinking milk) because no farmer would take it if the calf wouldn't drink water.

We could take an action at any time. What is suggested? Should I call? Do a follow-up letter asking for her intentions? I think there will be more stalling techniques either way.

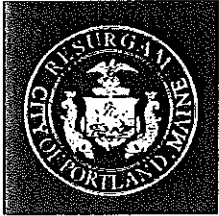
Marge

>>> Danielle West-Chuhta (Danielle West-Chuhta) 3/28/2012 10:21 AM >>>
Did anyone send a letter?

>>> Mike Murray 3/28/2012 9:55 AM >>>

I am told the Robinson cow is quite large and roaming the island. I think the time has come to give Tammy a time limit to remove her cow. She has had several months to find it a home - I think we owe it to the residents to have her removed.

Mike M.



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*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

April 3, 2012

Roger and Tammy Robinson
159 Crescent Avenue
Great Diamond Island, ME 04109

RE: 159 Crescent Ave., Great Diamond Island – 083B-H-001 & 13 – IR-2 Zone

Dear Mr. and Mrs. Robinson,

This office notified you in writing on October 25, 2011 that you were in violation of the City of Portland's Land Use Zoning Ordinance by raising domesticated animal(s) on your property located at 159 Crescent Avenue, Great Diamond Island. That letter gave your thirty (30) days to remove the cow from your premises. No appeal was submitted. After the first of this year, I followed up with a phone call to you concerning your cow. You are still in possession of the cow at your residence.

I have discussed this matter with the City's Corporation Counsel. This letter serves as a follow-up notice of intent to prosecute the Land Use violation. You have fourteen (14) days from the date of this letter in which to remove the cow from your premises at 159 Crescent Avenue, Great Diamond Island. If the cow is not removed within the next 14 days, the City will begin legal action.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Greg Mitchell, Acting Director of Planning and Urban Development
Mike Murray, Island/Neighborhood Administrator
Danielle West-Chuhta, Corporation Counsel

Marge Schmuckal - Land Use violation

From: Marge Schmuckal
To: Tammy Robinson
Date: 4/3/2012 4:16 PM
Subject: Land Use violation
Attachments: intent to prosecute cow violation.pdf

Tammy,

I am attaching a copy of a letter to you dated today. Please note pending deadlines. The original letter is being sent by mail

Marge Schmuckal
Zoning Administrator

Marge Schmuckal - Confirmed

From: Mike Murray
To: Danielle West-Chuhta; Marge Schmuckal
Date: 4/12/2012 10:30 AM
Subject: Confirmed

083 B-H-001 @ 013

The bovine in question no longer has an island home.

DIVISION 7.2. IR-2 ISLAND RESIDENTIAL ZONE

Sec. 14-145.7. Purpose.

The purpose of the IR-2 island residential zone is to protect the character of existing developed residential neighborhoods on the islands and to allow infill where there are adequate public services available. Expansion or extension of an existing IR-2 zone should be strictly limited, generally focused toward areas adjacent to existing village IR-2 areas, and restricted by such factors as adequacy of access, whether adequate water will be available for private use and for fire protection, and whether soils in the area are adequate for subsurface water disposal or whether public sewers are available. IR-2 rezoning on substantially sized parcels should not be considered for those sites that should be more appropriately zoned I or IR-3.

(Ord. No. 28-85, § 1. 7:15-85)

Sec. 14-145.8. Permitted use.

The following uses are permitted in the IR-2 island residential zone:

- (a) Single-family detached dwellings.
- (b) Planned residential unit development with a minimum gross area, as defined in section 14-47 (definitions) of this article, of at least five (5) acres of contiguous land, consisting of detached dwellings. Minimum yard dimensions (section 14-145.11(c)), street frontage (section 14-145.11(b)), and lot width (section 14-145.11(e)) shall be reduced up to fifty (50) percent of what would otherwise be required. Minimum lot area (section 14-145.11(a)) shall be reduced up to fifty (50) percent, provided there is an equivalent corresponding increase in common or public open space that is usable for passive or active recreational opportunities or that serves as buffer between the buildings or between the development and the surrounding neighborhood.

All area in such a development which is to be owned or used in common shall be governed and maintained as set forth in section 14-498(i)(3), article IV (subdivisions)

Printed 10/11

City of Portland
Code of Ordinances
Sec. 14-145

Land Use
Chapter 14
Rev.9-15-11

of this chapter.

The density for a planned residential unit development shall not exceed one (1) dwelling unit per twenty thousand (20,000) square feet of net area. Net area shall be determined by subtracting from the gross area of the site the area of street rights-of-way, slopes of fifteen (15) percent or greater, wetlands.

Such development shall be subject to review and approval by the Planning Board with respect to requirements of article V (site plan) and article IV (subdivisions) of this chapter, whether or not such development is a subdivision within the meaning of article IV of this chapter as now enacted or as hereafter amended.

- (c) Boathouses and storehouses for fishing equipment.
- (d) Parking and storage of equipment related to commercial fishing.
- (e) Accessory uses customarily incidental and subordinate to the location, function and operation of principal uses, subject to the provisions of section 14-404 (accessory use) of this article including but not limited to (a) home occupations, (b) private temporary tenting with one (1) tent accessory to a principal residential use, provided that adequate water supplies and sanitation facilities are available in connection with the principal residential use, and (c) roadside stands less than two hundred (200) square feet in floor area for the sale of agricultural products produced on the premises, and the sale of fish and shellfish caught by the occupant of the dwelling or principal structure.
- (f) Handicapped family unit, as defined in section 14-47, for handicapped persons plus staffs.

(Ord. No. 28-85, § 1, 7-15-85; Ord. No. 161-89, § 1, 12-11-89; Ord. No. 33-91, § 11, 1-23-91)

Sec. 14-145.9. Conditional uses.

The following uses are permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474

(conditional uses) of this article and any special provisions, standards or requirements specified below:

(a) *Residential:*

1. Accessory dwelling unit within and clearly subordinate to a principal single-family detached dwelling provided that:
 - a. The accessory unit shall be no more than thirty-five (35) percent of the gross floor area of the principal building and shall have a minimum floor area of four hundred (400) square feet;
 - b. Lot area shall be thirty thousand (30,000) square feet;
 - c. There shall be no open outside stairways or fire escapes above the ground floor;
 - d. Any additions or exterior alterations such as facade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the single-family appearance of the building. The exterior design of new construction including facade materials, building form, roof pitch and exterior doors shall have a single-family appearance;
 - e. A lower level dwelling unit shall have a minimum two-thirds of its floor-to-ceiling height above the average adjoining ground level;
 - f. Either the accessory unit or the principal dwelling shall be occupied by the owner of the lot on which the principal building is located, except for bona fide temporary absences; and
 - g. All sanitary waste shall be disposed of by a public sewer, subsurface sewerage system or

Revised
10/14/11

- g. All sanitary waste shall be disposed of by a public sewer, subsurface sewerage system or other method in compliance with state and local regulations.

(b) *Institutional*: Any of the following uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the Planning Board shall be substituted for the board of appeals as the reviewing authority:

1. Schools and other educational facilities;
2. Places of assembly, excluding yacht clubs and marinas;
3. Municipal uses, provided that outside storage and parking areas are suitably screened and landscaped to ensure compatibility with the surrounding neighborhood;

Such uses shall be subject to the following standards if the total land area of the use is two (2) acres or more:

- a. In the case of expansion of existing such uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established residential area;
- b. The proposed use will not cause significant displacement or conversion of residential uses existing as of July 15, 1985, or thereafter; and
- c. In the case of a use or use expansion which constitutes a combination of the above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative.
- d. Article V (site plan) sections 14-522 and 14-523 notwithstanding, in the case of places of assembly (including places of religious

assembly, community halls and private club or fraternal organizations) the proposed use shall be subject to the requirements of article V (site plan) of this chapter; and

- e. In the case of community halls:
 - i. The structure was in existence as of January 4, 2010;
 - ii. The structure was built for institutional or other non-residential uses;
 - iii. The structure is operated by, or operated subject to the control of, a not-for-profit entity in accordance with its not-for-profit purposes; and
 - iv. A parking management plan is submitted for review and approval by the planning board; and
- f. In the case of private club or fraternal organizations: any such establishment serving alcoholic beverages or in possession of a license for serving alcoholic beverages shall be located on a large lot, as specified in the minimum lot size provisions of this section.

(c) *Other:*

1. Utility substations including sewage and water pumping stations and standpipes, electric power substations, transformer stations, telephone electronic equipment enclosures, and other similar structures, provided that such uses are suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood;
2. Nursery schools and kindergartens;
3. Cemeteries;
4. Wharves, piers, docks, or landing ramps;
5. Lodging houses, with more than two (2) but not more than nine (9) lodging rooms.

6. Day care facilities or home babysitting services not permitted as a home occupation under section 14-410, subject to the following conditions:
 - a. The facility shall be located in a structure in which there is one (1) or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care or home babysitting use or in a nonresidential structure accessory to the principal nonresidential use.
 - b. The maximum capacity shall be twelve (12) children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection v. are met. There shall be no maximum limit on the number of children in a facility located

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Sec. 14-145.10. Prohibited uses.

Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.
(Ord. No. 28-85, § 1, 7-15-85)

Sec. 14-145.11. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in an IR-2 zone shall meet the following minimum requirements:

(a) *Minimum lot size:*

1. Residential: Twenty thousand (20,000) square feet, except as provided in section 14-433 (lots of record and accessory structure setbacks for existing buildings) and section 14-145.9(a)1 of this article.
2. Schools and other educational facilities: Twenty thousand (20,000) square feet.
3. Places of assembly:

Large	30,000 sq. ft.
Medium	15,000 sq. ft.
Small	7,500 sq. ft.

4. Lodging houses: Thirty thousand (30,000) square feet for three (3) lodging rooms, plus ten thousand (10,000) square feet for each additional lodging room in excess of three (3).
5. In issuing any permit for new development, the building or planning authority shall require that any lot located in an IR-2 zone shall be at least twenty thousand (20,000) square feet in area when the lot is to be serviced by a subsurface wastewater disposal system, except those lots which are located in a subdivision approved by the Planning Board after June 8, 1968, [and excluding Peaks Island].
6. [Excluding Peaks Island from this subsection 7.,] any property owner whose lot does not meet the minimum lot size requirements outlined in subsection f. of