



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

August 18, 2014

Bernstein Shur;
Monument Title Company;
The Bank of Maine
c/o Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

RE: 33 Island Avenue, Peaks Island – 84-L-7 to 11 – Island Acquisition LLC, owner (the “Property”)

To Whom It May Concern:

I am in receipt of your request for a determination letter concerning the Property. The Property is principally located in the I-B Island Business Zone with an IR-2, Island Residence Two Zone as a minor zone in the rear of the Property. Section 14-51 allows the I-B Zone to extend not more than thirty (30) feet into the IR-2 zone.

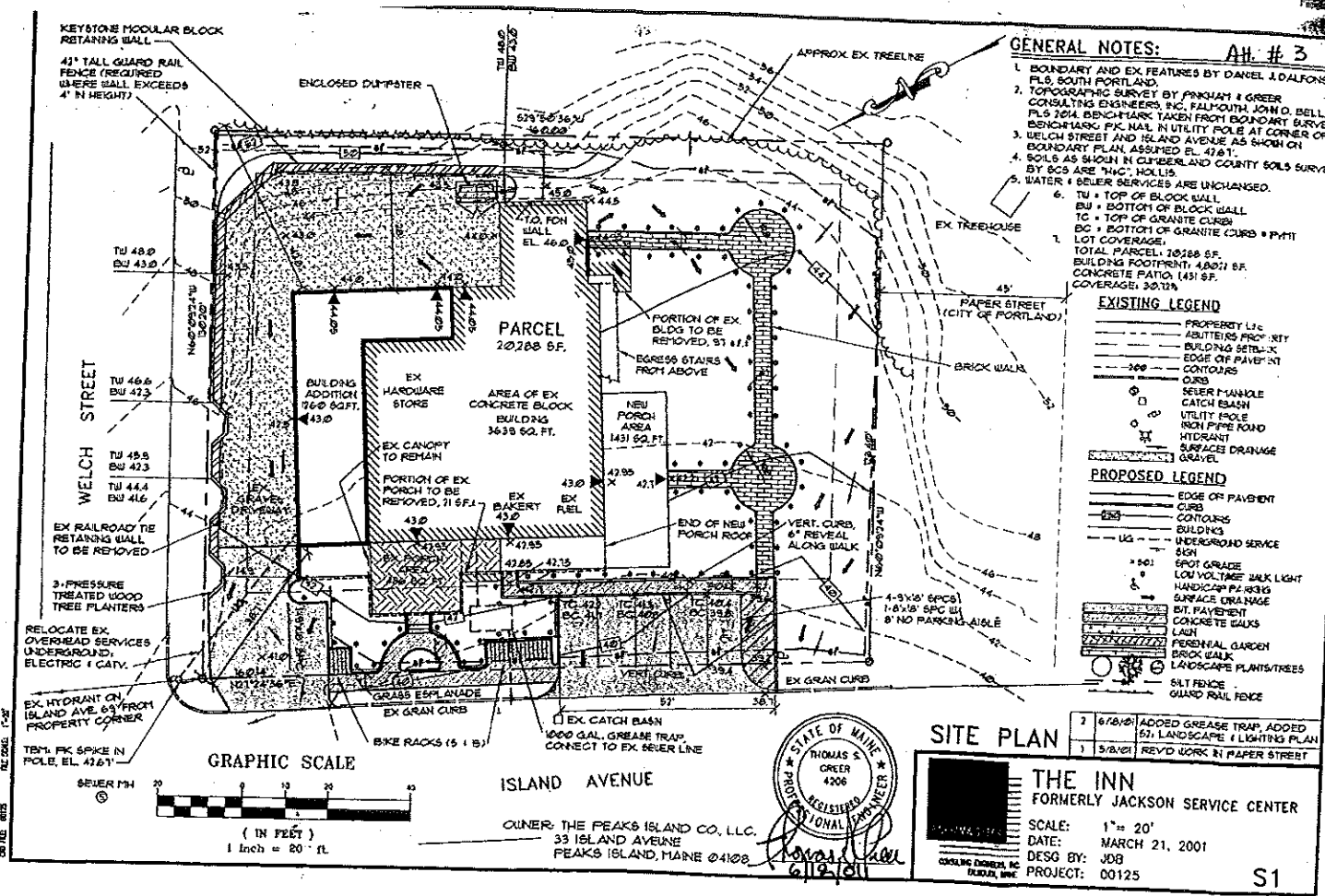
To the best of my knowledge the Property is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances. Currently, there are no pending or threatened violations against the Property. Copies of issued permits and certificates of occupancy are enclosed.

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

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal stroke at the end.

Marge Schmuckal
Zoning Administrator
City of Portland, ME



GENERAL NOTES: AH: # 3

1. BOUNDARY AND EX. FEATURES BY DANIEL J. DALYONS, PLS, SOUTH PORTLAND.
2. TOPOGRAPHIC SURVEY BY FARRAH & GREER CONSULTING ENGINEERS, INC., FALMOUTH. JOHN D. BELL, BENCH MARK TAKEN FROM BOUNDARY SURVEY. BENCH MARK PK. NAIL IN UTILITY POLE AT CORNER OF WELCH STREET AND ISLAND AVENUE AS SHOWN ON BOUNDARY PLAN, ASSUMED E.L. 42.61.
3. BENCH MARK PK. NAIL IN UTILITY POLE AT CORNER OF BOUNDARY PLAN, ASSUMED E.L. 42.61.
4. SOILS AS SHOWN IN CUMBERLAND COUNTY SOILS SURVEY BY BCS ARE "4C", HOLLIS.
5. WATER & SEWER SERVICES ARE UNCHANGED.
6. TU = TOP OF BLOCK WALL, BU = BOTTOM OF BLOCK WALL, TC = TOP OF GRANITE CURB, BC = BOTTOM OF GRANITE CURB * PVT LOT COVERAGE.
7. TOTAL PARCEL: 20288 SF, BUILDING FOOTPRINT: 4,807 SF, CONCRETE PATIO: 1431 SF, COVERAGE: 30.1%

- EXISTING LEGEND**
- PROPERTY LINE
 - ABUTTING PROPERTY
 - BUILDING SETBACK
 - EDGE OF PAVEMENT
 - CONTOURS
 - SEWER MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - IRON PIPE POND
 - HYDRANT
 - SURFACE DRAINAGE
 - GRAVEL
- PROPOSED LEGEND**
- EDGE OF PAVEMENT
 - CURB
 - CONTOURS
 - BUILDINGS
 - UNDERGROUND SERVICE
 - SPOT GRADE
 - LOW VOLTAGE WALK LIGHT
 - HANDICAP PARKING
 - SURFACE DRAINAGE
 - BIT. PAVEMENT
 - CONCRETE CURBS
 - LAWN
 - FERNETIAL GARDEN
 - BRICK WALK
 - LANDSCAPE PLANTS/TREES
 - SLT FENCE
 - GUARD RAIL FENCE

NO.	DATE	DESCRIPTION
2	6/8/01	ADDED GREASE TRAP, ADDED 57' LANDSCAPE & LIGHTING PLAN
1	5/8/01	REV'D WORK IN PAPER STREET



SITE PLAN

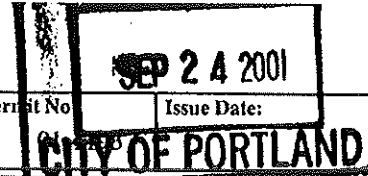
THE INN
FORMERLY JACKSON SERVICE CENTER

SCALE: 1" = 20'
DATE: MARCH 21, 2001
DESG BY: JDB
PROJECT: 00125

OWNER: THE PEAKS ISLAND CO., LLC.
33 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108

6/19/01

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716



Permit No	Issue Date:	CBL:
		084 L007001

Location of Construction: 33 Island Ave	Owner Name: Peaks Island Company Llc	Owner Address: 33 Island Ave	Phone: 828-3900
Business Name:	Contractor Name: Weinschenk, Ric Builders	Contractor Address: 33 Island Avenue Portland	Phone: 2078283900
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: JLR-5

Past Use: Hardware / Lumber / Bakery / Fuel & Oil Company	Proposed Use: * NO INTENDED USE IS APPROVED *	Permit Fee: \$174.00	Cost of Work: \$25,000.00	CEO District: 3
Proposed Project Description: *** Limited to Excavation for Retaining Wall and Demolition of Existing Northeastern Portion of Woodframe Structure *** *** No Demolition of Masonry Structure is Permitted***		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>[Signature]</i>	INSPECTION: Use Group: <i>ATM</i> Type: <i>SA</i> <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:		

Permit Taken By: dgc	Date Applied For: 09/24/2001	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <i>[Signature]</i> <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <i>[Signature]</i> <input type="checkbox"/> Approved w/Conditions <i>[Signature]</i> <input type="checkbox"/> Denied Date:
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0244	Issue Date:	CBL: 084 L007001
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Location of Construction: 33 Island Ave	Owner Name: Peaks Island Company Llc	Owner Address: 33 Island Ave	Phone: 207-329-9103
Business Name: The Inn	Contractor Name: The Peaks Island, Co LLC	Contractor Address: 33 Island Avenue Peaks Island	Phone: 2073299103
Lessee/Buyer's Name n/a	Phone:	Permit Type: Additions - Commercial	Zone:

Past Use: hardware/lumber/bakery/fuel & oil company	Proposed Use: adding bed & breakfast and restaurant	Permit Fee: \$1,752.00	Cost of Work: \$288,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-3</i> Type: <i>JB</i> <i>R-1/m</i> <i>12/21/01</i>	

Proposed Project Description:
construct a 1,260 s.f addition & 4,465 s.f. second story, Change of Use/B.P.

Signature: _____
 Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 03/26/2001	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 33 Island Ave

CBL 084 L007001

Issued to Peaks Island Company Llc/The Peaks Island, Co LLC

Date of Issue 10/23/2003

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. ⁰¹⁻⁰²⁴⁴, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Restaurant, Hardware Store, Inn
Use Group A-3, R-1, M Type 5b
(Boca 1999)

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10/23/03

(Date)

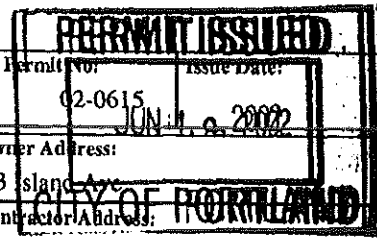
Inspector

[Signature]
Inspector of Buildings

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

PTMA
10/23/03
[Signature]

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716



Location of Construction: 33 Island Ave <i>P.I.</i>		Owner Name: Peaks Island Company Llc	Owner Address: 33 Island Ave	Phone: 207-766-2900
Business Name: n/a		Contractor Name: Salevsky & Sons Plumbing & Heatin	Contractor Address: PO Box 242 Cape Cottage Road Cape	Phone: 2078838069
Lessee/Buyer's Name n/a		Phone: n/a	Permit Type:	Zone: I-B
Past Use: Hardware Store	Proposed Use: Approved for Restaurant / Lodging; Install Novus Gas Fireplace, 5" B-vent system.	Permit Fee: \$380.00	Cost of Work: \$51,000.00	CEO District: 3
Proposed Project Description: Install Novus Gas Fireplace		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-1 Type: 5B <i>6/17/02</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 05/21/2002	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	Date: <i>[Signature]</i>	Date: _____	Date: _____	Date: <i>[Signature]</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1601	Issue Date: PERMIT ISSUED DEC 22 2004	CDL: 084 L007001
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Location of Construction: 33 Island Ave <i>P.L.</i>	Owner Name: Island Acquisition Llc	Owner Address: 50 Monument Sq	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: EB
Past Use: Commercial / residential <i>Restaurant in Bi.B. owners unit</i>	Proposed Use: <i>Restaurant - Bar - Bi.B. owners unit</i> commercial / residential expand studio add stair Change use from hardware to restaurant/bar add new exit and exterior ramp.	Permit Fee: \$1,821.00	Cost of Work: \$200,000.00
Proposed Project Description: expand studio from 2nd floor into 3rd floor, add stair to bedrooms and bathrooms from studio. Change of use from hardware store to restaurant & bar and build exit from restaurant space with exterior ramp.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A-3</i> Type: <i>5B</i> <i>R11R3</i> <i>12/21/04</i> Signature <i>[Signature]</i>
		'EDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: dmartin	Date Applied For: 10/25/2004	Zoning Approval
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2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2004-0201</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>11/10/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 33 Island Ave

CBL 084 L007001

Issued to Island Acquisition Llc /Owner

Date of Issue 08/15/2005

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. 04-1601, 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

One room 2nd floor and entire 3rd floor

APPROVED OCCUPANCY

Use Group A-2, R-1, R-2 Owners Residential Unit

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

8/15/05
(Date)

Thomas M. Maudley
Inspector

[Signature]
Inspector of Buildings

08/16/05
WMA

8-18-05 Clot GEE PFD

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 33 Island Ave

CBL 084 L007001

Issued to Island Acquisition Llc /Owner

Date of Issue 06/13/2005

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. 04-1601, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Use Group A-2, R-1, R-2, Restaurant, Bar, B&B and Owners Residential Unit

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

6/13/05 *Thomas M. Mackley*
(Date) Inspector

[Signature] 06/16/05
Inspector of Buildings

(C) (D) 6/14/05

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

PERMIT ISSUED

(7) 874-8703, Fax: (207) 874-8716

Permit No: 05-0821	Issue Date: JUN 30 2005	CBL: 084 1007001
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Location of Construction: 33 Island Ave, P.I.	Owner Name: Island Acquisiton Llc	Owner Address: 2 Market St Ste 300	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Fred Forsley	Contractor Address: 86 Newbury Street Portland	Phone: 2074501104
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: I-B

Past Use: restaurant	Proposed Use: restaurant with roofing/cover over existing patio seating	Permit Fee: \$129.00	Cost of Work: \$12,000.00	CEO District: 2
Proposed Project Description: build roofing/cover over patio seating at restaurant		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: A2 Type 5B Signature: [Signature] Date: 6/30/05 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date:		

Permit Taken By: jharris	Date Applied For: 06/22/2005	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor, <input type="checkbox"/> MM <input type="checkbox"/> Date: [Signature] 6/29/05	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

Location of Construction: 33 ISLAND AVE		Owner Name: ISLAND ACQUISITION LLC		Owner Address: 2 MARKET ST STE 500		Phone: _____	
Business Name: _____		Contractor Name: _____		Contractor Address: CITY OF PORTLAND		Phone: _____	
Lessee/Buyer's Name _____		Phone: _____		Permit Type: _____		Zone: _____	
Past Use: Commercial		Proposed Use: Commercial tent for occasional events til Nov		Permit Fee: _____		Cost of Work: \$30.00	
				CEO District: 2			
Proposed Project Description: Tent for occasional events til Nov.				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>		INSPECTION: Use Group: <i>A</i> Type: <i>2B</i> <i>8/11/05</i>	
				Signature: <i>Capt. Case</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
				Signature: _____		Date: _____	

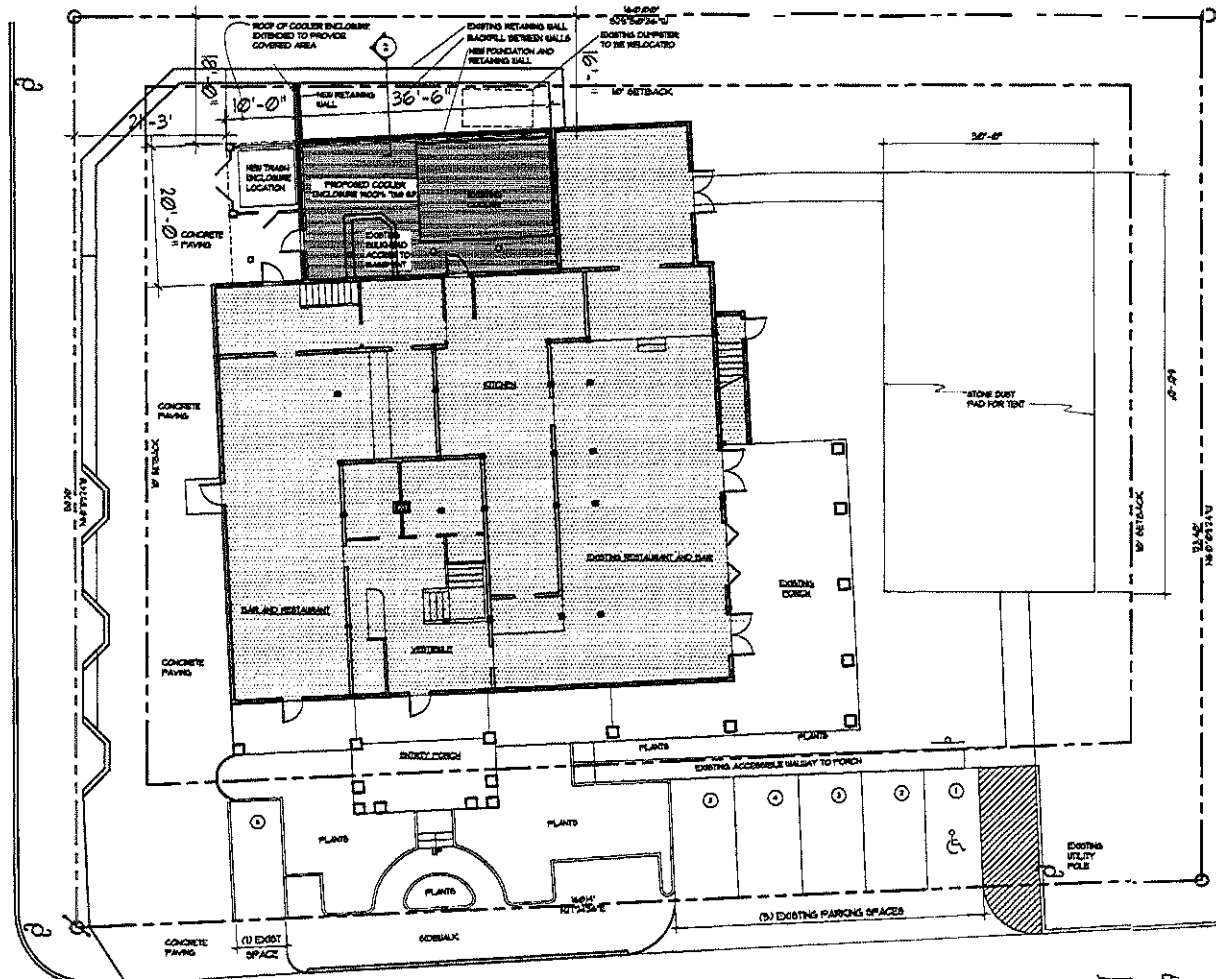
Permit Taken By: dmartin	Date Applied For: 07/27/2005	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
		Date: _____	Date: _____	Date: _____

CERTIFICATION

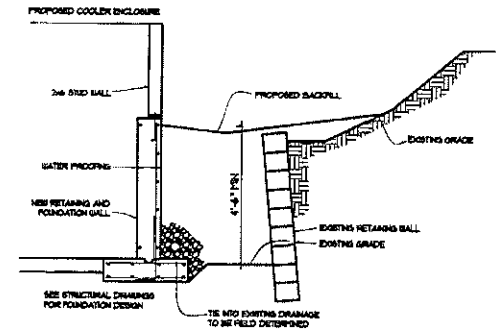
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

WELCH STREET



1 SITE PLAN
SCALE 1/8" = 1'
north



2 SITE DETAIL
SCALE 1/4" = 1'

THE PEAKS ISLAND INN AREA CALCULATIONS:

SITE DATA
 LOT SIZE: 362804
 EXISTING BUILDING FOOTPRINT: 6324
 EXISTING TENT COVERAGE: 18804
 TOTAL AREA OF COVERAGE: 8004
 EXISTING COVERAGE: 3434
 PROPOSED NEW COVERED AREA: 1304
 PROPOSED TOTAL COVERED AREA: 6348
 PROPOSED COVERAGE: 44.5% (60% maximum allowed)

BUILDING DATA
 EXISTING BUILDING AREA: 12,336
 HEATED AREAS ONLY, PORCHES AND ATTICS EXCLUDED
 PROPOSED AREA INCREASE: 759
 PROPOSED BUILDING AREA: 13,095

EXISTING AREAS BY USE
 RESTAURANT AND BAR (1ST FLOOR): 2854
 KITCHEN (2ND FLOOR): 2428
 LODGING (2ND FLOOR): 3094 (& ROOMS)
 INNKEEPERS APT. (2ND AND 3RD FLOOR): 3040

PROPOSED ADDITIONAL AREAS
 1ST FLOOR COOLER ENCLOSURE: 1304
 2ND FLOOR FITNESS RM. 4 READING RM.: 604
 TOTAL ADDITIONAL AREA: 8304

OFF STREET PARKING REQUIREMENTS
 3 SPACES REQUIRED BY PERMIT 80-1016
 6 SPACES PROVIDED ON SITE AS SHOWN. 3 SPACES PROVIDED IN LOT ACROSS STREET. ARRANGEMENTS ARE PER LETTER FROM OWNER TO CITY OF PORTLAND IN PREVIOUS SITE SUBMISSION.

ISLAND AVENUE

Zoning
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: *4/2/06*

OWNER
 ISLAND ACQUISITION LLC
 46 NEWBURY STREET
 PORTLAND, MAINE 04101

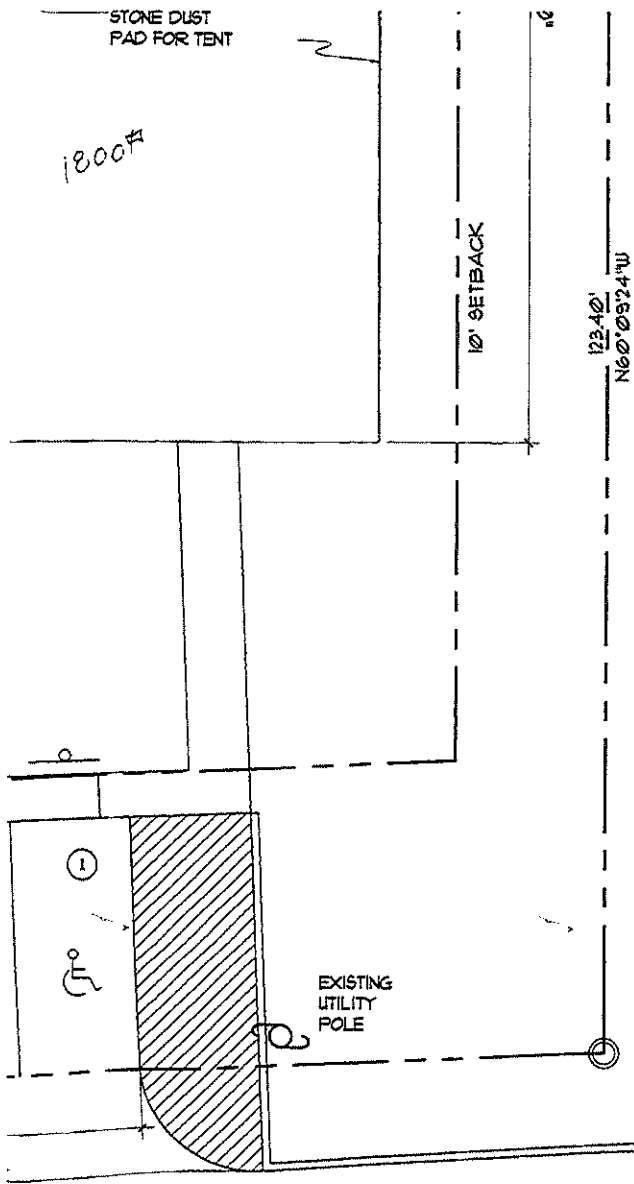
ARCHITYPE, P.A.
 ARCHITECTS
 41 US St. Portland, Maine 04101
 (207) 774-6032 Fax (207) 772-4605

Project
 PEAKS ISLAND INN
 FITNESS RM. & COOLER ENCLOSURE
 PEAKS ISLAND
 PORTLAND, MAINE

Date	As Noted	Scale
April 11, 2006		
April 11, 2006		

SITE PLAN

SD-1



THE PEAKS ISLAND INN AREA CALCULATIONS:

SITE DATA

LOT SIZE: 20288#
 EXISTING BUILDING FOOTPRINT: 6,212#
 EXISTING TENT COVERAGE: 1800#
 TOTAL AREA OF COVERAGE: 8,012#
 EXISTING COVERAGE: 39.5%
 PROPOSED NEW COVERED AREA: 930#
 PROPOSED TOTAL COVERAGE AREA: 8,942#
 PROPOSED COVERAGE: 44.1% (50% maximum allowed)

BUILDING DATA

EXISTING BUILDING AREA: 12,036#
 HEATED AREAS ONLY, PORCHES AND ATTICS EXCLUDED
 PROPOSED AREA INCREASE: 730#
 PROPOSED BUILDING AREA: 12,766#

EXISTING AREAS BY USE

RESTAURANT AND BAR (1ST FLR) 2856#
 KITCHEN (1ST FLR) 362#
 LODGING (2ND FLR) 5094# (6 ROOMS)
 INNKEEPERS APT. (2ND AND 3RD FLR) 3040#

PROPOSED ADDITIONAL AREAS

1ST FLOOR COOLER ENCLOSURE	730#	200
2ND FLR FITNESS RM. & READING RM.	800#	1130
TOTAL ADDITIONAL AREA	1530#	4290
		76
		711.56
		262.50
		123.50
		126.875
		189.625
		28.875
		1800.00
		8938.935#

coverage

ARCHET
ARCHI

PEAKS ISLAND INN
FITNESS RM. & COOLER ENCLOSURE

Project:

Date	April 14, 2006	Scale	AS NOTED
Revisions:			

AN

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0266	Issue Date:	CBL: 084 L007001
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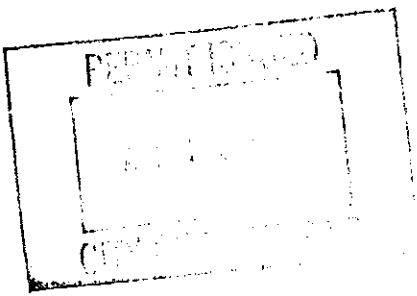
Location of Construction: 33 ISLAND AVE <i>P.I.</i>	Owner Name: ISLAND ACQUISITION LLC	Owner Address: 8 WESTERN AVE	Phone:
Business Name:	Contractor Name: David Cleaves	Contractor Address: 265 Shaker Rd Portland	Phone: 2073292446
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: <i>E-B</i>

Past Use: Peaks Island Inn & Restaurant	Proposed Use: Peaks Island Inn & Restaurant - Addition of 5.6" x 10' office inside lobby of Inn for use as office and bankteller	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
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Proposed Project Description: Addition of 5.6" x 10' office inside lobby of Inn for use as office and bankteller	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>R2/A2/M</i> Type: <i>5B</i> <i>IDC-2003</i>
	Signature: <i>Craig Cass</i>	Signature: <i>JMB 4/17/08</i>

Permit Taken By: Idobson	Date Applied For: 03/25/2008	Zoning Approval
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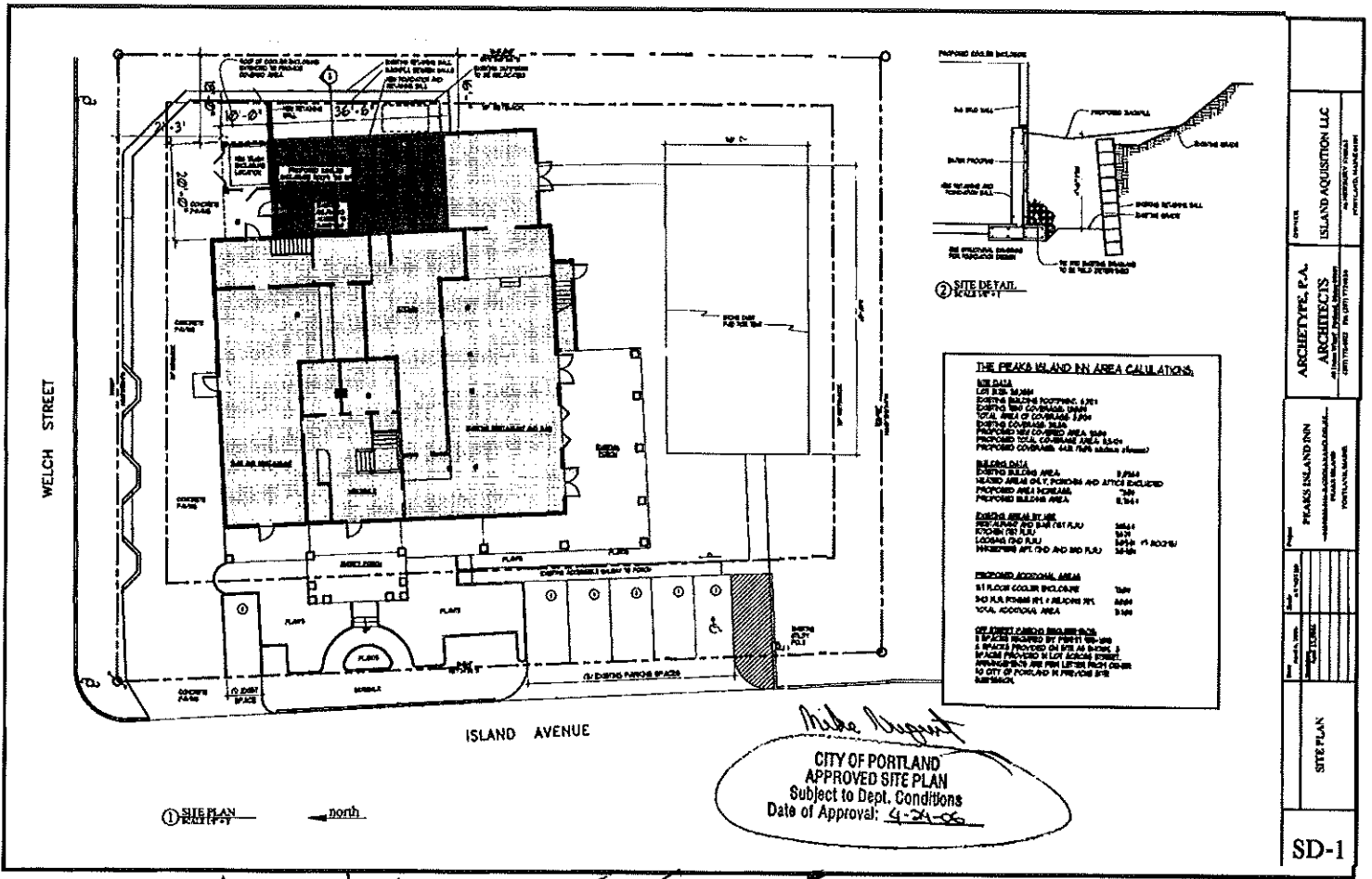
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>3/4/08</i>	Date:	Date:



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



RE: permit # 06-0535 (site plan # 2006-0052)
 → 6 pks on site - 3 off site (w/in 100') 9 pks reg'd

Nike Nugent
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4-24-06

OWNER	ISLAND ACQUISITION LLC
ARCHITECT	ARCHETYPE, P.A. ARCHITECTS 1000 NE 10TH AVE PORTLAND, OR 97232
PROJECT	PEAKS ISLAND INN 1000 NE 10TH AVE PORTLAND, OR 97232
DATE	4/24/06
SCALE	AS SHOWN
PROJECT NO.	IS-06-001
DATE	4/24/06
BY	Nike Nugent
CHECKED BY	
DATE	
PROJECT NO.	IS-06-001
DATE	4/24/06
BY	Nike Nugent
CHECKED BY	
DATE	
PROJECT NO.	IS-06-001
DATE	4/24/06
BY	Nike Nugent
CHECKED BY	
DATE	

SD-1

BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main
207-774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Kathryn Pariseau, Paralegal
207 228-7372 direct
kpariseau@bernsteinshur.com

August 13, 2014

Via Hand Delivery

Copy via email: mes@portlandmaine.gov

Marge Schmuckal
Assistant Chief of Inspection Services
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RECEIVED

AUG 14 2014

City of Building Inspections
City of Portland Maine

Re: 33 Island Avenue, Peak's Island, City of Portland, Maine
Tax Map 84, Block L, Lots 7 TO 11 ; Owned by Island Acquisition LLC

Dear Marge:

Please issue a letter confirming what zone the building and improvements located at the above property are located in and that the entire building is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances, that there currently are no pending or threatened violations against it and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

14-51
extension of
zone
line
30 lots
IR-2

Please address the letter to all of the following:

Bernstein Shur; Monument Title Company; and The Bank of Maine

Enclosed please find our check in the amount of \$150 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Please let me know by e-mail kpariseau@bernsteinshur.com when this is ready so that I may pick it up to save mailing time.

Sincerely yours,



Kathryn A. Pariseau
Paralegal

Marge Schmuckal - Re: Zoning Determination Letter RE 33 Island Avenue, Peak's Island, City of Portland, Maine

From: Marge Schmuckal
To: Kathryn Pariseau
Date: 8/13/2014 3:00 PM
Subject: Re: Zoning Determination Letter RE 33 Island Avenue, Peak's Island, City of Portland, Maine
CC: Hawley Strait; Tabatha Berube

I will try to meet your deadline, but it normally takes 10 working days after I receive an application. The clock does not start ticking until we receive the required \$150 fee.

Thank you,
Marge Schmuckal

>>> Kathryn Pariseau <kpariseau@bernsteinshur.com> 8/13/2014 2:30 PM >>>
Re: 33 Island Avenue, Peak's Island, City of Portland, Maine, Tax Map 84, Block L, Lots 7 TO 11

Dear Marge, Please issue a letter, before the scheduled closing next Thursday, confirming what zone the building and improvements located at the above property are located in and that the entire building is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances, that there currently are no pending or threatened violations against it and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Please address the letter to all of the following: Bernstein Shur; Monument Title Company; and The Bank of Maine.

My original request will be hand delivered along with our check in the amount of \$150 to cover the fees related to issuing this letter. Please call or email me when this is ready so that I may pick it up to save mailing time. Thank you very much for your assistance in this matter.

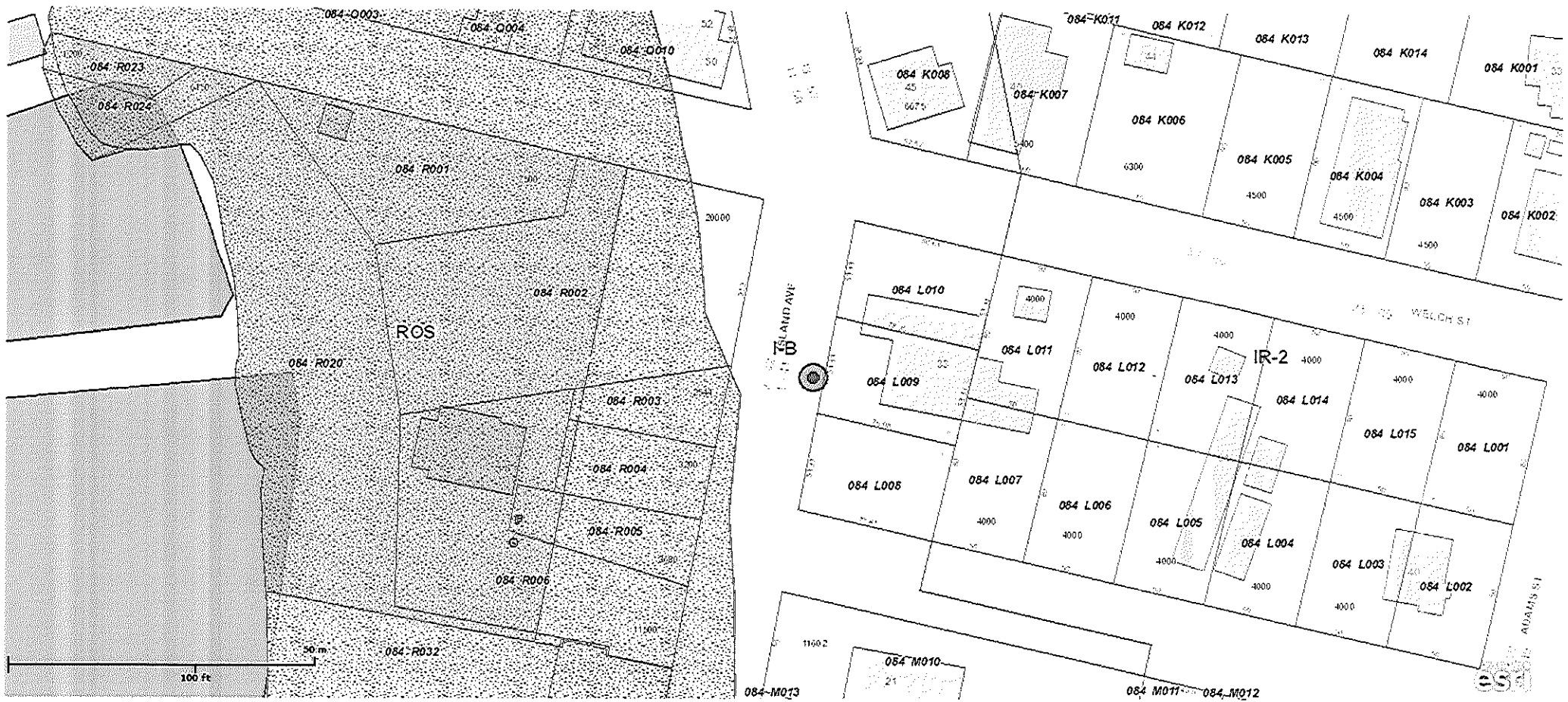
Kathryn A. Pariseau
Paralegal
kpariseau@bernsteinshur.com
207 228-7372 direct
207 774-1200 main
207 770-2516 fax

BERNSTEIN SHUR | Click for Address: [Portland, ME](#) | [Augusta, ME](#) | [Manchester, NH](#) | bernsteinshur.com
Member, Lex Mundi, the world's leading association of independent law firms.

Confidentiality notice: This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

IRS notice: Unless specifically indicated otherwise, any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding tax-related penalties under the Internal Revenue Code, or (b) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

33 Island Ave



CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2008	Applicant: ISLAND ACQUISITON LLC
Project Name: 33 ISLAND AVE	Location: 33 ISLAND AVE
CBL: 084 L007001	Application Type: Determination Letter
Invoice Date: 08/14/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 084 L007001
Bill To: ISLAND ACQUISITON LLC
 PO BOX 446
 ELIOT, ME 03903

Application No: 0000-2008
Invoice Date: 08/14/2014
Invoice No: 46144
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)