



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.

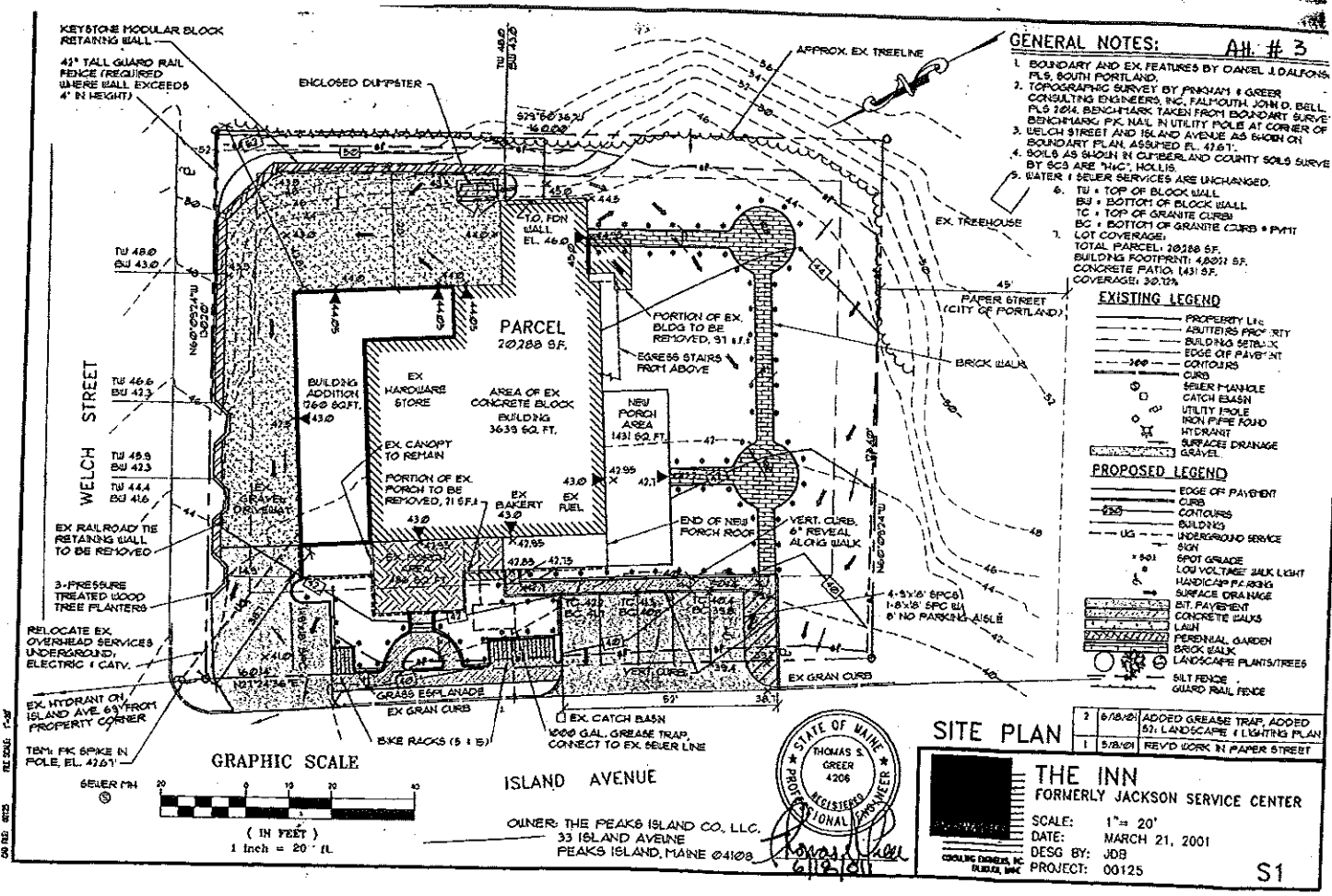
To the best of my knowledge the Property is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances. Currently, there are no pending or threatened violations against the Property. Copies of issued permits and certificates of occupancy are enclosed.

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".

Marge Schmuckal
Zoning Administrator
City of Portland, ME



- GENERAL NOTES: AH # 3**
- BOUNDARY AND EX. FEATURES BY DANIEL J. DALFONSO, P.L.S. SOUTH PORTLAND.
 - TOPOGRAPHIC SURVEY BY PROHAM & GREER CONSULTING ENGINEERS, INC., FALMOUTH JOHN D. BELL, PLS 1204, BENCHMARK TAKEN FROM BOARDMAN SURVEY BENCHMARK P.K. NAIL IN UTILITY POLE AT CORNER OF WELCH STREET AND ISLAND AVENUE AS SHOWN ON BOUNDARY PLAN ASSUMED P.L. 47671.
 - SOILS AS SHOWN IN CUMBERLAND COUNTY SOILS SURVEY BY GCS ARE "MC", HOLLIS.
 - WATER & SEWER SERVICES ARE UNCHANGED.
 - TU = TOP OF BLOCK WALL
BU = BOTTOM OF BLOCK WALL
TC = TOP OF GRANITE CURB
BC = BOTTOM OF GRANITE CURB # PMT
 - LOT COVERAGE: TOTAL PARCEL: 20288 SF. BUILDING FOOTPRINT: 4801 SF. CONCRETE PATIO: 1431 SF. COVERAGE: 30.1%

- EXISTING LEGEND**
- PROPERTY LINE
 - ADJUTERS PROPERTY
 - BUILDING SETBACK
 - EDGE OF PAVEMENT
 - CONTOURS
 - 3-6" CURB
 - SEWER MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - IRON FIRE RING
 - HYDRANT
 - SURFACE DRAINAGE GRAVEL
- PROPOSED LEGEND**
- EDGE OF PAVEMENT
 - CURB
 - CONTOURS
 - BUILDING
 - UG - UNDERGROUND SERVICE
 - SIGN
 - SPOT GRADE
 - 100 VOLTAGE BULK LIGHT
 - HANDICAP PARKING
 - SURFACE DRAINAGE
 - SET PAVEMENT
 - CONCRETE WALK
 - LAWN
 - PERENNIAL GARDEN
 - BRICK WALK
 - LANDSCAPE PLANTS/TREES
 - SILT FENCE
 - GUARD RAIL FENCE

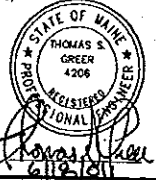
2	6/28/01	ADDED GREASE TRAP, ADDED 52' LANDSCAPE & LIGHTING PLAN
1	5/28/01	REV'D WORK IN PAPER STREET

SITE PLAN

THE INN
FORMERLY JACKSON SERVICE CENTER

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

COULING ENGINEERS, INC.
FALMOUTH, ME



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

GRAPHIC SCALE
(IN FEET)
1 Inch = 20' PL

KEYSTONE MODULAR BLOCK RETAINING WALL
42" TALL GUARD RAIL FENCE (REQUIRED WHERE WALL EXCEEDS 4' IN HEIGHT)ENCLOSED DUMPSTER
APPROX. EX. TREELINE
EX. TREEHOUSE
PAPER STREET (CITY OF PORTLAND)
BRICK WALK
WELCH STREET
EX. RAILROAD TIE RETAINING WALL TO BE REMOVED
3-PRESSURE TREATED WOOD TREE PLANTERS
RELOCATE EX. OVERHEAD SERVICES UNDERGROUND, ELECTRIC & CATV.
EX. HYDRANT ON ISLAND AVE. 63' FROM PROPERTY CORNER
TBM, P.K. 596 IN POLE, EL. 47.671
SEWER PM

PARCEL 20288 SF.
BUILDING ADDITION 760 SQ. FT.
EX. HARDWARE STORE
EX. CANOPY TO REMAIN
PORTION OF EX. PORCH TO BE REMOVED, 21 SF.
EX. BAKERY 43.0
EX. FUEL 47.85
NEW PORCH AREA 1431 SQ. FT.
PORTION OF EX. BLDG TO BE REMOVED, 91 SF.
EGRESS STAIRS FROM ABOVE
EX. GRAN CURB
GRASS ESPLANADE
BIKE RACKS (5 x 5)
EX. CATCH BASIN 1000 GAL. GREASE TRAP CONNECT TO EX. SEWER LINE
VERT. CURB 6" REVEAL ALONG WALK
4-5'x8' (SPC) 1-8'x8' (SPC) W/ 8" NO PARKING AISLE
EX. GRAN CURB

WELCH STREET
ISLAND AVENUE
APPROX. EX. TREELINE
EX. TREEHOUSE
PAPER STREET (CITY OF PORTLAND)
BRICK WALK
WELCH STREET
EX. RAILROAD TIE RETAINING WALL TO BE REMOVED
3-PRESSURE TREATED WOOD TREE PLANTERS
RELOCATE EX. OVERHEAD SERVICES UNDERGROUND, ELECTRIC & CATV.
EX. HYDRANT ON ISLAND AVE. 63' FROM PROPERTY CORNER
TBM, P.K. 596 IN POLE, EL. 47.671
SEWER PM

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:
	SEP 24 2001	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-1

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
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: JLR Type: SA	

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***	Signature:	Signature: DC
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: dgc	Date Applied For: 09/24/2001	Zoning Approval	
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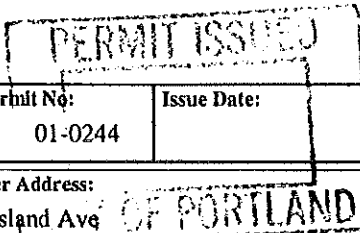
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may 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:
	[Signatures and initials for Special Zone, Zoning Appeal, and Historic Preservation]		

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: 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: A-3 Type: JB R-1/M 12/21/01 <i>[Signature]</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: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> 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:

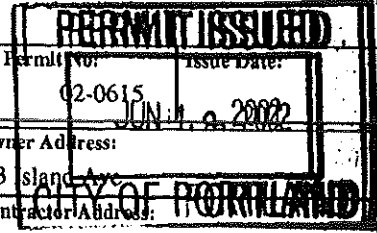
10/23/03 *Thomas M. Mordley*
(Date) Inspector

[Signature] 10/23/03
Inspector of Buildings

PTMP
10/23/03

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 - 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: <i>R-1</i> Type: <i>SB</i> <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: eg	Date Applied For: 05/21/2002	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: <i>[Signature]</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: <i>[Signature]</i>
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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 No: 04-1601	Issue Date: PERMIT ISSUED DEC 22 2004	CDL: 084 L007001
Location of Construction: 33 Island Ave <i>P.L.</i>	Owner Name: Island Acquisition Llc	Owner Address: 50 Monument Sq
Business Name:	Contractor Name:	Contractor Address:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial
Past Use: Commercial / residential <i>Restaurant & B&B owners unit</i>	Proposed Use: <i>Restaurant - Bar - B&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
		CEO District: 2
		Zone: RB
	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>A-3</i> Type: <i>5B</i> <i>R1+R3</i> <i>12/21/04</i>
	Signature <i>MM</i>	Signature <i>MM</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: 10/25/2004	Zoning Approval		
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>11/16/04</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:

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. M...
Inspector

8/19/05
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.

08/16/05
WMA

8-18-05
C... P...



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

Entire

APPROVED OCCUPANCY

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
(Date)

Thomas M. Marpley
Inspector

[Signature]
Inspector of Buildings

Ⓜ Ⓟ 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 L007001
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Location of Construction: 33 Island Ave, P.I.	Owner Name: Island Acquisiton Llc	Owner Address: 2 Market St Ste 500	Phone: 503 229 1440
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: SB 6/30/05 Signature: [Signature]	
		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: jharris	Date Applied For: 06/22/2005	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: [Signature] 6/29/05</p>	<p>Zoning Appeal</p> <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 <p>Date: _____</p>	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <p>Approved</p> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p>Date: [Signature]</p>
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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		
Permit No: 05-1018	Issue Date: AUG	TBL: 084 L007001

Location of Construction: 33 ISLAND AVE	Owner Name: ISLAND ACQUISITON 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 occassional events til Nov	Permit Fee:	Cost of Work: \$30.00	CEO District: 2
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Proposed Project Description: Tent for occassional 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>
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Signature: <i>Capt. Cass</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	
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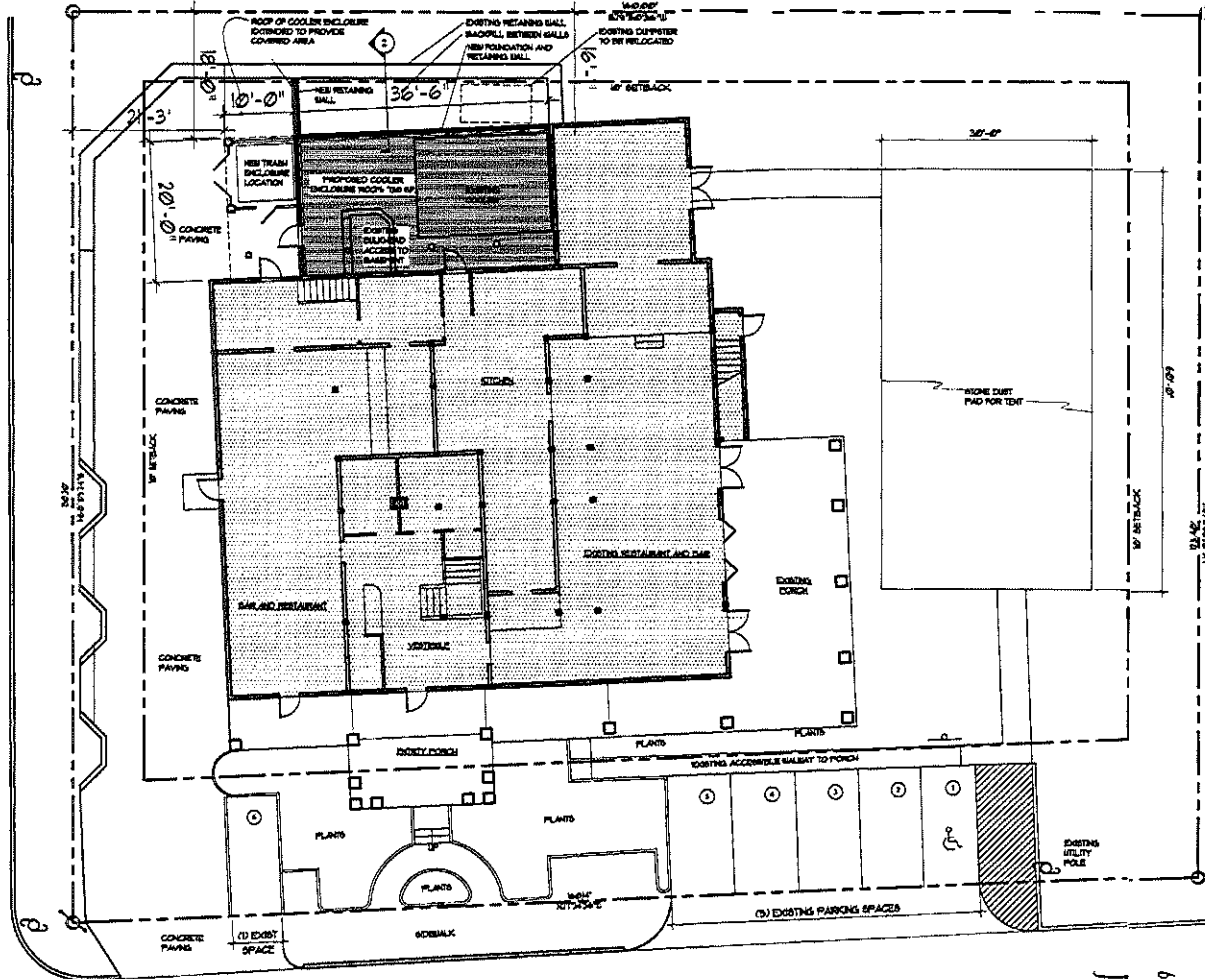
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may 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"/> >ate:	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 late:	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

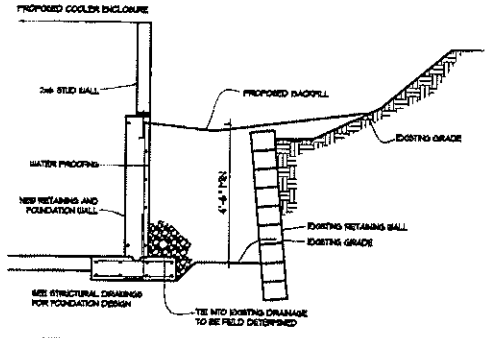
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

WELCH STREET



1 SITE PLAN SCALE 1/8" = 1'



2 SITE DETAIL SCALE 1/8" = 1'

THE PEAKS ISLAND INN AREA CALCULATIONS:

SITE DATA	
LOT SIZE	28288sq
EXISTING BUILDING FOOTPRINT	4,228
EXISTING TENT COVERAGE	1800sq
TOTAL AREA OF COVERAGE	6,028
EXISTING COVERAGE	313%
PROPOSED NEW COVERED AREA	924sq
PROPOSED TOTAL COVERAGE AREA	6,952sq
PROPOSED COVERAGE	44.3% (60% maximum allowed)

BUILDING DATA	
EXISTING BUILDING AREA	8,236sq
HEATED AREAS ONLY, PORCHES AND ATTICS EXCLUDED	750sq
PROPOSED AREA INCREASE	750sq
PROPOSED BUILDING AREA	9,236sq

EXISTING AREAS BY USE	
RESTAURANT AND BAR (1ST FLOOR)	2806sq
KITCHEN (1ST FLOOR)	2631
LODGING (2ND FLOOR)	5094 (6 ROOMS)
INNKEEPERS APT. (2ND AND 3RD FLOOR)	3642sq

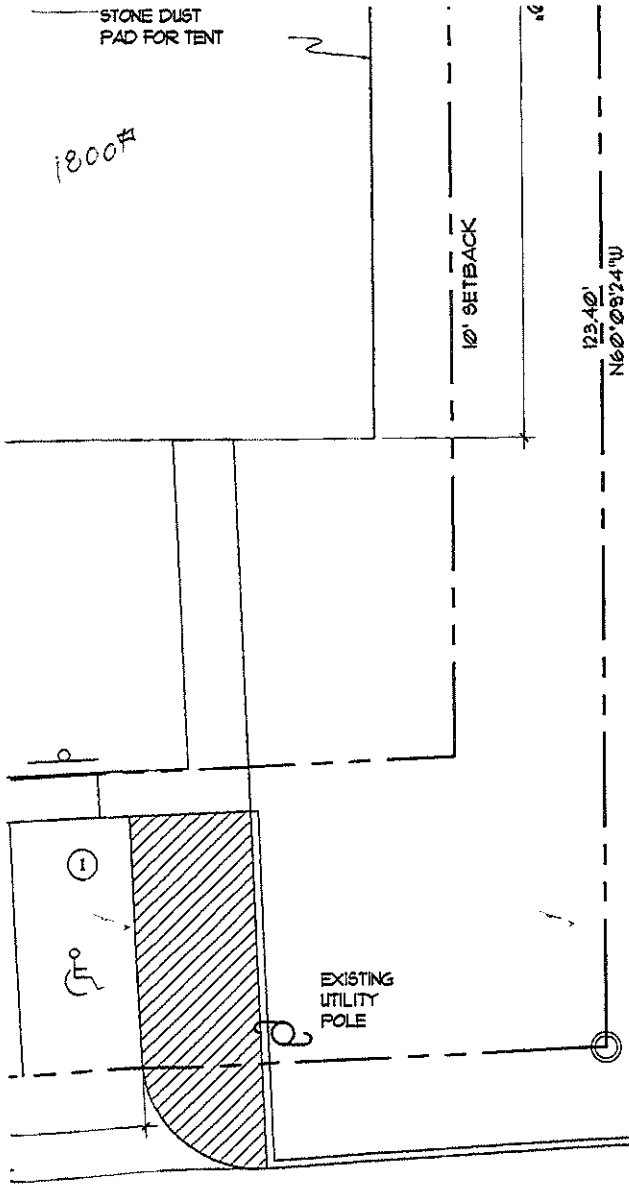
PROPOSED ADDITIONAL AREAS	
1ST FLOOR COOLER ENCLOSURE	750sq
2ND FLOOR FITNESS REPT. & READING REPT.	800sq
TOTAL ADDITIONAL AREA	1550sq

OFF-STREET PARKING REQUIREMENTS:
 3 SPACES REQUIRED BY PERMIT 420-1018
 4 SPACES PROVIDED ON SITE AS SHOWN. 5 SPACES PROVIDED IN LOT ACROSS STREET. ARRANGEMENTS ARE PER LETTER FROM OWNER TO CITY OF PORTLAND IN PREVIOUS DATE SUBMISSION.

ISLAND AVENUE

Zoning
 CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4-24-08

OWNER	ISLAND ACQUISITION LLC 46 NEWBURY STREET PORTLAND, MAINE 04101
ARCHITECT	ARCHETYPE, P.A. ARCHITECTS 48 HEDGE WOOD, PORTLAND, MAINE 04103 (207) 772-6073 Fax (207) 772-4055
Project	PEAKS ISLAND INN FITNESS REPT. & COOLER ENCLOSURE PEAKS ISLAND PORTLAND, MAINE
Scale	AS SHOWN
Permit	APRIL 2008 REVISION APRIL 2008
SITE PLAN	
SD-1	



THE PEAKS ISLAND INN AREA CALCULATIONS:

SITE DATA

LOT SIZE: 20288#
 EXISTING BUILDING FOOTPRINT: 6212#
 EXISTING TENT COVERAGE: 1800#
 TOTAL AREA OF COVERAGE: 8012#
 EXISTING COVERAGE: 39.5%
 PROPOSED NEW COVERED AREA: 930#
 PROPOSED TOTAL COVERAGE AREA: 8942#
 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) 962#
 LODGING (2ND FLR) 5094# (6 ROOMS)
 INNKEEPERS APT. (2ND AND 3RD FLR) 3040#

PROPOSED ADDITIONAL AREAS

1ST FLOOR COOLER ENCLOSURE 730#
 2ND FLR FITNESS RM. & READING RM. 800#
 TOTAL ADDITIONAL AREA 1530#

200
 1130
 4290
 76
 711.56
 262.50
 123.50
 126.875
 189.625
 28.875
 1800.00
 8938.935#

Co. rediff

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, P.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: E-B

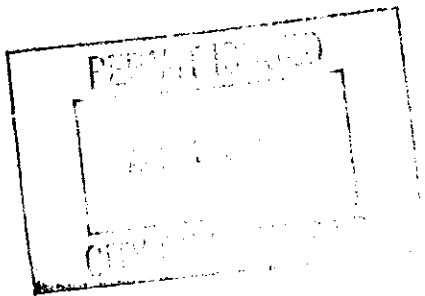
Past Use: Peaks Island Inn & Restaurant	Proposed Use: Peaks Island Inn & Restaurant - Addition of 5.6" x 10' office inside lobby of Inn for use as office and bankteller	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R-1/A-2/M Type: 5B IBC-2003	

Proposed Project Description: Addition of 5.6" x 10' office inside lobby of Inn for use as office and bankteller	Signature: <i>Craig Cross</i>	Signature: <i>JMB 4/17/08</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: Idobson	Date Applied For: 03/25/2008	Zoning Approval		
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- 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..

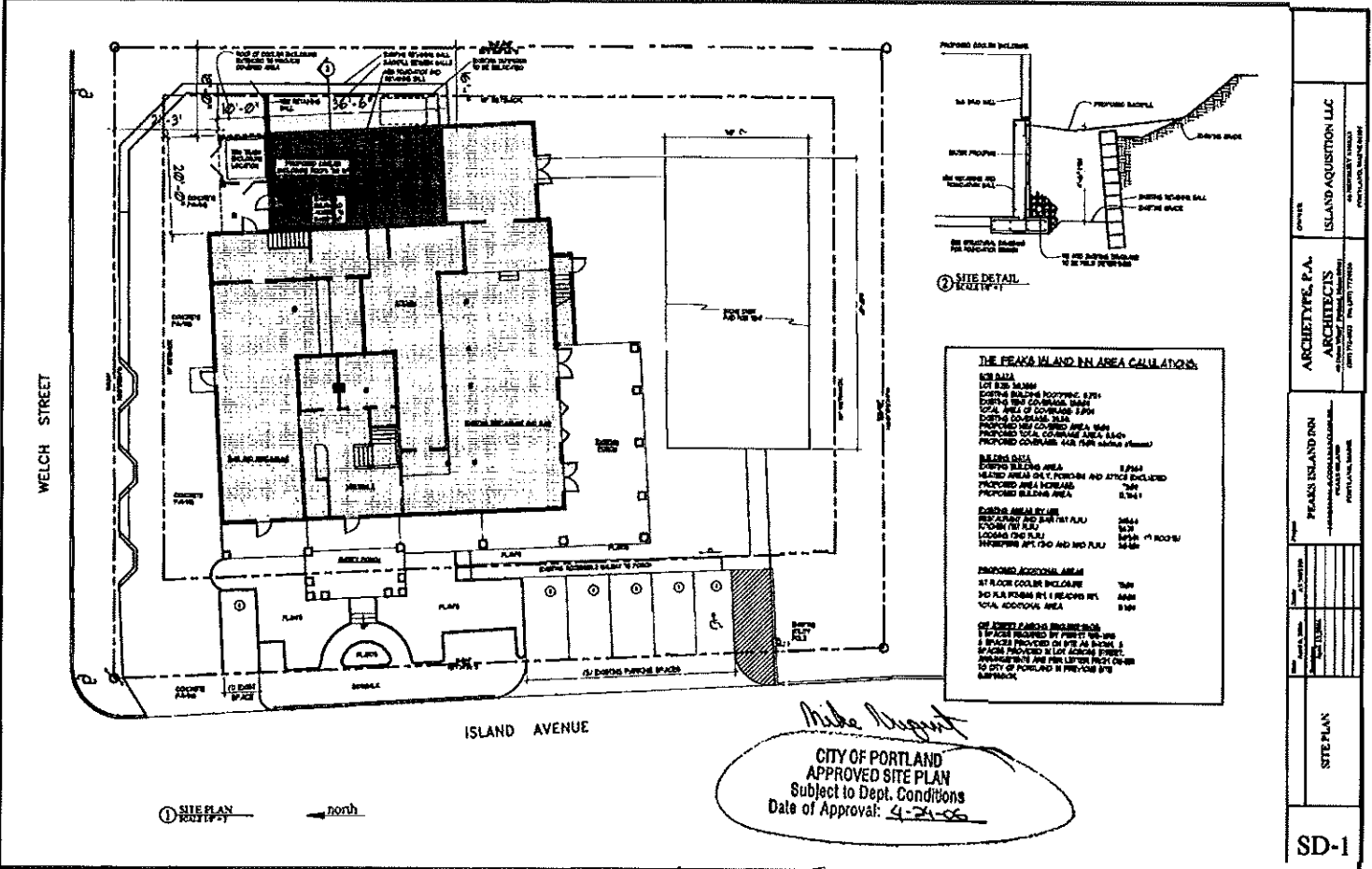
Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/4/08</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



RE: permit # 06-0535 (Site plan # 2006-0052)
 → 6 pkgs on site - 3 off site (within 100') 9 pkg reg br

OWNER	ISLAND ACQUISITION LLC
ARCHITECT	ARCHETYPE, P.A. ARCHITECTS
PROJECT	PEAKS ISLAND INN
DATE	4-24-06
SHEET	SD-1