

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

To whom it may concern:

Zoning Letter

May 17, 1999

RE: 43 New Island Ave., Peaks Island - 84-N-31 & 36

Please note that our microfiche shows that a building permit was issued on June 1, 1970 for the construction of a new single family house at 43 (New) Island Avenue 84-N-31 & 36. On June 7, 1971 a certificate of occupancy was issued for the completion of the dwelling. The house was built under the R-3 Residential Zone requirements. After that date the City of Portland adopted new zoning regulations for the Island including Peaks Island. Those zoning regulations changed (increased) the required setbacks. It made the setbacks for this dwelling legally nonconforming. Any new additions would have to meet today's zoning requirements.

Very truly yours,

Marge Schmuckal
Zoning Administrator

cc; FILE

084-N-031

084-N-031

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Port Island Realty
Att: Alice

RE: 43 New Island Avenue - 84-N-31-36

Zoning Letter - October 30, 1997

TO WHOM IT MAY CONCERN:

It appears that the above location had a structure on it prior to June 5, 1957. In about the time of 1970 a fire apparently destroyed the building. In May, 1970 our office received an application to replace that structure. Section 14-385 of the Zoning Ordinance allows for rebuilding on the original footprint, ". . . within 1 year of the initial damage where such damage is sudden and accidental". It is my assumption since the permits were issued and a final occupancy permit was given, that the setbacks are appropriate to the original site. I have no other information to tell me otherwise.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc to: File