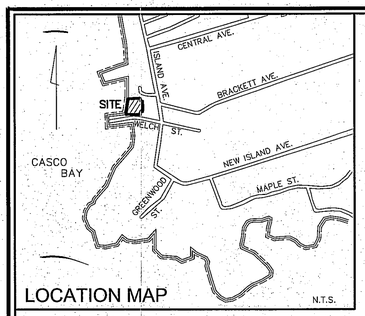


ZONING

I–B ISLAND BUSINESS ZONE

DIMENSIONAL REQUIREMENTS

(a) Minimum lot size: see the City of Portland Code of Ordinances Sec. 14–226

(b) Minimum street frontage: Forty (40) feet.

(c) Minimum yard dimensions:
(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

1. Front yard:
Principal or accessory structures: Twenty (20) feet, except that a front yard need not exceed the average depth of front yards on either side of the lot.

2. Rear yard:
Principal or accessory structures: Ten (10) feet.

3. Side yard:
Principal structures: Ten (10) feet.
Accessory structures: Ten (10) feet except that the minimum distance from a principal structure may be five (5) feet.

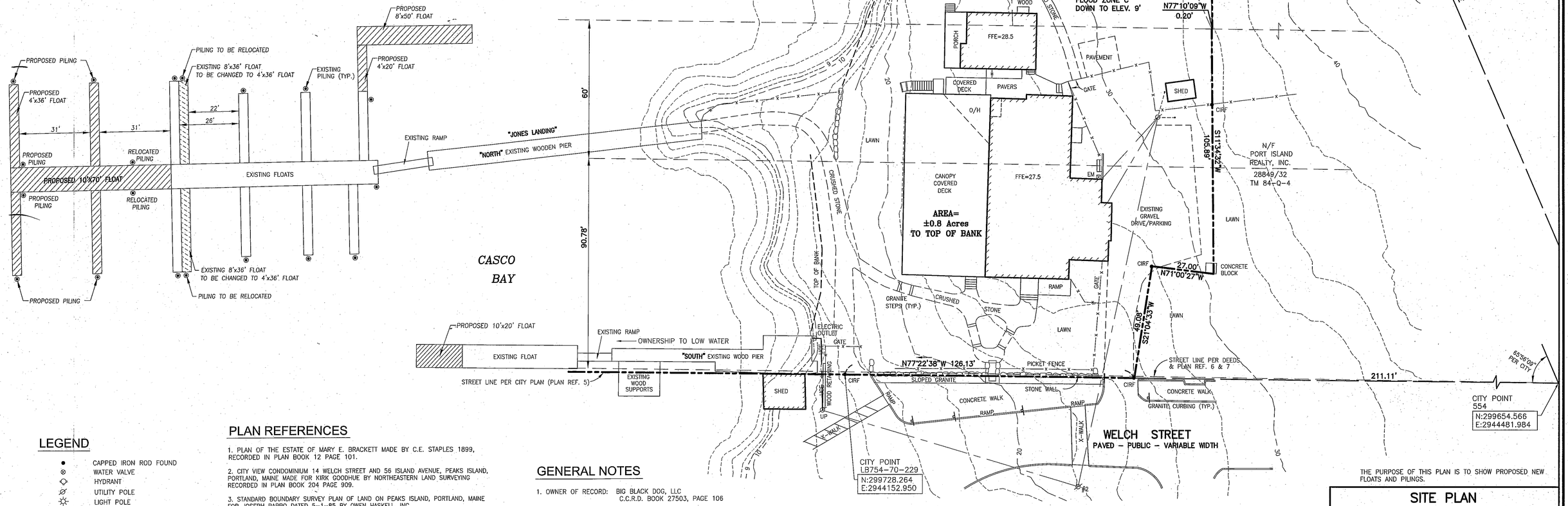
4. Side yard on side streets:
Principal or accessory structures: Ten (10) feet. City of Portland

(d) Maximum lot coverage: Fifty (50) percent of lot area.

(e) Minimum lot width: Forty (40) feet.

(f) Maximum structure height:
Principal or accessory attached structure: Thirty–five (35) feet.
Accessory detached structure: Eighteen (18) feet.

FOR ADDITIONAL ZONING INFORMATION SEE THE CITY OF PORTLAND LAND USE ZONING ORDINANCE SEC. 14–222



LEGEND

- CAPPED IRON ROD FOUND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- EM ELECTRIC METER
- FENCE
- CURB
- OVERHEAD WIRES
- 100 2' CONTOUR

GRAPHIC SCALE

0 10' 20' 40' 80'

PLAN REFERENCES

1. PLAN OF THE ESTATE OF MARY E. BRACKETT MADE BY C.E. STAPLES 1899, RECORDED IN PLAN BOOK 12 PAGE 101.

2. CITY VIEW CONDOMINIUM 14 WELCH STREET AND 56 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE MADE FOR KIRK GOODHUE BY NORTHEASTERN LAND SURVEYING RECORDED IN PLAN BOOK 204 PAGE 909.

3. STANDARD BOUNDARY SURVEY PLAN OF LAND ON PEAKS ISLAND, PORTLAND, MAINE FOR JOSEPH PAPPO DATED 5–1–85 BY OWEN HASKELL, INC.

4. PLAN OF PROPERTY LOCATED ON THE NORTHWESTERLY SIDELINE OF WELCH STREET PEAKS ISLAND MAINE DATED AUGUST 1993 BY T.F. MCDONALD LAND SURVEYING.

5. RIGHT OF WAY SURVEY FOR WELCH STREET AND ISLAND AVENUE ON PEAKS ISLAND CITY OF PORTLAND ENGINEERING DEPARTMENT DATED JUNE 5, 2003.

6. PLAN OF LAND AT PEAKS ISLAND, PORTLAND, ME SURVEYED FOR HEIRS OF C. A. PLUMMER BY E.C. JORDAN AND CO. DATED SEPT. 1928.

7. SURVEY AT PEAKS ISLAND PORTLAND, ME. FOR CASCO BAY LINES CO. BY EC JORDAN AND CO. DATED JULY 1922.

8. CONDOMINIUM PLAT JONES LANDING ON PEAKS ISLAND, PORTLAND MAINE FOR MITCHELL & ASSOCIATES DATED 3–14–06 BY OWEN HASKELL, INC.

9. SITE PLAN 6 WELCH STREET, PEAKS ISLAND, PORTLAND, MAINE MADE FOR ROBIN CLARK DATED APRIL 15, 2013 BY OWEN HASKELL, INC.

GENERAL NOTES

1. OWNER OF RECORD: BIG BLACK DOG, LLC
C.C.R.D. BOOK 27503, PAGE 106

2. PARCEL IS SHOWN AS LOTS 3, 5, 6, 7 AND 8, BLOCK Q ON THE CITY OF PORTLAND'S ASSESSORS MAP 84.

3. BEARINGS ARE PER COORDINATES PROVIDED TO OWEN HASKELL, INC. BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT. BASED ON PLAN REFERENCE 5.

4. ELEVATIONS SHOWN ARE CITY DATUM.

5. CONTOURS SHOWN ARE TAKEN FROM THE MAINE GIS WEBSITE.

6. THE SURVEYED PARCEL IS LOCATED IN FLOOD ZONE A2 (AREA OF 100 YEAR FLOOD) AND ZONE C (AREA OF MINIMAL FLOODING BASE FLOOD ELEVATION 9') AS SHOWN ON THE FIRM COMMUNITY PANEL NUMBER 230051 0015 B.

7. LOCATION OF EXISTING FLOATS AND PILINGS TAKEN FROM AERIAL PHOTOGRAPHY.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

4-23-2014
DATE

JOHN C. SCHWANDA, PLS NO. 1252

STATE OF MAINE
JOHN C. SCHWANDA
NO. 1252
PROFESSIONAL
LAND SURVEYOR

THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED NEW FLOATS AND PILINGS.

SITE PLAN

6 WELCH STREET
PEAKS ISLAND, PORTLAND, MAINE
MADE FOR
ROBIN CLARK
P.O. BOX 69, PEAKS ISLAND, MAINE 04108

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774–0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	Job No.
Trace By	JLW	APRIL 15, 2014	2009–049P
Check By	JWS	Scale	Drwg. No.
Book No.	1117	1" = 20'	1SP