

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 050355

**PERMIT ISSUED**

JUL - 5 2005

**CITY OF PORTLAND**

This is to certify that Harmon Arthur H &/McTigue Construction

has permission to 26x36 Cape w/frostwall foundation

AT 3 Sandpiper Rd / Alderbrook

085 M008901

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

DepartmentName

*Jeanie Bank 6/29/05*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0355	Issue Date: <b>PERMIT ISSUED</b> JUL 5 2005	CBL: M008001
Owner Address: 14116 Tontine Rd	Phone: 2005	
Contractor Address: 97 Brackett Ave P.I. Portland	Phone: 2077662676	
Permit Type: Single Family	CITY OF PORTLAND	
	Zone: IR-1	

Location of Construction: 3 Sandpiper Rd <i>Walden Brook P.I.</i>	Owner Name: Harmon Arthur H &
Business Name:	Contractor Name: McTigue, Construction
Lessee/Buyer's Name	Phone:

Past Use: Vacant Land	Proposed Use: Single family 26x36 Cape
Proposed Project Description: 26x36 Cape w/frostwall foundation	

Permit Fee: \$1,266.00	Cost of Work: \$130,000.00	CEO District: 2   1
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i> Signature: <i>JMB 6/29/05</i>	
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: dmartin	Date Applied For: 04/05/2005
-----------------------------	---------------------------------

<b>Zoning Approval</b>		
Special Zone or Reviews <input type="checkbox"/> Shoreland <i>little but in shoreland well over 75'</i> Wetland <input type="checkbox"/> Flood Zone <i>Panel 15 zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2005-0071</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>6/14/05</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 \_\_\_\_\_

2/20/05

3 Sandpiper Rd P.F.

# 05-0355

85-M-8

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	2000 psf	
Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	4'6" MIN 24" x 10" bearing wall - 20" x 10" 8" wall	OK per B. M. Choue
Foundation Drainage Damp proofing (Section R405 & R406)	drain - Stone coarse tan ? fabric Partial day light	drain to have sock OK OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Partial day light	OK
Anchor Bolts/Straps (Section R403.1.6)	1/2" x 6" @ 4' oc.	OK
Lally Column Type (Section R407)	Steel Post -	<del>OK</del> OK
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	W 8 x 21 Steel bearing wall - w/spec	Need specs OK
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x6 PT 12" Prefab joists ? stairwell opening	OK per I-Joist SR
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	12" Prefab Joists W 10 x 22.2 Steel Beam	Need spec

(B)

(2)

(1)

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	OK	
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8))	Green Porch Trusses 4-2x10 bearing beams 3-2x10 gable	11'8"	4-2x12 OK
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Main - Trusses 24" o.c. w/ Girder ridge		<del>OK</del> Pen 6/29/05
Fastener Schedule (Table R503.2.1.1(1))	5/8 146, 1/2 Fibred, 1/2" P14 Furring	OK	
Private Garage (Section R309) Living Space? (Above or beside)		IRC-2003	6/29/05 Bsh 8
Fire separation (Section R309.2)		N/A	
Opening Protection (Section R309.1)		N/A	
Emergency Escape and Rescue Openings	Egress all Bedrooms	OK	
Roof Covering (Chapter 9)	Asphalt	OK	
Safety Glazing (Section R308)		N/A	
Attic Access (Section R807)	22" x 30"	OK	
Chimney Clearances/Fire block (Chapter 10)	See sub	Spec	5

Headers - 2-2X10's

CAP = R43.31  
 Ceiling - R-31, Slope R-34.31

OK

Energy Efficiency (N1101.2.1)	Foundation - R12.85 2" rigid R-31 RIM walls R-25.37, knee wall R-22.17		
Type of Heating System	FHW Oil	maybe direct vent	OK condition
Means of Egress (Sec R311 & R312) Basement	Full Door N/A	use	OK
Number of Stairways	3		
Interior	2		
Exterior	1 - 7 1/2" R 10" tread	OK	
Treads and Risers (Section R311.5.3)	windows not to code 5 1/2" tread	submitted 6/29/05	OK
Width (Section R311.5.1)	6'5"	6'8" per 6/29/05	OK
Headroom (Section R311.5.2)	6'5"		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	3'0" ? Screen Arch	Railing OK	OK
Smoke Detectors (Section R313) Location and type/Interconnected	#11 Bedrooms/levels + under kitchen		OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A		OK
Deck Construction (Section R502.2.1)	2X5 16" o.c. <del>beam</del> from 2X10-16" o.c. <del>side</del> / screen Arch		
See Chimney Summary Checklist	? Beams	2-2X10	OK 6/29/05

12

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-0355	<b>Date Applied For:</b> 04/05/2005	<b>CBL:</b> 085 MOO8001
------------------------------	--	----------------------------

<b>Location of Construction:</b> Alderbrook Rd	<b>Owner Name:</b> Harmon Arthur H &	<b>Owner Address:</b> 14116 Tontine Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> McTigue, Construction	<b>Contractor Address:</b> 97 Brackett Ave, P.I. Portland	<b>Phone:</b> (207) 766-2676
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single family 26x36 Cape	<b>Proposed Project Description:</b> 26x36 Cape w/frostwall foundation
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/14/2005**Note:** 4/19/05 undersized lot - no lot of record proven - no pre & post development grades shown - lot width only      **Ok to Issue:** 

93' instead of 100' min - in my area holding - see letter

5/25/05 received info on chain of title &amp; reorientation of the bldg. Nothing on pre &amp; post grades. Reoriented the bldg toward Alderbrook Rd.

6/14/05 Spoke with B. McTigue - the Pre &amp; Post grades will be the same

6/21/05 met with Arthur Harmon with a new house placement that pleases both of us.

- 1) It is further understood that there will be no grade changes on this property. This office has relied upon the given grades at the pre-development grade for purposes of measuring required heights. It is understood that no fill is to be brought to the site for post development grading.
- 2) This permit is being approved on the basis of plans submitted and received on 5/25/05. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/29/2005**Note:** 6/20/05 Spoke w/Bobby Mc. For details on review checklist, he will submit.**Ok to Issue:** 

6/29 Bobby Mc. Sent in winder detail via phone directed changes on the plans as noted, ok to issue.

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 06/21/2005**Note:**      **Ok to Issue:** 

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 3) NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

<b>Location of Construction:</b> Alderbrook Rd	<b>Owner Name:</b> Harmon Arthur H &	<b>Owner Address:</b> 14116 Tontine Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> McTigue, Construction	<b>Contractor Address:</b> 97 Brackett Ave, P.I. Portland	<b>Phone</b> (207) 766-2676
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**Dept:** Planning

**Status:** Not Applicable

**Reviewer:** Jay Reynolds

**Approval Date:** 06/21/2005

**Note:**

**Ok to Issue:**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-0355	<b>Date Applied For:</b> 0410512005	<b>CBL:</b> 085 M008001	
<b>Location of Construction:</b> Alderbrook Rd	<b>Owner Name:</b> Harmon Arthur H &	<b>Owner Address:</b> 14116 Tontine Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> McTigue. Construction	<b>Contractor Address:</b> 97 Brackett Ave. P.I. Portland	<b>Phone:</b> (207) 766-2676
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	
<b>Proposed Use:</b> Single family 26x36 Cape		<b>Proposed Project Description:</b> 26x36 Cape w/frostwall foundation	

**Note:** 4119105 undersized lot - no lot of record proven - no pre & post development grades shown - lot width only **Ok to Issue:**   
93' instead of 100' min - in my area holding - see letter  
5/25/05 received info on chain of title & reorientation of the bldg. Nothing on pre & post grades. Reoriented the bldg toward Alderbrook Rd.  
6/14/05 Spoke with B. McTigue - the Pre & Post grades will be the same  
6/21/05 met with Arthur Harmon with a new house placement that pleases both of us.

- 1) It is further understood that there will be no grade changes on this property. This office has relied upon the given grades at the pre-development grade for purposes of measuring required heights. It is understood that no fill is to be brought to the site for post development grading.
- 2) This permit is being approved on the basis of plans submitted and received on 5/25/05. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 0612912005

**Note:** 6/20/05 Spoke w/Bobby Mc. For details on review checklist, he will submit. **Ok to Issue:**  
6/29 Bobby Mc. Sent in winder detail via phone directed changes on the plans as noted, ok to issue.

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 0612112005

**Note:** **Ok to Issue:**

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 3) **NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.**
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.



<b>Location of Construction:</b> Alderbrook Rd	<b>Owner Name:</b> Harmon Arthur H &	<b>Owner Address:</b> 14116 Tontine Rd	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> McTigue, Construction	<b>Contractor Address:</b> 97 Brackett Ave, P.I. Portland	<b>Phone</b> (207) 766-2676
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**Dept:** Planning

**Status:** Not Applicable

**Reviewer:** Jay Reynolds

**Approval Date:** 06/21/2005

**Note:**

**Ok to Issue:**



# Residential Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>3 Sand Pipei Road Peaks Island</u>		
Total Square Footage of Proposed Structure	<u>1484 SF</u>	Square Footage of Lot
		<u>20,754.3 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>85</u> Block# <u>M</u> Lot# <u>8</u>	Owner: <u>Arthur H. Harmon</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Robert McTigue</u> <u>97 Brackett Ave. P.F.</u> <u>766-2676</u>	Cost Of Work: \$ <u>130,000</u> Fee: \$ <u>1191. + 300 + 75.00</u> <u>#1566.00</u>
Current Specific use: <u>Raw Land</u>		
Proposed Specific use: <u>Residential House</u>		
Project description: <u>26x36 Cape</u> <u>Frost wall foundation</u>		
Contractor's name, address & telephone: <u>McTigue Const. 97 Brackett Ave. P.F.</u>		
Who should we contact when the permit is ready: <u>McTigue Const.</u>		
Mailing address: <u>Same</u>		
		Phone: <u>730-1083 Cell</u>

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

*[Signature]*  
\$1000.00 Construction

5

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

This is not a Permit; you may not commence any work until the Permit is issued.

APR - 5 2005

RECEIVED



*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

*De* Urban-Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

April 20, 2005

Robert McTigue  
97 Brackett Avenue  
Peaks Island, ME 04108

RE: 3 Sandpiper Road, Peaks Island, 085-M-008 – IR-1 Zone – application #05-0355

Dear Bobby,

I am in receipt of your permit application to construct a new 26' x 36' single family dwelling at the above location on Peaks Island. Your permit is being denied because it is not meeting the requirements of the IR-1, Island Residential Zone.

Section 14-145.5 of the IR-1 zone requires 40,000 square feet of land area for lots with public water. Your lot has public water and is only showing 20,754 square feet of land area. There has been no other submitted information that shows that this property is considered to be a lot of record as defined under 14-433. A copy of this section is being enclosed for your convenience. I would need documentation showing that this lot has been held under separate and distinct ownership from adjacent lots since July 15, 1985. Another option is to show me that this lot was described in a subdivision plat approved by the Planning Board after July 15, 1982.

*ok per submitted chain of title submitted dated 5/24/05 letter*

Your plan submittal shows the front yard building orientation to be abutting Sandpiper Road. Section 14-145.5(e) states that the minimum lot width thru the principal structure shall be a minimum of 100 feet from side yard to side yard. Your submittal is showing 93' at the narrowest point.

*re-orientated*

I am also unable to measure compliance with the maximum building height. On the islands, it is required to show pre-development grades and post development grades. It is required to measure building heights at the pre-development grade. No such grades were provided as part of your submittal package.

*NO photo on 5/14/05*

Your permit is on hold and can not be reviewed further until all the required information has been received by this office.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Applicant: Mr. Tigue Construction  
Address: 3 Sandpiper Rd. Pt

Date: 4/19/05  
C-B-I: 85-14-008  
6/2/05

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

permit #05-0355

Zone Location - IR-1 Zone

revised plans  
i lot of record  
information  
received  
5/25/05

Interior or corner lot - corner of Alderbrook Rd

Proposed Use/Work - to construct New single family home

Sewage Disposal - private

Lot Street Frontage - 100' min - 79' + 120' + 218' - of

3rd revised  
plans 6/2/05

Front Yard - 30' min - 57' scaled ~~3'~~ 80' scaled

whiles  
reorientated  
the house  
again

Rear Yard - 30' min - 90' scaled ~~63'~~ 63' scaled

Side Yard - 20' min - 35' scaled ~~35'~~ 35' scaled

Side yard on side st - 20' min - ~~30'~~ 30' scaled

Projections - front entry ~~with deck~~ permanent with deck

Width of Lot - 100' min - ~~170'~~ 170' min narrowest

No post  
dev. given

Height - 35' max - 20' max

Lot Area - 40,000 sq ft - 20,754.3 sq ft given  
no info submitted to show that this is a lot of record submitted 5/24/05

Lot Coverage/Impervious Surface - 20% max 7,415.08 sq ft max cov.

Area per Family -

Off-street Parking - 2 parking spaces req - 2 shown beyond 30' front yd

Loading Bays - N/A

Site Plan - minor/minor 2005-0071

12' x 28' = 336  
26' x 36' = 936  
1272 sq ft

Shoreland Zoning/Stream Protection - well beyond the 75' from edge of  
small portion of 250' touches HWM or wetlands  
this lot from Alderbrook Rd

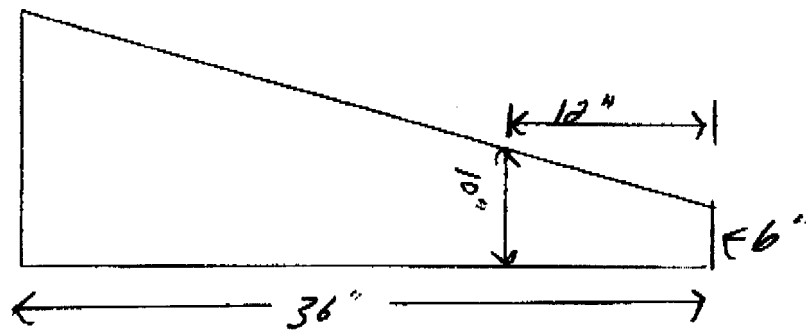
Flood Plains - panel 15 - Zone C

with - P...  
no field...

3 SandPiper Rd Peaks Island

Att. Jennie Bompe

Winding Stair Tread Detail



Framing For Screen Panel Roof  
Sheet # 8-10 Section  $\frac{4}{7/8}$

Thank you Bobby Mctigue

Outdoor swimming pools accessory to dwellings, apartment houses, hotels or motels shall be permitted on lots, provided the following conditions are met:

(a) No swimming pool shall be sited in the front yard.

(b) No part of any swimming pool shall be located closer than ten (10) feet from the principal structure, nor closer than ten (10) feet from the side or rear lot lines.

(Code 1968, § 602.19.K; Ord. No. 271-77, 5-16-77; Ord. No. 90-88, 7-19-88)

-----

\*Editor's note--Ord. No. 90-88, adopted July 19, 1988, amended § 14-432 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 90-88.

-----

**See. 14-433. Lots of record and accessory structure setbacks for existing buildings.**

Any lot of record as of June 5, 1957, and held under separate and distinct ownership from adjacent lots and having a street frontage of forty (40) feet, or to which a means of access has been previously approved by the city council as provided elsewhere in this article, may be considered a buildable lot in any residential zone except as provided below for island residential zones, with a minimum lot size of five thousand (5,000) square feet, except that a lot in the R-6 zone may have a minimum lot size of three thousand (3,000) square feet, provided that the applicable yard dimensions can be met.

A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met provided, however, that less restrictive zoning requirements which meet the requirements contained within 14-139(2) for residential small lot

development shall apply:

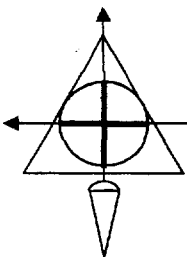
- a. R-1, R-2:  
Rear yard: Ten (10) feet.  
Side yard: Five (5) feet.
- b. R-3, R-4, R-5, R-5A, R-6:  
Rear yard: Five (5) feet.  
Side yard: Five (5) feet.

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard setbacks, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum area per dwelling unit.

EU /- Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet unless it is served by both public sewer and public water, in which case it shall have a minimum area of five thousand (5,000) square feet.

OR { A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the Planning Board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.  
(Code 1968, § 602.19.L; Ord. No. 539-84, 5-7-84; Ord. No. 32-85, § 1, 7-15-85; Ord. No. 91-88, 7-19-88; Ord. No. 310-89, 1-30-89; Ord. No. 166-89, 12-11-89)

-----  
\*Editor's note--Ord. No. 91-88, adopted July 19, 1988, amended § 14-433 to read as herein set out. See also the editor's note to Art. III of this chapter



**BACK BAY BOUNDARY, INC.**  
LAND SURVEYING

May 24, 2005

The City of Portland  
Building Inspections Department  
389 Congress Street  
Portland, Maine 04101

**RE:** 32 Alderbrook Road, Peaks Island (Portland), Maine  
Also known as Tax Map 085 - Block M - Lot 008 and shown on the below  
referenced plan as lot 19.  
Currently owned by Arthur H. Harmon and Mary Ellen Harmon

In response to a question raised to the former ownership of the lots surrounding the above referenced lot, I ask that you accept this letter and the supporting documentation as certification that it is the opinion of Back Bay Boundary, Inc. that this lot is a buildable lot as defined under the City of Portland's Land Use Code section 14-433 Lots of record and accessory structures setbacks for existing buildings.

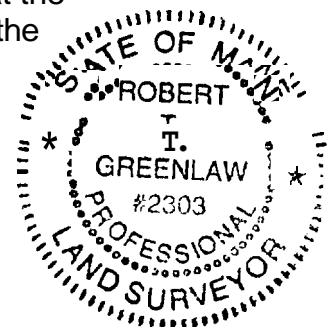
The lot in question is shown on a subdivision plan entitled "Oceanside Project Peaks Island, Maine South Gate Subdivision" survey and plan by Theodore T. Rand PE #1513 of Little Diamond Island Portland, Maine 04109 dated January 1969 approved by the City of Portland Planning Board on April 11, 1969 and recorded in the Cumberland County Registry of Deeds in Plan 79, Page 39 April 14, 1969.

As shown on the enclosed plan the subject parcel is currently comprised of 20754.3 square feet of area. Currently enjoys 347.02 feet of street frontage on Alderbrook Road, an accepted city street on which the front door of the proposed single family dwelling will have its front door. Because of this revised orientation, the lot will enjoy a lot width in excess of the required 100 feet.

It is also documented by the enclosed deeds and chain of title sheets that the subject lot is and has been held in distinct and separate ownership from the adjoining lots since the creation and subsequent sale of said lots.

Sincerely,  
Robert T. Greenlaw, PLS #2303

Enclosures  
Cc Robert McTigue



643 Forest Avenue Portland, Maine 04101  
(207) 774-2855 Email [Backbayboundary@cs.com](mailto:Backbayboundary@cs.com)

Fax (207) 347-4346

[www.Backbayboundary.com](http://www.Backbayboundary.com)



N/F  
CAROLYN E. PEDDLET  
9283/219

ARMON BOOK 10205 PAGE 168  
DEEDS (C.C.R.D).

TAKEN AT THE TIME OF MIS  
A COLLECTOR AND A HAND-HELD

RES

TE SUBDIVISION BY THEODORE T.  
BOOK 79 PAGE 39. SAID LOT 8

85 BLOCK M LOT 8

NS BURDENING OR BENEFITING

CHAPTER 14 SEC. 14-433 IN  
ANN

PLICATION TO SUPPORT OUR  
TY OF PORTLAND LAND USE CODE

C OF THE FLOOD INSURANCE  
YEARS AN EFFECTIVE DATE OF  
AREA.

N/F  
LINDA M MALMQUIST & RICHARD BARKHUFF  
13568/94

- Contour Line
- Overhead Utility
- Utility Pole
- Hydrant
- Distance from reference plan or deed.
- Now Or Formerly

S TO THE MAINE BOARD OF LICENSURE  
IDS OF PRACTICE AS ADOPTED APRIL 01,

DATE: MAY 24, 2005

ME-1-09-24-2005: ADDO (DONT BARRI...UTTER AND GET...RUTH.

**PROPOSED SINGLE FAMILY DWELLING**  
32 ALDERBROOK ROAD PEAKS ISLAND, MAINE

**ROBERT MCTIGUE**

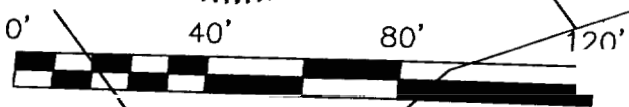
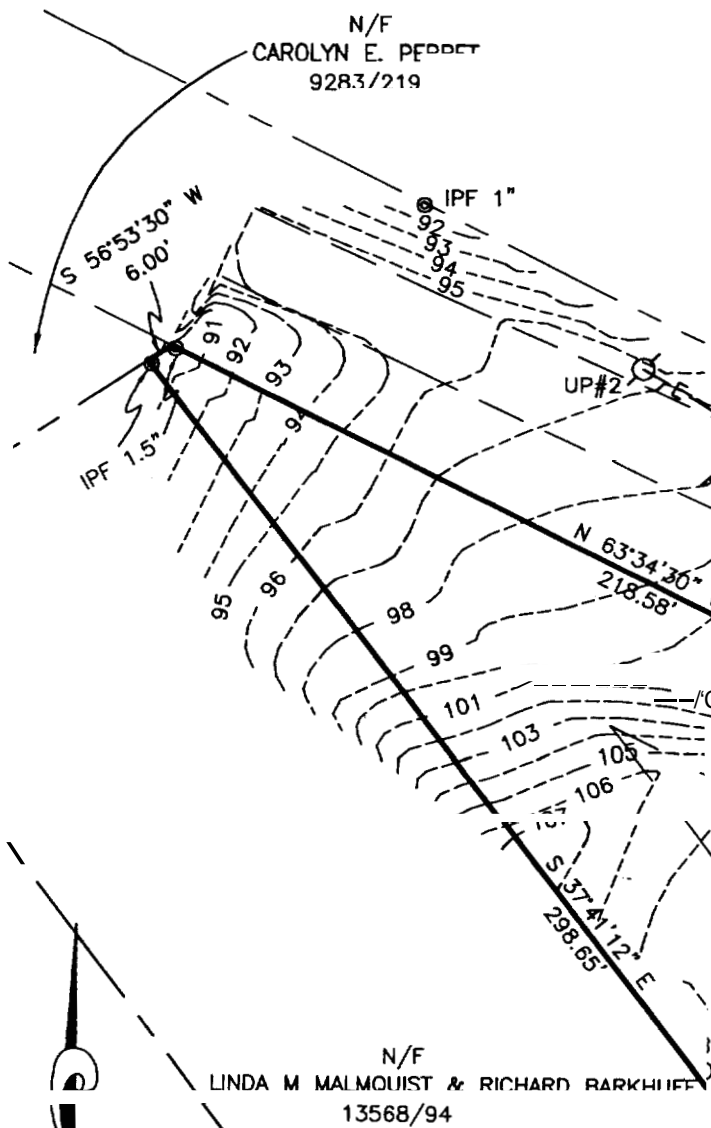
FOR:

DRAWN BY: DMD
CHECKED BY: KCC
SCALE: 1"=40'
DATE: 12-09-2004
JOB NUMBER: 2004118
SHEET: 2 OF 2

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
PROFESSIONAL LAND SURVEYING

643 FOREST AVENUE  
PORTLAND, MAINE 04101  
207-774-2855 FAX 207 347-4346

DRAWER: 2004 NO: 118



GRAPHIC SCALE

# No 85 PEAKS ISLAND

EE

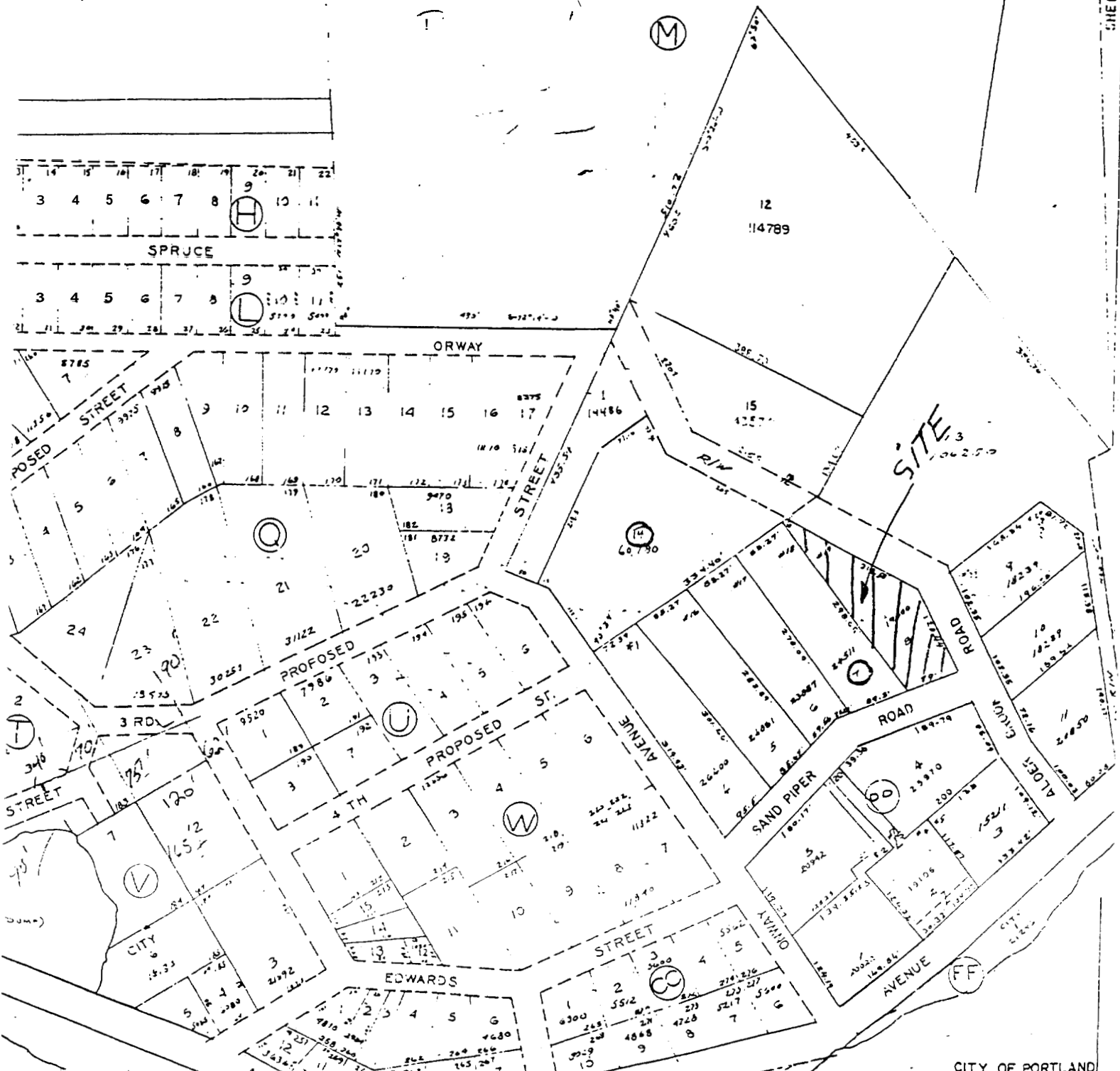
I

837,604

CITY  
M-3  
766,002

M

SHEET 86-C



Rear yard: Five (5) feet.

Side yard: Five (5) feet.

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard set backs, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum area per dwelling unit.

Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet unless it is served by both public sewer and public water, in which case it shall have a minimum area of five thousand (5,000) square feet.

A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the Planning Board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

(Code 1968, § 602.19.L; Ord. No. 539-84, 5-7-84; Ord. No. 32-85, § 1, 7-15-85; Ord. No. 91-88, 7-19-88; Ord. No. 310-89, 1-30-89; Ord. No. 166-89, 12-11-89)

-----  
\*Editor's note--Ord. No. 91-88, adopted July 19, 1988, amended § 14-433 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to 3rd. No. 91-88. Subsequently, § 14-433 was amended by Crd. No. 310-89, adopted Jan. 33, 1989, to read as set out, which ordinance further provided that it be applicable to all pending proceedings and be enacted as an emergency.  
-----

See. 14-434. Corner clearance.

No obstruction higher than three and one-half (3 1/2) feet above the lowest elevation at the curblin shall be permitted on a corner lot within the area of a triangle formed by a line

85-M-14

ABUTTER

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

Card Number 1 of 1  
Parcel ID 085 M014001  
Location 50 ALDERBROOK RD  
Land Use VACANT LAND

Owner Address PERRET CAROLYN E CURRIE  
1465 HOOKSETT RD # 236  
HOOKSETT NH 03106

NC =  
NAME  
CHANGE

Book/Page NCFY03/ 9283/219

Legal 85-M-14  
ALDERBROOK RD  
ONWAY AVE PEAKS ISLAND  
60780 SF

### Current Valuation Information

Land	Building	Total
\$45,090	\$0	\$48,090

### New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$94,500	\$0	\$94,500	\$71,295

### Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
				1.395

Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition

### Sales Information

Date	Type	Price	Book/Page

874-8486

### Picture and Sketch

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

Back Bay Boundary, Inc.  
643 Forest Avenue., Portland, ME 04103

85-M-14

CHAIN OF TITLE

Name: <sup>(CURRIE)</sup> Perret, Carolyn  
Job No.: 2004118  
Date: 5/17/2005

Address: <sup>50 Alder</sup> ~~brook~~ <sup>Road</sup> Peak's Island Tax Map: 85 Lot: 4  
Town: Portland Site: Abutter X  
County: Cumberland Sheet 1 of

ADDITIVE DEED

t

JENNIFER HOWARD, ANDREW  
MERNICK, JUDITH MERNICK, BRIAN

Book/Page 9283 / 219  
Deed Date 8/6/1990  
Record Date 8/20/1990

Desc Info  
LOT 14  
(COPY)

Desc Info