

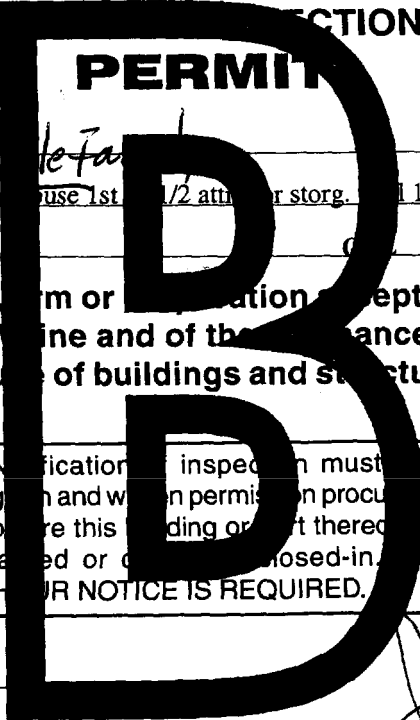
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE  
**CITY OF PORTLAND**

**PERMIT ISSUED**  
JUL 27 2005  
Permit Number: 040899  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

SECTION

**PERMIT**



I am to certify that Radis Sandra K/D Laing St. Le Fa  
is permission to Build Boathouse gr floor/gar house 1st 1/2 att. or storg. 1500 sq ft  
328 Island Ave PI 087 R002001

Provided that the person or persons from or for whom this permit is issued shall comply with all of the provisions of the Statutes of this State 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 work on permit on procedure before this building or part thereof is started or closed-in. **24 HOUR 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 \_\_\_\_\_  
Department Name

*Laurie Burke* 7/27/05  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**PERMIT ISSUED**

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

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

Permit No: 4-0899	Issue Date: <b>JUL 27 2005</b>	CBL: 087 R002001
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Location of Construction: 328 Island Ave <i>P.I</i>	Owner Name: Radis Sandra K	Owner Address: 334 Island Ave	Phone: 766-3915
Business Name:	Contractor Name: D Laing	Contractor Address: 17 Wiley Ave Peaks Island	Phone: 2077665915
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <i>IR-2</i>

**CITY OF PORTLAND**

Proposed Use: Vacant land	Proposed Use: <i>Single Family</i> Boathouse gr floor/guesthouse 1st fl - 1/2 attic for storage total 1500 sq ft	Permit Fee: \$582.00	Cost of Work: \$54,000.00	CEO District: 2
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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:	Signature: <i>JMB 7/27/05</i>

Proposed Project Description: *Single Family*  
Build Boathouse gr floor/guesthouse 1st fl - 1/2 attic for storg. total 1500 sq ft

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: <i>jodinea</i>	Date Applied For: 06/30/2004
------------------------------------	---------------------------------

Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input checked="" type="checkbox"/> Shoreland <i>with m but over 201 from HWM</i> <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Hood Zone <i>Panel 15 outside zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2004-0137</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>9/3/04</i>	<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: _____	<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</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**

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

Permit No: 04-0899	Date Applied For: 06/30/2004	CBL: 087 R002001
Location of Construction: 328 Island Ave P.I.	Owner Name: Radis Sandra K	Owner Address: 334 Island Ave
Business Name:	Contractor Name: D Laing	Contractor Address: 17 Wiley Ave Peaks Island
Lessee/Buyer's Name	Phone: ( ) 766-5915	Phone: (207) 766-5915
Proposed Use: Boathouse <del>gr</del> floor/single family above 1st fl -1/2 -attic for storage total 1500sq ft	Proposed Project Description: Build Boathouse gr floor/single family 1st fl -1/2 attic for storg. total 1500sq ft	Permit Type: <del>Additions Duplex</del> <i>Single Family</i>

2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 07/27/2005

Note: 09/22/04 left vm w/Radis' to call about issues. Existing septic system needs evaluation for additional dwelling unit. **Ok to Issue:**

9/23 Spoke w/Sandra R. About additional submittals on review checklist & septic system. She said the existing 3 br dwelling is on a separate system and the system installed in 1991 was done due to a malfunction of that system and that since then has been pumped and continued to be used. I told her we need verification that the existing house is not using the new system & a new HHE-200 form needs to show how the new house is hooked up. Also, the other tank must be removed or filled. She will get back to me.

12/20/04 Chuck Radis called to update the septic system design. Working out details w/possible connection w/public sewer or private system. Will inform by Feb. Or March on details.

7/27/05 Met w/Chuck R. To review revisions and the proposal from Lionel Plante to hook up to the public sewer main, **ok** to issue.

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office. */concrete header & Rafter anchors*
- 4) ~~Need detail on attic floor balloon Framing~~

Dept: DRC Status: Approved with Conditions Reviewer: Jay Reynolds Approval Date: 09/10/2004

Note: **Ok to Issue:**

- 1) A sewer permit is required for you 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.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 4) 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.
- 5) Your new street address is now #328 Island Ave., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ~~Footing/Building Location~~ Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- ~~Framing/Rough Plumbing~~ Inspection: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. **NOTE:** There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. **Your** inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

OK **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Charles Radis NP  
Signature of Applicant/Designee

Date 7/27/05

James B...  
Signature of Inspections Official

Date

CBL: 87-R-2

Building Permit #: 04-0899

Sept  
 existing 3 B.R. dwelling  
 New 1 BDR dwelling

328 JS land Ave 81-R-2  
 04-0899

Code		Description		Inspection/Remarks	
<p><b>STRUCTURAL</b>            Footing Dimensions/Depth            (Table 403.1.1 &amp; 403.1.1(1),            Section 403.1.2)</p>					
Foundation Drainage Dampproofing (Section 406)	sock drain, <del>for</del>	OK			
Ventilation (Section 409.1) Crawls Space ONLY	<del>2</del> 2 windows / 1 door	OK			
Anchor Bolts/Straps (Section 403.1.4)	? 1/2" 6' OC. 12" corners	1/27/05	OK		
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	<del>2</del> 2'-6" pad & sona tube - for deck & side entrance		OK		
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	N/A				
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	± Joists 11 7/8 16 O.C.		OK		
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x12 16 O.C.		OK		

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x12 collar 4' o.c. partial cathedral	Ridge Beam Specs Anchoring
Roof Rafter: Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x12 16 o.c. span 9'	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 Advant., 9/16 OSB, 5/8 Ply	OK
Fastener Schedule (Table 602.3(1) & (2))	BAH/IRC	OK
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	? First Fl. Plan <del>XXXX</del> 5/8 on ceiling & walls	OK 2/22/05
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	N/A	
Egress Windows (Section 310)	?	
Roof Covering (Chapter 9)	Asphalt	OK 2/22/05
Safety Glazing (Section 308)	? bath. N/A	OK
Attic Access (BOCA 1211.1)	? Access No ladder N/A	Fixed OK
Draft Stopping around chimney	N/A	

Header Schedule	3-2x10	? Cement beam	OK / Spec
Type of Heating System	LP Gas monitor		OK
<b>Stairs</b>			
Number of Stairways	N/A		
Interior			
Exterior	N/A		
Treads and Risers (Section 314)			
Width	N/A		
Headroom			
Guardrails and Handrails (Section 315)	?	36" L	4" space all Railings OK 7/27/05
Smoke Detectors Location and type/Interconnected	1-Bedroom 1-Protecting		OK 7/27/05
Plan Reviewer Signature			

See Chimney Summary Checklist

Deck 2x10 @ 12" o.c.

2-2x10 carrying Beams min.

OK

\* Required only in Seismic Zones 3 and 4.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 degree = 0.01745 rad.

ITEM	LETTER	REQUIREMENTS	Summary
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet. 12 inches for fireplace opening greater than or equal to 6 square feet.	1003.10
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet. 20 inches for fireplace opening greater than or equal to 6 square feet.	1003.10
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth. 12-inch minimum firebox depth for Rumford fireplaces.	1003.11
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber	H	6 inches lined; 8 inches unlined. Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbelled masonry.	1003.8 1003.8.1
Chimney vertical reinforcing*	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing*	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	1/2-inch gROUT or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances	N	2 inches interior, 1 inch exterior. 2 inches from back or sides. 6 inches from opening. 3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.15 1003.12 1003.13 1001.6
Anchorages*	O	3/16 inch by 1 inch. Two. 12 inches hooked around outer bar with 6-inch extension. Four joists. Two 1/2-inch diameter.	1003.4
Fasten to	P	12-inch minimum. 6 inches each side of fireplace wall.	1003.2
Width			

TABLE 1003.1 SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.



JUN 29 2004

RECEIVED

# All Purpose 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>87/R/2 Island Ave Peaks Island</u>		
Total Square Footage of Proposed Structure <u>1500</u>	Square Footage of Lot <u>22700</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>R</u> Lot# <u>2</u>	Owner: <u>Sandra K Radis</u>	Telephone: <u>766 5915</u>
Lessee/Buyer's Name (If Applicable) <u>-</u>	Applicant name, address & telephone: <u>D Lairg, 17 Wiley Ave, Peaks Island ME 04108</u>	Cost Of Work: \$ <u>54,000</u> Fee: \$
Current use: <u>None</u>		
If the location is currently vacant, what was prior use: <u>-</u>		
Approximately how long has it been vacant: <u>unspecified</u>		
Proposed use: <u>Boathouse w boat and gear storage - ground floor.</u>		
Project description: <u>Guesthouse - 1st floor, 1/2 attic for storage</u>		
Contractor's name, address & telephone: <u>D Lairg, 17 Wiley Ave, Peaks Island, ME 04108.</u>		
Who should we contact when the permit is ready: <u>C+S Radis</u>		
Mailing address: <u>334 Island Ave, Peaks Island, 04108.</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <u>766 5915</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

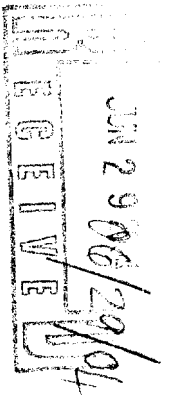
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: <u>D Lairg</u>	Date: <u>06/29/04</u>
--	-----------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

# Building Permit Application

87/R/2



Go whom it may concern

The proposed plan for 87/R/2 is a boat house set into the slope. A guesthouse is planned for the floor above with a 1/2 attic or storage. Heating: It is intended to heat the house with a gas powered radiator.

Septic: A 1000 gallon septic system is already in place on the lot.

Drainage: When building the basement drainage will be laid every 3 1/2 feet vertically. Including

two french drains one near the surface, one halfway down the wall. A perimeter drain will go around the base of the wall.

Footings: Near the front of the building we find subsurface clay the four sandtubes holding up the decks will have 2'6" square pads at their base to achieve a solid footing

Construction: All construction is with 2x6 stamped lumber and 2x4 interior walls. 2x12 rafters and collar ties will contain R38 insulate

Windows: All windows ~~are~~ Marvin's clad casemaster or double hung, with low E glass and argon gas.

Site Application

06/29/04

refer: 87/R/2 IR2

To whom it may concern

The projected plan for 87/R/2 is a boat house set into the floor. The lot is owned by Sandra H Radis. A guest house is planned for the floor above. It would serve the residence at 334 Island Ave 87/R/3 which is owned by Charles Radis.

In 1991 a five year old septic system servicing 334 Island Ave was needed by groundwater and a new service was installed on 87/R/2. The system at 334 was repaired with a drainage system. This gives a 1000 gal

and Bruce F. Lincoln

require septic rated for single family on site.

Please refer accompanying photocopies for further information on both systems.

The soil near the front half of the lot becomes clay at 2'-0" plus. It is proposed to use a pad 2'-6"  $\phi$  as a base for sand tubes holding up the two decks. This will give a solid base in the clay, better the septic using sand tubes.

Site Application

06/29/01

refer. 87A2 IR2

To whom it may concern

The projected plan for 87/R/2 is a bathroom set into the floor. The lot is owned by Sylvia H Radis. A guesthouse is planned for the floor above. It would serve the residence at 334 Island Ave 87/R/3 which is owned by Charles Radis.

In 1991 a five year old septic system servicing 334 Island Ave was flooded by groundwater and a new service was installed on 87/R/2. The system at 334 was repaired with a drainage system. This gives a 1000 gal

and Bruce F. Lincoln

require septic voted for single family on site.

Please refer accompanying photographs for further information on both systems.

The soil near the front half of the lot becomes clay at 2'-0 plus. It is proposed to use a pad 21'6"  $\phi$  as a base for sonotubes holding up the two decks. This will give a solid base in the clay, better the septic using sonotubes.

11

Addendum to Permit Application for Peaks Island Lot 87-R-2 Sandra Radis

1. The size and spacing of anchor bolts attaching sill plate to foundation will be 6 ft OC, 12" from corner and cutouts.
2. There will be a ridge **beam** in ceiling. *=w/Anchors at both ends of rafter*
3. Contractor will use the Boca 1999 **fastener** schedule.
4. There will be 5/8 sheetrock on ceiling and walls of ground floor.
5. At least one bedroom window will measure 5.7 feet square for egress.
6. ~~If window in bathroom is within 3 ft horizontal of shower and below 60" from floor it will be tempered glass.~~ *NOT NEEDED*
7. Guard rail in storage loft will be 36" high. *and less than 4" space or*
8. There will be smoke alarms in **and** directly outside bedroom.
9. Exterior deck baluster will be 36" high and less than 4 inches apart.

7/27/05

Dr. & Mrs. Radis,

The following is an estimate on the 2" forced main from your new home to the sewer main on City Park Rd.

I've been assured by the City the permits are attainable.

Once the contract is signed, I'd be happy to obtain the permits on your behalf, Terry

1/27/85

# PROPOSAL

FROM: *Lionel Plante Associates*  
98 Island Avenue  
Peaks Island, ME 04108  
Phone: (207) 766-2508  
Fax: (207) 766-2507

Proposal No. 1  
Sheet No. 1  
Date: 07/20/05

**Proposal Submitted To:**

**Work To Be Performed At:**

**Name:** Sandra & Charles Radis  
**Attn:**  
**Street:** 334 Island Ave  
**City:** Peaks Island  
**State/Zip:** 04108  
**Phone:** 766-5917  
**Fax:**

**Name:**  
**Street:** Island Ave  
**City/State/Zip:** Peaks Island, ME 04108  
**Date of Plans:**  
**Architect:**

**We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:**

Installation of approx. 574 ft. of 2" forced main/approx. 26' of 4" gravity lines directed by Owner's plumber 4 ft. deep.  
Lump Sum.....\$13,856.00

Included in this quote: All materials, labor, and loam, seed, and hay of all disturbed areas.

**NOT INCLUDED in this quote:**

- 1) City of Portland sewer connection permit fee
- 2) Street opening permit fee
- 3) Pump
- 4) Ledge removal- none anticipated
- 5) Insulation board-none anticipated
- 6) Pavement cuts-none anticipated
- 7) Any damage to existing septic would be additional charge
- 8) Any liability of damage to the large tree (or root system) with the swing on Island Ave.


**Any necessary permits are the responsibility of the owner.** All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: thirteen thousand, eight hundred and fifty-six dollars even with payments to be made as follows: 50% Deposit of \$ 6,928.00 with Balance Due upon completion. A 2% late fee with be charged on all overdue invoices.

**\*\* PROPOSAL VALID FOR 30 DAYS\*\***

Any alteration **or** deviation **from above** specifications involving **extra costs, will be** executed only upon **written orders, and will** become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or **delays** beyond our control. **Owner, to** carry fire, tornado and other **necessary** insurance upon **above** work. **Workmen's Compensation and Public Liability Insurance** on above work **to** be taken out on Lionel Plante Associates.

Respectfully submitted: Lionel Plante Associates

Per: Terrence J. Mulkern

Signature:  Date: 7-21-05

ACCEPTANCE OF PROPOSAL

**The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.**

Accepted: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

1991 System

Department of Human Services  
Division of Health Engineering  
(207)289-3828

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

PROPERTY ADDRESS		
Town Or Plantation	PORTLAND (NEAR SOUND)	
Street	ISLAND AVENUE	
Subdivision Lot #	MAR 97 BLOCK R LOT 232	
PROPERTY OWNERS NAME		
Last	FIRST	
Applicant Name:		
Mailing Address of Owner/Applicant (if Different)		
Owner/Applicant Statement		Caution: Inspection Required
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.
Charles D. Radu Signature of Owner/Applicant		A. Rowe Local Plumbing Inspector Signature
9/14/91 Date		9/14/91 Date Approved

PERMIT INFORMATION		
<b>THIS APPLICATION IS FOR:</b> 1. <input type="checkbox"/> NEW SYSTEM 2. <input checked="" type="checkbox"/> REPLACEMENT SYSTEM 3. <input type="checkbox"/> EXPANDED SYSTEM 4. <input type="checkbox"/> EXPERIMENTAL SYSTEM	<b>THIS APPLICATION REQUIRES:</b> 1. <input type="checkbox"/> NO RULE VARIANCE 2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form 3. <input checked="" type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form Requiring Local Plumbing Inspector Approval 4. <input type="checkbox"/> Required State and Local Plumbing Inspector Approval 5. <input type="checkbox"/> MINIMUM LOT SIZE VARIANCE	<b>INSTALLATION IS:</b> <b>COMPLETE SYSTEM</b> 1. <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM 2. <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet) 3. <input type="checkbox"/> ENGINEERED (+ 2000 gpd) <b>INDIVIDUALLY INSTALLED COMPONENTS:</b> 4. <input type="checkbox"/> TREATMENT TANK (ONLY) 5. <input type="checkbox"/> HOLDING TANK _____ GAL 6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY) 7. <input type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY) 8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY) 9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM
<b>SEASONAL CONVERSION</b> to be completed by the LPI 5. <input type="checkbox"/> SYSTEM COMPLIES WITH RULES 6. <input type="checkbox"/> CONNECTED TO SANITARY SEWER 7. <input type="checkbox"/> SYSTEM INSTALLED - P/I 8. <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED	<b>IF REPLACEMENT SYSTEM:</b> YEAR FAILING SYSTEM INSTALLED _____ THE FAILING SYSTEM IS: 1. <input type="checkbox"/> BED      3. <input type="checkbox"/> TRENCH 2. <input type="checkbox"/> CHAMBER      4. <input type="checkbox"/> OTHER: _____	<b>DISPOSAL SYSTEM TO SERVE:</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER: _____ SPECIFY: _____
<b>SIZE OF PROPERTY</b> 30,015	<b>ZONING</b> IR2	<b>TYPE OF WATER SUPPLY</b> PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)		
<b>TREATMENT TANK</b> 1. <input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> AEROBIC SIZE: 1000 GALS.	<b>WATER CONSERVATION</b> 1. <input checked="" type="checkbox"/> NONE 2. <input type="checkbox"/> LOW VOLUME TOILET 3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM 4. <input type="checkbox"/> ALTERNATIVE TOILET SPECIFY: _____	<b>PUMPING</b> 1. <input type="checkbox"/> NOT REQUIRED 2. <input type="checkbox"/> MAY BE REQUIRED (DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION) 3. <input checked="" type="checkbox"/> REQUIRED TOILET DOSE: 150 GALS.
<b>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING EMPLOYEES, WATER RECORDS, ETC.)</b> SINGLE FAMILY DWELLING (3 BEDROOMS) 100 GPD WATER RECORD	<b>SOIL CONDITIONS USED FOR DESIGN PURPOSES</b> P/PROFILE      CONDITION 7      D DEPTH TO LIMITING FACTOR: 12	<b>DISPOSAL AREA TYPE/SIZE</b> 1. <input type="checkbox"/> BED _____ SQ. FT. 2. <input checked="" type="checkbox"/> CHAMBER 45' x 28' SQ. FT. 3. <input type="checkbox"/> MODULAR 4. <input type="checkbox"/> TRENCH _____ LINEAR FT. 5. <input type="checkbox"/> OTHER: _____
<b>DESIGN FLOW:</b> 270 (GALLONS/DAY)		

**SITE EVALUATOR STATEMENT**

On NOVEMBER 30, 1991 (date) I conducted a site evaluation for the project and find the data reported to be accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Albert Fitch  
 Site Evaluator Signature  
 (Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

103  
 Date: 12/1/91

Page 1 of 3  
 Form 200 - Rev. 11/88



# REPLACEMENT SYSTEM VARIANCE REQUEST

## THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application for the proposed replacement system which does not comply with the Rules. The LPI shall review the Replacement System Variance Request and Application and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System from the rules.
2. A system cannot be designed and installed in total compliance with the Rules.
3. The design flow is less than 500 GPD.
4. There will be no change in use of the structure.
5. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.

### GENERAL INFORMATION

Permit No. \_\_\_\_\_ Date Permit Issued \_\_\_\_\_  
Town of PORTLAND  
MONTH/DAY/YEAR  
Property Owner's Name: CHARLES PATRICK Tel. No. \_\_\_\_\_  
System's Location: ISLAND AVENUE (BEAR CREEK ROAD) MAP 87 BLOCK R, LOT 2+3  
STREET  
PORTLAND Maine ZIP \_\_\_\_\_  
TOWN  
Property Owner's Address: 1239 BELLEROCK STREET  
(if different from above) STREET  
PITTSBURG PA 15217  
TOWN STATE ZIP

### SPECIFIC INSTRUCTIONS TO THE

#### LPI:

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

#### SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, then complete the Replacement Variance Request with your signature on reverse side of form.

#### PROPERTY OWNER:

It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

The OWNER shall sign this statement: Therefore, having read both this Replacement Variance Request and the attached Application, I understand that the proposed system is not in total compliance with the Rules and hereby release all those concerned with this Variance, provided they have performed their duties in a reasonable and proper manner.

Charles Patrick

PROPERTY OWNER'S SIGNATURE

8/17/91

DATE

VARIANCE CATEGORY	VARIANCE REQUESTED	LIMIT OF LPI'S APPROVAL AUTHORITY		VARIANCE REQUESTED TO	
SOILS	Ground Water Table	to 6"		12" Inches	
	Restrictive Layer	to 6"		Inches	
	Bedrock	to 10"		Inches	
1 on NHE-200					
SETBACK DISTANCES (IN FEET)	FROM:	TREATMENT TANK	DISPOSAL AREA	TREATMENT TANK	DISPOSAL AREA
Potable Water Supplies	1. Well: > 2000 gal/day	100'	300'		
	2. Well: < 2000 gal/day				
	a. Neighbor's	60'	60'		
	b. Property Owner's	25'	60'		
	3. Water Supply Line	See note 'a'			
Waterbodies	1. Perennial	50'	60'		
	2. Intermittent	15'	20'		25'
	3. Manmade drainage ditch	10'	15'		
Downhill Slope	Greater than 3:1 (33%)	5'	10'		
Buildings	1. With Basement	5'	10'		
	2. Without Basement	5'	10'		
Property Line		5'	5'		

**OTHER**

1. Fill extension Grade—to 3:1

2.

3.

**Footnotes:**

- a. This setback distance cannot be reduced by variance. See Table B-2.
- b. Written Permission from the owner of a well is required when a replacement system will be located less than 100 feet but closer to that well than the system it is replacing.
- c. Sufficient distance shall be maintained to assure that the top of the fill does not extend to the 3:1 slope.

*Mark Smith*  
SITE EVALUATOR'S SIGNATURE

*12/1/99*  
DATE

**LPI STATEMENT**

I, \_\_\_\_\_, LPI for the Town of \_\_\_\_\_, have conducted an on-site inspection for the proposed replacement system and have determined to the best of my knowledge, that it cannot be installed in total compliance with the Rules, applicable Municipal Wastewater Disposal Ordinances, or the Local Shoreland Zoning Ordinance. As a result of my review of the Replacement System, Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

a. (  approve,  disapprove ) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant.

b. find that one or more of the requested variances exceeds my approval authority as LPI. I (  recommend,  do not recommend ) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, he shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: \_\_\_\_\_

\_\_\_\_\_  
LPI'S SIGNATURE

\_\_\_\_\_  
DATE

**FOR USE BY THE DEPARTMENT ONLY**

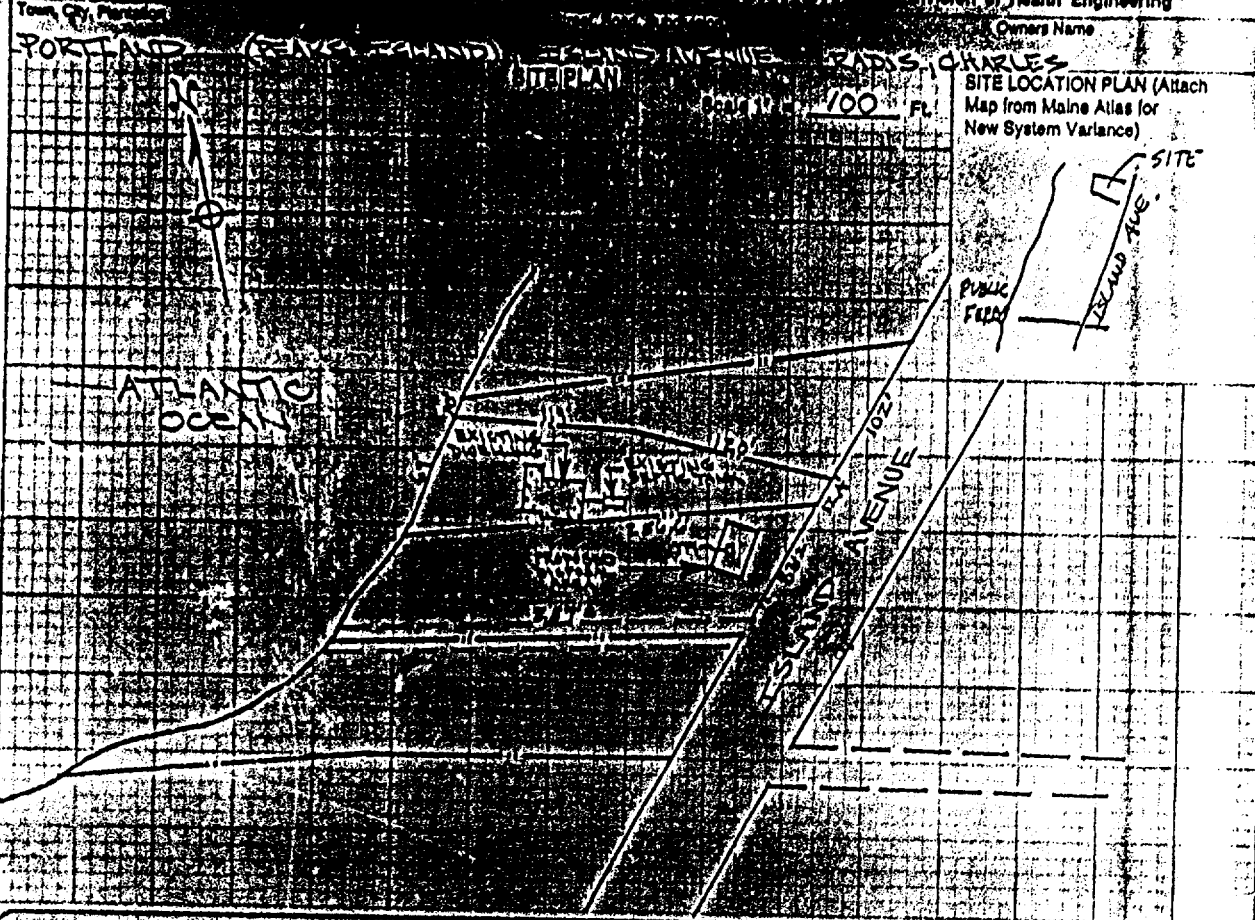
The Department has reviewed the variance(s) and (  does,  does not ) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

\_\_\_\_\_  
SIGNATURE OF THE DEPARTMENT

\_\_\_\_\_  
DATE

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Department of Human Services  
Division of Health Engineering



**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole:  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil: \_\_\_\_\_

DEPTH BELOW MINERAL SOIL SURFACE (feet)	Texture	Consistency	Color	Mottling
0	SANDY		DARK	
1	LOAM		BROWN	
2		FRABLE		
3			OLIVE	RED YELLO
4	LOAMY SAND		BROWN	RED
5			OLIVE	WATER
6	SILTY CLAY	FIRM	OLIVE	
7	LIMIT OF EXCAVATION			

Soil Classification: **2**    Slope: **6%**    Limiting Factor: **12**

Observation Hole:  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil: \_\_\_\_\_

DEPTH BELOW MINERAL SOIL SURFACE (feet)	Texture	Consistency	Color	Mottling
0				
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

Soil Classification: \_\_\_\_\_    Slope: \_\_\_\_\_%    Limiting Factor: \_\_\_\_\_

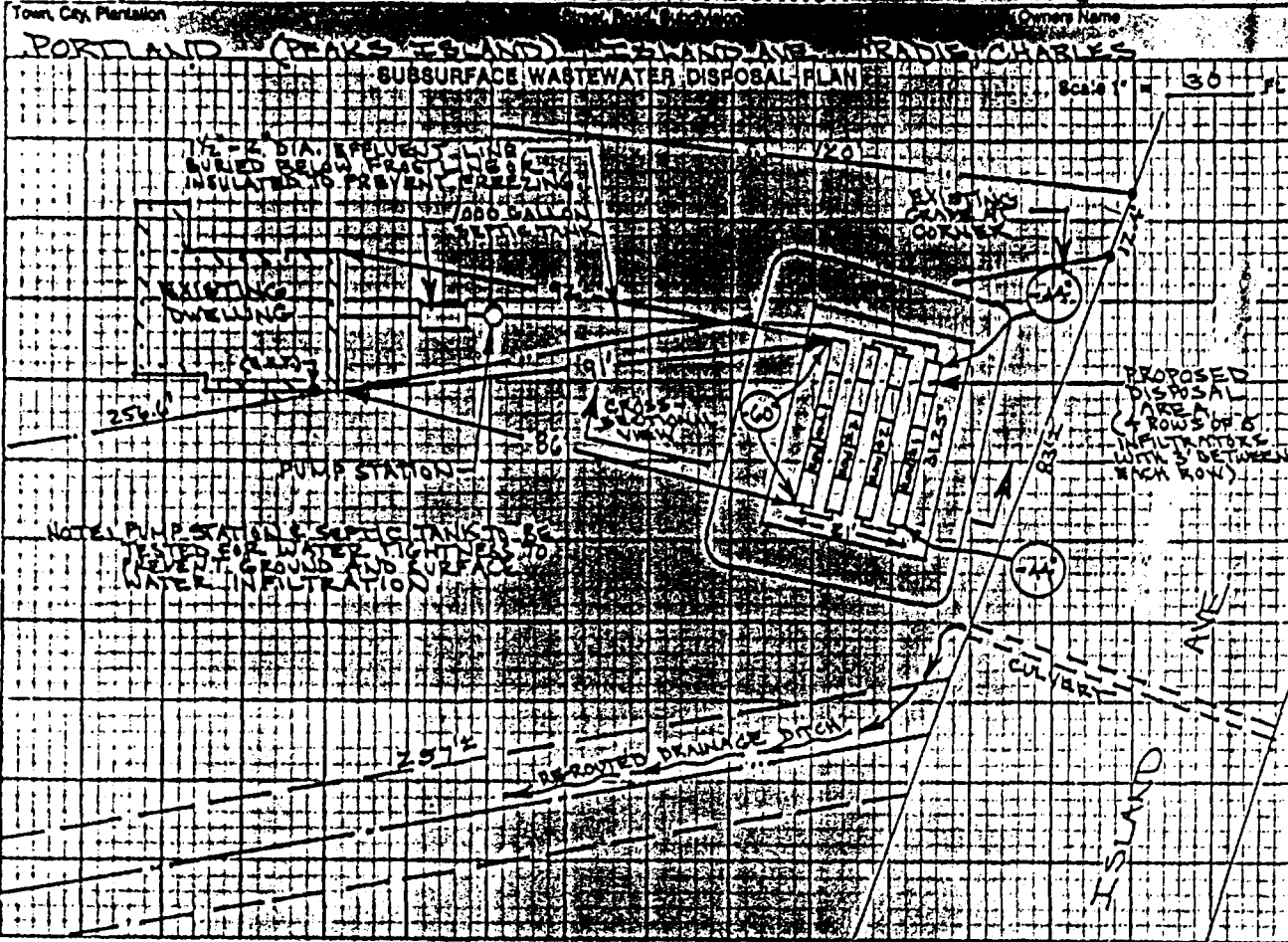
*Albert Field*  
Site Evaluator Signature

1160

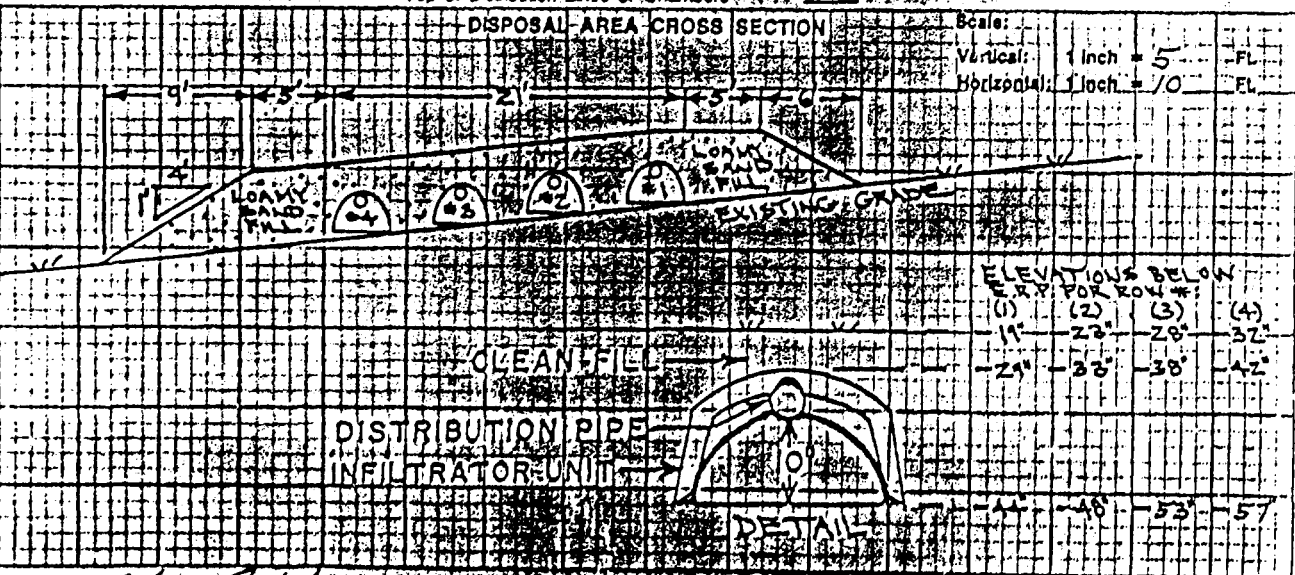
12/7/89  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering



<b>FILL REQUIREMENTS</b>	<b>CONSTRUCTION ELEVATIONS</b>	<b>ELEVATION REFERENCE POINT LOCATION &amp; DESCRIPTION</b>
Depth of Fill (Upslope) <b>25'</b>	Reference Elevation is <b>00'</b>	TOP OF WATER ROOF WHERE IT MEETS SIDE OF HOUSE, 00'.
Depth of Fill (Downslope) <b>28'</b>	Bottom of Disposal Area <b>00'</b>	
	Top of Distribution Lines or Chambers <b>00'</b>	



\_\_\_\_\_  
 Date: **12/7/99**

Page 3 of 3



## CITY OF PORTLAND

July 13, 2004

Sandra K. Radis  
334 Island Avenue  
Peaks Island, ME 04108

RE: 328 Island Avenue, P.I. – 087-R-002 – IR-2 Zone – Shoreland Zoning – Floodplain

Dear Sandra,

I am in receipt of your permit application to construct a new single family dwelling with boat storage underneath. Please note that your permit application has been denied because it does not meet the requirements of the City of Portland's Zoning Ordinance.

Section 14- 145.11 of the IR-2 zone requires a **minimum** lot size of 20,000 square feet. The Assessor's records show the lot size to be 18,683 square feet and the survey that you have submitted shows the lot to be 19,123.8 square feet. You have not supplied any information to show that this lot might be considered a lot of record and held under separate and distinct ownership for any adjoining lots since July 15, 1985.

This property is located within the Shoreland Zone area. Section 14-449 of the Zoning Ordinance requires structures to be setback a **minimum** of 75 feet **from** the high water mark, instead of the 45 feet from the mean high water mark that you have shown on your plans.

This property is located with the Flood plain area **A2** with a given elevation of 9 as denoted on FEMA panel 15. 14-450.8 requires the lowest floor elevation to be a **minimum** of two feet above the given elevation of 9 feet. The lowest floor elevation by definition would be your boat storage area. Your plans are deficient in denoting what the lowest floor elevation is using N.G.V.D. It is **your** responsibility to verify and supply that information with your application.

Section 14-332 requires all new dwelling units to show two off-site parking spaces. None are shown on your submitted plans.

Section 14- 145.11 requires the **maximum** building height for a principal building to be no more than 35 feet from pre-development grade. This office has not been provided with any such

information. This office will require all predevelopment grades around the proposed house prior to any approvals.

Your permit has been denied based upon the above requirements. You have the right to appeal my decision. If you wish to exercise your right to appeal, you have **30** days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: D. Laing, 17 Wiley Ave., Peaks Island, ME **04108**  
Jay Reynolds, Planning  
file

July 15, 1985  
Sodanite District

087-R-002

IR-2 Zone

called 328 Island Ave

87-R-2  
Property in question

CASCO Bay Light & Power

CMP transferred to Eunice A. Lincoln (County Grant)

6397/14

Eunice A. Lincoln transferred to Sandra K. Radis

7195/323 - copy of deed in file

Feb 2, 1984

MAY 30, 1986

↓  
to present

87-S-1  
Abutter

6397/14 per

1951 Assessors Records - CASCO Bay Light & Power Co.

89/90 Assessors Records - Central Maine Power Co.  
owns 87-S-1105

↓  
to present

87-R-3  
Abutter

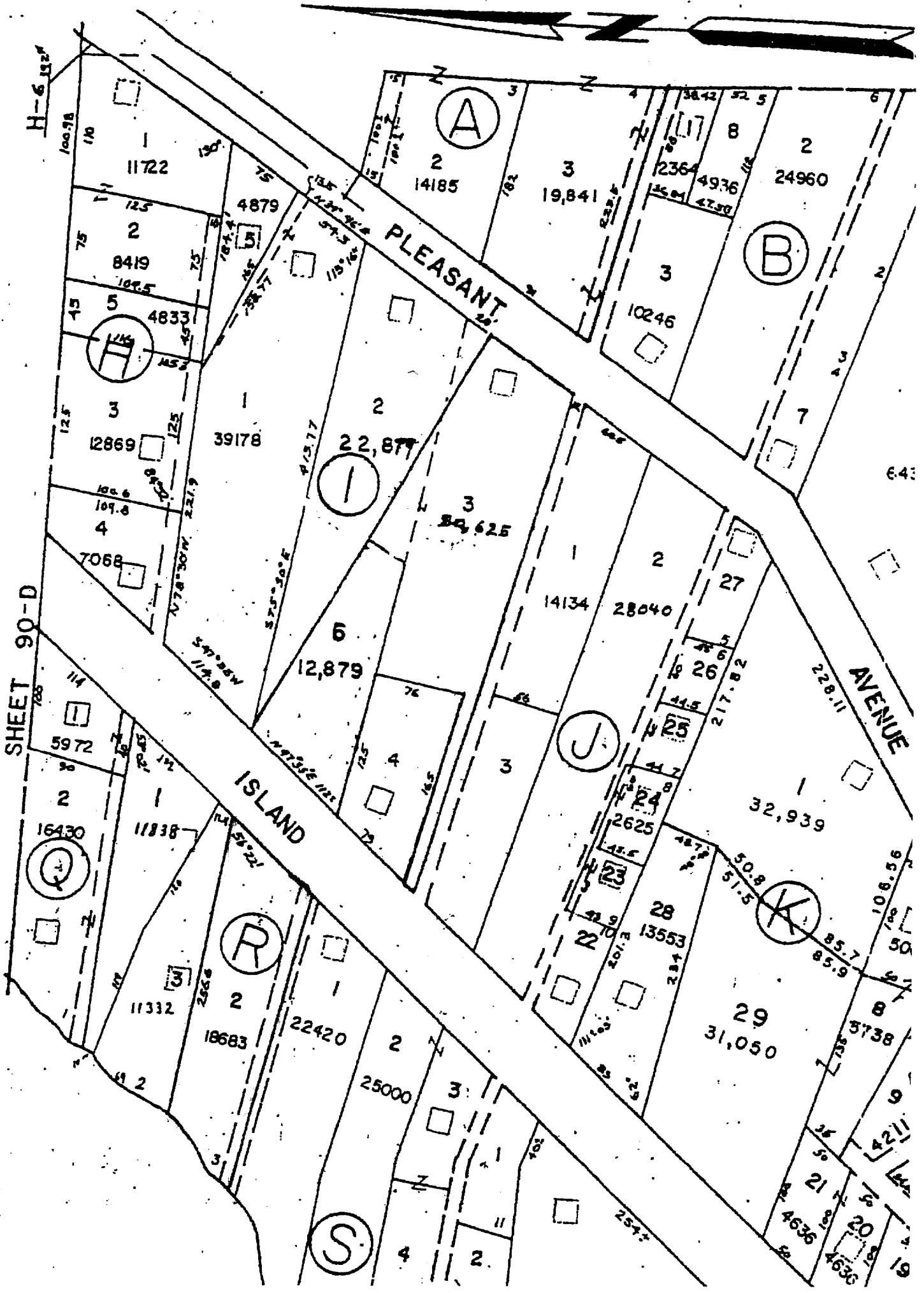
04/77 - 7186/100 <sup>per assessors</sup> - Bruce F. E. A. Lincoln purchased

05/86 - 7195/319 <sup>per assessors</sup> - Bruce F. E. A. Lincoln transferred to  
Charles D. Radis

↓  
to present

H-6, 1927

SHEET 90-D



PLEASANT AVENUE

ISLAND AVENUE

AVENUE

(A)

(B)

(C)

(D)

(E)

(F)

(G)

(H)

(I)

(J)

(K)

(L)

(M)

(N)

(O)

(P)

(Q)

(R)

(S)



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**

<b>Card Number</b>	<b>1 of 1</b>
<b>Parcel ID</b>	<b>087 R002001</b>
<b>Location</b>	<b>328 ISLAND AVE</b>
<b>Land Use</b>	<b>VACANT LAND</b>
 <b>Owner Address</b>	 <b>RADIS SANDRA K 334 ISLAND AVE PEAKS ISLAND ME 04108</b>
 <b>Book/Page</b>	 <b>7195/323</b>
<b>Legal</b>	<b>87-R-2 ISLAND AVE PEAKS ISLAND 18683SF</b>

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$25,940	\$ 0.00	\$25,940

**Building Information**

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
		0	a	0

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.429	0			

**Exterior/Interior Information**

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>

<b>Beight</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>

**Building Other Features**

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>

**Yard Improvements**

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>

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	087 R003001
Location	334 ISLAND AVE
Land Use	SINGLE FAMILY
Owner Address	RADIS CHARLES D 334 ISLAND AVE PEAKS ISLAND ME 04108
Book/Page	7195/319
Legal	87-R-3 ISLAND AVE PEAKS ISLAND 11332 SF

Valuation Information

Land	Building	Total
\$126,630	\$72,980	\$199,610

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1905	old style	2	1494	0.26	
Bedrooms	pull Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	5	None	crawl

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
SHED-FRAME	1	1994	10x12	D	A

Sales Information

Date	Type	Price	Book/Page
------	------	-------	-----------

Picture and Sketch

Picture                      Sketch

**Click here to view Tax Roll Information.**

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**



# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 50 00 00	STREET Peaks Island Ave.	BLDG. NO. 194	DEVELOPMENT NO. 18683	AREA 14	DIST. 14	ZONE 14	CHART 87	BLOCK R	LOT 2	CUR CUR 00
TAXPAYER ADDRESS AND DESCRIPTION CASCO BAY LIGHT & POWER CO ISLAND AVE PEAKS ISLAND MAINE LAND ISLAND AVE LOT 3 REC PL HENRY PARSONS PEAKS ISLAND ASSESSORS PLAN 87-R-2 AREA 18683 SQ FT										
RECORD OF TAXPAYER Allen Robert & Helen D Casco Bay Light & Power Co.										
TOPOGRAPHY LEVEL HIGH LOW ROLLING SWAMPY										
PROPERTY FACTORS WATER SEWER GAS ELECTRICITY ALL UTILITIES										
TREND OF DISTRICT IMPROVING STATIC DECLINING										
ASSESSMENT RECORD INCREASE DECREASES										
LAND VALUE COMPUTATIONS AND SUMMARY FRONTAGE DEPTH UNIT PRICE DEPTH FACTOR FRONT FT. PRICE YEAR 1951 54 63 260 4 124 5 320 320										
TOTAL VALUE LAND 520 TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS 320 SQ. FT. TO-FROM CH. BLK. LOT SQ. FT. TO-FROM CH. BLK. LOT										
LAND VALUE COMPUTATIONS AND SUMMARY FRONTAGE DEPTH UNIT PRICE DEPTH FACTOR FRONT FT. PRICE YEAR 1951										
TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS SQ. FT. TO-FROM CH. BLK. LOT SQ. FT. TO-FROM CH. BLK. LOT										
LAND VALUE COMPUTATIONS AND SUMMARY FRONTAGE DEPTH UNIT PRICE DEPTH FACTOR FRONT FT. PRICE YEAR 1951										
TOTAL VALUE LAND TOTAL VALUE BUILDINGS TOTAL VALUE LAND AND BUILDINGS SQ. FT. TO-FROM CH. BLK. LOT SQ. FT. TO-FROM CH. BLK. LOT										
YEAR ORIG. COST RENTAL YEAR SALE PRICE ± P N ± YEAR U. S. R. S. NET										

68  
 56 @ 100% = 56  
 120 @ 60% = 72  
 188

Radis

RR2

CHART LETTER BLOCK LOT STREET CODE STREET NUMBER CENSUS TRACT CENSUS BLOCK LAND USE ZONING LAND NOS. STREET BLDG. NO. CARD NUMBER

11, 332 S.F. LINCOLN BRUCE F & JACQUELINE B JTS ISLAND AVE PEAKS ISLAND ME

87-R-3  
K ISLAND AVE PI  
3939 SF 11,332 SF 87/88

JN 000 477 L 26010

GENERAL PROPERTY FACTORS		NEW ACCOUNT				LAND COMPUTATIONS				REVISED 8/88			
NEIGHBORHOOD I.D.	FTG. SO. FT. OF ACRES	DEPTH	DEPTH FACTOR	ADJ. PRICE	LAND ADJ.	LAND VALUE	BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE MO. YR.	TYPE 1. LAND 2. L & B	SOURCE	VALIDITY 1. YES 2. NO
	8939	11332	67	150	-	6620	7186	78	L26014	04	77	1 2	1 2
TOPOGRAPHY RATING						11330	7195	87/88	R00128	03	86	1 2	1 2
STREET OR ROAD													
SIDEWALK													
ALLEY													
UTILITIES													
0. NONE 1. PUBLIC 2. PRIVATE													

BUILDING PERMIT RECORD		NOTES:	
DP#	PERMIT NO. AMOUNT	DESCRIPTION	
		LAND BUILDING TOTAL	11,420
		LAND	2,950
		BUILDING	8,470

S.F.	TO-FROM	CH	BL	LOT
	TO-FROM	CH	BL	LOT
	TO-FROM	CH	BL	LOT
	TO-FROM	CH	BL	LOT
	TO-FROM	CH	BL	LOT
	TO-FROM	CH	BL	LOT
	TO-FROM	CH	BL	LOT

ADJACENT LOT 87-R-3

87A

87B

87C

87D

87E

87F

87G

87H

87I

87J

87K

87L

87M

87N

87O

87P

87Q

87R

87S

87T

87U

87V

87W

87X

CMP

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS.	STREET	BLDG. NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
87	Peaks Island Island Ave.	10046	22420	14	87	S			

TAXPAYER ADDRESS AND DESCRIPTION	RECORD OF TAXPAYER	YEAR	BOOK	PAGE
CASCO BAY LIGHT & POWER CO. ISLAND AVE. PEAKS ISLAND CITY	<i>Edith Taylor</i> <i>Bay Light &amp; Power Co.</i> <i>Commercial</i>	1957	Abated	

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	FR
					1957	19
LAND VALUE COMPUTATIONS AND SUMMARY						
TOTAL VALUE LAND				900		
TOTAL VALUE BUILDINGS				4320		
TOTAL VALUE LAND AND BUILDINGS				5220		
SQ. FT. TO-FROM CH.				BLK.	LOT	
SQ. FT. TO-FROM CH.				BLK.	LOT	

INFO  
~~LOT~~ OF ADJACENT LOT  
 87-5-1

ASSESSMENT RECORD	INCREASE	DECREASES
LAND	200	
BLDG.	1750	
TOTAL	1950	
LAND	550	
BLDG.	1600	
TOTAL	3150	

PROPERTY FACTORS	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	TREND OF DISTRICT
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING

LAND VALUE COMPUTATIONS AND SUMMARY	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	FR
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			
YEAR	ORIG. COST			RENTAL		
YEAR	SALE PRICE			EXPENSE		



RECEIVED  
AUG - 2 2004

July 29, 2004

Marge Schmuckal  
Zoning Administrator  
Room 315  
389 Congress Street  
Portland, Maine 04101

Dear Marge,

I recently received your letter requesting further information on my lot on Peaks Island. Hopefully, the information I am providing to you in this letter and the accompanying documents will be sufficient for me to move forward in the process and receive a building permit.

1. In regards to your first concern, I believe the property to be a lot of record and held under separate and distinct ownership from any adjoining lots since July 15, 1985. (Lot: 087-R-002) This lot was purchased from Central Maine Power Company by Eunice A. Lincoln (formerly Eunice A. Garrett) in February 2, 1984 and recorded in the Registry of Deeds in Book 6397, Page 14. It was then sold to Sandra K. Radis on May 30, 1986 and has continued to be held by me until the present time. The lot has never been altered and real estate records from the City of Portland are enclosed. Based on this information, we believe the lot qualifies **as** a lot of record. Information on the adjoining lots owned on one side by Central Maine Power Company and on the other side by Charles D. Radis is also enclosed for review.

2. Section 14-449 of the Zoning Ordinance requires structures to be setback a minimum **of 75 feet from** the mean high water mark. Our plans show the structure is **120** from the mean high water mark. In the survey performed by Robert Greenlaw P.L.S. 3/12/04 the line identified as MEAN HIGHWATER SETBACK identifies the **75** foot setback from the MEAN HIGHWATER to where a structure could be theoretically sited. The 45 foot setback that you mention in your letter seems to start where the required 75 legal mean highwater setback begins.



3. The property is located within the Flood plain area **A2**. The plans enclosed demonstrate more clearly that the lowest floor elevation is 11 feet eight inches in accordance with the requirements of **14-450.8**. (A minimum of 2 feet above the **9** feet denoted on FEMA panel **15**. ok

4. Section **14-332** requires all new dwelling units to show two off-street parking spaces. These are highlighted on our submitted plans. ”

5. Section **14-145.11** requires the maximum building height for a principal building to be no more than **35** feet from pre-development grade. The enclosed plans show that the maximum height of our structure is **29** feet 2 inches, well within the limit of **35** feet of predevelopment grade. All predevelopment grades are enclosed for review.

Thank you for your consideration of my plan to build on this lot. I would be glad to meet with you if there are **further** concerns or questions.

Sincerely,



Sandra K. Radis

**334** Island Avenue

Peaks Island, Me. **04104**

Tel: **766-5905**

Applicant: Sandra K Radis

Date: 7/13/04

Address: 328 Island Ave, PI

C-B-L: 087-R-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - to build single family with boat storage under NEAT.

Sewage Disposal - private

Lot Street Frontage - 70' req - 90.94' given

Front Yard - 25' - 726' ...

Rear Yard - 25' - 83' ...

Side Yard - 20' - 20' & 23' shown ...

Projections -

Width of Lot - 90' min - 73' scaled

Height - 35' from pre-dev. grade - (Average) height of 25.3 given

Needs to show it is a lot of record

Lot Area - 20,000 sq m

18,603 sq ft

per assess / 19,123.8 per survey

Lot Coverage/Impervious Surface - 70%

Area per Family -

Off-street Parking - 2 req not shown

Loading Bays - N/A

Site Plan -

map/memo # 2004-013

Shoreland Zoning/Stream Protection - within 75' of HWM showing 45'

Flood Plains - within panel 15

AZ - EL 9 - FFE = 23'

NOTE: Boat House Area is

lowest floor elevation

considered The First Floor

line NAVD

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Planning & Development  
Lee Urban, Director



## CITY OF PORTLAND

July 13, 2004

Sandra K. Radis  
334 Island Avenue  
Peaks Island, ME 04108

RE: 328 Island Avenue, P.I. - 087-R-002 - IR-2 Zone - Shoreland Zoning - Floodplain

Dear Sandra,

I am in receipt of your permit application to construct a new single family dwelling with boat storage underneath. Please note that your permit application has been denied because it does not meet the requirements of the City of Portland's Zoning Ordinance.

Section 14-145.11 of the IR-2 zone requires a minimum lot size of 20,000 square feet. The Assessor's records show the lot size to be 18,683 square feet and the survey that you have submitted shows the lot to be 19,123.8 square feet. You have not supplied any information to show that this lot might be considered a lot of record and held under separate and distinct ownership for any adjoining lots since July 15, 1985. 6k  
Attached  
AKCS

This property is located within the Shoreland Zone area. Section 14-449 of the Zoning Ordinance requires structures to be setback a minimum of 75 feet from the high water mark, instead of the 45 feet from the mean high water mark that you have shown on your plans. 170'  
Shore

This property is located with the Flood plain area A2 with a given elevation of 9 as denoted on FEMA panel 15. 14-450.8 requires the lowest floor elevation to be a minimum of two feet above the given elevation of 9 feet. The lowest floor elevation by definition would be your boat storage area. Your plans are deficient in denoting what the lowest floor elevation is using N.G.V.D. It is your responsibility to verify and supply that information with your application. outside  
Flood

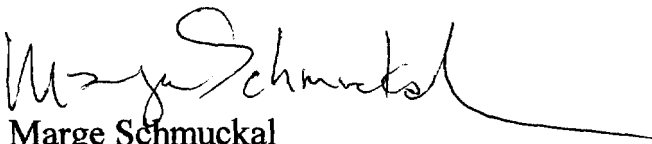
Section 14-332 requires all new dwelling units to show two off-site parking spaces. None are shown on your submitted plans. 1. Show 2 off site parking spaces

Section 14-145.11 requires the maximum building height for a principal building to be no more than 35 feet from pre-development grade. This office has not been provided with any such

information. This office will require all predevelopment grades around the proposed house prior to any approvals.

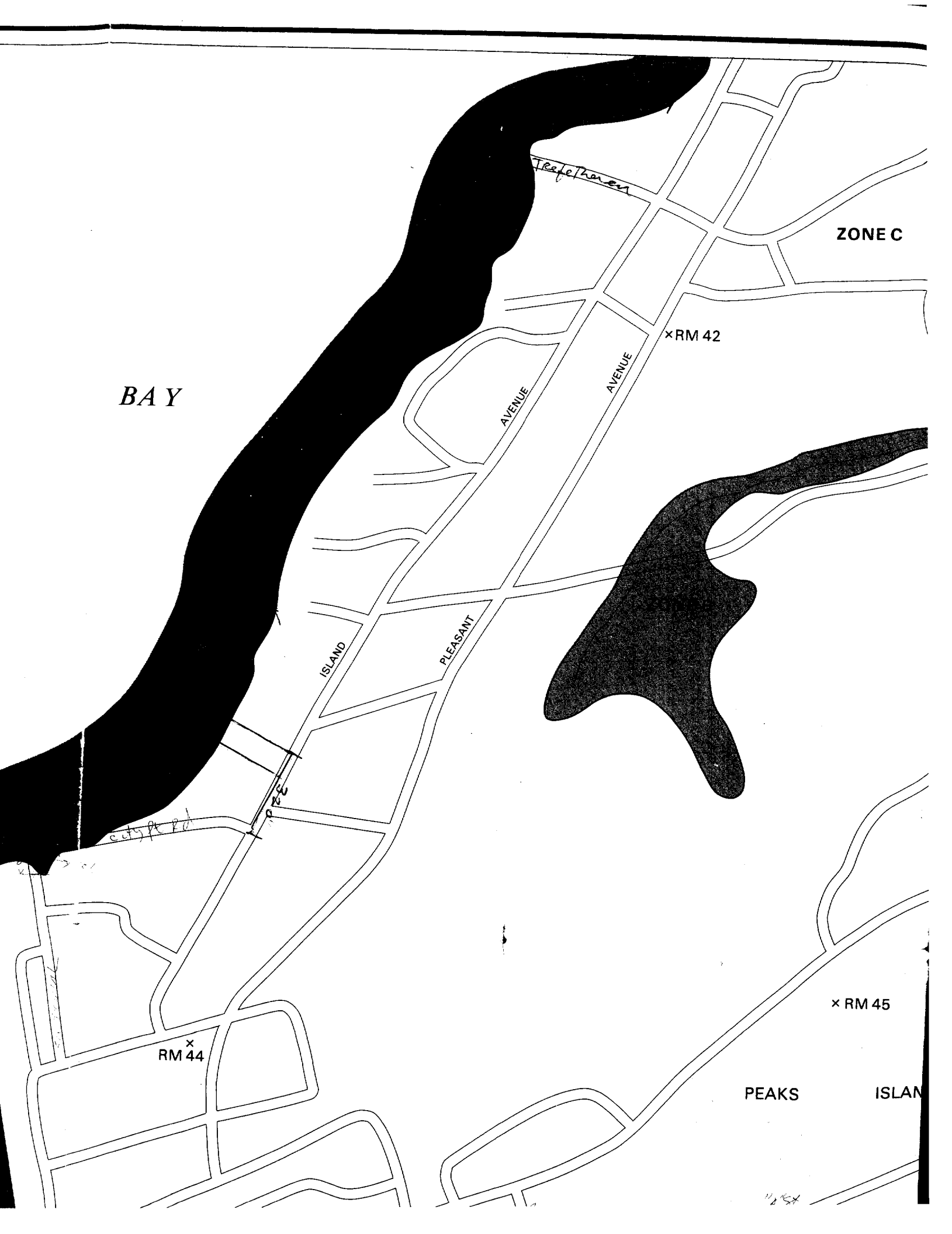
Your permit has been denied based upon the above requirements. You have the right to appeal my decision. **If** you wish to exercise your right to appeal, you have 30 days fi-om the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file **an** appeal.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

**Marge Schmuckal**  
Zoning Administrator

Cc: D. Laing, 17 Wiley Ave., Peaks Island, **ME 04108**  
Jay Reynolds, Planning  
file



BAY

ZONE C

TRAFFIC AVENUE

x RM 42

AVENUE

AVENUE

ISLAND

PLEASANT

CITY RD

x RM 44

x RM 45

PEAKS

ISLAND

12/54

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	087 R002001
Location	328 ISLAND AVE
Land Use	VACANT LAND
 Owner Address	 RADIS SANDRA K 334 ISLAND AVE PEAKS ISLAND ME 04108
 Book/Page	 7195/323
Legal	87-R-2 ISLAND AVE PEAKS ISLAND 18683SF

### Valuation Information

Land	Building	Total
\$25,940	\$ 0.00	\$25,940

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
		0	0	0

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.429	0		

### Exterior/Interior Information

Section	Levels	Sire	Use

Height	Walls	Heating	A/C

### Building Other Features

Line	Structure Type	Identical Units

### Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# units

BK7195PG032

WARRANTY DEED

23315

**Know all Men by these Presents,**

**That** EUNICE A. LINCOLN (formerly Eunice A. Garrett) of Scarborough, Cumberland County, Maine ("Grantor")

In consideration of ~~one dollar and~~ other good and valuable consideration

paid by SANDRA K. RADIS

whose mailing address is Island Avenue, Peaks Island, Portland, Maine 04108 ("Grantee")

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Sandra K. Radis,

her heirs and assigns forever, a certain lot or parcel of land situated on Peaks Island, Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at an iron pipe located on the Northwesterly sideline of Island Avenue, and said pipe being also located on the Southerly sideline of lot number 3 according to E. Thrasher plan of Peaks Island, dated April 1865 and recorded in the Cumberland County Registry of Deeds in Plan Book 2, Page 46; thence North 69° 50' West, 265 feet, more or less, by said land now or formerly of Central Maine Power Company to an iron pipe located at the high water mark of Casoo Bay; thence North Easterly by said high water mark, 64 feet, more or less, to an iron pipe, and land, now or formerly, of Bruce F. Lincoln et ux; thence North 75° 43' East, 256.6 feet, more or less, by land, now or formerly, of said Lincoln to an iron pipe, and Northwesterly sideline of said Island Avenue; thence South 47° 55' West, 88 feet, more or less, by the Northwesterly sideline of said Island Avenue to the point of beginning.

Also meaning and intending to convey by this instrument all interest in and to the flats between high and low water mark opposite and adjacent to said parcel.

Reserving from said parcel all utility easements and rights of way of record.

Reference may be had to Deed of Central Maine Power Company to Eunice A. Garrett dated February 2, 1984, and recorded in said Registry of Deeds in Book 6397, Page 14.

Reference may also be had to Exhibit A attached hereto.

BK7195PG0325

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, her

heirs and assigns, to her and thdr use and behoof forever.

And I do warrant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons

In Witness Whereof,  
(formerly Eunice A. Garrett)

I, the said EUNICE A. LINCOLN

and Bruce F. Lincoln

husband/wife of the said Eunice A. Lincoln

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have herunto set our hands and seals this 30th day of the month of May, A.D. 1986.

Witness, Sealed and Delivered  
in presence of

*[Handwritten signatures of witnesses]*

*Eunice A. Lincoln*  
Eunice A. Lincoln (formerly Eunice A. Garrett)  
*Bruce F. Lincoln*  
Bruce F. Lincoln

State of Maine, County of Cumberland ss: May 30, 1986.

Then personally appeared the above named EUNICE A. LINCOLN and BRUCE F. LINCOLN

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

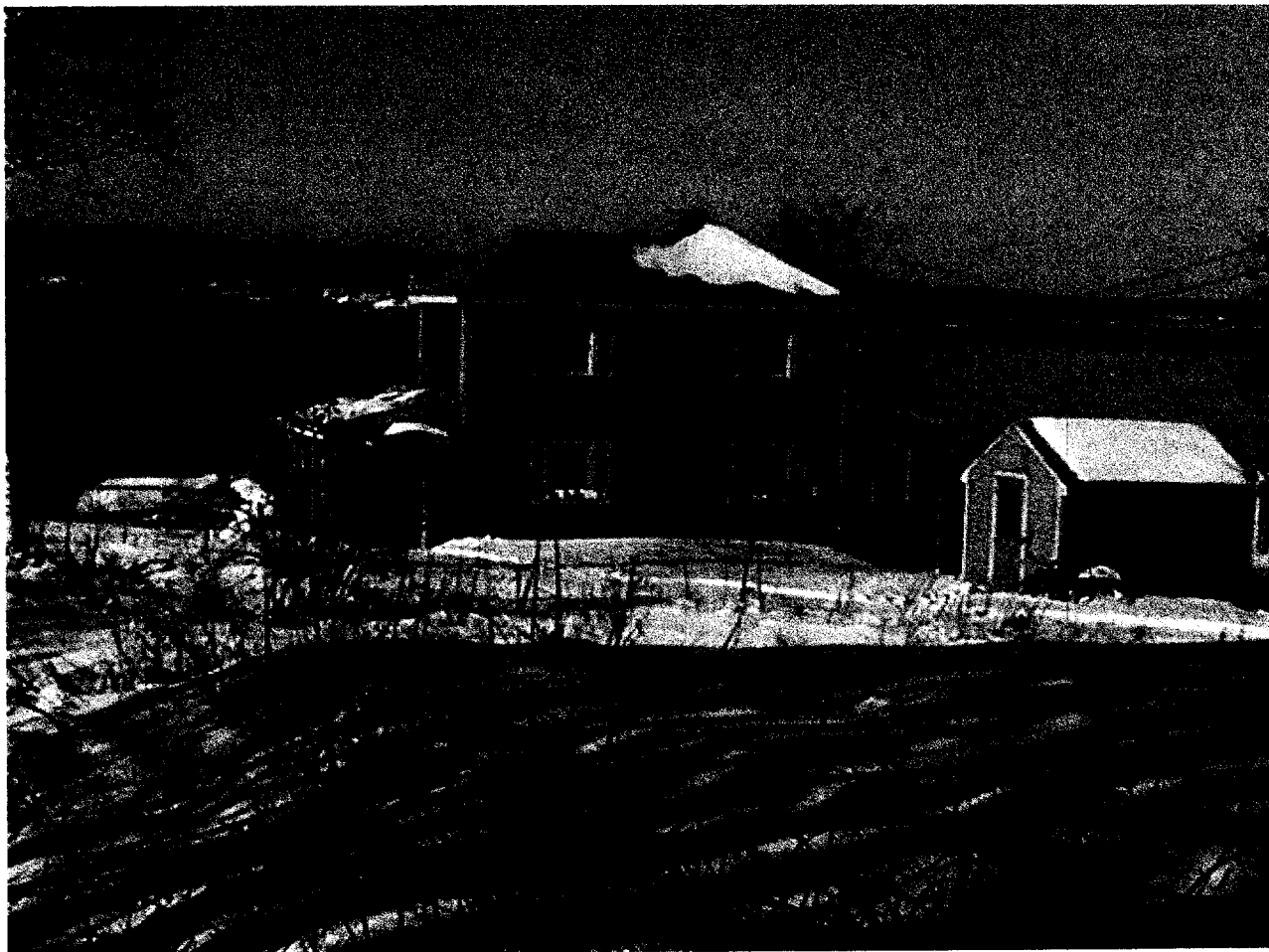
*[Handwritten signature of Dennis C. Keeler]*

Notary Public  
Attorney at Law

DENNIS C. KEELER  
Typed or Printed Name

RECEIVED  
RECORDED DEPT. OF DEEDS  
1986 MAY 30 PM 3:03  
CUMBERLAND COUNTY  
*[Handwritten initials]*





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	087 R003001
Location	334 ISLAND AVE
Land Use	SINGLE FAMILY
Owner Address	RADIS CHARLES D 334 ISLAND AVE PEAKS ISLAND ME 04108
Book/Page	7195/319
Legal	87-R-3 ISLAND AVE PEAKS ISLAND 11332 SF

**Valuation Information**

Land	Building	Total
\$126,630	\$72,980	\$199,610

**Property Information**

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1905	Old Style	2	1494	0.26	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	5	NONE	Crawl

**Outbuildings**

Type	Quantity	Year Built	Sire	Grade	Condition
SHED-FRAME	1	1994	10x12	D	A

**Sales Information**

Date	Type	Price	Book/Page
------	------	-------	-----------

**Picture and Sketch**

Picture	Sketch
---------	--------

**Click here to view Tax Roll Information.**

**Any** information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Zoning Copy**

**2004-0137** \_\_\_\_\_

Application I. D. Number

**612912004** \_\_\_\_\_

Application Date

**Boathouse/Guesthouse** \_\_\_\_\_

Project Name/Description

**Radis Sandra K** \_\_\_\_\_

Applicant

**334 Island Ave, Peaks Island, ME 04108** \_\_\_\_\_

Applicant's Mailing Address

\_\_\_\_\_  
Consultant/Agent

**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_

Applicant or Agent Daytime Telephone, Fax

**328 - 328 Island Ave, Portland, Maine** \_\_\_\_\_

Address of Proposed Site

**087 R002001** \_\_\_\_\_

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **Boathouse**

**18x36** \_\_\_\_\_

Proposed Building square Feet or # of Units

**19123.8** \_\_\_\_\_

Acreage of Site

\_\_\_\_\_  
Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved**  **Approved w/Conditions**  **Denied**  
See Attached

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_  
signature date

**Performance Guarantee**  **Required.**  **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

1991 System

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

**PROPERTY ADDRESS**

Town or Plantation: PORTLAND (NEAKS TOWNSHIP)

Street: ISLAND AVENUE

Subdivision Lot #: MAR 97, BLOCK B, LOT 228

PROPERTY OWNERS NAME: \_\_\_\_\_

Last: RADIS First: CHARLES

Applicant Name: Island Bay Services Inc

Writing Address of Owner/Applicant (if Different): 1239 BELLE ROCK STREET  
PITTSBURG, PA. 15217

87 R 2/3

PORTLAND TOWN COPY

1284

1454

11/12/91

Local Planning Board Approval

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

D. Charles D. Radis Signature of Owner/Applicant

11/12/91 Date

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

A. Rowe Local Plumbing Inspector Signature

9/4/91 Date Approved

**PERMIT INFORMATION**

<p><b>THIS APPLICATION IS FOR:</b></p> <p>1. <input type="checkbox"/> NEW SYSTEM</p> <p>2. <input checked="" type="checkbox"/> REPLACEMENT SYSTEM</p> <p>3. <input type="checkbox"/> EXPANDED SYSTEM</p> <p>4. <input type="checkbox"/> EXPERIMENTAL SYSTEM</p>	<p><b>THIS APPLICATION REQUIRES:</b></p> <p>1. <input checked="" type="checkbox"/> NO RULE VARIANCE</p> <p>2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form</p> <p>3. <input checked="" type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form</p> <p>4. <input checked="" type="checkbox"/> Requiring Local Plumbing Inspector Approval</p> <p>5. <input type="checkbox"/> Requires State and Local Plumbing Inspector Approval</p> <p>6. <input type="checkbox"/> MINIMUM LOT SIZE VARIANCE</p>	<p><b>INSTALLATION IS:</b></p> <p>COMPLETE SYSTEM</p> <p>1. <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM</p> <p>2. <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet)</p> <p>3. <input type="checkbox"/> ENGINEERED (+2000 gpd)</p> <p>INDIVIDUALLY INSTALLED COMPONENTS:</p> <p>4. <input type="checkbox"/> TREATMENT TANK (ONLY)</p> <p>5. <input type="checkbox"/> HOLDING TANK _____ GAL</p> <p>6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY)</p> <p>7. <input type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY)</p> <p>8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY)</p> <p>9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p>
<p><b>SEASONAL CONVERSION</b></p> <p>to be completed by the LPI</p> <p>5. <input type="checkbox"/> SYSTEM COMPLIES WITH RULES</p> <p>6. <input type="checkbox"/> CONNECTED TO SANITARY SEWER</p> <p>7. <input type="checkbox"/> SYSTEM INSTALLED - P/I</p> <p>8. <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED</p>	<p><b>IF REPLACEMENT SYSTEM:</b></p> <p>YEAR FAILING SYSTEM INSTALLED _____</p> <p><b>THE FAILING SYSTEM IS:</b></p> <p>1. <input type="checkbox"/> BED      3. <input type="checkbox"/> TRENCH</p> <p>2. <input type="checkbox"/> CHAMBER      4. <input type="checkbox"/> OTHER _____</p>	<p><b>DISPOSAL SYSTEM TO SERVE:</b></p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER _____</p>
<p><b>SIZE OF PROPERTY</b></p> <p><u>30,015</u></p>	<p><b>ZONING</b></p> <p><u>IR2</u></p>	<p><b>TYPE OF WATER SUPPLY</b></p> <p><u>PUBLIC WATER</u></p>

**DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)**

<p><b>TREATMENT TANK</b></p> <p>1. <input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile</p> <p>2. <input type="checkbox"/> AEROBIC</p> <p>SIZE: <u>1000</u> GALS.</p>	<p><b>WATER CONSERVATION</b></p> <p>1. <input checked="" type="checkbox"/> NONE</p> <p>2. <input type="checkbox"/> LOW VOLUME TOILET</p> <p>3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p> <p>4. <input type="checkbox"/> ALTERNATIVE TOILET</p> <p>SPECIFY: _____</p>	<p><b>PUMPING</b></p> <p>1. <input type="checkbox"/> NOT REQUIRED</p> <p>2. <input type="checkbox"/> MAY BE REQUIRED (DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION)</p> <p>3. <input checked="" type="checkbox"/> REQUIRED</p> <p>DOSE: <u>150</u> GALS.</p>	<p><b>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)</b></p> <p><u>SINGLE FAMILY DWELLING (3 BEDROOMS)</u></p> <p><u>100 GPD WATER RECORD</u></p> <p>DESIGN FLOW: <u>270</u> (GALLONS/DAY)</p>				
<p><b>SOIL CONDITIONS USED FOR DESIGN PURPOSES</b></p> <table border="1"> <tr> <th>PROFILE</th> <th>CONDITION</th> </tr> <tr> <td><u>7</u></td> <td><u>D</u></td> </tr> </table> <p>DEPTH TO LIMITING FACTOR: <u>12</u></p>	PROFILE	CONDITION	<u>7</u>	<u>D</u>	<p><b>SIZE RATINGS USED FOR DESIGN PURPOSES</b></p> <p>1. <input type="checkbox"/> SMALL</p> <p>2. <input type="checkbox"/> MEDIUM</p> <p>3. <input checked="" type="checkbox"/> MEDIUM-LARGE</p> <p>4. <input type="checkbox"/> LARGE</p> <p>5. <input type="checkbox"/> EXTRA LARGE</p>	<p><b>DISPOSAL AREA TYPE/SIZE</b></p> <p>1. <input type="checkbox"/> BED _____ sq. Ft.</p> <p>2. <input checked="" type="checkbox"/> CHAMBER <u>457</u> sq. Ft.</p> <p>3. <input type="checkbox"/> TRENCH _____ LINEAR Ft.</p> <p>4. <input type="checkbox"/> OTHER _____</p>	
PROFILE	CONDITION						
<u>7</u>	<u>D</u>						

**SITE EVALUATOR STATEMENT**

On NOVEMBER 30, 1991 (date) I conducted a site evaluation of the project and the only information reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Albert Frick Site Evaluator Signature

11/30 Date

Page 1 of 3  
HE-200 - Rev. 11/86

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

# REPLACEMENT SYSTEM VARIANCE REQUEST

## THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application for the proposed replacement system which does not comply with the Rules. The LPI shall review the Replacement System Variance Request and Application and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System from the rules.
2. A system cannot be designed and installed in total compliance with the Rules.
3. The design flow is less than 500 GPD.
4. There will be no change in use of the structure.
5. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.

### GENERAL INFORMATION

Town of PORTLAND  
Permit No. 15217 Date Permit Issued 2/9/2001  
Property Owner's Name: CHARLES PAUL Tel. No. \_\_\_\_\_  
System's Location: ISLAND AVENUE (REAR LOT), MAP 87, BLOCK R, LOT 2+3  
PORTLAND Maine 04106  
Property Owner's Address: 1739 BELLEROCK STREET  
(if different from above) PITTSBURG PA 15217

### SPECIFIC INSTRUCTIONS TO THE:

#### LPI:

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

#### SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, then complete the Replacement Variance Request with your signature on reverse side of form.

#### PROPERTY OWNER:

It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

The OWNER shall sign this statement. Therefore, having read both this Replacement Variance Request and the attached Application, I understand that the proposed system is not in total compliance with the Rules and hereby release all those concerned with this Variance, provided they have performed their duties in a reasonable and proper manner.



*Charles Paul*

PROPERTY OWNER'S SIGNATURE

*2/9/01*

DATE

VARIANCE CATEGORY	VARIANCE REQUESTED	LIMIT OF LPI'S APPROVAL AUTHORITY		VARIANCE REQUESTED TO	
SOILS	Ground Water Table	to 6"		17" Inches	
	Restrictive Layer	to 6"		Inches	
	Bedrock	to 10"		Inches	
1 on HHE-200					
setbacks (IN FEET)	FROM:	TREATMENT TANK	DISPOSAL AREA	TREATMENT TANK	DISPOSAL AREA
Potable Water Supplies	1. Well: > 2000 gal/day	100'	300'		
	2. Well: < 2000 gal/day				
	a. Neighbor's	60'	60'		
b. Property Owner's	25'	30'			
	3. Water Supply Line	See note a			
Waterbodies	1. Perennial	60'	60'		
	2. Intermittent	15'	20'		25'
	3. Man-made drainage ditch	10'	15'		
Downhill Slope	Greater than 3:1 (33%)	5'	10'		
Buildings	1. With Basement	5'	10'		
	2. Without Basement	5'	10'		
Property Line		2'	5'		

**OTHER**

1. Fill extension Grade—to 3:1

2.

3.

**Footnotes:**

- a. This setback distance cannot be reduced by variance. See Table B-2.
- b. Written Permission from the owner of a well is required when a replacement system will be located less than 100 feet but closer to that well than the system it is replacing.
- c. Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the 3:1 slope.

*Albert Smith*  
SITE EVALUATOR'S SIGNATURE

12/2/89  
DATE

**LPI STATEMENT**

I, \_\_\_\_\_, LPI for the Town of \_\_\_\_\_, have conducted an on-site inspection for the proposed replacement system and have determined to the best of my knowledge, that it cannot be installed in total compliance with the Rules, applicable Municipal Wastewater Disposal Ordinances, or the Local Shoreland Zoning Ordinance. As a result of my review of the Replacement System Variance Request, the Application, and my on-site investigation, I (check and complete one) a or b):

- a. (  approve,  disapprove ) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant.
- b. find that one or more of the requested variances exceeds my approval authority as LPI. I (  recommend,  do not recommend ) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, he shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: \_\_\_\_\_

\_\_\_\_\_  
LPI'S SIGNATURE

\_\_\_\_\_  
DATE

**FOR USE BY THE DEPARTMENT ONLY**

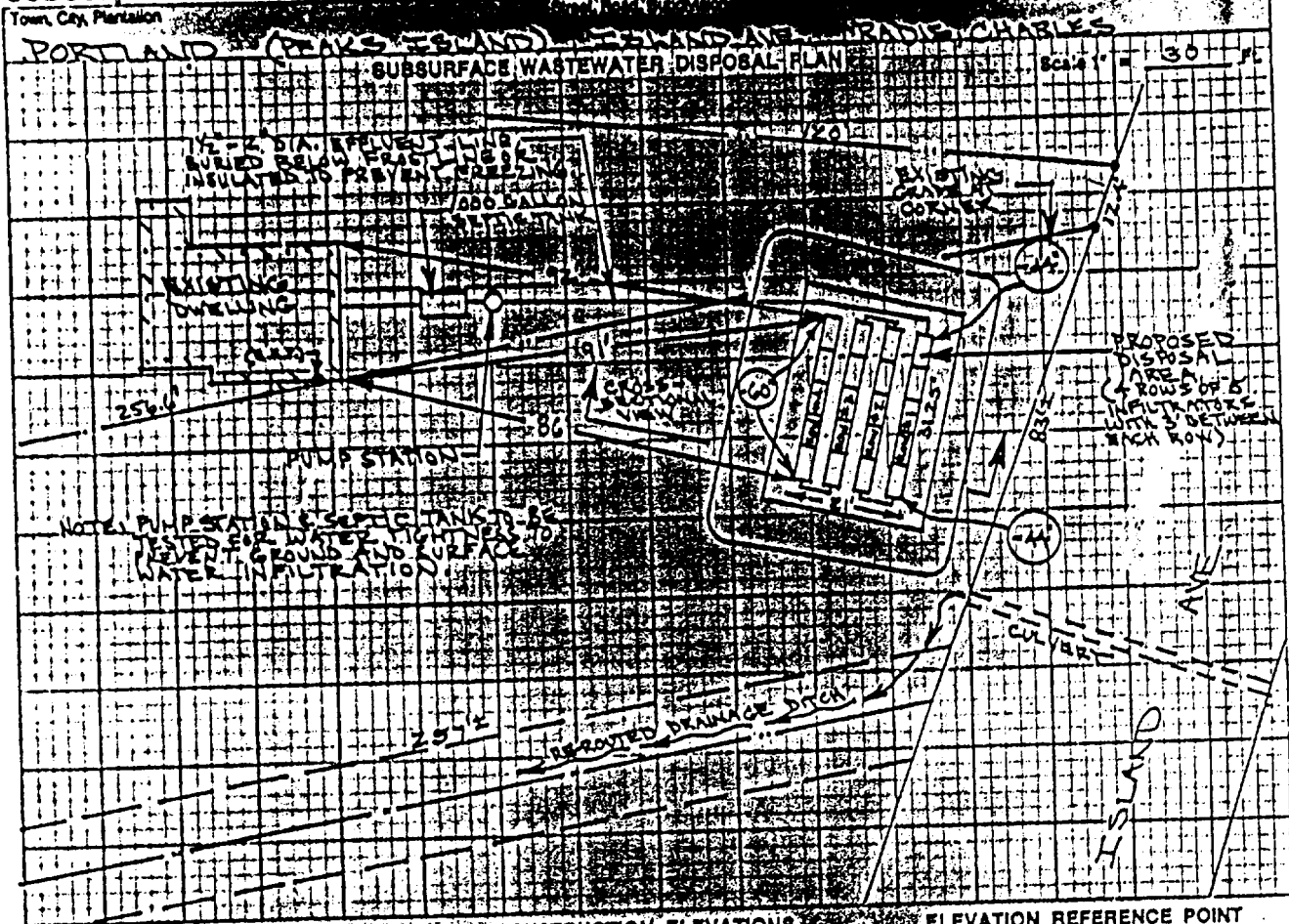
The Department has reviewed the variance(s) and  does,  does not give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached sheet.

\_\_\_\_\_  
SIGNATURE OF THE DEPARTMENT

\_\_\_\_\_  
DATE



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
Depth of Fill (Upslope)	25'	Reference Elevation is	00'	TOP OF WATER ROOF WHERE IT MEETS SIDE OF HOUSE, 00'.	
Depth of Fill (Downslope)	28'	Bottom of Disposal Area	5' BELOW		
		Top of Distribution Lines of Chambers			

