

Prop. Live, setbacks, frontage, units - MARSE  
 Prop. Top Show Septic  
 Any water, power, etc?  
 Silt fence?  
 former R/W on lot 105 R

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

2004-0137  
 Application I. D. Number  
 6/29/2004  
 Application Date  
 Boathouse/Guesthouse  
 Project Name/Description

DRC Copy  
 Jay Reynolds

Radis Sandra K  
 Applicant  
 334 Island Ave, Peaks Island, ME 04108  
 Applicant's Mailing Address

328 - 328 Island Ave, Portland, Maine  
 Address of Proposed Site  
 087 R002001  
 Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
 Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
 Applicant or Agent Daytime Telephone, Fax

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:  
 Site Plan (major/minor)  Subdivision # of lots \_\_\_\_\_  
 Flood Hazard  Shoreland  Historic Preservation  14-403 Streets Review  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  DEP Local Certification  
 Other \_\_\_\_\_

MARSE will be applying (Zoning)

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

DRC Approval Status:

Approved  Approved w/Conditions See Attached  Denied  
 Reviewer Jay Reynolds

Approval Date 9-10-04 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance Jay Reynolds signature 9-10-04 date

Performance Guarantee  Required\*  Not Required

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

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

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

2004-0137  
Application I. D. Number

06/29/2004  
Application Date

Boathouse/Guesthouse  
Project Name/Description

Radis Sandra K  
Applicant

334 Island Ave, Peaks Island, ME 04108  
Applicant's Mailing Address

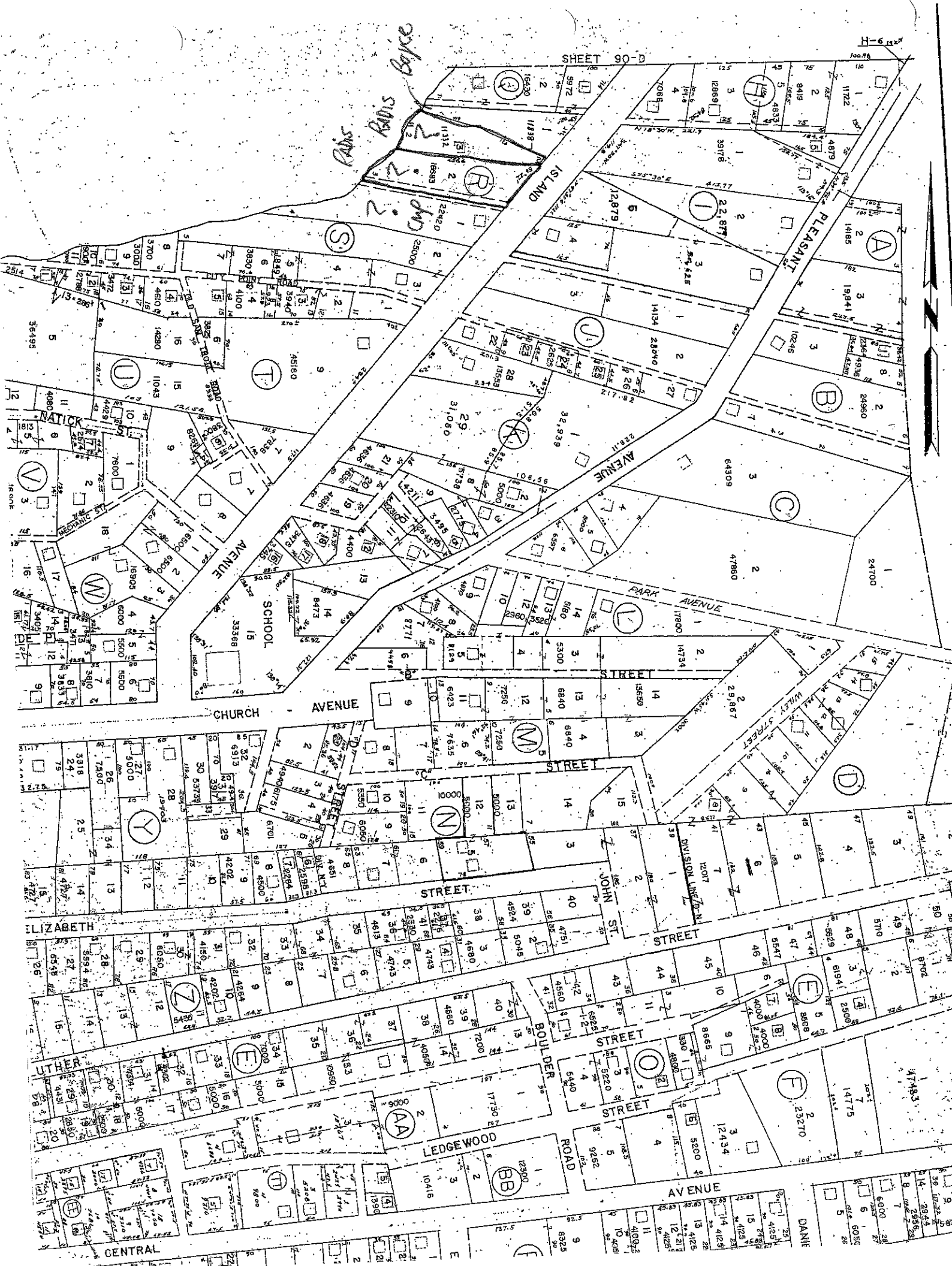
\_\_\_\_\_  
Consultant/Agent  
**Agent Ph:** \_\_\_\_\_ **Agent Fax:** \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

328 - 328 Island Ave, Portland, Maine  
Address of Proposed Site  
087 R002001  
Assessor's Reference: Chart-Block-Lot

**Approval Conditions of DRC**

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 2 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.
- 3 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.
- 4 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.
- 5 **NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.**

*RANS*  
*RANIS*  
*Boys*



CENTRAL

DANIE

AVENUE

LEDGEWOOD

BOLDER

STREET

STREET

STREET

CHURCH

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

PLEASANT

AVENUE

PARK

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# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

**PROPERTY ADDRESS**

Town Or Plantation: **PORTLAND - PEAKS ISLAND**

Street: **ISLAND AVENUE**

Subdivision Lot #: **TAX MAP 67 BLOCK R LOTS 3, PT. 4**

**RADIS**

First: **CHARLES**

Last: **CHARLES RADIS**

Applicant Name: **CHARLES RADIS**

Mailing Address of Owner/Applicant (If Different): **ISLAND AVENUE PEAKS ISLAND 04111-0110**

Owner/Applicant Statement

I hereby 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.

*Charles Radis* Signature of Owner/Applicant  
Date: **10/31/86**

PORTLAND PERMIT # **2,054** TOWN COPY

Local Plumbing Inspector Signature: *[Signature]*

L.P.I. # \_\_\_\_\_

Fee: \_\_\_\_\_ (Double Fee Charged)

**Caution: Inspection Required**

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

Local Plumbing Inspector Signature: *[Signature]* Date Approved: **APR 7 1987**

## PERMIT INFORMATION

**THIS APPLICATION IS FOR:**

- NEW SYSTEM
- REPLACEMENT SYSTEM
- EXPANDED SYSTEM
- SEASONAL CONVERSION
- EXPERIMENTAL SYSTEM

**THIS APPLICATION REQUIRES:**

- NO RULE VARIANCE REQUIRED
- NEW SYSTEM VARIANCE  
Attach New System Variance Form
- REPLACEMENT SYSTEM VARIANCE  
Attach Replacement System Variance Form

- Requires only Local Plumbing Inspector Approval
- Requires both State and Local Plumbing Inspector Approval

**INSTALLATION IS COMPLETE SYSTEM**

- NON-ENGINEERED SYSTEM
- PRIMITIVE SYSTEM (Includes Alternative Toilet)
- ENGINEERED (+ 2000 gpd)

**INDIVIDUALLY INSTALLED COMPONENTS:**

- TREATMENT TANK (ONLY)
- HOLDING TANK
- ALTERNATIVE TOILET (ONLY)
- NON-ENGINEERED DISPOSAL AREA (ONLY)
- ENGINEERED DISPOSAL AREA (ONLY)
- SEPARATED LAUNDRY SYSTEM

**IF REPLACEMENT SYSTEM:**

YEAR FAILING SYSTEM INSTALLED: **1900s**

THE FAILING SYSTEM IS:

- BED
- CHAMBER
- TRENCH
- OTHER: **sewer pool**

**DISPOSAL SYSTEM TO SERVE:**

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER \_\_\_\_\_ SPECIFY \_\_\_\_\_

**TYPE OF WATER SUPPLY**

PUBLIC WATER

SIZE OF PROPERTY: **2,000 SF**

ZONING: **IR2**

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

**TREATMENT TANK**

- SEPTIC:  Regular  Low Pro.
- AEROBIC

SIZE: **1000** GALS.

**WATER CONSERVATION**

- NONE
- LOW VOLUME TOILET
- SEPARATED LAUNDRY SYSTEM
- ALTERNATIVE TOILET

SPECIFY: \_\_\_\_\_

**PUMPING**

- NOT REQUIRED
- MAY BE REQUIRED (DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION)
- REQUIRED

DOSE: \_\_\_\_\_ GALS.

**CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)**

**3 BEDROOM MODERATE LOW VOLUME TOILET**

**SOIL CONDITIONS USED FOR DESIGN PURPOSES**

PROFILE: **7** CONDITION: **C**

DEPTH TO LIMITING FACTOR: **19**

**SIZE RATINGS USED FOR DESIGN PURPOSES**

- SMALL
- MEDIUM
- MEDIUM-LARGE
- LARGE
- EXTRA LARGE

**DISPOSAL AREA TYPE/SIZE**

- BED \_\_\_\_\_ 8q. Ft.
- CHAMBER **560** 8q. Ft.
- TRENCH \_\_\_\_\_ Linear Ft.
- OTHER: \_\_\_\_\_

DESIGN FLOW: **325** (GALLONS/DAY)

**SITE EVALUATOR STATEMENT**

On **APRIL 19 1986** (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

*William B. Goodwin* See Evaluator or Professional Engineer's Signature  
0003/4814  
6/28/86 Date  
Page 1 of 3  
H-1-200 Rev. 4/83

# PLUMBING APPLICATION

**PROPERTY ADDRESS**

Town or Plantation: PEAKS ISLAND, ME

Street: ISLAND AVE

Subdivision/Lot #: STERLING VILLA

**PROPERTY OWNERS NAME**

Last: RADIS First: CARLES

Applicant Name: PT McINERNEY

Mailing Address of Owner/Applicant (if Different): ELIZABETH ST PEAKS ISLAND, ME

**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.

Signature of Owner/Applicant: [Signature] Date: 01/25/87

PORTLAND PERMIT # 2,138 TOWN COPY  FEE  (Double Fee Charged)

[Signature]  
Local Plumbing Inspector Signature

L.P.I. # \_\_\_\_\_

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

AA APR 7 1987  
Date Approved

Local Plumbing Inspector Signature

## PERMIT INFORMATION

**This Application is for**

1.  NEW PLUMBING

2.  RELOCATED PLUMBING

**Type Of Structure To Be Served:**

1.  SINGLE FAMILY DWELLING

2.  MODULAR OR MOBILE HOME

3.  MULTIPLE FAMILY DWELLING

4.  OTHER - SPECIFY \_\_\_\_\_

**Plumbing To Be Installed By:**

1.  MASTER PLUMBER

2.  OIL BURNERMAN

3.  MFG'D. HOUSING DEALER/MECHANIC

4.  PUBLIC UTILITY EMPLOYEE

5.  PROPERTY OWNER

LICENSE # 10259-1

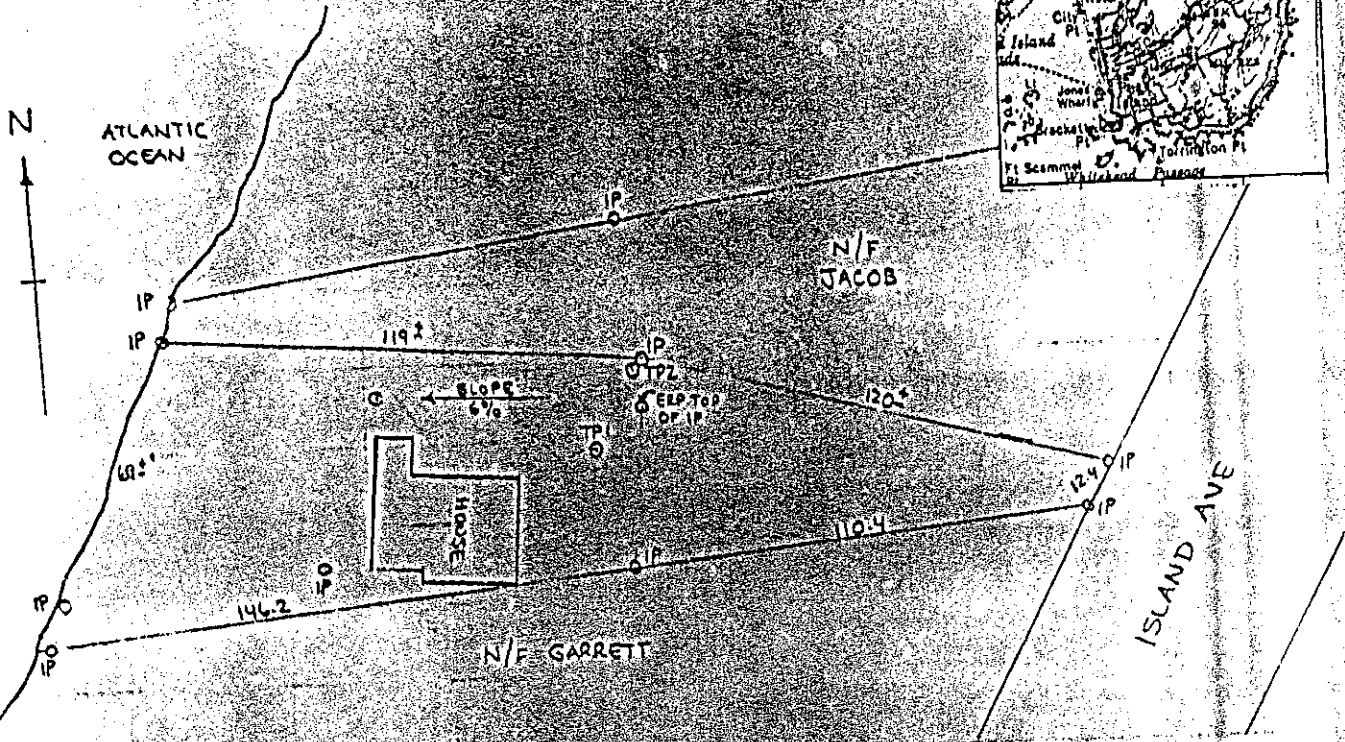
Number	Hook-Ups And Piping Relocation	Column 2		Column 1	
		Number	Type Of Fixture	Number	Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebib / Sillcock		Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sink
			Drinking Fountain		Wash Basin
	HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	2	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
			Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Bidet		Laundry Tub
			Other _____	1	Water Heater
	Hook-Ups (Subtotal)		Fixtures (Subtotal) Column 2	7	Fixtures (Subtotal) Column 1
\$	Hook-Up Fee			0	Fixtures (Subtotal) Column 2
				7	Total Fixtures
				0.20	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Town, City, Plantation: **PORTLAND PEAKS ISLAND** Street, Road, Subdivision: **ISLAND AVE 57-R-3, PART A** Owners Name: **CHARLES RADIS**

**SITE PLAN** Scale: **1" = 100' PL.**

**SITE LOCATION PLAN (Attach One)**



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

Observation Hole: **2**  Test Pit  Boring

2" SOD Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY LOAM	LOOSE	DARK BROWN	NONE
CLAYEY LOAM	FRIABLE	GRAY BROWN	FEW
CLAY	PLASTIC	GRAY	COMMON

Soil Classification: **C** Slope: **6%** Limiting Factor: **R**

Soil Classification: **C** Slope: **16** Limiting Factor: **16**

*William B. Gardner* 0003/4814 **6/28/86** Page 2 of 3  
 Soil Evaluator or Professional Engineer's Signature Date HHE-200, Rev. 4/83



JAY

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.

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.

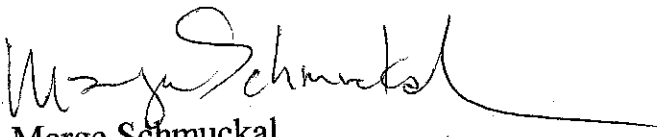
Section 14- 145.11 requires the maximum building height for a principal building to be no more than 35 feet from pre-development grade. This office has not been provided with any such



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