

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.

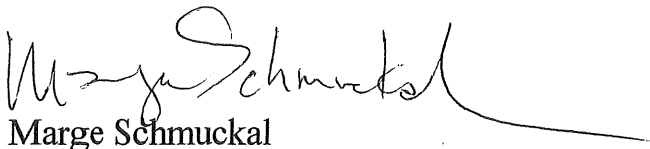
Section 14-332 requires all new dwelling units to show two off-site parking spaces. None are shown on your submitted plans.

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