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*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

December 18, 2009

Alex Fisher
16 City Point Road
Peaks Island Road, Maine 04108

RE: 16 City Point Road, Peaks Island – 87-S-9 – IR-2 Zone with a Shoreland Overlay

Dear Mr. Fisher,

It has come to my attention that you may be doing renovations to your structure located at 16 City Point Road on Peaks Island. The renovations I write of are separate from the approved retaining wall that was recently applied for and approved by the Planning Division under project #09-69900040. There are no other building permits on file at this time for any renovations at this location.

Please be aware that your 16 City Point Road property is located in a Shoreland Overlay Zone. The property is legally nonconforming to the required 75 foot setback from the Mean High Tide. Section 14-382(f) allows a one-time expansion, not more than 30% of floor area and/or volume during the lifetime of the structure located within 75 feet of the Mean High Tide. Our records indicate an expansion permit application and approval in 1999 applied by the previous owner Mr. Covington Johnson. At that time Mr. Johnson maximized the 30% allowance for both the floor area and volume. No more expansions are allowed on this property.

Please note that Shoreland Zoning requirements originate from State DEP regulations. These regulations apply to all Maine communities including the City of Portland. The City of Portland strictly enforces the Shoreland regulations and follows up on all violations. This office will be sending out a Code Enforcement Officer to verify the complaint within the next ten days.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator