

# FLOOD HAZARD DEVELOPMENT PERMIT

## For Minor Development

2 City Point Rd., Portland, Maine

(For Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of Portland, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 87/S Lot #: 11

Project Description: Non-structural interior renovation & improvements (kitchen, bathrooms, door installation, closets, flooring, etc.)

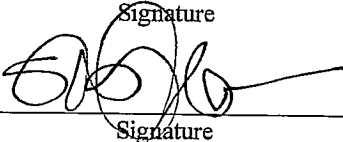
### The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

or

Authorized Agent:  Date: 7/17/15

Issued by: \_\_\_\_\_ Date: \_\_\_\_\_

Permit #: \_\_\_\_\_

# FLOOD HAZARD DEVELOPMENT APPLICATION

Portland, Maine

(All applicants must complete entire application)

[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Lynne F. Robinson Address: PO Box 7051

Phone No.: (207) 774-6548 Portland, ME 04112

Applicant: Same as owner Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Contractor: GC: Larry Robinson Address: PO Box 7051

Phone No.: (207) 774-6548 Portland, ME 04112

## LEGAL DESCRIPTION

Is this part of a subdivision?  Yes  No If yes, give the name of the subdivision and lot number:

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_

Tax Map: 87/S Lot #: 11

Address: 2 City Point Road, Peaks Island  
Street/Road Name

Zip Code: Portland, 04108  
Town/Zip Code

General explanation of proposed development: Non-structural interior renovation & improvements, 1st, 2nd & Attic floor

Estimated Value of Proposed Development: \$ 22,450.00

Proposed Lowest Floor elevation [for new or substantially improved structure]: not applicable

## OTHER PERMITS

Are other permits required from State or Federal jurisdictions?  Yes  No  
If yes, are these other permits attached?  Yes  No  Not Applicable

Federal and State Permits may include but are not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

## SEWER AND WATER

Sewage Disposal:  Public  Private  
 Existing  Proposed  Not Applicable Type \_\_\_\_\_  
Water Supply:  Public  Private B-9

no change in use or add'l flow proposed

Attach a Site Plan – Drawn to scale with north arrow.

- Show property boundaries, floodway, and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.

Attach Statement – describing in detail how each applicable development standard in Article VI will be met.

For New Construction or Substantial Improvement also show:

- Existing and proposed grade elevations adjacent to the walls of the structure done by a Professional land Surveyor, Architect, or Engineer.
- Location and elevation of temporary elevation reference marks on the site.

Special Note: *Not Applicable*

Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIV, for more complete definitions of New Construction and Substantial Improvement.

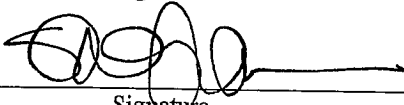
Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. Certification of structural design, specifications, plans and construction methods completed by a Professional Engineer or Architect shall accompany the application as required in Article VII.3. of the floodplain management ordinance. *N/A*

The applicant understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or sue any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view; and,
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this application are a true description of the existing property and the proposed development project.

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

or  
Authorized Agent:  Signature \_\_\_\_\_ Date: *4/17/15*

(This section to be completed by Municipal Official)

Date: Submitted \_\_\_\_\_; Fee Paid \_\_\_\_\_; Reviewed by CEO \_\_\_\_\_; Reviewed by Planning Board \_\_\_\_\_

Permit # \_\_\_\_\_ Issued by \_\_\_\_\_ Date \_\_\_\_\_

April 16, 2015

Mr. Stephen B. Mohr  
Mohr & Seredin Landscape Architects, Inc.  
18 Pleasant Street  
Portland, Maine 04101

Dear Stephen,

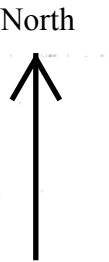
By this letter, I authorize Mohr & Seredin Landscape Architects to act as our agent for the express purpose of providing local and state regulatory permitting services for the proposed improvements at my 2 City Point Road, Peaks Island, Portland, Maine property.

Sincerely,

A handwritten signature in blue ink that reads "Lynne F. Robinson". The signature is written in a cursive style with a large initial "L".

Lynne F. Robinson  
PO Box 7051  
Portland, ME 04112

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MAGNETIC NORTH  
DEC. 1987  
REFERENCE # 6

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... TOGETHER WITH ALL SAID GRANTOR'S,  
RIGHT, TITLE AND INTEREST IN AND TO THE  
SEASHORE AND FLATS...

The entire lot is located within an A2 Flood Zone,  
Base Flood Elevation 9 NGVD.

12,600 S.F. (TO TIE LINE)  
Lot A

All proposed improvements are  
non-structural interior projects

2 1/2 STORY WOOD  
COTTAGE ON WOOD PIERS

n/f  
Lynne Robinson  
CCRD 32152/291

### SITE PLAN

Robinson Cottage  
2 City Point Road  
Peaks Island  
Portland, Maine

04/17/2015

0 10 20  
Scale: 1"=20'

