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City of Portland
Zoning Board of Appeals
City Hall
Portland, ME 04101

Re: George and Robin Clark
Property on Island Avenue
Peaks Island

Dear Friends:

On behalf of my clients, Robin and George Clark, I am submitting an application for two (2) space and bulk variances under the provisions of the Portland Zoning Ordinance.

The subject property consists of two parcels, each of approximately 13,000 square feet located on opposite sides of Island Avenue. On the easterly parcel is located Avenue House, a large frame structure, used variously since the early part of this century as a boarding house, hotel, art gallery and most recently as a rooming house. The westerly parcel is vacant, and lies along the shoreline.

Mr. and Mrs. Clark propose to renovate and restore the structure, converting the 8000 square feet of interior space into eight condominium apartment units. The original structure will not be enlarged or expanded; except for the addition of one or more exterior stairways and connecting walkways. In addition to the renovation of the building, the Clarks intend to construct an in-ground swimming pool together with a surrounding patio to be situated between the building and Luther Street. Eight parking spaces will be developed on the westerly parcel. Other than the creation of the parking spaces, and walking to the shore, the parcel on the westerly side of Island Avenue will remain undeveloped.

