

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

2002-0002

Application I. D. Number

12/28/01

Application Date

Highland, Peaks Island / Off Vermont A

Project Name/Description

Off Vermont Ave, Portland, Maine

Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

088 B007001

Johnson Thomas Covington

Applicant

Po Box 48, Peaks Island, ME 04108

Applicant's Mailing Address

n/a

Consultant/Agent

Applicant Ph: (207) 766-3375

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) _____

960 sq. ft. 26250 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic/Preservation

DEP Local Certification

Zoning Conditional Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid: Site Plan \$50.00

Subdivision _____

Engineer Review _____

\$250.00

Date 12/28/01

DRC Approval Status:

Approved Approved w/Conditions See Attached

Reviewer _____

Denied (700/155) (17/05)

Approval Date _____

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

signature _____

date _____

Performance Guarantee

Required*

Not Required

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

Performance Guarantee Accepted

date _____

amount _____

expiration date _____

Inspection Fee Paid

date _____

amount _____

Building Permit Issue

date _____

Performance Guarantee Reduced

date _____

remaining balance _____

signature _____

Temporary Certificate of Occupancy

date _____

Conditions (See Attached)

expiration date _____

Final Inspection

date _____

signature _____

Certificate Of Occupancy

date _____

signature _____

Performance Guarantee Released

date _____

signature _____

Defect Guarantee Submitted

submitted date _____

amount _____

expiration date _____

Defect Guarantee Released

date _____

signature _____

Zoning Division
Marge Schanuckal
Zoning Administrator

Department of Urban Development



CITY OF PORTLAND

January 7, 2002

Thomas C. Johnson
Box 48
Peaks Island, ME 04108

RE: Highland Ave/Vermont Ave., Peaks Island, - 088-B-007 -- IR-1 zone

Dear Covey,

I am in receipt of your permit application to construct a single family dwelling in the vicinity of Highland Avenue and Vermont Avenue (088-B-007) on Peaks Island. Your permit is being denied for the following reasons.

This property is located with in an IR-1 zone which requires a minimum lot area of 60,000 square feet of land area for properties without public water, section 14-145.5(a)1. You are showing a private well on this property and no access to public water. Your survey shows that you only have 26,280 square feet of land area which is less than the required land area. It is also apparent that this lot could not be considered a lot of record. By definition, a lot of record in this zone (IR-1), shall be held under separate and distinct ownership from adjacent lots since July 15, 1985, and meeting the applicable street frontage requirements of that time. Your submitted survey plan shows that you currently own an adjoining lot under the same name.

It is also noted that section 14-145.5(b) requires 100 feet of road frontage. Your submittal shows that this property has no road frontage at all, and therefore in violation of the IR-1 requirements.

You have the right to appeal my decision of denial. If you wish to exercise your right to appeal, you would have 30 days from the date of this letter in which to appeal my decision. Please contact this office for the necessary information that you would need in order to file an appeal.

Very truly yours,



Marge Schmuckal

Cc: ~~File~~

Jay Reynolds, Development Review Coordinator

Mark Adelson, Director of Housing and Inspection Services

Mike Nugent, Inspection Services

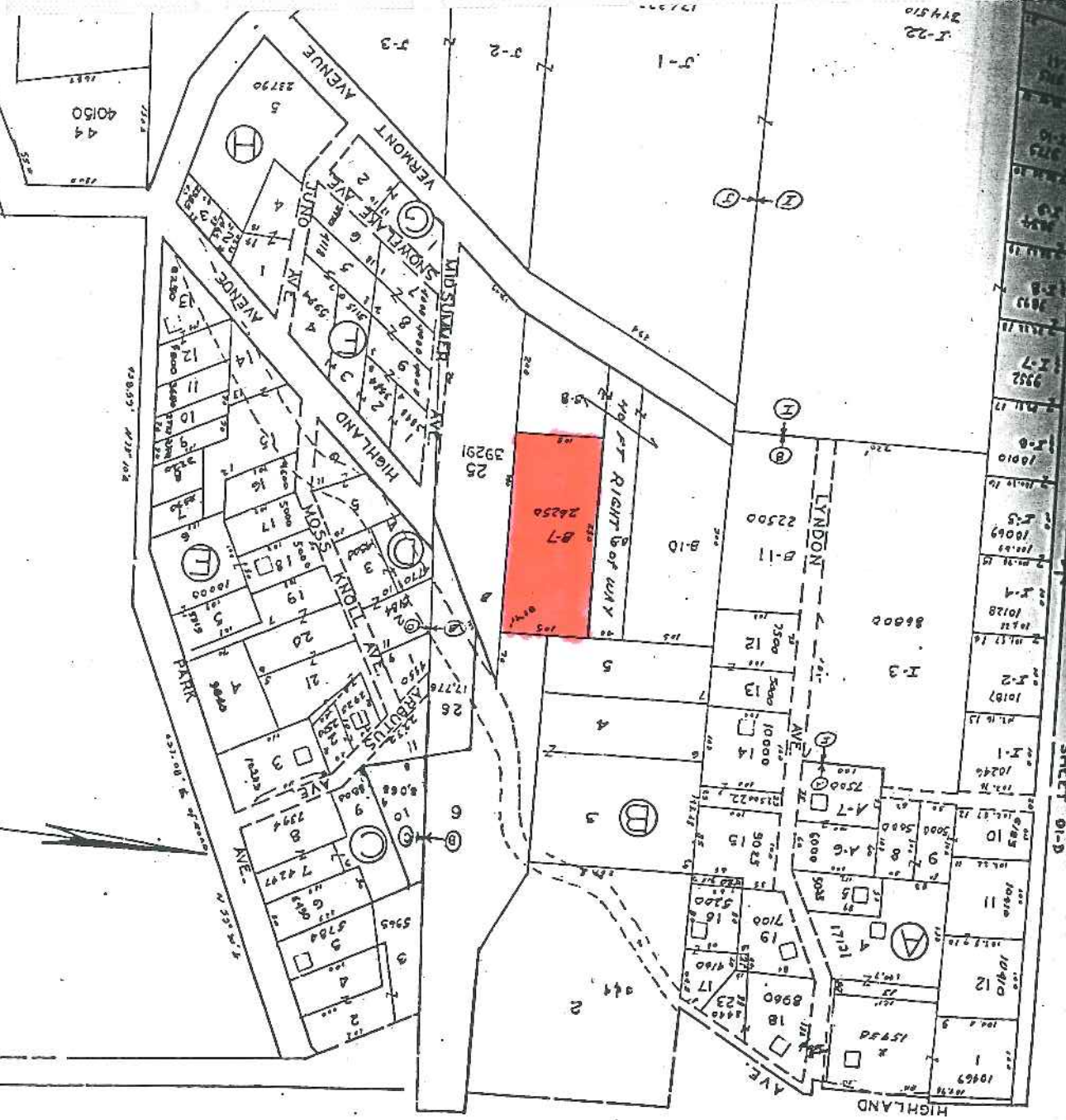
Tom Fortier, Island Coordinator



17.850' E 225.78' N
 11.5' E 245.1' N
 16.9018' N
 3
 40150 44
 23790 5
 27' W 31'-32" EXT.

902,904
 CITY
 (K)

SHEET 89-C



SHEET 91-B

I-22
 214510