



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

October 3, 2013

Jill Keefe
C/O Port Island Realty
14 Welch Street
Peaks Island, ME 04108

RE: 676 Seashore Avenue, Peaks Island – 089-E-024 – IR-1 Zone – Shoreland Overlay

Dear Ms. Keefe,

I am in receipt of your request concerning the property at 676 Seashore Avenue on Peaks Island.

Thank you for the submitted information concerning this property. Our records show that the building permit to construct the single family dwelling was issued on October 25, 1985. It was reviewed and approved under the requirements of the IR-1 Zone. Subsequently, a Certificate of Occupancy was issued on July 7, 1986. It has since come to everyone's attention that the structure was not sited correctly within the setbacks of the IR-1 Zone. It is currently nonconforming to the City Ordinances.

Section 14-437 of the Land Use Zoning Ordinance provides relief from the existing nonconforming setbacks. I have already sent an e-mail version of the Ordinance and an application to you. I will be also enclosing a paper copy to you with this letter.

If all the conditions of 14-437 can be met, I will be preparing a document that needs to be recorded in the registry of deeds for the approval to be finalized.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator
City of Portland, Maine



CITY OF PORTLAND, MAINE

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: _____

Applicant's interest in property (e.g. owner, purchaser, etc.): _____

Owner's name and address (if different): _____

Address of property and Assessor's chart, block, and lot number: _____

Zone: _____ Present Use: _____

Setback Reduction from: Section 14-_____ Future Use: _____

Please attach Plot Plan as outlined in Section 14-437. The required fee is \$50.00.

The undersigned hereby makes application for a setback reduction as above described, and certifies that all information herein supplied by him/her is true and correct to the best of his/her knowledge and belief.

Dated: _____

Signature of Applicant

AMENDMENT TO PORTLAND CITY CODE
§14-437 (ZONING ORDINANCE)
RE: SETBACK REDUCTIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That Section 14-437 of the Portland City Code is hereby enacted,
said section to read as follows:

Sec. 14-437. Setback reductions.

(a) *Authority.* The zoning administrator may grant setback
reductions to the extent provided by this section.

(b) *Procedure.* Application for a setback reduction shall be
submitted to the building inspections division. A payment of a
nonrefundable application fee, as established from time to time by
order of the City Council to cover administrative costs, shall
accompany each application. The application shall be in such form
as prescribed by the zoning administrator and shall contain at
least the following information and documentation:

- (1) The name and address of the applicant and his or her
interest in the subject property;
- (2) The name and address of the owner, if different from the
applicant;
- (3) The address or location and the city assessor's chart,
block and lot number of the subject property;
- (4) The present use and zoning classification of the subject
property;
- (5) Plot plan showing sufficient monumentation to indicate
the location of all structures existing and proposed in
relation to the lot lines. Such a plan must be prepared
by a State of Maine Registered Land Surveyor. If, in the
opinion of the surveyor, sufficient monumentation is not
available, then a standard boundary survey will be
necessary to meet the requirements of this section.

(c) *Purpose.* The purpose of setback reductions is to
validate the situs of mislocated single-family, owner-occupied
residential structures and those structures accessory thereto,

full size
scalable plan

which are not otherwise legally sited and which were in existence on (date of passage). November 15, 1993

(d) *Conditions for setback reductions.* Setback reductions which may be granted by the zoning administrator are subject to the following conditions:

- (1) The sole use of the property is (and, if the application should be granted, will remain) as a single-family detached dwelling.
- (2) The property is located in R-1, R-2, R-3, R-4, R-5, R-6, IR-1, IR-2, IR-3 or RP zones.
- (3) The reduction sought can not be reduced by more than the following:

IR-1, IR-2, IR-3, R-3, RP, R-1 R-2, R-4 and R-5 zones:

Front yard: Ten (10) feet
Rear yard: Ten (10) feet
Side yard: Five (5) feet

R-6 zone:

Front yard: Five (5) feet
Rear yard: Ten (10) feet
Side yard: Five (5) feet

- (4) No relief may be granted under this section in cases where the building authority determines that the setback violation was the result of a willful act by either the applicant or a prior owner.
- (5) This section shall only apply to the inadvertent misplacement of a structure.
- (6) *Recording of setback reduction.* The zoning administrator shall provide a signed instrument in recordable form, indicating any setback reduction granted under the terms of this section. The applicant for such reduction shall be responsible for recording this instrument in the Cumberland County Registry of Deeds. The abuttor's affidavit will also be recorded.

Oct. 1st, 2013

Good morning, Marge.

This is to follow up on the message I left you last Friday, I know there have been several phone calls about this property and what you need to determine whether it's a legal non-conforming or illegal non-conforming property.

I'm enclosing all the documents I found in the files as well as a new Existing Condition Plan completed last week. The current owners, Stanley and Judith Piawlock, added the deck without a permit and I understand that it would need to be removed if my clients, Sam and Barbara Dyer, buy the property. Additionally, the distance from the east corners of the house is 14" 5" & 14" 6". It appears that the Piawlocks filed their application for a building permit on July 12th, 1985. They received a permit with conditions on Oct. 25th, 1985. By that time, the setback was 20' rather than 14' and the permit required that the east side yard be increased to 20" which, for whatever reason, didn't happen.

My clients need to know what improvements and/or additions they could make if they decide to go forward with the purchase.

I appreciate your help with this issue.

Thank you,

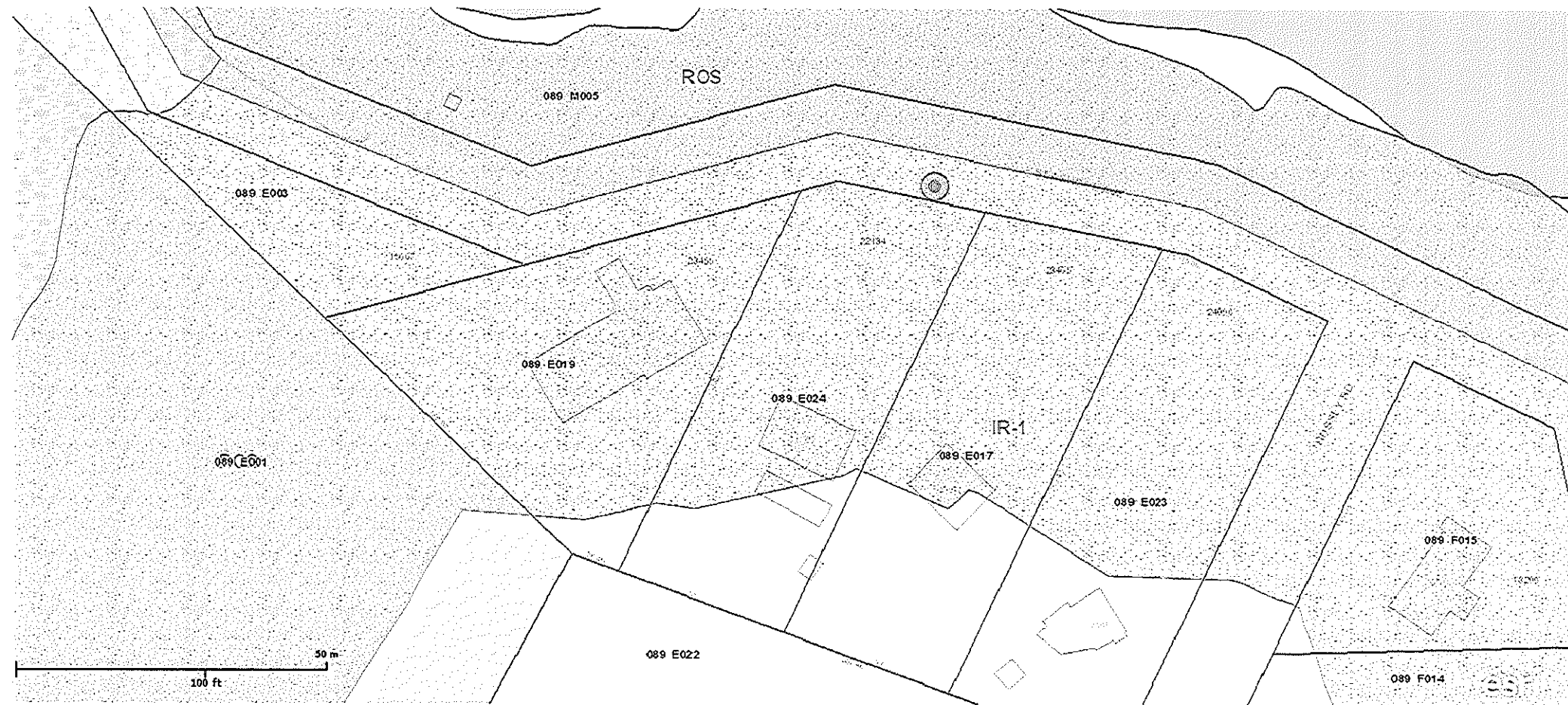
Jill



Jill Keefe
207-766-5956 [cell]

Jill@PortIsland.com

676 Seashore Ave





tel 207.883.1000 fax 207.883.1001 info@necsolutions.com
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074

Northeast Civil Solutions
 SURVEYING ENGINEERING LAND PLANNING
 INCORPORATED



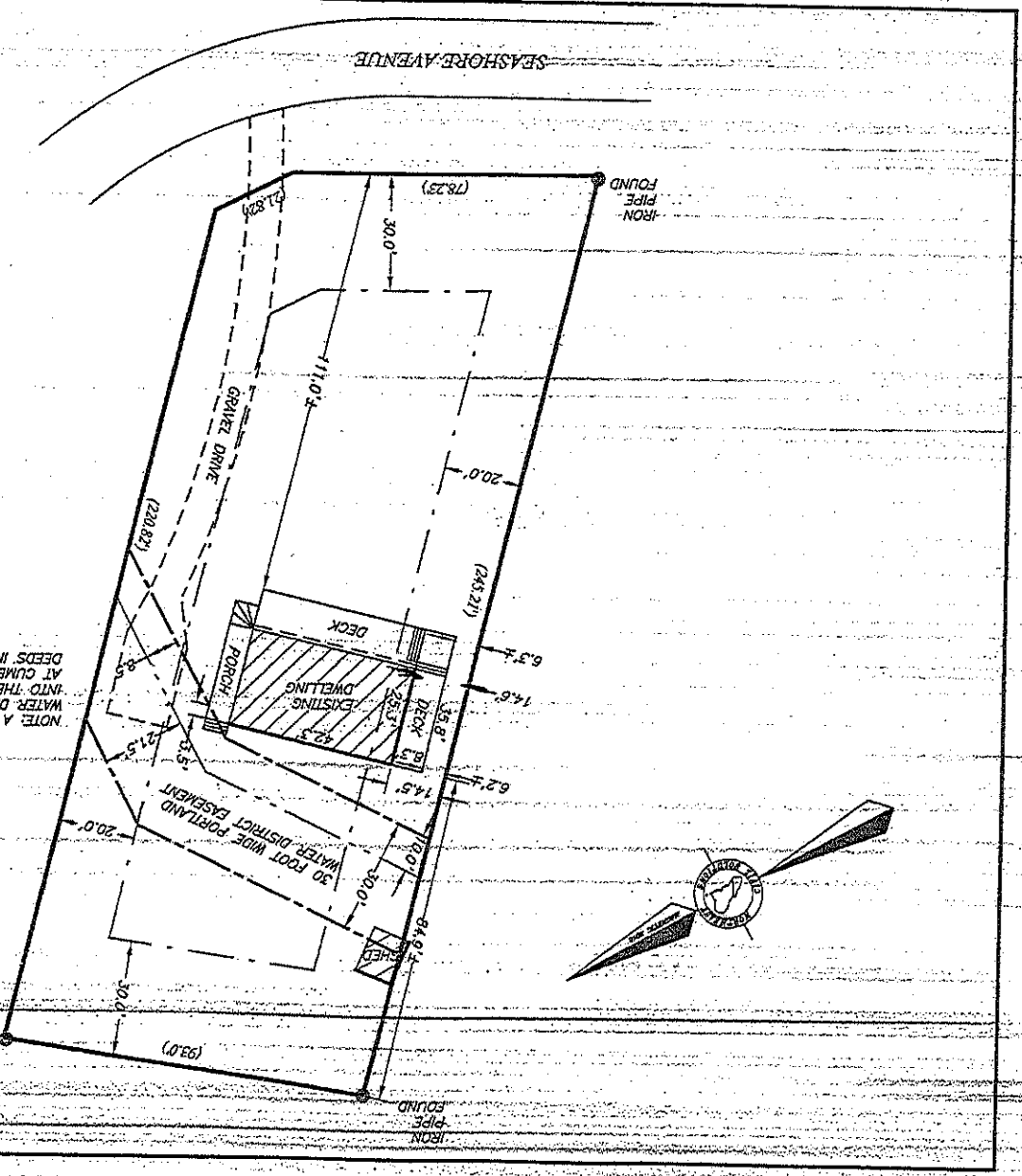
JOB NUMBER: 34029 ACAD FILE: 34029.DWG

PREPARED FOR: JUDY PAMLOCK
 676 SEASHORE DRIVE
 PORTLAND ME
 SCALE: 1"=30'
 DATE: SEPTEMBER 13, 2013

**EXISTING CONDITIONS PLAN
 OF
 PEAKS ISLAND
 676 SEASHORE DRIVE
 MAINE**

1. RECORD OWNERSHIP OF THE PARCEL SHOWN CAN BE FOUND IN A DEED FROM GARRE ANN MACGOUGH AND SETH P. MACLEAN TO STANLEY A. PAMLOCK AND JUDITH C. PAMLOCK DATED APRIL 8, 1985 AND RECORDED IN DEED BOOK 6735, PAGE 27 CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP 89, BLOCK E, PARCEL 24. REFERENCE IS MADE TO THE FOLLOWING PLANS OF RECORD:
 d. "OCEAN SIDE PROJECT, PEAKS ISLAND, MAINE", BY THEODORE T. RAND, DATED MAY 4, 1970 AND RECORDED IN PLAN BOOK 85, PAGE 37 (CCRD).
 b. "CITY OF PORTLAND, MAINE PLAN OF WATER RESERVATION AREA, PEAKS ISLAND, MAINE", BY H. & C. JORDAN, DATED MAY 1977 AND RECORDED IN PLAN BOOK 122, PAGE 107 (CCRD).
4. THIS IS NOT A CLASS "A" BOUNDARY SURVEY. THE EXISTING CONDITIONS PLAN EXCEPTS CHAPTER 80, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.
5. THE STRUCTURE APPEARS TO BE LOCATED WITHIN THE SHORELAND ZONE, NORTHEAST CIVIL SOLUTIONS DID NOT CONDUCT AN ELEVATION SURVEY TO DETERMINE THE EXACT LOCATION OF THE SHORELAND ZONE.

NOTE: A VARIANCE FROM THE PORTLAND WATER DISTRICT ALLOWING ENCROACHMENT INTO THE 30' WIDE EASEMENT IS RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 8868, PAGE 186



NOTES

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

IR-7

PORTLAND, MAINE

001233

PERMIT ISSUED

OCT 28 1985

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION: Seashore Avenue, Lot 16, Peaks Island
1. Owner's name and address: Stanley N. & Judith Plawick, Telephone: #1 #2
2. Lessee's name and address: Mountain Avenue, Leviston, Telephone: #1 #2
3. Contractor's name and address: W. Russell Edwards, Jr., Island Avenue, Peaks Island, Telephone: 766-5509
Proposed use of building: single family year-round dwelling
Last use: No. of sheets: No. families: No. families:
Material: No. stories: Heat: Style of roof: Roofing:
Other buildings on same lot: Roofing:
Estimated contractual cost \$ 49,000

FIELD INSPECTOR—Mr. [Name] @ 775-5451
Minor Site Plan Appeal Fees \$ 50.00 pd
Base Fee 50.00
Late Fee 265.00
Total of \$ 50.00
215.00
Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes
Is connection to be made to public sewer? no
Has septic tank notice been sent? existing septic system
Height average grade to top of plate
Form notice sent?
Height average grade to highest part of roof
Material of foundation No. stories solid or filled land? earth or rock?
Kind of roof Thickness, top bottom cellar
Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers 1st floor 2nd 3rd roof
Maximum span 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? number commercial cars to be accommodated

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING: A.K. Conditionally N.P.T. 10/20/85
BUILDING CODE
Fire Dept.
Health Dept.
Others

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant: W. Russell Edwards, Jr.
Type Name of above: W. Russell Edwards, Jr. Phone #
Other:
and Address

To The CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Seashore Avenue Lot 16 P.L.O. Fire District #1 #2

Owner's name and address Stanley J. & Judith Plawlock, Telephone _____
Mountain Avenue, Lewiston

Lessee's name and address _____ Telephone _____

Contractor's name and address W. Russell Edwards, Jr., Telephone 766-5509
Island Avenue, Peaks Island

Proposed use of building single family year-round dwelling No. of sheets _____
 Last use _____ No. families _____
 No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated contractual cost \$ 48,000

Minor Site Plan Appeal Fees \$ 50.00 pd

Base Fee _____

Late Fee 265.00

TOTAL 46 50.00
215.00

FIELD INSPECTOR—Mr. _____ @ 775-5451

to construct a 26' x 26' single family dwelling as shown

Stamp of Special Conditions

NOTE TO APPLICANT—Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? Yes

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Silks _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet

Joists and rafters 1st floor _____ 2nd _____ 3rd _____ roof _____

On centers 1st floor _____ 2nd _____ 3rd _____ roof _____

Maximum span 1st floor _____ 2nd _____ 3rd _____ roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

IF A GARAGE

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVALS BY: _____ DATE _____ MISCELLANEOUS _____

BUILDING INSPECTION—PLAN EXAMINER _____ Will work require cutting of any tree on a public street? _____

ZONING: _____ Will there be in charge of the above work a person so named _____

BUILDING CODE: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot # 16 Seashore Ave. Peaks Isl.

Issued to Stanley Piawlock

Date of Issue June 27, 1986

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 85-1233, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single family dwelling

Limiting Conditions

This certificate supersedes
certificate issued

Approved: 7-7-86 Arthur Auldritch
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

front of building -
304 feet from waterline
as measured from assessor map -

near waterline 345' from waterline (assessor map)

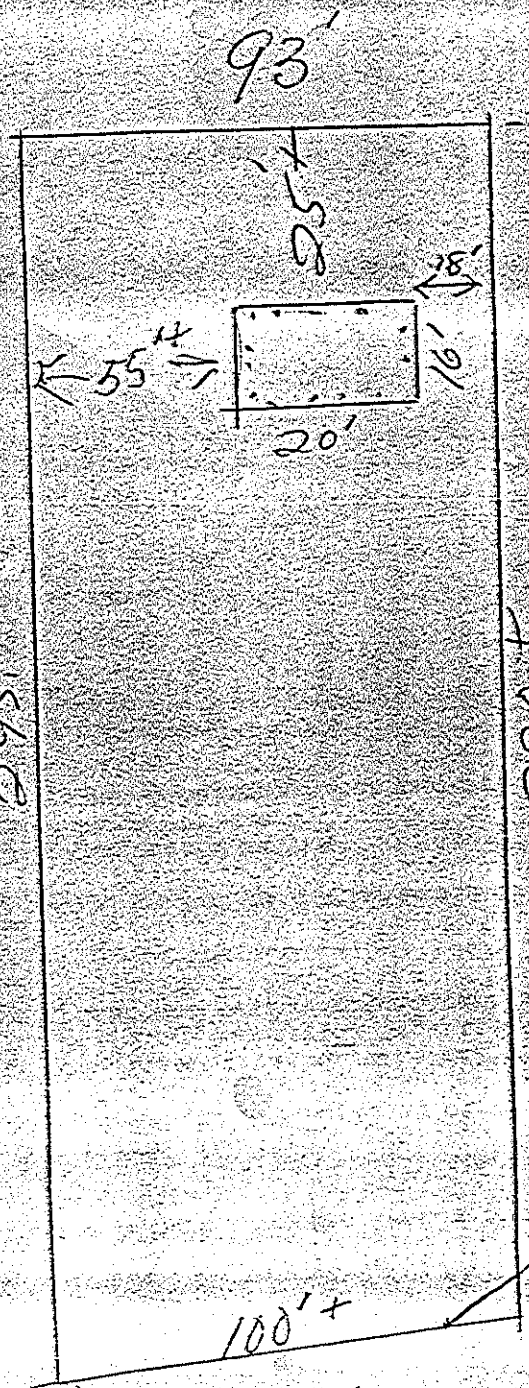
10/21/74
Eighteen land + heavy field
has been included + maps
e.g.

295' +

220' +

near waterline 350' from waterline (assessor map)

RECEIVED
OCT 18 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



Lot #16
u Ave

Applicant: LAWRENCE F. (MRS) Date: 11/18/92
Address: 101155 35th Street, Yorkmouth
Assessors #: 89-E-24

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - *NEW*
- ✓ Zone Location - *11-3*
- ✓ Interior or corner lot -
- ✓ 40 ft. setback area (Section 21) - *NO*
- ✓ Use - *COTTAGE*
- ✓ Sewage Disposal - *PRIVATE CSEW CONNECTION*
- ✓ Rear Yards - *25' - 15' MIN.*
- ✓ Side Yards - *5' 5" - 8' - 8' MIN.*
- ✓ Front Yards - *120' ± - 50' MIN.*
- ✓ Projections - *NONE*
- ✓ Height - *1 STORY*
- ✓ Lot Area - *22,134 P (AS PER LAND TEST)*
- ✓ Building Area - *320 P - 5503 P MAX.*
- Area per Family - *22,134 P*
- ✓ Width of Lot - *93' - 65' MIN.*
- ✓ Lot Frontage - *93' - 40' MIN.*
- Off-street Parking -
- Loading Bays -
- Site Plan -

2419
2,980
1,500
519
11,080 - 14,600

Know all Men by these Presents,
19812

That

We, CARRIE ANN McGOUGH and SETH P. MacLENN, of
Sudbury, in the County of Middlesex and Common-
wealth of Massachusetts,

In consideration of One Dollar and Other Valuable Consideration,

paid by

STANLEY J. PIWLOCK and JUDITH C. PIWLOCK,
of Lewiston, in the County of Androscoggin
and State of Maine,

whose mailing address is 32 Mountain Avenue
Lewiston, Maine 04240

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said STANLEY J. PIWLOCK and JUDITH C. PIWLOCK,

as joint tenants and not as tenants in common, their heirs and assigns forever.

A certain lot or parcel of land situated on Peaks Island in
the City of Portland, County of Cumberland and State of
Maine, and bounded and described as follows:

Being Lot #16 as shown on plan entitled Oceanside Project,
Peaks Island, Maine, North Gate Subdivision, dated May 4,
1970 and recorded in Cumberland County Registry of Deeds in
Plan Book 85, Page 37.

Being the same premises conveyed to the grantors herein by
Lawrence F. Parisi, et al, by deed dated June 27, 1980 and
recorded in the Cumberland County Registry of Deeds on
June 30, 1980.

Said premises are SUBJECT to easements, rights of way and
other reservations and restrictions as set forth in the deed
from the United States Government to Peter G. Cioffi dated
August 29, 1958 and recorded in said Cumberland County
Registry of Deeds in Book 2434, Page 46.

Handwritten initials or marks at the bottom right of the page.

80016735 PAGE 28

To have and to hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said STANLEY J. PIWLOCK and JUDITH C. PIWLOCK,

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said Carrie Ann McGough and Seth P. MacLean,

and

shubundunifecxsthsreick

Joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seal this day of the month of April 8th, A.D. 19 85.

Signed, Sealed and Delivered in presence of

Richard Robinson
Seth P. MacLean

SEAL

Carrie Ann McGough
Carrie Ann McGough
Seth P. MacLean



COMMONWEALTH OF MASSACHUSETTS, Middlesex
State of Massachusetts, County of ss. April 8th, 19 85

Then personally appeared the above named Carrie Ann McGough

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Leo A. Amendola

SEAL

RECEIVED

1985 APR 18 AM 11:05

RECORDED REGISTRY OF DEEDS
SUNDERLAND COUNTY

James J. Walsh

Notary Public
Commission Expires November 7, 1985

Name: Leo A. Amendola

Notary Public
ATTESTATION

J.P. GP

Processing Form

Applicant Stanley J. & Judith Piawlock

Date July 12, 1985

Mailing Address Mountain Avenue, Lewiston

Address of Proposed Site Seashore Avenue, Lot 16 Peaks Island

Proposed Use of Site single family dwelling

Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage 22,134 sq. ft.

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning SPACE & BULK as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES		✓	INT/NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY								✓											REASONS SPECIFIED BELOW

REASONS: Front yard must be 20' instead of 14' as shown on site plan
Septic disposal subject to Plumbing Inspector's approval

Wm. J. ...



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 25, 1985

Mr. and Mrs. Stanley Prawlock
Mountain Avenue
Lewiston, Maine 04240

RE: Lot #16 Seashore Avenue
Peaks Island, Maine

Dear Stanley and Judy:

Your application to construct a 26' X 46' single family dwelling has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Services Division

Approved with conditions:

1. East Side yard must be 20' instead of 14' as shown on the site plan.
2. Septic disposal subject to Plumbing Inspection approval.

Mr. W. Turner 10/25/85

Public Works Department

Approved with conditions:

1. There should be a minimum separation of fifteen (15) feet between the existing waterline and the proposed dwelling.
2. A driveway or turn-out shall be provided for off-street parking outside of the street right-of-way.

Ms. B. Barhydt 7/30/85

Building Code Requirements

1. All lot lines must be clearly marked before calling for a foundation inspection.

16 Sealhou Ave

M/Mrs. Stanley Prawlock

2

2. Please read attached building code Sections 809.4 and 1716.3.4.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/cb

Enclosures



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 7, 1985

Mr. W. Russell Edwards, Jr.
Island Avenue
Peaks Island, ME 04108

RE: Lot 16, Seashore Avenue, Peaks Island

Dear Mr. Edwards:

I have checked with the Plumbing Inspector of the City of Portland, who states that there are no records available here in City Hall to show the location of the existing leach bed on the Parisi lot.

Please furnish this office with a copy of the approved soil evaluation test which was processed for the Parisi family on Lot #16, Seashore Avenue. A copy of the location of the septic disposal system must be on file before a building permit can be issued for your proposed single family year-round dwelling.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Specialist

WJT/kat

cc: Joseph E. Gray, Jr., Director, Planning/Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Inspection Services

Processing Form

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	/		/			/			✓	✓	✓	✓	/			
APPROVED CONDITIONALLY		✓			✓											✓
DISAPPROVED																
																CONDITIONS SPECIFIED BELOW
																REASONS SPECIFIED BELOW

REASONS: 1) There should be a minimum separation of fifteen (15) feet between the existing waterline and the proposed dwelling.
 2) A driveway or turn-out shall be provided for off-street parking outside of the street right of way.

(Attach Separate Sheet if Necessary)

Robert Ross 7/25/85

Oct 4th

Ernie

Was the Parisi lot been approved
for soil evaluation test?

Russ Edwards has a bldg permits
application and claims it has
been given prior approval for
a single family dwelling!

Warren T

10/16/85

Sam

Lot #16 Lenore Ave

Ernie says this is O.K.
for sewage disposal.

W.D. Turner

INSPECTION OF PREMISES

676 SEASHORE AVE
PEAKS ISLAND
PORTLAND, ME

Job Number: 186-02
Inspection Date: 09-17-92
Scale: 1" = 30'

I HEREBY CERTIFY TO ~~MORRIS~~ ^{NORRIS} EAST
LAND TITLE, BANK BOSTON AND
ITS TITLE INSURER.

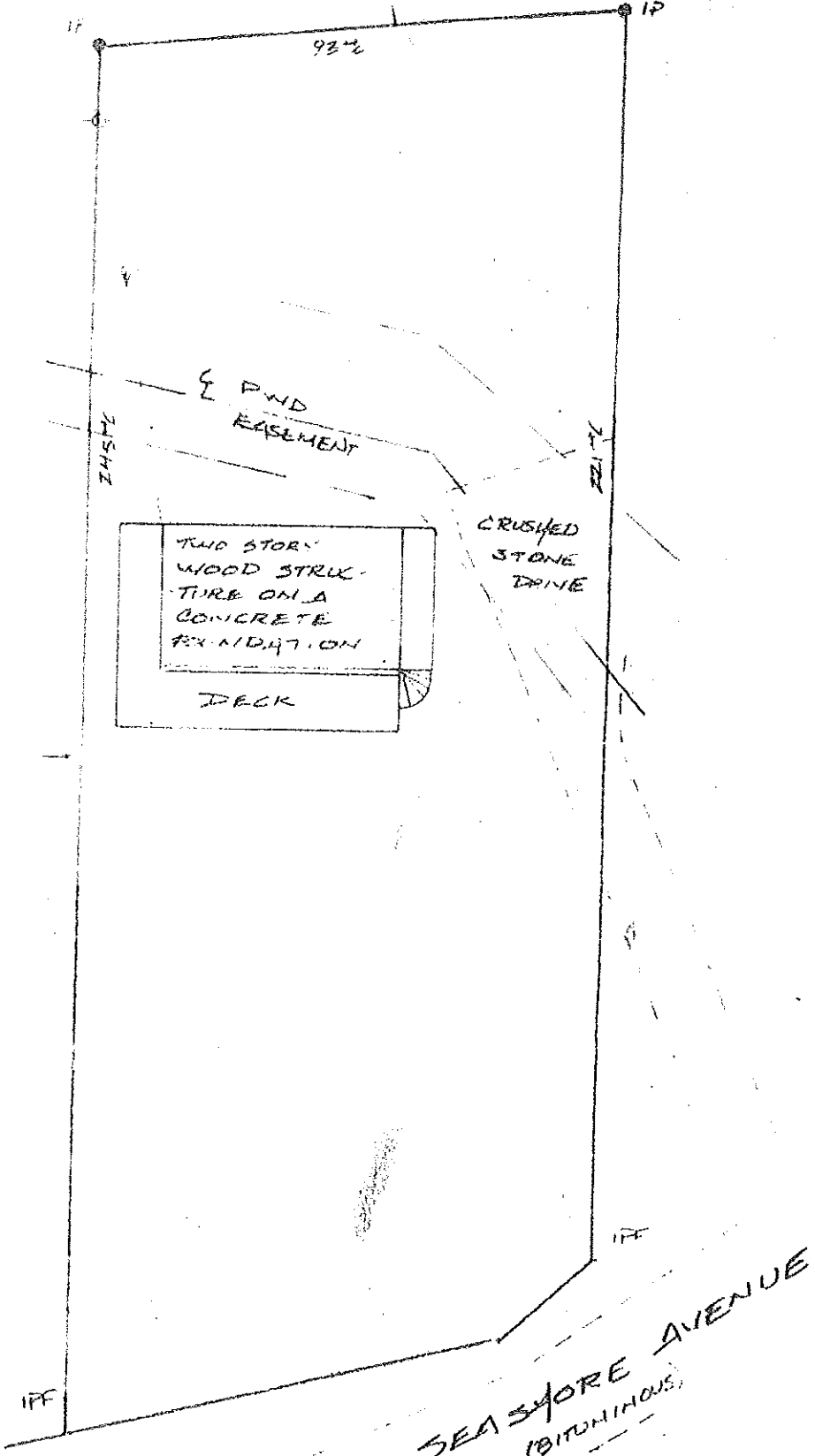
The monumentation is ~~not~~ in harmony with
current deed description.

The building setbacks are ~~not~~ in conformity
with town zoning requirements.

The dwelling does not ~~appear to~~ fall within the
special flood hazard zone as delineated by the
Federal Emergency Management Agency.

The land does ~~not appear to~~ fall within the
special flood hazard zone as indicated on
community-panel # 230051 001533

OWNER: STANLEY AND JUDITH
PAVLOCK



[Handwritten signature]

THIS PROPERTY IS SUBJECT TO ALL
RIGHTS AND EASEMENTS OF RECORD.
THOSE THAT ARE EVIDENT ARE SHOWN.

THIS PLAN MIGHT NOT REVEAL
CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
48 Mill Road
Cumberland, Maine 04021
Phone: (207)829-3959



PLAN BOOK 85 PAGE 37 LOT 16
DEED BOOK _____ PAGE _____ COUNTY CUMBERLAND

~~THIS PLAN IS NOT FOR RECORDING~~ Drawn by: JHN