



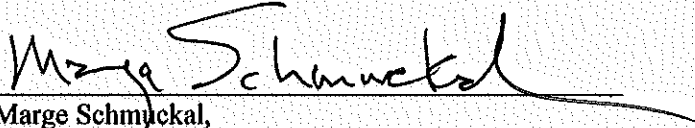
CITY OF PORTLAND

CERTIFICATE OF SETBACK REDUCTION

I, Marge Schmuckal, the Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 15th day of October, 2013, the following setback reductions was granted pursuant to the provisions of Section 14-437 of the City of Portland's Code of Ordinances.

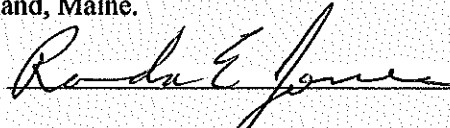
1. **Current Property Owner: Stanley J. & Judith C. Piawlock**
2. **Address and Assessor's Chart, Block and Lot of Subject Property:**
676 Seashore Avenue, Peaks Island, Portland, ME 04108 CBL: 089-E-024
3. **Recordation: Cumberland County Registry of Deeds, Book 6735 Page 27**
Last recorded deed in chain of Title: April 8, 1985
4. **Setback Reduction Granted:** This is to authorize an approximate six (6) foot side yard setback for the principal structure in the IR-1 zone as provided for under section 14-437, instead of the minimum twenty (20) foot required under section 14-145.5(c)3 of the Land Use Zoning Ordinance. This setback reduction allowance does not include the rear detached shed built without permits.

In WITNESS WHEREOF, I have hereto set my hand and seal this 15 day of October, 2013


Marge Schmuckal,
Zoning Administrator

State of Maine
Cumberland, ss.

Then personally appeared above-named Marge Schmuckal and acknowledged the above certificate to be her free act and deed in her capacity as Zoning Administrator for the City of Portland, Maine.


Ronda E. Jones
Printed or typed name of Notary Public

ON 10/15/13

RONDA E. JONES, NOTARY PUBLIC
STATE OF MAINE

This certificate must be recorded by the property owner in the Cumberland County Registry of Deeds with all required attachments for the setback reduction to be valid.

MY COMMISSION EXPIRES 4/12/2016



CITY OF PORTLAND, MAINE

SETBACK REDUCTION APPLICATION FOR EXISTING STRUCTURES

Applicant's name and address: STANLEY + JUDITH C. PAWLOCK
676 SEASHORE AVE. PEAKS ISLAND ME. 04108

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

Owner's name and address (if different):
SAME AS ABOVE

Address of property and Assessor's chart, block, and lot number:
SAME AS ABOVE 089-E-024-001

Zone: IR1 Present Use: RESIDENTIAL

Setback Reduction from: Section 14-437 Future Use: RESIDENTIAL

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: Oct 5 '13

Stanley Pawlock
Judith C. Pawlock
Signature of Applicant

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services	CBL 089 E024001
	Land Use Type SINGLE FAMILY
Applications	Verify legal use with Inspections Division
Doing Business	Property Location 676 SEASHORE AVE
	Owner Information PIAWLOCK STANLEY J & JUDITH C JTS
	676 SEASHORE AVE
	PEAKS ISLAND ME 04108
Haps	Book and Page
Tax Relief	Legal Description 89-E-24
	SEASHORE AVE 676
	PEAKS ISLAND
Tax Roll	22134 SF
	Acres 0.5081
Q & A	

Current Assessed Valuation:

browse city services a-z	TAX ACCT NO. 14380	OWNER OF RECORD AS OF APRIL 2013
		PIAWLOCK STANLEY J &
		JUDITH C JTS
		676 SEASHORE AVE
		PEAKS ISLAND ME 04108
browse facts and links a-z	LAND VALUE \$378,600.00	
	BUILDING VALUE \$84,500.00	
	HOMESTEAD EXEMPTION (\$10,000.00)	
	HET TAXABLE - REAL ESTATE \$453,100.00	
	TAX AMOUNT \$8,794.68	



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Best viewed at 600x600, with Internet Explorer

	Building 1
Year Built	1986
Style/Structure Type	RAISED RANCH
# Stories	1
# Units	1
Bedrooms	3
Full Baths	2
Total Rooms	5
Attic	NONE
Basement	FULL
Square Feet	1092
View Sketch	View Map View Picture

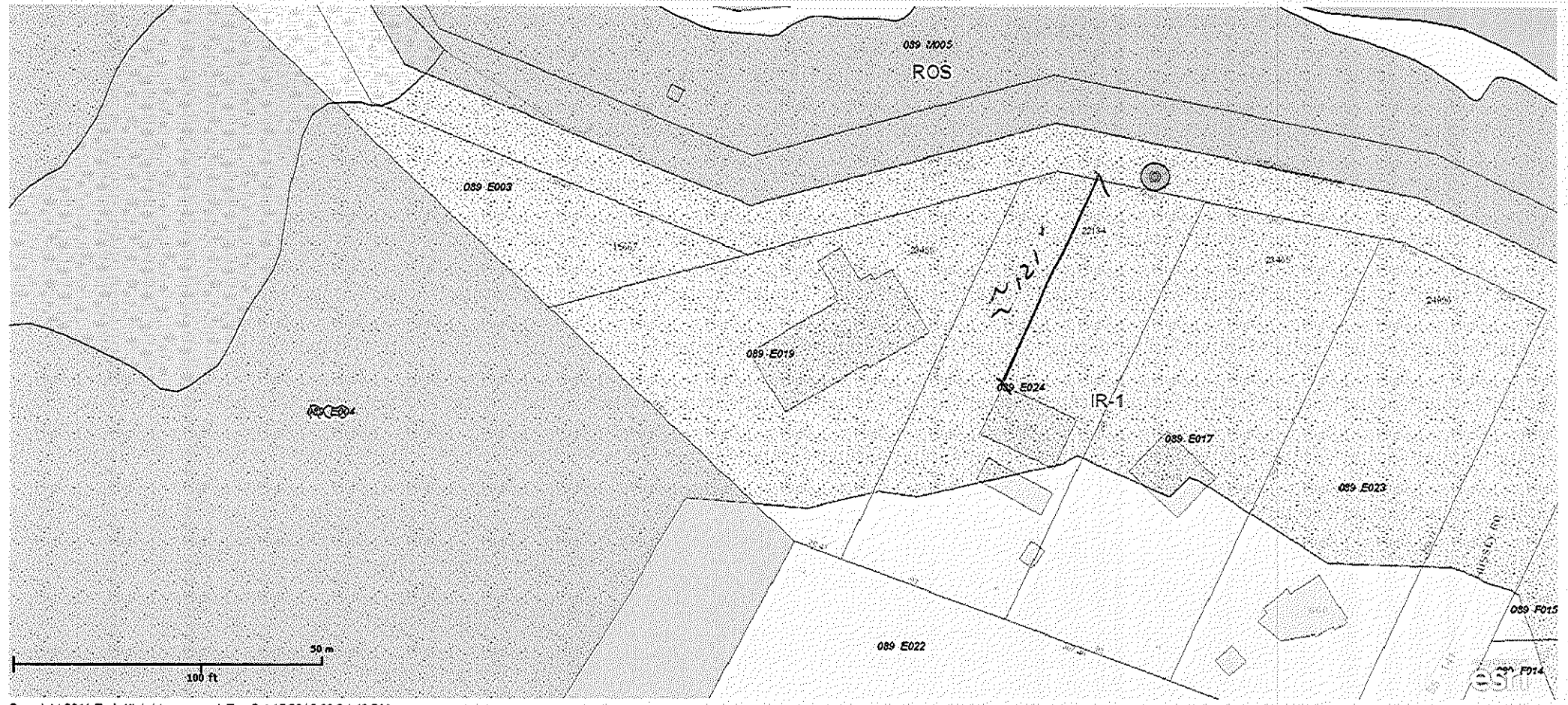


[New Search!](#)

4/8/1905
BK - 6735 PG 27

IR - 1
Section 14 - 145.5 (4) 3

676 Seashore Ave



08
10/07/13

Good Morning Ms. Schmuckal,

If a statement from our abutter is needed, Deborah Kendall will be home from France sometime today ---10/08/13. She can be reached at 766-0034 or ndalk@gmail.com. If you prefer please let Jill at Port Island Realty know.

Thank you very much.

Judy Piawlock

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,

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.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1804	Applicant: PIAWLOCK STANLEY J & JUDIT
Project Name: 676 SEASHORE AVE	Location: 676 SEASHORE AVE
CBL: 089 E024001	Application Type: Variance
Invoice Date: 10/08/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$150.00		\$0.00		\$50.00		\$50.00		\$150.00	On Receipt

First Billing

Previous Balance **\$150.00**

Fee Description	Qty	Fee/Deposit Charge
Processing Fee	1	\$50.00
		\$50.00
Total Current Fees:	+	\$50.00
Total Current Payments:	-	\$50.00
Amount Due Now:		\$0.00

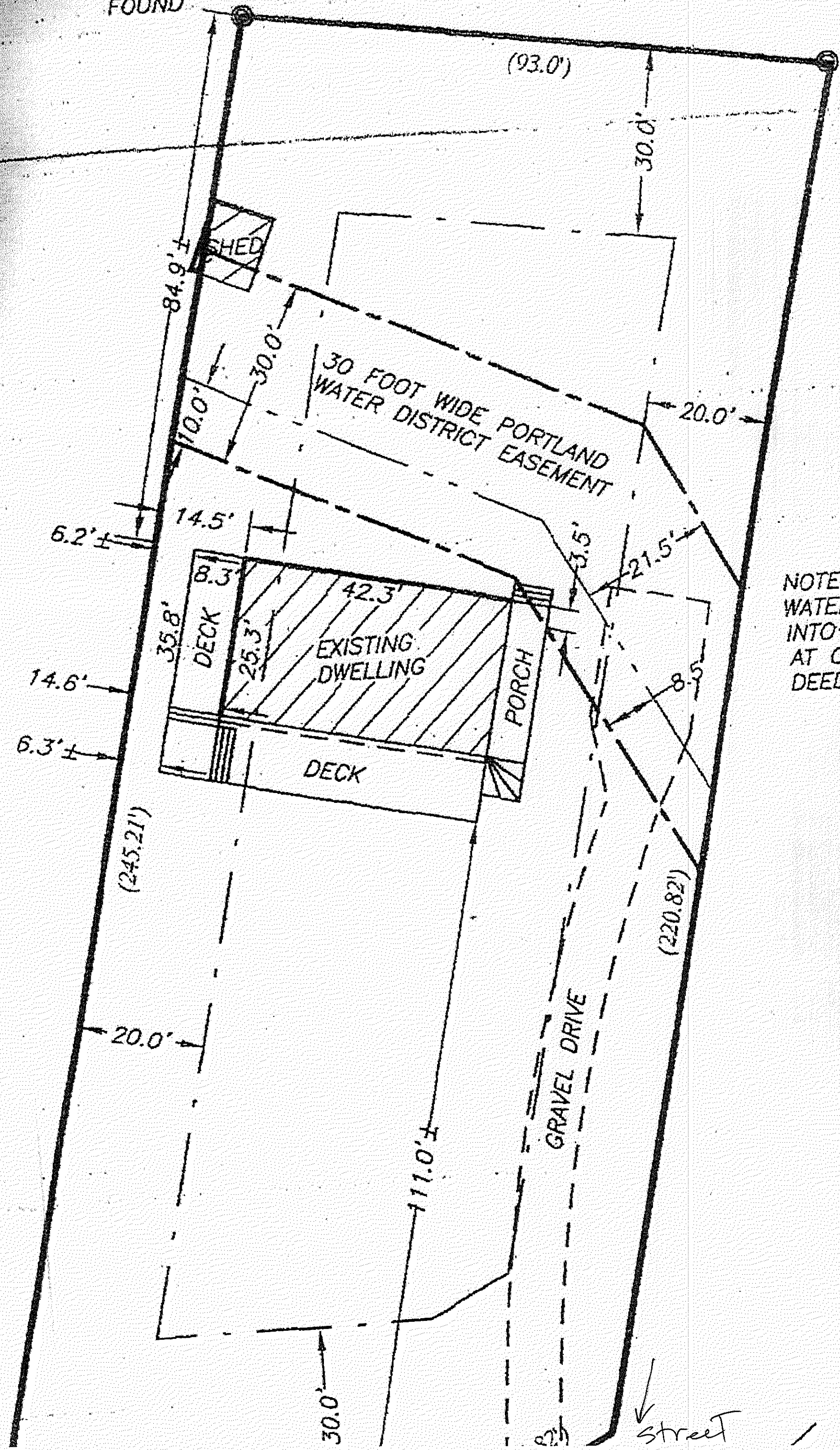
Detach and remit with payment

CBL 089 E024001
Bill to: PIAWLOCK STANLEY J & JUDITH C JTS
 676 SEASHORE AVE
 PEAKS ISLAND, ME 04108

Application No: 0000-1804
Invoice Date: 10/08/2013
Invoice No: 43002
Total Amt Due: \$150.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

IRON PIPE FOUND



NOTE: WATER INTO T... AT CUI DEEDS

NOTES

1. RECORD OWNERSHIP OF THE PARCEL SHOWN CAN BE FOUND IN A DEED FROM CARRIE ANN MCGOUGH AND SETH P. MACLEAN TO STANLEY J. PIAWLOCK AND JUDITH C. PIAWLOCK 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.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS OF RECORD:
 - a. "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. & E.C JORDAN, DATED MAY 1977 AND RECORDED IN PLAN BOOK 122, PAGE 107 (CCRD).
4. THIS IS NOT A CLASS "A" BOUNDARY SURVEY. THIS EXISTING CONDITIONS PLAN EXCEPTS CHAPTER 90, 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.

EXISTING CONDITIONS PLAN
OF
676 SEASHORE DRIVE
PEAKS ISLAND
MAINE

SCALE: 1"=30'

DATE: SEPTEMBER 13, 2013

PREPARED FOR: JUDY PIAWLOCK
676 SEASHORE DRIVE
PORTLAND ME

JOB NUMBER: 34029

ACAD FILE: 34029.DWG

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SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

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