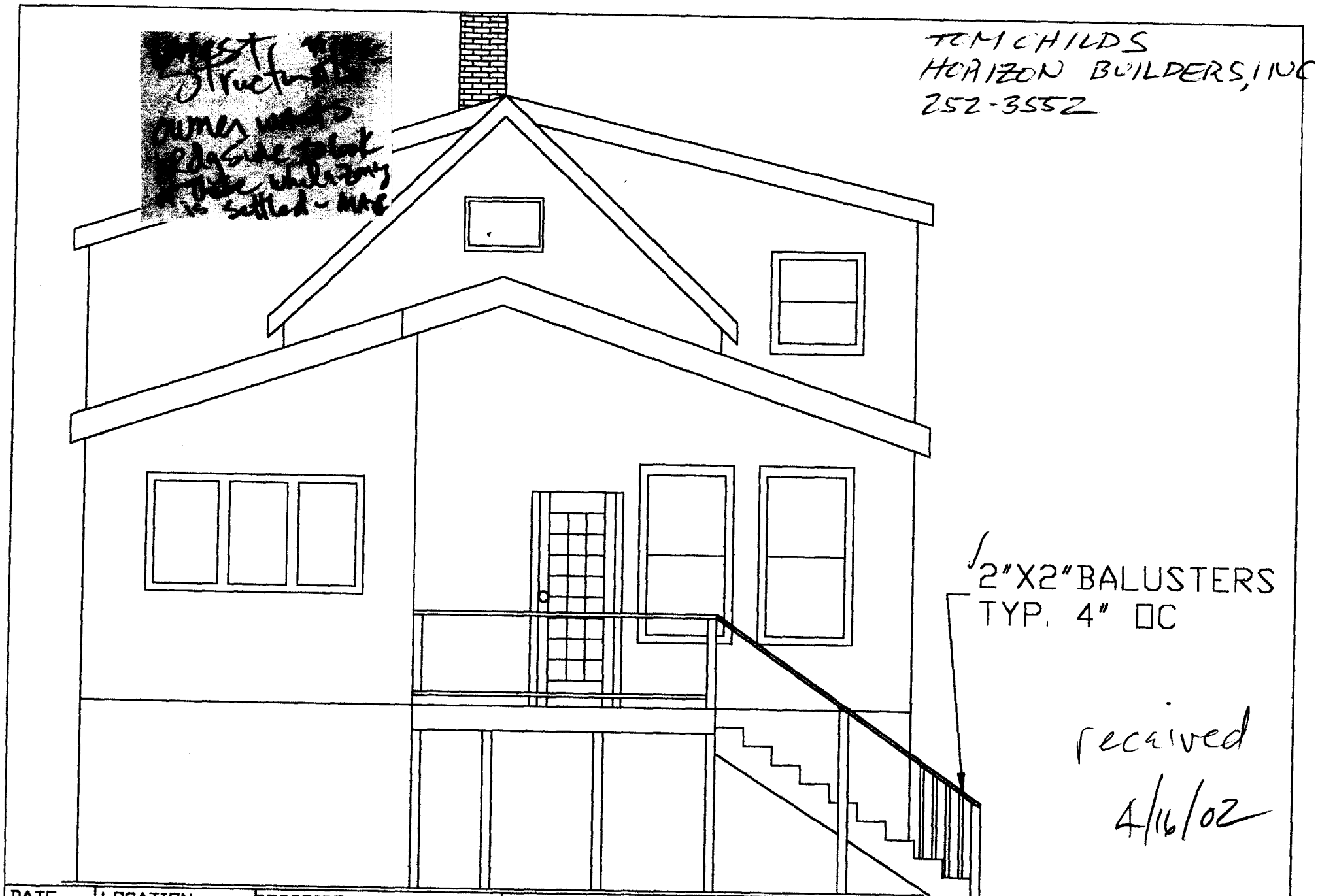
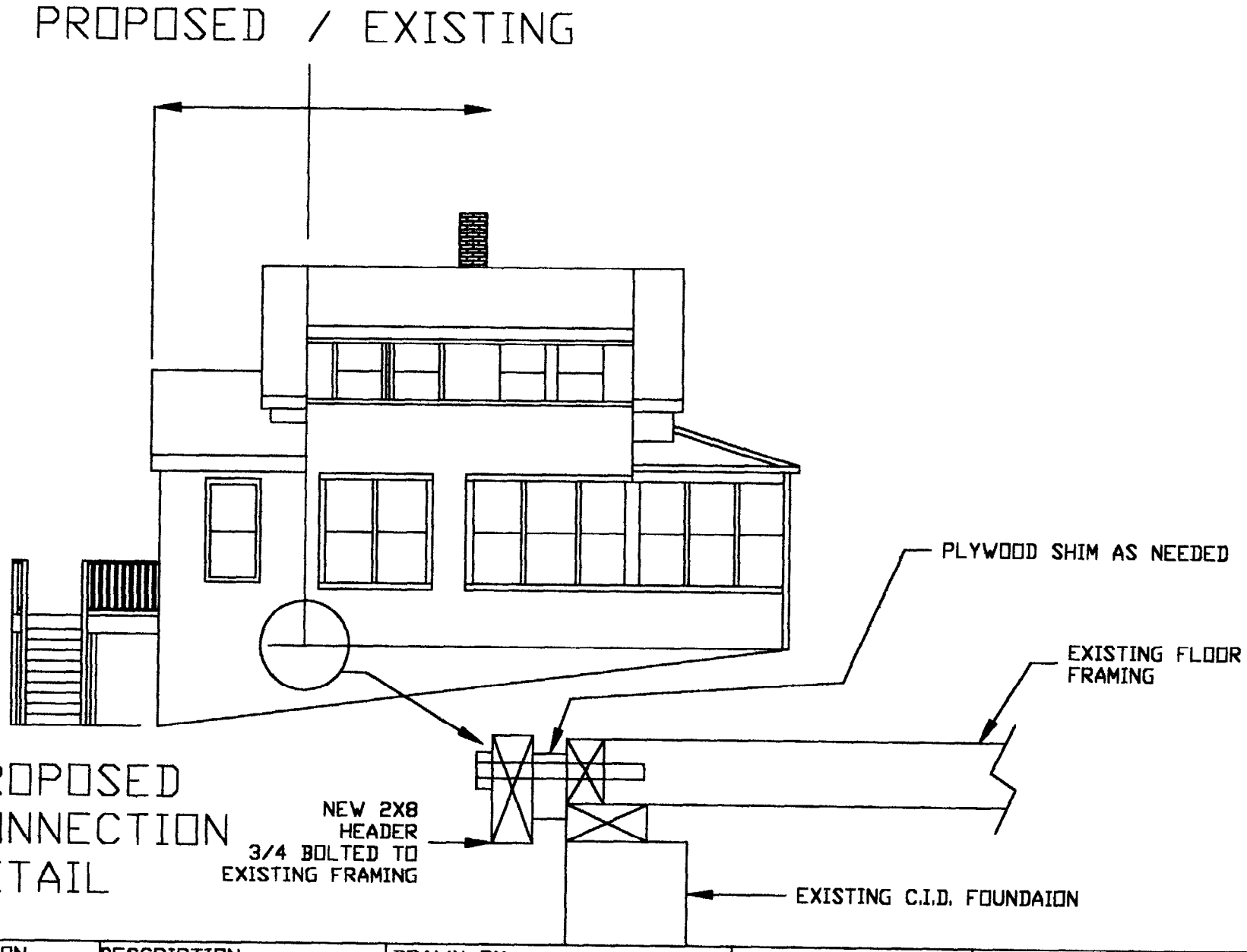
Linda Capone Newton

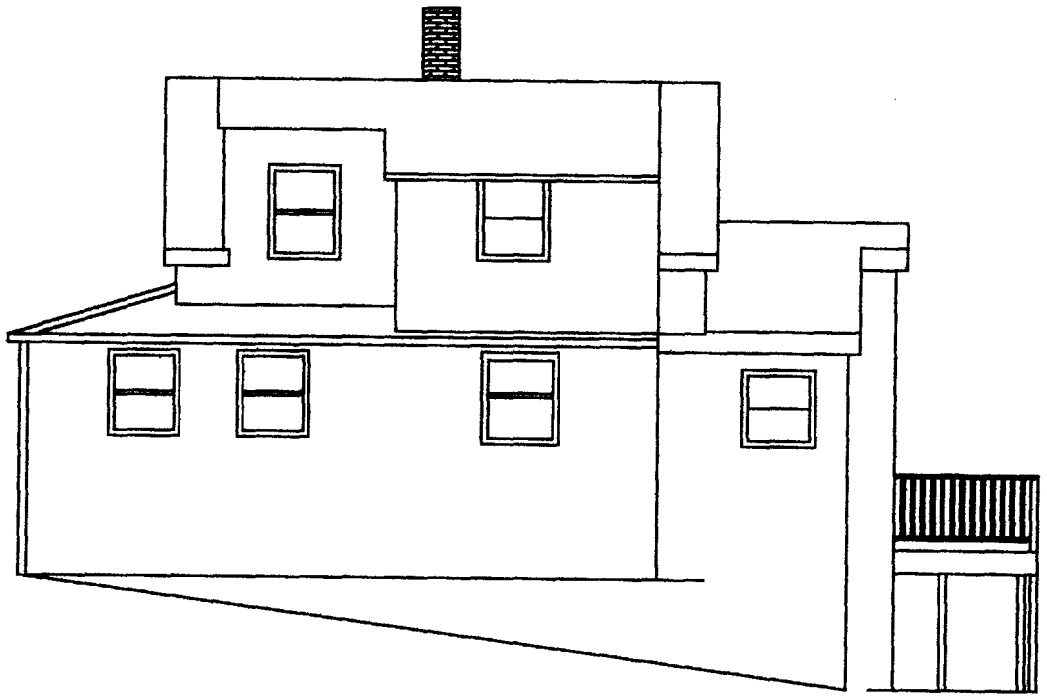


received
4/16/02

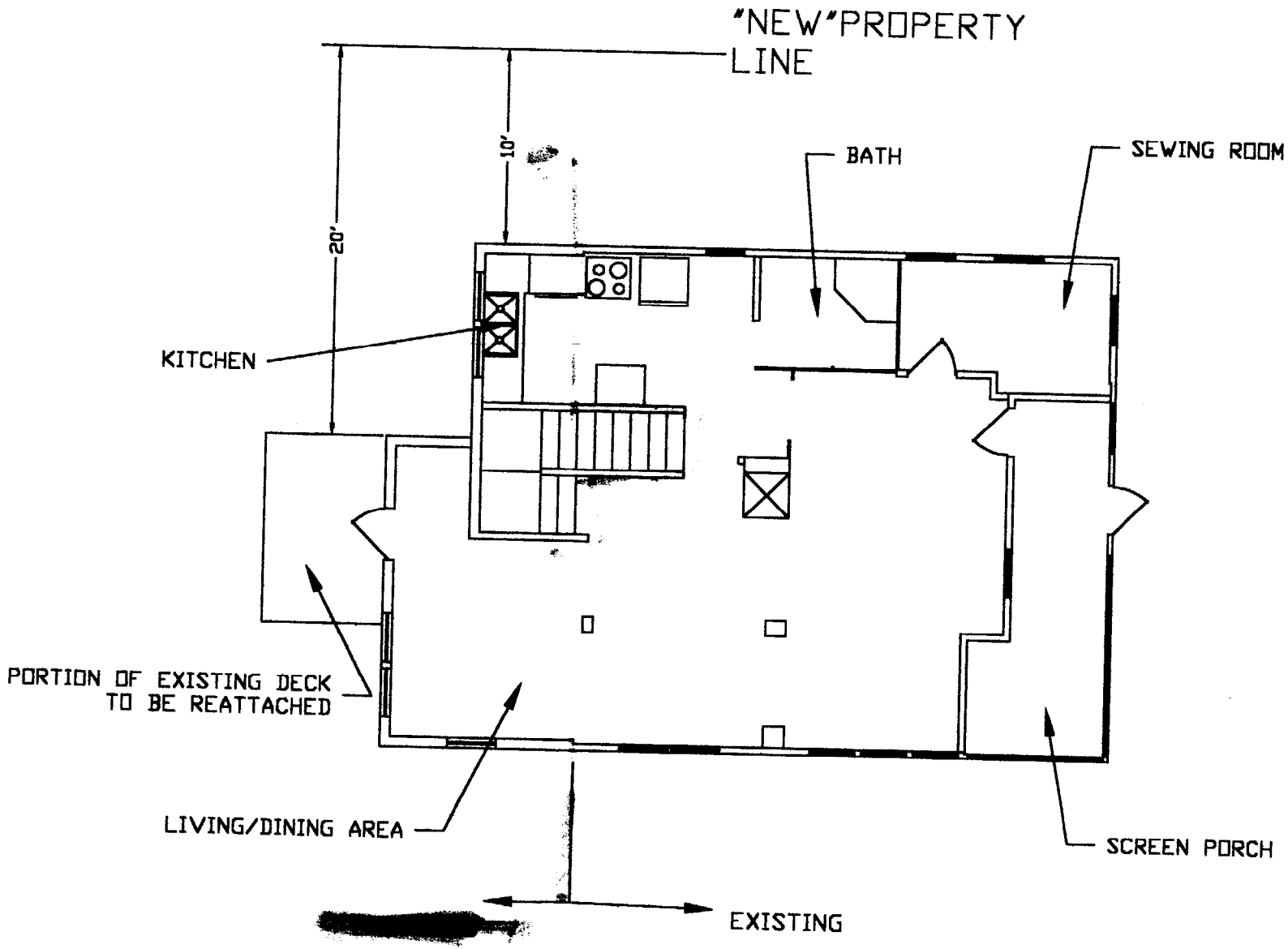
DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	PROPOSED WEST ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/4"=1'-0"	8	4



DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	PROPOSED NORTH ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/8"=1'-0"	9	4

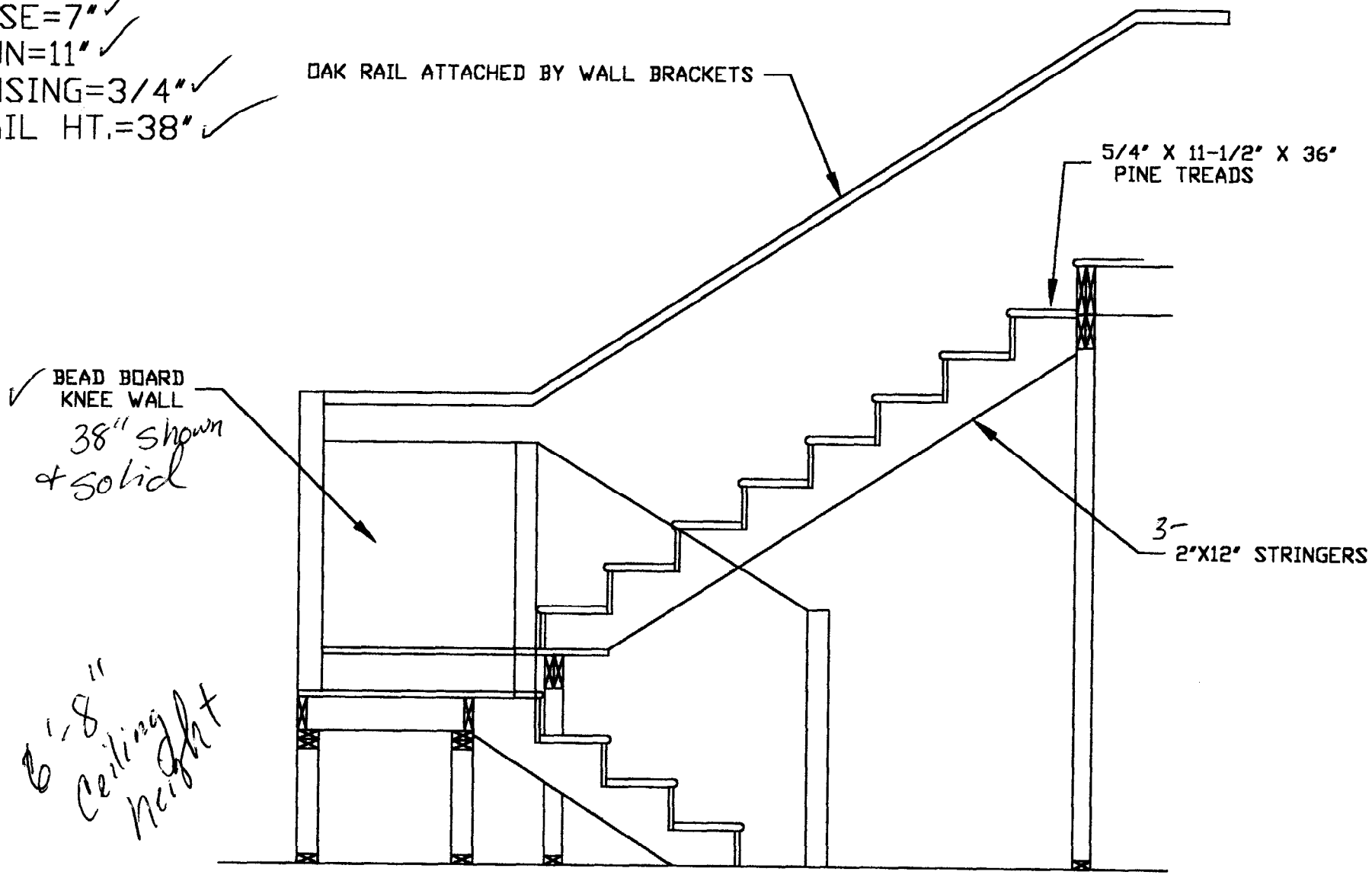


DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	PROPOSED SOUTH ELEVATION	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/8"=1'-0"	10	4



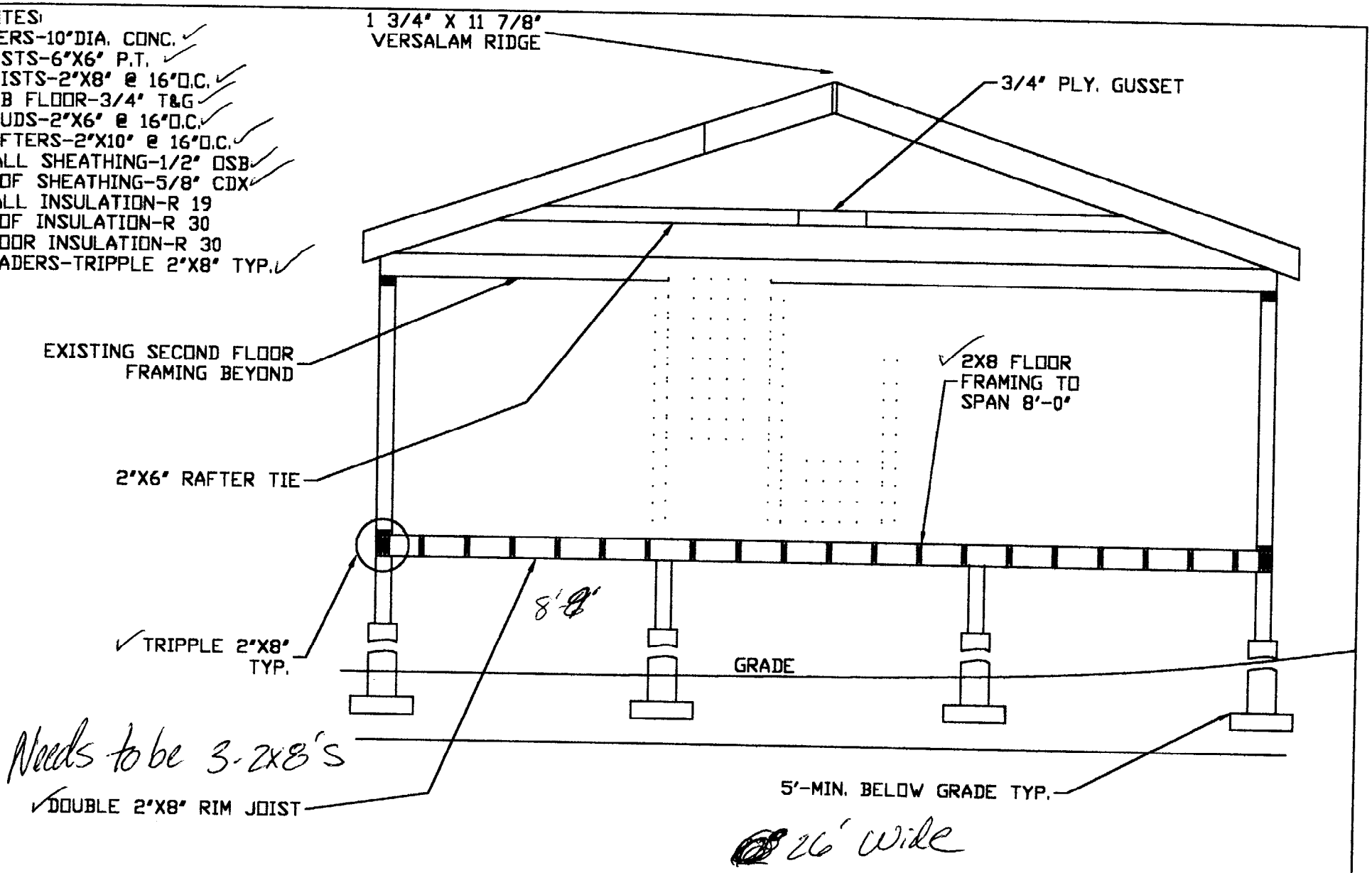
DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	PROPOSED FIRST FLOOR PLAN	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/8"=1'-0"	11	4

NOTES:
-RISE=7"
-RUN=11"
-NOSING=3/4"
-RAIL HT.=38"



DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
4/12/02	PEAKS ISLAND PORTLAND, ME	INTERIOR STAIRCASE DETAIL	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/2"=1'-0"	12	4

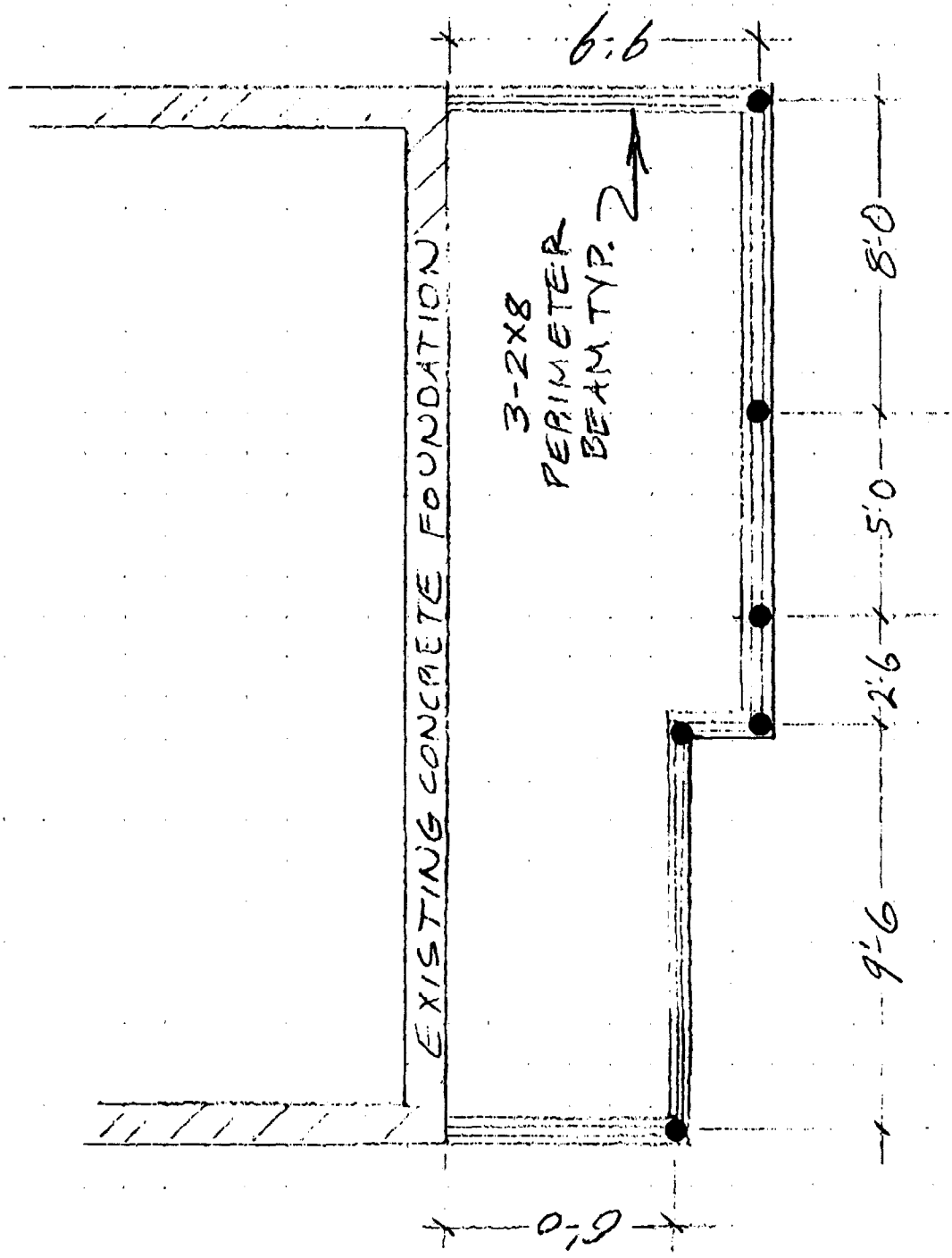
NOTES:
PIERS-10"DIA. CONC.
POSTS-6"X6" P.T.
JOISTS-2"X8" @ 16"O.C.
SUB FLOOR-3/4" T&G
STUDS-2"X6" @ 16"O.C.
RAFTERS-2"X10" @ 16"O.C.
WALL SHEATHING-1/2" OSB
ROOF SHEATHING-5/8" CDX
WALL INSULATION-R 19
ROOF INSULATION-R 30
FLOOR INSULATION-R 30
HEADERS-TRIPPLE 2"X8" TYP.



DATE	LOCATION	DESCRIPTION	DRAWN BY	PROJECT	SCALE	DWG. #	REV
1/24/02	PEAKS ISLAND PORTLAND, ME	FRAMING SECTION A-A	G.E.F. HORIZON BUILDERS	CAPONE-NEWTON	1/4"=1'-0"	13	4

368 ISLAND AVE
PEAKS ISLAND, ME.
FOOTING LAYOUT

4-30-02



4-30-02

TO: TAMMY FAX: 874-8716

FROM: HORIZON BUILDERS, INC.

TOM CHILDS CELL: 252-355?

RE: 368 ISLAND AVE.

PAGES INCL. COVER: 2

PER YOUR REQUEST, ATTACHED IS A FOOTING LAYOUT. PLEASE CALL WITH ANY QUESTIONS.

THANKS,

Tom

90-B-5 Island Ave

3/22/02

Marge,

Here are the copies of the permits converting the garage (see assessor card) to a dwelling
Initial application 1965
permit issued after appeals in 1966

Thanks for your help clarifying all this

Linda Capone-Newton —
w- 795-4040 ext 47
h- 786-0521
cell 409-3848

37 Aron Drive
Auburn, ME 04210

4/8/02

ISSUED
APR 11 1950

APPLICATION FOR PERMIT

Class of Building or Structure

To the INSPECTOR OF BUILDINGS

The undersigned hereby ap[illegible] equipment in accordance with the Laws of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Island Ave. & Peak [illegible] Dist. No. ____
ISLAND AVE. [illegible] Telephone ____
Owner's name and address ____ Telephone ____
Lessee's name and address ____ Telephone 8-4793
Contractor's name and address ____ No. of sheets 1
Architect ____ No. families ____
Proposed use of building ____ No. families ____
Last use ____
Material ____ No. stories ____
Other buildings on same lot ____
Estimated cost $ 1,490. Fee $ 5.00

[illegible] Stop Work

To construct 1-[illegible]

It is understood that this permit [illegible] is to be taken out separately by and in the name of the heating contractor. [illegible] Co.

[illegible] Stop Work

Is any plumbing involved? [illegible] 12'
Height average grade to top [illegible] earth
Size, front 16' depth [illegible]
Material of foundation [illegible]
Material of underpinning [illegible]
Kind of roof pitch [illegible] Class C Bud. Lab.
No. of chimneys ____ fuel ____
Framing lumber—Kind [illegible]
Corner posts 4x4 Size [illegible]
Girders ____ Size [illegible] centers ____
Studs (outside walls and [illegible] over 8 feet.
Joists and rafters: [illegible] roof 2x6
On centers: [illegible] roof 24"
Maximum span: [illegible] 8'
If one story building [illegible]

No. cars now accommodated [illegible] 0
Will automobile repairing be done? no

APPROVED:
with [illegible] street? no
[illegible] person competent to [illegible] thereto are

Legal Consol

GARAGE turned into LIVING SPACE

REAL ESTATE ASSESSMENT RECORD CITY OF PORTLAND, MAINE

LAND NO.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
	Island Ave.		OF		3800			90	B	5

TAXPAYER ADDRESS AND DESCRIPTION

MACDONALD IRENE K
176 WESTFORD STREET
LOWELL MASSACHUSETTS

REAL ESTATE-PORTLAND ME ASSESSORS
PLANS ON FILE IN ASSESSORS OFFICE
CITYHALL PLAN 90-B-5 ISLAND AVE &
OCEAN ST AREA 3800 SQ FT LOT 3
REC PL STERLING FARMS PKS ISL

RECORD OF TAXPAYER

	YEAR	BOOK	PAGE
Mary Mary			

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	✓
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	✓
SWAMPY		ALL UTILITIES	
STREET		**TREND OF DISTRICT**	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK			

TILLABLE | PASTURE | WOODED | WASTE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19 61
45	20	4.08	.89	3.63	180	

TOTAL VALUE LAND	180	180
TOTAL VALUE BUILDINGS	—	440
TOTAL VALUE LAND AND BUILDINGS	180	

SQ. FT. TO-FROM CH. BLK. LOT
SQ. FT. TO-FROM CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

TOTAL VALUE LAND
TOTAL VALUE BUILDINGS
TOTAL VALUE LAND AND BUILDINGS
SQ. FT. TO-FROM CH. BLK. LOT
SQ. FT. TO-FROM CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19

TOTAL VALUE LAND
TOTAL VALUE BUILDINGS
TOTAL VALUE LAND AND BUILDINGS
SQ. FT. TO-FROM CH. BLK. LOT
SQ. FT. TO-FROM CH. BLK. LOT

YEAR	ORIG. COST	RENTAL	
YEAR	SALE PRICE	EXPENSE	
YEAR	U. S. R. S.	NET	

ASSESSMENT RECORD

			INCREASE	DECREASE
1950	LAND	100		
	BLDGS.			
	TOTAL	100		
1951	~~[illegible]~~	~~100~~		
	BLDGS.	—		
	~~[illegible]~~	~~100~~		
1960	LAND ✓	100		
	BLDGS. ✓	275	275 ✓	
	TOTAL ✓	375		
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

JAN 28 '61

CONSTRUCTION

FOUNDATION	
CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	
PIERS	
CELLAR AREA FULL	
¼ ½ ¾	
NO. CELLAR	

EXTERIOR WALLS	
CLAPBOARDS	
WIDE SIDING	
DROP SIDING	
NO SHEATHING	
WOOD SHINGLES	
ASBES. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE	
BRICK VENEER	
BRICK ON TILE	
SOLID BRICK	
STONE VENEER	
CONC. OR CIND. BL.	
TERRA COTTA	
VITROLITE	
PLATE GLASS	
INSULATION	
WEATHERSTRIP	

ROOFING	
ASPH. SHINGLES	
WOOD SHINGLES	
ASBES. SHINGLES	
SLATE TILE	
METAL	
COMPOSITION	
ROLL ROOFING	
INSULATION	

FLOOR CONST.	
WOOD JOIST	
STEEL JOIST	
MILL TYPE	
REIN. CONCRETE	

FLOOR FINISH	B	1	2	3
CEMENT				
EARTH				
PINE				
HARDWOOD				
TERRAZZO				
TILE				
ATTIC FLR. & STAIRS				

INTERIOR FINISH	B	1	2	3
PINE				
HARDWOOD				
PLASTER				
UNFINISHED				
METAL CLG.				
RECREAT. ROOM				
FINISHED ATTIC				
FIREPLACE				

HEATING	
PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM	
HOT WAT. OR VAPOR	
NO HEATING	
GAS BURNER	
OIL BURNER	
STOKER	

PLUMBING	
BATHROOM	
TOILET ROOM	
WATER CLOSET	
LAVATORY	
KITCHEN SINK	
STD. WAT. HEAT	
AUTO. WAT. HEAT	
ELECT. WAT. SYST.	
LAUNDRY TUBS	
NO PLUMBING	

TILING	
BATH FL. & WCOT.	
TOILET FL. & WCOT.	

LIGHTING	
ELECTRIC	
NO LIGHTING	

NO. OF ROOMS	
BSMT.	2ND
1ST.	3RD

OCCUPANCY	
SINGLE FAMILY	
TWO FAMILY	
APARTMENT	
STORE	
THEATRE	
HOTEL	
OFFICES	
WAREHOUSE	
COMM. GARAGE	
GAS STATION	

ECONOMIC CLASS	
OVER BUILT	
UNDER BUILT	
DT.	AR.
LD.	PD.
MS.	CK.

COMPUTATIONS

UNIT	1961				
S. F.					
S. F.					
ADDITIONS					
BASEMENT					
WALLS					
ROOF					
FLOORS					
ATTIC					
FINISH					
FIREPLACE					
HEATING					
PLUMBING					
TILING					
TOTAL					
FACT.					
REP. VAL.					

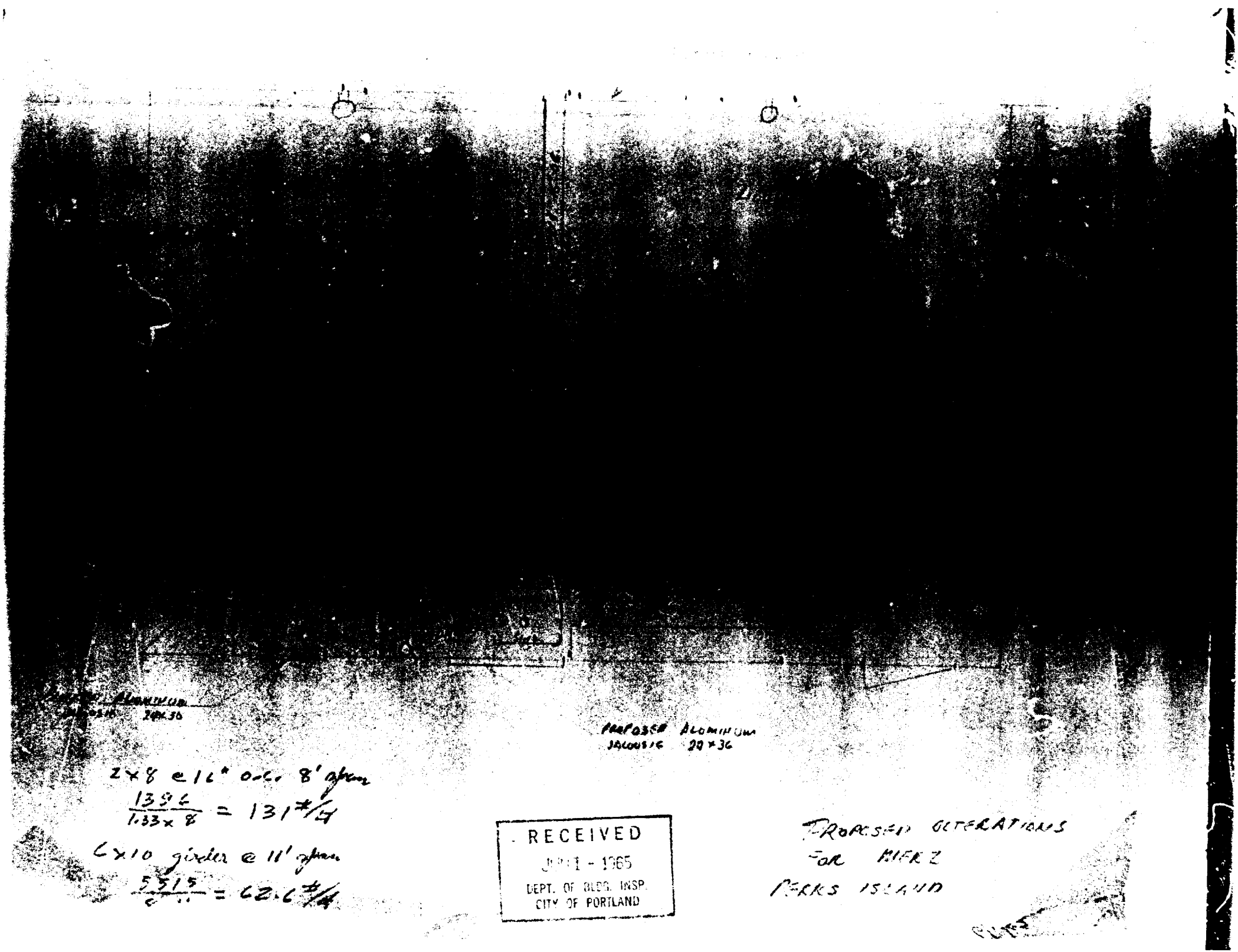
SUMMARY OF BUILDINGS

OCCY.	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. O.	SOUND VAL.	TAX VAL.	YR.
GAR	1 C/FR	D	1961		G	460	46	440	A	440	775	61
	B								B			
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			

YEAR	1961					1961 TOTAL BLDGS.	
TAX VAL.					TAX VALS.	19	19
OLD VAL.						19	19
CHANGE						19	19

Enclosure (1)

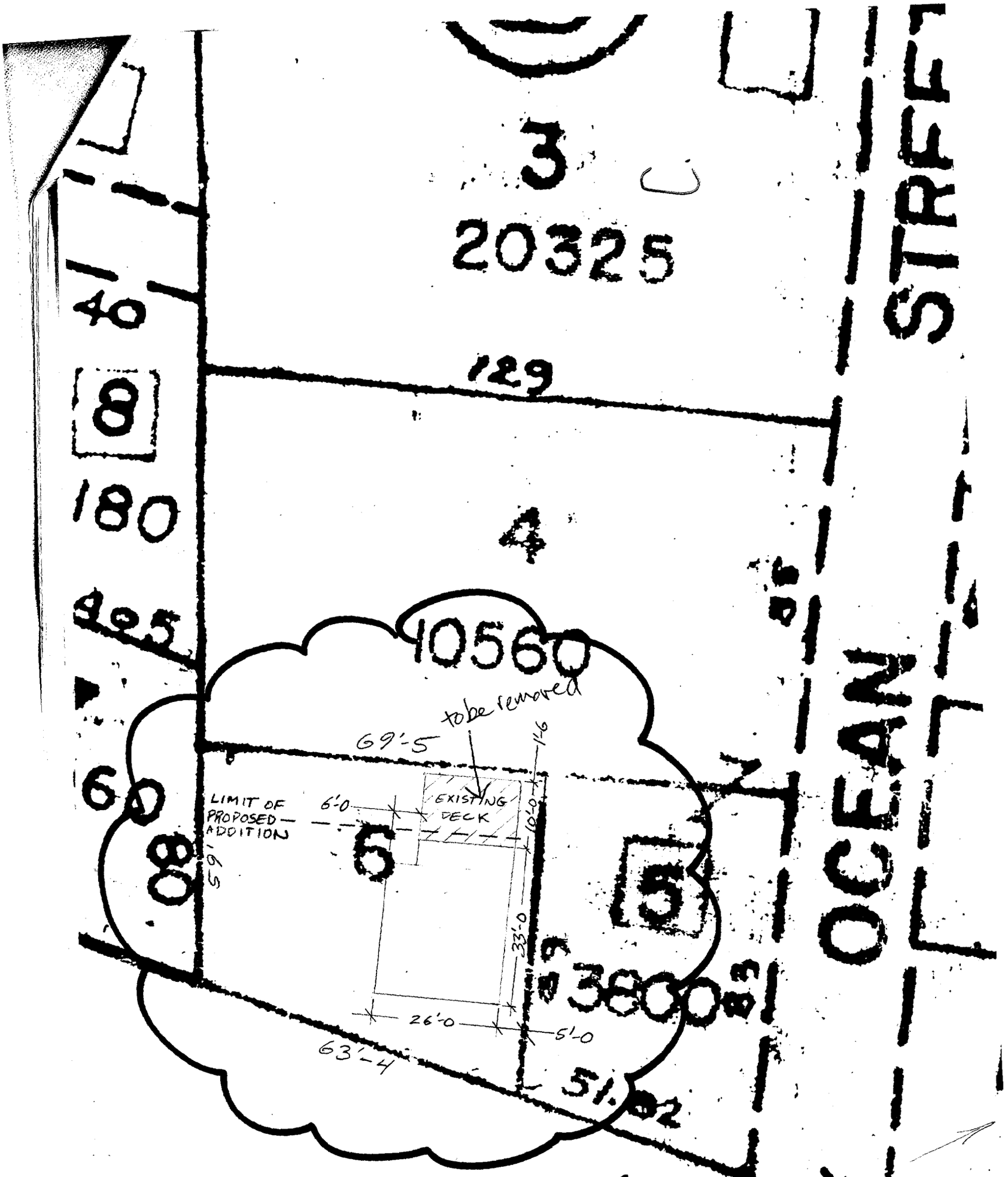
Assistant Inspector General


PROPOSED ALUMINUM
JALOUSIE 20 x 36
2x8 @ 16" o.c. 8' span
1396 / 1.33 x 8 = 131 #/ft
6x10 girder @ 11' span
5515 / 6 = 62.6 #/ft
RECEIVED
JUN 1 - 1965
DEPT. OF BLDG. INSP.
CITY OF PORTLAND
PROPOSED ALTERATIONS
FOR MRS Z
PERKS ISLAND

B/4
B/5
D/B/6

CHART 90
BLK B.
LOTS 4,5,6

PROPERTY



FROM: CHART # 90 (ATTACHED)

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Issue Date:	CBL:
02-0157	PERMIT DENIED 3/14/02	090 B006001

Location of Construction:	Owner Name:	Owner Address:	Phone:
368 Island Ave	Capone-newton Linda J	37 Aron Dr	207-786-0521
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
n/a	Horizon Builders, Inc.	PO Box 802 Portland	2078799787
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
n/a	n/a	Additions - Dwellings	IR-2

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Single Family	Single Family / 8' x 26' living addition to accommodate narrow-u stairway.	$282.00	$37,000.00	3

FIRE DEPT: ☐ Approved ☐ Denied

Signature:

INSPECTION:

Use Group: Type:

Signature:

Proposed Project Description:

Build 8' x 26' Addition

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
gg	02/22/2002

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.

ding permits do not include plumbing, c or electrical work.

lding permits are void if work is not started hin six (6) months of the date of issuance. lse information may invalidate a building rmit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☐ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date:	Date:	Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

2-28-02 – Left message – Missing alot of info
no dimensions + [redacted] unable to determ.
scope of work. TM.

3/4/02 – spoke w/builder – went over what we
needed. TM

Left message – does not meet
setbacks! Told them we are
denying 3-14-02
TM

Applicant: Date:

Address: 368 Island Ave C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1900 - existing

Zone Location - IR-2

Interior or corner lot - Interior

Proposed Use/Work - addition

Sewage Disposal - Public

Lot Street Frontage - 63' Shown

Front Yard - N/A

Rear Yard - 25' Req. - approx 10' shown

Side Yard - 20' Req. - 5' shown

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Inspection Services
Michael J. Nugent
Manager

Housing & Neighborhood Services
Mark Adelson
Director

CITY OF PORTLAND

March 14, 2002

Ms. Linda Capone-Newton
37 Aron Drive
Auburn, Maine 04210

RE: 368 Island Avenue, Peaks Island
Permit: 02-0157
CBL: 090-B-006

Dear Ms. Newton;

Permit # 02-0157 is DENIED in accordance to section 145.11 of the Portland Zoning Ordinance regarding dimensional requirements.

You may re-apply at a later date, however the permit will be reviewed as a "new application".

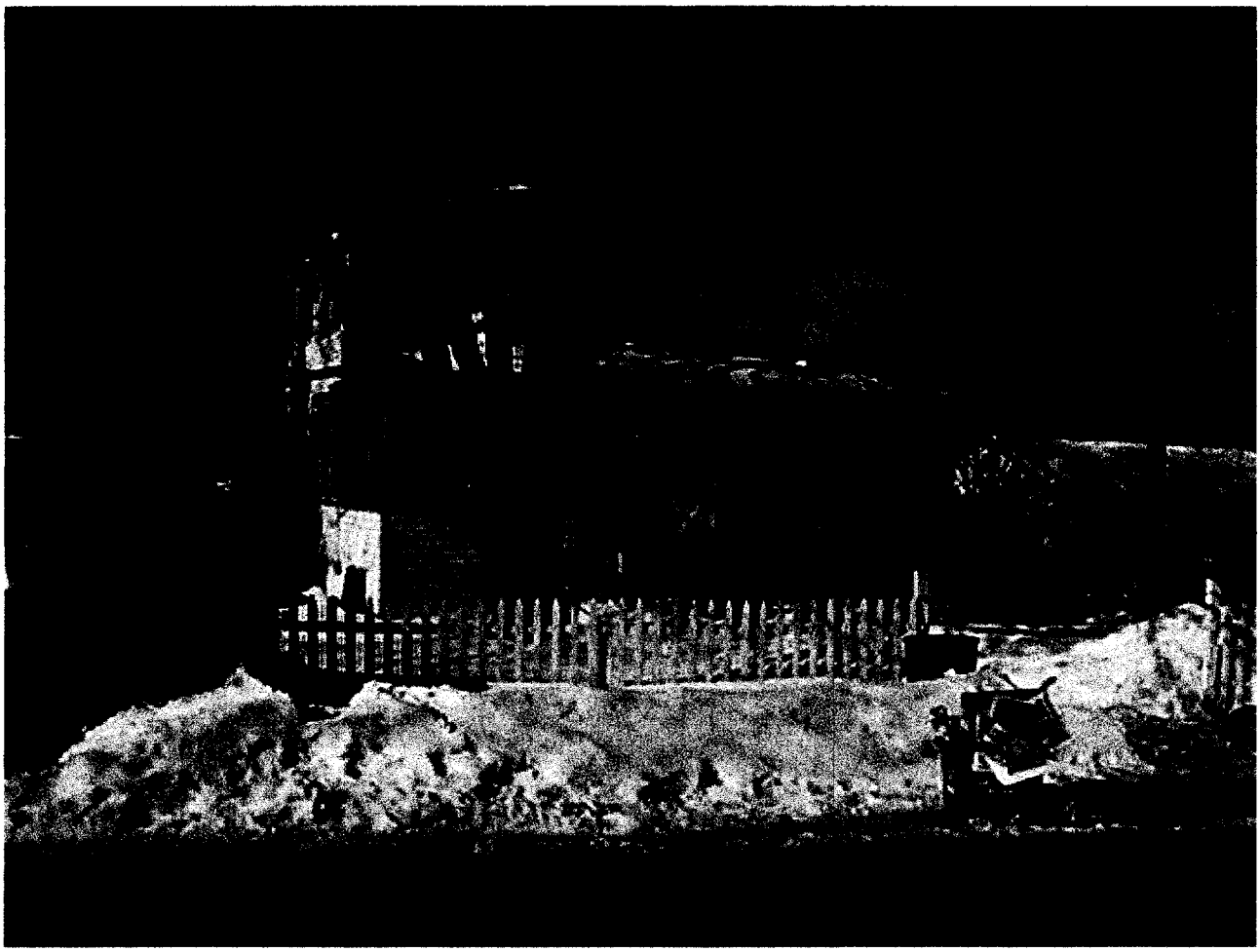
Enclosed you will find your submissions.

The business hours are 8:00 a.m. to 4:00 p.m. weekdays.

Sincerely,

Jodine L. Adams
Office Manager

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936



90-B-

Can lots 6 & 5 be merged?
& get rid of lot lines—
have these been separate?

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

Card Number	1 of 1
Parcel ID	090 B006001
Location	368 ISLAND AVE
Land Use	SEASONAL
Owner Address	CAPONE-NEWTON LINDA J 37 ARON DR AUBURN ME 04210
Book/Page	
Legal	90-B-6 ISLAND AVE PEAKS ISLAND 3800 SF

Valuation Information

Land	Building	Total
$57,230	$35,800	$93,030

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
1900	Cottage	1.5	1036	0.087

Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		5	None	Crawl

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition

Sales Information

Date	Type	Price	Book/Page
05/01/1993	LAND	$91,000	10727-009

Picture and Sketch

Picture Sketch

Click here to view Tax Roll Information.
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search

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

Card Number	1 of 1
Parcel ID	090 B004001
Location	19 OCEAN ST
Land Use	VACANT LAND
Owner Address	CAPONE-NEWTON LINDA J 37 ARON DR AUBURN ME 04210
Book/Page	
Legal	90-B-4 OCEAN ST PEAKS ISLAND 10560 SF

Valuation Information

Land	Building	Total
$2,520	$ 0.00	$2,520

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
				0.242

Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition

Sales Information

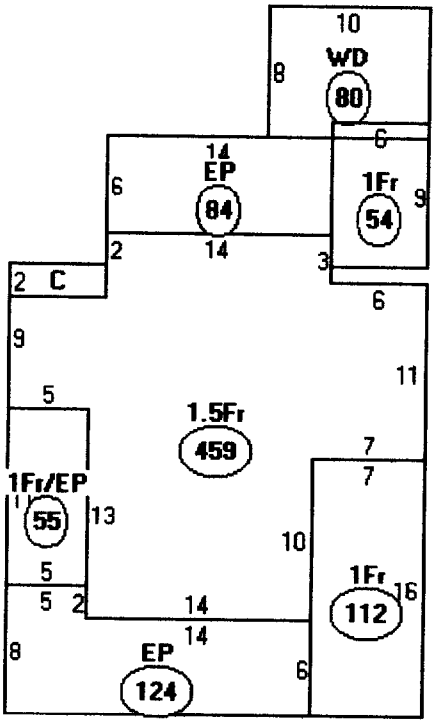
Date	Type	Price	Book/Page
05/01/1993	LAND	$91,000	10727-009

Picture and Sketch

Picture Sketch

Click here to view Tax Roll Information.
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search



Descriptor/Area

A: 1.5Fr
459 sqft

B: 1Fr/EP
55 sqft

C: 1Fr
12 sqft

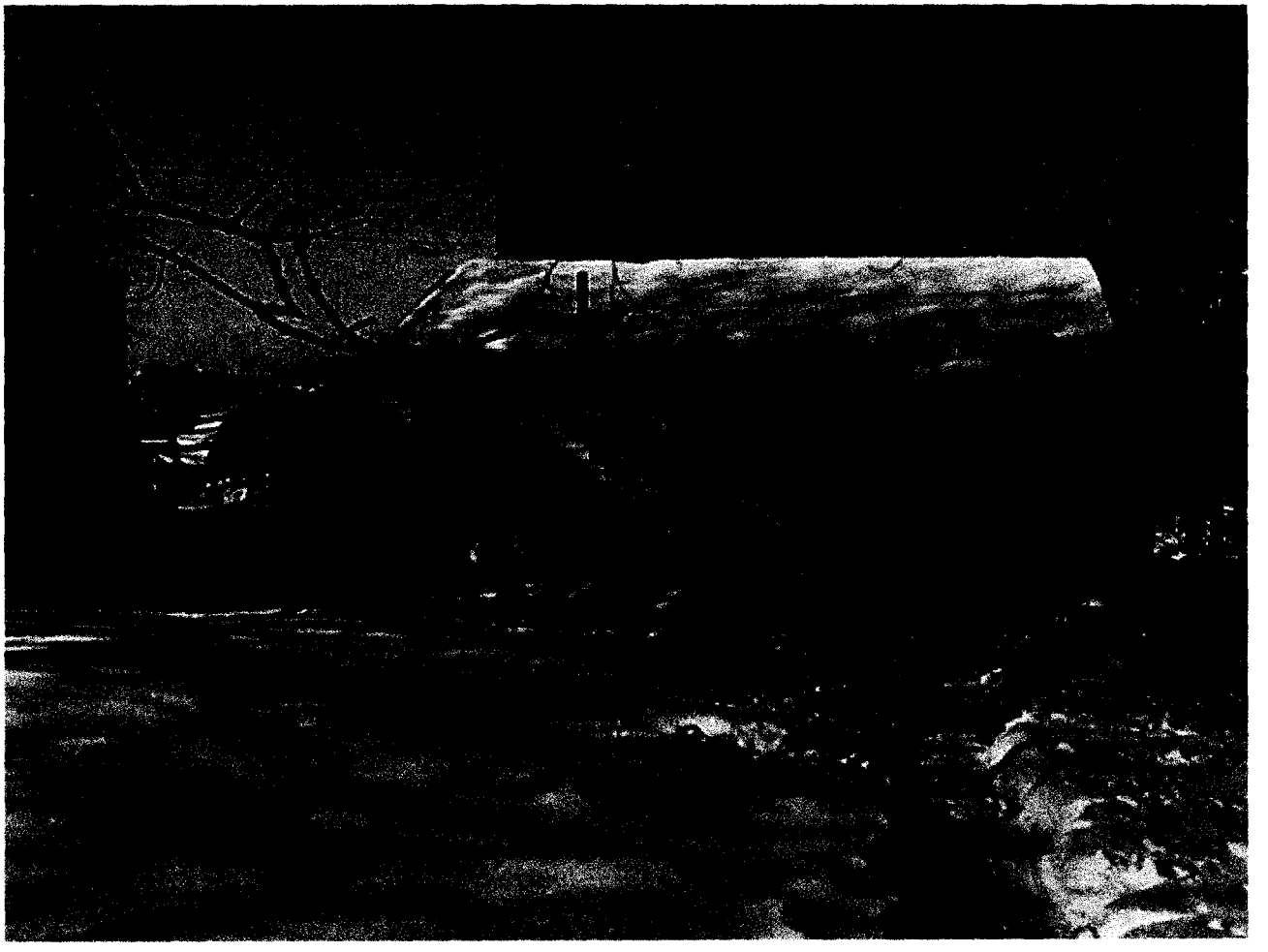
D: EP
84 sqft

E: WD
80 sqft

F: 1Fr
54 sqft

G: 1Fr
112 sqft

H: EP
124 sqft



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

Card Number	1 of 1
Parcel ID	090 B005001
Location	374 ISLAND AVE
Land Use	SEASONAL
Owner Address	CAPONE-NEWTON LINDA J 37 ARON DR AUBURN ME 04210
Book/Page	
Legal	90-B-5 ISLAND AVE OCEAN ST PEAKS ISLAND 3800 SF

Valuation Information

Land	Building	Total
$1,260	$10,400	$11,660

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
1900	Cottage	1	384	0.087

Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1	1		3	None	Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition

Sales Information

Date	Type	Price	Book/Page
05/01/1993	LAND + BLDING	$30,000	10727-019

Picture and Sketch

Picture Sketch

Click here to view Tax Roll Information.
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search

CITY OF PORTLAND, MAINE

Department of Building Inspection

NOTICE RELATING TO SEWAGE DISPOSAL

x means copy sent to the parties (Assess. 90-E-4,5,6) (date) June 22, 1965

Location [illegible] ave., [illegible] Island Description Single family dwelling.

Owner and Address Mary Merz, Peaks Island Me.

Contractor and Address Harold F. Bent, Gorham Maine

Architect or Engineer and Address _____

Actual Area of Lot 8460 sq.ft. Sq. Ft. Zone R-3 residence

Area required by Zoning Ord. if sewer were available 7800 sq.ft.

Where septic tank systems are required for sewage disposal, the Zoning Ordinance provides that the least allowable area of the lot shall be determined by the rate of percolation of the soil, this being the capacity of the soil to allow liquids to pass through as determined by tests. The Building Code directs that, where a septic tank is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Health.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file a site plan with the Health Department, to explain the method of sewage disposal proposed, and to make arrangements for a percolation test to be made under supervision of that department.

After the rate of percolation has been determined, the Director of Health will notify this department of the area of lot required on the basis of the results of the test. If the lot area required by the tests is equal to or less than the actual area of the lot and not less than the minimum lot area required in the zone in which the property is located for cases where connection to a sewer is available, the building permit can be issued; otherwise the permit cannot be issued unless authorization is secured from the Board of Appeals.

Albert J. Sears
Director of Building Inspection

2 copies to Health Director

(This space for Health Department use)

Inspector of Buildings

Rate of Percolation is 2 minutes. On this basis area required by Zoning Ordinance is 7800 sq. ft.

Comments in event zoning appeal is filed: _____

Boris A. Yanushyn
Director of Health

A.P.- Island Ave., Peaks Island

May 28, 1965

Mary Marz
Peaks Island

[illegible] as for Harold F. Bent Mfg. Company
[illegible] Gorham, Maine

Dear Mrs. Marz:

We are unable to issue a permit to change the use of the single car garage now accessory to a one family dwelling and to install partitions until compliance with Zoning Ordinance and Building Code requirements can be shown as follows:

1. A plot plan will need to be provided to show how the existing lots will be divided so that each dwelling will be on a separate parcel which complies with the zoning requirements of the Residence 3 Zone in which the property is located as follows:

   a. If a public sewer is available the minimum lot area required per family in the R-3 Residence Zone in which this property is located is 6500 square feet per family. However, it appears that a public sewer is not available and therefore a minimum area of at least 7800 square feet could be allowed only if the percolation of the soil were such to allow it or as the Health Officer may deem necessary under varistions allowed for sewage disposal in the Casco Bay Islands.

   b. Front yards are required to be no less than 20 feet in depth unless adjacent buildings are closer to the street line and the average setback could be applied with an adjoining lot or street being considered as 20 feet for averaging purposes.

   c. A 20 foot side yard is required for a side yard abutting a side street. An 8 foot side yard is required between each building not over 1½ stories in height and the side lot line.

   d. The lot width measured through the building at the narrowest portion of the lot is required to be 65 feet in width. Each building lot is required to have at least 50 feet of frontage on a street.

2. Our records indicate that it might not be possible to divide your land into two parcels to comply with all of the requirements above. However, if upon notification from this office that there are zoning deficiencies then you can by contacting this office exercise your appeal rights.

3. As this building was constructed as a garage with a dirt floor information will be needed as to the floor framing as well as a room layout.

Very truly yours,

[illegible]erald E. Mayberry
[illegible]eputy Building Inspection Director

GEM:m

A.F.-Island Ave., Peaks Island (Assessor's Lot Nos.90-B-4,5,6)

June 22, 1965

Mrs. Mary Kerz
Island Avenue
Peaks Island

cc Mr. [illegible] Mfg. Co., Gorham, Maine
cc Mr. Corporation Counsel

Dear Mrs. Kerz:

Building permit authorizing conversion to a single family dwelling of an existing two-car garage, 16 feet by 24 feet, now accessory to your dwelling on the property at the above named location is not issuable under the Zoning Ordinance because the new lot on which the proposed dwelling is to be located (lot to be created by setting up a new line dividing the property into two lots instead of three as at present) will be only 52 feet wide instead of the minimum of 65 feet required by Section 4-B-9 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly your authorized representative should come to this office in Room 110, City Hall to file the appeal on forms that are available here.

Very truly yours,

Albert J. Sears
City Inspection Director

AJS:m

$5.00 pd 6/24/65
Granted 7/1/65
605/75

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

(Assessors Lot Nos. 90-B-4,5, & 6)

Mrs. Mary Mers, owner of property at Island Ave., Peaks Island under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: conversion of a single family dwelling of an existing two-car garage, 16 feet by 24 feet, at the above location. This permit is presently not issuable under the Zoning Ordinance because the new lot on which the proposed dwelling is to be located (lot to be created by setting up a new line dividing the property into two lots instead of three as at present) will be only 52 feet wide instead of the minimum of 65 feet required by Section 4-B-9 of the Ordinance applying to the R-3 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

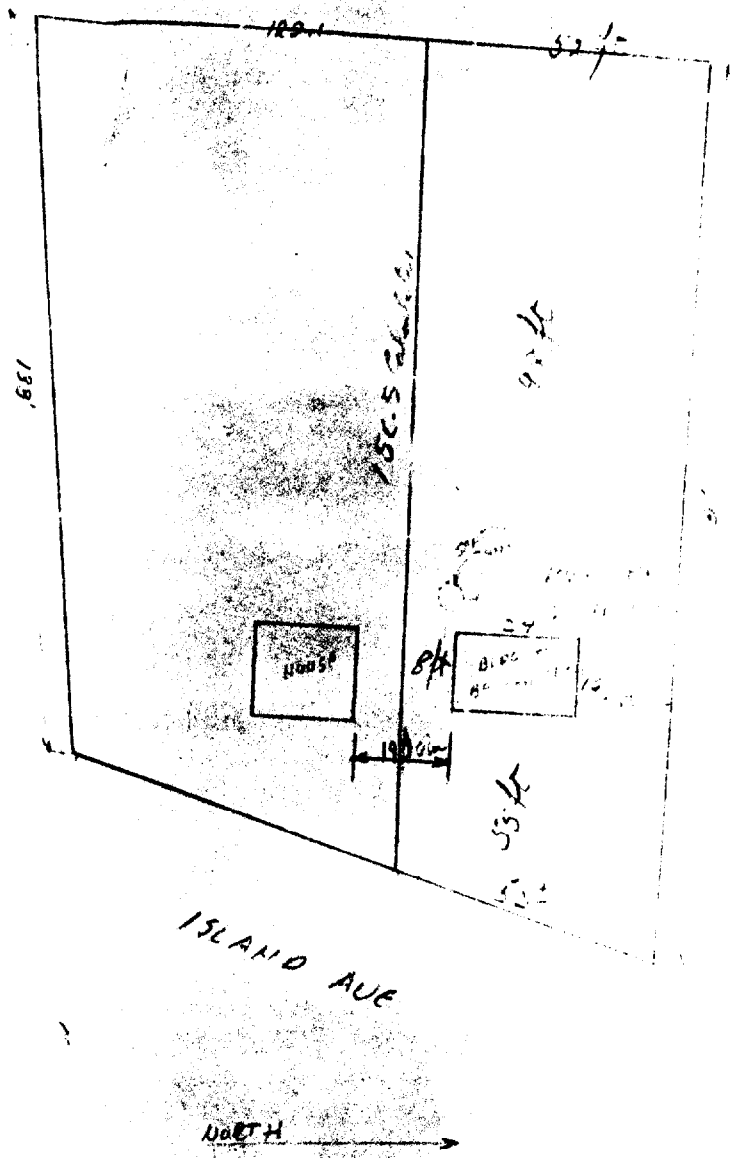
APPELLANT

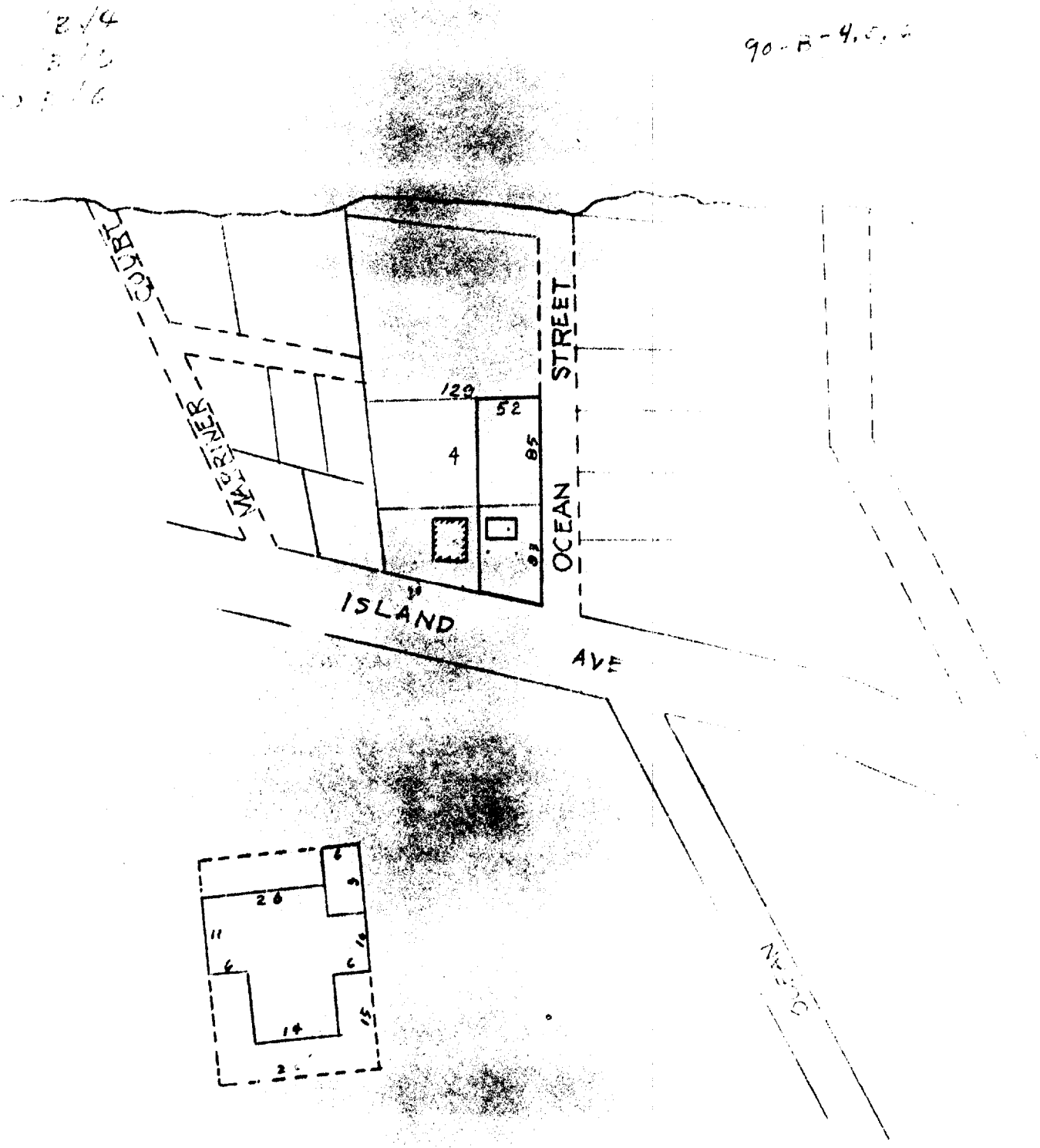
DECISION

After public hearing held July 1, 1965 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS




COURT
TERRINER
WAY
OCEAN
STREET
ISLAND
AVE
129
52
85
4
26
14

APPLICATION FOR PERMIT

City of Portland, Maine

PERMIT ISSUED
No. 00[illegible]
JUL 8 1965
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS

The undersigned hereby [illegible] in accordance with the Laws [illegible] structure equipment specifications, if any, submitted [illegible] and, plans and

Location Island Ave. [illegible] Ward [illegible] Dist. No. [illegible]

Owner's name and address [illegible] Telephone [illegible]

Lessee's name and address [illegible] Telephone [illegible]

Contractor's name and address [illegible] Telephone [illegible]

Architect [illegible] Telephone [illegible]

Proposed use of building [illegible] No. of sheets [illegible]

Last use [illegible] No. stories 1

Material frame No. stories [illegible] No. families 1

Other buildings on same lot [illegible] Rooms [illegible]

Estimated cost $ 1001 [illegible] Fee $ 2.00

[illegible] NEW WORK

To partition off [illegible] window

2x4 studs [illegible]

To change use [illegible]

[illegible]

It is understood that this permit [illegible] the name of the heating contractor [illegible] by and in

[illegible] NEW WORK

Is any plumbing involved in this [illegible] this work?

Is connection to be made to public [illegible]

Has septic tank notice been [illegible]

Height average grade to top of [illegible]

Size, front [illegible] depth [illegible]

Material of foundation [illegible] Height [illegible]

Kind of roof [illegible]

No. of chimneys [illegible]

Framing Lumber—Kind [illegible] fuel [illegible]

Size Girder [illegible] Columns [illegible]

Studs (outside walls and carrying [illegible]

Joists and rafters: [illegible] feet.

On centers: [illegible]

Maximum span: [illegible]

If one story building with [illegible]

No. cars now accommodated [illegible]

Will automobile repairing be done [illegible]

APPROVED:

[illegible] INSPECTOR OF BUILDINGS

[illegible]

[illegible]

CS 201

INSPECTION COPY