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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

November 2, 2007

John Kiely
591 Island Avenue
Peaks Island, ME 04108

RE: 613 Island Avenue, Peaks Island – 092 E015 – IR-2 – demo existing house and rebuild – permit #07-1310

Dear Mr. Kiely,

I am in receipt of your application to remove the existing structure and build a new structure within the existing footprint with an expanded second floor at 613 Island Avenue. At this point the application is incomplete, and I cannot complete my zoning review without more information.

First of all the lot is located within the shoreland zone. For you to change the shape of the existing structure at all, you need a stamped site plan that shows the lot and the existing structure and the 75' setback from the highest spring tide.

Second, not all of the existing building has been permitted; so there are parts of the existing footprint that the owner has no legal right to, and the rebuilt structure cannot occupy the parts that were not permitted. The front porch originally was three feet deep and twenty-one feet wide. There is no record in our files for a sixteen by nine and a half foot porch. This is also no permit on file for the deck on the left rear of the house, which is approximately six feet by six feet. The rebuilt structure cannot occupy these two areas because the structure is already over the allowable lot coverage (section 14-145.11d) and they do not meet the required setbacks (section 14-145.11c)

Third, we need more information on the existing structure. I need elevation plans for all four sides that show the existing structure. I also need a cross section of the existing structure to see how much living space there is on the second floor. I also need floor plans for the existing first and second floors. All of these plans need to be to scale.

Finally, I need elevation plans for the rear and right side of the proposed structure and a cross section that shows how much living space is being added to make sure that the increase does not exceed the allowable 50%.

Your permit is on hold until I receive all the necessary information. Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado
Zoning Specialist
(207) 874-8709