

- i. The structure was in existence as of January 4, 2010.
 - ii. The structure was built for institutional or other non-residential uses;
 - iii. The structure is operated by, or operated subject to the control of, a not-for-profit entity in accordance with its not-for-profit purposes; and
 - iv. A parking management plan is submitted for review and approval by the planning board; and
- f. In the case of private club or fraternal organizations: any such establishment serving alcoholic beverages or in possession of a license for serving alcoholic beverages shall be located on a large lot, as specified in the minimum lot size provisions of this section.

(c) *Other:*

1. Utility substations including sewage and water pumping stations and standpipes, electric power substations, transformer stations, telephone electronic equipment enclosures, and other similar structures, provided that such uses are suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood;
2. Nursery schools and kindergarten;
3. Cemeteries;
4. Raising of domesticated animals, excluding pigs and reptiles, with no animals kept on any lot less than three (3) acres or closer than one hundred (100) feet to any street or lot line, except domesticated chickens as regulated in chapter 5, and provided that such use will not create any odor, noise, health or safety hazards, or other nuisance to neighboring properties;

Nilsen/McKowen Property

August 16th, 2014

To City of Portland/Zoning Board of Appeals:

We are coming before the board to ask for a conditional use permit to keep horses on our property at 19 Woods Road, Peaks Island, Maine, as per section 14-145.3 (C.) (4). We meet the three (3) acre minimum with a four (4) acre parcel and will not be keeping any pigs or reptiles on the land.

In answer to Standards question one, there will be no increase in traffic as we live on a dead end private right of way which is mostly travelled by residents and guests and all parking is on the property.

On question two, all manure and straw bedding is picked up daily and put into a covered manure box that is put in compost when full which is about every seven days. The horses are also only on the island from June to September and are then boarded on the mainland the rest of the year.

In response to the third question, the paddock and the barn are in the middle of the land for screening, quiet and privacy for the horses.

To clarify the photos of the property, they were taken from our deck (the curved side of the house) and you are looking at the back property line along Prince Ave. The pictures are marked left-middle-right for a view of the paddock. The trees will be thinned to the mature maple, oak, and island spruce, the ground seeded and a small 16'x24' barn constructed. The paddock which is about a half acre will be enclosed with an electric fence.

Thank you for your time and service.

Sincerely,

Steve Nilsen & Deb McKowen

My Map

conditional use permit



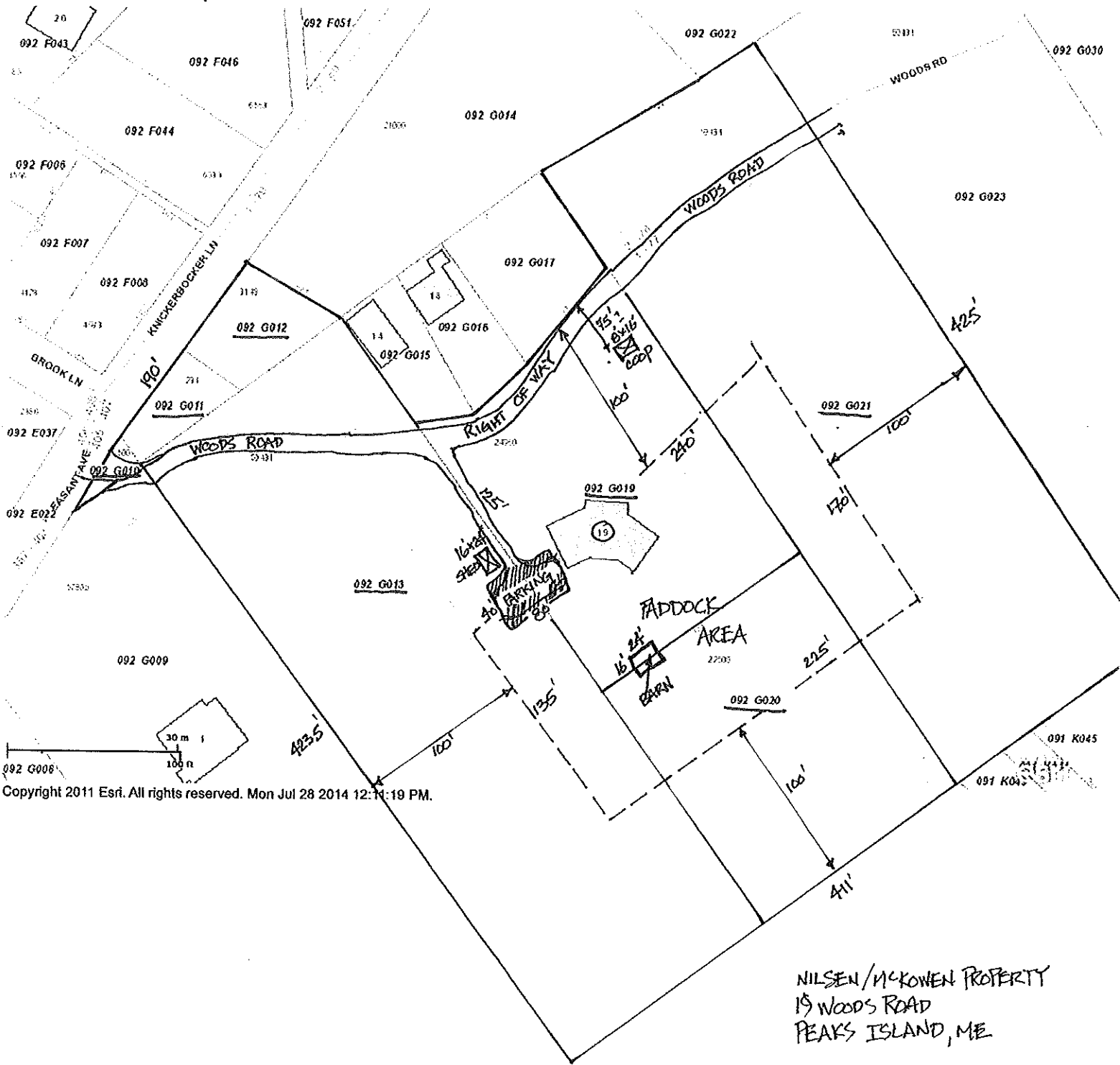
Copyright 2011 Esri. All rights reserved. Mon Jul 28 2014 11:04:42 AM.

NILSEN/MCKOWEN PROPERTY
19 WOODS ROAD
PEAKS ISLAND, ME

TAX MAPS:
92G·010·011·012·013·019·021·022
TOTAL 4 ACRES±

My Map

conditional use permit



Copyright 2011 Esri. All rights reserved. Mon Jul 28 2014 12:11:19 PM.

NILSEN/MCKOWEN PROPERTY
 19 WOODS ROAD
 PEAKS ISLAND, ME

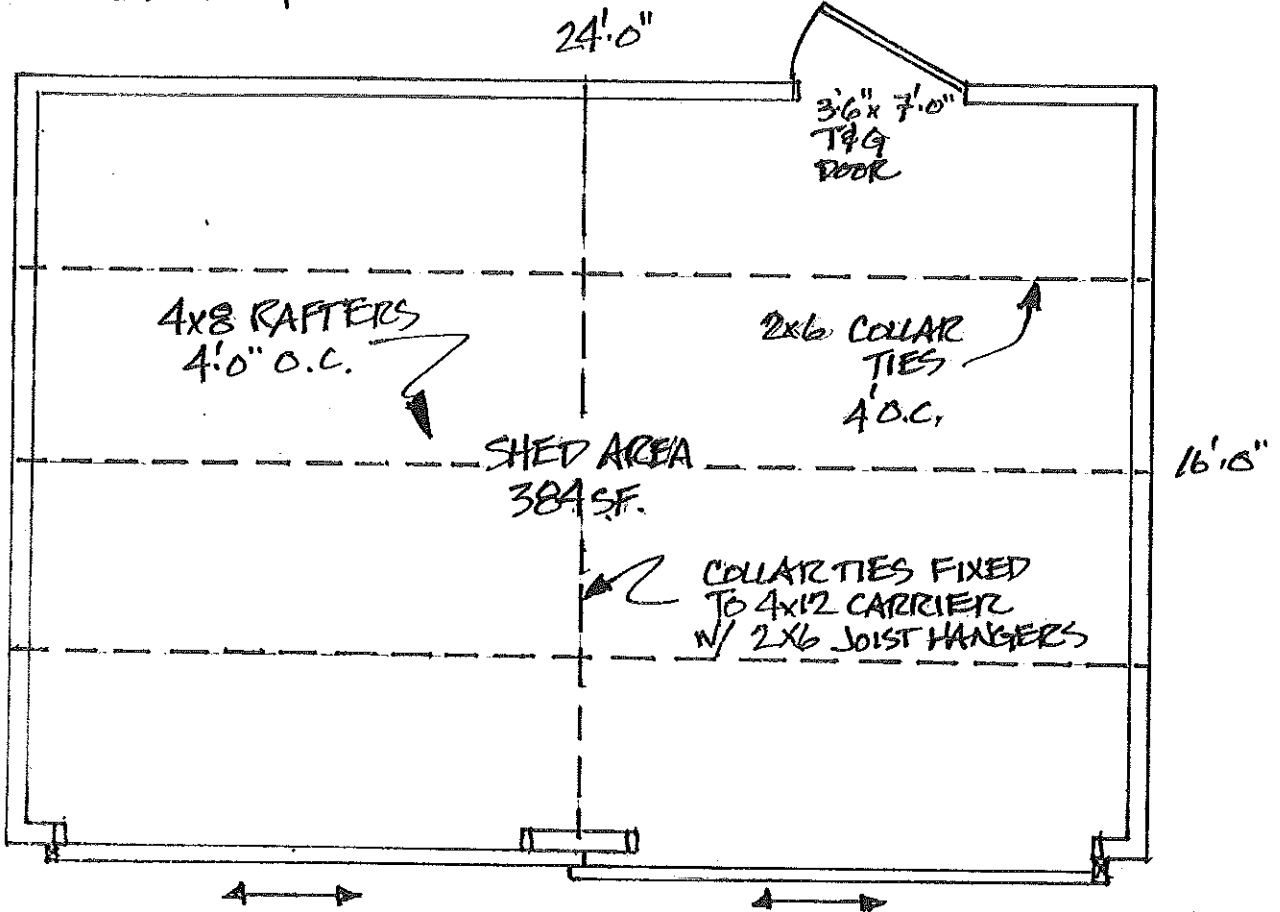
TAX MAPS:
 92G-010-011-012-013-019-020-021
 TOTAL OF 4 ACRES ±

HORSE BARN

NILSEN/MCKOWEN
19 WOODS RD
PEAKS IS ME 04108
DATE: 7/25/14

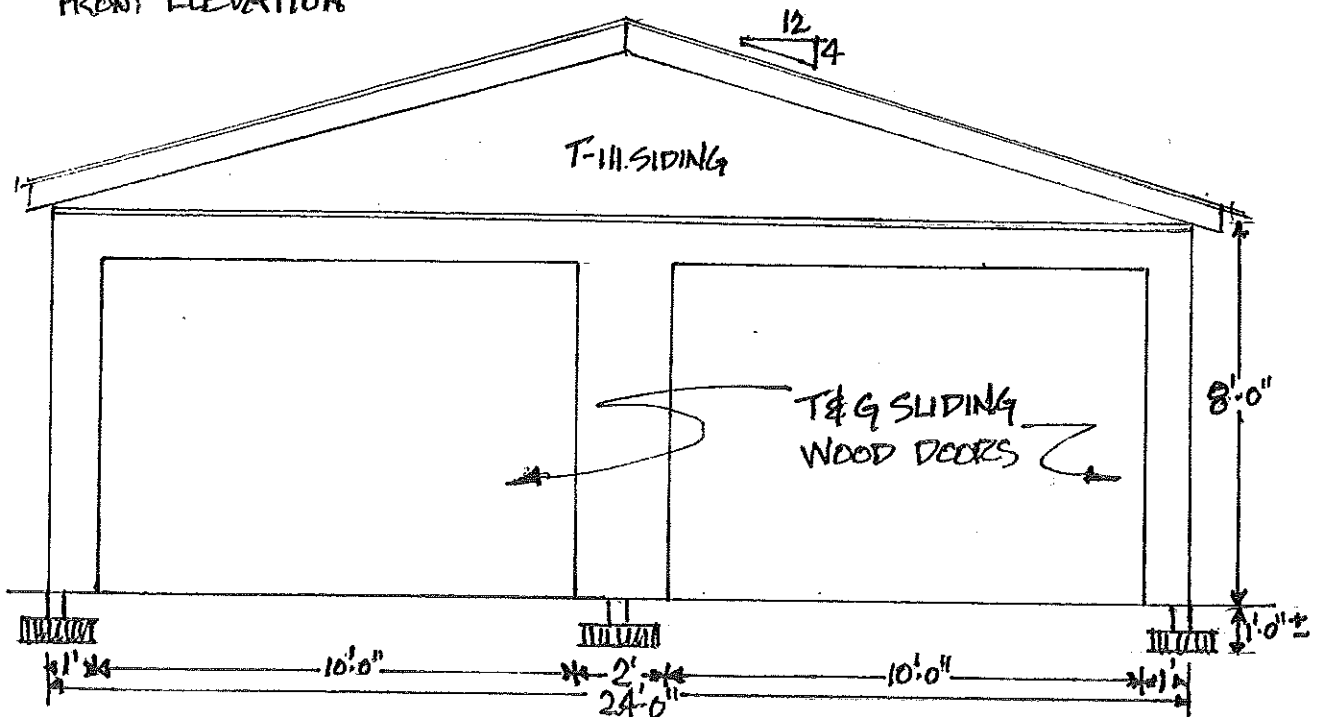
FLOOR PLAN

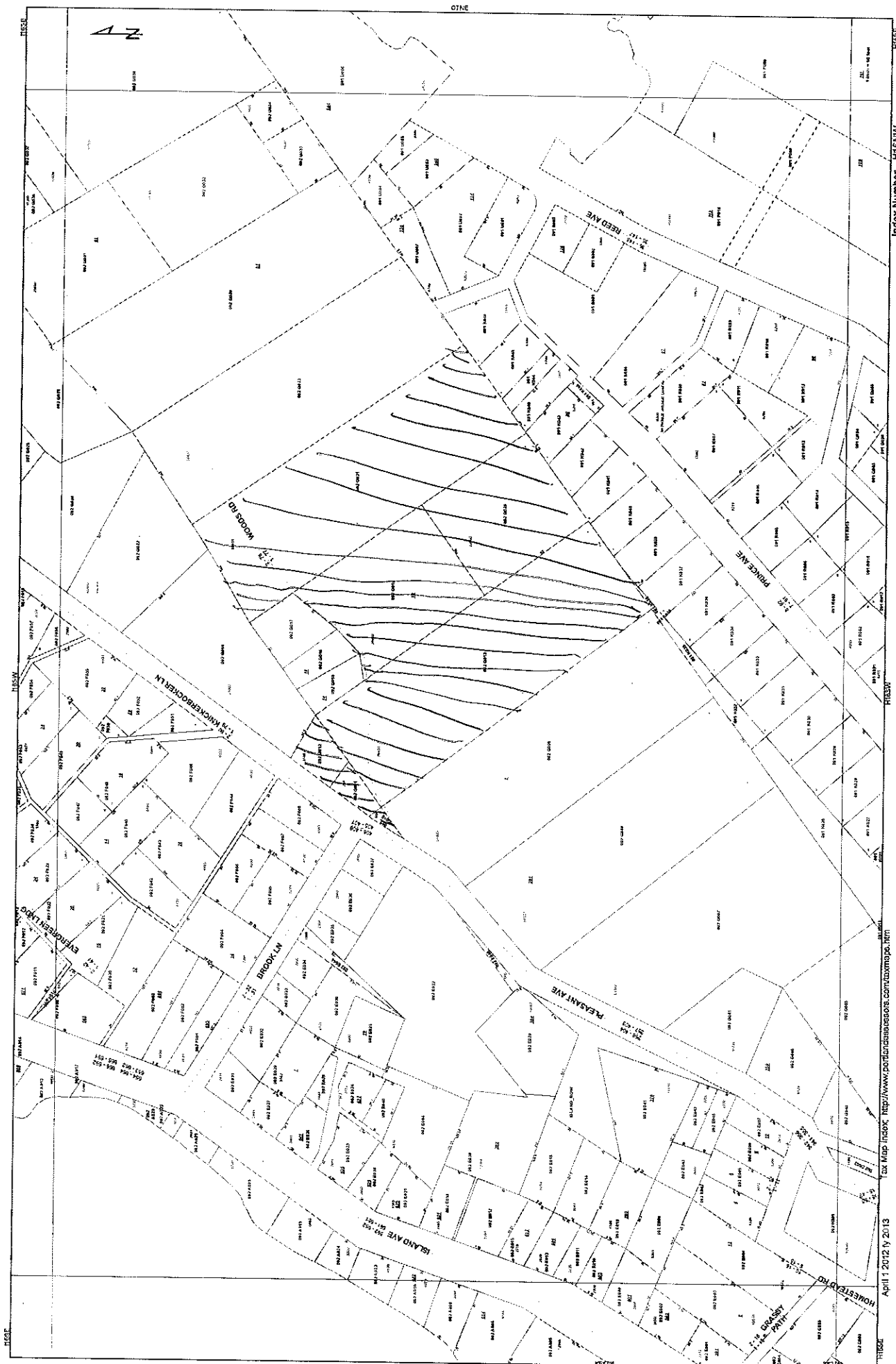
* NO PLUMBING OR ELECTRIC



FRONT ELEVATION

SCALE: 1/4" = 1'-0"





Index Number - H1616NW

April 1 2012 fy 2013
Tax Map Index: <http://www.portlandoregon.com/taxmapqa.htm>



LEF





RIGHT

Know all Men ¹⁵⁶²⁹ by these Presents,

That I, Charles J. Wright, of Westbrook, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable considerations

paid by Steven E. Nilsen and Deborah J. McKowen, both of Portland, County of Cumberland and State of Maine,

and whose mailing address is Epp Street
Peaks Island, Maine 04108

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quit-claim unto the said Steven E. Nilsen and Deborah J. McKowen, as joint tenants and not as tenants in common, their heirs and assigns forever, ~~a certain lot or parcel of land~~

Real estate, Portland, Maine, Assessors Plans on file in Assessor's Office, City Hall, Plan 92-G-13, rear Prince Avenue, Peaks Island, Maine.

Land Rear Prince Avenue, Lot 5, Rec. Plan Luther Sterling Peaks Island, Ledge. Assessors Plan 92-G-21.

Also, another certain lot or parcel of real estate, Portland, Maine, Assessors Plans on file in Assessor's Office, City Hall, Plan 92-G-20, Rear Prince Avenue, Part Lot 4, Peaks Island.

Also, another certain lot or parcel of land Rear Brook Lane, Part Lot 4, Rec. Plan Sterling Estate Peaks Island, Assessor's Plan 92-G-19.

Also, another certain lot or parcel of real estate, Portland, Maine, Assessors Plans on file in Assessor's Office, City Hall, Plan 92-G-10-11-12, Brook Lane and Pleasant Avenue, Peaks Island.

Being the same premises conveyed to the Grantor herein by David W. Young by quitclaim deed without covenant dated October 12, 1983 and recorded in Cumberland County Registry of Deeds in Book 6295, Page 159.

