



PORTLAND MAINE

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Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

MICROFICHE INFORMATION FROM INSPECTION SERVICES FILES REAR ISLAND AVENUE – CLIFF ISLAND – 109B-F-039

1. 4/15/1939 permit to replace 1,000 gal gasoline tank
2. Copy of drawing going to above 1939 permit
3. 4/15/1939 approval letter for above

4. 10/17/1952 ZBA approval granted for installation of 2000 gal kerosene tank
5. 10/21/1952 permit for the 2000 gal kerosene tank
6. Copy of sketch for the 2000 gal kerosene tank (1952)

7. 3/18/1965 ZBA approval for 10'x20' on side of existing retail store
8. 3/19/1965 letter stating appeal granted
9. 4/9/1965 Issuance of bldg. permit for 10'x20' addition on existing 12' x16' store
10. Copy of zoning sheet for above permit
11. 1965 sketch of lots showing addition for above permit (note: was lots 39 & 40 - now combined and just called lot #39)
12. Closer sketch of the addition relating to above permit

13. 10/2/1981 New electrical service permit

14. 11/14/1988 permit to put store house on a foundation

15. 2 sheets showing pre-1957 Assessors cards – has dwelling, store & wharf listed

16. Current GIS Zoning map

17. 2 sheets of functional division of land application that the Zoning Administrator can now approve by determination (not ZBA) using Keith Criteria & Test

2/5/2013



(A) APARTMENT HOUSE 2017
APPLICATION FOR PERMIT **RENEWAL** **SUBD**

0383

Use of Building or Type of Structure Gasoline

Portland, Maine, April 14, 1939

APR 15 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to construct install the following building equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Back side of Cliff Island (Jewell Island) Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Arthur A. Barker, Cliff Island Telephone _____
 Contractor's name and address Gulf Oil Corp. 601 Dearborn St. Portland Telephone 3-5556
 Architect _____ Plans filed Yes No. of sheets 2
 Proposed use of building _____ No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 150. Fee \$ 7.1

Description of Present Building to be Altered

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

General Description of New Work

To replace former 1,000 gallon tank for gasoline - tank to be set in concrete cradle on ledge with piping extending on wharf to an electric pump - as shown on plan tank to bear Underwriters Label

**CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
Storage applied for**

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber - Kind _____ Dressed or Full Size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 4x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done, other than minor repairs to cars habitually stored in the proposed building? _____
 Miscellaneous _____

1

TOP VIEW
87'



WHARF

12" SUCTION LINE TO PUMP
SPRING LOADED VALVE TO PREVENT
GRAVITY FLOW
FILL LINE TO TOP
OF TANK

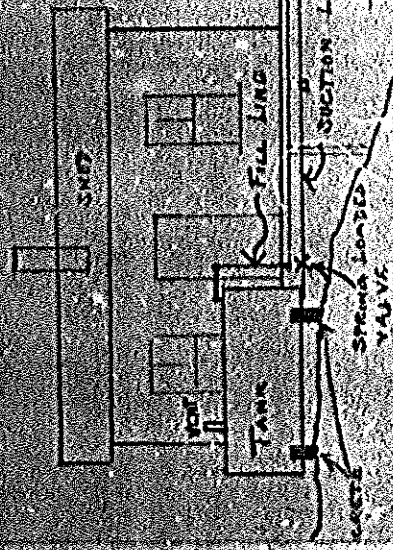
PUMP TANK ON
CONCRETE CRADLE
ON LEDGE

WHARF

SCAP OVERS
TILL LINE
TO REMAIN AS
DRYLINE

RECEIVED
APR 14 1939
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

SIDE VIEW



WHARF

TANK

FILL LINE

SUCTION LINE

SPRING LOADED
VALVE

PUMP MOTOR ELECTRIC

A. A. RICKER CLIFF ISLAND, ME.

3

Handwritten notes: 1090-1-35

Rept. 40320-1

April 15, 1959

Gulf Oil Corp.,
501 Hanforth Street,
Portland, Maine

Gentlemen:

Enclosed is the permit covering installation of a gasoline tank at Cliff Island for Arthur A. Ricker.

Please note that this installation must fully comply with the requirements of the Insurance Underwriters, among other things that the vent pipe shall be not less than one inch, shall have its opening screened by not less than 20x30 mesh and the vent pipe shall extend 12 feet above the fill pipe or one foot above level of the highest reservoir (truck or boat) from which it may be filled.

Very truly yours,

Inspector of Buildings

FWD/S

CC: Arthur A. Ricker
Cliff Island
Portland, Maine

4

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained
10/17/52

.....October 3..... 19 52 *52/94*

To the Board of Appeals:

Your appellant, **Paul E. MacVane**, who is the owner of property at **Church Road, Cliff Island**, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to authorize installation of one 2000 gallon storage tank for kerosene and one electric pump on the land on Church Road, Cliff Island (Assessors Lot No. 109B-F-39-40), the kerosene to be stored or sold for public use, is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use of property is not allowed, according to Section 8A of the Ordinance.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Paul MacVane
.....
Appellant

After public hearing held on the **17th** day of **October**, 19 **52**, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Herbert P. Frost
Edmund T. Colley
William H. O'Brien
John W. Lake
.....
BOARD OF APPEALS

5



074

(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
01868
OCT 21 1952
CITY OF PORTLAND

Class of Building or Type of Structure / Installation
Portland, Maine, Sept. 17, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ install the following ~~building~~ equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Church Road, Cliff Island, 109B-F-39-40 Within Fire Limits? no Dist. No. _____
Owner's name and address William Raigh, Cliff Island Telephone _____
Lessee's name and address Paul Mayoane, Cliff Island, Maine Telephone _____
Contractor's name and address T. H. Stokes, 355 Pride St., Westbrook, Maine Telephone 3-5179
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ ~~2.00~~ 1.00

General Description of New Work

To install 1-2000 gallon storage tank for kerosene. Storage to be for public use. Tank will be 2' underground and painted with a asphaltum. Tank bears Underwriters label. One electric pump. 1 1/2" piping from tank to pump.

BEFORE Covering Tank and any Piping APPROVAL of FIRE DEPT. Required.

Appeal sustained _____

City Fire Dept. 9/22/52
10/13/52

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO T. H. Stokes

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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? _____

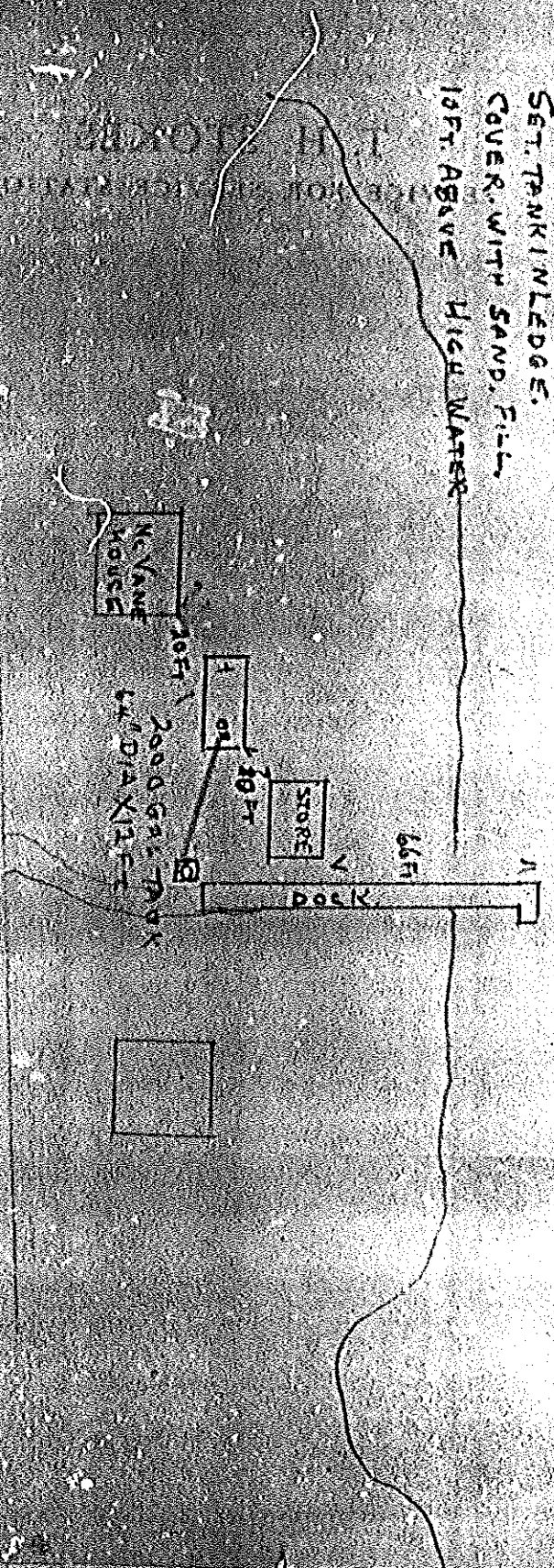
APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

PERMIT TO INSTALL
1-2000 GAL TANK
+ ELECTRIC PUMP
FOR KEROSENE

SET TANK ON LEDGE.
COVER WITH SAND, FILL
10 FT ABOVE HIGH WATER



PADD. McVANE
CLIFF ISLAND
ME

For Society Vacuum
ATTN: THOMASH STOKES
355 PRIDE STREET
Phone 8-5179 Westbrook, Me

7

Granted 3/18/65
65/22

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Assessors Lot 109-B-F-39-40
Island Ave., Cliff Island

Benjamin O'Reilly, Jr., owner of property at

under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit construction of a one-story wood frame addition 10 feet by 20 feet on side of existing retail store. This permit is presently not issuable under the Zoning Ordinance because the present use of the building is non-conforming in the R-2 Residence Zone in which the property is located and an increase in the cubical contents of a building used for a lawful non-conforming use is forbidden by Section 17-B of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Benjamin A. O'Reilly, Jr.
APPELLANT

DECISION

After public hearing held March 18, 1965, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Franklin D. Hurlbut
Henry M. Brown
Deborah J. [unclear]
BOARD OF APPEALS

8

March 19, 1965

Mr. Benjamin O'Reilly, Jr.
Island Ave.
Cliff Island, Maine

Dear Mr. O'Reilly:

Enclosed please find copy of the decision of the Board of Appeals relating to your request to construct a one-story wood frame addition 10 feet by 20 feet on side of existing retail store at Island Ave., Cliff Island.

It will be noted that this appeal was granted.

Very truly yours,

Robert W. Donovan
Assistant Corporation Counsel

h
Enclosure (1)

COPY

9



RESIDENCE ZONE APPLICATION FOR PERMIT

PERMIT ISSUED
APR 9 1965
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine
February 5, 1965

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Lot 29 Island Ave. Cliff Island Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Benjamin O'Reilly Jr. Cliff Island Me. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ owner Telephone 766-4470
 Architect _____ Specifications _____ Plans yes No. of sheets 3
 Proposed use of building _____ Store _____ No. families _____
 Last use _____ No. families _____
 Material Frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 300. Fee \$ 3.00
 P.d. 3-26-65

General Description of New Work

To construct 1-story frame addition 10' x 20' on side of existing 12' x 16' store.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information estimated cost and pay legal fee.

Appeal sustained 3/18/65

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewer? _____
 Has septic tank notice been sent? _____ Form notice sent? yes
 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 8" bottom 8" cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering Asphalt
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Sills 2x4
 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 2x6 2nd _____ 3rd _____ roof 2x8
 On centers: 1st floor 16" 2nd _____ 3rd _____ roof 16" S.P.S.
 Maximum span: 1st floor 16" O.C. 2nd _____ 3rd _____ roof 16" S.P.S.
 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? _____

Lot 39 Island Ave.

2/9/65

Alb.

Addition

(R2)

CHECK AGAINST ZONING ORDINANCE

✓ Date - House & store before 6/5/57 - ?

✓ Zone location - R2 - OK

✓ Interior or corner lot - OK

✓ 40 ft. setback area (Section 21) No. OK.

→ Use - Addition - R2 - zone ← *Appealed*

~~Sewage Disposal -~~

✓ Rear Yards - Over 15' - OK

✓ Side Yards - 10' - Over 10' - ~~This is addition on store~~

✓ Front Yards - Faces water - OK

✓ Projections - OK

✓ Height - OK

✓ Lot Area - 11,081 sq. ft. (+) second lot

✓ Building Area - 2,218 sq. ft. House, store & addition 1,172 sq. ft. OK

✓ Area per Family - OK

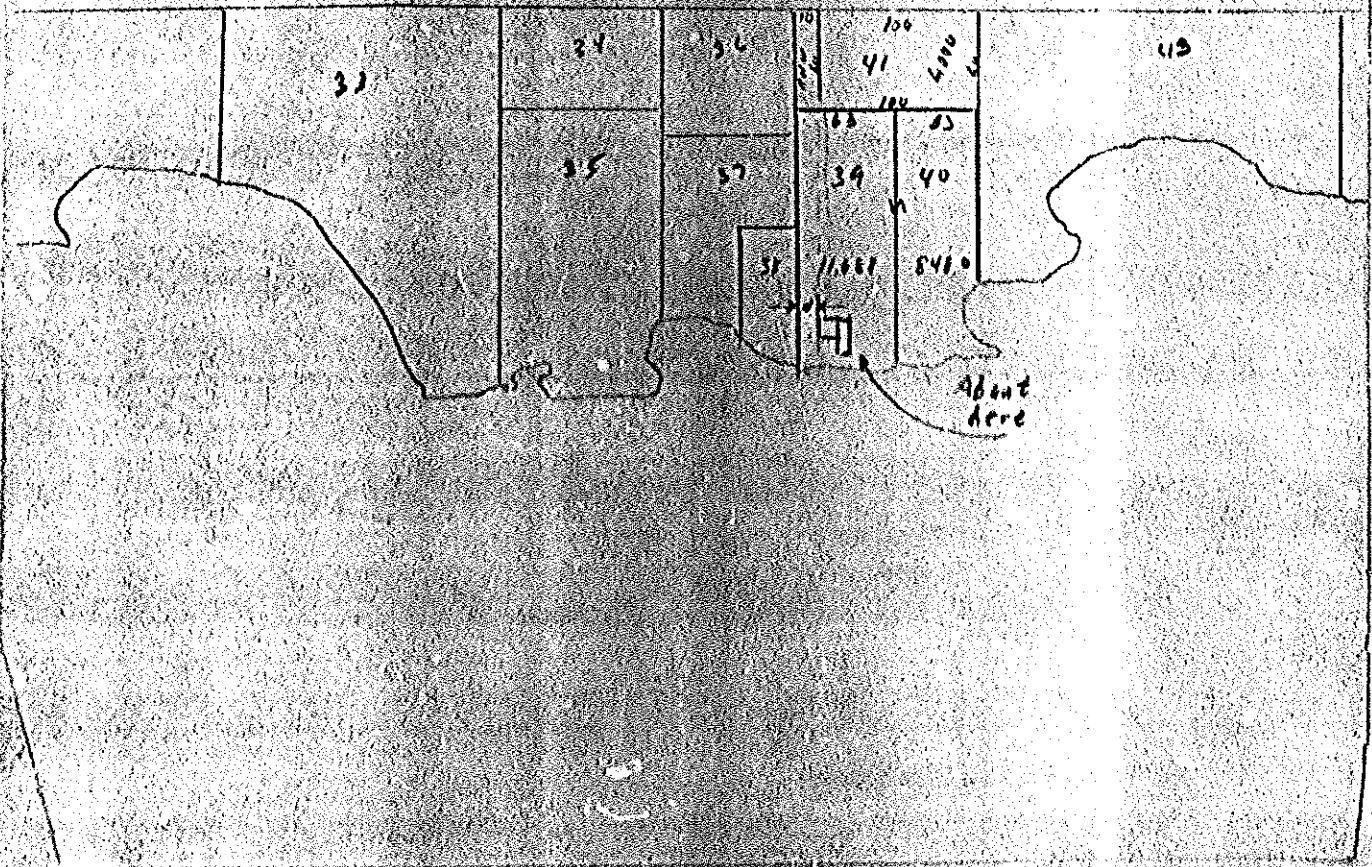
✓ Width of Lot - OK

✓ Lot Frontage - OK (From water)

~~Off-street Parking -~~

11

Island Ave



← Island Ave Clift Island →

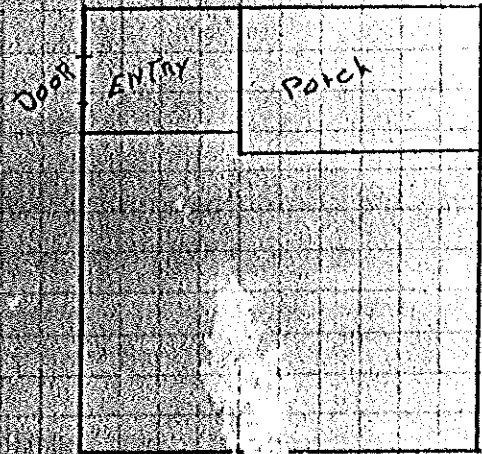
63'

lot 39

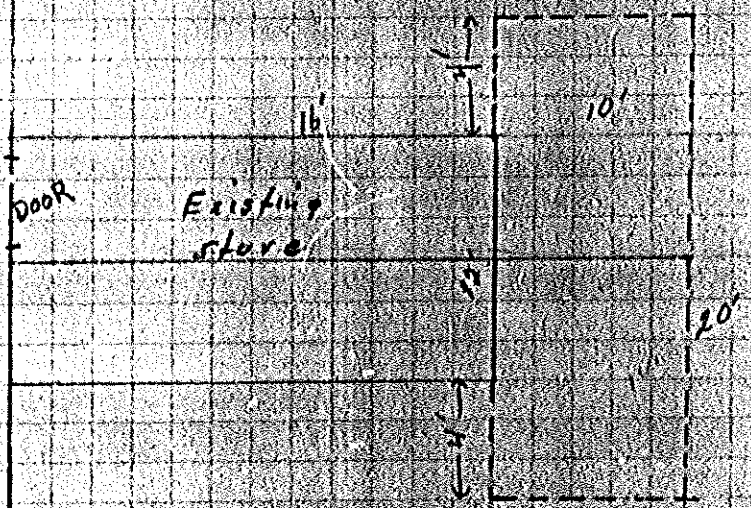
← Right of Way →

18'

100'



10' 6" side lot line



water



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

13

Date Oct. 2, 1981, 19
 Receipt and Permit number A73230

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 109B-F-39 (109B-F-39 Rear Island Ave. Cliff Is.
 OWNER'S NAME: Robert Buttrick ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes <u>100</u>	3.00
METERS: (number of) <u>1</u>	.50
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
	3.50
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	DOUBLE FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	TOTAL AMOUNT DUE: <u>3.50</u>

INSPECTION:

Will be ready on now, 1981; or Will Call _____

CONTRACTOR'S NAME: Thomas Wright

ADDRESS: Cliff Island

TEL.: 766-2625

MASTER LICENSE NO.: 634 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

(PA. CALLER)

PERMIT # 001390 CITY OF PORTLAND BUILDING PERMIT APPLICATION MAP # 107-#

Please fill out any part which applies to job. Proper plans must accompany form.

Name: Shimizu Math
 Address: Fishermans Cove, Cliff Island, Me
 LOCATION OF CONSTRUCTION: Fishermans Cove, Cliff Island
 CONTRACTOR: JOE MARCIOMETTE SUBCONTRACTORS: 766-2046
 ADDRESS: same as above
 Tel. Construction Cost: 200 Type of Use: Store House
 Building Description: 1 - 10' x 10' x 10' Storehouse Lot Size: 10' x 10'
 Is Proposed Use: Seasonal Occupancy: Apartment
 Conversion: Yes Is this store house into foundation as per plans

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE?
 Residential Buildings Only
 # of Dwelling Units: 1 (New Dwelling Units)

Foundation:
 1. Type of Soil:
 2. Footings Size:
 3. Foundation Size:
 4. Other:

Floors:
 1. Mill Size:
 2. Gypsum Size:
 3. Lally Column Spacing:
 4. Joist Size:
 5. Bridging Type:
 6. Floor Slabbing Type:
 7. Other Material:

Exterior Walls:
 1. Bricking Size:
 2. No. Windows:
 3. No. Doors:
 4. Header Size:
 5. Bracing:
 6. Corner Posts Size:
 7. Lamination Type:
 8. Siding Type:
 9. Masonry Materials:
 10. Metal Materials:
 11. Insulation:

Interior Walls:
 1. Scaffolding Size:
 2. Header Size:
 3. Wall Covering Type:
 4. Fire Wall if required:
 5. Other Materials:

Ceilings:
 1. Ceiling Joists Size:
 2. Ceiling Sheathing Size:
 3. Type Ceiling:
 4. Installation Type:
 5. Ceiling Height:

Roof:
 1. Truss or Rafters Size:
 2. Sheathing Type:
 3. Roof Covering Type:
 4. Other:

Chimneys:
 Type: _____ Number of Fire Places: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Service Entrance Required: Yes No _____

Fire-Extinguishing:
 1. Approval of soil test if required: _____
 2. No. of Tanks or Showers: _____
 3. No. of Phases: _____
 4. No. of Levellers: _____
 5. No. of Other Fixtures: _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage: _____

Zoning:
 District: EB Street Fronting: Yes Provided: Yes No _____

Review Required:
 Zoning Board Approval: Yes No _____ Date: _____
 Planning Board Approval: Yes No _____ Date: _____
 Conditional Use: _____ Variance: _____ See Plan: _____ Subdivision: _____
 Street and Floodplain Mgmt.: _____ Special Exception: _____
 Other: (Explain) _____
 Date Approved: 11/2/88 MADE

Permit Received by: Nancy Grossman
 Signature of Applicant: [Signature] Date: 11/2/88
 Signature of CEO: _____ Date: _____

Inspection Dates: _____
 Yellow-GEOG [Signature] White-Tek [Signature]
 White-Tax Assessor: [Signature]

109B-F-39
 109B-F-89
 PERMIT ISSUED
 City of Portland



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

1957
ASSESSOR
L. CARL
39-40

LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	PAGE
109B	R-Island Ave. Cliff Island				19568	16				3

TAXPAYER ADDRESS AND DESCRIPTION		RECORD OF TAXPAYER	YEAR	BOOK	ASSESSMENT RECORD	IMPROVEMENTS
High Miller & Oliver H WICKER ARTHUR A CLIFF ISLAND CITY		MacKinnon, Paul E. & Douglas B. Stankin	1957	2063	1950	WATER SEWER GAS ELECTRICITY ALL UTILITIES TREND OF DISTRICT

LAND & BLDGS. REAR ISLAND AVE.
CLIFF ISLAND ASSESSORS PLAN
109B-F-39-40 AREA 19568 SQ. FT.

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	FRONT FT. PRICE	YEAR 1951
			19
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.		BLK.	LOT

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	FRONT FT. PRICE	YEAR 1951
			19
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.		BLK.	LOT

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	FRONT FT. PRICE	YEAR 1951
			19
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.		BLK.	LOT

YEAR 1949
ORIG. COST
SALE PRICE \$2500
NET

LAND VALUE COMPUTATIONS AND SUMMARY		LAND VALUE COMPUTATIONS AND SUMMARY	
FRONTAGE	DEPTH	FRONT FT. PRICE	YEAR 1951
			19
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.		BLK.	LOT

YEAR 19 YEAR 19

COMPUTATIONS

UNIT	1951
572s. F.	3240
S. F.	
ADDITIONS	4400
Sub.	-150
BASEMENT	-300
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	-400
FIREPLACE	
HEATING	-380
PLUMBING	
TILING	
TOTAL	2400
FACT. 70	-334
REP. VAL.	2070

SUMMARY OF BUILDINGS

YEAR	1951	19	19	19
TAX VAL.	950			
OLD VAL.				
CHANGE				

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
DUALG	A 1/2 S / FR	C	42		F	2070	50%	1040	30%	734	450	19
STORE	B 1/2 FR 12X16									100	50	19
Wharf	C 92X6					200	50%	100		120	75	19
D												19
E												19
F												19
G												19
1951 TOTAL BLDGS.											950	19

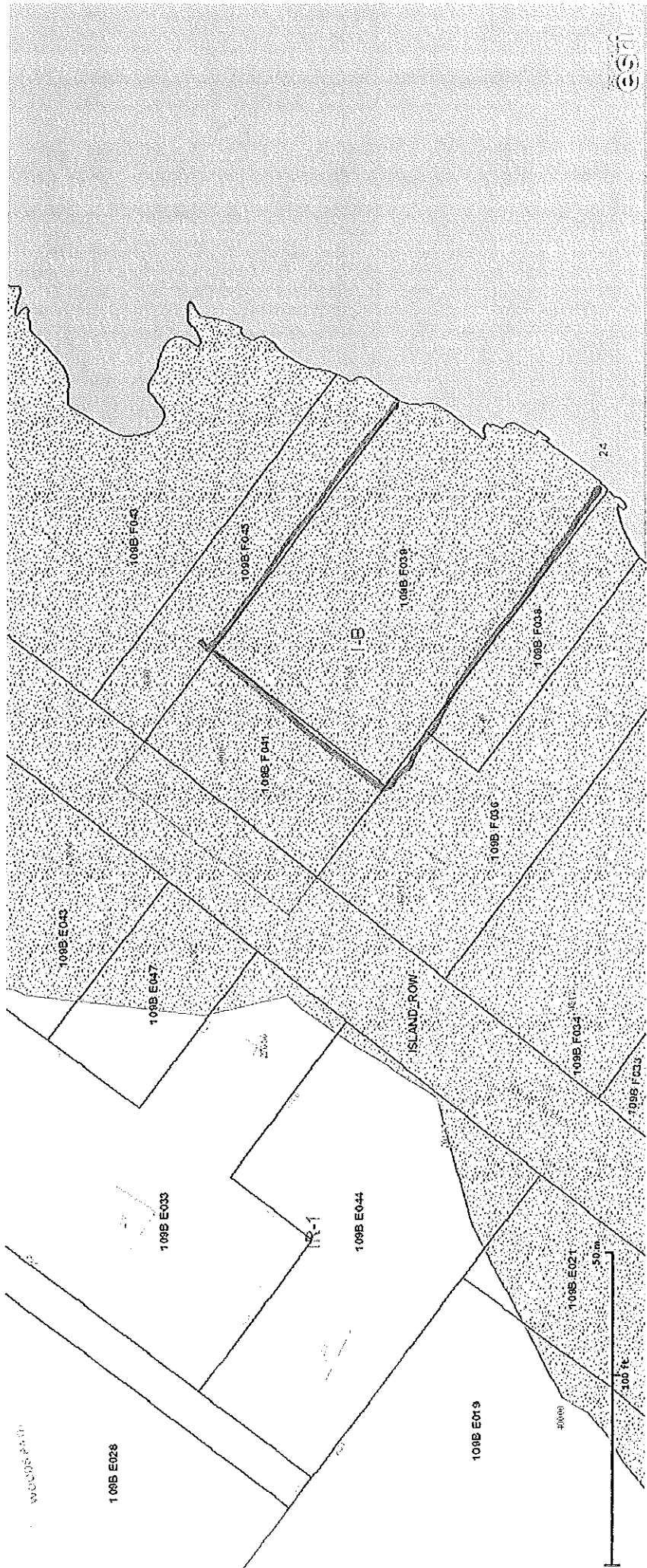
FOUNDATION		FLOOR CONST.			PLUMBING		
CONCRETE		WOOD JOIST		BATHROOM			
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM			
BRICK OR STONE		MILL TYPE		WATER CLOSET			
PIERS		REIN. CONCRETE		LAVATORY			
CELLAR AREA FULL		FLOOR FINISH		KITCHEN SINK			
1/4		B	1 2 3	STD. WAT. HEAT			
NO. CELLAR		CEMENT		AUTO. WAT. HEAT			
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.			
CLAPBOARDS		PINE		LAUNDRY TUBS			
WIDE SIDING		HARDWOOD		NO PLUMBING			
DROP SIDING		TERRAZZO		NO PLUMBING			
NO SHEATHING		TILE		NO PLUMBING			
WOOD SHINGLES				NO PLUMBING			
ASBES. SHINGLES				NO PLUMBING			
STUCCO ON FRAME				NO PLUMBING			
STUCCO ON TILE				NO PLUMBING			
BRICK VENEER				NO PLUMBING			
BRICK ON TILE				NO PLUMBING			
SOLID BRICK				NO PLUMBING			
STONE VENEER				NO PLUMBING			
CONC. OR CIND. DL.				NO PLUMBING			
TERRA COTTA				NO PLUMBING			
VITROLITE				NO PLUMBING			
PLATE GLASS				NO PLUMBING			
INSULATION				NO PLUMBING			
WEATHERSTRIP				NO PLUMBING			
ROOFING				NO PLUMBING			
ASPH. SHINGLES				NO PLUMBING			
WOOD SHINGLES				NO PLUMBING			
ASBES. SHINGLES				NO PLUMBING			
SLATE				NO PLUMBING			
TILE				NO PLUMBING			
METAL				NO PLUMBING			
COMPOSITION				NO PLUMBING			
ROLL ROOFING				NO PLUMBING			
INSULATION				NO PLUMBING			

PRE-1957 ASSESSOR CARD

COMPUTATIONS

SUMMARY OF BUILDINGS

YEAR	1951	19	19	19
TAX VAL.	950			
OLD VAL.				
CHANGE				



17a

APPLICATION TO APPROVE FUNCTIONAL DIVISION OF LAND
DECISION

Name and address of applicant: _____

Location of property under appeal: _____

Appearances. _____

Names and addresses of witnesses (proponents, opponents and others): _____

Exhibits. _____

KEITH CRITERIA

Keith Preliminary Criteria:

1. The structures were in existence prior to adoption of the Zoning Ordinance.

YES _____ NO _____

2. From that time to the present, they have been separately used and occupied.

YES _____ NO _____

3. Each structure is served by its own utilities and sewage disposal systems.

YES _____ NO _____

Keith Test:

1. The use reflects the "nature and purpose" of the use prevailing when the zoning legislation

See Keith v. Saco River Corridor Commission, 464 A.2d 150 (Me. 1983).

17b

took effect.

YES _____ NO _____

2. The use created will not be different in quality or character, as well as in degree, from the original use.

YES _____ NO _____

3. The current use is not different in kind, in its effect on the neighborhood, from the original use.

YES _____ NO _____

Specific Conditions: _____

Reasons: _____

Date of Public Hearing: _____

Motion: _____

(including conditions and findings of fact) _____

Votes in favor

Votes Opposed

