



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

November 5, 2014

Lynn Dubois

Dubois.lynn@gmail.com

RE: House Island/Northern Side -110-A-001 – I-B Zone

I am in receipt of your request concerning the uses located on the Northern portion of House Island. This Northern side of House Island is located entirely within the I-B, Island Business zone. There are also recognized Coastal Bluffs on the island including roosting and nesting bird sites, which may be located mostly on the Southern portion of House Island. The Southern portion of House Island is located in an IR-1 zone and not subject to any determination at this time. My determination of the uses of the 3 buildings on the Northern island portion is based on research of the Inspection Services records and records from the Assessor's office.

It is noted that the basis of the current Land Use Zoning Ordinance is June 5, 1957. Therefore, legal uses are based upon any approved building permits on file. The most current approved building permit is the legal use of the property. If the Inspection Services records have no permits on file after, the zoning office uses the Assessor's pre-1957 records as an aid to determining use. There are three remaining structures on the Northern portion of House Island.

The most northern building has been referred as either building #1 or building #A depending on what type of system is being used for tracking. An issued building permit issued on October 27, 1986 to repair the decking around the building, shows this building to a single family dwelling. I have determined that the legal use of building #1/#A to be a single family dwelling based upon this approved permit. It is further noted that a large 1-story brick building (reported to be the old Quarantine Hospital) is directly adjacent to building #1/#A. It was demolished around January 30, 1962. Bricks from the demolition were deposited in the inner footprint of the building. There is no current use for this demolished structure.

Building #2/#B (the middle building), does not have any building permits that have been shown to have been issued either prior to June 5, 1957 or after June 5, 1957. Therefore, I have used the Assessor's pre-1957 cards for my use evaluation. It is listed as a "cottage" which I consider a dwelling unit. Therefore the legal use of this middle building is a single family dwelling.

Building #3/#C (the more southerly building on the Northern part of the island) also does not have any building permits on file to help determine use. So I have used the Assessor's pre-1957 cards for my use evaluation. That card states the occupancy as a "cottage". A single family use has also been checked off on the card. Therefore, the legal use of this building is also a single family dwelling.

You have the right to appeal these determinations. You have 30 days from the date of this letter in which to appeal. If you wish to exercise your right to appeal, please contact this office for the

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

appropriate required paperwork to apply for such an appeal. If you choose not to appeal, my decision is final and binding.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Sincerely,

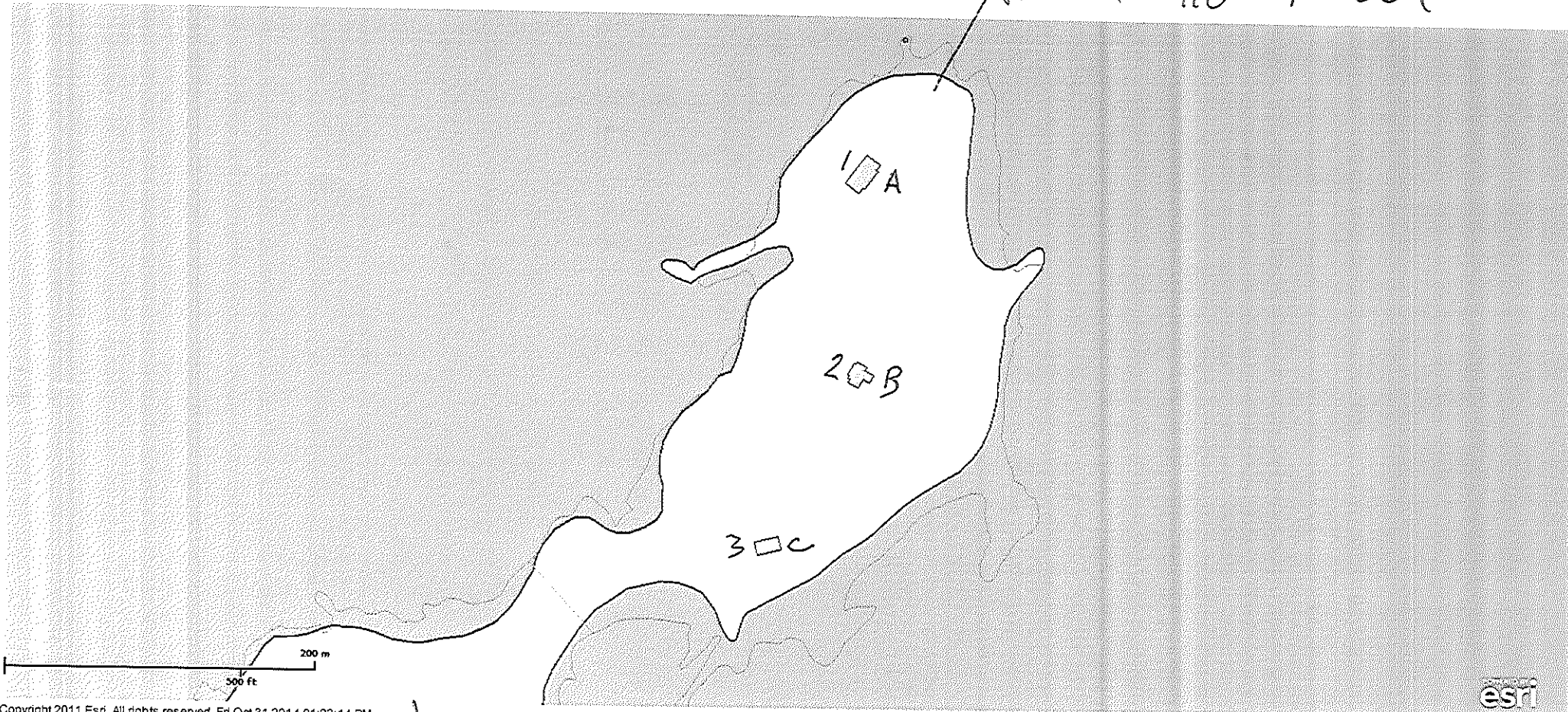
A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

Attachments

House Island - North

north 110-A-001



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South
Fat Scammel