

Re: Seashore Ave., Peaks Island
cor. Ryefield Street 65-3-1-2

April 12, 1972

Mr. John Feeney
Seashore Ave.
Peaks Island, Maine

cc: Corporation Counsel
cc: Roland Hearn, Peaks Island

Dear Mr. Feeney:

Building permit and certificate of occupancy to construct a one story 16' x 40' frame addition on the left side of existing building at the above named location is not issuable under the Zoning Ordinance in the R-3 Residential Zone because:

1. The addition would constitute an increase in the existing non-conforming use (retail store) unless authorized by the Board of Appeals under Section 602.17.B of the Ordinance.
2. The front wall of the addition, while an extension of the wall of the existing building, is to be practically on the street line instead of being kept back the 20' front yard distance required for the residential zone by Section 602.19 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a Variance Appeal shall be paid at this office at the time the appeal is filed.

If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

Very truly yours,

Malcolm Ward
Plan Examiner II

HW/c

84 SEASHORE AVE. 4/13/52 NEW.
16 X 40 ADDITION (PEAKS ISLAND)

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - ~~EXISTING~~
- Zone Location - R-3
- ✓ Interior on corner lot -
- ✓ 40 ft. setback area (Section 21) - NO
- Use - GROCERY STORE = SECTION 602.17.B
- ~~Sewage Disposal -~~
- ✓ Rear Yards - 43' - 15' REQ.
- ✓ Side Yards - 72' 6" - 8' REQ.
- ~~Front Yards -~~
- ~~Projections -~~
- ✓ Height - 1 STORY - 2 1/2 STORIES MAX.
- ✓ Lot Area - 11526 sq ft - 6500 sq ft MIN.
- ✓ Building Area - 1885 sq ft - 2881 sq ft MAX.
- ~~Area per Family -~~
- ✓ Width of Lot - 135' - 65' REQ.
- ✓ Lot Frontage 135' - 40' REQ.
- ✓ Off-street Parking - 13. REQ.
- ~~Loading bays -~~

Remove Window
+ Install Door

Storage

Proposed

EXISTING

Store

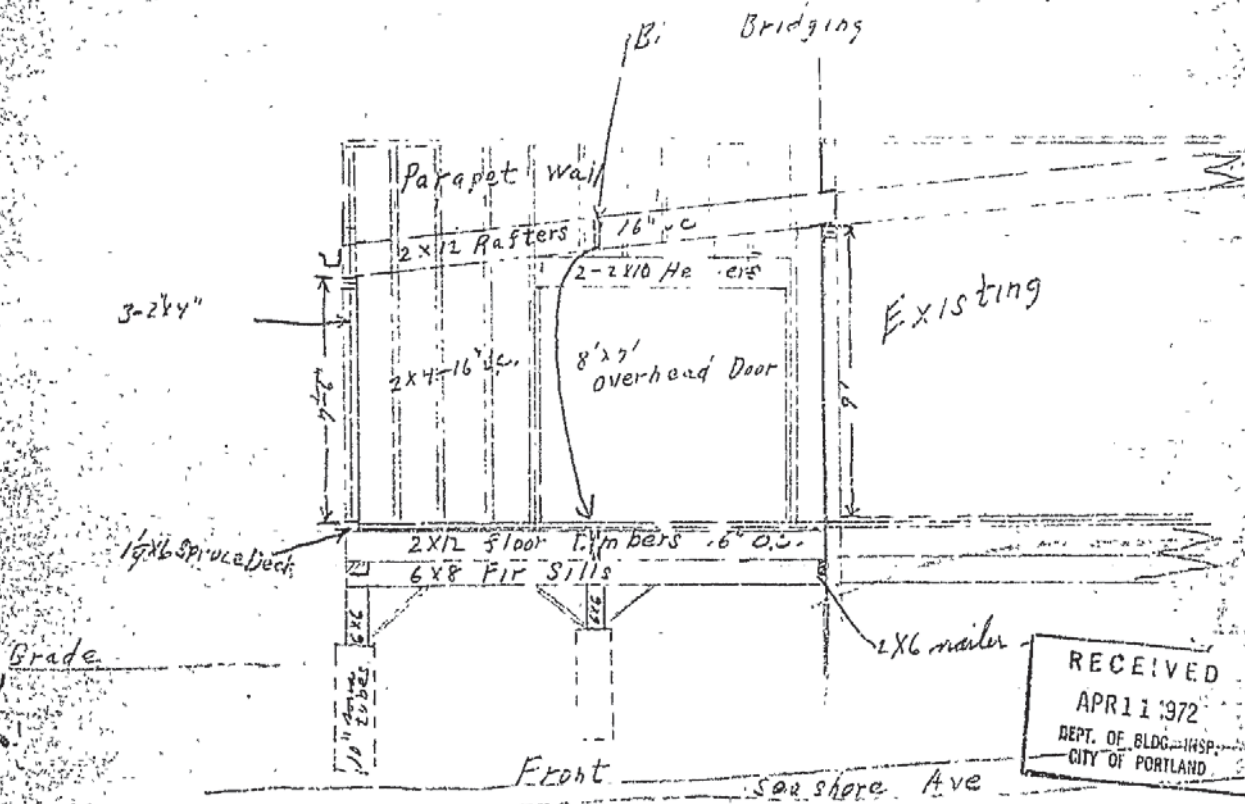
RECEIVED
APR 11 1972
DPT. OF BLDG. INSR.
CITY OF PORTLAND

Seashore Ave

Addition Feeny's MK².
Seashore Ave
Peaks Island

Scale $\frac{1}{4}'' = 1'$
R.S. Hiar

Front
North Side



RECEIVED
APR 11 1972
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

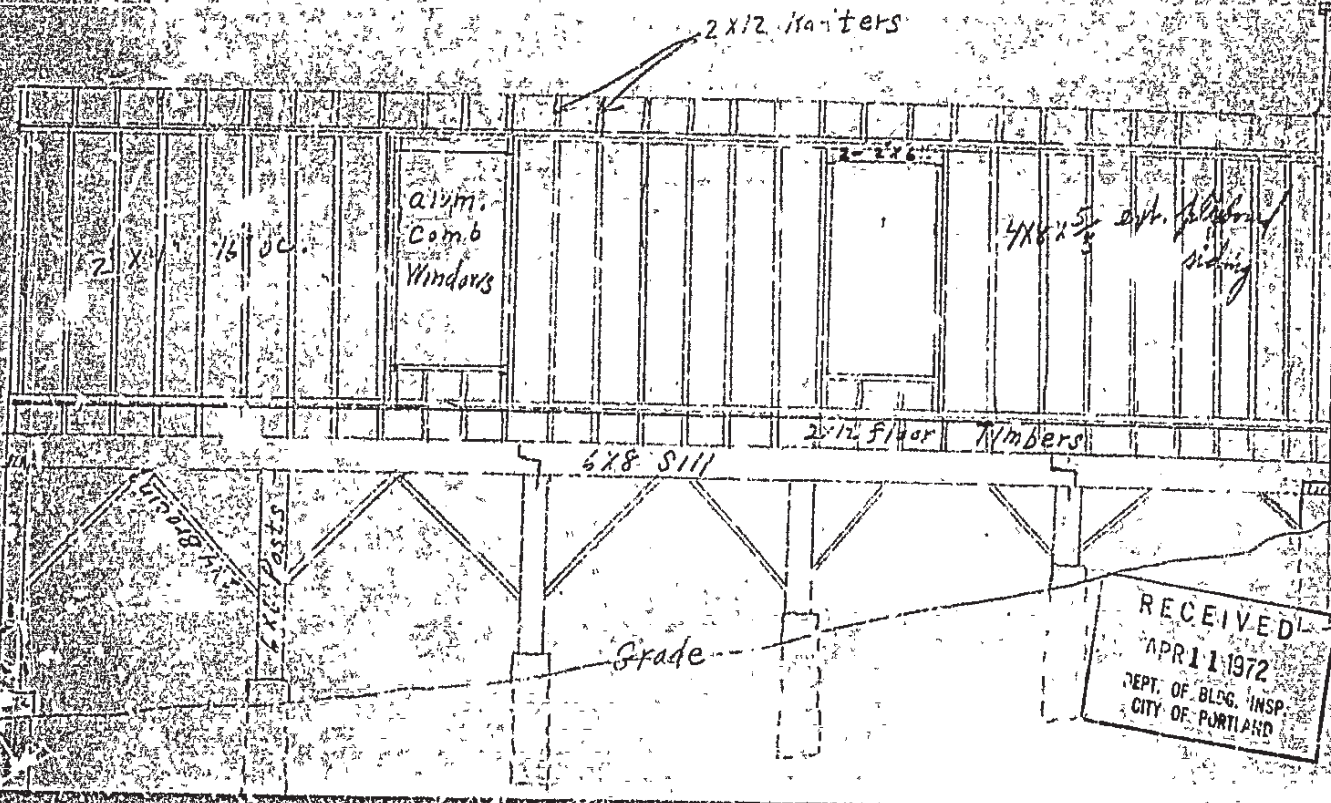
Addition

Feeny's Mkt.
Seashore Ave
Peaks Island

Scale $\frac{1}{4}'' = 1'$
R.S. Hoar

For Unloading Area + Display of Summer Gardening Supplies

East Side



RECEIVED
 APR 11 1972
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND