CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Chart 87, Block K, Lot 1
Island Ave

August 18, 1989

Mr. R. Paul Landry
R. Paul Landry Associates
12 Merriam Street
Peaks Island, Maine 04108

Dear Mr. Landry:

The State Plumbing Code requires a minimum of 20,000 square feet of land area per single family dwelling. The subject lot does not contain 40,000 square feet of land area and cannot be proved to be a lot of record for you have not created it yet. Therefore, Section 14-433 can not be applied in this instance.

The subject lot is contained within the IR-2 Island Residence Zone and on lots which are not served by a public sewer, such as this one, a minimum of 20,000 square feet is required for the existing dwelling and a minimum of 20,000 square feet are required for the proposed new single family dwelling. A total of 40,000 square feet would be required for a two family dwelling.

I regret to advise that there appears to be no simple solution except for the owner to try to acquire additional land area to bring the total land area up to the required 20,000 square feet for each of the two buildings.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
William D. Giroux, Zoning Enforcement Officer

R. Paul Landry Associates
Real Estate
12 Marriam Street
Peaks Island, Me. 04108

Warren Turner
Zoning Enforcement
City Hall
389 Congress Street
Portland, Me. 04101

August 9, 1989

Dear Mr. Turner,

The owner of the property on Island Avenue, Peaks Island (map 87-K-1 32, 939 SQ FT) Francis M. O 'Leary has requested that I inquire as to weather or not this subject property can be sub divided by using 20,000 sq. ft. to build a house.

Your review would be very much appreciated. Thank you.

Sincerely,

R. Paul Landry

cc Francis M. O 'Leary
9 Hillcroft Road
Jamaica Plains, Ma. 02130

RECEIVED
AUG 1 8 1989
DEPT. OF BUILDING ...
CITY OF PORTLAND

912691

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee $25.00 Zone _____ Map # _____ Lot# _____

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

PERMIT ISSUED
JUN 12 1991
CITY OF PORTLAND

Owner: Bruce J. & Joanne L. Gillie Phone # 766-5725

Address: 54 Pleasant Peaks Island, Maine

LOCATION OF CONSTRUCTION: 54 Pleasant Peaks Island

Contractor: FP & CN Murray Sub.: _____

Address: 131 Ocean Ave. So. Portland 04106 Phone # _____

Est. Construction Cost: $773.00 Proposed Use: tool shed

_____ Past Use: ~~tool shed~~

# of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion to construct tool shed as per plans

For Official Use Only

Date June 7, 1991 Subdivision _____

Inside Fire Limits _____ Name _____ Lot _____

Bldg Code _____ Ownership: _____ Public

Time Limit _____

Estimated Cost $773.00

Zoning: R-K1 IR-2 Zone

Street Frontage Provided: _____

Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes ____ No ____ Date: _____

Planning Board Approval: Yes ____ No ____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision ____

Shoreland Zoning Yes ____ No ____ Floodplain Yes ____ No ____

Special Exception _____

Other _____ (Explain) _____

WOA 6-11-91 HISTORIC PRESERVATION

— Not in District nor Landmark.
— Does not require review.
— Requires Review.

Action: — Approved.
— Approved with Conditions.
— Denied.

Date: _____

Signature: _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No. _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

1. Ceiling Joists Size. _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size 00.25 Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes ____ No ____

Plumbing:

1. Approval required No _____
2. No. of Tubs - Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Latint

Signature of Applicant J. Potter Date 6/7/91

Signature of CEO _____ Date _____

Inspection Dates _____

June 7, 1991 White-Tax Assessor Yellow-GPCOG White Tag -CEO

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Elmp Addtn

PLOT PLAN

FEES (Breakdown From Front)

Base Fee $ 25.00
Subdivision Fee $
Site Plan Review Fee $
Other Fees $
(Explain)
Late Fee $

Inspection Record

Type	Date
	/ /
	/ /
	/ /
	/ /
	/ /

8/10/94
Completed w/ont
inspection

COMMENTS submitted plot plan and const. plan

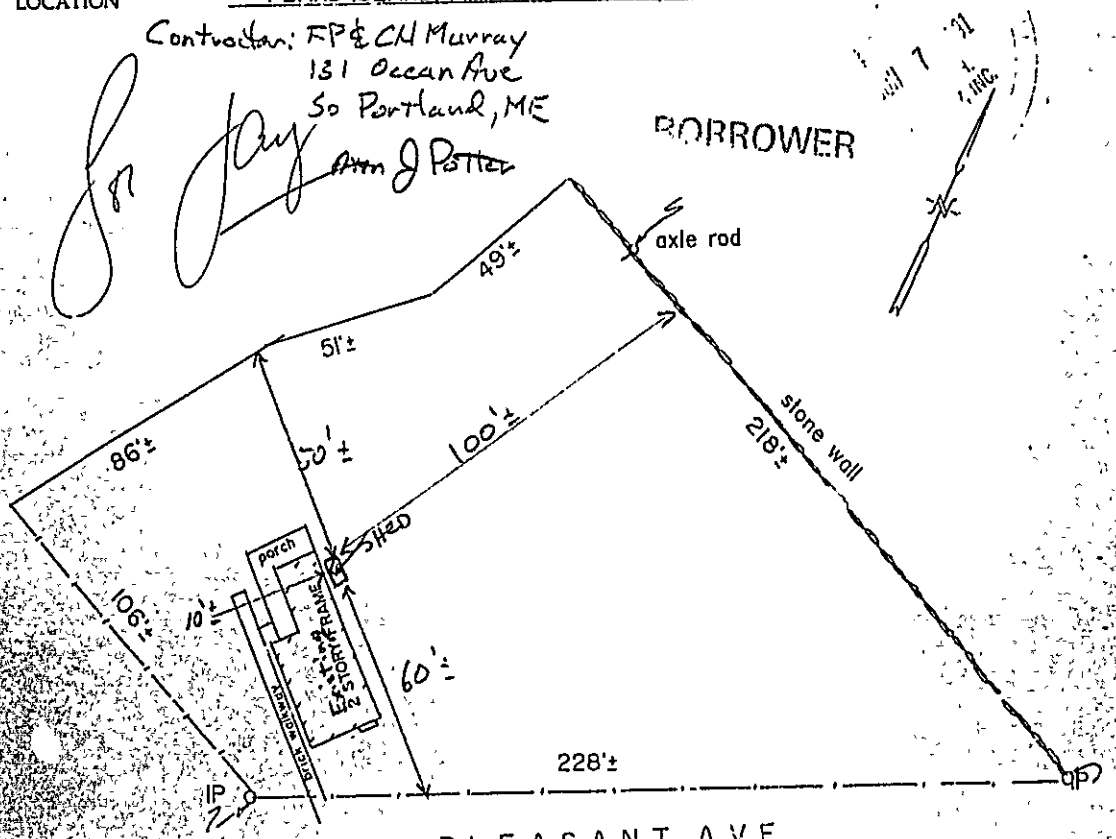
Signature of Applicant J Potter **Date** June 7, 1991

CC 6199

MORTGAGE LOAN INSPECTION
THIS IS NOT A LAND BOUNDARY SURVEY

CURRENT OWNER FRANCIS O'LEARY
PURCHASER BRUCE J. and JOANNE L. GILLIES
LOCATION PEAKS ISLAND, MAINE (PORTLAND) 54 Pleasant

Contractor: FP & CH Murray
131 Ocean Ave
So Portland, ME
Ann J Potter



BOOK-PLAN 4655 PAGE 225 COUNTY CUMB. SCALE 1"=40'

I hereby certify to the Lender and Title Insurer that the location of the dwelling shown on this plan does not conform with the local zoning laws in effect at the time of construction. The improvements do not fall within a special flood hazard zone.

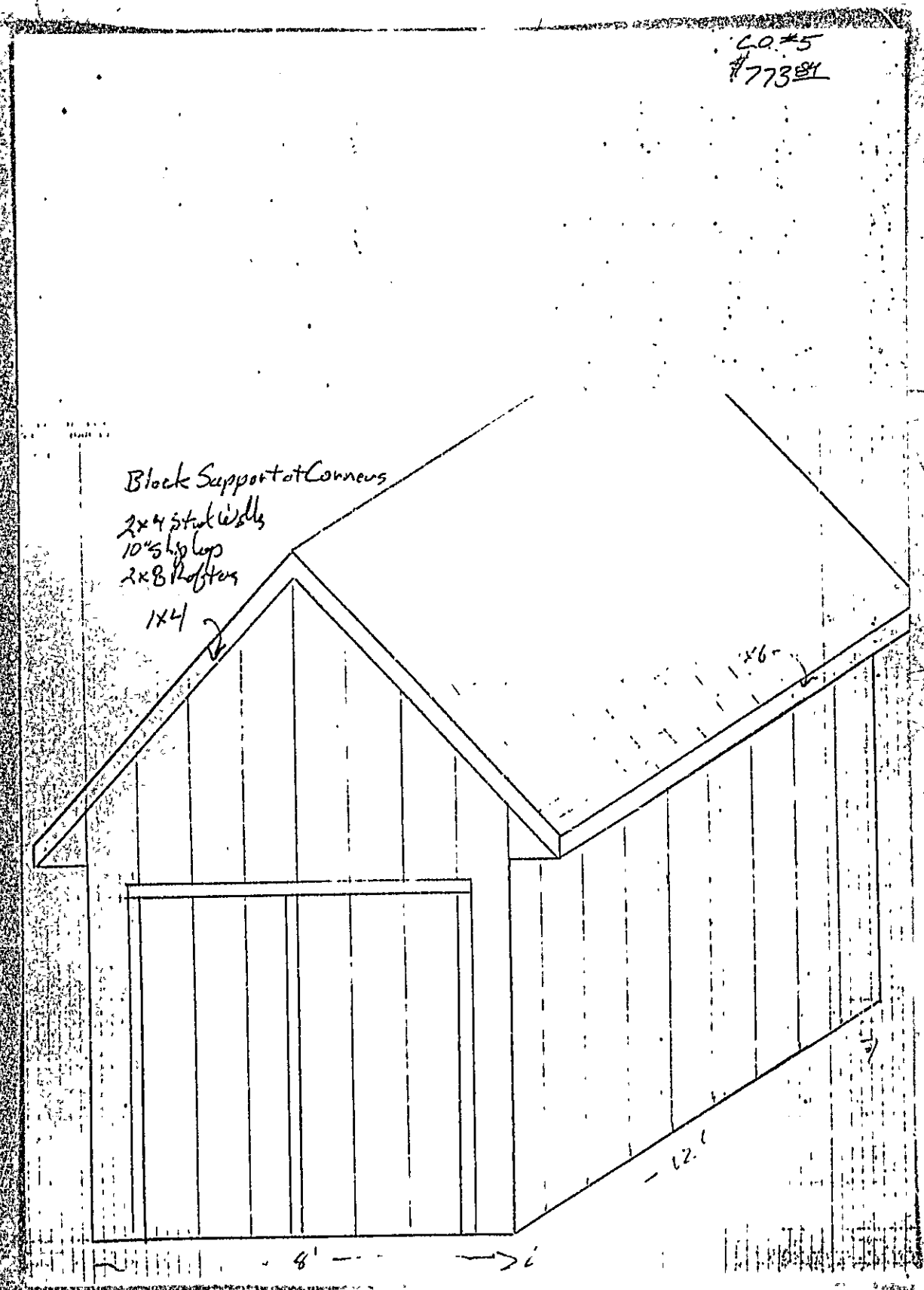
This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon, and does not show any possible conflicts with abutting deeds. Under no circumstances should the lines or monuments shown hereon be relied upon for construction of fences, additions or accessories.

STATE OF MAINE JOHN L. COTHERN 1078 REGISTERED LAND SURVEYOR

06-25-90

JOHN L. COTHERN, R.L.S. One India Street, Portland, Maine 04101 207-761-2837

C.O. #5
#7738


Block Support at Corners
2x4 stud walls
10" Sip Lap
2x8 Rafters
1x4
1x6
8'
12'