

BRACKETT AVE. PEAKS ISL. 87-LL-  
9

88-LL-9 Brackett Avenue, Peaks Island

January 29, 1982

Mr. Robert McTigue  
Island Avenue  
Peaks Island, Maine 04108

Dear Mr. McTigue:

As you know, the Board of Appeals voted unanimously to grant your conditional use variance to allow the establishment of a third floor apartment at the Brackett Avenue location in the R-3 Residence Zone, thereby converting a single family structure to two apartment units.

Upon receipt of building permit fee and detailed construction plans for the new stairway, it appears that a building permit can now be issued for the alterations you have proposed with the condition that the outside stairway be enclosed as required by Section 602.4.A.5.c. of the City Zoning Ordinance, a copy of which is enclosed. There is a six months time limit on appeals once granted.

Sincerely,

Warren J. Turner  
Zoning Specialist

Enclosure  
R-3 Residence Zone

cc: P. S. Hoffses  
Chief, Inspection Services

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Mr. Robert McTigue and he is interested in the property located at 87-LL-9, Brackett Ave., Peaks Island as 2 family dwelling. The owner of the property is same and his address is same. The property is located in a R-3 Zone. The present use of the property is single family dwelling.

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit change of use from single family to two family dwelling, with new apt. on third floor.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: MR. MCTIGUE, PEAKS ISLAND

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

PHOTO, FLOOR PLANS, FINANCIAL STATEMENT

REASONS FOR DECISIONS

The proposed building or use (~~will~~/will not) be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance; as evidenced by: adding another year round dwelling unit that is needed

The proposed building or use (~~will~~/will not) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: no testimony otherwise

The proposed building or use (~~will~~/will not) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: only minor interior changes

The proposed building or use (~~will~~/will not) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by: see building dept. memo on sewer & water

and the persons or agencies responsible for the establishment of the proposed use (~~will~~/will not) provide adequately for such services as shown by: existing

The proposed building or use (~~will~~/will not) result in the destruction, loss or damage of any natural, scenic or historic feature of major importance, because of the following: no, neither either

The proposed building or use (~~will~~/~~will not~~) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: no, neither either

The proposed building or use at the particular location requested (~~is~~/~~is not~~) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (~~will~~/~~will not~~) contribute to the general welfare of the neighborhood or community, as demonstrated by: provision not housing

The public goals described above (~~can~~/can not) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: already exists at other sites

All steps possible (~~have~~/~~have not~~) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: \_\_\_\_\_

SPECIFIC RELIEF GRANTED

After a public hearing on 1/28/82, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a conditional use should \_\_\_\_\_ be granted in this case.

It is therefore determined that a conditional use \_\_\_\_\_ be granted

in this case by:

approval

Gene D Zagac

Michael E Westcott

James E. Slattery

Thomas R. Ruppel

Merrill A. Ketcher

Jaqueline Oha  
Eugene S. Martins

PD  
1-11-82

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

Mr. Robert McTigue, owner of property at 87-LL-9 Brackett Ave., Peaks Island

under the provisions of Section 602.24 D of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

To change the use of the single family dwelling to a two family dwelling with a new apartment on the third floor not issuable under the Zoning Ordinance in the R-3 Residence Zone in which this property is located unless authorized as a Conditional Use by the Board of Appeals under the provisions of Sec. 602.4.A.5.c

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Robert McTigue  
APPELLANT

602.24 D (3) Conditions for Conditional Uses.

a. Authorized Uses. A conditional use permit may be issued for: any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.

b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:

- (1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.
- (2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
- (3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.
- (4) That the proposed building or use will be served adequately by essential public facilities and services such as highways; streets; police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
- (5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and
- (6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.

c. General Considerations. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:

- (1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;
- (2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and
- (3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.



FINANCIAL ANALYSIS STATEMENT

	Yearly Expenses Before Conversion*	Yearly Expense After Conversion
Yearly mortgage or loan debt service (exclude equity)		
Amount of Mortgage <u>30,000</u>		
Dates of Term <u>440.63 per month</u>		
Interest Rate <u>14%</u>		
Total Cost of Conversion <u>3,000</u>		
Real Estate Taxes <u>500</u>		
Insurance (exclude personal property) <u>55.00</u>		
Water and Sewer (only renter(s) costs) <u>12.00</u>		
Heat (only if you pay tenant(s) heat costs)		
Electricity (only if you pay tenant(s) electricity costs).		
Legal		
Audit		
Trash removal		
Maintenance		
Repairs		
Snow Removal		
Lawn Care		
Supplies		
Payroll		
Reserve for replacement <u>all to be done</u>		
Reserve for vacancy <u>By Owner</u>		
Advertising		
Management and bookkeeping		
TOTAL YEARLY COST		
TOTAL RENTAL INCOME <u>250.00</u>		
No. of Apartments <u>1</u>		
Rents Apartment 1 <u>1</u>		
Apartment 2		
Apartment 3		

\* All figures must include only the costs or percentage of costs attributable to the rental units and not the personal living costs of the owner's unit. If this is a 2-family house, only 50% of cost is eligible if the owner occupies one unit.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: P.S. Hoffses, Chief of Inspection Services & Lt. James Collins  
Fire Prevention Bureau

DATE: 1-26-82

FROM: Warren J. Turner, Zoning Specialist

SUBJECT: Review of a Conditional Use - in R-3 Residence Zone- Request for Additional  
Apt. Unit on 3rd Floor

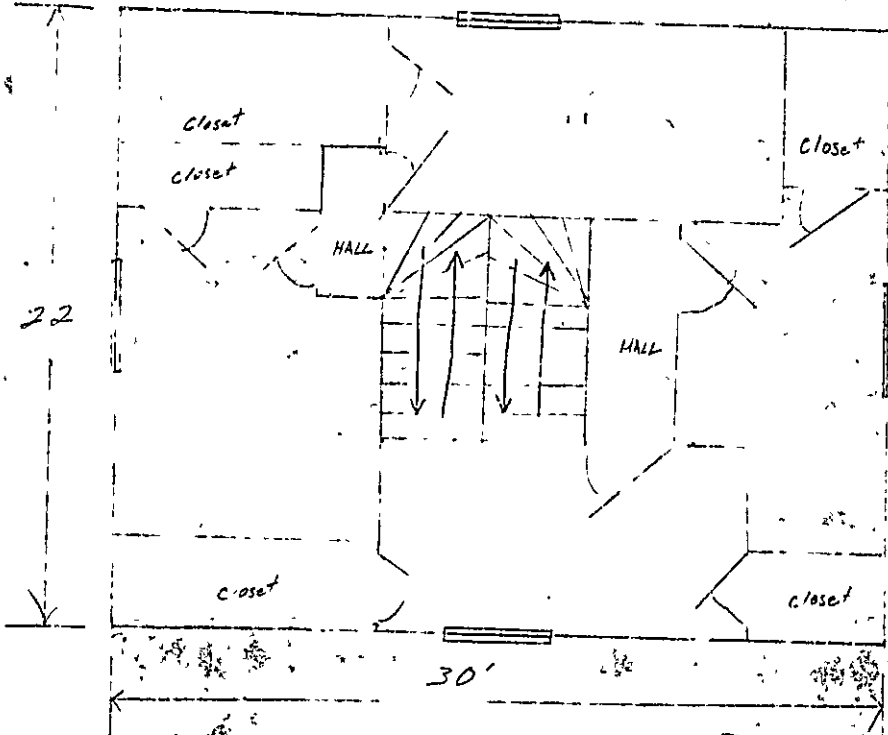
Mr. Robert McTigue of Brackett Avenue, Peaks Island is asking the Board of Appeals to grant a Conditional Use in the R-3 Residence Zone for the establishment of an additional unit in a third floor apartment under the provisions of Section 602.4.A.5.c of the City Zoning Ordinance.

The subject 3-story structure is on chart 87-LL-9, which is served by the Water District sewer in Brackett Avenue. The subject lot contains 14,275 sq. ft. and the building contains 1,980 sq. ft. of total floor area. The subject lot has 100 feet of frontage on Brackett Avenue.

*Warren J. Turner*  
Warren J. Turner  
Zoning Specialist

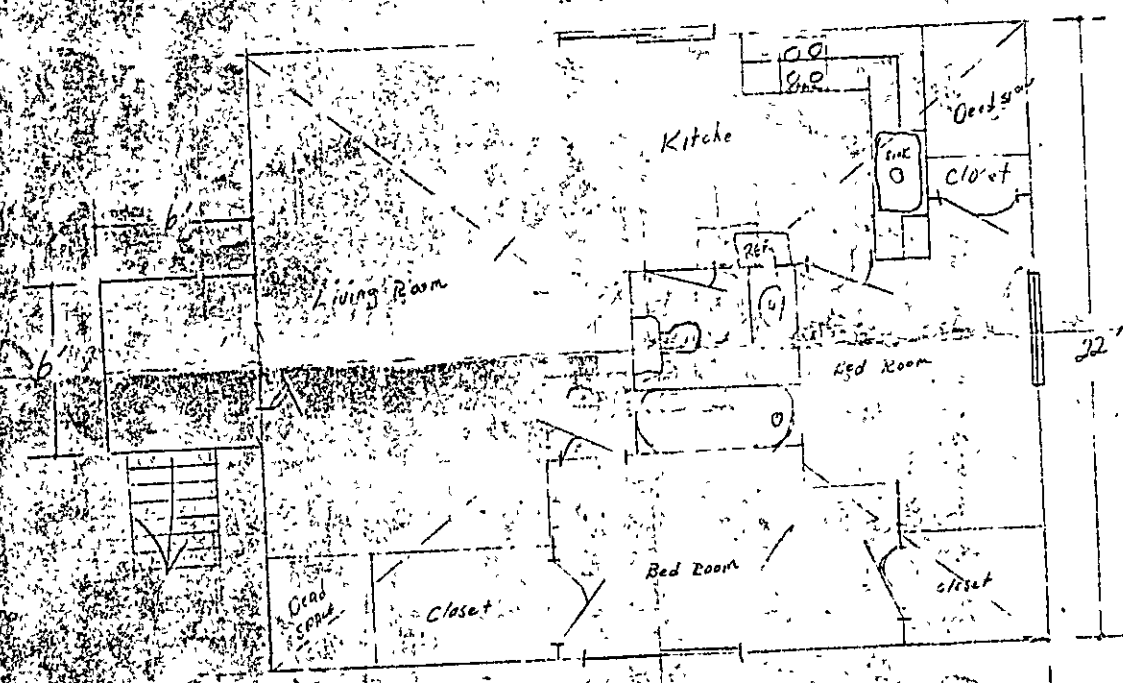
Enc: Existing & Proposed floor plans

RECEIVED  
JAN 25 1982  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND



Existing 3rd Floor Plan

57-2



Proposed 3rd Floor Apt.

RECEIVED  
JAN 12 1932  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

W. J. Ford

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



GAIL D ZAYAC  
Chairperson

MICHAEL E. WESTORT  
Secretary

JACQUELINE COHEN  
TIMOTHY E FLAHERTY  
EUGENE S. MARTIN  
THOMAS J. MURPHY  
MERRILL S. SELTZER

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, January 28, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Mr. Robert McTigue, owner of property at 87-LL-9, Brackett Ave., Peaks Island under the provisions of Section 602.24.D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit change of use of the single family dwelling at the above named location to a two family dwelling with a new apartment on the third floor which is not issuable under the Zoning Ordinance in the R-3 Residence Zone in which this property is located unless authorized as a Conditional Use by the Board of Appeals under the provisions of Sec. 602.4.A.5.c.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24.D.3 of the Zoning Ordinance have been met.

Michael E. Westort  
Secretary

Applicant: Robert McTigue Date: Jan 12, 1982  
Address: Brachett Ave, Peales Island  
Assessors No.: 87-11-9

CHECK LIST AGAINST ZONING ORDINANCE

- Date -
- Zone Location - R-3 Residence
- Interior or corner lot -
- 40 ft. setback area (Section 21) - NA
- Use - From single Family, to Two Apartments
- Sewage Disposal Public sewer
- Rear Yards -
- Side Yards - } N.A.
- Front Yards - }
- Projections -
- Height - 3 story
- Lot Area - 14,275 sq ft
- Building Area - 660 sq ft x 3 = 19,800 sq ft Total Floor Area
- Area per Family - 3,000 sq ft
- Width of Lot - 100+ ft
- Lot Frontage 100+ ft
- Off-street Parking - O.K.
- Loading Bays - N.A.

- Site Plan -
- Shoreland Zoning -
- Flood Plains -

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



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Chairperson

MICHAEL E. WESTORT  
Secretary

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**LEGAL BASIS OF APPEAL:** Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24.D.3 of the Zoning Ordinance have been met.

Michael E. Westort  
Secretary

87- LL- 9 Brackett Ave  
Peaks Island

87- LL- 9  
64

87- LL- 8

John's Flaison  
29 East 63rd St. New York N.Y. 10021

7  
Flaison - speak

6  
Donald W. Hooper  
Brackett Ave. Peaks Isl 04108

5  
Hooper - speak

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3

10  
George R. Goff  
Isl. Ave. Peaks Isl 04108

11  
Mac Van Dine & Wm  
Brackett Ave. Peaks Isl 04108

12

Mac Van Dine  
Brackett Ave. Peaks Isl 04108



87. 4 - 13

Spokane speak

14

Harriet D. Hanson  
Brackett Ave. Pasa Del. 04108

20

Marilyn B. Stillwell  
22117 Madras Rd. Astor Oregon 97161

15

Spokane speak

19

} Stillwell speak

16

17 } Alton B. Brutton  
+ Paula Bridge  
Brackett Ave. Pasa Del. 04108

18

87. 11 - 3

Paul W. Brown Jr  
Maple St. Pasa Del 04108  
4 - George E & Irene V. Schensted  
P. H. Pasa Del. 04108

87 11 51 Stephen C & Victoria A Roberts  
Brackell Ave. P D 04108

37  
Dorothy E Curran  
Brackell Ave. P D 04108

6  
Portland Water District  
225 Longfoss St.

7  
Patience G Myers & Thane A Scott  
Brackell Ave. P D-108

8  
William C. Sterling & Kathleen Estrom Doreen & Katy  
299 Park Ave New York, N.Y. 10017

9  
Lester A & Betty M. Craig  
East Bridgewater, Mass.

10  
Ann C & Jonathan J. Hubbard  
Brackell Ave. P D 04108

11

12 Frank J. Olekewski  
Perryville Ave. P D 04108

13

87.11 - 14

Edwin P & Theresa A Currier

38 Wall St. 04103

(15)

George W & Mary A. St. Maurice

3000 Bay St. Southborough, Mass 01772

16

17

Hector E. Karlson

226 Veranda St. 103

18

William D. Martini

44 Marine St. Natick, Mass.

38

John C. Martini

94 Washington Ave Natick, Mass.

19

Paul C & Ruth Whitney

950 S E 6th Ave. Apt B32 - Deerfield Beach, Florida

21

Edwin D & Ethel D Ward

9 N. Park St. 04108

22 Hector E. Karlson - repeat

226 Veranda St. 04103

33441

87-11-23

Joseph W. Canby  
P. M. Blue Isl. 201108

24

Chas. M. Boyce  
P. M. Blue Isl. 108

25

Doug. A. Kenigson & Michael H.  
P. M. Blue Isl. 108

26

Portland Water District  
repeat

27

28

Edgar E. Rowland  
Miss. City

29

Stanley J. Butkus  
Prof. 2150 So. Sanderson, Me. 04359

30

Schemsted  
repeat

31

Carol E. & Earl J. Lawrence  
10 Bangor Hill Fairfield 04937

87-KK - 1

Angela & Joe P Kelso  
Willow Lane P.O. Box 04103

<sup>2</sup>  
Charles F & Rosemary E Pyper  
Willow St. P.O. Box 108

87-JJ - 1

Winefred M Flanagan  
Willow St. P.O. Box 108

<sup>2</sup>  
John & Marilyn Faison - great  
49 East 63rd St. New York, N.Y. 10021

87-HH - 8

Maudie Baker - City

<sup>9</sup>

Mac Vane - City

<sup>10</sup>

Sterling City

<sup>11</sup>  
District W. Methodist  
Society In Bld - 389 - Congress St.  
<sup>12</sup>

<sup>13</sup>

Colas M Jones  
9 St. P.O. Box 04108

87 HH- 15

Inns. report

16

17

18

Ernest E. Karpens

226 Nevada St. 04103 - report

19

Inns. report

20

Inns. report

21

Albert H. & Eleanor G. Mason

29. Second Ave. Auburn 04210

22

2

85 A - 11

Margaret V Kilmartin

#1 Black 105<sup>th</sup> St

Brooklyn Park - New York, N.Y. 11694

13

Hanson - signed

85 B - 1

Stephen J & Helen M Kilmartin  
39 W Van Dyke St.

2

3

4

5

6 Alice M O'Hanlon

Mendon St. P.O. Box 1198

7 Patricia J & Margaret C Conley

213 Murray St. So Portland 04106

85 A - 1

Peates Island Lions Club  
Garden Place Pies Del. 24108

2

James & Caroling Brown  
Del Ave Pies Del - 108

3

4

~~Stephen J. Hartman & Pies Del. 11~~  
~~1394 D. ... ..~~

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85B - 8

James R & Nancy Clark  
Meridian St. P.O. Box 108

9  
Dolph L & Barbara J. Northman  
Meridian St. P.O. Box 108

10  
Rev. R. Kilmartin *request*

85C - 1

Stephen E. St. John  
46 South St. Holyoke Mass. 01040

2  
(Irville C & Bonnie G. King  
279 N. Crowley, Cal 92227  
3)

4

Harrison *request*

5

6

85C - 7

8

Harison - repeat

9

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<sup>13</sup>  
Judith E. Robert J. Moriarty  
259 Quail Ave. Windsor Locks, Ct. 06096

<sup>14</sup>  
Walter J. Royall  
45 Eastern Avenue 04101

84 A - L

Hansen report

(2 Williams & Park St Center  
Wich St. Box Del 04102

3

4

(5  
Norma C. Carlson & David J. Turner  
8 Mills St. 04101

6

7  
Robert C. Thayer  
Wich St. Box Del 04102

8  
Carlina B. Mcnamary  
12 Van Hook St. E. Boston, Ma 02111

9  
David Heideman  
Cor. Welch & Adams St. Box Del 04102  
10 - Carlson report

81 B- 1

Daniel E & Helen J Murgahy  
49 Donahue Rd Dorset, Mass. 01826

2  
Lore B Hahn & Lois A Tiedeken  
RFD #1, Shop High, Me 04076

3  
John G. Toole  
28 Whitney Ave. 102  
4  
G. Toole speak

5  
Jo Ann C & John Derrigale  
119 Woodland Rd. Ashland, Mass. 01721

6  
Francis B Clarke J  
10 Hampton Ave. Lowell, Mass. 01854

7  
Catherine & Patricia G Connor  
192 Framington St. W. W. W. Mass. 02170

8  
Francis E & William W Weller  
Oakland Ave. Pasa Del 04102

9  
Mary M. McMenigay, Lida, Int  
Wellesley, Pasa Del 128

10  
81 Z- 1 Derrigale speak

RETURNED 1-21-82

**CITY OF PORTLAND, MAINE**

ZONING BOARD OF APPEALS



GAIL D. ZAYAC  
Chairperson

MICHAEL E. WESTORT  
Secretary

JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
EUGENE S. MARTIN  
THOMAS J. MURPHY  
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Mr. Robert McTigue, owner of property at 87-LL-9, Brackett Ave., Peaks Island under the provisions of Section 602.24.D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit change of use of the single family dwelling at the above named location to a two family dwelling with a new apartment on the third floor which is not issuable under the Zoning Ordinance in the R-3 Residence Zone in which this property is located unless authorized as a Conditional Use by the Board of Appeals under the provisions of Sec. 602.4.A.5.c.

**LEGAL BASIS OF APPEAL:** Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24.D.3 of the Zoning Ordinance have been met.

Michael E. Westort  
Secretary



Lot 87-LL-9  
Brackett Ave  
Peaks Island

January 13, 1982

Mr. Robert McTigue  
Brackett Ave.  
Peaks Island, Me. 04108

Dear Mr. McTigue:

Building permit and certificate of occupancy to change the use of the single family dwelling at the above named location to a two family dwelling with a new apartment on the third floor are not issuable under the Zoning Ordinance in the R-3 Residence Zone in which this property is located unless authorized as a conditional use by the Board of Appeals under the provisions of Section 602.4:A.5.c. A copy of the R-3 Zone text is enclosed.

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, Room 317, City Hall to file the Conditional Use Appeal on the attached form. A fee of \$25.00 for a Conditional use appeal is hereby acknowledged, since you have already paid the fee at the time of filing.

Please furnish a photo or snapshot of the building for the Board's review at the public hearing scheduled for Thursday afternoon, January 28, 1982, at 3:30 p.m. in Room 209, City Hall, Portland, Maine.

Sincerely,

Warren J. Turner  
Zoning Specialist

Enclosures:

1. R-3 Section of Zoning Ordinance
2. Conditional Use Appeal Form

C.c. P. Samuel Hoffsas  
Chief of Inspection Services

Section 602.4

R-3 RESIDENCE ZONE

A. No building shall be erected, altered, enlarged, rebuilt, or used, and no premises shall be used, except for the following uses:

Use  
602.4 A.

1. Any use permitted in the R-2 Residence Zone.
2. Hospital on a lot of more than two acres.
3. Accessory buildings and uses customarily subordinate

By adding to Section 602.4 A. the following additional language:

"4. Sewage pumping stations and sewage treatment plants, upon site plan approval by the Planning Board."

By renumbering Section 602.4 A. 4 to be Section 602.4 A.5.

- b. Private nursery school.
- c. Alteration of one-family dwelling house with a combined gross first and second floor area exceeding fifteen hundred square feet existing on June 5, 1957, to accommodate not more than two families provided that: (a) No apartment shall have an area of less than 600 square feet exclusive of partitions, public hallways, and storage in basement, cellar or attic; (b) No open outside stairways or fire escape above the ground floor shall be constructed; (c) There shall be no cubical increase in volume of any existing buildings; and (d) No living quarters shall be permitted below the first story.
- d. Recreational areas, including camping and tenting sites.
- e. Off-street parking of passenger cars as provided in Section 602.14M.
- f. Non-profit athletic fields.
- g. Nursing and convalescent homes on a lot of more than four (4) acres (174,240 square feet) provided that public access is from a street designated not lower in functional classification than a minor arterial in the Land Development Plan for the City of Portland, Maine, as amended, or on a street utilized by the Greater Portland Transit District as a regular passenger bus route and provided that a

By adding to Section 602.4.A.4. of the City Zoning Ordinance the following subparagraph (pertaining to conditional uses in the R-3 Residence Zones) to be numbered as paragraph h:

- "h. Community or Neighborhood Health Clinic operated by a non-profit organization (on Portland's Islands only). When the total gross floor area of such a clinic exceeds 2,000 square feet, a minimum lot size of 20,000 square feet and one off-street parking space per 200 square feet of gross floor area shall be required."



Space and bulk  
602.4 B.

B. No building or structure shall be erected, altered, enlarged, rebuilt, or used which does not comply with the following requirements:

Minimum rear yards  
602.4 B. 1.  
Minimum side yards  
602.4 B. 2.

1. Principal buildings or structures - 25 feet  
Accessory buildings or structures - 3 feet
2. Principal buildings or structures - there shall be on each side of each building a side yard having a width as determined in the following table, provided that the width of one side yard may be reduced one foot for every foot that the other is correspondingly increased in width but no such yard shall be less than 8 feet in width, and provided further that on no lot held under separate and distinct ownership from adjacent lots and of record on June 5, 1957, shall the buildable width be reduced by this requirement to less than twenty-four feet, nor either side yard to less than five feet.

<u>Height of Building</u>	<u>Required Side Yard</u>
1 story	8 feet
1-1/2 stories	8 feet
2 stories	14 feet
2-1/2 stories	16 feet

Accessory buildings or structures - 5 feet except that they may be 3 feet if more than 50 feet from street line.  
Minimum distance from principal building 5 feet.

Minimum side yards on side streets  
602.4 B. 3.  
Minimum front yards  
602.4 B. 4.

3. Principal buildings or structures - 20 feet  
Accessory buildings or structures - 20 feet
4. Principal buildings or structures - 25 feet - except that no front yard need be deeper than the average of the depth of front yards on the lots next thereto on either side, a vacant lot or a lot occupied by a building with a front yard more than 25 feet deep being considered as having a front yard 25 feet deep; and provided further that on a lot of record on June 5, 1957, and less than one hundred feet deep, no front yard need be deeper than 20% of the depth of the lot.
5. Principal buildings or structures - 2-1/2 stories or 35 feet.  
Accessory buildings or structures - 1 story or 15 feet.
6. Principal building or group of buildings - 25% of lot area

Maximum height  
602.4 B. 5.

Maximum building area  
602.4 B. 6.

Minimum lot area  
602.4 B. 7.

7. 6,500 square feet for all uses, excepting hospitals which shall have at least two (2) acres, nursing and convalescent homes which shall have at least four (4) acres, and public or private non-profit schools which shall have at least 1/2 acre where access to public sewer is available, or 6,500 square feet or the area required under Lot Requirements in Unsewered Residential Districts, Section 602.19, whichever is the larger where the property is unsewered.
8. 6,500 square feet.

Minimum area per family  
602.4 B. 8.

9. 65 feet (except as provided in Paragraph B-2 above) or the sum of the width of the principal building and the height of the principal building, whichever is the greater, the width to be measured through that part of the building to be erected where lot is narrowest.

10. 50 feet.

C. Off-street parking shall be provided as required under Section 602.14 of this Ordinance.

D. Off-street loading shall be provided as required in Section 602.15 of this Ordinance.

E. No building or structure shall be erected, altered, enlarged, rebuilt, or used and no premises shall be used within the land area situated between the shoreland zone line and the normal high water mark of the waters of the Stroudwater River, Presumpscot River, Fore River, Portland Harbor, Back Cove, and the bays, coves, sounds, inlets, and open waters of Casco Bay, as shown on the City of Portland Zoning Map and on all land areas of all islands not having a shoreland zone line on the City of Portland Zoning Map which does not comply with the requirements of Section 602.10A of this Ordinance.

Minimum width of lot

602.4 B. 9.

Minimum lot frontage on street

602.4 B. 10.

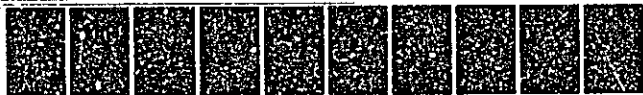
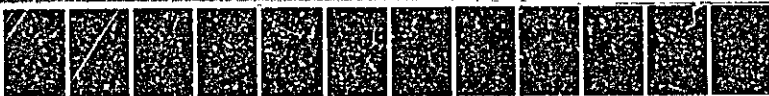
Off-street parking

602.4 C.

Off-street Loading

602.4 D.

87-II-9 Brackett Avenue - Peaks Island





ELECTRICAL INSTALLATIONS -

Permit Number 09635

Location 87-44-9 Brockton St. Parker Island

Owner G.R. Price T. Riggs

Date of Permit 3-14-83

Final Inspection 7-26-83

By Inspector Ribby

Permit Application Register Page No 141

*Parker Island*

INSPECTIONS: Service ✓ by Ribby  
Service called in 4-13-83  
Closing-in 4-13-83 by Ribby

PROGRESS INSPECTIONS:  
4-13-83 / /  
7-26-83 / /  
/ /  
/ /  
/ /

CODE COMPLIANCE COMPLETED 7/26/83  
DATE: 7/26/83

REMARKS: Inspection made before this date but not recorded,

Table with multiple rows for additional remarks and dates.