

March 4, 1987

PERMIT # BUILDING PERMIT APPLICATION **Portland** Previous permit #

APPLICANT FILL OUT I - VIII AND DETAILS OF WORK ON REVERSE

Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION

Location/address of construction **87-Z-21 Isl. Ave. Peaks Isl.**
Owner or lessee's name **Richard P & Marjorie K Ericc** Tel. **766-2397**
Address **same**

Contractor's name _____ Tel. _____
Address _____

Subcontractors: _____

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE	
Name	_____
Lot	_____
Block	_____
Blk. & pg Reg./deeds	_____
Date recorded	_____

III. PROPOSED USE: **101** CODE (if other, explain) Seasonal Condominium Apartment

IV. PAST USE: _____

V. OWNERSHIP: **PUBLIC** (Federal/State/local government) PRIVATE (individual/corp/non-profit)

VI. DESCRIPTION OF WORK: _____

VARIANCE APPEAL
LOT is too small for building that want to build

VII. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ *stories _____

VIII. EST. CONSTRUCTION COST: _____ IX. GR. SQ. FT. OF LAND _____ BUILDING _____

RESIDENTIAL BUILDINGS ONLY		BED ROOMS		RESIDENTIAL UNITS	
NEW DWELLING UNITS WITH:	1 BDRM	2 BDRMS	3 BDRMS	NEW DWELLINGS	
EXISTING DWELLING UNITS WITH:				EXISTING DWELLINGS	
				NET RESIDENTIAL UNITS	

XII. SIGNATURE OF APPLICANT: **Marjorie K Ericc** DATE: **3-4-87**

XIII. ZONING:		XIV. OFFICE USE:	
DISTRICT: _____	STREET FRONTAGE: _____	TAX MAP: _____	LOT: _____
SE. JACKS: front _____ back _____ side _____		VALUE/STRUCTURE: _____	PERMIT EXPIRATION: _____
ZONING BOARD APPROVAL: no <input type="checkbox"/> yes <input type="checkbox"/> (date) _____			
PLANNING BOARD APPROVAL: no <input type="checkbox"/> yes <input type="checkbox"/> (date) _____			

XV. CONDITIONAL USE: variance _____ site plan _____ subdivision _____ shore and floodplain mgmt _____
special exception _____ other _____ (explain) _____

XVI. SIGNATURE OF FIELD INSPECTOR (CLO) _____ DATE _____

XVII. FEES:		XVIII. SPACE FOR FIGURING /ADDITIONAL COMMENTS:
base fee	_____	
subdivision fee	_____	
site plan rev. fee	_____	
other fees	50.00 appeal fee	
late fee	_____	
TOTAL	_____	

1. WATER SUPPLY <input type="checkbox"/> public <input type="checkbox"/> private	8. CHIMNEY * flues * fireplaces	PLOT PLAN/DETAILS OF WORK ON REVERSE White - Municipal Office Green - Applicant Yellow - CEO Pink - Tax Assessor Gold - GPCUG
2. SEWER <input type="checkbox"/> public <input type="checkbox"/> private, type _____	material _____	
3. HEAT type _____ fuel _____	9. FRAMING, floor joists	
4. FOUNDATION type _____ thickness _____ footing _____	size _____ max on centers _____	
5. ROOF type _____ pitch _____ covering _____ load _____	ceiling joists _____	
6. PLUMBING # tubs _____ # showers _____	rafters _____	
* lavatories * laundry tubs _____	studs _____	
* flushes * other _____	wall studs _____	
SPRINKLER SYSTEM? <input type="checkbox"/> yes <input type="checkbox"/> no	10. If 1-story building w/ masonry walls,	
7. ELECTRICAL service entrance size _____	wall thickness _____ height _____	
* smoke detectors _____	DROOM WINDOWS	
NUMBER OF OFF-STREET PARKING SPACES:	height _____ width _____ sill height _____	
enclosed _____ outdoors _____	egress window? <input type="checkbox"/> yes <input type="checkbox"/> no	

87-2-21



CITY OF PORTLAND

REQUEST FOR
VARIANCE APPEAL

Applicant's name and address: _____

Applicant's interest in property (e.g., owner, purchaser, etc.): _____

Owner's name and address (if different): _____

Address of property (or Assessor's chart, block and lot number): _____

Zone: _____ Present use: _____
Change of use (if applicable) _____

Variance from: Section 14- _____

Relief requested from Board: _____

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DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby requests a variance as a ove-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: 3 - 9, 1987

Paul Erico
Paul Erico
Signature of Applicant

(See other side for variance standards.)

87-2-21 Island Avenue, Pecks Island
Richard P. & Margery Erico

87-7-20 George W. Clark Jr & James Lagoulis
Island Ave P.I. 04108

-19 P In P

-23 appel

-22 appel

00-19 Robert W. Wilhoite & Deores
188 Pine St Post 04102

-20 Robert & Barbara Miller
Isl. Ave P.I.

-21 duplicate Lagoulis

87-2-24 Patrick T. McInerney
& Janice M. Thomas
Torrington Point P.I.

-17 James J. Moriarty
145 State St. Rm 306 Springfield, MA
01103

-18 Dennis M. Crandal & Walter D.
Luther St. P.I.

-25 Fred W. Stephenson
/o Walter Kruse

23 Grove Hill
Kensington, CN 06037

Y-112 Edward E & Leslie McCain Kaynor
Elizabeth St. P.I.

Y-17 John S. Whitman
Isl. Ave P.I.

-18 Robert T & Robyn P. Foley
Evergreen Landing, P.I.

-19 duplicate - Foley



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

87-2-21 Island Avenue
Peaks Island

January 14, 1987

Mr. Paul Erico
Island Avenue
Peaks Island, Maine 04108

Dear Mr. Erico:

The lot size for your land on Peaks Island in the I-B Island Business Zone is not large enough to accommodate a single family dwelling unit since it has an area of only 4,367.7 square feet. While the subject lot is located where it may be served by the City sewer, it is not eligible to be considered as a lot of record because it was owned by an abutter who owns a lot fronting on Elizabeth Street.

The minimum size lot for a residential unit in the I-B Zone is 6,500 square feet of land area based on Section 14-226 (1) a. of the City Zoning Ordinance.

I am advised by the Office of the Corporation Counsel that you should seek a space and bulk variance through the Board of Appeals if you desire to obtain approval for a variance to enable you to construct a residential unit on this lot. Copies of the variance request forms are enclosed for your information and guidance.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance Request

cc: Merrill Seltzer, Chairman, Board of Zoning Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
Richard Flewelling, Associate Corporation Counsel
P. Samuel Hoffses, Chief, Inspection Services
Arthur Adanto, Code Enforcement Officer

3/4/87

Island Avenue
Peaks Island
Maine 04108

To:

Board of Appeals
Zoning Office Rm 315
City Hall
Portland, Maine 04101

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DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

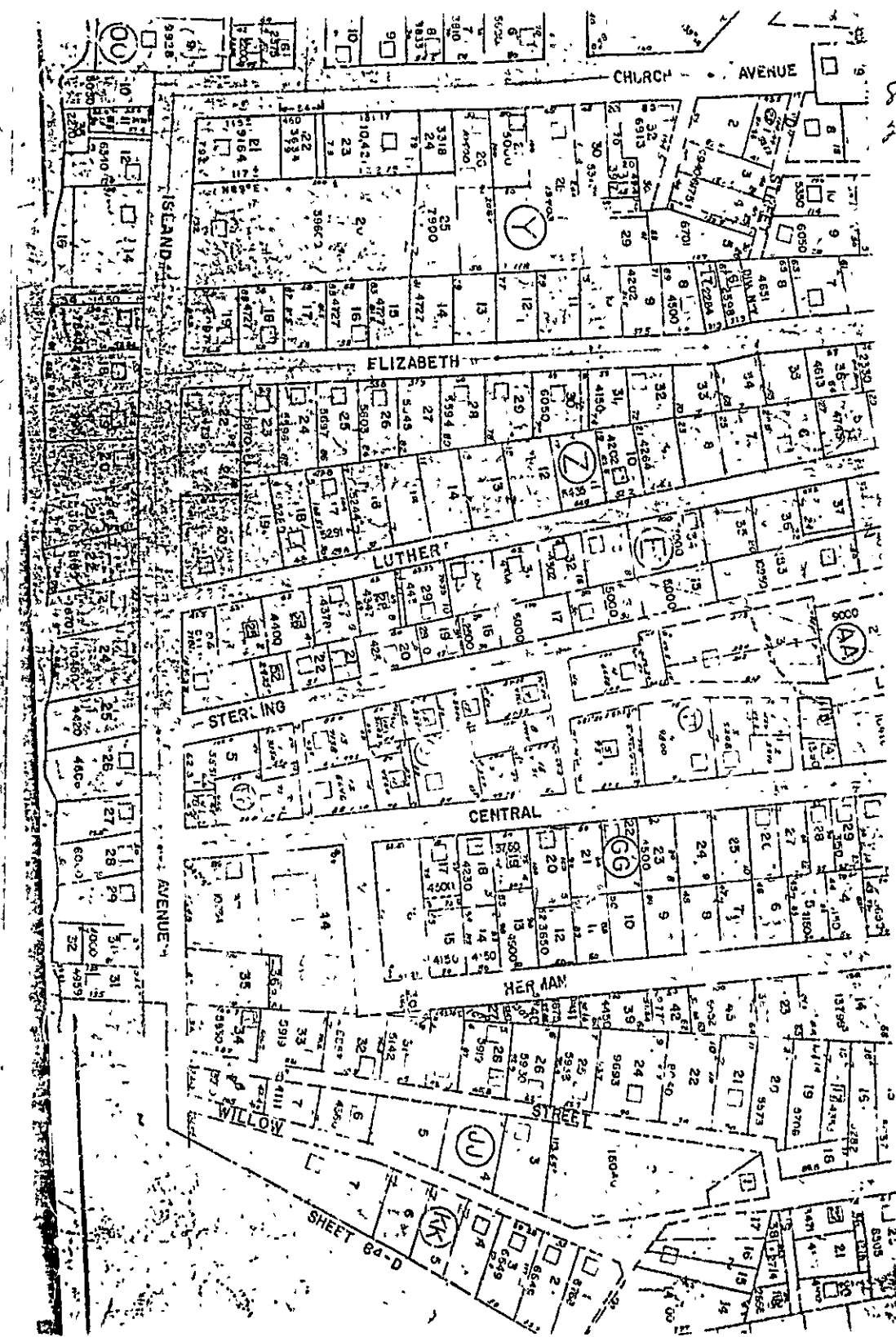
Dear Board Members,

My husband and I own a small lot of land on Island Avenue Peaks Island, I am told it is in a business zone. We wish to sell the property to our son so that he can build a shop for his plumbing business with a small apartment above; however, we were informed by the building department that we would need a variance because the lot is too small.

My husband and I have owned the land since 1967. I am 62 years of age and am disabled and my husband is retired. Our source of income is a small pension and social security. We had always planned to sell the lot feeling that we would someday need the income. Now we find that the property is of no value unless a variance can be granted. We have put the property in our son's name so that he could handle the matter for us, but obviously he cannot pay us for the property if he can't build on it.

We ask you to please help us in this situation and grant the necessary variance.

Sincerely,
Maryoie K. Erico
Richard P. Erico



87-2-1

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