

PKS. ISL. 91-A-1 SEASHORE AVENUE

91 A-1 Seashore Ave
Peaks Island

91 A-1
(3)

91 B-1

David M. Brooks Jr. & Isabel H.
6 Dutch Avenue, Bridgford, Connecticut

15

Martha X. & Richard B. Callow-
Mt. Ave. Pebs. Isl. 04108

34

Callow - regular

89 B-1

2

George W. & Anne M. Smith
16 S. Whitney Ave. 04102

3

4

13

Sumner A. & Ingrid C. Clifton
333 Orchard St.
Millis, Mass. 02034

89 B - 5

6

Robert - request

7
8

Robert L & Thomas Madigan
947 Brighton Ave. 04102

redi-letter

612035
TRIP

TO
• Mr. Alexander Jaegerman, Chief Planner
City of Portland
389 Congress St.
Portland, Maine 04101

FROM
JACKSON & CASEY
PLUMBING & HEATING CORPORATION
Evergreen Ave., Peaks Island, Maine 04108
Tel. 766-4408 or 766-2817

SUBJECT Appeal for Ed Casey Lot #91-A

DATE 12 / 1 / 82

MESSAGE

Enclosed find the picture that Ed promised you concerning the above appeal.

Merry Christmas

SIGNED *Wong M. Dougal* Bkpr.

REPLY

Rediforme 45 471

SIGNED _____ DATE / /
SEND PARTS 1 AND 3 WITH CARBON INTACT - PART 3 WILL BE RETURNED WITH REPLY.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

December 3, 1982

Mr. Edward Casey
Island Avenue
Peaks Island, Maine 04108

Dear Mr. Casey:

Per our telephone conversation of December 3rd, this is to acknowledge your withdrawal of your site plan application for a grocery store on Seashore Avenue. Your Shoreland review for the structure 's still scheduled for the Planning Board meeting of December 7th. Our office would be happy to meet with you to discuss the procedures for a variance before the Board of Appeals.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Joseph E. Gray, Jr., Director
Planning and Urban Development



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

November 30, 1982

Edward L. Casey
Island Ave.
Peaks Island, Maine

Dear Mr. Casey;

It has come to the attention of this office that you have started work on your proposed project 91-A-1 Seashore Avenue, Peaks Island, Maine.

Section 111.1 of the City of Portland, Maine Building Code (1981 BOCA Basic Building Code eighth edition) states, "It shall be unlawful to construct, enlarge, alter, or demolish a structure; or change the occupancy of a building or structure requiring greater strength, exit or sanitary provisions; or to change to another use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code, without first filing an application with the building official in writing and obtaining the required permit therefor; except the repairs as defined in Section 104.0 and which do not involve any violation of this code, shall be exempted from this provision."

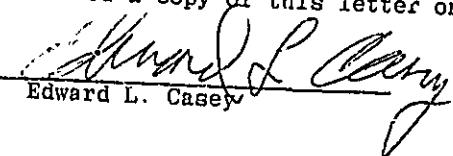
If this work is not stopped immediately legal action will be started.

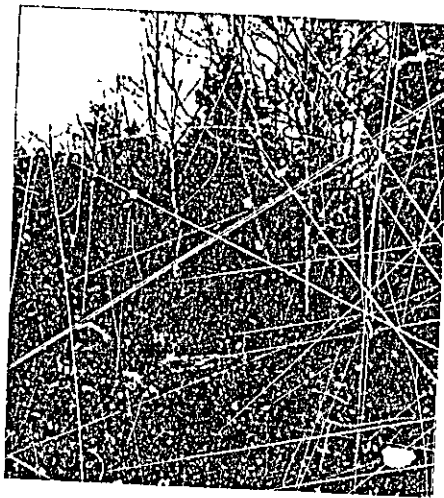
Sincerely,

F. Samuel Hoffses,
Chief of Inspection Services

FHS/Ln

This certifies that I have received a copy of this letter on 11/30/82
Date


Edward L. Casey



Ed Casey Lot # 91-A
Klato, Island



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

December 10, 1982

Mr. Edward Casey
Island Avenue
Peaks Island, Maine 04108

Dear Mr. Casey:

At the Planning Board meeting on Tuesday evening, December 7, 1982, the Board voted unanimously to recommend approval to the City Council of the change of zone from B-2 Business to R-3 Residence in the vicinity of Seashore Avenue and Spar Cove on Peaks Island.

It is my understanding that your application for a building permit for a single family residence at Seashore Avenue and Murriner Court will be considered by the Board of Appeals later this month. This proposed dwelling would be in keeping with the Board's recommendation for approval by City Council of this change of zone.

Sincerely,

Alexander Jaegelman
Alexander Jaegelman,
Chief Planner

cc: Jean E. Gilpatrick, Chairman, Planning Board
Michael Westort, Chairman, Board of Appeals
P. Samuel Hoffses, Chief Inspection Services
Joseph E. Gray, Jr., Director Planning & Urban Development

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 30, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Mr. Edward L. Casey, owner of the property at 91-A-1 Seashore Avenue, Peaks Island, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the construction of a 22 ft. x 36 ft. dwelling, at the above named location, not issuable under the Zoning Ordinance for the following reasons:

1. The distance between the proposed dwelling, and the left side lot line on the right of way, will be about 8 ft. rather than the 20 ft. minimum required by Sec. 602.4.B.3.
2. The width of this lot is only about 50 ft. rather than the 65 ft. minimum required by Sec. 602.4.B.9 of the ordinance applying to the B-2 Business Zone (k-3 requirements) in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C (3) (b) (1) of the Zoning Ordinance have been met.

Eugene S. Martin
Secretary

164 Whitney Avenue
Portland, Maine
December 18, 1982

Dear Mr. Casey:

My wife and I want you to know that we will support you in your request for a permit to build a cottage on the lot next to our lots. We have owned our cottage on our upper lot overlooking the proposed building site for thirty-four years, and we were always aware that change could come at any time, as we had chosen not to purchase the land ourselves, in which case we would have had control over the use of it.

I have talked to my Peaks Island neighbor, Gunnar Elson, by telephone, and he has given me permission to tell you that while he was opposed to there being a store on your property, he would not object to a cottage being built on it.

If there is any way that we can be of help to you to expedite your being given a building permit for a cottage, please let us know.

As far as we are concerned, your clearing out of the dead trees, brush and wild growth (bittersweet, particularly) has already resulted in an improvement of the area.

Yours truly,

George V. Smith

George V. Smith
164 Whitney Av
Portland ME 04102

December 18, 1982

Dear Mr. Casey,

This is just a note to say as
advisers we are not opposed to
you constructing a cottage on
a substandard lot.

Sincerely,

Mauda K. Callow
Richard P. Callow

New Island Ave.
Peabo Island, Me. 03808
December 22, 1982

Dear Mr. Michael C. Westcott
Chairman,

As matters are not opposed
to Mr. Edward Carey constructing a
cottage on his lot next to us.
we believe it would look
very nice where he planned to
build it.

Sincerely,
Richard P. & Monte H.
Callow

Jackson & Casey Corporation

GENERAL CONTRACTING - PLUMBING & HEATING
ISLAND AVENUE
PEAKS ISLAND, MAINE 04108

RECEIVED

DEC-9 1982

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

EDWARD L. CASEY, PRESIDENT
766-2817 - 766 5537

December 7, 1982

CATHERINE B. CASEY VICE PRESIDENT
766 2817 - 766 5537

Planning Dept., Appeals Board
City of Portland
389 Congress St.
Portland, Maine 04101

Dear Sir:

This is my request for an appeal to a decision made by the Planning Department concerning my desire to build a house on lot 91-A on Peaks Island.

I desire to build a single family 22'x 36' year around house, with a 20' setback on the Mariner Court side and a ~~20'~~^{8'} setback on the right-of-way side.

The following apply under section 602.24 C(3)(b)(1) concerning space and bulk variances other than for dwelling unit conversions:

- (a) Yes, the subject lot is exceptional as compared to other lots because of its narrowness.
- (b) Yes, the aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought.
- (c) Yes, the carrying out of the strict letter of the provision would deprive the owner of this lot use of this property in the manner commonly enjoyed by owners of other lots subject to the same provision.
- (d) Yes, the hardship is not merely the inability of the owner to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Yes, property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

Enclosed with this letter you will find eight (8) copies of this letter, the plot plan, photo of lot 91-A and the release signed by me.

Sincerely,



ELC:dm

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Richard E. Wipola Chairman
Eugene J. Martin
Merrill A. Sether
Thomas J. Murphy

91A SEASHORE AVE.
PEAKS ISLAND

SALES BY SINGLE FAMILY

SHEET 89-D



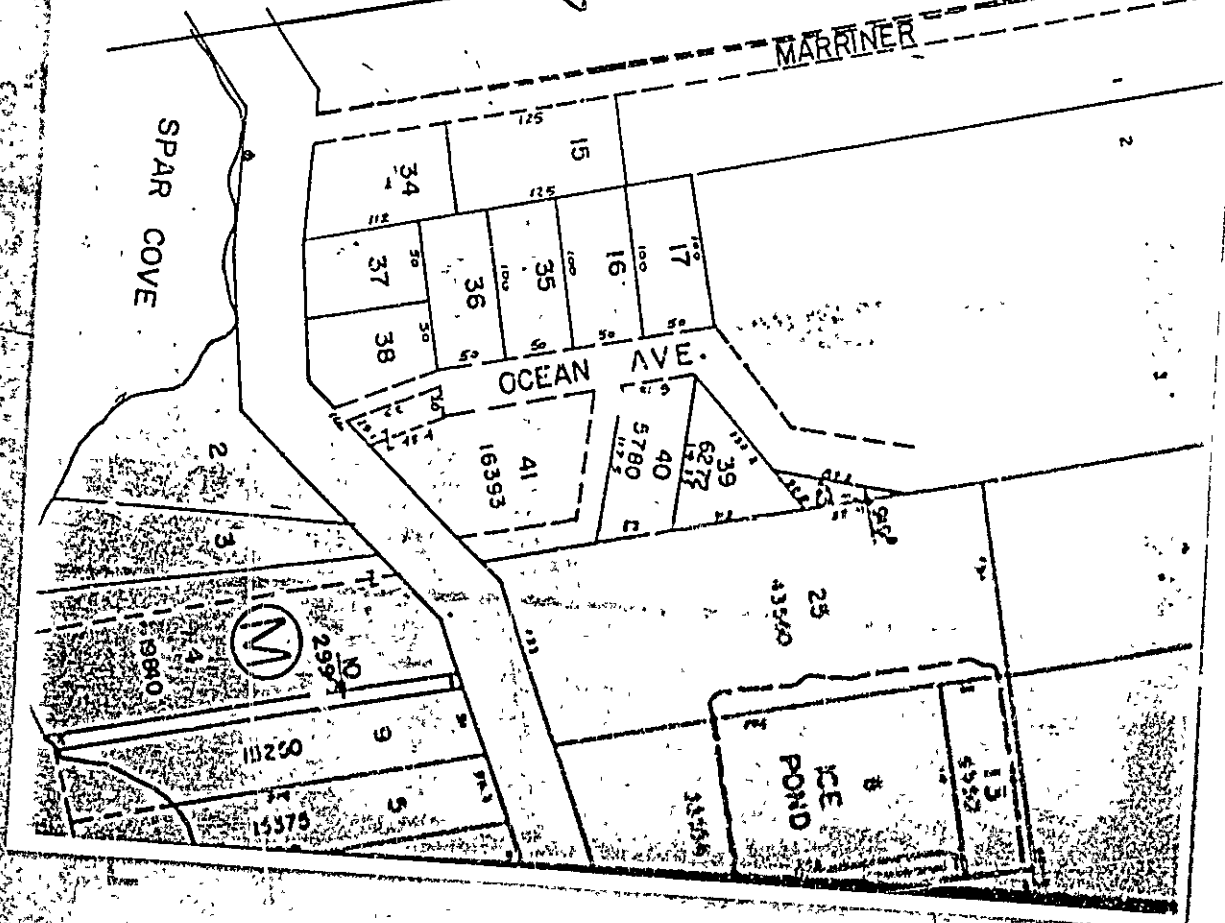
MARRINER

SPAR COVE

OCEAN AVE.



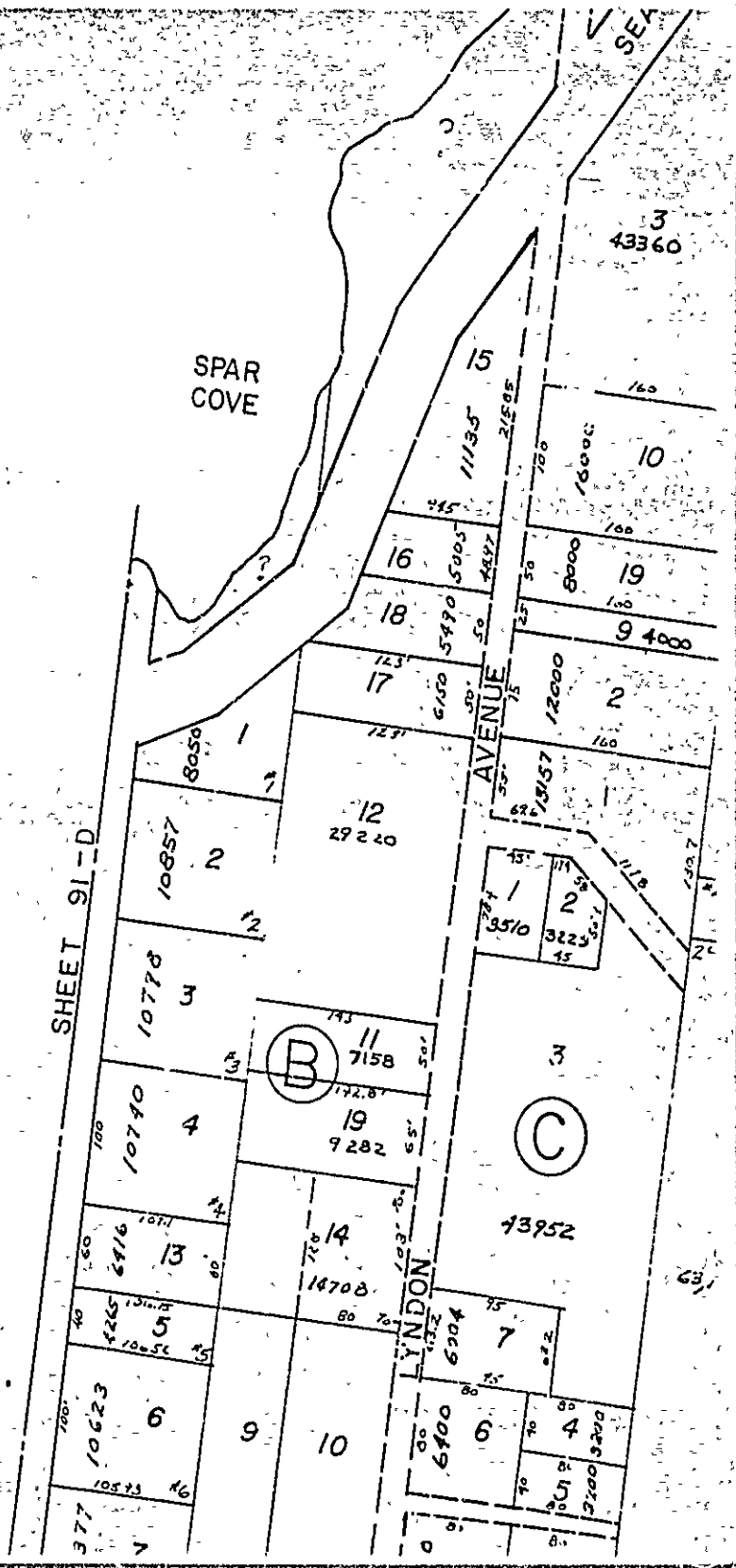
ICE POND



SHEET 91-D

SPAR COVE

SEA



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43360

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16000

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12000

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AVENUE

LYNDON

(B)

(C)

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6204

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6100

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CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

91-A-1 Seashore Avenue, Peaks Island

December 9, 1982

Mr. Edward L. Casey
Island Avenue
Peaks Island, Maine

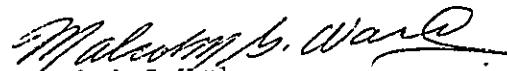
Dear Mr. Casey:

Building Permit and Certificate of Occupancy to construct a 22 ft. x 36 ft. dwelling, at the above named location, are not issuable under the Zoning Ordinance for the following reasons:

1. The distance between the proposed dwelling, and the left side lot line on the right of way, will be about 8 ft. rather than the 20 ft. minimum required by Sec. 602.4.B.3.
2. The width of this lot is only about 50 ft. rather than the 65 ft. minimum required by Sec. 602.4.B.9 of the ordinance applying to the B-2 Business Zone (R-3 requirements) in which this property is located.

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 appeal on forms which are available here. A fee of \$50.00 for a Space & Bulk Appeal shall be paid at this 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. Sec. 602.24.C.3.D.1.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

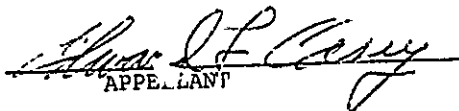
SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Mr. Edward L. Casey, owner of property at 91-A-1 Seashore Ave., P.I.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City
of Portland, hereby respectfully petitions the Board of Appeals to permit:

Construction of a 22 ft. x 36 ft. dwelling, at the above named location, not issuable under
the Zoning Ordinance for the following reasons: (1) The distance between the proposed
dwelling, and the left side lot line on the right of way, will be about 8 ft. rather than
the 20 ft. minimum required by Sec. 602.4.B.3. (2) The width of this lot is only about
50 ft. rather than the 65 ft. minimum required by Sec. 602.4.B.9 of the ordinance applying
to the B-2 Business Zone (R-3 requirements) in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of
Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) 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 attach-
ed hereto as Exhibit A.


APPELLANT

602.24 c(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

January 4, 1983

Edward L. Casey
Island Avenue
Peaks Island, Maine 04108

RE: Appeal at 91-A-1 Seashore Avenue

Attached is the decision of the Board of Appeals regarding your petition to construct a single family dwelling at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Make all checks payable to City of Portland.

Very truly yours,

Warren J. Turner
Warren J. Turner
Zoning Specialist

WT/t

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Mr. Edward L. Casey
- B. Property Location 91-A-1 Seashore Avenue, Bucks Island, Maine
- C. Applicant's Interest in Property:
 Owner
 Tenant
 Other _____
- D. Property Owner _____
- E. Owner's Address _____
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-1 I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property vacant lot
- I. Section(s) to Which Variance Related 602.4.B.3. & 602.4.B.9
- J. Reasons Why Permit Cannot be Issued Distance between proposed dwell. and left side lot line on right of way will be 8 ft. rather than 20 ft. and width of lot is only about 50 ft. rather than 65 ft. minimum required of ordinance in B-2 Business Zone (R-3 require.)
- K. Requested Variance Would Permit _____
22 ft. x 36 ft. dwelling.

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

Mr. E. Casey

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

See letters attached from applicants

IV. Reasons for Decisions - Unique Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons Narrow, Unique existing etc

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

- Existed at the time of the enactment of the provision from which a variance is sought; or
 Were caused by natural forces; or
 Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons Letters from abutters

V. Specific Relief Granted

After a public hearing held on 12/30/82, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

299

Edward L. Casey
 Applicant

December 6, 1982
 Date

Island Ave., Peaks Island
 Mailing Address

91-A-1 Seashore Ave., Peaks Island
 Address of Proposed Site

Dwelling
 Proposed Use of Site

91-A-1
 Site Identifier(s) from Assessors Maps

23,000 / 792 sq. ft.
 Acreage of Site / Ground Floor Coverage

R-2
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
 Total Floor Area _____

Other Comments: Shoreland

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**
 as applicable

COMPLIES
 COMPLIES
 CONDITIONALLY
 DOES NOT
 COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT — ORIGINAL

CITY OF FORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

399

Applicant _____ Date _____
 Mailing Address _____ Address of Proposed Site _____
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: Shoreline
 Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

6 Dec 82
 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	X	X	X	X	X		X			Y	X					CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																

REASONS: No sewer in area. Site evaluator has approved but disapproved Area in front of proposed structure must be vegetated or paved to prevent erosion. Run off from site will flow to the ocean.

(Attach Separate Sheet if Necessary)

Man A. [Signature] 6 Dec 82
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

299

Applicant _____ Date _____
 Mailing Address _____ Address of Proposed Site _____
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
DISAPPROVED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

REASONS: _____

(Attach Separate Sheet if Necessary)

James P. Collins, Sr.
 SIGNATURE OF REVIEWING STAFF/DATE
 12-6-82

FIRE DEPARTMENT COPY



APPLICATION FOR AMENDMENT TO PERMIT

Handwritten initials 'B'

Amendment No. 1

Portland, Maine, July 16, 1985

PERMIT ISSUED

JUL 18 1985

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 83,150 ... pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 91-A-1 Seashore Ave., Peaks Island Within Fire Limits? Dist. No.
Owner's name and address Rockne & Joan McCarthy, 237 Second Ave., Northeast Telephone 712-722-1515
Lessee's name and address Sioux Center, Iowa 51250 Telephone
Contractor's name and address Telephone
Architect Plans filed No. of sheets
Proposed use of building Summer Home No. families 1
Last use vacant lot No. families
Increased cost of work 40,000.00 Additional fee 220.00

Description of Proposed Work

To construct a 24' x 16' summer home, as per plan.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Height average grade to top of plate Height average grade to highest point of roof 32'
Size, front 24' depth 46' No. stories 2 solid or filled land? earth or rock? bedrock
Material of foundation concrete pillars Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof pitch Rise per foot Roof covering asphalt shingle
No. of chimneys 1 Material of chimneys brick of lining clay
Framing lumber--Kind spruce Dressed or full size? dressed
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner

Handwritten signature of Rockne McCarthy

INSPECTION COPY

Approved:

Inspector of Buildings

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

Handwritten number 9



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2
Portland, Maine, May 30, 1986

PERMIT ISSUED

MAY 30 1986

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 83-19... pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 91A-1 Seashore Ave. Plot I. sl. Within Fire Limits? Dist. No.
Owner's name and address Rokne & Joan McCarthy - 237 Second Ave. 50250 Telephone 722-722-1615
Lessee's name and address N. B. - Sioux Ctr. Iowa Telephone
Contractor's name and address Telephone
Architect Plans filed No. of sheets
Proposed use of building summer cottage- home No. families 1
Last use same No. families
Increased cost of work none Additional fee none

Description of Proposed Work

To decrease size of dwelling from 24' x 46 to 26' x 36', also will decrease amount of money from 40,000 to 35,000., as per plans.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner [Handwritten Signature]
by R. Reed

Approved: Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

B



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 83
Portland, Maine, August 16, 1987

PERMIT ISSUED

AUG 17 1987

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 83019 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 91-A-1 Seabrook Ave. Bank 1st. Within Fire Limits? Dist. No.

Owner's name and address Robert & Bern McCarthy 237 Second Ave. Sioux City Telephone (714) 722-1615
IO 51250

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Plans filed No. of sheets

Proposed use of building cottage No. families

Last use cottage No. families

Increased cost of work Additional fee 125.00

Description of Proposed Work

No change in plans.
Additional 25,000.00 added to original estimate.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate 8 Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation: Thickness: top bottom cellar

Material of underpinning Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Column under girders Size Brcc. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

Approved: Signature of Owner

INSPECTION COPY Approved: Inspector of Buildings

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

R. McCarthy
Spruce Island
Pineas Avenue
Peaks Island, Maine

04108



Mr. Art Adato
Building Inspector
City Hall
389 Congress Street
Portland, Maine

04101

R. McCallum
237 2nd Ave N.E.
Sioux Center, Iowa
51250

Mr. Art Adsett
Building Inspector
City Hall
389 Congress
Portland, Maine

04101





APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, July 16, 1985

PERMIT ISSUED

JUL 18 1985

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 83/19... pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 91-2-1 Seashore Ave. Peaks Island Within Fire Limits? Dist. No.
 Owner's name and address Rockne & Joan McCarthy - 237 Second Ave., Northeast Telephone 712-722-1615
 Lessee's name and address Sioux Center, Iowa 51250 Telephone
 Contractor's name and address Telephone
 Architect Plans filed No. of sheets
 Proposed use of building Summer Home No. families 1
 Last use vacant lot No. families
 Increased cost of work 40,000.00 Additional fee 220.00

Description of Proposed Work

To construct a 24' x 46' summer home, as per plan.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate Height average grade to highest point of roof 32'
 Size, front 24' depth 46' No. stories 2 solid or filled land? earth or rock? bedrock
 Material of foundation concrete pillars Thickness, top bottom cellar
 Material of underpinning Height Thickness
 Kind of roof pitch Rise per foot Roof covering asphalt shingle
 No. of chimneys 1 Material of chimneys brick of lining clay
 Framing lumber--Kind spruce Dressed or full size? dressed
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof

Approved:

Signature of Owner Rockne McCarthy
 Approved: [Signature] Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2
Portland, Maine, May 30, 1986

PERMIT ISSUED

MAY 30 1986

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 83-19... pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 91A-1 Seashore Ave. Pks. I sl. Within Fire Limits? Dist. No.
 Owner's name and address Rokne & Joan McCarthy - 237 Second Ave. 50250 Telephone 712-722-1615
 Lessee's name and address N. E. - SIoux CT. Iowa Telephone
 Contractor's name and address Telephone
 Architect Plans filed No. of sheets
 Proposed use of building summer cottage- home No. families 1
 Last use same No. families
 Increased cost of work none Additional fee none

Description of Proposed Work

To decrease size of dwelling from 24' x 46 to 26' x 36', also will decrease amount of money from 40,000 to 35,000., as per plans.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor, 2nd, 3rd, roof
 On centers: 1st floor, 2nd, 3rd, roof
 Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner Rokne McCarthy
by R. Reed

Approved:
Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

*Approved for 24' x 36' structure
in the I-1 zone on Seashore Ave.
W.D. Tanner May 30, 1986*

5-11-87 - Bone tubes set O.K. CC
6-3-87 - Frame in progress O.K. CC
7-29-87 - Closed in O.K. Finish
work in progress. WIP/O.K. CC

91-A-1 Seashore

June 21, 1987

Mr. Art Addato
Building Inspector
City Hall
389 Congress
Portland, Maine 04101

Dear Mr. Addato:

I tried to call you several times last ^{week}, but you were out of the office each time.

Things are progressing very nicely on the house that I am building on Peaks Island. In fact, things have been going so well we have decided to build the third floor observatory that was included in the original plans submitted and approved. The observatory was one of the major items we decided to delete when we thought expenses would be too great.

I anticipate the framing will be complete in about two weeks. I will give you a call at that time.

I wanted to inform you of the progress we are making, and to let you know that if you need to contact me you can call me at 766-2682.

Sincerely,

Rockne McCarthy
Rockne McCarthy

Spruce Lodge
Prine Avenue
Peak Island, Maine 04108

RECEIVED
JUN 21 1987

SECTION OF BUILDING INSPECTIONS
CITY OF PORTLAND



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #3

Portland, Maine, August 14, 1987

PERMIT ISSUED

AUG 17 1987

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 83-19 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 91-A-1 Seashore Ave. Peaks Isl. Within Fire Limits? Center Dist. No. Stouxx

Owner's name and address Rokne & Joan McCarthy 237 Second Ave. Stouxx Telephone (712)722-1615

Lessee's name and address IP 51250 Telephone IP 51250

Contractor's name and address IP 51250 Telephone IP 51250

Architect IP 51250 Plans filed IP 51250 No. of sheets IP 51250

Proposed use of building summer cottage No. families 1

Last use the same No. families 1

Increased cost of work Additional fee 125.00

Description of Proposed Work

No change in plans,
Additional 25,000.00 added to original estimate.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

Approved:

Signature of Owner Rokne & Joan McCarthy

Approved:

Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

17

91-A-1 Seashore

October 30 1987

Mr. Art Addato
Building Inspector
City Hall
389 Congress
Portland, Maine 04101

Dear Mr. Addato:

Things progressed very nicely this summer on our house on Peaks Island. We still have a lot of work to do, but we can pick up next summer where we left off.

We were able to get a good part of the plumbing installed. The electrical circuit breaker was also installed, but we did not make any progress beyond that point.

My plans for next summer is to bring much of our furniture etc. with us and to begin living in the house as we continue to work on it.

I am now working on the assumption that next summer I can get a temporary occupancy permit after you inspect the work already completed. I will get in touch with you next spring as soon as I know when we will arrive.

Before I left in August I secured an amended building permit that reflects more accurately building cost.

I look forward to seeing you early next summer.

Sincerely,

Rockne McCarthy
Rockne McCarthy

237 2nd Avenue
Sioux Center, Iowa 51250

712-722-1615

May 17, 1987

Mr. Art Addato
Building Inspector
City Hall
389 Congress
Portland, Maine 04101

Dear Mr. Addato:

It appreciated meeting with you in March to discuss my building project on Peaks Island. Enclosed are the revised plans I said I would send to you.

The only revision is that we have eliminated the third floor observatory and converted the master's porch into a larger bedroom. The outside dimensions of the house have not changed.

Construction will begin the week of May 25. I will keep you informed of progress.

Sincerely,

Rockne McCarthy

237 2nd Ave., N.E.
Sioux Center, Iowa 51250

RECEIVED
MAY 21 1987

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

April 7, 1988

Mr. Addato:

Attached is a letter I sent you last fall. I plan to arrive at Peaks around June 19. We will be bring with us our household goods. Unlike last summer we do not have another place to stay, so as I mentioned in my letter last fall, I trust we can get a temporary occupancy permit that will permit us to live in the house as we finish the work.

I will contact you as soon as we arrive. If you need to contact me before then, you can write or call:

Rockne McCarthy
237 2nd Ave., N.E.
Sioux Center, Iowa 51250

712-722-1615

Warm regards,

Rockne McCarthy

RECEIVED

MAY 12 1988

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

October 30, 1987

Mr. Art Addato
Building Inspector
City Hall
389 Congress
Portland, Maine 04101

Dear Mr. Addato:

Things progressed very nicely this summer on our house on Peaks Island. We still have a lot of work to do, but we can pick up next summer where we left off.

We were able to get a good part of the plumbing installed. The electrical circuit breaker was also installed, but we did not make any progress beyond that point.

My plans for next summer is to bring much of our furniture etc. with us and to begin living in the house as we continue to work on it.

I am now working on the assumption that next summer I can get a temporary occupancy permit after you inspect the work already completed. I will get in touch with you next spring as soon as I know when we will arrive.

Before I left in August I secured an amended building permit that reflects more accurately building cost.

I look forward to seeing you early next summer.

Sincerely,

Rockne McCarthy

237 2nd Avenue
Sioux Center, Iowa 51250

712-722-1815

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERTILL S. SELTZER
GAIL D. ZAYAC

January 4, 1983

Edward L. Casey]
Island Avenue]
Peaks Island, Maine 04108

RE: Appeal at 91-A-1 Seashore Avenue

Attached is the decision of the Board of Appeals regarding your petition to construct a single family dwelling at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Make all checks payable to City of Portland.

Very truly yours,

Warren J. Turner
Warren J. Turner
Zoning Specialist

WT/t

RECEIVED
MAY 30 1983

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Mr. Edward L. Casey, owner of property at 91-A-1 Seashore Ave., P.I.

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit:

Construction of a 22 ft. x 36 ft. dwelling, at the above named location, not issuable under the Zoning Ordinance for the following reasons: (1) The distance between the proposed dwelling, and the left side lot line on the right of way, will be about 8 ft. rather than the 20 ft. minimum required by Sec. 602.4.B.3. (2) The width of this lot is only about 50 ft. rather than the 65 ft. minimum required by Sec. 602.4.B.9 of the ordinance applying to the B-2 Business Zone (R-3 requirements) in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) 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.

Edward L. Casey
APPELLANT

602.24 c(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

(a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shape, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.

(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Mr. Edward L. Casey

B. Property Location 91-A-1 Seashore Avenue, Peaks Island, Maine

C. Applicant's Interest in Property:

- Owner
 Tenant
 Other

D. Property Owner _____

E. Owner's Address _____

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 E-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required _____

H. Present Use of Property vacant lot

I. Section(s) to Which Variance Related 602.4.B.3. 9

J. Reasons Why Permit Cannot be Issued Distance between proposed dwell. and left side lot line on right of way will be 8 ft. rather than 10 ft. and Width of lot is only about 50 ft. rather than 65 ft. minimum required of ordinance in B-2

K. Requested Variance Would Permit Business Zone (R-3 require

22 ft. x 36 ft. dwelling.

L. Notice Sent to _____ Adjacent Property Owners

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons Letters from architect

V. Specific Relief Granted

After a public hearing held on 12/30/82, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

Mr. E. Cooney

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

See letters attached from abutters

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons

Narrow, Unique spacing etc

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Richard E. W. [Signature] Chairman
Eugene [Signature]
Merrill A. [Signature]
Thomas [Signature]

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 30, 1982 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

Mr. Edward L. Casey, owner of the property at 91-A-1 Seashore Avenue, Peaks Island, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the construction of a 22 ft. x 36 ft. dwelling, at the above named location, not issuable under the Zoning Ordinance for the following reasons:

1. The distance between the proposed dwelling, and the left side lot line on the right of way, will be about 8 ft. rather than the 20 ft. minimum required by Sec. 602.4.B.3.
2. The width of this lot is only about 50 ft. rather than the 65 ft. minimum required by Sec. 602.4.B.9 of the ordinance applying to the B-2 Business Zone (R-3 requirements) in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C (3) (b) (1) of the Zoning Ordinance have been met.

Eugene S. Martin
Secretary

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

91-A-1 Seashore Avenue, Peaks Island

December 9, 1982

Mr. Edward L. Casey
Island Avenue
Peaks Island, Maine

Dear Mr. Casey:

Building Permit and Certificate of Occupancy to construct a 22 ft. x 36 ft. dwelling, at the above named location, are not issuable under the Zoning Ordinance for the following reasons:

1. The distance between the proposed dwelling, and the left side lot line on the right of way, will be about 8 ft. rather than the 20 ft. minimum required by Sec. 602.4.B.3.
2. The width of this lot is only about 50 ft. rather than the 65 ft. minimum required by Sec. 602.4.B.9 of the ordinance applying to the B-2 Business Zone (R-3 requirements) in which this property is located.

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 appeal on forms which are available here. A fee of \$50.00 for a Space & Bulk Appeal shall be paid at this 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. Sec. 602.24.C.3.b.1.

Very truly yours,

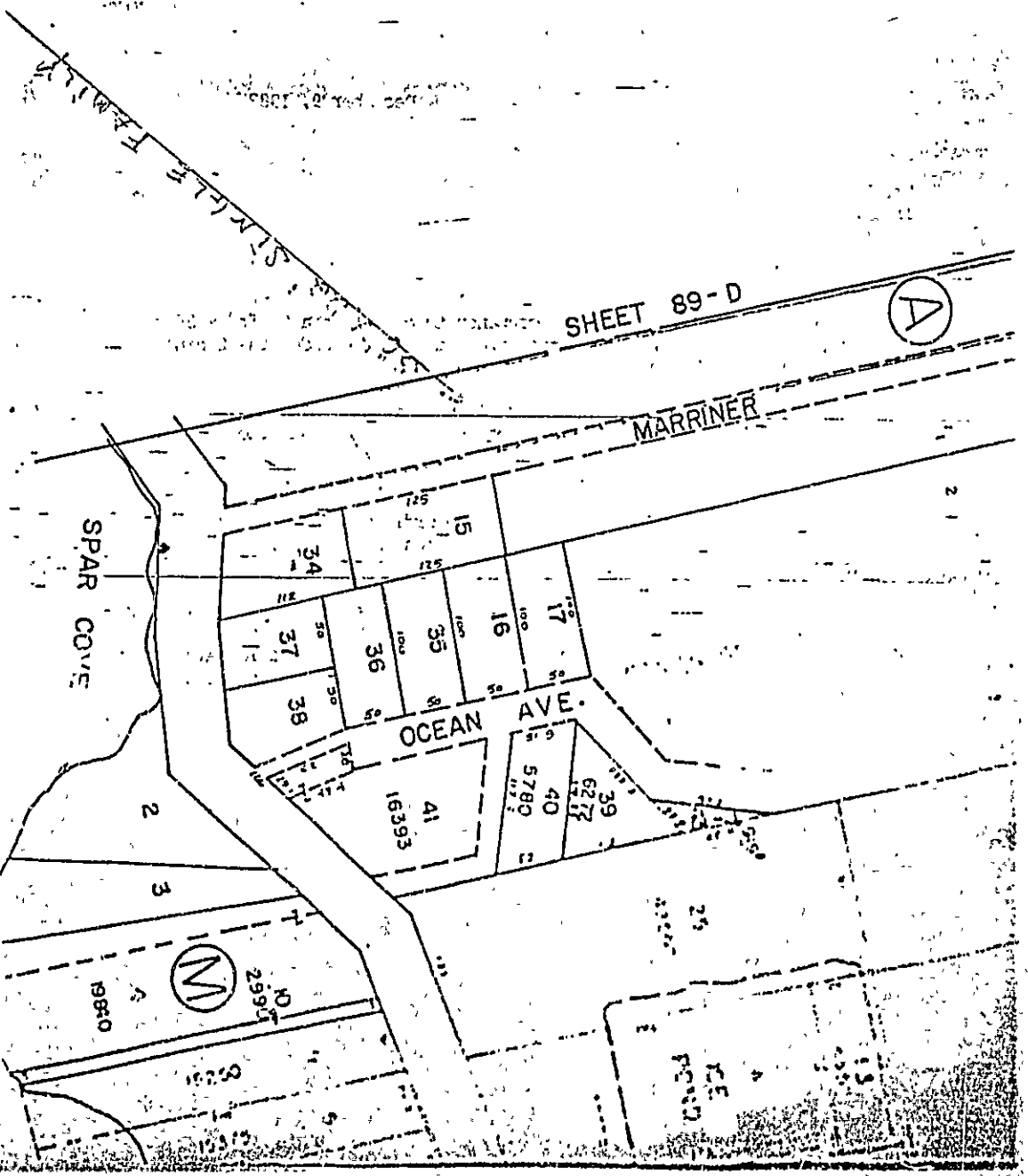
Malcolm G. Ward
Malcolm G. Ward
Zoning Enforcement Officer

NGW/jmr

91A SEASHORE AVE.

PEAKS ISLAND

IN THE CITY OF SEATTLE
COUNTY OF KING
STATE OF WASHINGTON



SHEET 89-D





APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, July 15, 1985

PERMIT ISSUED

JUL 18 1985

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 83/10... pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following certifications:

Location 91-1-1 Crossbere Ave. Peaks Island Within Fire Limits? Dist. No.
 Owner's name and address Richard S. Joan McCarthy - 237 Second Ave., Northeast Telephone 732-722-1615
 Lessee's name and address Sioux Center, Iowa 51250 Telephone
 Contractor's name and address Telephone
 Architect Plans filed No. of sheets
 Proposed use of building Summer home No. families 1
 Last use vacant lot No. families
 Increased cost of work 40,000.00 Additional fee 20.00

Description of Proposed Work

To construct a 24' x 46' summer home, as per plan.

26' x 36' " " "

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate Height average grade to highest point of roof 32'
 Size, front 24' depth 46' No. stories 2 solid or filled land? earth or rock? bedrock
 Material of foundation concrete pillars Thickness, top bottom cellar
 Material of underpinning Height Thickness
 Kind of roof pitch Rise per foot Roof covering asphalt shingle
 No. of chimneys 1 Material of chimneys brick of lining clay
 Framing lumber—Kind spruce Dressed or full size? dressed
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor , 2nd , 3rd , roof
 On centers: 1st floor , 2nd , 3rd , roof
 Maximum span: 1st floor , 2nd , 3rd , roof

Approved:

Signature of Owner

INSPECTION COPY

Approved:
Inspector of Buildings

FILE COPY

APPLICANT'S COPY

7



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 91-A-1; Seashore Avenue, Peaks Island

Issued to Rockne and Joan McCatthy

Date of Issue May 22, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 83/19, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entira

APPROVED OCCUPANCY

Summer Home / Single Family

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

5-22-89
(Date) *Arthur Albright*
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 29, 19 87
 Receipt and Permit number D 10834

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 91-2-1 Seashore Avenue Peaks Island
 OWNER'S NAME: Rockne McCarthy ADDRESS: 237 2nd Ave. NE Stou Center, IO 51250

OUTLETS: Receptacles ± Switches _____ Plugmold _____ ft. TOTAL 1-30 FEES 3.00

FIXTURES: (number of) Incandescent X Fluorescent _____ (not strip) TOTAL 10 FEES 3.00
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of) Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges X Water Heaters X
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers X
 Dryers X Compactors _____
 Fans _____ Others (d-note) ± _____
 TOTAL 4 FEES 6.00

MISCELLANEOUS: (number of) Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 12.00

INSPECTION: Will be ready on _____, 19 ____; or Will Call X
 CONTRACTOR'S NAME: Rockne McCarthy
 ADDRESS: 237 2nd Avenue, Stou Center, IO 51250
 TEL.: 766-2882
 MASTER LICENSE NO.: _____ SIGNATURE OF CONTRACTOR: Rockne McCarthy
 LIMITED LICENSE NO.: _____

