

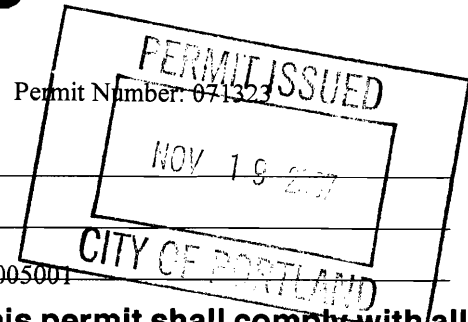
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached



This is to certify that FORD DOUGLAS M & KATHERINE M JTS/Home Owner

has permission to Add new deck

AT 34 SUNSET AVE

083A I005001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is loaded or service closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

11/14/07 *[Signature]*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

- _____ Footing/Building Location Inspection: Prior to pouring concrete
- _____ Re-Bar Schedule Inspection: Prior to pouring concrete
- _____ Foundation Inspection: Prior to placing ANY backfill
- _____ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- _____ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

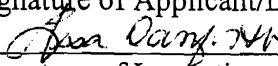
_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**



Signature of Applicant/Designee

11/19/07

Date



Signature of Inspections Official

11/19/2007

Date

CBL: 33A I005 Building Permit #: 07-1323

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1323	Issue Date: 11/14/07	CBL: 083A I005001
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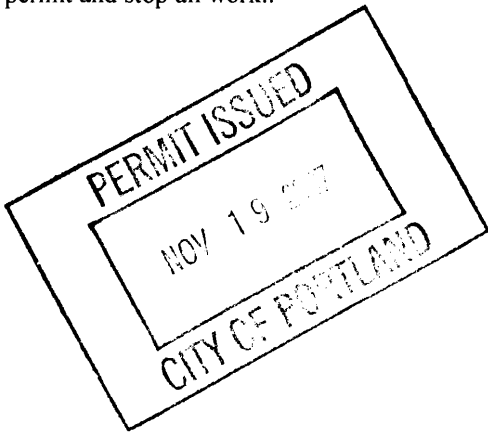
Location of Construction: 34 SUNSET AVE, C.D.I.	Owner Name: FORD DOUGLAS M & KATHERI	Owner Address: PO BOX 7946	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: single Family Home	Proposed Use: Single Family Home - Add new deck (21'x10') permit 4 existing patio 8'x12' enclosed area - after the fact.	Permit Fee: \$40.00	Cost of Work: \$1,950.00	CEO District: 1
Proposed Project Description: Add new deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	
		Signature:	Signature: 11/14/07 CLM	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 10/18/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date: _____	Date: _____	Date: _____



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1323	Date Applied For: 10/18/2007	CBL: 083A I005001
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Location of Construction: 34 SUNSET AVE, Gread Diamond I	Owner Name: FORD DOUGLAS M & KATHERI	Owner Address: PO BOX 7946	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Add new deck (21' x 10') & permit four existing porches and an 8' x 10' enclosed area in the back - after the fact.	Proposed Project Description: Add new deck (21' x 10') & permit four existing porches and an 8' x 10' enclosed area in the back - after the fact.
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 11/13/2007
Note: Using the footprint on the pre-1957 assessor's card, parts of the house has been added on to or rebuilt without permits. This permit will permit the existing footprint and deck addition. The current structure and addition apperas to meet setbacks and lot coverage. The front is considered Cleeves Street. Sunset Avenue is a side yard. <input checked="" type="checkbox"/> Ok to Issue:			
<ol style="list-style-type: none"> 1) The kitchen in the garage must be removed by December 6, 2007, and a change of use application must be applied for if the use is going to be anything other than a garage. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) All of the porches and other areas that have been rebuilt or added without a permit, must be inspected and be made to conform to code requirements. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 11/14/2007
Note: <input checked="" type="checkbox"/> Ok to Issue:			
<ol style="list-style-type: none"> 1) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each. 5) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required 6) Fastener schedule per the IRC 2003 			

Comments:
10/25/2007-mes: 10/22/07 - received an anon. Complaint concerning the use as an illegal 2 family and bldg a garage . I gave to Jeanie to have an inspector check it out.
11/5/2007-amachado: Left message for Doug Ford. Need to have exact footprint of what is there know with the dimensions, including all decks etc. Where proposing the deck, assessors' footprint has a 8' x 18' one story frame structure. Also need to know size of studio and what the setbacks are to sunset Avenue and the side property line.

Location of Construction: 34 SUNSET AVE, Gread Diamond I	Owner Name: FORD DOUGLAS M & KATHERI	Owner Address: PO BOX 7946	Phone:
Business Name:	Contractor Name: Home Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

11/5/2007-amachado: Spoke to Doug Ford. He will bring in (Wed.) an accurate dimensioned footprint of the existing building. He said that he rebuilt the two porches about 10 years ago without a permit. He also admitted that the studio/workshop had a kitchen and was a separate unit. I told him that he would have thirty days to remove the kitchen.

11/6/2007-amachado: Wrote letter about the illegal unit giving him thirty days to remove it, Also the existing use of the building is a garage. He needs a change of use if he is going to use it for any other accessory use.

11/7/2007-amachado: Doug Ford brought in more information on existing building yesterday. Still unclear on what actually exists on the part of the building where the 10' x 21' deck is going. Left him a message.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>SUNSET AVE / CREEVES ST. Great DIA Isl.</u>		
Total Square Footage of Proposed Structure/Area <u>210 SF (DECK)</u>		Square Footage of Lot <u>22784 +-</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>083 - A - I - 005</u> <u>083 A I 006</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>DOUGLAS M. FORD</u> Address <u>KATHERINE M. FORD</u> City, State & Zip <u>GDI, PORTLAND, ME 04112</u>	Telephone: <u>766-2379</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>S.A.A.</u> Address City, State & Zip	Cost Of Work: \$ <u>1950⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>SINGLE FAMILY (DECK)</u> Is property part of a subdivision? <u>?</u> If yes, please name _____ Project description: <u>New Deck</u>		
Contractor's name: <u>Doug Ford / owner</u> Address: <u>S.A.A.</u> City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Doug Ford</u> Telephone: <u>766-2379</u> Mailing address: <u>P.O. BOX 7946, PORTLAND, ME. 04112</u>		

OCT 18 2007

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Doug Ford

Date: 10/16/07

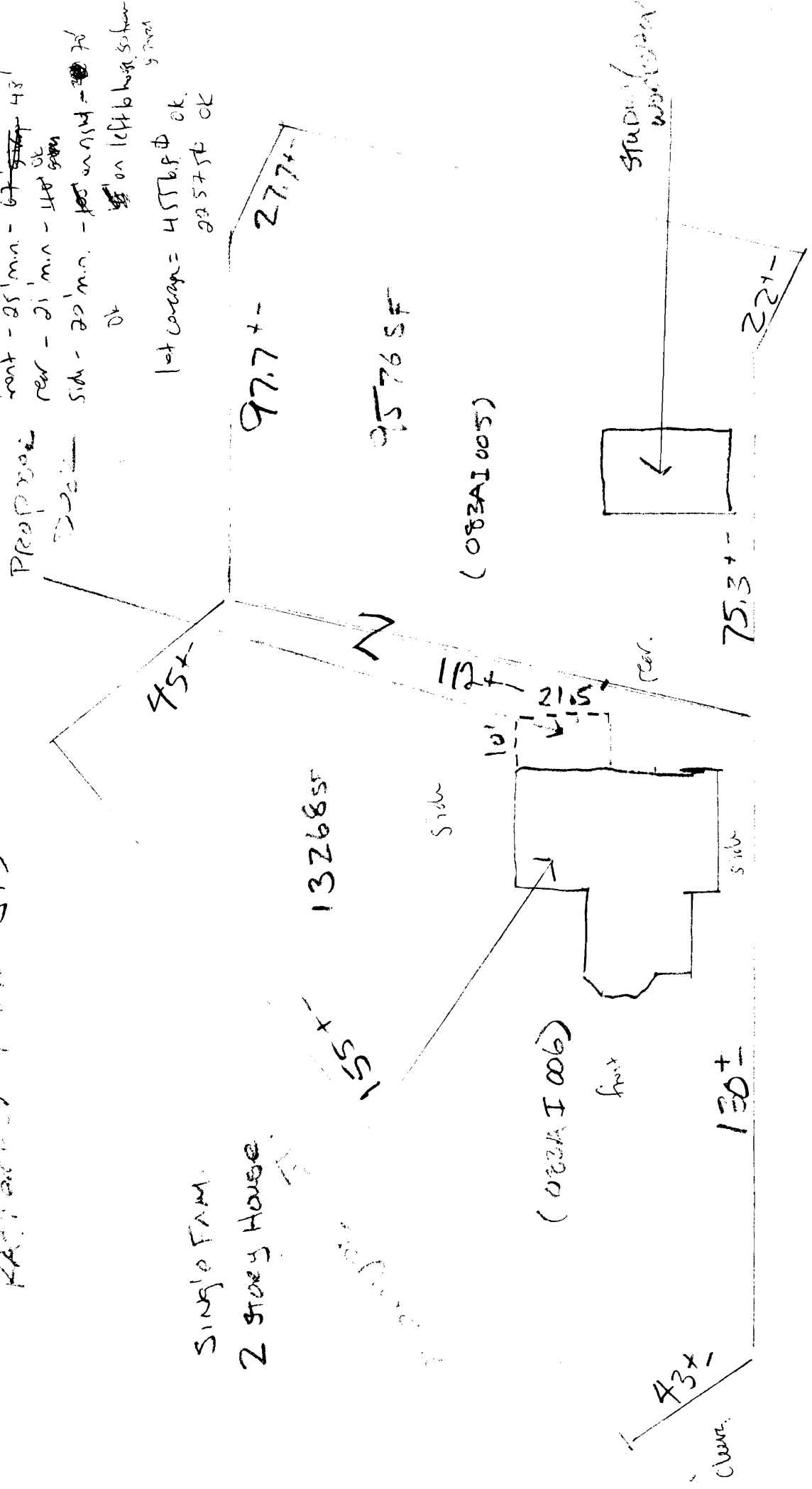
This is not a permit; you may not commence ANY work until the permit is issue

PLOT PLAN 083A I 006 AND 083A I 005

TR-2

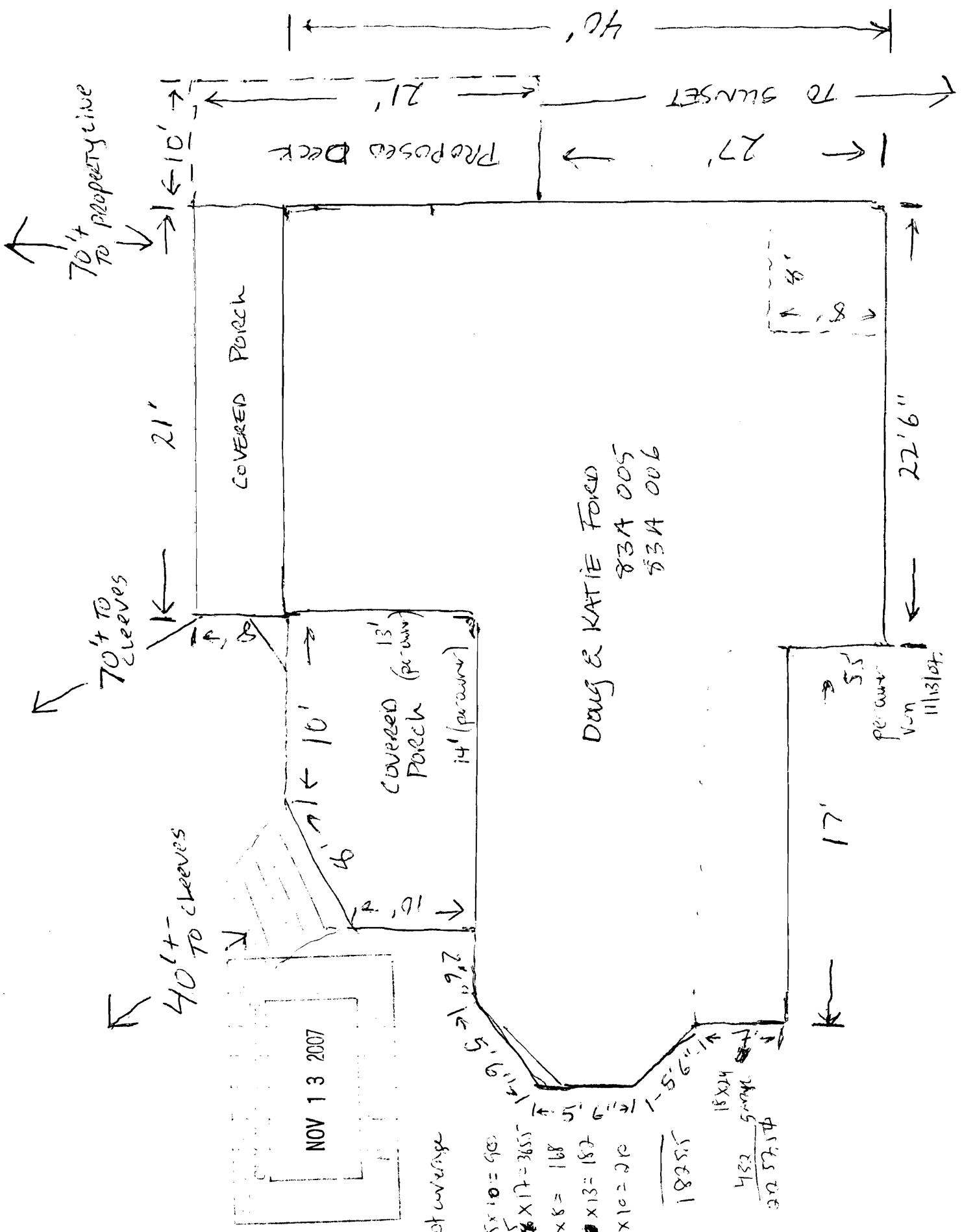
Douglas M. FORD AND
KATHLEEN FORD ITS

lotsize - 22,774 ϕ
front - 25' min. - 67' ~~57'~~ 43'
rear - 25' min. - 44' ~~50'~~ OK
side - 20' min. - 100' ~~on right~~ 70'
OK on left to house solution
lot coverage = 45% b.f. ϕ OK.
22.5756 OK



Single Fam.
2 story House

SUNSET AVE Side



DAUG & KATIE FORD
 83A 005
 83A 006

per acre
 5.5
 1113/lot

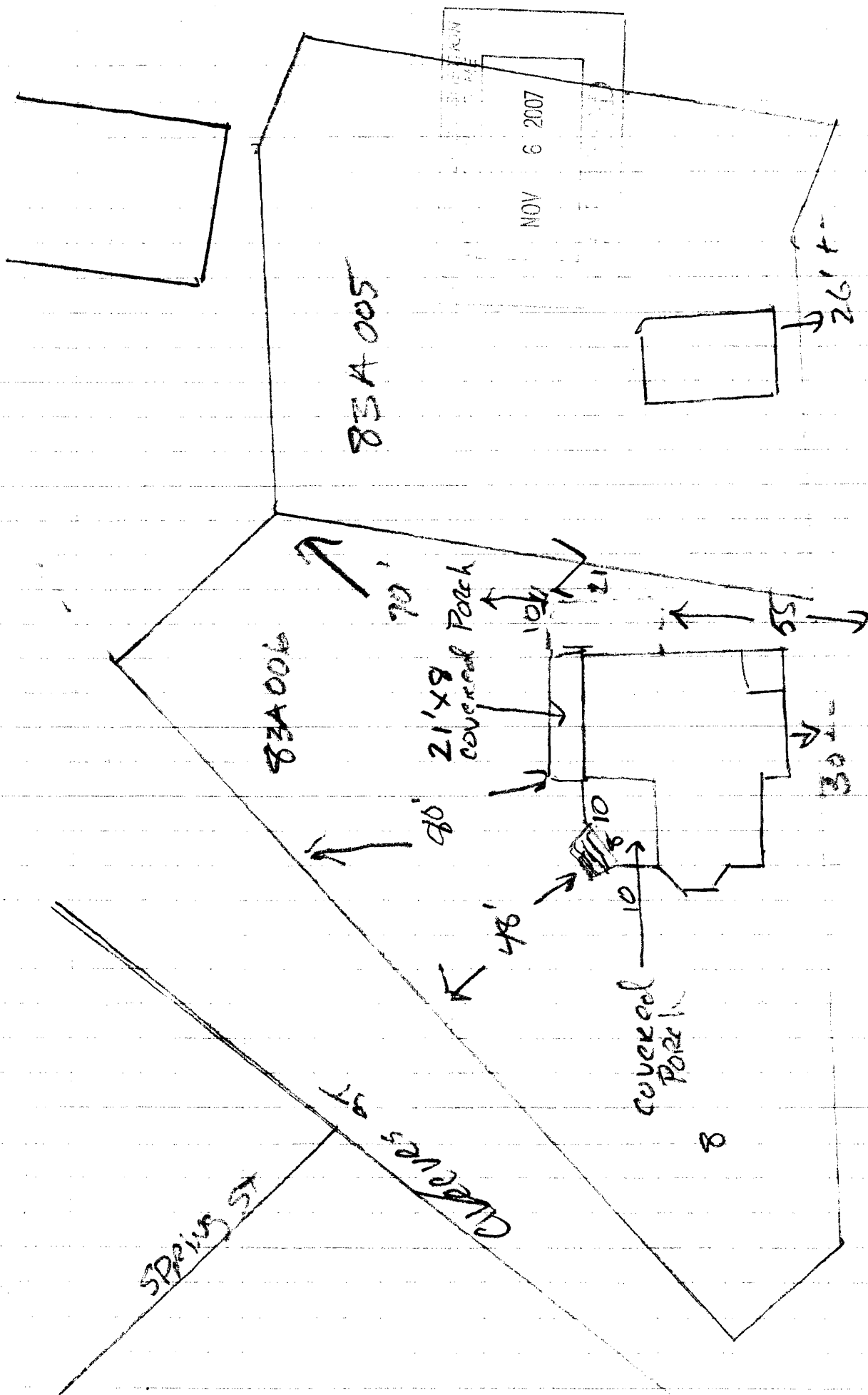
NOV 13 2007

lot coverage

- 22.5 x 10 = 225
- 21.5 x 17 = 365.5
- 21 x 8 = 168
- 14 x 13 = 182
- 21 x 10 = 210

1825.5
 432
 4157.5

15x24
 5000



SUNSET AVE

DOUG + KATIE FORD 766-2379-Doug

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

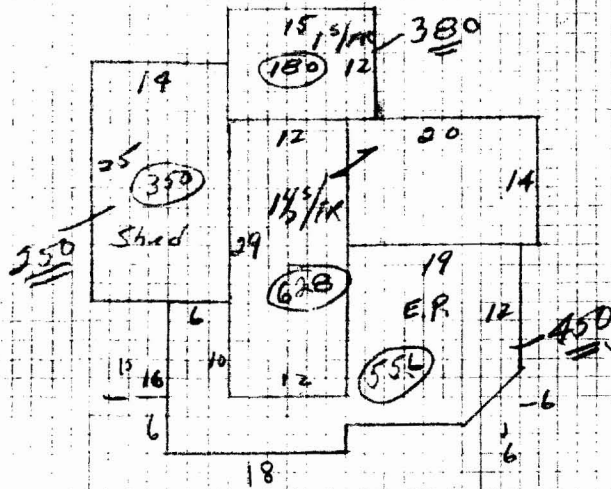
1/27 YEAR 1937

YEAR 19

JUL 7 1951



1951 check ga photo 3083



CONSTRUCTION		
FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST ✓	BATHROOM ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL ✓	FLOOR FINISH	
NO. CELLAR	B 1 2 3	KITCHEN SINK ✓
EXTERIOR WALLS	CEMENT	STD. WAT. HEAT ✓
CLAPBOARDS	EARTH ✓	AUTO. WAT. HEAT
WIDE SIDING	PINE ✓	ELECT. WAT. SYST.
DROP SIDING	HARDWOOD	LAUNDRY TUBS
NO SHEATHING	TERRAZZO	NO PLUMBING
WOOD SHINGLES	TILE	TILING
ASBES. SHINGLES ✓	ATTIC FLR. & STAIRS	BATH FL. & WCOT.
STUCCO ON FRAME	INTERIOR FINISH	TOILET FL. & WCOT.
STUCCO ON TILE	B 1 2 3	LIGHTING
BRICK VENEER	PINE ✓	ELECTRIC ✓
BRICK ON TILE	HARDWOOD	NO LIGHTING
SOLID BRICK	PLASTER	NO. OF ROOMS
STONE VENEER	UNFINISHED	BSMT. 2ND
CONC. OR CIND. BL.	METAL CLG.	1ST 3RD
TERRA COTTA	W-B ✓	OCCUPANCY
VITROLITE	RECREAT. ROOM	SINGLE FAMILY ✓
PLATE GLASS	FINISHED ATTIC	TWO FAMILY
INSULATION	TIREFLACE ✓	APARTMENT
WEATHERSTRIP	HEATING	STORE
ROOFING	PIPELESS FURNACE	THEATRE
ASPH. SHINGLES ✓	HOT AIR FURNACE	HOTEL
WOOD SHINGLES	FORCED AIR FURN.	OFFICES
ASBES. SHINGLES	STEAM	WAREHOUSE
SLATE TILE	HOT WAT. OR VAPOR	COMM. GARAGE
METAL	NO HEATING ✓	GAS STATION
COMPOSITION	GAS BURNER	ECONOMIC CLASS
ROLL ROOFING	CO. BURNER	OVER BUILT
INSULATION	STOKER	UNDER BUILT

COMPUTATIONS	
UNIT	1951
628 S. F.	1574
S. F.	
ADDITIONS	+1080
1-2 nd BAY	+90
BASEMENT	+350
WALLS	+130
ROOF	-150
FLOORS	-90
ATTIC	
FINISH	
FIRE PLACE	+100
HEATING	
PLUMBING	
TILING	
TOTAL	3350
FACT. + 1/2	+190
REP. VAL.	3540

1951

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. O.	PHY. VAL.	F. O.	SOUND. VAL.	TAX VAL.
DWC	1 1/2 S/F/R	AC	66		F	3520	60%	1410		1500	570
GAR.	FR 24x18	C	NEW		F	250	50%	130		130	75
B											
C											
D											
E											
F											
G											

YEAR	1951	1951 TOTAL BLDGS.		1951	72
TAX VAL.	925	TAX VALS.	19		
OLD VAL.			19		
CHANGE			19		

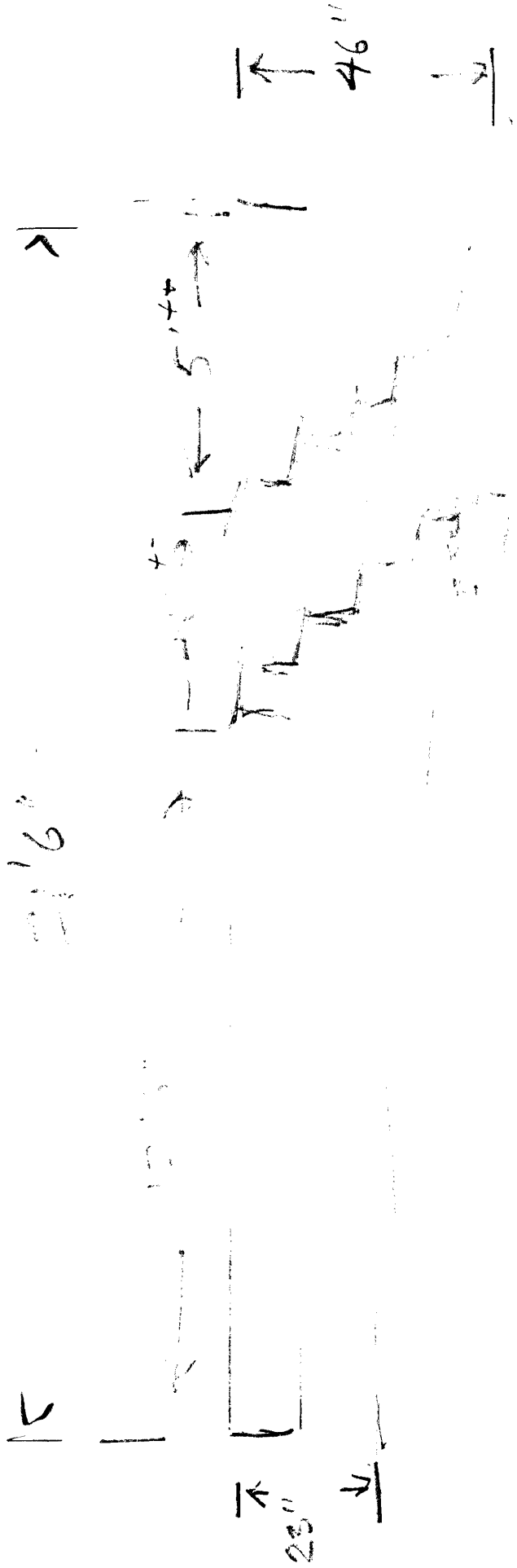
BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

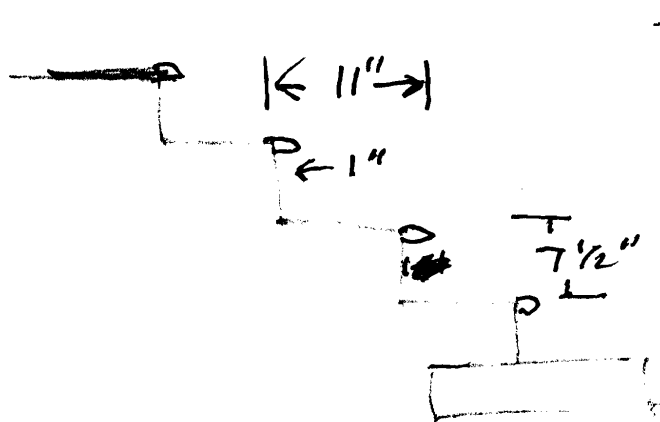
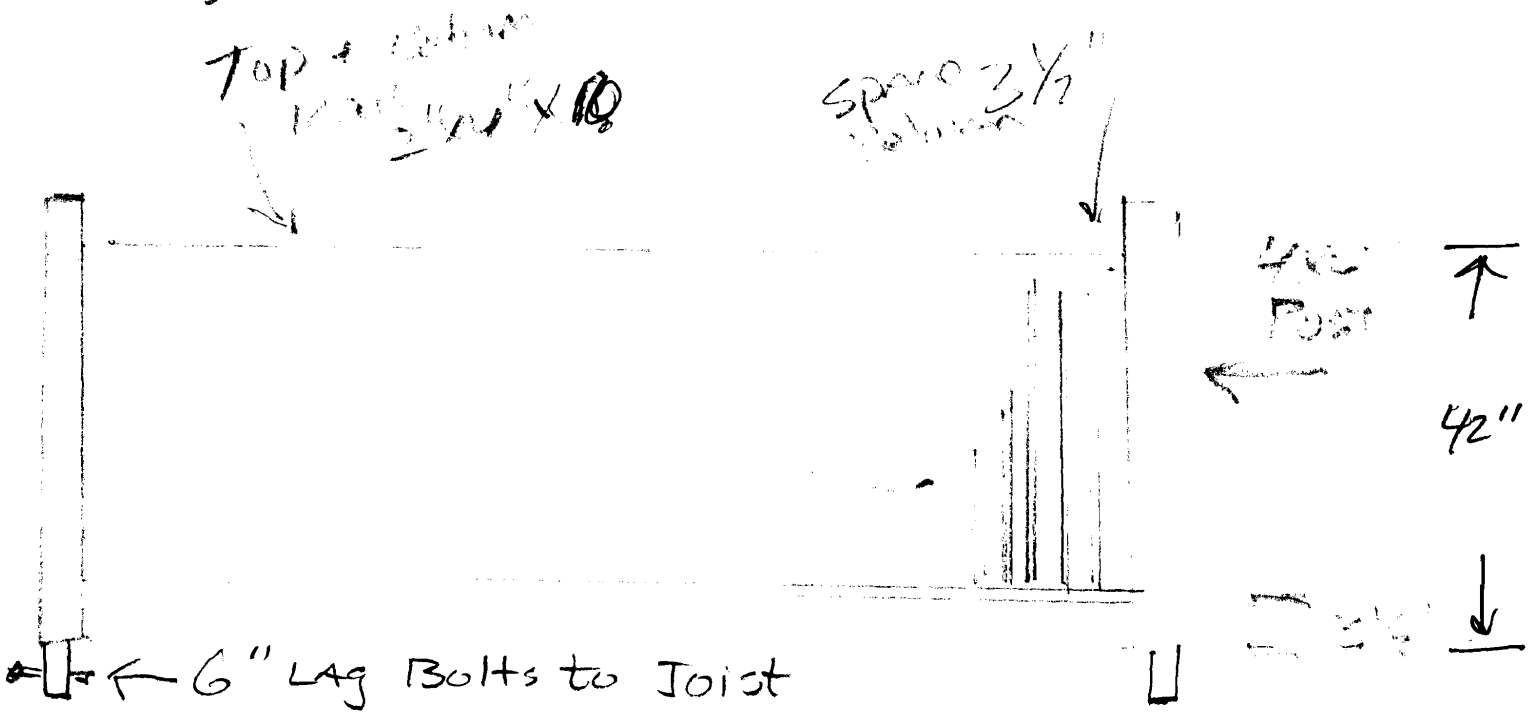
1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled. ✓
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size ✓
 - b. depth below grade (minimum 4'-0" below grade) ✓
 - c. anchorage of column to footing ✓
 - d. spacing and location of tubes/piers ✓
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) 6x6^{PT}
 - b. Ledger size attached to building 2x8 PT
 - c. Fastener size and spacing attaching ledger SIMPSON STRONG TIES # ICCER-5656
 - d. Girder Size and spans carrying floor system 2x8x7 LAMB
 - e. Joist size, span, and spacing
 - f. Joist hangers or ledger SIMPSON STRONG TIES # ICCER - 5656
4. Guardrails & Handrail Details
 - a. Guardrail height 3'6"
 - b. Baluster spacing 3 1/2"
 - c. Handrail height 42"
5. Stair Details
 - a. Tread depth (measured nosing to nosing)
 - b. Riser height
 - c. Nosing on tread 1 1/2"
 - d. Width of stairs

Side View w/ Elevation



Pairs will be made of 2x2" corner
 Brackets spaced at 24" RAIL height
 will be 42" from center of
 post to next post.

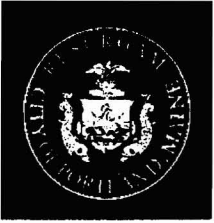
4x4 Post Attached to Joist w/ 6" Lag Bolts



Track - 11" height
 Rail - 7 1/2"
 Spacing 48"
 LANTIER 3/8" X
 53"



For view



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

November 6, 2007

Douglas & Katherine Ford
PO Box 7946
Portland, ME 04112

RE: 34 Sunset Avenue, Great Diamond Island – 083A I005 – IR-2 – illegal dwelling unit

Dear Mr. & Mrs. Ford,

This letter is just a follow up to our telephone conversation from yesterday. As we discussed, the IR-2 residential zone only allows a single-family dwelling (section 14-145.8 in the ordinance). Since this is the case, the existing dwelling unit you have in the garage is illegal and must be removed. We discussed that this process included removing any kitchen equipment including but not limited to a refrigerator, stove and sink.

At this point, the legal use for that building is a garage since there is no permit in our files changing the use to anything else. If you would like to change the use from a garage to another accessory use, then you need to apply for a change of use permit to establish a different accessory use.

You have thirty days from the date of this letter to remove the dwelling unit in the garage. We will schedule an inspection after the thirty-day period to confirm that the dwelling unit has been removed.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Zoning Specialist
(207) 874-8709

View Permit		Delete	Save	Clos
Date	10/15/2007	Time	6:00 AM	Inspector
Appl. Type	Complaint	Inspector	Chris Hanson	Total Outstanding
Type	Construction Activity			\$0.00
Appl ID	10178			Census Tract
Parcel Id:	083A 1005001	Address:	0 SUNSET AVE GDI	District Nbr:
				1

Building no permit garage into apartment, porch torn off made into living space/added new porch adding deck

CreatedBy	ldobson	CreateDate	10/03/2007	ModBy	ldobson	ModDate	10/09/2007
		CreateTime	10:06 am			ModTime	10:55 am

October 17, 2007

City of Portland, Maine
Department of Zoning and Inspections
389 Congress Street
Portland, Maine 04101

34 Sunset Ave
GRT ◊ IS
03A-I-5 2/6

Dear Sir or Madam,

I went to Great Diamond Island to close up my summer cottage over the Columbus Day weekend. I was shocked at what I observed at the residence of Douglas and Kate Ford.

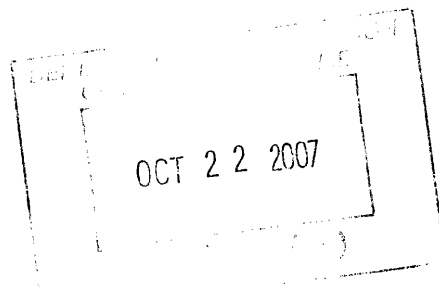
It has been known for some time that an illegal second residence has been created by the Ford's at their current location. It is located in a building that appears to be a garage. What prompts me to write this letter is the continuing sprawl that I observed on my last visit to the island.

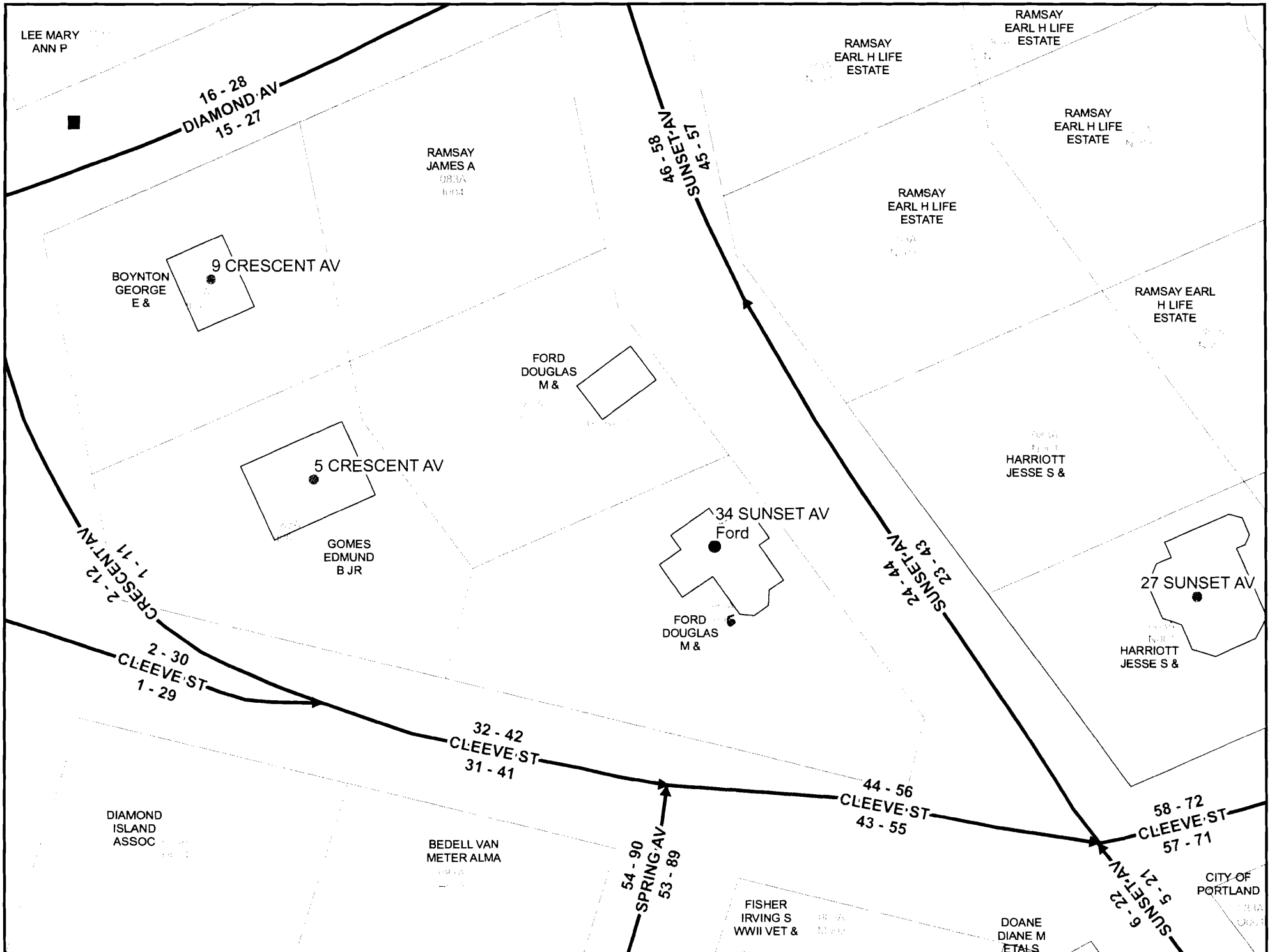
I went to City Hall and looked at maps that show the various streets and public right of ways. I observed that Sunset Ave. appears to pass very close to the Ford property. It appears that in addition to the second illegal residence, new sheds and outbuildings have been built in the public right of way. I do not believe that any permits were issued with regard to any of these projects.

Please look into this situation at your earliest convenience. Thank you very much.

Deck permit # 07-1323
10/22/07
on file still pending

Jessie,
Can an inspector check out
the site?
THANKS
mkg





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	083A I005001
Location	34 SUNSET AVE
Land Use	SEASONAL
Owner Address	FORD DOUGLAS M & KATHERINE M JTS PO BOX 7946 PORTLAND ME 04112
Book/Page	13799/39
Legal	83A-I-5-6 SUNSET AVE 34 CLEEVES ST DIAMOND AVE GR DIA ISLAND 22784 SF

Current Assessed Valuation

Land	Building	Total
\$155,100	\$83,100	\$238,200

Property Information

Year Built 1900	Style Old Style	Story Height 1.5	Sq. Ft. 1448	Total Acres 0.523		
Bedrooms 5	Full Baths 1	Half Baths	Total Rooms 8	Attic None	Basement Pier/slab	

Outbuildings

Type SHED-FRAME	Quantity 1	Year Built 1965	Size 18X24	Grade C	Condition P
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!