Inspections Division
Date: 12/05/16

SANDRA K. RADIS, 328 Island Avenue, Peaks Island
BUILDING PERMIT APPLICATION

ATTACHMENT A

Sandra K. Radis requests after-the-fact approval for a ramp and boardwalk that serve the boathouse/guesthouse built in 2006 on her property at 328 Island Avenue, Peaks Island pursuant to Building Permit #040899 (copy of permit enclosed).

The building houses a boathouse on the ground floor and a residential unit on the first floor. Ingress and egress from the residence is via a door on the south side of the building that opens from the residence to a landing.

As was shown on the elevations copies enclosed) submitted in 2006 in support of the building permit application, a ramp extends from the landing to the ground[1]. Though the grade of the surrounding land has not been altered during or since construction of the building, the drawing appears to show a very short ramp (4 feet +/-). The actual ramp is three feet wide and 13 feet long, the length necessary to reach the ground at a reasonable, safe grade. It is pictured on the photograph marked as Photo #1.

Not shown on the original plans was the boardwalk that meets the bottom of the ramp and wraps around the rear of the building. This ramp, which is 3 feet wide and 38 feet long, is not permanently affixed to the ground. It can be seen clearly in Photo #2.

The ramp and boardwalk also are shown on a boundary survey prepared by Northeastern Land Surveying in June, 2015, which is enclosed. (Note: The stairs that have since been removed also are shown on this plan.)

This property was the subject of a setback variance granted by the Portland Zoning Board of Appeals on March 3, 2016, which has been recorded in the Cumberland County Registry of Deeds, Book 32963, Page 80 (copy attached.)

The applicant requests an after-the-fact permit for a 3' x 13' ramp and the 3' x 38' boardwalk.

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[1] At one time, in contravention of the permit, stairs also existed off the south side of the landing, but those stairs have been removed, as is evidenced in the photograph attached as Photo #1, which was taken February 3, 2016.