

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-10-5202-DRG	Date Applied: 10/17/2012	CBL: 109B- B-018-001 & 109B B041	
Location of Construction: 142 SUNSET RD, CLIFF ISLAND	Owner Name: CAROLYN L LIFE INT RIDEOUT	Owner Address: PO BOX 98 CLIFF ISLAND, ME 04019	Phone: 207-766-0009
Business Name:	Contractor Name: SELF	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: IR-1
Past Use: Single family home	Proposed Use: Same - single family home - build 12' x 20' boathouse/shed	Cost of Work: 6000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
		Signature:	Signature:
Proposed Project Description: Build a 20' x 12' boathouse/shed		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

DENIED

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<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

10-17-12 The dimensions on the plot plan do not match the dimensions on the deed provided. The applicant is claiming a strip of land on the left side of the property that is 24'9" wider than what the deed says (76'5" claimed, 51'9" on deed). As a result the proposed boathouse does not meet the side yard setback of 20'. The required rear setback is 30'. The plot plan gives 22' to the high tide which is beyond the rear property line. Also the proposed shed falls within the 75' setback from the highest annual tide and since it is greater than 100 sf and not just for "storage of fish, bait, and related equipment" [section 14-449(a) (1)] it cannot be located within the 75' setback. -amachado

10-18-12 Spoke to Carolyn Rideout. Explained that the shed did not meet the rear and side setbacks or the 75' shoreland setback from the high tide. Also pointed out that the dimensions on the plot plan did not match the dimensions on the deed. Told her that she could appeal. Sent letter. - amachado

1-8-13 Applicant applied for a Variance Appeal on 11-15-12. The application was incomplete because there was no survey. I received a letter from the applicant on 12/28/12 withdrawing the Variance appeal application. The permit is denied. -amachado



PORTLAND MAINE

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

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

10/29/12 Spoke to Carolyn Rideout
- she was asking about the
side setback - says she has
15' - I told her she needs
20' and still needs to meet 30'
rear setback - to get of 75' setback
she is still deciding if she is going
to appeal

October 18, 2012

Carolyn Rideout
142 Sunset Road
Cliff Island, ME 04019

Re: 142 Sunset Road, Cliff Island – 109B B018 & 109B B041 – IR-1 Island Residential Zone – permit #2012-10-5202 – 20' x 12' boathouse/shed

Dear Ms. Rideout,

This letter is a follow up to the telephone conversation that we had today. I have completed my review of the building permit application to build a twenty foot by twelve foot boathouse/shed on your property at 142 Sunset Road, Cliff Island. Since the proposed boathouse/shed does not meet the zoning requirements of the IR-1 zone, I must deny your permit.

The proposed boathouse/shed does not meet the rear or side setback requirements of the IR-1 zone. The required rear setback is thirty feet, and the required side setback is twenty feet [sections 14-145.5(c)(2) & 14-145.5(c)(3)]. The distances that you provided on the plot plan for the size of the lot do no match up with the distances on the deed (Book 13073, Page 233) that you provided. Your plot plan gives the distance of the lot along the northerly side of the cemetery as a total of 76'5". The deed gives this distance as 51'9". In other words your left side property line is 24'8" closer to the house than shown on the plot plan. Instead of having the 32'1" that you gave on the plot plan as the side setback to the shed, you only have 7'5". This does not meet the required 20' side setback. You have not given the distance from the shed to the rear property line. You have only shown the 22' to the mean high tide which is beyond your rear property line, so the proposed shed is less than 22' to the rear property line. Since the proposed shed is not meeting the required 20' side setback and the 30' rear setback, the permit is denied.

Your property also falls within the Shoreland Zone. Section 14-449(a) states that "all principal and accessory structures shall be set back at least seventy-five feet horizontal distance, from the normal high water line of water bodies". Your plot plan gives the distance for the mean high tide as twenty-two feet. Your proposed shed does not meet this condition, so the permit is denied.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have enclosed the Variance Appeal Application and a sheet that explains the application process. Since this property falls within the Shoreland Zone, section 14-449(a)(2) requires that the plans of the development be based on a boundary survey prepared by a licensed professional. This boundary survey should include the property lines of the property based on the deed, and the footprint of any existing structure and the proposed structure. The survey should also show the 75' setback and the 250' setback from the average high tide. Our office is required to provide the Department of Environmental Protection with the complete application and variance request information at least twenty days prior to the scheduled Zoning Board of Appeals hearing.

Please feel free to contact me if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ann B. Machado', with a stylized flourish at the end.

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

RECEIVED

DEC 28 2012

Dept. of Building Inspections
City of Portland Maine

P.O. Box 98

Cliff Island

ME 04019

Dec. 17, 2012

City of Portland
Inspections Div - Rm 315
389 Congress St
Portland, ME 04101-3509

Re: variance appeal application

Dear Ann Machado:

Thank you for your letter regarding the appeal application for the boathouse. I cannot afford to have a survey done. Please mail back to me my 11 copies of my appeal application, and a refund of my \$100. Also, if possible, because I will not be receiving a building permit, could I have a refund of my \$80.

Thank you and Merry Christmas.

Sincerely,

Carolyn Rideout,

If possible, please also return my application for a building permit -

Ann, I'm sorry, I didn't realize the setback was 250' from the high tide. I couldn't possibly drag even a small boat, that distance, up a rocky slope and over a 12' vertical ledge.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

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:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

CBL 109B B041001
Land Use Type VACANT LAND
Property Location 144 SUNSET RD
Owner Information RIDEOUT CAROLYN L LIFE INT
 PO BOX 98
 CLIFF ISLAND ME 04019
Book and Page 13073/233
Legal Description 109B-B-41
 SUNSET RD 144
 CLIFF ISLAND
 5700 SF
Acres 0.1309

Current Assessed Valuation:

TAX ACCT NO.	15548	OWNER OF RECORD AS OF APRIL 2012
		RIDEOUT CAROLYN L LIFE INT
LAND VALUE	\$2,200.00	PO BOX 98
BUILDING VALUE	\$0.00	CLIFF ISLAND ME 04019
NET TAXABLE - REAL ESTATE	\$2,200.00	
TAX AMOUNT	\$41.40	

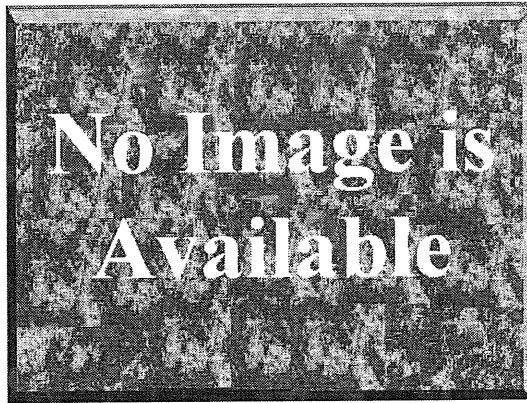
[browse city services a-z](#)

[browse facts and links a-z](#)

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
5/12/1997	LAND + BUILDING	\$0.00	13073/233

[New Search!](#)

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 109B B018001
Land Use Type SINGLE FAMILY
Property Location 142 SUNSET RD
Owner Information RIDEOUT CAROLYN L LIFE INT
 PO BOX 98
 CLIFF ISLAND ME 04019
Book and Page 13073/233
Legal Description 109B-B-18
 SUNSET RD 142
 CLIFF ISLAND
 13000 SF
Acres 0.2984

13000
 1
 5700

 18700
 1
 5461 (70174.75 x 81.25)

 24,161.

Current Assessed Valuation:

TAX ACCT NO. 15530 **OWNER OF RECORD AS OF APRIL 2012**
 RIDEOUT CAROLYN L LIFE INT
LAND VALUE \$258,700.00 **PO BOX 98**
BUILDING VALUE \$57,900.00 **CLIFF ISLAND ME 04019**
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$306,600.00
TAX AMOUNT \$5,770.22

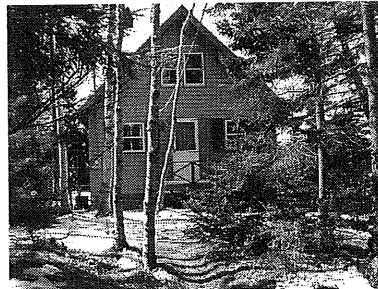
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1977
Style/Structure Type CAPE
Stories 1
Units 1
Bedrooms 2
Full Baths 1
Total Rooms 4
Attic PART FINSH
Basement PIER/SLAB
Square Feet 700
[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Building 1
Year Built 1990
Structure SHED-FRAME
Size 8X8
Units 1
Grade D
Condition F

Sales Information:

Sale Date	Type	Price	Book/Page
5/12/1997	LAND + BUILDING	\$0.00	13073/233

[New Search!](#)

Ocean.

Very large rock

Large, old (1880[±]) Iron Bolt

mean high tide approx. 22' ±

Bolt to Bolt = 161' 5 1/2" ±

Boathouse
12' x 20'

130 131.3' 1/9 - dead

DENIED

Carolyn Rideout 1975-2012 (37 years)
142 Sunset Rd
Cliff Island, ME 04019

31' 11"
24 1/2"
7' 2"

32' 1" ±
24.89"

174' 9.5" ±
dead 172 1/2

144 Sunset Rd
Lot 109B-B-041 ±

House
20' x 28'

Lot 109B-B-18

Shed
8' x 8'

(taxmap)
±
J
0
±
dead

55' 11" ±
dead 51' 9" ±
20' 6" ±

IR-1
mn. lot size 40,000 ± - ~ 24,161 ±
front - 30' mn
* rear - 30' mn - 22 to high tide
what to property line?

swingcut. 76' 5"
24.75 extra.

* side - 20' mn - 325 min -
- 24.75
7.25 *

COPY
Cemetery

lot corner - base 28 x 20 = 560
4 x 8 = 32
4 x 8 = 32
shed. 624

78' ± x pump.
79' 5" ± bathhouse 12 x 20 = just

Sunset Road

not to scale

Ocean.

Very large rock

Large, old (1880[±])
Iron Bolt

mean high tide
approx. 22' ±

Bolt to Bolt = 161' 5 1/2" ±

55' 11" ±

32' 1" ±

Boathouse
12' x 20'

Carolyn Rideout 1975-2012
(37 years)
142 Sunset Rd
Cliff Island, ME 04019

144 Sunset Rd
Lot 109B-B-041

House
20' x 28'

Lot 109B-B-18

Shed
8' x 8'

174' 9.5" ±

168' ±

204' ±

55' 11" ±

20' 6" ±

DENIED

cemetery

50' 2" ±

79' 5" ±

Sunset Road

not to scale

COPY -

BK 13073 PG 233

COPY

023091

SHORT FORM WARRANTY DEED

Know All Persons by These Presents, that I, **CAROLYN L. RIDEOUT**, of Cliff Island in Portland, Cumberland County (the "Grantor"), Maine, for consideration paid, grant to, **ASTRIDA M. RIDEOUT**, and **KATRINA E. RIDEOUT**, my daughters, both also of Cliff Island in Portland, Cumberland County, Maine, whose mailing address is Box 98, Cliff Island, ME 04019 **AS TENANTS IN COMMON**:

a) with warranty covenants, the real property or parcels of land, with the buildings thereon, located on the northwesterly side of Sunset Road on Cliff Island, in Portland, Cumberland County, Maine which is described in these three deeds to the Grantor: (1) deed from Juliette Howard McIntire, Robert Roy McIntire and George Howard McIntire, dated April, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3690, page 95; (2) deed from Robert R. McIntire, dated April, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3690, Page 97; and (3) deed from Bruce E. Rideout and Douglas W. Rideout, dated 1978 and recorded in the Cumberland County Registry of Deeds in Book 4355, page 292; together with all rights and easements appurtenant thereto, including the water and well rights specifically mentioned in the deed from my brothers, Bruce E. Rideout and Douglas W. Rideout; together with all interest of the Grantor in the premises conveyed in these three deeds, however and whenever acquired; AND

b) without covenants, all my right, title and interest in the parcel of land bounded on the northeast by the three parcels described in the deeds listed in (a) above, on the southeast by the Cemetery mentioned below, on the northwest by Casco Bay, and on the southwest by the property described in the deed from Mabel Wentworth Griffin to Carrie Hunting dated April 14, 1960, and recorded in the Cumberland County Registry of Deeds in Book 2534, page 154, and being a strip of land about 31 feet, 3 inches in width and about 172 feet long which the Grantor has occupied actually, openly, notoriously, hostilely, under a claim of right, continuously and exclusively for a period of more than twenty years before the date of this deed, and thereby acquired by adverse possession. from 1098-B-013

The Grantor represents that these four parcels together may also be described as follows:

A certain lot or parcel of land with the buildings thereon, located on northwesterly side of Sunset Road, on Cliff Island, in the City of Portland, County of Cumberland, State of Maine, being more particularly described as follows:

Beginning at a point marked by an iron pipe on the northwesterly boundary of the Cemetery, 39 feet northeast along said northwesterly boundary from the southwesterly corner of the said Cemetery, which point is also the northerly of the two westerly corners of the land conveyed to Carrie Hunting by Mabel Wentworth Griffin's deed dated April 14, 1960 and recorded in the Cumberland County Registry of Deeds in Book 2534, Page 154;

Thence northwesterly along the said land conveyed to Carrie Hunting a distance of 172 feet, more or less, to Casco Bay;

Thence northeasterly along Casco Bay, 141'5.6" to an old iron BOLT, 131 feet, 3 inches, more or less, to a point;

Thence southeasterly along land now of Douglas W. Rideout, and passing through an iron pipe a short distance landward of the high water line, a distance of 204 feet, more or less, to Sunset Road;

Thence southwesterly along Sunset Road a distance of 79 feet, 5 inches, more or less, to the northeasterly corner of the Cemetery;

Thence northwesterly along the northeasterly boundary of the Cemetery a distance of 50 feet, 2 inches, more or less, to the northerly corner of the Cemetery;

Thence southwesterly along the northwesterly boundary of the Cemetery a distance of 51 feet, 9 inches, more or less, to the iron pipe marking the point of beginning.

The Cemetery mentioned herein being the same Cemetery mentioned in the 1960 deed to Hunting mentioned above.

Also granting all right, title and interest of the Grantor in the road mentioned herein, and in the seashore to the low water mark adjacent to the premises hereby conveyed.

RESERVING A LIFE ESTATE FOR THE GRANTOR IN THE HEREIN CONVEYED PROPERTY.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 7th day of May, 1997.

WITNESS:

Deborah J. Bickford

Carolyn L. Rideout
Carolyn L. Rideout

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 MAY 12 PM 2: 01

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

DJB
5/7, 1997

CUMBERLAND COUNTY
John B O'Brien

Personally appeared the above-named CAROLYN L. RIDEOUT and acknowledged the foregoing instrument to be her free act and deed.

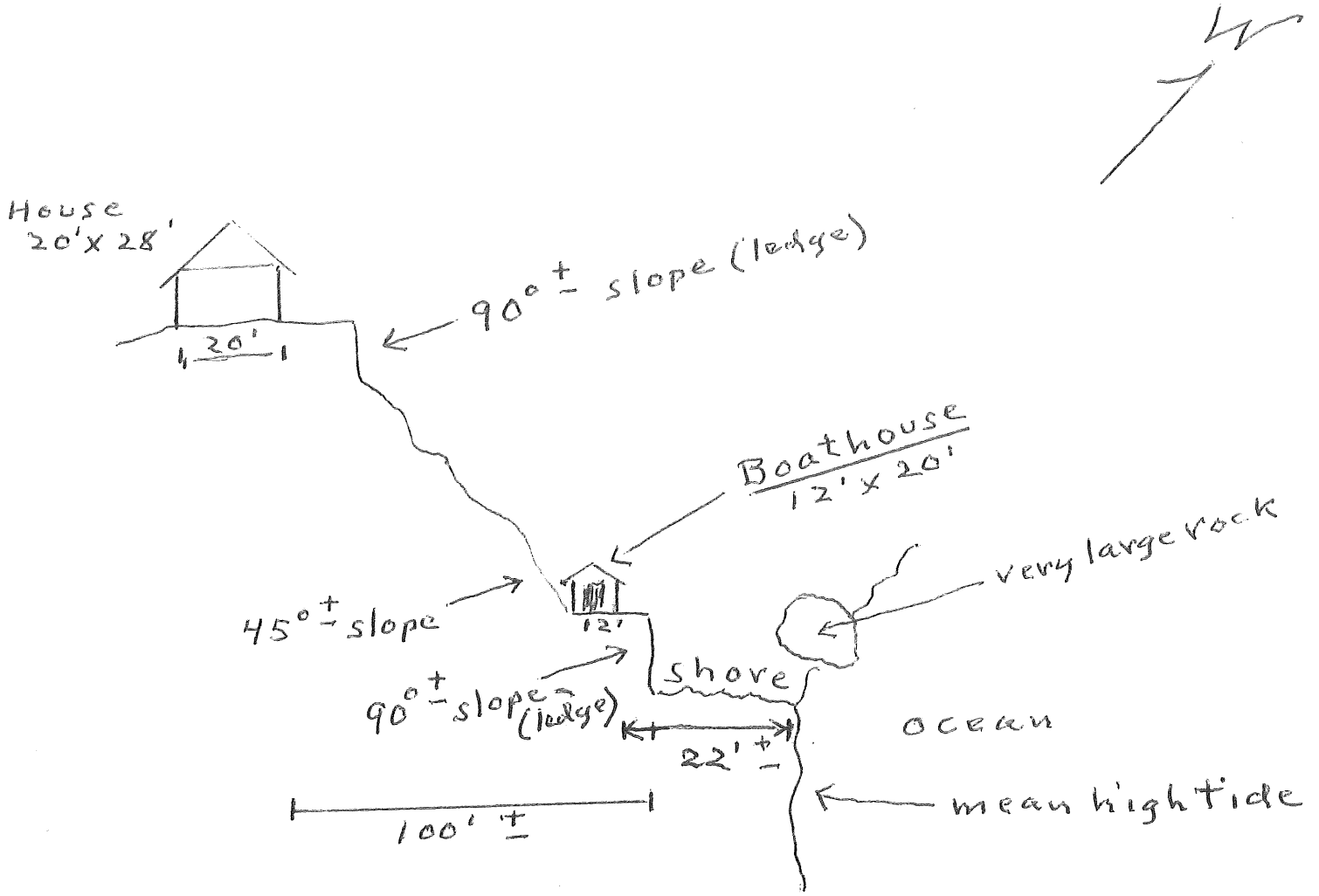
Before me,

Deborah J. Bickford
Notary Public/Attorney-at-Law

Print Name: _____

My commission expires: _____

SEAL



not to scale

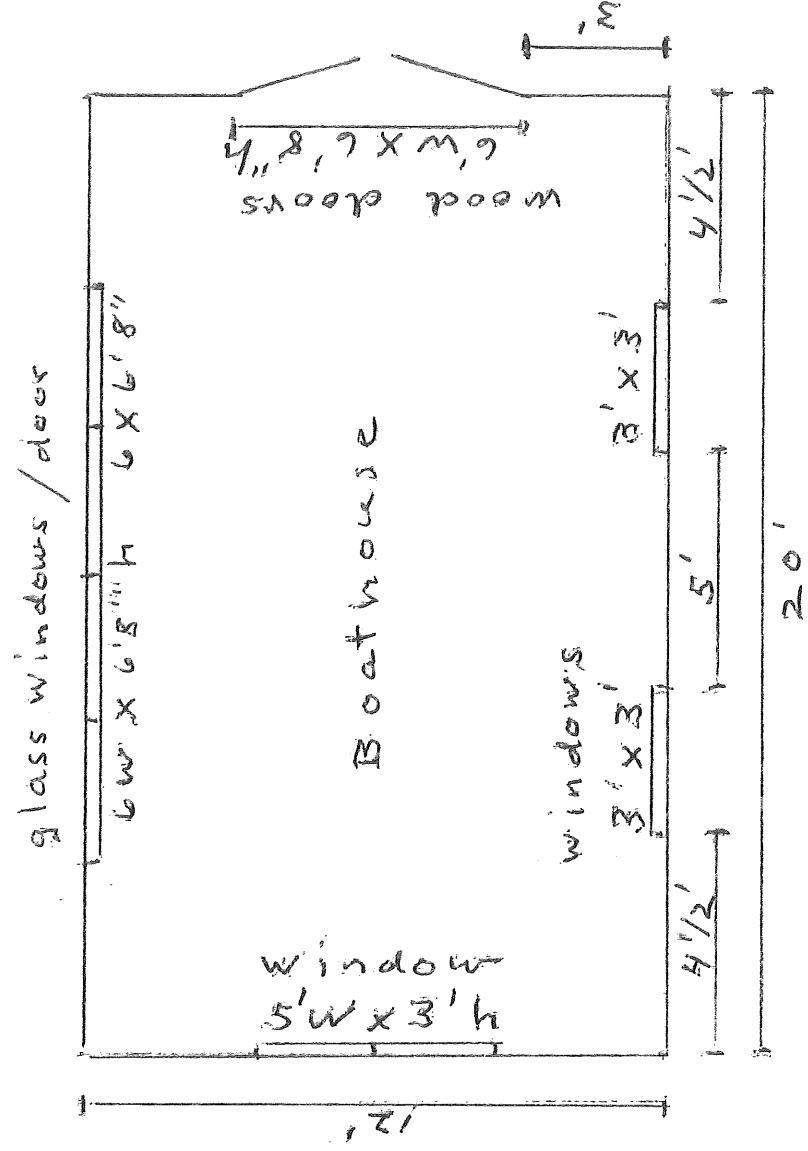
about 45°± to 90°± slope up from shore -
 except for about 19' wide, flat area
 along shore - which is best
 place for boathouse -

DENIED

Carolyn Rideout - BOATHOUSE
 Cliff Island

Carolyn Rideout
Boathouse/shed

142 Sunset Rd
Giff Island
ME 04019



DENIED

12' x 20'

pine boards - Novelty siding
roof overhang on 4 sides = approx. 8"
pine roofers, + asphalt shingles
Roof slope = 4 1/2' on center.
Foundation = cement blocks, and pressure treated posts and boards
No electricity, light from large windows.
Boathouse started as a tent platform about 1990⁺, used as a
deck for sitting, and for a platform for lobster traps, and row boat.
SW window not in plywood over opening.
Under eaves all open to wind, wasps, + hornets.
1 FT.
14



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Inspections Division Director
Tammy Munson

September 19, 2012

Carolyn Rideout
PO Box 98
Cliff Island, Maine 04019

CERTIFIED NUMBER: 7010 1870 0002 8136 6295

RE: 144 Sunset Rd.

CBL: 109B B041

Case Number: 2012-07-4485

Dear Ms. Rideout:

An evaluation of the above reference property on **9/13/2012**, shows that the structure fails to comply with Chapter 6 Article V of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within **30 days** of the date of this notice which requires you to apply for a permit, on or before **10/19/2012** at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporate Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each.

Sincerely,

Chuck Fagnone
Code Enforcement Officer

**CITY OF PORTLAND
PLANNING AND URBAN DEVELOPMENT DEPARTMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owner Carolyn Rideout		Code Enforcement Officer Chuck Fagone	Inspection Date 9/13/2012
Location 144 Sunset Rd.	CBL 109B B041	Status Open	Case Number 2012-07-4485

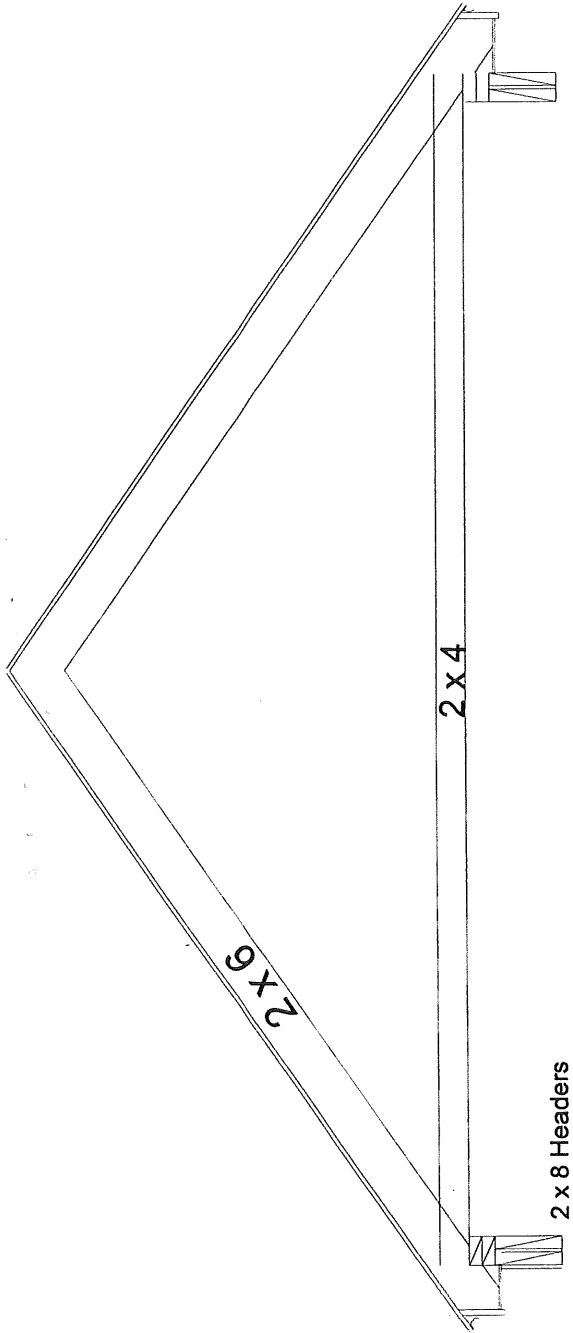
Maine Uniform Building and Energy Code. Sec. 6-16

The construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, shall comply with the Maine Uniform Building and Energy Code ("MUBEC").

Any owner or authorized agent who intends to construct, enlarge, alter, repair move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

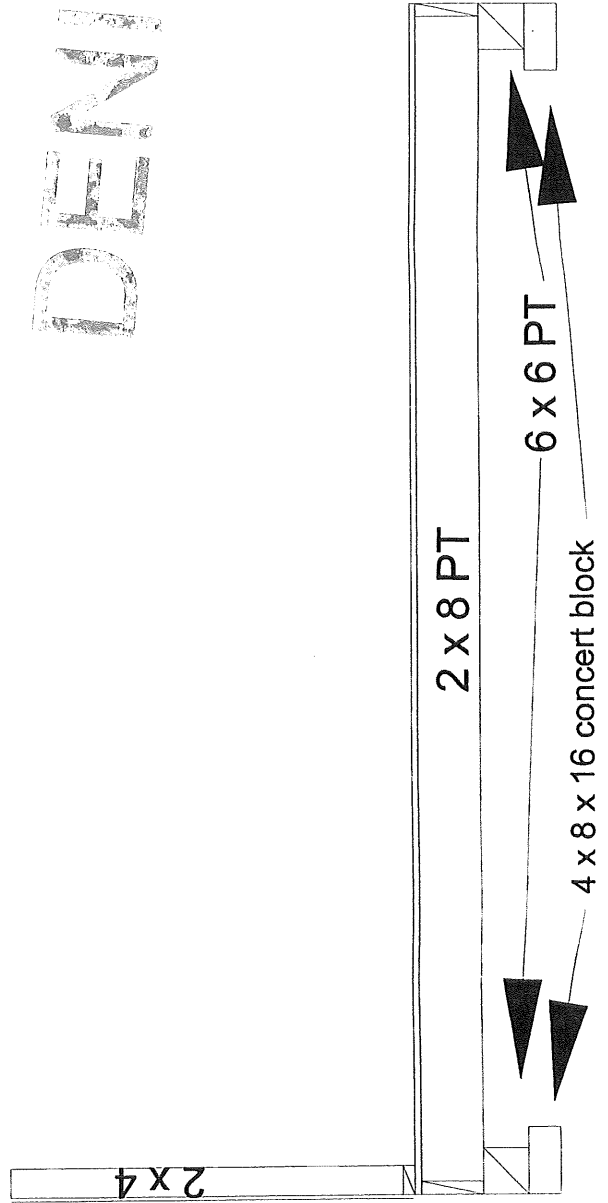
Violation: Building without an approved permit. As discussed, because you constructed the boat house without a permit, you will need to apply for a permit and submit detailed building plans with the application.

C. Rideout
Cliff Island

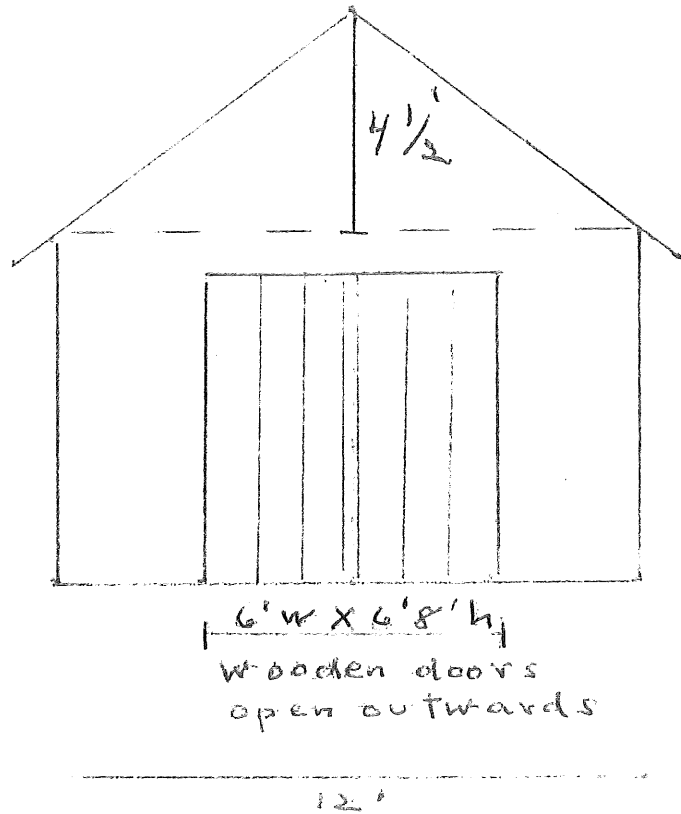


Walls: 3/4 Novelty siding
Roof: ~~1/2 Plywood~~ Pine Roofers
Walls: 3/4 Novelty siding

DENIED



Boathouse / shed
12' x 20'



8" overhang
on all 4 sides

DENIED



General Building Permit Application Extended 10/17/12 (185)

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.

2012-10-5202 DRG 142 Sunset 109B B018

Location/Address of Construction: ¹⁴² 142 Sunset Road, Cliff Island, ME		
Total Square Footage of Proposed Structure/Area 2,40 sq. ft.	Square Footage of Lot 144 approx. 9576 sq ft	Number of Stories one
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# next to 109B-B-18 142 Sunset Rd 109B-B041-144 Sun A	Applicant: (must be owner, lessee or buyer) Name Carolyn Rideout Address 142 Sunset Rd City, State & Zip Cliff Island ME 04019	Telephone: 207-766-0009
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$6000. C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$80.00
<p>Current legal use (i.e. single family) _____ Number of Residential Units _____</p> <p>If vacant, what was the previous use? _____</p> <p>Proposed Specific use: <u>Boathouse/shed 20' x 12'</u></p> <p>Is property part of a subdivision? <u>no</u> If yes, please name _____</p> <p>Project description: _____</p>		
DENIED		
Contractor's name: <u>Robert Howard</u>		Email: _____
Address: <u>Cliff Island</u>		
City, State & Zip: <u>ME 04019</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Carolyn Rideout</u>		Telephone: <u>766-0009</u>
Mailing address: <u>P.O. Box 98, Cliff Island, ME 04019</u>		



RECEIVED
OCT 17 2012
 Dept. of Building Inspections
 City of Portland Maine

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.

and 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: Carolyn Rideout Date: Oct. 1, 2012

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



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records
(deed attached)

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



PORTLAND MAINE

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

*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

January 8, 2013

Carolyn Rideout
142 Sunset Road
Cliff Island, ME 04019

Re: 142 Sunset Road, Cliff Island, - 109B B018 & 109B B041 – IR-1 Island Residential Zone – Request to withdraw Variance Appeal Application.

Dear Ms. Rideout,

This letter is a follow up to the letter I received on December 28, 2012. In this letter you stated that you could not afford a survey and requested that I return your 11 copies of the appeal application and the \$100 application fee. The application fee is nonrefundable [section 14-472(b)(1)]. I have enclosed ten of the copies of the application; we need to keep one for our files.

In your letter you also requested that you get a refund of your \$80 building permit fee because the permit for the boathouse cannot be issued. I have forwarded this request to the Inspections Division Director. You will not get a complete refund, but you may get a partial refund. We need to keep the original application for our records, but I have made a copy of the application which I have enclosed.

You need to bring your property into compliance. Since the boathouse cannot be permitted, it needs to be removed. We understand that it is the middle of winter right now, but the boathouse needs to be removed as soon as possible. Please submit a timeline to our office within three weeks for when the structure will be removed.

Finally, at the end of your letter you talked about the 250' Shoreland setback. I just want to be clear that the Shoreland Zone extends 250' from the high tide, but a structure only needs to be located 75' measured horizontally from the high tide.

Please feel free to contact me if you have any questions.

Yours truly,

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



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 2311

Tender Amount: 80.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 10/17/2012

Receipt Number: 49344

Receipt Details:

Referance ID:	8407	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	80.00	Charge Amount:	80.00
Job ID: Job ID: 2012-10-5202-DRG - Building a shed			
Additional Comments: 144 Sunset Rd CI			

Thank You for your Payment!

**CITY OF PORTLAND
PLANNING AND URBAN DEVELOPMENT DEPARTMENT
389 CONGRESS STREET
PORTLAND, MAINE 04101**

INSPECTION VIOLATIONS

Owner Carolyn Rideout		Code Enforcement Officer Chuck Fagone	Inspection Date 9/13/2012
Location 144 Sunset Rd.	CBL 109B B041	Status Open	Case Number 2012-07-4485

Maine Uniform Building and Energy Code. Sec. 6-16

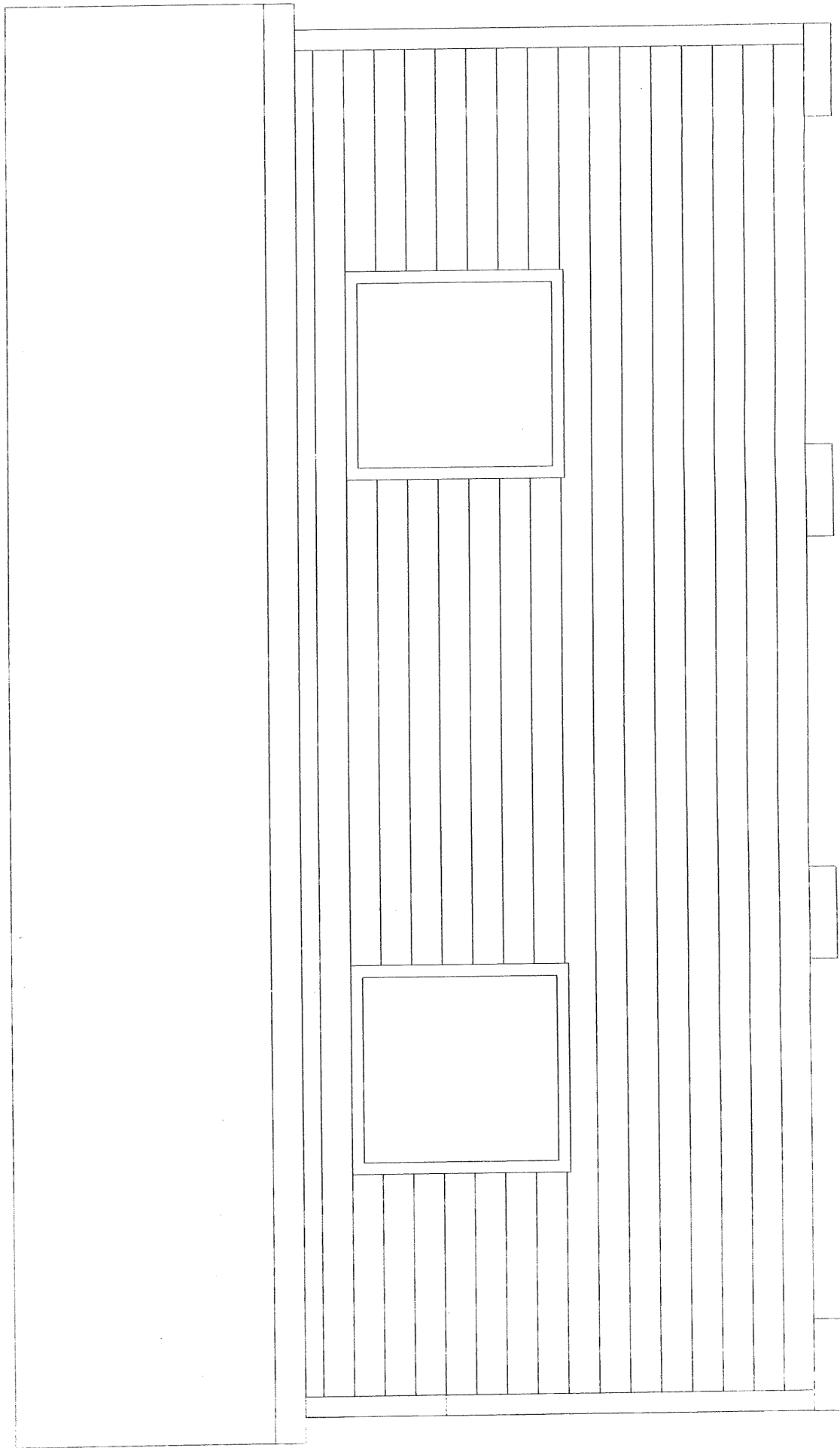
The construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures, shall comply with the Maine Uniform Building and Energy Code ("MUBEC").

Any owner or authorized agent who intends to construct, enlarge, alter, repair move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

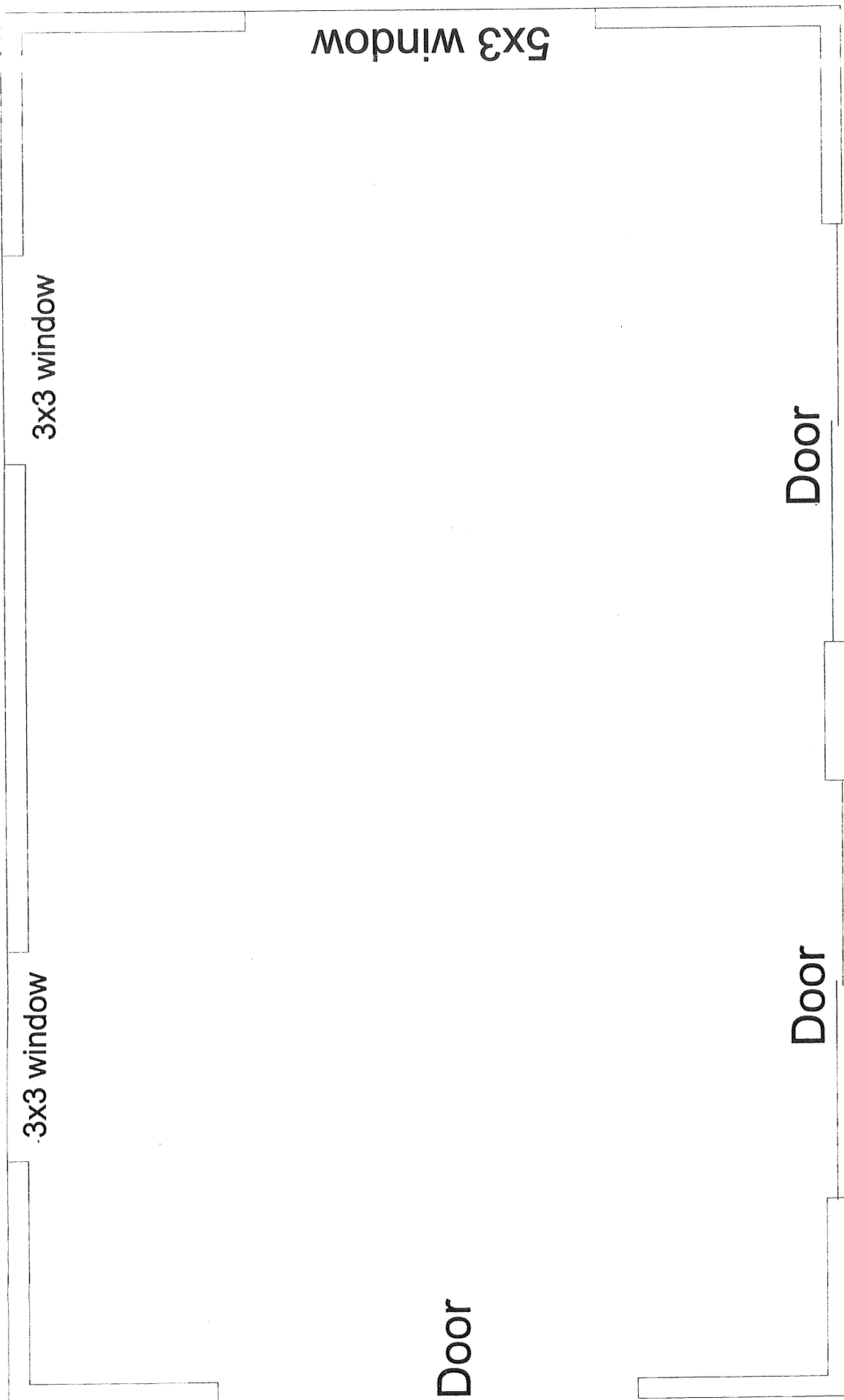
Violation: Building without an approved permit. As discussed, because you constructed the boat house without a permit, you will need to apply for a permit and submit detailed building plans with the application.

E. Ridgout
Liff Island

DENIED



C. R. deo J
Cliff Island



Door

3x3 window

3x3 window

5x3 window

Door

Door