

COMMENTS

7-9-97 Job has just started
7-21-98 Foundation & floor are completed, Framing still to

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 27, 1996

Mr. Dale Dyer
12 Sunset Avenue
Cliff Island, Maine 04109

RE: 12 Sunset Avenue
Cliff Island

Dear Mr. Dyer,

Your application to construct a 20' x 32' garage has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable state and Federal laws.

Building Code Requirements

1. This proposed structure is an accessory garage only no additional dwelling units are permitted on this property. Any change of use would require another permit.
2. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. A 24 hour notice is required prior to inspection.
3. Precautions must be taken to protect concrete from freezing.
4. A guardrail system of building components located near the open side of an elevated walking surface for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R, which is 36". In occupancies in Use Groups A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be constructed as per Chapter 10, Section 1022.0 of the City's Building Code. (The BOCA National Building Code/1993)
5. The minimum headroom in all parts of a stairway shall not be less than 80".

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

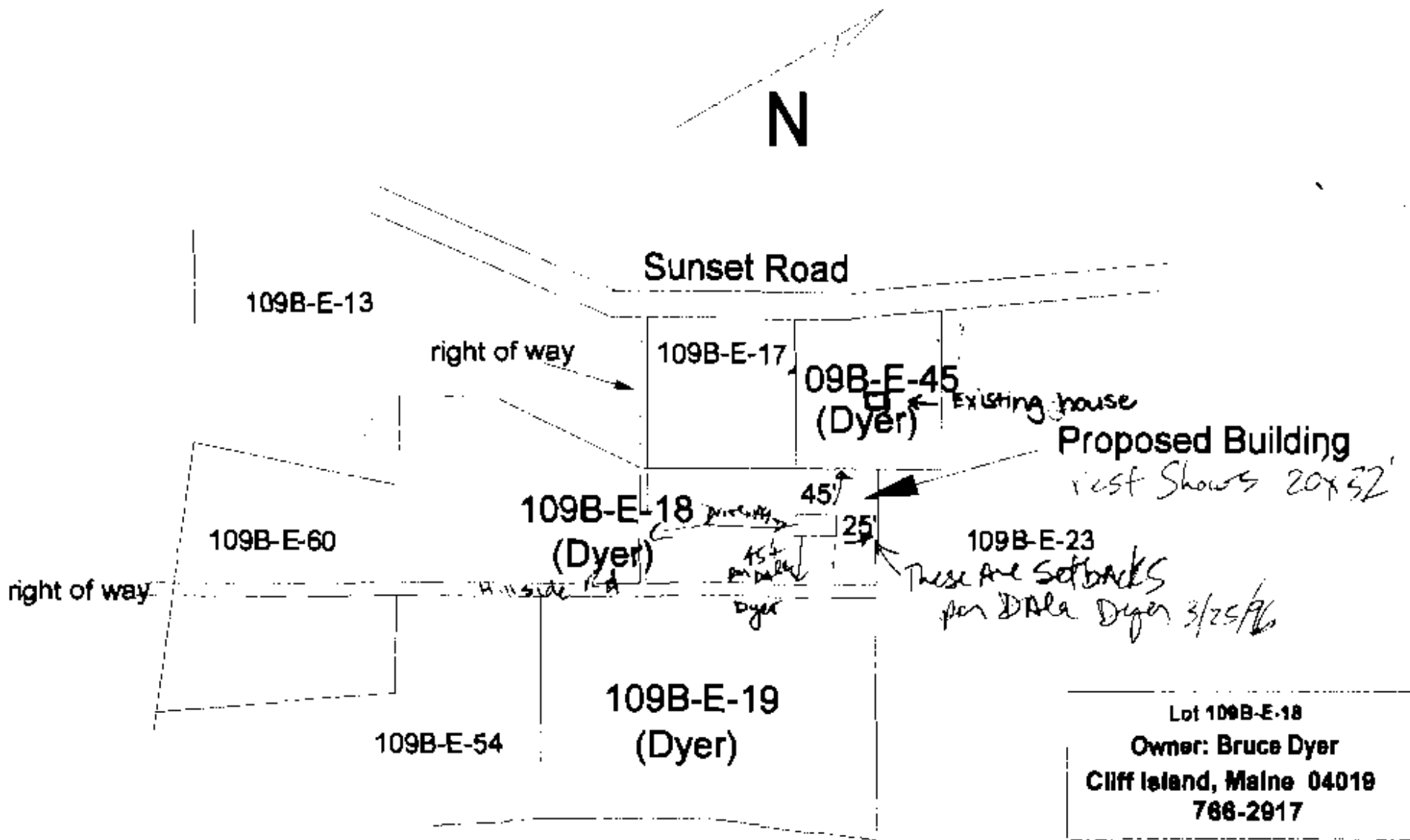

P. Samuel Hoffses
Chief, Code Enforcement Division

cc: M. Schmuckal, Asst. C, Code Enf Div

109B-E-018 (Lead #)

IR-1

N



32' 0"

1st Floor

8' 0"
20' 0"

16' 0"

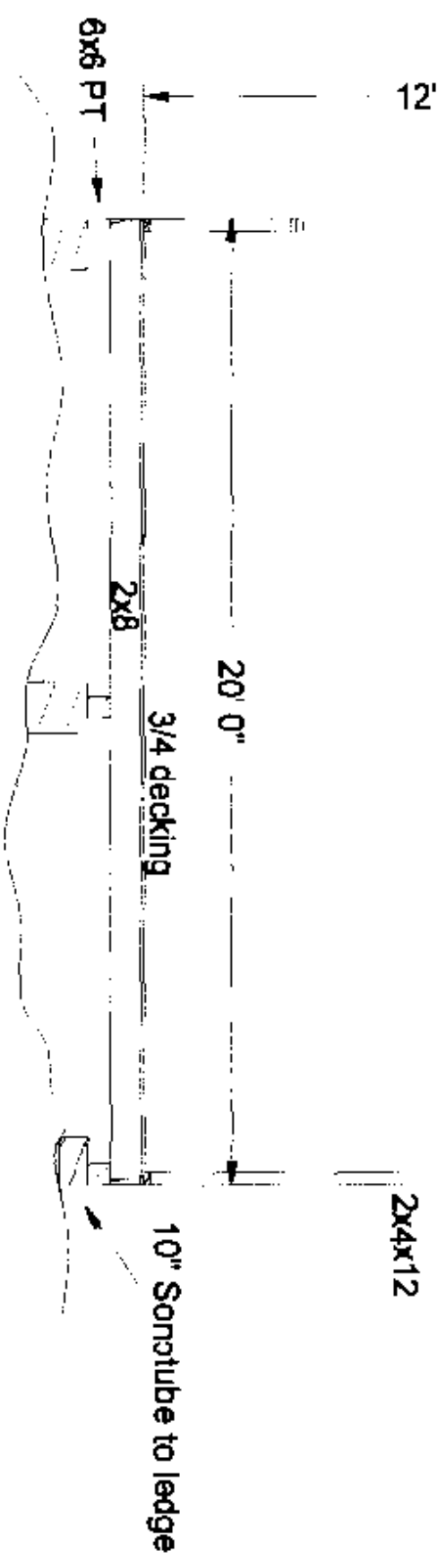
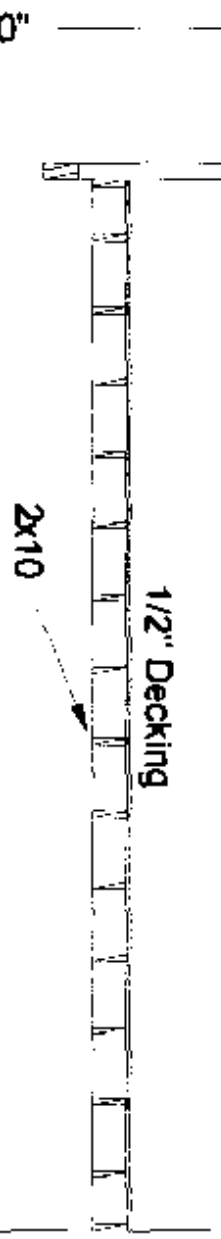
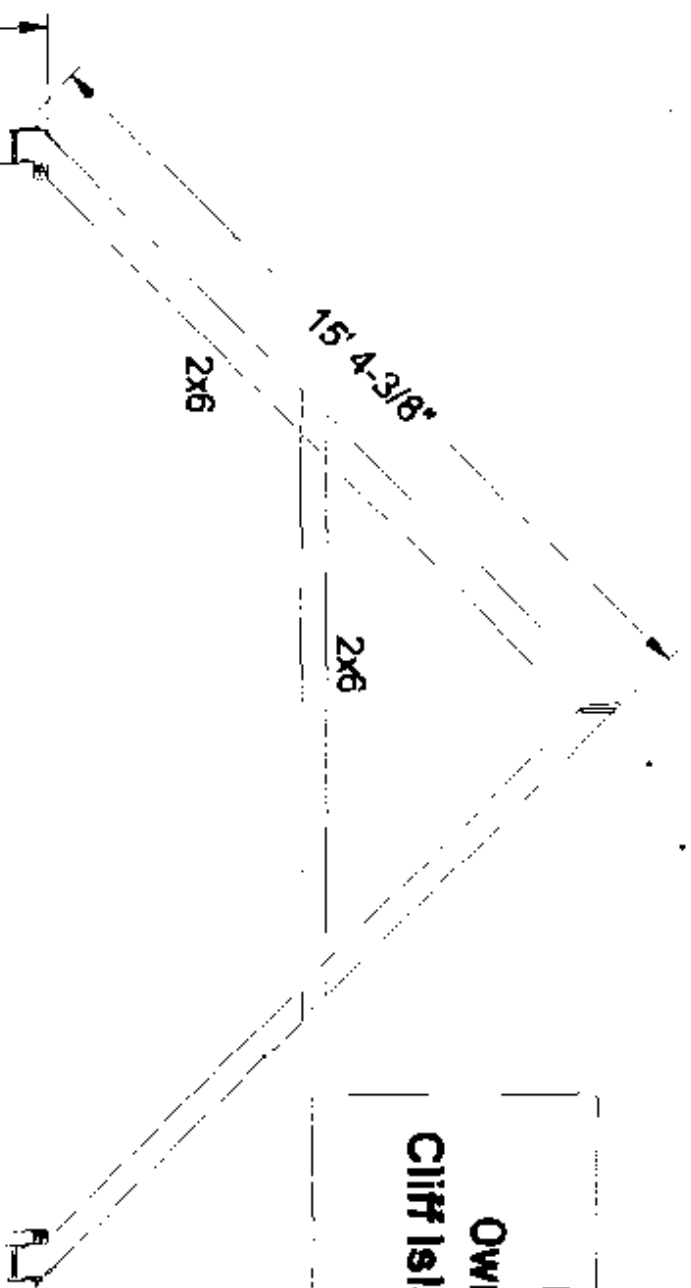
2nd Floor (Loft)

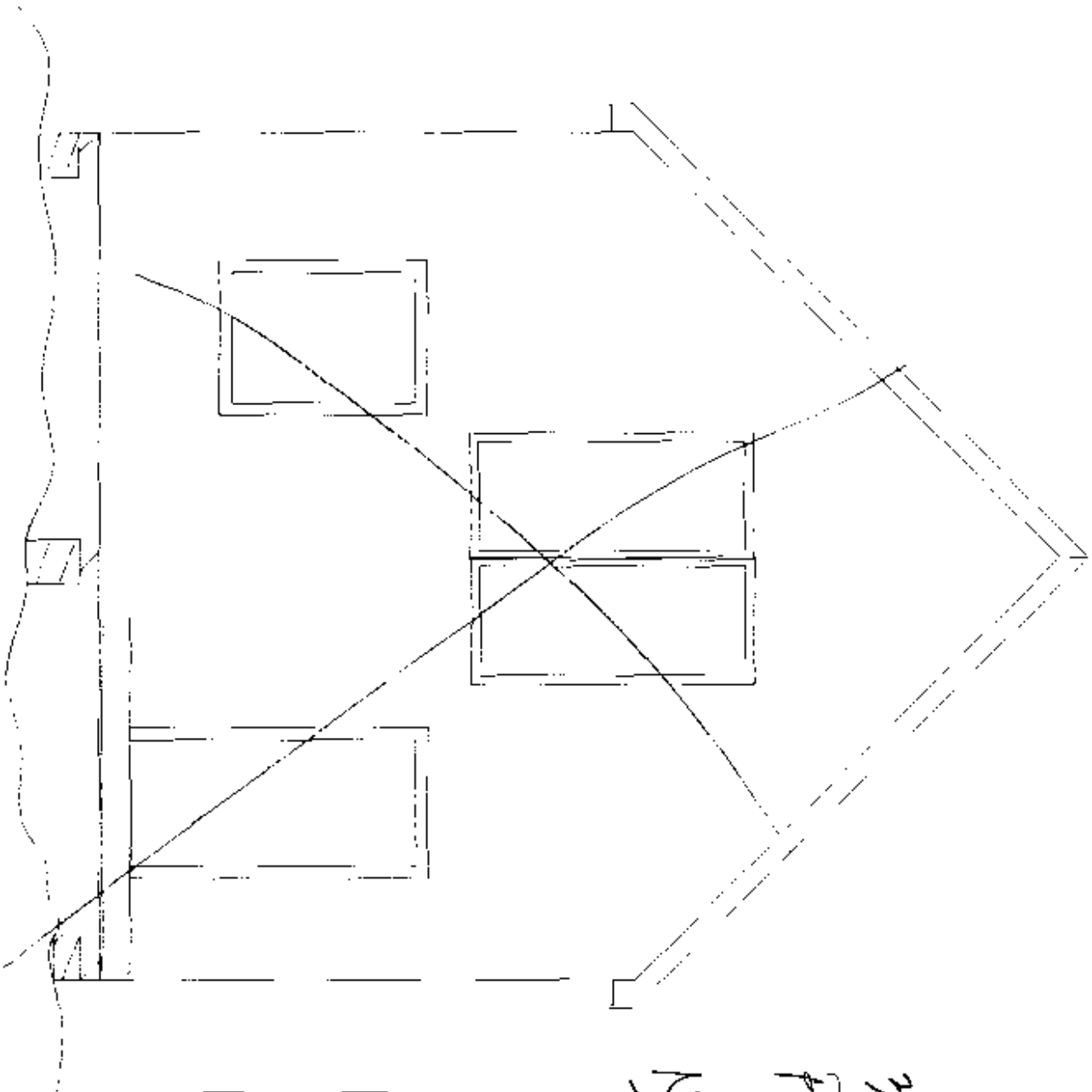
20' 0"

▲
Stairs

Lot 109B-E-18
Owner: Bruce Dyer
Cliff Island, Maine 04019
766-2917

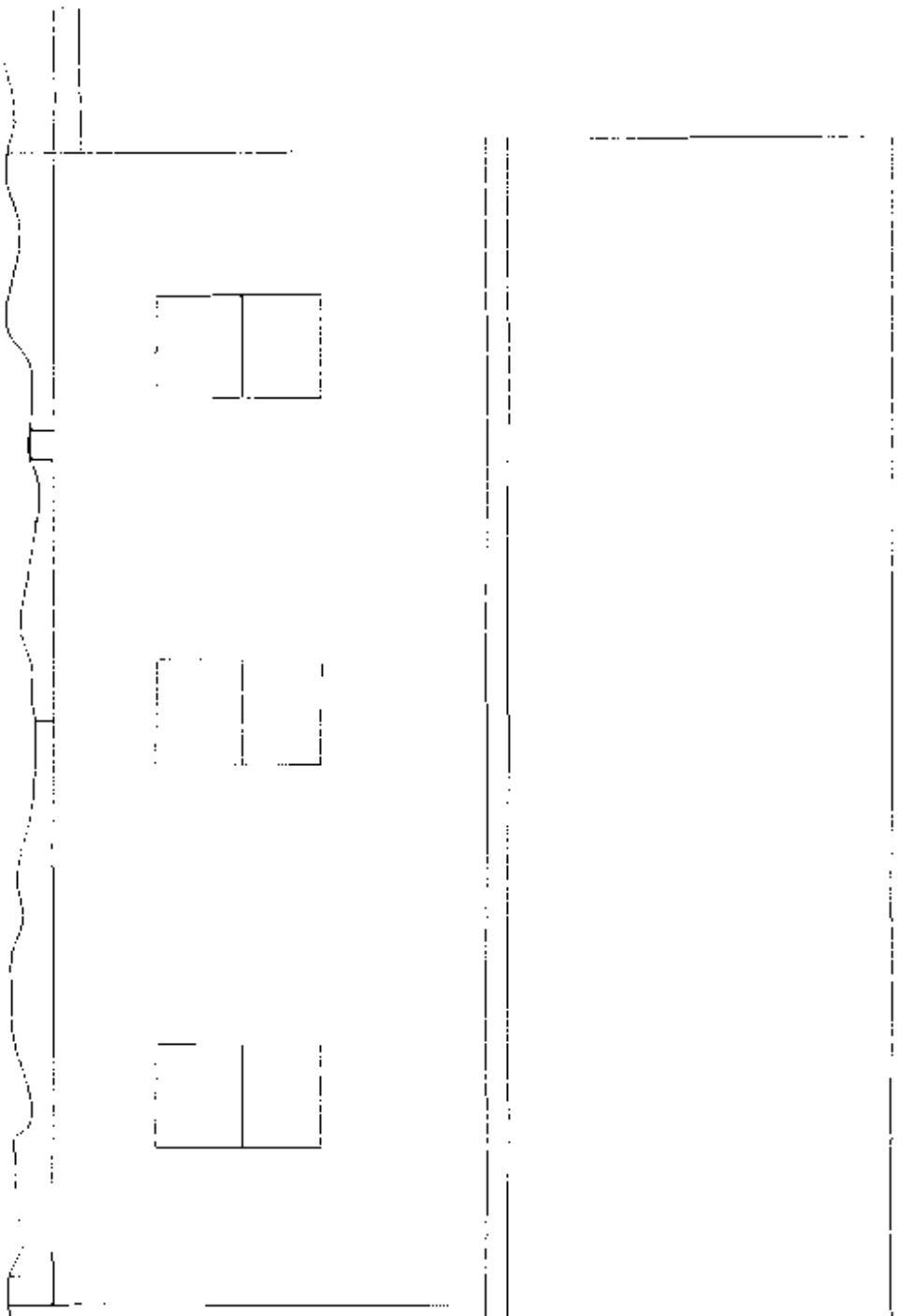
Lot 109B-E-18
Owner: Bruce Dyer
Cliff Island, Maine 04019
766-2917





4/5/96
Per Dale Dyer telephone
call - This is a garage
NOT A dwelling -
This was overly
emphasized

Lot 109B-E-18
Owner: Bruce Dyer
Cliff Island, Maine 04019
766-2917



Lot 1088-E-18
Owner: Bruce Dyer
Cliff Island, Maine 04019
766-2917

Map 1
1088-E-18

Applicant: Dale Dyer Date: 3/25/96
Address: 12 Sunset Lane, Cliff Isl.
Assessors No.: 109B-E-01B

CHECK LIST AGAINST ZONING ORDINANCE

- Date - existing
- Zone Location - IR-1
- Interior or corner lot -
- Use - GARAGE only - NO living space (overly emphasized with contractor)
- Sewage Disposal -
- Rear Yards - 30' req - 45' shown
- Side Yards - 20' req - 25' shown
- Front Yards - 30' req. N/A
- Projections -
- Height -
- Lot Area - $10,350 + 49,930 = 60,280^{\#}$
- Building Area - max 20% of bldg AREA or 12,056[#] max Allowed (not close)
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking -
- Loading Bays -

- Site Plan -
- Shoreland Zoning -
- Flood Plains -

Condition: - No living space in GARAGE - Existing house - to remain a single family