

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Eva Alming & Henning Pontoppidan

Applicant Cliff Island

Date Dec. 29, 1986  
 109-A-C-5 Inl. Ave. Cliff Island

Mailing Address single family - summer cottage

Address of Proposed Site

Proposed Use of Site 2 acres / 24 : 48

Site Identifier(s) from Assessors Maps I-R-1

Acres of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (  ) No

Proposed Number of Floors 1

Board of Appeals Action Required: ( ) Yes (  ) No

Total Floor Area

Planning Board Action Required: ( ) Yes (  ) No

Other Comments:

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:

*AK [Signature]* 2/1/87

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

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Other Comments: Shoreland Zone + Floodplain Reviews?

Date Dept. Review Due: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT REVIEW**

(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	
APPROV'	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CONDITIONS SPECIFIED BELOW
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REASONS SPECIFIED BELOW

REASONS: 1) Sewage Disposal system shall be approved by City Plumbing Inspector.

(Attach Separate Sheet if Necessary)

*[Signature]* 12/19/87  
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

B

# APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 0 549

ZONING LOCATION ..... PORTLAND, MAINE

MAY 18 1987

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 109-A-C-5, Island Ave., Cliff Island ..... Fire District #1 , #2

1. Owner's name and address .. Eva Alving Henning Pontoppidan - Cliff Island Telephone ..

2. Lessee's name and address .. Telephone ..

3. Contractor's name and address .. Robert Howard - Cliff Isl. Telephone .. 766-2850

Proposed use of building ... dwelling - summer cottage ..... No. of sheets ..

Last use ..... No. families ... 1

Material ..... No. stories ..... Heat ..... Style of roof ..... No. families ..

Other buildings on same lot ..... Roofing ..

Estimated contractual cost \$ .. ~~65,000~~ ..

FIELD INSPECTOR - Mr. ..... @ 775-5451

Appeal Fees	\$	.....
site plan		50.00
Base Fee		<del>345.00</del>
Late Fee		<del>39.00</del>
TOTAL	\$	370.00

Minor site plan review  
To construct single family summer ~~house~~  
cottage, 24 x 48, 1 story, no garage

Stamp of Special Conditions

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical.

### DETAILS OF NEW WORK

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

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

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 .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber - Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... 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 .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: ..... DATE

BUILDING INSPECTION - PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

### MISCELLANEOUS

Will work require disturbing of any tree on a public street? .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....

Signature of Applicant ..... Phone # ..... 677-0

Type Name of above ..... Robert Howard for  
Eva Alving & Henning Pontoppidan

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 109 A-C-5 Island Avenue, Cliff Island

Issued to Henning Pontoppidan

Date of Issue October 30, 1939

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. 87/549, 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

APPROVED OCCUPANCY

Entire

Single Family

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved:

10-30-39

(Date)

Inspector

Inspector Buildings

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

NEEDS CERT. of OCCUPANCY

THANKS

BOB HOWARD - 766-2850

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING INSPECTION

**PERMIT**

PERMIT ISSUED

MAY 18 1987

No. 524

City of Portland

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that HENNING BONTOPPIDAN  
has permission to CONSTRUCT SINGLE FAMILY 24 x 68, NO GARAGE [ 24x48 ACTUAL SIZE ]  
AT 109 A-C-5 ISLAND AVE., CLIFF ISLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 for inspection must be given and written permission procured before this building or part thereof is latched or otherwise closed-in.

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

**PERMIT ISSUED WITH LETTER**

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**