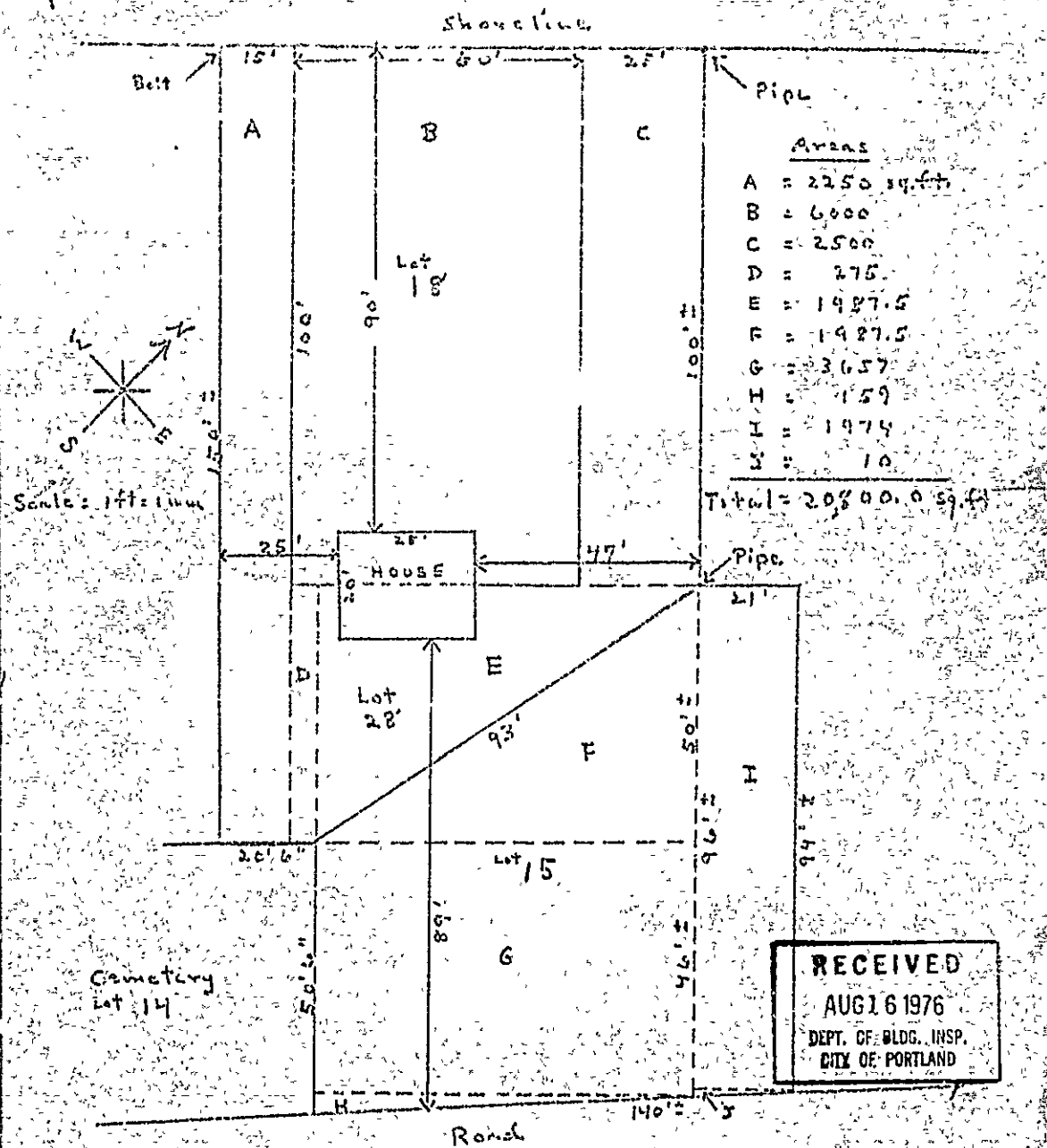


ISLAND AVENUE
109B-B-18-28

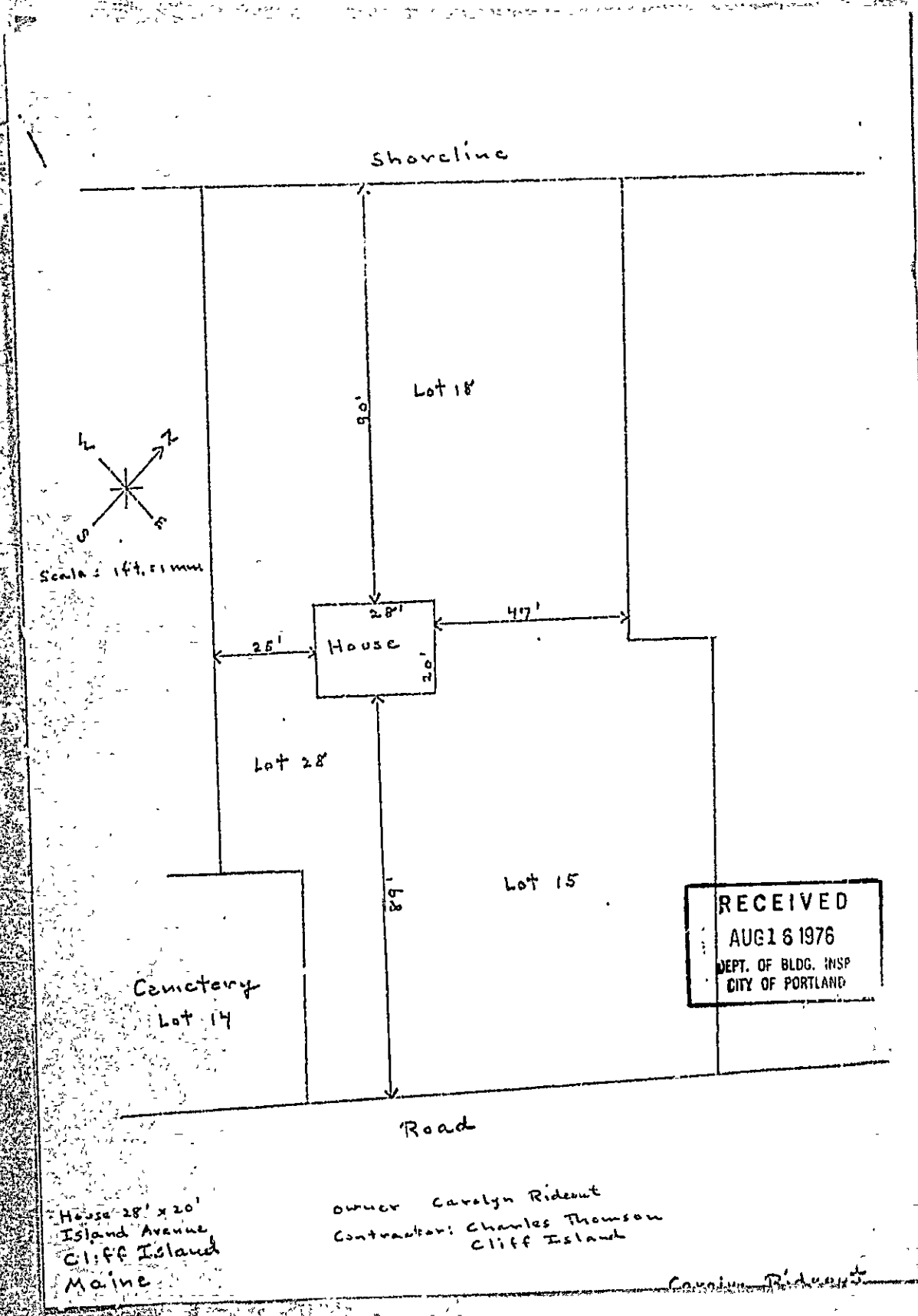
CLIFF ISLAND



House 28' x 20'
Island Avenue
Cliff Island
Maine

Owner: Carolyn Rideout
Contractor: Charles Thomson
Cliff Island

Carolyn Rideout

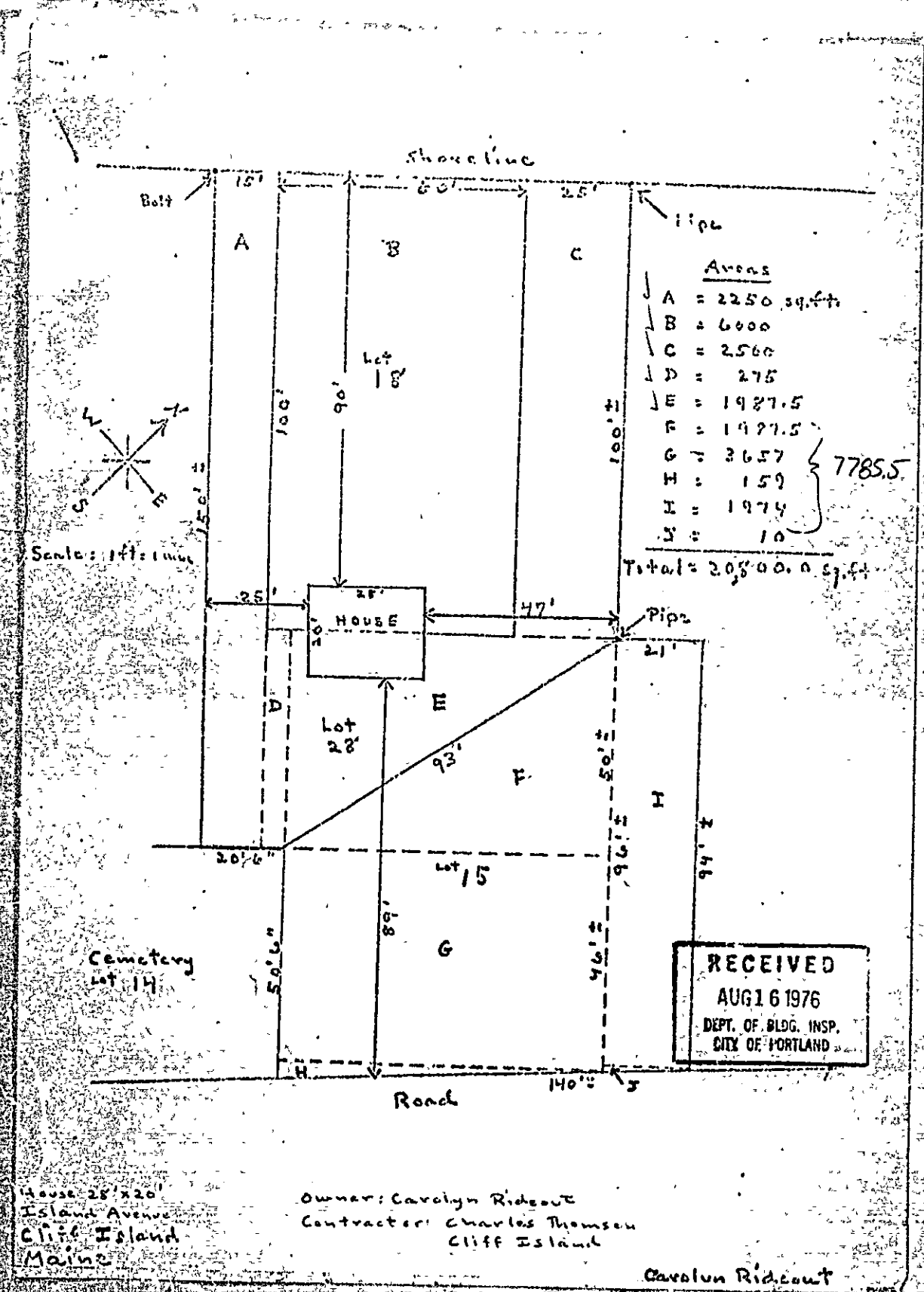


Scale: 1/4" = 1' mm

House 28' x 20'
Island Avenue
Cliff Island
Maine

owner Carolyn Rideout
Contractor: Charles Thomson
Cliff Island

Carolyn Rideout



Areas

- A = 2250 sq. ft.
- B = 6000
- C = 2560
- D = 275
- E = 1927.5
- F = 1927.5
- G = 3657
- H = 159
- I = 1974
- J = 10

7785.5

Total = 20,500.0 sq. ft.

RECEIVED
 AUG 16 1976
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

House: 28' x 20'
 Island Avenue
 Cliff Island
 Maine

Owner: Carolyn Rideout
 Contractor: Charles Thomson
 Cliff Island

Carolyn Rideout

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

69

Applicant: Carolyn Rideout
 Mailing Address: PO Box 98, Cliff Island 04019
 Proposed Use of Site: _____
 Acreage of Site: 20,800 sq. ft. / Ground Floor Coverage: 560 sq. ft.
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: shore land
 Date Dept. Review Due: 8-20-76

Date: 8-17-76
 Address of Proposed Site: 109B-8-18-28 Island Ave. Cliff Is.
 Site Identifier(s) from Assessors Maps: same
 Zoning of Proposed Site: R-2
 Proposed Number of Floors: 2
 Total Floor Area: ~~1120~~ 1120

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

	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
COMPLIES	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
COMPLIES CONDITIONALLY																			
DOES NOT COMPLY																			

REASONS: _____

William Ward 8/19/76
 SIGNATURE OF REVIEWING STAFF/DATE
 BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant Carolya P. LeGout Date 8-17-76
 Mailing Address Box 98, Cliff Island 04019 Address of Proposed Site 1000 Shoreland Road, Portland, ME 04107
 Proposed Use of Site Swimming Site Identifier(s) from Assessors Maps 2-2
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes () No Total Floor Area 3120 1120
 Planning Board Action Required: () Yes () No
 Other Comments: there is a
 Date Dept. Review Due: 8-20-76

PLANNING DEPARTMENT REVIEW 8/17/76
 (Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below SHORELAND

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONAL												
DISAPPROVED												

REASONS: The Building Department should document that the applicant has title to land in excess of 20,000 sq ft to be in compliance with Title 12, Sections 480 and 480A, the Minimum Lot Size Law.
 The latest information regarding flood prone land shows that the property in question is flood prone up to 50 feet from the shoreline; therefore, the proposed structure should not be affected by flooding.

(Attach Separate Sheet if Necessary)


 SIGNATURE OF REVIEWING STAFF/DATE 8/20/76

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

69

Applicant Carolyn Rice

Date 8-17-76

Mailing Address PO Box 98, Cliff Island 04010

Address of Proposed Site 1098-1-14-2A Island Ave. Cliff Is

Proposed Use of Site dwelling

Site Identifier(s) from Assessors Maps same

Acreage of Site 7/ Ground Floor Coverage

Zoning of Proposed Site R-2

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

Proposed Number of Floors 2

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

Total Floor Area 1120

Planning Board Action Required: () Yes () No

Other Comments: state land

Date Dept. Review Due: 8-20-76

RECEIVED

PUBLIC WORKS DEPARTMENT REVIEW
AUG 18 1976

DEPARTMENT OF PUBLIC WORKS

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	✓	✓	N/A	N/A	✓	
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet If Necessary)

John P. Royce 8-19-76
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant: Carolyn Russell Date: 8-17-78

Mailing Address: 20 Box 98, Cliff Island, ME 04113 Address of Proposed Site: 173-18-28 Island Ave. Cliff Is

Proposed Use of Site: _____ Site Identifier(s) from Assessors Maps: _____

Acres of Site: 1.7 / Ground Floor Coverage: _____ Zoning of Proposed Site: _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 2

Board of Appeals Action Required: () Yes () No Total Floor Area: 1120

Planning Board Action Required: () Yes () No

Other Comments: above land

Date Dept. Review Due: 8-20-78

FIRE DEPARTMENT REVIEW

(Date Received)

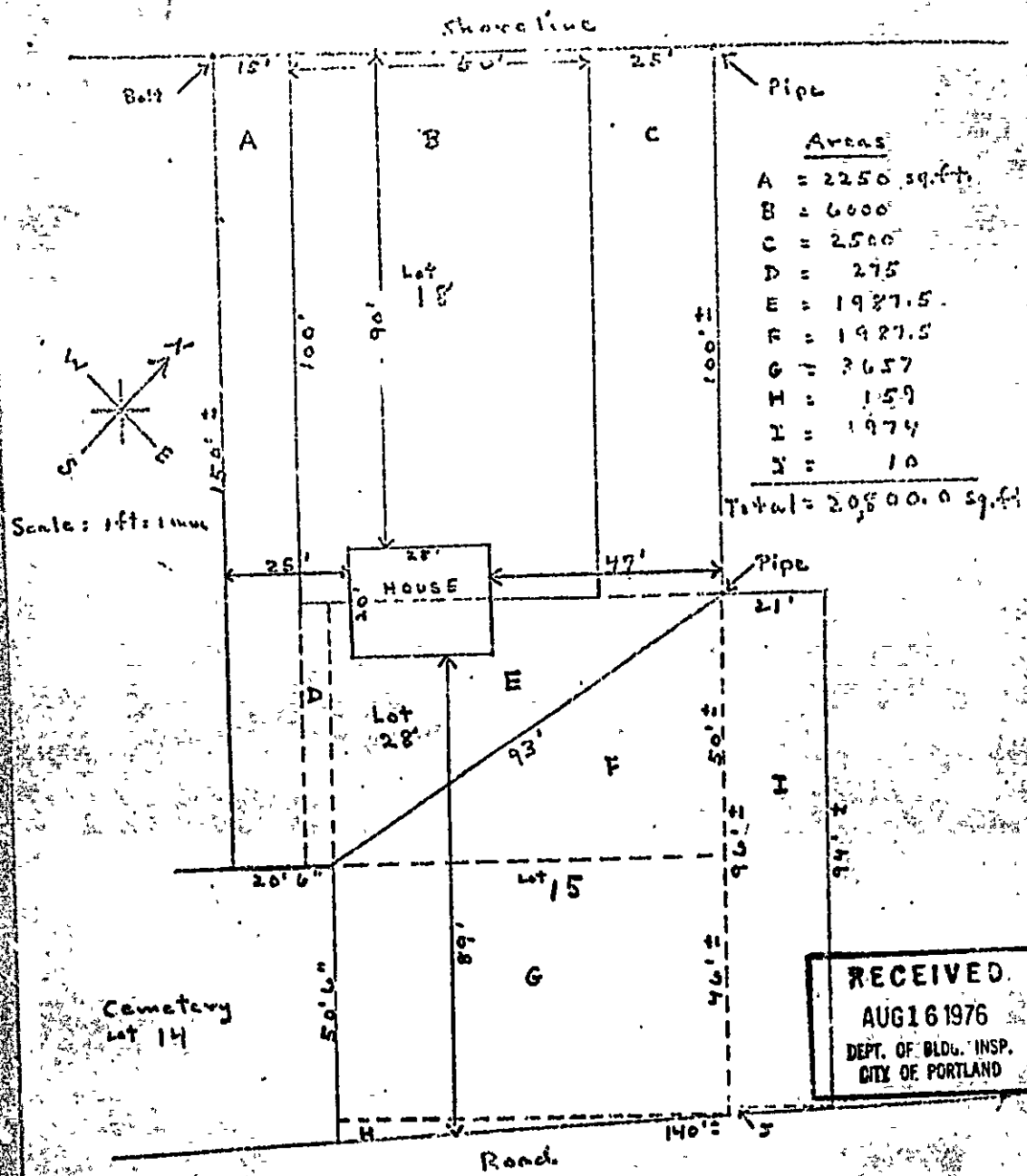
	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTION	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		CONDITIONS SPECIFIED BELOW REASONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS:

(Attach Separate Sheet if Necessary)

H.P. Miller

SIGNATURE OF REVIEWING STAFF/DATE
FIRE DEPARTMENT COPY



House 28' x 20'
Island Avenue
Cliff Island
Maine

Owner: Carolyn Ridout
Contractor: Charles Thomson
Cliff Island

Carolyn Ridout

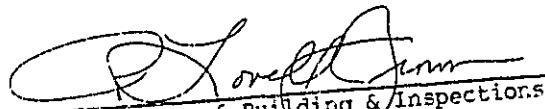
CITY OF PORTLAND, MAINE
BUILDING AND INSPECTION SERVICES
NOTICE RELATING TO SEWAGE DISPOSAL

Date 8-17-76
Location 109B-6-18, 28 Island Ave; * Cliff Island
Use dwelling
Owner and Address Carolyn Rideout PO Box 98, Cliff Island 04019
Contractor and Address Charles Thompson, Cliff Island
Actual Area of Lot 20,800 sq. ft. Zone R-2
Area required by Zoning Ordinance if sewer were available 7,000

Where no City sewer is available, the State Plumbing Code requires that a Site Evaluation Test be performed by a State recognized Soil Scientist, Geologist, Professional Engineer, or others so recognized. The Building Code directs that, where a sewage disposal system is to be used, a building permit shall not be issued unless the proposed method of sewage disposal has been approved by the Director of Building Inspections.

Since application for the above permit indicates that connection to a sewer is not possible, it is necessary for the owner or his agent to file the results (including plans) with this department to explain the method of sewage disposal recommended by a Site Evaluation Test.

After this test has been filed, the Plumbing Inspector will notify this department of the lot size required on the basis of the results of the test.


Director of Building & Inspections

This space for Plumbing Inspector's use:

Test performed by Walter B. Jordan # _____ Date 8/10/76
Area of lot required under Site Evaluation Test _____ sq. ft.

The results of the test require the predesigned private sewage disposal as per the attached state form and is accepted by the Plumbing Inspector or his alternate W.B. Jordan, P.E. (LPI # 123)

Comments _____

The site evaluation for this lot requires an overhead discharge as this is the only way it can be done. Y.C.P. has approved this method for Cliff Island.

Date: 8/16/76

Applicant: CAROL WARDROOT

Address: ISLAND AVE, CLIFF ISLAND, ME.

Assessors #: 109B-8-18-23

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - NEW

✓ Zone Location - 19-2

✓ Interior or corner lot -

✓ 40 ft. setback area (Section 21) - NO

✓ Use - 28' X 30' DWELLING

✓ Sewage Disposal - PRIVATE

✓ Rear Yards - 90' - 15' MIN.

✓ Side Yards - 25' - 44' - 14' - 14' MIN.

✓ Front Yards - 89' - 20' MIN.

✓ Projections - NONE

✓ Height - TWO STORY - 35' MAX.

Lot Area - 20,800⁺

✓ Building Area - 560⁺ - 4160⁺ MAX

✓ Area per Family - 20,800⁺ - 17,000⁺ MIN.

✓ Width of Lot - 100' - 70' MIN.

✓ Lot Frontage - 140' - 40' MIN.

Off-street Parking -

Loading Bays -

Site Plan - YES

SHORELANDS

Date: 8/16/66

Applicant: CAROL W. HODGKIN

Address: ISLAND AVE, CLIFF ISLAND, MIE.

Assessors #: 109R-8-18-68

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - NEW
- ✓ Zone Location - R-2
- ✓ Interior of corner lot -
- ✓ 40 ft. setback area (Section 21) - NO
- ✓ Use - 28' X 30' DWELLING
- ✓ Sewage Disposal - PRIVATE
- ✓ Rear Yards - 90' - 15' MIN.
- ✓ Side Yards - 35' - 44' - 14' - 14' MIN.
- ✓ Front Yards - 89' - 20' MIN.
- ✓ Projections - NONE
- ✓ Height - TWO - STORY - 35' MAX.
- ✓ Lot Area - 20,800⁺
- ✓ Building Area - 560⁺ - 4160⁺ MAX
- ✓ Area per Family - 20,800⁺ - 7,000⁺ MIN.
- ✓ Width of Lot - 100' - 70' MIN.
- ✓ Lot Frontage - 140' - 40' MIN.
- Off-street Parking -
- Loading Bays -
- Site Plan - YES

SHORELAND



APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 20

CITY OF PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, August 16, 1976

To the DIRECTOR 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 lots 15, 18, 28 Island Avenue, Cliff Island Fire District #1 #2

1. Owner's name and address Carolyn Rideout, P.O. Box 90, Cliff Island Telephone

2. Lessee's name and address

3. Contractor's name and address Charles Thomson, Cliff Island Telephone

4. Architect

Proposed use of building 1 fam. dwelling Specifications

Last use

Material wooden No. stories 2 Heat wood stove Style of roof pitch Roofing asphalt

Other buildings on same lot

Estimated contractual cost \$ 16,000 No. of sheets 5

No. families 1

No. families

Fec \$ 64.00

FIELD INSPECTOR—Mr. Smith @ 715-5451

This application is for: Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

GENERAL DESCRIPTION

To construct 2 story dwelling,
28' x 20' as per plan

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

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

Is connection to be made to public sewer? no If not, what is proposed for sewage? septic tank

Has septic tank notice been sent?

Height average grade to top of plate 8 Height average grade to highest point of roof 18

Size, front 20 depth 28 No. stories 2 solid or filled land? ledge earth or rock?

Material of foundation concrete schotube Thickness top

Kind of roof pitch Rise per foot

No. of chimneys 1 Material of chimneys br of lining tile Kind of heat stove fuel wood

Framing Lumber—Kind SPRUCE Dressed or full size? dr Corner posts 4x6 Sills 2x10

Size Girder 6x10 Columns under girders

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 2x8 2nd 2x8 3rd

On centers: 1st floor 16" 2nd 16" 3rd

Maximum span: 1st floor

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

IF A GARAGE

No. cars now accommodated on same lot

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

MISCELLANEOUS

APPROVALS BY: BUILDING INSPECTION—PLAN EXAMINER

ZONING: 7/13/76

BUILDING CODE: 2/22/76

Fire Dept.:

Health Dept.:

Others:

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? yes

Signature of Applicant Carolyn Rideout Phone #

Type Name of above Carolyn Rideout 1 2 3 4

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

9/29/76. No work started.

April 1978
All exterior work
completed, the interior is
yet to be completed.
One or two interior
partitions started.
Plumbing & wiring
completed.

Approved

Date of permit 10-21-76

Owner Carl & Helen Gifford

Location 1093 15th St SE

Permit No. 76/835