

101164

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, if Any,  
Attached

BUILDING DEPARTMENT

**PERMIT ISSUED**

**PERMIT**

Permit Number: 101164

SEP 30 2010

This is to certify that ROBITZEK WILLIAM D & BARBARA L CONDLITS/H

has permission to New 12' x 20' shed

City of Portland

AT 2 SPRING AVE Diamond Island CE 083A F006001

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 of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**


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

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

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

Other \_\_\_\_\_

Department Name

  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-1164	Issue Date:	CBL: 083A F006001
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Location of Construction: 2 SPRING AVE Diamond Island	Owner Name: ROBITZEK WILLIAM D & BARB	Owner Address: 54 EVERGREEN RD	Phone:
Business Name:	Contractor Name: Home Conceptions Inc	Contractor Address: PO Box 460 Turner	Phone 713-5430 (cell) 2072255185
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: IR-2

Past Use: Single Family Home (seasonal)	Proposed Use: Single Family Home (seasonal) - New 12' x 20' shed	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: New 12' x 20' shed - 240#		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: J Type: shed IRG, 2003	

Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action. <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: Idobson	Date Applied For: 09/17/2010	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>with shed is outside of 250'</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/23/10</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**PERMIT ISSUED**

SEP 30 2010

City of Portland

**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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-1164	Date Applied For: 09/17/2010	CBL: 083A F006001
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Location of Construction: 2 SPRING AVE Diamond Island	Owner Name: ROBITZEK WILLIAM D & BARB	Owner Address: 54 EVERGREEN RD	Phone:
Business Name:	Contractor Name: Home Conceptions Inc	Contractor Address: PO Box 460 Turner	Phone: (207) 225-5185
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Single Family Home (seasonal) - New 12' x 20' shed	Proposed Project Description: New 12' x 20' shed
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/23/2010
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<p>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. The approved shed is NOT being approved for a living space or dwelling unit.</p>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jonathan Rioux	<b>Approval Date:</b> 09/30/2010
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<p>1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

**PERMIT ISSUED**

SEP 30 2010

City of Portland

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Framing and final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED

SEP 30 2020

City of Portland



# General Building Permit Application

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.

Location/Address of Construction: <u>2 Spring Ave, Diamond Island</u>		
Total Square Footage of Proposed Structure/Area <u>240</u>		Square Footage of Lot <u>25714 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>83A-F-6-7</u>	Applicant <b>"must be owner, Lessee or Buyer"</b> Name <u>William Robitzek</u> <u>Barbara Raimond</u> Address <u>54 Evergreen Rd</u> City, State & Zip <u>Auburn, ME 04210</u>	Telephone:  <u>212-7709</u> <u>782-2344</u>
Lessee/DBA (If Applicable)  <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15K</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) <u>seasonal</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>New shed</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Construct new shed on lot F006</u>		
Contractor's name: <u>Hone Conceptions Inc</u>		
Address: <u>PO Box 460 / 40 Sable Dr</u>		
City, State & Zip: <u>Turner ME 04282</u>		Telephone: <u>225-5185</u>
Who should we contact when the permit is ready: <u>Phil Daigle</u>		Telephone: <u>713-5430</u>
Mailing address: <u>PO Box 460 Turner ME 04282</u>		

**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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 9-13-2010

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



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

9-20 20 10

Received from Home Concept Inc

Location of Work 2 Spring Hill Dr

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 170

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: \_\_\_\_\_

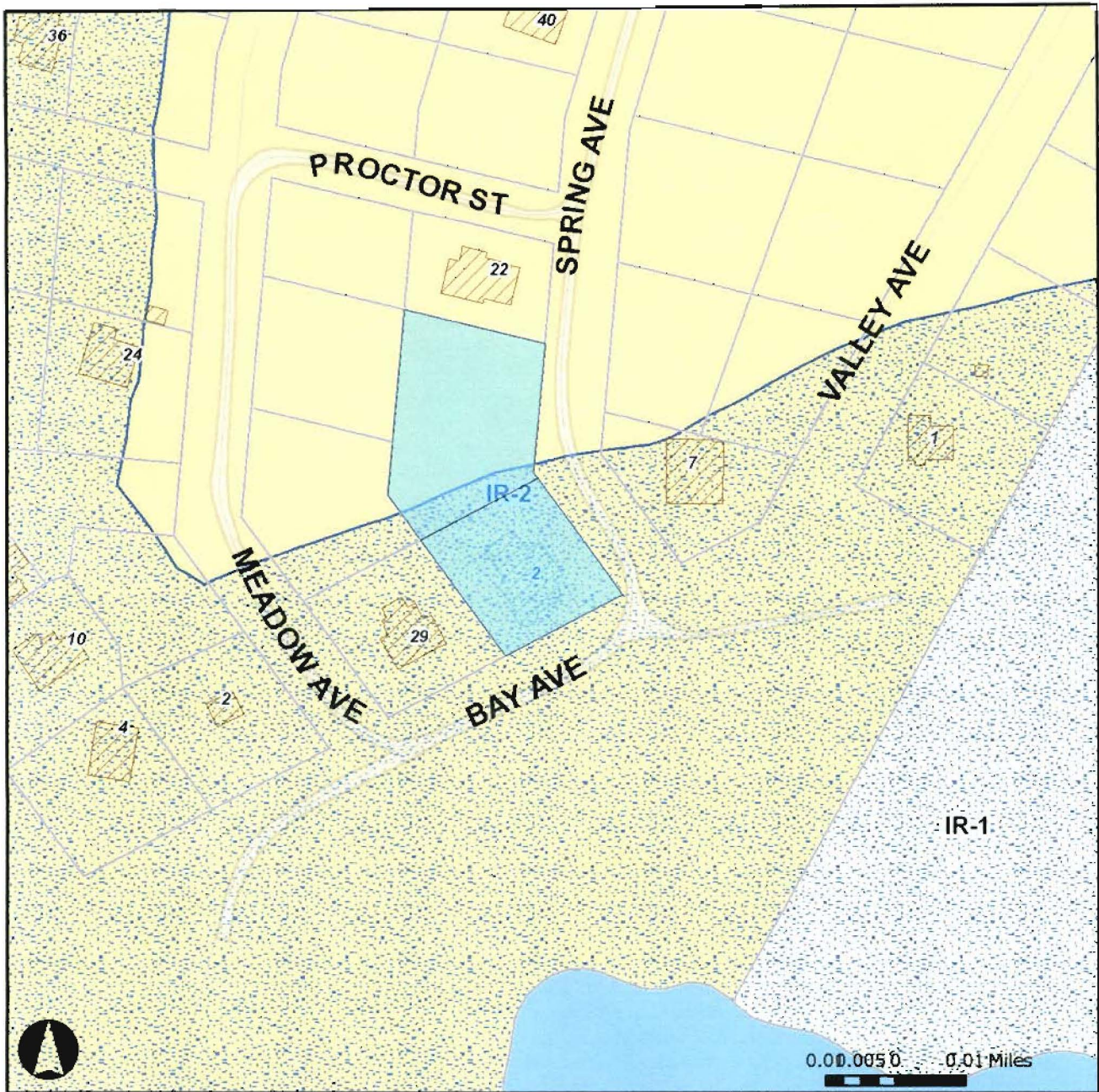
Check #: \_\_\_\_\_ Total Collected \$ 170

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

# Map



Parcels



Parcels



Parcels



Interstate



Streets



Shoreland Overlay Zone



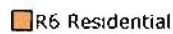
Stream Overlay Zone



Island Zoning

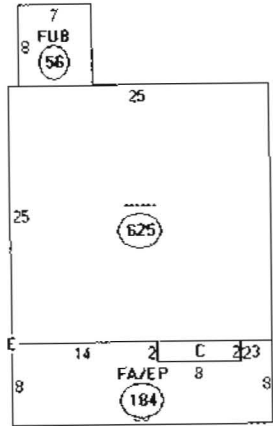


Zoning (continued)



Zoning (continued)





Descriptor/Area	
A:-----	
B: FUB	625
56 sqft	
C: FBAY/B	56
16 sqft	
D: FA/EP	16
184 sqft	
E: RG1	184
360 sqft	
	360
	240 → New Shed
	<hr/>
	1481 sqft



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

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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:**

**CBL** 083A F006001  
**Land Use Type** SEASONAL  
**Property Location** 2 SPRING AVE  
**Owner Information** ROBITZEK WILLIAM D & BARBARA L  
 RAIMONDI JTS  
 54 EVERGREEN RD  
 AUBURN ME 04210  
**Book and Page** 9363/218  
**Legal Description** 83A-F-6-7  
 SPRING AVE 2  
 BAY AVE  
 GR DIA ISLAND 25714 SF  
**Acres** 0.59

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	12056	<b>OWNER OF RECORD AS OF APRIL 2010</b>
<b>LAND VALUE</b>	\$330,700.00	ROBITZEK WILLIAM D &
<b>BUILDING VALUE</b>	\$159,800.00	BARBARA L RAIMONDI JTS
<b>NET TAXABLE - REAL ESTATE</b>	\$490,500.00	54 EVERGREEN RD
<b>TAX AMOUNT</b>	\$8,789.76	AUBURN ME 04210

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

**Building Information:**

Card 1 of 1

**Year Built** 1930  
**Style/Structure Type** OLD STYLE  
**# Stories** 1  
**Bedrooms** 1  
**Full Baths** 1  
**Half Baths** 1  
**Total Rooms** 9  
**Attic** FULL FINSH  
**Basement** PIER/SLAB  
**Square Feet** 1399

[View Sketch](#) [View Map](#) [View Picture](#)

**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
10/16/1990	LAND + BUILDING	\$0.00	9363/218

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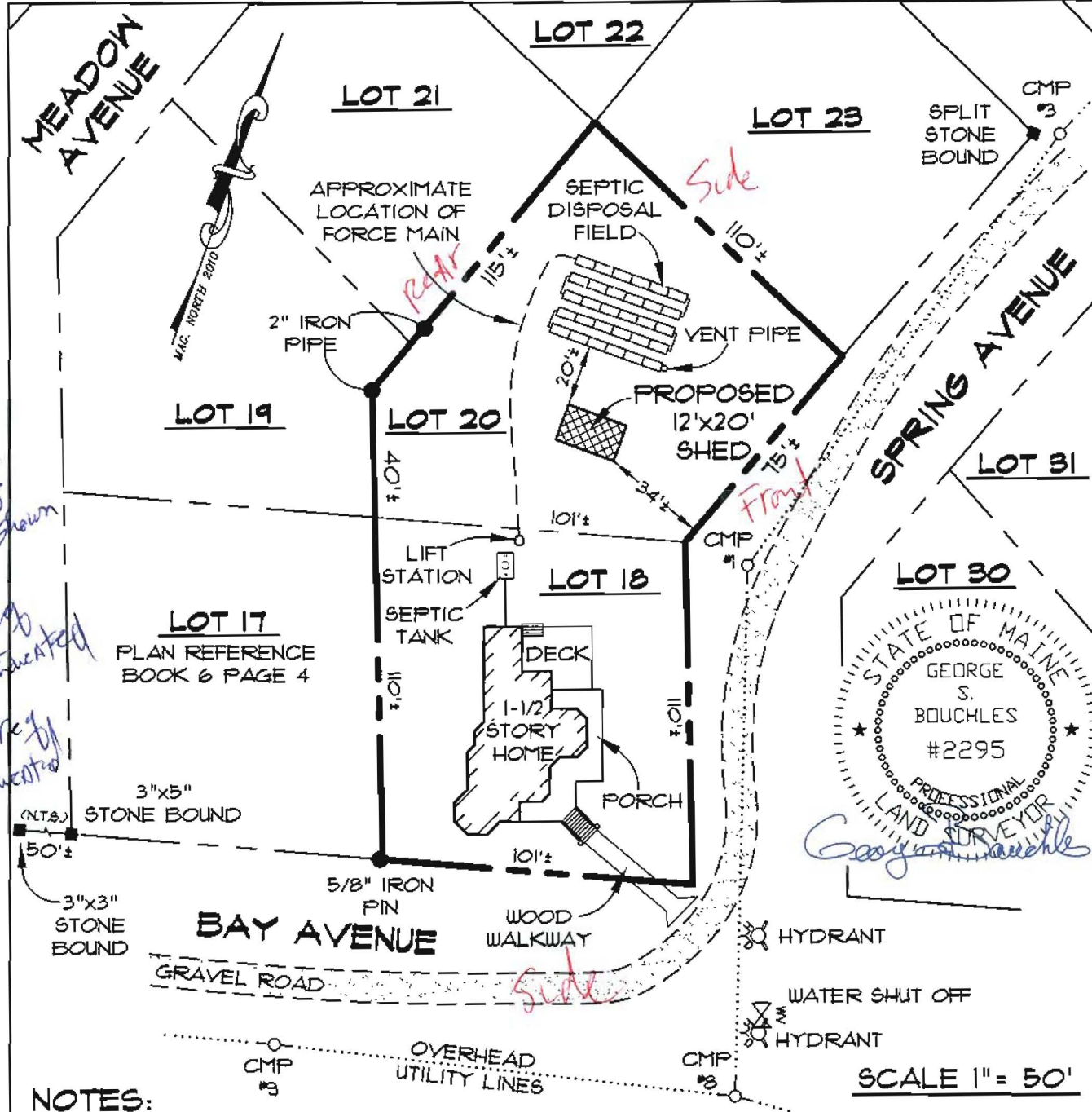


Best viewed at 800x600, with Internet Explorer

Handwritten notes in blue ink:

25714# x 206<sup>sq</sup> = 5142.8# MAX lot cov.  
 or  
 1481# shown lot cov.

IR-2  
 Front: 25' reg  
 SPRING AVE 34' shown  
 Rear: 25' reg  
 25' + indicated  
 Side: 20' reg  
 20' + indicated



**NOTES:**

- 1) THIS IS NOT A BOUNDARY SURVEY. THE SOLE PURPOSE OF THIS SKETCH PLAN IS TO SERVE AS A VISUAL AID IN DELINEATING THE APPROXIMATE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS IN RELATIONSHIP TO APPARENT PROPERTY LINES AND WAS PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY AT THE REQUEST OF THE CLIENT AND IS SUBJECT TO VARIATIONS THAT A BOUNDARY SURVEY MAY REVEAL. NO MONUMENTS WERE SET AT THE CORNERS SHOWN ABOVE BY THIS SURVEYOR.
- 2) AT THE REQUEST OF THE CLIENT, NO INDEPENDENT INVESTIGATION WAS MADE TO DETERMINE COMPLIANCE WITH LOCAL AND/OR STATE LAND USE REGULATIONS BY THIS SURVEYOR. THEREFORE, PRIOR TO THE USE OF THIS SKETCH PLAN FOR PERMITTING PURPOSES, YOU ARE STRONGLY ADVISED TO CONFER WITH THE LOCAL CODE ENFORCEMENT OFFICER AND/OR LEGAL COUNSEL AS TO COMPLIANCE WITH LOCAL REGULATIONS.

**SKETCH PLAN**  
 PREPARED FOR  
**WILLIAM D. ROBITZEK**  
 2 SPRING AVENUE GREAT DIAMOND ISLAND

DATE: 9-9-2010	FILE NAME: 10-141	JOB NO. 10-141.DWG
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prepared by  
**CADmaster Drafting,**  
 Land Surveying  
 & Septic Design  
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