

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>Lot #14</i> West Shore Dr Great Diamond Isl		Owner: Lidsky, Larry & Judy	Phone:	Permit No: 970368
Owner Address: 215 Highland Avee Newton, MA 02165		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: Wright-Ryan Construction		Address: 10 Danforth St Portland, ME 04101		Phone: 773-3625
Past Use: Vacant Land <i>83 E-A-14</i>	Proposed Use: 1-fam	COST OF WORK: \$ 250,000.00	PERMIT FEE: \$ 1,270.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: APR 29 1997 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Construct Single Family dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: _____ CBL: <i>083E-A-014</i> Zoning Approval: _____ Special Zone or Reviews: <input type="checkbox"/> Shoreland <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"/>
Permit Taken By: <i>Mary Grosik</i>	Date Applied For: <i>15 April 1997</i>			

- 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..

PERMIT ISSUED WITH LETTER
PERMIT ISSUED WITH REQUIREMENTS

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

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 provisions of the code(s) applicable to such permit

23 April 1997 - Permit Routed
15 April 1997

SIGNATURE OF APPLICANT *John Ryan* ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT



City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

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				PERMIT FEE: \$ 1,270.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group 93 Type: 5B BOCA 96 Signature: <i>Hoffa</i>	
Proposed Project Description: Construct Single Family dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: <i>IR-1</i> CBL: 083E-A-014	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>ok 4/25/97</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <i>w/ conditions within dist zone C 120 ft from boundary</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>maj</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 15 April 1997			

Permit No: **970368**
PERMIT ISSUED
APR 29 1997
CITY OF PORTLAND

PERMIT ISSUED
WRITE LETTER

PERMIT ISSUED
WITH REQUIREMENTS

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Action:
 Approved
 Approved with Conditions
 Denied

Date: *4/23/97*
J. Andrews

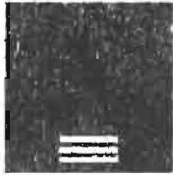
CEO DISTRICT **6**
M. LEARY

CERTIFICATION

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23 April 1997 - Permit Routed
 15 April 1997

SIGNATURE OF APPLICANT <i>John Ryan</i>	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:



DELUCA, HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

77 MAIN STREET
SUITE 6
SOUTH PORTLAND, MAINE 04106
TEL: 207 875 1121
FAX: 207 879 0876

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement – Jeannie
FROM: Steve Bushey, Development Review Coordinator
DATE: November 18, 1999
SUBJECT: Request for Certificate of Occupancy
14 Westshore Drive (Larry Lidski)
Great Diamond Island

On November 17, 1999 the site was visited for compliance with the conditions of approval.

It is my opinion that all of the conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.

Applicant: John Ryan

Date: 4/25/97

Address: West Shore Drive, Great Diamond Island

C-B-L: 83E-A-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - New Single family dwelling - No garage

Sewage Disposal - Private - HHE-200 Needed

Lot Street Frontage - 100' req - \approx 145' shown

Front Yard - 30' req - \approx 150' shown

Rear Yard - 30' req - \approx 120' shown

Side Yard - 20' req - \approx 45' shown

Projections - Deck

Width of Lot - 100' req - \approx 145' shown
35' is MAX

Height - 2 1/2 story - Shows 31' to measuring point 1/2 way up the roof

Lot Area - 60000#
with no public H₂O 64,595#

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - car not allowed on island - id

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - within 250' - over 120' from high water

Flood Plains - MAP # 9 of 17 - Not in flood area
Zone C

LAND USE - ZONING REPORT

ADDRESS: West Shore Dr. Great V Isl DATE: 4/25/97

REASON FOR PERMIT: construct new single family dwelling

BUILDING OWNER: Larry & Judy Lidzky C-B-L: e 3E - A - 14

PERMIT APPLICANT: John Ryan

APPROVED: with conditions DENIED: _____
#18, #19

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition Please read and follow the attached

Shoreland Zoning Requirements

Marge Schinuckal Marge Schinuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

cc: copy of shoreland zoning req. to Mr. Lidzky

BUILDING PERMIT REPORT

DATE: 26 April 1997 ADDRESS: West Shore Dr. G.D.I. (Lot 14)

REASON FOR PERMIT: To Construct a single family dwelling

BUILDING OWNER: Lidsky, Lanny & Judy

CONTRACTOR: Wright-Ryan Const

PERMIT APPLICANT: _____ APPROVAL: *1, *2, *6, *7, *8, *9, *10
DENIED: *11, *15, *20

CONDITION OF APPROVAL OR DENIAL

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
 - *2. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
 3. Precaution must be taken to protect concrete from freezing.
 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
 - *6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) UL 103.
 - *7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces 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 Group A, B, H-4, I-1, I-2 M and R and 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.
 - *8. Headroom in habitable space is a minimum of 76".
 - *9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
 - *10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 - *11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
 12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
 13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
 14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 - *15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 28, 1997

Wright- Ryan Construction
10 Danforth St.
Portland, ME 04101

RE: West Shore Dr. Great Diamond Island

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal Laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

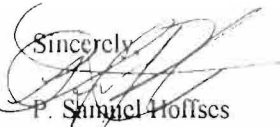
Building Inspection: 1. See attached Land Use Zoning report with attached Shoreland Zoning requirements.
M. Schmuckal

Development Review Coordinator: See attached Conditions - J Wendal

Building and Fire Code Requirements

1 Please read and implement items 1, 2,6,7,8,9,10,11,15, & 20 of the attached building permit report.

Sincerely,


P. Samuel Hoffses
Chief Building Inspector

c: M. Schmuckal
J Wendal

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: WRIGHT-RYAN CONSTRUCTION
 ADDRESS: 10 DANFORTH ST. PORTLAND ME 04101
 SITE ADDRESS/LOCATION: WEST SHORE DR.
 DATE: 4/22/97

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- * 3. Your new street address is now WEST SHORE DRIVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

O:\PLAN\CORRESP\SECRETAR\FORMS\CONDAPP.SAP10/10/96

* OWNER MUST COORDINATE STREET NUMBER WITH EXISTING ADJUTING LOT #'S. L&D HAS NOT BEEN LAIDOUT FOR STREET NUMBERS



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Applicant Wright-Rayn Construction
10 Danforth St Portland, ME 04101

15 April 1997
Application Date

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent John Ryan 773-3625

West Shore Dr, G.D.I. (Lot #14)
Address of Proposed Site 083E-A-014

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) IR-1

Proposed Building Square Feet or # of Units _____ Acreage of Site 64,595 Sq Ft Zoning _____

Check Review Required:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineer Review Fee

Approval Status: _____ Reviewer JIM WENDEL

- Approved Approved w/Conditions listed below Denied

- _____
- SEE ATTACHED CONDITIONS
- _____
- _____

Approval Date 4/22/97 Approval Expiration 4/98 date _____ Extension to _____ date _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: West Shore Dr Great Diamond Island Lot #14



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

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10 Danforth St Ptld, ME 04101

Application Date 15 April 1997

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent John Ryan 773-3625

Address of Proposed Site West Shore Dr, G.D.I. (Lot #14)
083E-A-014

Applicant or Agent Daytime Telephone, Fax _____

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|--|--|---|--|
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 50.00 subdivision _____ 100.00 Engineer Review Fee

Approval Status:

Reviewer Maya Schmuck

- Approved **Approved w/Conditions listed below** Denied

1. see attached Landuse Zoning report with attached Shoreland Zoning Requirements

Approval Date 4/25/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

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- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: West Shore Dr Great Diamond Island Lot #14



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Larry Lidsky**

LOCATION **158 West Shore Drive, G.D.I.**
CBL: 083E-A-014 Date of Issue **11/23/99**

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. **970368**, 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

Entire

APPROVED OCCUPANCY

Single Family Dwelling

Limiting Conditions:

This certificate supersedes **Temporary**
certificate issued **November 21, 1997**

Approved:

11-23-99

(Date)

Jeanie Bouke
Inspector

P. Samuel Taylor
Inspector of Buildings