

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

2001-0133

Application I. D. Number

06/04/2001

Application Date

Diamond Ave Lot #42.

Project Name/Description

Smith Gary P &

Applicant

44 Whidpering Pines , South Portland , ME 04106

Applicant's Mailing Address

Smith Gary P

Consultant/Agent

Applicant Ph: (207) 767-3177 Agent Fax: (207) 883-3668

Applicant or Agent Daytime Telephone, Fax

278 - 278 Diamond Ave, Portland, Maine

Address of Proposed Site

083E E042001

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 Parking Lot Other (specify) **w/ Attached 10' X 18' Deck**

2640

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" 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 type="checkbox"/> Other _____ | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **07/20/2001** Approval Expiration **07/20/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **07/20/2001**
 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 | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

2001-0133

Application I. D. Number

06/04/2001

Application Date

Diamond Ave Lot #42.

Project Name/Description

Smith Gary P &

Applicant

44 Whidpering Pines , South Portland , ME 04106

Applicant's Mailing Address

Smith Gary P

Consultant/Agent

Applicant Ph: (207) 767-3177 Agent Fax: 2078833668

Applicant or Agent Daytime Telephone, Fax

278 - 278 Diamond Ave, Portland, Maine

Address of Proposed Site

083E E042001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 NEW SIDE SLOPES IN EXCESS OF 3 TO 1 (33%) SHALL HAVE RIP-RAP OR OTHER APPROVED METHOD OF SLOPE STABILIZATION.
- 2 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.
- 3 Your new street address is now 278 Diamond Ave., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) 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 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 6 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

July 11, 2001

Gary P. Smith
44 Whispering Pines
South Portland, Maine 04106

RE: New Construction – Diamond Cove, Great Diamond Island

Dear Mr. Smith:

On June 15, 2001, this office, in consultation with Historic Preservation Committee Chairman, Ed Hobler, reviewed and approved your application for a Certificate of Appropriateness. Approval is for construction of a residential structure on Lot 42, Diamond Cove, Great Diamond Island. Review was based on plans dated 2/17/01, on file in this office.

Approval is subject to the following conditions:

Front elevation (as labeled on 2/17/01 plans)

1. That the round window in the gable be reduced in scale and simplified in design.
2. That the windows shown on the turret be ganged to form continuous band and that they feature divided lights in top section of windows.

Rear elevation

1. That the Palladian-style window in the gable be simplified by eliminating the arched-top window in the center and replacing it with a wider center window of the same design as those flanking it.
2. That the window transoms featured on the first and second floor levels feature divided lights, consistent with other elevations.

Left side elevation

1. That the Palladian-style window in the gable be simplified (see #1 under Rear Elevation, above.)

2. That the window transoms on the second floor's dining room feature divided light transoms.
3. That the paneled garage doors on the ground floor level be revised to feature "barn type" doors of vertical boards.

Right Side Elevation

1. That the Palladian-style window in the gable be simplified (see #1 under Rear Elevation, above.)

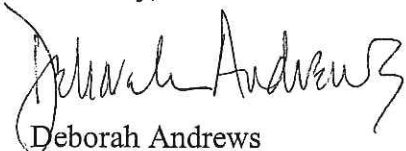
General

1. All windows to be true divided light windows or insulated windows with applied exterior muntins.
2. Revised plans, which reflect the items outlined above, to be submitted for final Historic Preservation staff review and approval. Please include catalogue cuts for doors and windows and indicate materials and finishes.

All improvements shall be carried out as shown on the submitted plans and specifications, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



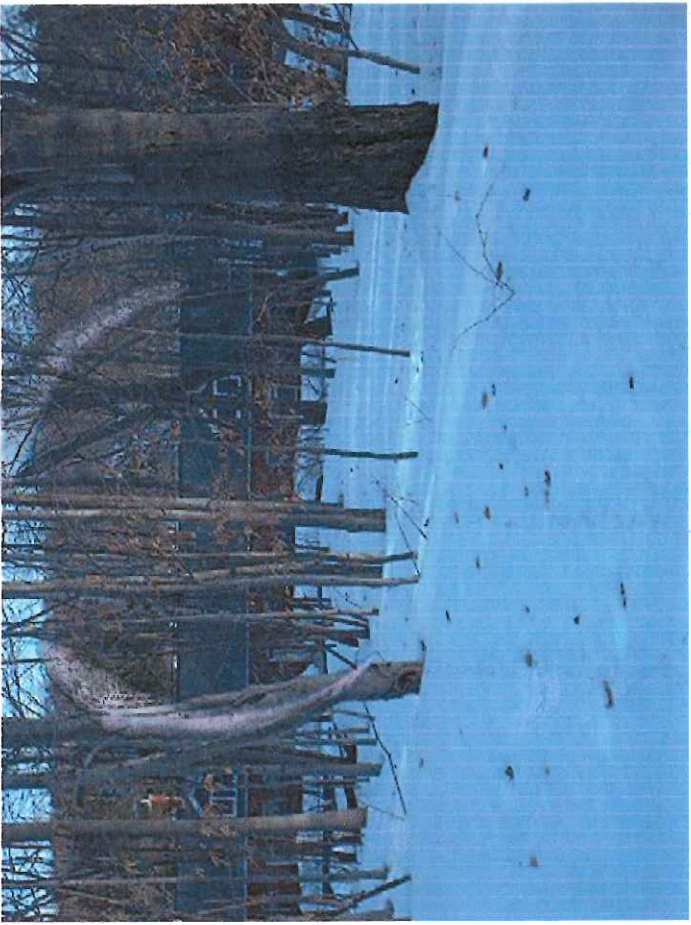
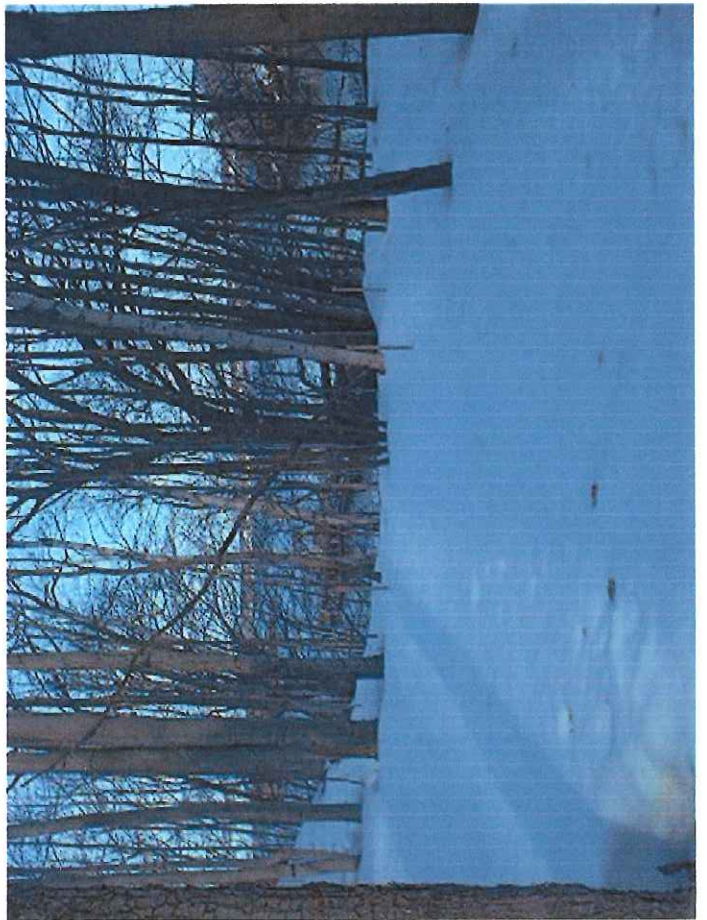
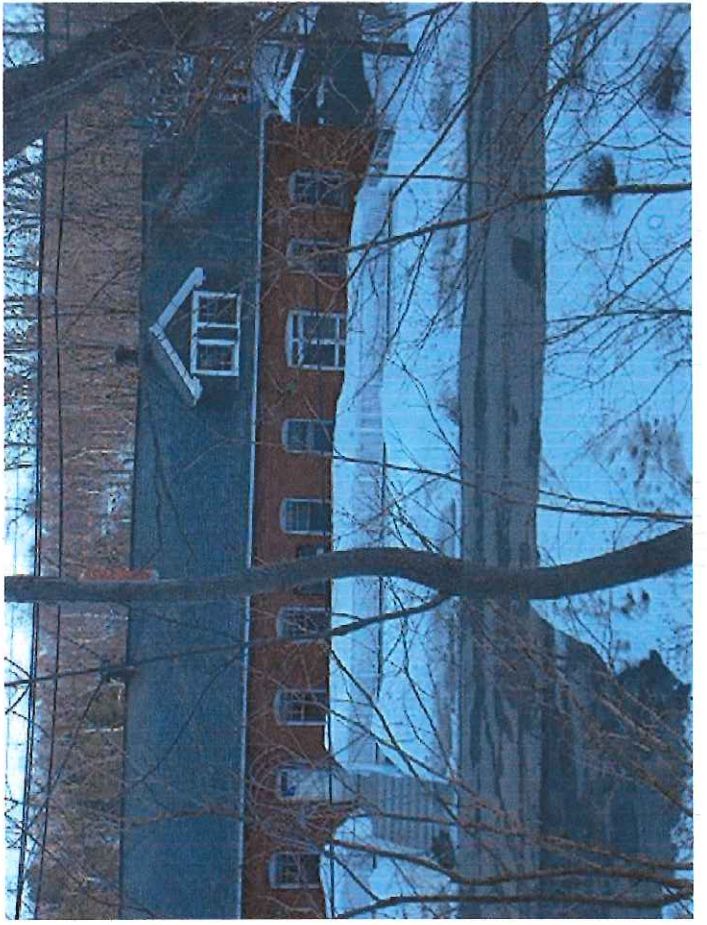
Deborah Andrews

Historic Preservation Program Manager


cc: Approval File
Jeffrey Harris, Preservation Compliance Coordinator







TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: August 2, 2002

RE: C.O. for #278 Diamond Ave.
(CBL 083-E-042) (ID 2001-0133)

Upon inspection of the #278 Diamond Avenue, I have the following comments:

Site Work Complete.

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Michael Nugent, Inspection Services Manager

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