

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

SPIRN SAMUEL W TRUSTEE

**Located at**

7 DIAMOND PASS (Peaks Island)

**PERMIT ID:** 2017-01012

**ISSUE DATE:** 09/19/2017

**CBL:** 090 A001001

has permission to **Demolish existing single family home and garage (separate demolition permit) and build new single family home (approx. 57.3' x 32') & guest house (18' x 18')**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 hour notice is required.

A final inspection must be completed before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*/s/ Jason Grant*

*/s/ Greg Gilbert*

**Fire Official**

**Building Official**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

***Approved Property Use - Zoning***

single family home

***Building Inspections***

**Use Group:**

**Type:**

Single Family Residence

W/ Guest house

Sprinkled

ENTIRE

MUBEC / 2009 IRC

***Fire Department***

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BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**Check the Status of Permit or Schedule an Inspection at  
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

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

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.**

### **REQUIRED INSPECTIONS:**

Setbacks and Footings Prior to Pouring  
Foundation/Backfill  
Close-in Plumbing/Framing  
Electrical - Residential

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-01012	<b>Date Applied For:</b> 06/22/2017	<b>CBL:</b> 090 A001001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Same: Single Family		<b>Proposed Project Description:</b> Demolish existing single family home and garage (separate demolition permit) and build new single family home (approx. 57.3 x 32') & guest house (18' x 18')		
<b>Dept:</b> Zoning	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 09/12/2017	
<b>Note:</b> IR-2				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>Flood Zone - Panel 15 - Zone A-2 (EL 9) at edge of property - building is located completely in Zone C Shoreland Zone - Property is within the 250' shoreland zone - proposed patio is 123' scaled from HAT &amp; deck is 141.5' given from HAT - removing some vegetation - mostly shrubs - planting 8 new trees and low lying shrubs &amp; perennials - PBR to remove japanese knotweed, install jute mat and replant with Native plants &amp; 3' wide footpath - OK</p> <p>* &amp; ** The original building was nonconforming - C2.1 shows that the overall nonconforming footprint is 3 sf less and C2.0 shows that the setbacks are less nonconforming.</p> <p>Accessory Guest House - 18' x 18'  front yard - 14.1' (average) - 15.4' given - OK  side yard - 20' - 16.2' on right &amp; 19' on left - garage was 16' on right &amp; 18.8' on left - becoming less nonconforming - OK  lot coverage - 3838.8 sf = 324 sf  max ht - 18' - 10.97' scaled to ridge - OK  rear yard - &gt;25' - OK  21.4' between guest house &amp; principal structure - Ok - &gt; frontyard setback of 14.1'</p> <p>Using section 14-436(b) to add floor area on the second floor - existing footprint of house = 1286 sf - 2nd floor will be 860 sf - 860/1286 = 67% - OK - roof style changing from hip to gable. OK</p> <p>Using section 14-427 to enclose part of the existing open porch with roof</p>				
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> <li>2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.</li> <li>3) 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. in the guest house.</li> <li>4) The trees and shrubs to be planted in the shoreland zone shall be monitored and replaced as necessary to achieve a minimum survival rate of 80% for three years after planting.</li> <li>5) With the issuance of this permit and the certificate of occupancy this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>6) A separate permit must be applied for to demolish the existing structure.</li> </ol>				
<b>Dept:</b> Building Inspecti	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Greg Gilbert	<b>Approval Date:</b> 09/18/2017	
<b>Note:</b>				<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Conditions:</b>				
<ol style="list-style-type: none"> <li>1) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.</li> <li>2) Review and approval by the Authority having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code</li> </ol>				

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- 10 The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 11 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 12 This site must comply with the Landscape Preservation Standards outlined in the Land Use Ordinance, section 14-526(b)2a, stating that a minimum of 30% of existing trees, ten (10) inches DBH or greater, within the required setback, must be preserved. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
- 13 A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- 14 The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 15 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 - as proposed on landscape plan.