

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**  
**PERMIT**

Permit Number: 080132

This is to certify that ST ONGE BETSEY & MARK HEW ST ONGE/Mark St Onge, Inc.  
 has permission to Interior renovations, Kitchen, bathroom, new base cabinet & 2nd floor, 10' x 20' yoga personal studio to existing porch  
 AT 21 SANDY BEACH RD Little Diamond Island 105 A016001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission proceeds before this building or part thereof is started or service closed-in. 4 HOUR NOTICE 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

*Thomas M. Manley* 2/25/10  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**



# General Building Permit Application

Location/Address of Construction: <u>21 Sandy Beach Road, Little Diamond Isl</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>39,744</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>105 A 16717</u> <u>105 Q 24</u>		Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Butsey, Matthew St. Onge</u> Address <u>182 Lakeview Ave</u> City, State & Zip <u>Cambridge, MA 02138</u> Telephone: H- <u>617-441-9190</u> W- <u>617-442-2262</u> C- <u>617-648-6164</u> (Matthew)
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ Total Fee: \$ <u>1,020</u>
Current legal use (i.e. single family) <u>Single Family - Cottage</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>update existing kitchen, bathroom, electrical and plumbing. Add new bath at first floor, add new bath at main bedroom on 2nd floor, add new yoga studio on existing porch - 10' x 20'.</u> <u>Personal use.</u>		
Contractor's name: <u>Mark St. Onge, Inc.</u> Address: <u>9297 Harts Mill Road</u> City, State & Zip: <u>Warrenton, VA 20186</u> Telephone: <u>540-219-7777</u> Who should we contact when the permit is ready: <u>Matthew St Onge</u> Telephone: <u>617-648-6164</u> Mailing address: <u>182 Lakeview Ave, Cambridge, MA 02138</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: Math St. Onge Date: 02-14-08

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

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

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

<b>Permit No:</b> 08-0132	<b>Date Applied For:</b> 02/14/2008	<b>CBL:</b> 105 A016001
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<b>Location of Construction:</b> 21 SANDY BEACH RD Little Diam	<b>Owner Name:</b> ST ONGE BETSEY & MATTHE	<b>Owner Address:</b> 21 SANDY BEACH RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Mark St Onge, Inc.	<b>Contractor Address:</b> 9297 Harts Mill Road Warrenton	<b>Phone:</b> (540) 219-7777
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Interior renovations, Kitchen, bathroom, New bath 1st & 2nd floor, 10' x 20' yoga personal studio to existing porch	<b>Proposed Project Description:</b> Interior renovations, Kitchen, bathroom, New bath 1st & 2nd floor, 10' x 20' yoga personal studio to existing porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/22/2008

**Note:****Ok to Issue:** 

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the roofline will not be raised or altered and that the personal yoga studio will not be outside the current footprint of the structure.
- 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. Without special approvals.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 02/25/2008

**Note:****Ok to Issue:** 

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.





No changes in the roof line  
per owner 2/22/08

## REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
		Little Diamond Island Sonnenstral Rd.		OF		9600	17		105	A	17	

TAXPAYER ADDRESS AND DESCRIPTION	RECORD OF TAXPAYER	YEAR	BOOK	PAGE	PROPERTY FACTORS			
BRINKMAN MARY E 310 EAST SIDNEY AVE MT VERNON N Y  LAND SONNENSTRAL ROAD LOT 47 WEST END REC PL MAINE COAST REALTY CO LITTLE DIAMOND ISLAND ASSESSORS PLAN 105-A-17 AREA 9600 SQ FT					TOPOGRAPHY		IMPROVEMENTS	
					LEVEL		WATER	
					HIGH		SEWER	
					LOW		GAS	
					ROLLING		ELECTRICITY	
					SWAMPY		ALL UTILITIES	
					STREET		TREND OF DISTRICT	
					PAVED		IMPROVING	
					SEMI-IMPROVED		STATIC	
					DIRT		DECLINING	
				SIDEWALK				
					TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD			INCREASE, DECREASE															
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR		1950	1951	195	19	19	19	19	19	19	19	19	19	19	19	19	19	19		
22 ft	50		71		1951	19						19	19	LAND	175																	
														BLDGS.																		
														TOTAL	175																	
		9600	34											LAND	175																	
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YEAR	ORIG. COST			RENTAL			$\frac{1120 \times 100\%}{100} = 112$ $\frac{160 \times 60\%}{100} = 96$ $112 - 96 = 16$																																		
YEAR	SALE PRICE			EXPENSE																																					
YEAR	U. S. R. S.			NET																																					

## REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

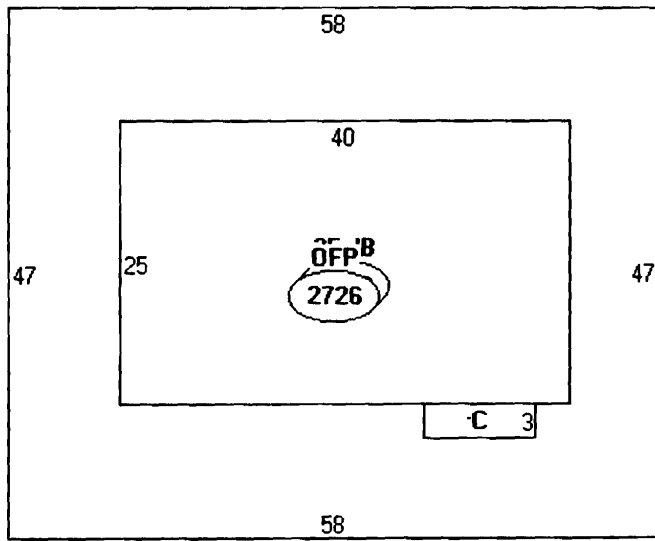
CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.	
		Little Diamond Island Sandy Beach Rd.	1	OF		6000	17		105	A	16		
TAXPAYER ADDRESS AND DESCRIPTION  BRINKMAN MARY E 310 EAST SIDNEY AVE. MT. VERNON NEW YORK  LAND & BLDG. SANDY BEACH ROAD & SONNENSTRAL ROAD LOT 48 WEST END REC. PL. MAINE COAST REALTY CO. LITTLE DIAMOND ISLAND ASSESSORS PLAN 105-A-16 AREA 6000 S. FT.				RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS			
				<i>Warner, R. L. &amp; Mary Ellen (WR)</i>						TOPOGRAPHY		IMPROVEMENTS	
										LEVEL	WATER		
										HIGH	SEWER		
										LOW	GAS		
										ROLLING	ELECTRICITY		
										SWAMPY	ALL UTILITIES		
										STREET		TREND OF DISTRICT	
										PAVED	IMPROVING		
										SEMI-IMPROVED	STATIC		
										DIRT	DECLINING		
										SIDEWALK			
										TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD INCREASE DECREASE				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR		1950	1951	1952	1953	
80	77.75		90		1951	19						19	19	LAND	175			
														BLDGS.	1025			
														TOTAL	1200			
														LAND	100			
														BLDGS.	1850	←		
														TOTAL	1950			
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														LAND				
														BLDGS.				
														TOTAL				
YEAR	ORIG. COST			RENTAL										LAND				
YEAR	SALE PRICE			EXPENSE										BLDGS.				
YEAR	U. S. R. S.			NET										TOTAL				







Descriptor/Area

- A: 2Fr/B  
1000 sqft
- B: DFP  
2726 sqft
- C: FUB  
30 sqft

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	105 A016001
<b>Location</b>	21 SANDY BEACH RD
<b>Land Use</b>	SEASONAL
<b>Owner Address</b>	ST ONGE BETSEY & MATTHEW ST ONGE 21 SANDY BEACH RD LITTLE DIAMOND ISLAND ME 04109
<b>Book/Page</b>	25575/109
<b>Legal</b>	105-A-16-17 SANDY BEACH RD 21 SONNENSTRAL RD LITTLE DIAMOND ISLAND 15600 SF

## Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$261,000	\$184,200	\$445,200

## Property Information

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1920	Old Style	2	2000	0.358	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
4	2		7	None	Part

## Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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## Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
10/11/2007	LAND + BLDING	\$692,500	25535-028

## Picture and Sketch

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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Click here to view Tax Roll Information.

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

**New Search!**

## THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

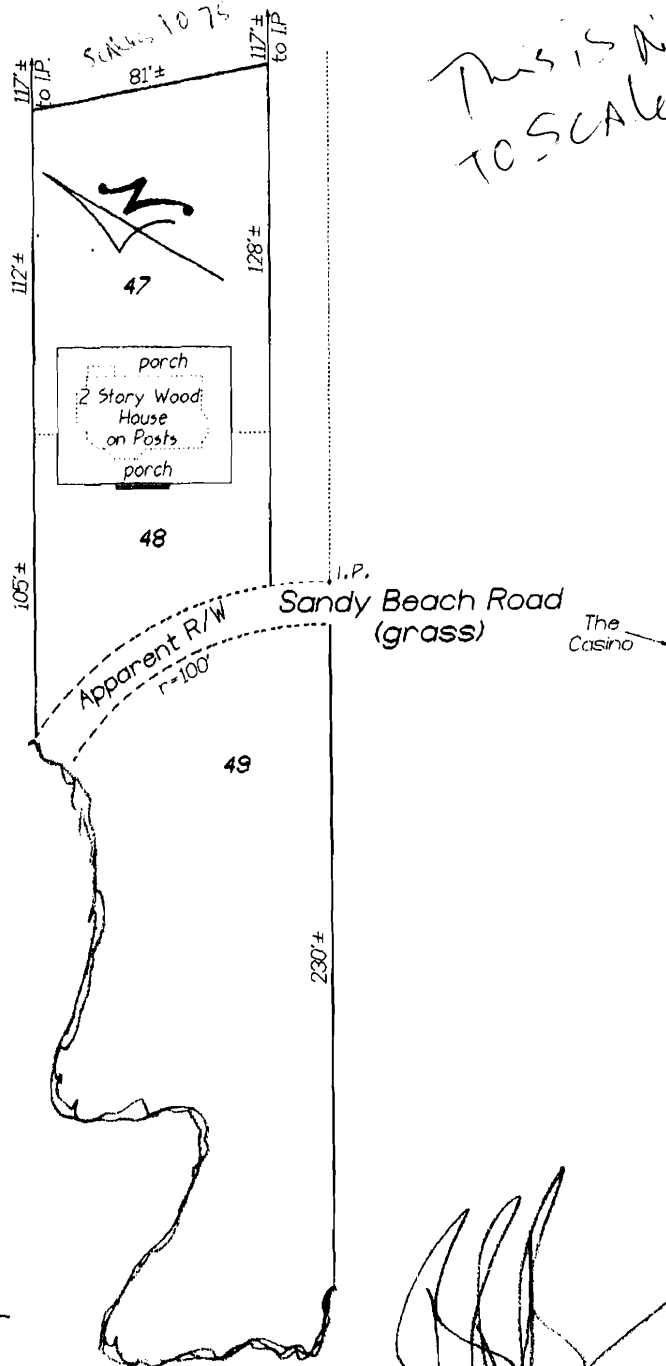
I HEREBY CERTIFY TO Drummond &amp; Drummond

Sandy Beach Road  
Little Diamond Island  
Portland, Maine

Job Number: 398-04

Inspection Date: 10-05-07

Scale: 1" = 60'

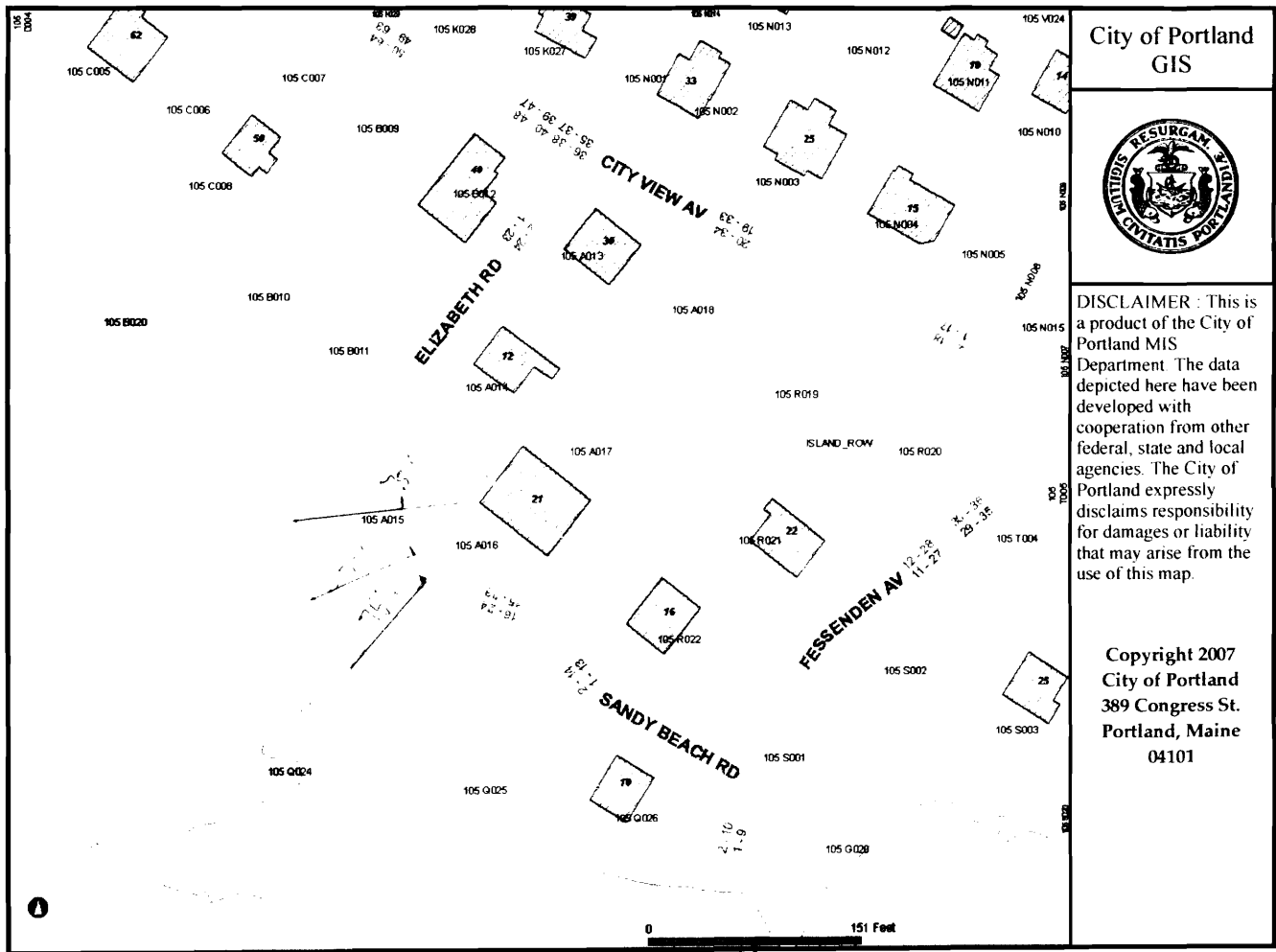
The monumentation is ~~not~~ in harmony with current deed description.The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.The land does ~~not appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0014 B.BUYER: Matthew & Betsey St. Onge  
SELLER: Allen & Neta BarkerThis is Not  
TO SCALE

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS

**Bruce R. Bowman**  
INCORPORATED  
184 John Small Road  
Chebeague Island, Maine 04017  
Phone: (207) 846-1663  
Fax: (207) 846-1664

PLAN BOOK 12 PAGE 49 LOT 47, 48, 49  
DEED BOOK 2734 PAGE 408 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *hda*



City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007  
City of Portland  
389 Congress St.  
Portland, Maine  
04101

IR-2 75'

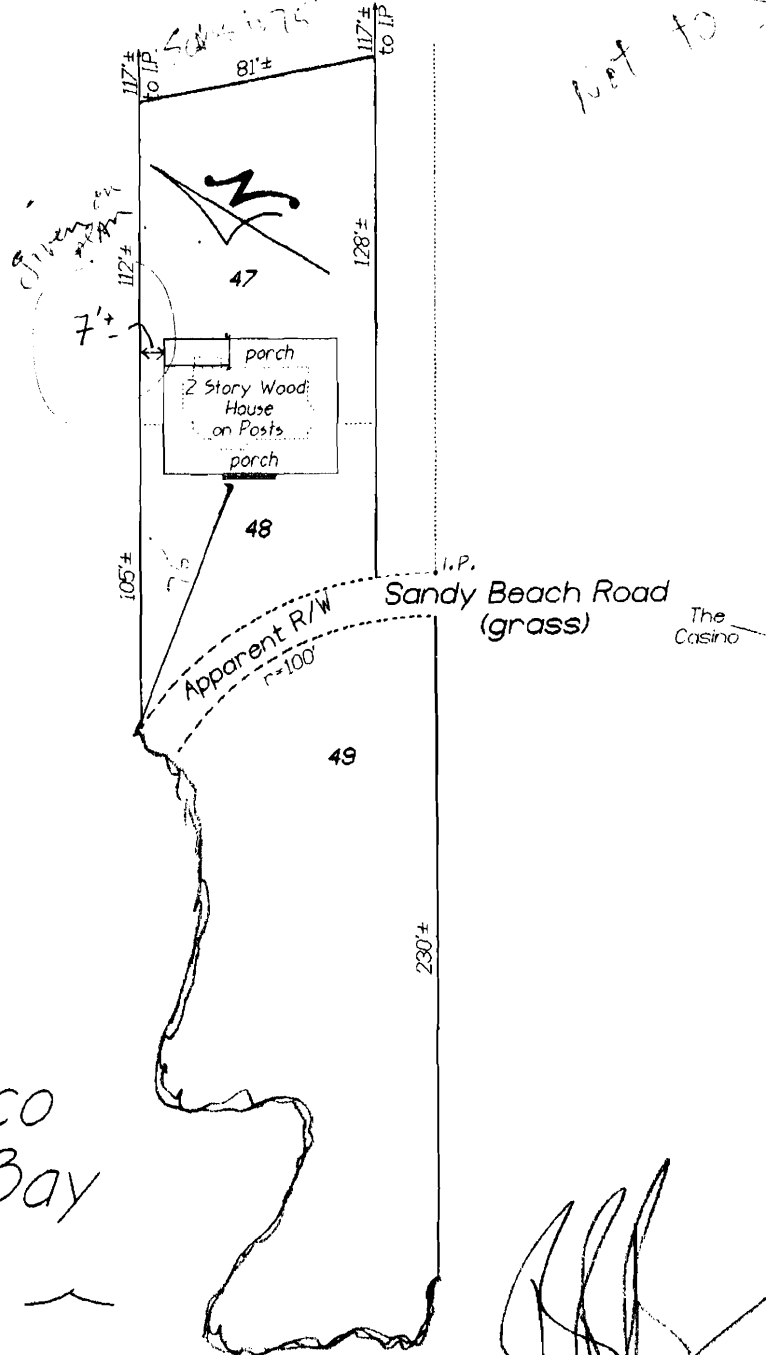
## THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

I HEREBY CERTIFY TO Drummond &amp; Drummond

Sandy Beach Road  
Little Diamond Island  
Portland, MaineJob Number: 398-04Inspection Date: 10-05-07Scale: 1" = 60'The monumentation is ~~not~~ in harmony with current deed description.The building setbacks are ~~not~~ in conformity with town zoning requirements. "Grandfathered"The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.The land does ~~not appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0014 BBUYER: Matthew & Betsey St. Onge  
SELLER: Allen & Meta Barker

Not to Scale



Casco Bay

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

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PLAN BOOK 12 PAGE 49 LOT 47, 48, 49  
 DEED BOOK 2734 PAGE 408 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: ROA

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

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

Permit No: 08-0132	Issue Date:	CBL: <i>217</i> 105 A016001
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Location of Construction: 21 SANDY BEACH RD Little Dia	Owner Name: ST ONGE BETSEY & MATTHE	Owner Address: 21 SANDY BEACH RD	Phone:
Business Name:	Contractor Name: Mark St Onge, Inc.	Contractor Address: 9297 Harts Mill Road Warrenton	Phone: 5402197777
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: <b>IR-2</b>

Past Use: Single Family Home	Proposed Use: Single Family Home - Interior renovations, Kitchen, bathroom, New bath 1st & 2nd floor, 10' x 20' yoga personal studio to existing porch	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 1
Proposed Project Description: Interior renovations, Kitchen, bathroom, New bath 1st & 2nd floor, 10' x 20' yoga personal studio to existing porch		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R3</b> Type: <b>SB</b> <b>IRC 2003</b>	
		Signature: <i>Jm 2/25/08</i>		
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: 02/14/2008	<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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>within 250' but beyond the 75' setback</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"/>	<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	<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: <i>2/22/08</i>	Date: _____	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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE	

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a ~~\$75.00~~ fee per inspection at this point. NA

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] for Matthew St. Onge 2/27/08  
Signature of Applicant/Designee Date

[Signature] 2/27/08  
Signature of Inspections Official Date

CBL: 105-A-16 Building Permit #: 08-0132