

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

April 28, 1987

Applicant Gary & Jeanne Smith  
 Mailing Address 72 Wells Rd., Cape Eliz 799-7139  
 Proposed Use of Site single family  
 Acreage of Site / Ground Floor Coverage 9,800 sq. ft. / 28 x 32

Date April 28, 1987  
 Address of Proposed Site Lot 83-B-G-1 Bay Ave. & Willis St.  
~~Box: Great Dia Isl.~~  
 Site Identifier(s) from Assessors Maps \_\_\_\_\_  
 Zoning of Proposed Site I-R-2

Site Location Review (DEP) Required: ( ) Yes (  ) No  
 Board of Appeals Action Required: ( ) Yes (  ) No  
 Planning Board Action Required: ( ) Yes (  ) No

Proposed Number of Floors 2  
 Total Floor Area \_\_\_\_\_

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS		
COMPLIES																				
COMPLIES CONDITIONALLY																				CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																				REASONS SPECIFIED BELOW

REASONS: Rear yard must be 25 feet in depth

Warren J. Turner May 16, 1987  
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT--ORIGINAL

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant Gary & Jeanne Smith  
72 Wells Rd. Cape Eliz 790-7139  
 Mailing Address  
single family  
 Proposed Use of Site  
9,800 sq ft. / 28 x 32  
 Acreage of Site - / Ground Floor Coverage

Date April 28, 1987  
 Address of Proposed Site Lot 33-B-G-1 Bay Ave. & Willis St.  
Next Great Dia Isl.  
 Site Identifier(s) from Assessors Maps  
T-B-2  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (  ) No  
 Board of Appeals Action Required: ( ) Yes (  ) No  
 Planning Board Action Required: ( ) Yes (  ) No  
 Proposed Number of Floors 2  
 Total Floor Area \_\_\_\_\_

Other Comments: Does this require a flood hazard permits?  
 Date Dept. Review Due: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT REVIEW**

RECEIVED  
 MAY - 8 1987  
 DEPT. OF BEACONS PROTECTION  
 CITY OF PORTLAND

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENT	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

Robert [Signature] 5/6/87  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

B

PERMIT ISSUED

### APPLICATION FOR PERMIT

MAY 14 1987

B.O.C.A. USE GROUP ..... 0 538

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION ..... PORTLAND, MAINE Oct. 31, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... Lot 19-5-G-7, Bay Ave. & Willis St. Great Diamond District #1 , #2

1. Owner's name and address .. Gary & Jeanne Smith - same ..... Tel. Telephone .. 799-7139

2. Lessee's name and address .....

3. Contractor's name and address .. Owner .....

Proposed use of building .. dwelling - summer cottage ..... No. of sheets .....

Last use .....

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot .. 30,000 ..

Estimated contractual cost \$ .....

FIELD INSPECTOR—Mr. .... @ 775-5451

To construct single family summer cottage  
9,000 sq ft., no garage

Appeal Fees \$ .....  
Base Fee .. 170.00 ..  
Late Fee ..  
Total plan \$ 50,00.4-29-87

site plan review

Stamp of Special Conditions

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractor of heating, plumbing, electrical and mechanicals.

#### DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** ..... Is any electrical work involved in this work? **yes** .....  
Is correction to be made to public sewer? ..... If not, what is proposed for sewage? **septic system** .....  
Has septic tank notice been sent? ..... Form notice sent? .....  
Height average grade to top of plate ..... Height average grade to highest point of roof .....  
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
Kind of roof ..... Rise per foot ..... Roof covering .....  
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
Framing Lumber— Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....  
On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....  
Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....  
If one story building with masonry walls, thickness of walls? ..... height? .....

#### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ....., number commercial cars to be accommodated .....  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

#### MISCELLANEOUS

**APPROVALS BY:** ..... **DATE** .....  
**BUILDING INSPECTION—PLAN EXAMINER** ..... Will work require disturbing of any tree on a public street? .....  
**ZONING:** .....  
**BUILDING CODE:** ..... Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....  
**Fire Dept.:** .....  
**Health Dept.:** .....  
**Others:** .....

Signature of Applicant ..... Phone # **same** .....  
Type Name of above **Jeanne Smith** .....  2  3  4   
Other .....  
and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



517 10-1-1

## APPLICATION FOR PERMIT

### DEPARTMENT OF BUILDING INSPECTIONS SERVICES

### ELECTRICAL INSTALLATIONS

Date 7/22/91, 19  
 Receipt and Permit number 4548

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 83-B-G-1 Bay Ave & Willis St - Great Diamond Isl  
 OWNER'S NAME: Gary Smith ADDRESS: \_\_\_\_\_

	FEES
<b>OUTLETS:</b>	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
<b>FIXTURES: (number of)</b>	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>200</u> ..	15.00
METERS: (number of) <u>1</u> ..	1.00
<b>MOTORS: (number of)</b>	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES: (number of)</b>	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
<b>TOTAL</b> _____	
<b>MISCELLANEOUS: (number of)</b>	
Branch Panels _____	
Transformers _____	
Air Conditioners: Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
	<b>INSTALLATION FEE DUE:</b>
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..	
<b>TOTAL AMOUNT DUE:</b>	<u>16.00</u>

**INSPECTION:**  
 Will be ready on 7/24 - p.m., 1991; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: William Flynn  
 ADDRESS: 24 XXXXXX Centennial St - Peaks Isl  
 TEL.: 766-2780  
 MASTER LICENSE NO.: #4548 SIGNATURE OF CONTRACTOR: \_\_\_\_\_  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN



83B-M-1

Department of Human Services  
Division of Health Engineering  
(207) 289-3226

**PLUMBING APPLICATION**

**PROPERTY ADDRESS**  
Town or Plantation: Portland - Grand Dam  
Street Subdivision Lot #: Bay Ave & Willis St  
**PROPERTY OWNERS NAME**  
Last: Smith First: Gary  
Applicant Name: Same  
Mailing Address of Owner/Applicant (if Different): 72 Wells Rd Cape Elizabeth

PORTLAND #253  
Date Permitted: 12/23/90 : 1:30 PM  
Arthur Rowe Local Plumbing Inspector Signature  
TOWN COPY  
Credit Fee \$ 0.00  
Date Approved: 12/21/90

**Owner/Applicant Statement**  
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
Arthur Rowe Signature of Owner/Applicant  
7-23-90 Date

**Caution: Inspection Required**  
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules  
Arthur Rowe Local Plumbing Inspector Signature  
12-21-90 Date Approved

**PERMIT INFORMATION**

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type Of Structure To Be Served:</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input checked="" type="checkbox"/> PROPERTY OWNER
		LICENSE # _____

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Flumber	Column 2	Number	Column 1
		Type of Fixture		Type of Fixture
<b>HOOK-UP:</b> to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> <b>HOOK-UP:</b> to an existing subsurface wastewater disposal system.	0.1	Hosebibb / Silcock	0.1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
<b>PIP'NG RELOCATION:</b> of sanitary lines, drains, and piping without new fixtures.		Urinal	0.3	Sink
		Drinking Fountain		Wash Basin
Number of Hook Ups & Relocations		Indirect Waste	0.2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	0.1	Clothes Washer
Hook-Up & Relocation Fee		Grease/Oil Separator	0.1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other _____	0.1	Water Heater
		<b>Fixtures (Subtotal) Column 2</b>	9	<b>Fixtures (Subtotal) Column 1</b>
			1	<b>Fixtures (Subtotal) Column 2</b>
			10	<b>Total Fixtures</b>
			\$30.	<b>Fixture Fee</b>
			\$	<b>Hook-Up &amp; Relocation Fee</b>
			\$30.	<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207)209-3026

PROPERTY ADDRESS		PORTLAND Date Permit Issued: <u>10/15/92</u> \$ <u>1610.00</u> TOWN COPY FEE \$ <u>100.00</u> L.P.I. # <u>011241</u> Local Plumbing Inspector Signature: <u>[Signature]</u> Chief Plumbing Inspector
Town Or Plantation	PORTLAND (GREAT DIAMOND ISL.)	
Street	MAP 03 B, G 1	
Subdivision Lot #	WILLIS STREET	
PROPERTY OWNERS NAME		
Last: <u>SMITH</u> First: <u>GARY</u>		
Applicant Name		
Mailing Address of Owner/Applicant (if Different)	72 WELLS ROAD CAPE ELIZABETH, ME. 04107	

**Owner/Applicant Statement**  
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit

Signature of Owner/Applicant \_\_\_\_\_ Date \_\_\_\_\_

**Caution: Inspection Required**  
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Signature: [Signature] Date Approved: 12-31-92  
Local Plumbing Inspector Signature

PERMIT INFORMATION		
<b>THIS APPLICATION IS FOR:</b> 1. <input checked="" type="checkbox"/> NEW SYSTEM 2. <input type="checkbox"/> REPLACEMENT SYSTEM 3. <input type="checkbox"/> EXPANDED SYSTEM 4. <input type="checkbox"/> EXPERIMENTAL SYSTEM  <b>SEASONAL CONVERSION</b> to be completed by the LPI 5. <input type="checkbox"/> SYSTEM COMPLIES WITH RULES 6. <input type="checkbox"/> CONNECTED TO SANITARY SEWER 7. <input type="checkbox"/> SYSTEM INSTALLED - P# _____ 8. <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED	<b>THIS APPLICATION REQUIRES:</b> 1. <input type="checkbox"/> NO RULE VARIANCE 2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form 3. <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form a. <input type="checkbox"/> Requiring Local Plumbing Inspector Approval b. <input type="checkbox"/> Requires State and Local Plumbing Inspector Approval 4. <input checked="" type="checkbox"/> MINIMUM LOT SIZE VARIANCE <i>SEE APPROVAL LETTER 10/14/87</i>	<b>INSTALLATION IS:</b> COMPLETE SYSTEM 1. <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM (Includes Alternative Toilet) 2. <input type="checkbox"/> PRIMITIVE SYSTEM 3. <input type="checkbox"/> ENGINEERED (+2000 gpd) <b>INDIVIDUALLY INSTALLED COMPONENTS:</b> 4. <input type="checkbox"/> TREATMENT TANK (ONLY) 5. <input type="checkbox"/> HOLDING TANK _____ GAL 6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY) 7. <input type="checkbox"/> NON ENGINEERED DISPOSAL AREA (ONLY) 8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY) 9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM
<b>IF REPLACEMENT SYSTEM:</b> YEAR FAILING SYSTEM INSTALLED _____ THE FAILING SYSTEM IS: 1. <input type="checkbox"/> BED      3. <input type="checkbox"/> TRENCH 2. <input type="checkbox"/> CHAMBER    4. <input type="checkbox"/> OTHER _____	<b>DISPOSAL SYSTEM TO SERVE:</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER _____ SPECIFY _____	<b>TYPE OF WATER SUPPLY:</b> PUBLIC WATER
SIZE OF PROPERTY: <u>9,948</u> sq ft ZONING: <u>20NH3</u>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> 1. <input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> AEROBIC SIZE: <u>1,000</u> GALS.	<b>WATER CONSERVATION</b> 1. <input type="checkbox"/> NONE 2. <input checked="" type="checkbox"/> LOW VOLUME TOILET 3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM 4. <input type="checkbox"/> ALTERNATIVE TOILET SPECIFY: _____	<b>PUMPING</b> 1. <input type="checkbox"/> NOT REQUIRED 2. <input checked="" type="checkbox"/> MAY BE REQUIRED (DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION) 3. <input type="checkbox"/> REQUIRED DOSE: _____ GALS	<b>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)</b>  SINGLE FAMILY DWELLING (3 BEDROOM)  DESIGN FLOW: <u>2.70</u> (GALLONS/DAY)
<b>SOIL CONDITIONS USED FOR DESIGN PURPOSES</b> PROFILE: <u>7</u>   CONDITION: <u>C</u> DEPTH TO LIMITING FACTOR: <u>19</u>	<b>SIZE RATINGS USED FOR DESIGN PURPOSES</b> 1. <input type="checkbox"/> SMALL 2. <input type="checkbox"/> MEDIUM 3. <input checked="" type="checkbox"/> MEDIUM-LARGE 4. <input type="checkbox"/> LARGE 5. <input type="checkbox"/> EXTRA LARGE	<b>DISPOSAL AREA TYPE/SIZE</b> 1. <input type="checkbox"/> BED _____ Sq. Ft. 2. <input checked="" type="checkbox"/> CHAMBER: <u>150</u> Sq. Ft. <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> 11-20 3. <input type="checkbox"/> TRENCH _____ Linear Ft. 4. <input type="checkbox"/> OTHER _____	

**SITE EVALUATOR STATEMENT**

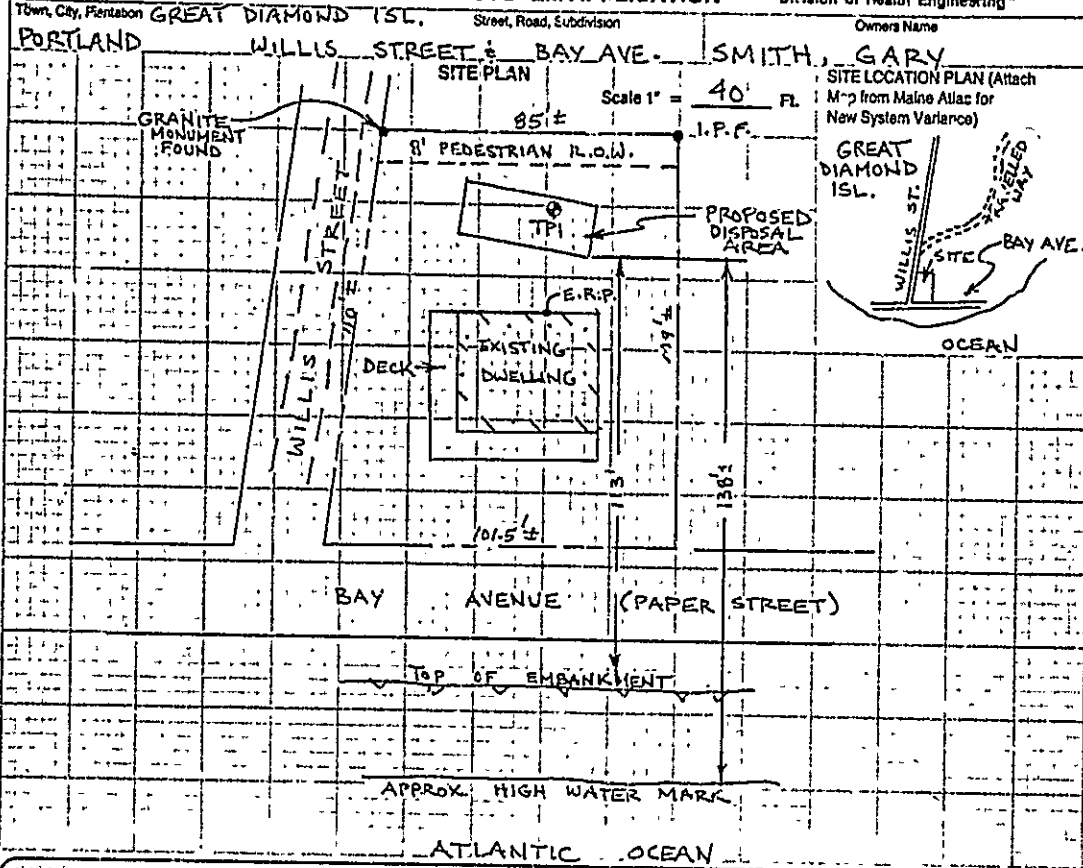
On July 15, 1992 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Signature: [Signature] Date: 7/29/92  
 Site Evaluator Signature      SC# 1163      Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering



## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TPI  Test Pit  Boring

\* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	GRAVELLY SANDY LOAM		DARK BROWN	
6				
10	LOAMY SANDS	FRIABLE	DARK YELLOWISH SAND	
15			BROWN	
20	COARSE SAND		LIGHT YEL. BROWN	FEW, FAINT
25				COMMON, DISTINCT
30	GRAVELLY LOAMY SANDS	FIRM	PALE	
35	SILT WITH SILTY CLAY LENS		OLIVE	
40				
45				
50	LIMIT OF EXCAVATION			

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
		%		<input type="checkbox"/> Restrictive Layer
				<input type="checkbox"/> Bedrock

Observation Hole         Test Pit  Boring

\* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
25				
30				
35				
40				
45				
50				

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
		%		<input type="checkbox"/> Restrictive Layer
				<input type="checkbox"/> Bedrock

*Albert Frick*  
Site Evaluator Signature

163  
SE#

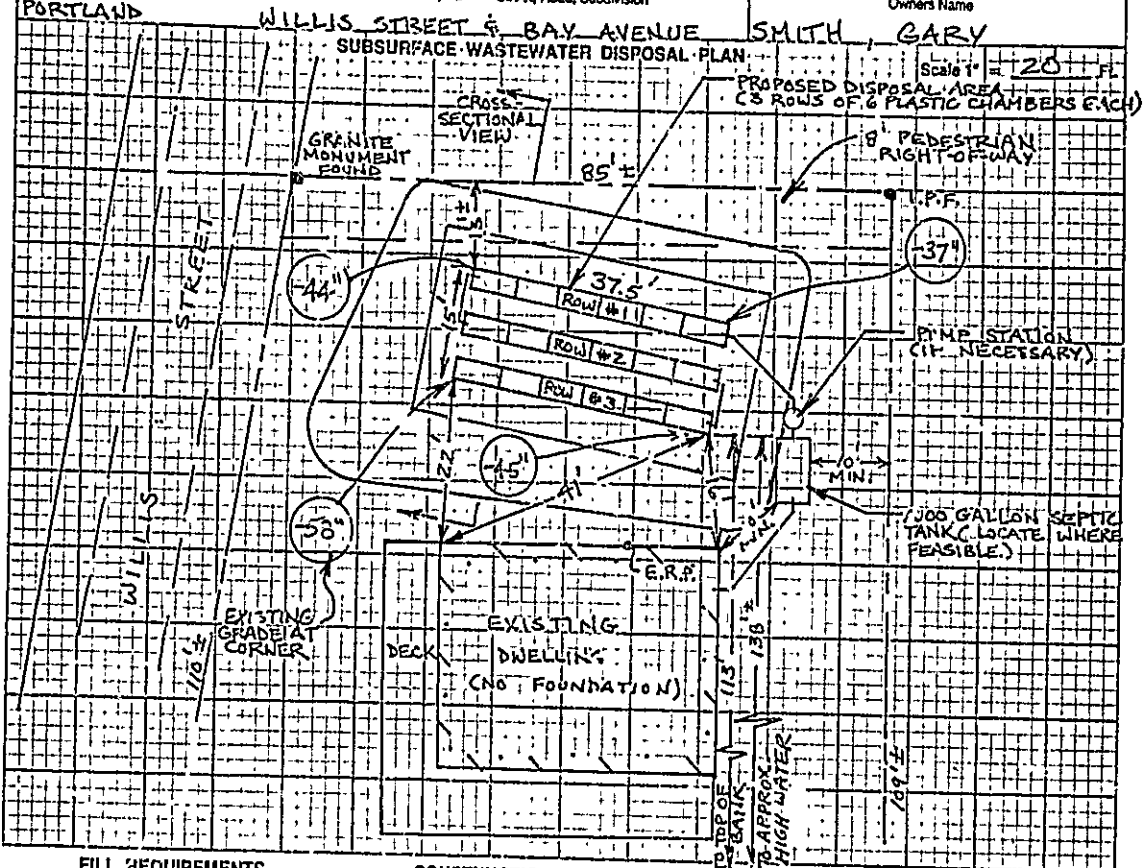
7/29/92  
Date



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering

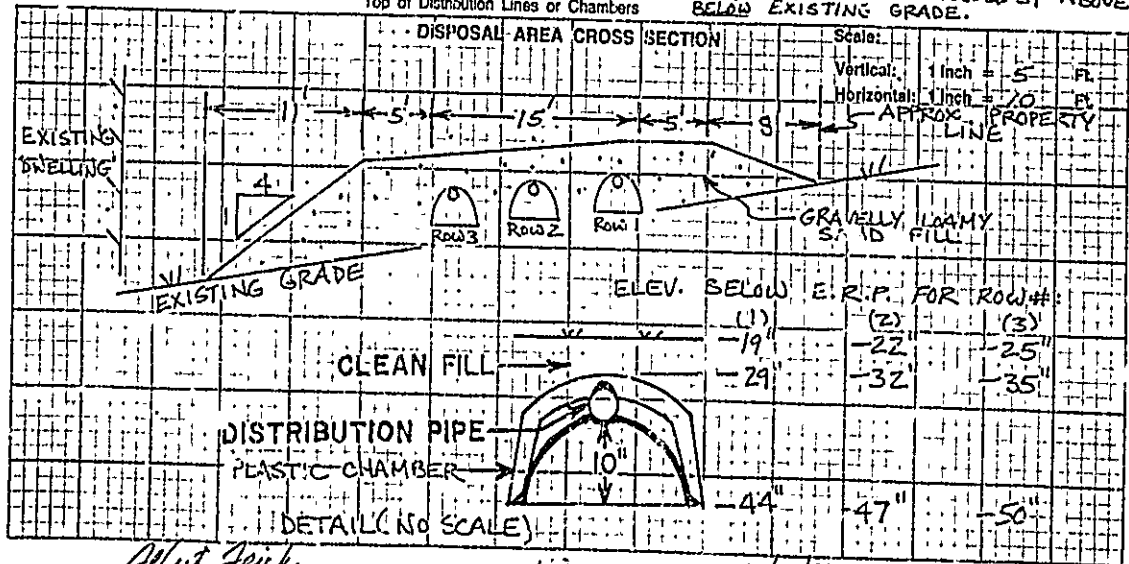
Town, City, Plantation **GREAT DIAMONDS ISLAND** Street, Road, Subdivision **WILLIS STREET & BAY AVENUE** Owners Name **SMITH, GARY**



**FILL REQUIREMENTS**  
Depth of Fill (Upslope) 16"-25"  
Depth of Fill (Downslope) \_\_\_\_\_

**CONSTRUCTION ELEVATIONS**  
Reference Elevation is 00  
Bottom of Disposal Area SEE DETAIL BELOW  
Top of Distribution Lines or Chambers SEE DETAIL BELOW

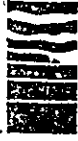
**ELEVATION REFERENCE POINT LOCATION & DESCRIPTION**  
BOTTOM OF WHITE FASHIA BOARD 5" REAR OF HOUSE, 5" ABOVE EXISTING GRADE.



*Albert Feick*  
Professional Engineer

103  
CE#

7/29/92  
Date



**Albert Frick Associates, Inc.**

Soil Scientists & Site Evaluators

95A County Road Corham, Maine 04038  
(207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE  
James Logan SS, SE  
Matthew Logan SE

PORTLAND (GREAT DIAMOND ISL) WILLIS STREET GARY SMITH  
TOWN LOCATION APPLICANT'S NAME

1) The most recent revision of the State of Maine, Subsurface Wastewater Disposal Rules, is hereby made a part of this application and shall be consulted by the owner/applicant and the system installer for further construction details and material specifications. The contractor or subcontractor should contact Albert Frick Associates, 839-5563, if there are any questions concerning materials, procedures or designs. The contractor installing the system is responsible for knowledge of the State of Maine, Subsurface Wastewater Disposal Rules as it pertains to permits, inspection requirements, building drains and sewers, treatment tank, wastewater application details and construction details sections (3,4,8,9,10 and 11D).

2) This application is intended to represent facts pertinent to the State of Maine, Subsurface Disposal Rules only. It shall be the responsibility of the owner or applicant to determine compliance with and obtain permits under all local, state and federal land-use regulations (i.e., DEP Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, etc.) before installing this system or considering this a buildable lot. A wetland scientist may be consulted regarding wetland regulations or you may contact the Army Corp of Engineering at 623-8367 or DEP at 289-2111.

The LPI shall inform the owner and designer of any local ordinances exceeding the State of Maine, Subsurface Wastewater Disposal Rules in order that the design may be amended. All designs are subject to review by local, State or federal authority. Designer's liability shall be limited to revisions required by regulatory agencies.

3) All information shown on this form relating to property lines, well locations, and subsurface structures (utility lines, drains, septic systems, water lines, etc.) are shown or left off as not affecting the proposed system based on information provided by the owner or applicant. The owner shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage grinder is not recommended. If one is installed, an additional 1000 gallon septic tank shall be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and chlorine (i.e. from water treatment, and controlled or hazardous substances) shall not be disposed of in this system.

6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service but not to exceed one pump per three year period.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

FORTLAND (GREAT DIAMOND ISL.) WILLIS STREET GARY SMITH  
TOWN LOCATION APPLICANT'S NAME

7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft. (gallons per cu.ft.) ÷ # of days in period).

8) The general setback between a well and septic system serving a single family residence is 100 feet, unless the local community has a more stringent requirement. A well installed by an abutter within 100 feet of the proposed or within the required setback before the permit for the disposal system is issued may void this design.

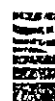
9) When a gravity system is proposed: BEFORE CONSTRUCTION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum Code slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill settling. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.

11) Unless noted otherwise, fill shall be gravelly loamy sand which contains no more than 15% fines (silt and clay). Clay content shall be less than 5%.

12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may result off the soil interface.

13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.



Albert Frick Associates, Inc.  
Soil Scientists & Site Evaluators

John R. McKernan, Jr.  
Governor



Rollin F. Es  
Commissioner

STATE OF MAINE  
DEPARTMENT OF HUMAN SERVICES  
AUGUSTA, MAINE 04333  
October 2, 1987

Gary L. Smith  
72 Wells Road  
Cape Elizabeth, ME 04107

SUBJECT: Minimum Lot Size Law waiver approval, Smith property, Bay Avenue,  
Great Diamond Island, Portland

Dear Mr. Smith:

The Division has reviewed your application for a waiver to the minimum lot size law. This application was submitted in accordance with Title 12, MRSA, Chapter 423-A § 4807-B. Your lot is 9948 square feet in size; 20,000 square feet are required. The property is known as the Gary L. Smith and Jeanne M. Smith property as depicted on a plan recorded at the Cumberland County Registry of Deeds, page 273 of Book 7507.

Having found the septic system design to be in total compliance with the State of Maine Subsurface Wastewater Disposal Rules, the Division hereby authorizes Mr. Erno R. Coowdin, LPI, to issue a permit to install the system. The system shall be constructed in compliance with the submitted application. This approval is also due in part to the lot's existence as far back as 1883.

Mr. Irwin Novak, SE, shall be required to establish the system location and elevation at the time of construction.

Very truly yours,

*James A. Jacobsen*

James A. Jacobsen  
Wastewater and Plumbing Control  
Division of Health Engineering

JAJ/slh  
cc: Erno R. Coowdin, L.P.I.  
Irwin Novak, S.E.  
Mary Boylan  
Stanley and Janet Rudnicki

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... 0 538

MAY 14 1987

B.O.C.A. TYPE OF CONSTRUCTION ..... ZONING LOCATION ... R-2 ... PORTLAND, MAINE Oct. 31, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

1. LOCATION ... Lot 89-B, G-1 Bay Ave. & Willis St. Great Diamond District #1  #2 
2. Owner's name and address ... Gary & Jeanne Smith - same ... Telephone ... 799-7139
3. Lessee's name and address ..... Telephone .....
4. Contractor's name and address ... Owner ..... Telephone .....

Proposed use of building ... dwelling - summer cottage ... No. of sheets ...
Last use ..... No families ...
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....
Other buildings on same lot .....
Estimated contractual cost \$ 30,000

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$
Base Fee 170.00
Late Fee
TOTAL plan \$ 50,000 4-28-87

To construct single family summer cottage
9,800 sq ft., no garage
site plan review

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT ISSUED WITH LETTER

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes
Is any electrical work involved in this work? Yes
Septic system
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate ..... Height average grade to highest point of roof .....
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
Kind of roof ..... Rise per foot ..... Roof covering .....
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....
Framing Lumber - Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
Girder ..... Columns under girders ..... Size ..... Max. on centers .....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....
On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....
Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....
If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? .....
ZONING: D.K. McDermott May 11, 1987
BUILDING CODE: W. J. ... Will there be in charge of the above work a person competent
Fire Dept.: Rear Yard to see that the State and City requirements pertaining thereto
Health Dept.: should be observed?
Others: .....

Signature of Applicant Jeanne Smith Phone # same
Type Name of above Jeanne Smith 1  2  3  4

Other and Address

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

MR. Addat



NOTES

5-20-87 Checked  
 site status. BR. AQ  
 7-30-87. W.P./FO. AQ  
 8-5-87. Journal  
 Prop order verbal and  
 registered mail. Improper  
 and wrong information  
 given to obtain permit.  
 Job size is not sufficient  
 for SF/const. AQ  
 5/88 NP

6-19-89. Mr. Gary  
 Smith requested an  
 extension due to  
 injury, work permit  
 prolonged. Granted  
 a 90 day ext. AQ  
 6-19-89. Journal  
 with a summons  
 for purpose of  
 material witness  
 in legal action  
 being pursued by  
 City of New Orleans  
 against Gary Smith. AQ  
 6-22-89. Adept. with  
 Mr. Bout. to discuss  
 files.

12/2/94 - Not completed  
 yet. A. Ave

Permit No. 87-538 - West 39th  
 location 83-B.C-1 - Middle of Bay Ave.  
 Owner Tony - Jeanne Smith  
 Date of permit 10-31-86  
 Approved 5-14-87  
 Dwelling SF/const.  
 Garage -  
 Alteration -

## 28' x 32' Cottage

2 Bedroom

1.5 Bathroom

Kitchen Living and Dining Area

10' spaced - 6' - 4' Deep -  
Cottage will sit on sand-tuck & post foundation

2" x 12" joists 16" o.c. on first floor

2" x 6" studs 16" o.c. for all walls

2" x 10" joists 16" o.c. for second floor

2" x 8" roof rafters 16" o.c.

1/2" CDX plywood for all decking & sheathing

asphalt roof shingles

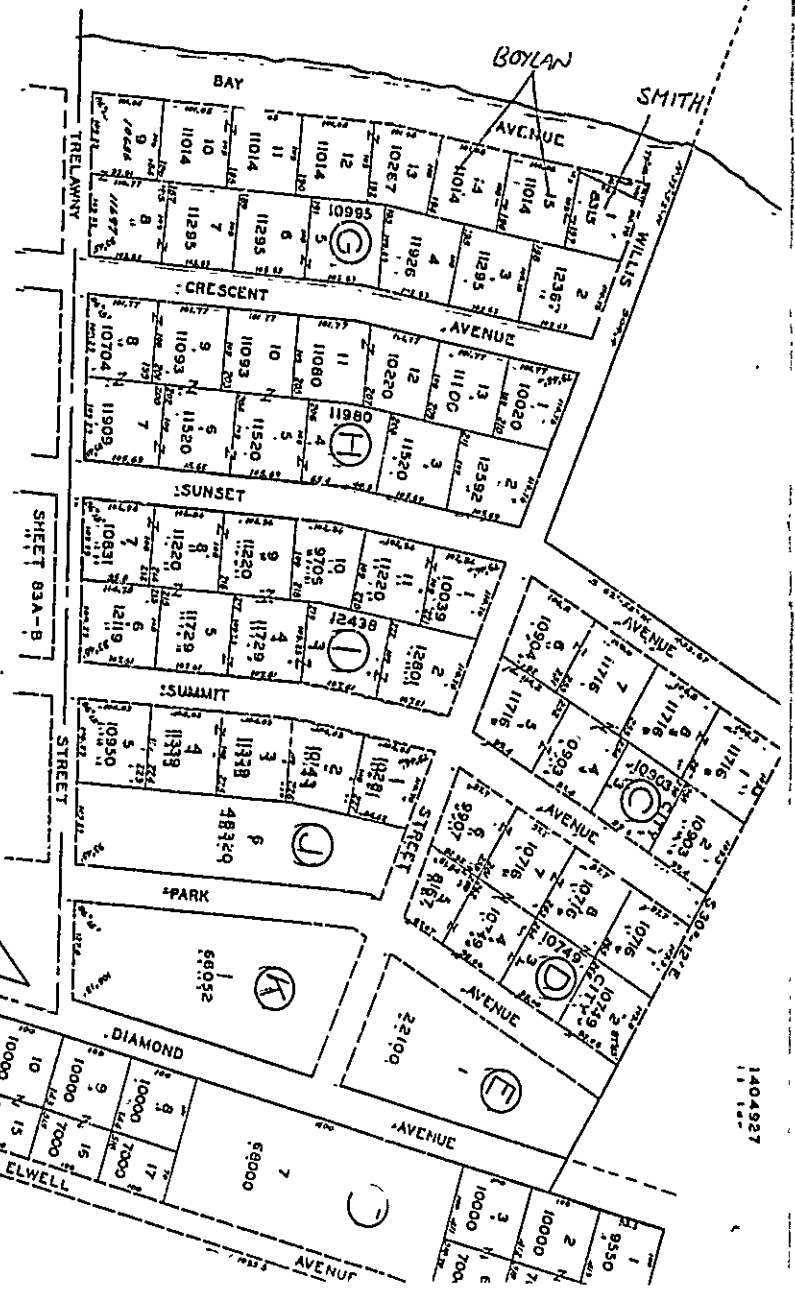
cedar shake siding

City Water

200 amp electric service

CASCO

BAY



CREEVE ST

DEERING

RETRACTED 9

140492T  
11 1921



*Gary &*  
Applic. At: *Jeanne Smith, Owners* Date: *May 11, 1987*  
Address: *Bay Ave. & Willis St.*  
Assessors No.: *83-B-G-1...*

CHECK LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - *IR-2 Zone*  
Interior or corner lot - *Corner lot*  
Use - *Proposed single family (summer)*  
Sewage Disposal - *Septic Disposal*  
Rear Yards - ~~*20'*~~ *25' required*  
Side Yards - *20' and 35' est. 20' required*  
Front Yards - *36'* *25' required*  
Projections -  
Height - *2 story*  
Lot Area - ~~*9800 (?) est.*~~ *9942 sq. ft. per assessors and Mr. Hall*  
Building Area - *876 sq. ft.*  
Area per Family -  
Width of Lot - *110'*  
Lot Frontage - *110'*  
Off-street Parking - *A.K.*  
Loading Bays -  
Site Plan -  
Shoreland Zoning -  
Flood Plains -

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Joseph E. Gray, Jr., Director, Planning & Urban Development      DATE: August 5, 1987  
FROM: Warren J. Turner, Zoning Enforcement Inspector *Warren J. Turner*  
SUBJECT: Great Diamond Island Lot 83B-G-1

The lot at 83B-G-1 on Great Diamond Island was considered a "buildable lot" by the Boylans, who owned 83B-G-1-14-15. It was Mr. Boylan's intent to convey one lot (Lot 1) to his daughter, Mrs. Jeanne Smith before he died in 1970. Such a lot was actually conveyed in October, 1966 to Gary and Jeanne Smith, by Mrs. Boylan, an abutter. The subject lot is 8,315 square feet in area.

While this may defeat the possibility of this being a lot of record, Section 14-433 states that a lot in IR-2 needs to have only 6,500 square feet of land area to be considered as buildable. The subject lot was approved for a soil test by Ernoold Goodwin based on soil test results reported by Irvin Novack, USM geologist, and site plan review was prepared by Lloyd Jones, surveyor and approved by the City Departments prior to issuance of a building permit. Partial performance has been initiated as a result of this building permit. A "STOP" order was placed on the building site on Wednesday, August 5th as a result of the Planning Department memorandum by Richard Knowland to Alexander Jaegerman, a copy of which is attached to this memo. Foundation work has started in reliance on the building permit, according to Arthur Addato, field inspector for the Islands. Water, electric service and foundation are already provided on site.

Mr. and Mrs. Gary Smith wish to have a timely response to their inquiry concerning their next action regarding this building permit. Their attorney is Donald Fowler, Pierce, Atwood, Scribner, etc. Jeanne Smith's home number is 799-7139 and their home is 72 Wells Road, Cape Elizabeth, Maine 04107.

Enclosure: Memo from Richard Knowland

cc: David Lourie, Corporation Counsel  
P. Samuel Hoffses, Chief, Inspection Services  
Arthur Addato, Code Enforcement Officer

/ksc

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman  
JOHN C. KNOX  
Secretary

PETER F. MORELLI  
THOMAS F. JEWELL  
DAVID L. SILVERMAN  
MICHAEL E. WEST  
CHRISTOPHER DINAN

Lot 83B-G-1 Willis St.  
Great Diamond Island

Sept. 1987

Mr. Paul J. Frinko, Attorney  
Bernstein, Shust, Sawyer & Nelson  
One Monument Square  
Portland, Maine 04101

Dear Mr. Frinko:

At the September 10th meeting of the Board of Appeals, the Board voted by a unanimous vote of seven members to deny your interpretation appeal on behalf of Jeanne and Gary Smith for their property on Willis Street, Great Diamond Island. This sought to reverse the decision of the Building Inspector.

Later in a subsequent space and bulk variance appeal, the Board voted by six votes in favor to 1 vote opposed to grant a space and bulk variance to enable Gary and Jeanne Smith to continue building their single family dwelling on Great Diamond Island, which they had started in reliance upon a building permit issued on May 14, 1987. It was later discovered that this lot was not a lot of record as defined within Section 14-433 of the City Zoning Ordinance. The lot is shown on Assessor's Chart 83B-G-1 and contains 9,942 square feet of land at the corner of Willis and the proposed Bay Avenue. However, the subject lot area was approved by the Board of Appeals on Thursday evening, September 10, 1987 so that construction of the dwelling may be resumed.

Failure to act within six months following such approval of the variance would result in the lapse of the variance.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

cc: Merrill Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Arthur Rowe, Code Enforcement Officer

PERMIT # \_\_\_\_\_ PORTLAND BUILDING PERMIT APPLICATION DATE 8/24/87

**I. GENERAL INFORMATION**  
 Location/address of construction: 83B-G-1 Willis Street, Great Diamond  
 1. Owner's name Gary & Jean Smith Tel. \_\_\_\_\_  
 Address same  
 2. Lessee's name \_\_\_\_\_ Tel. \_\_\_\_\_  
 Address \_\_\_\_\_  
 3. Contractor's name \_\_\_\_\_ Tel. \_\_\_\_\_  
 Address \_\_\_\_\_  
 4. Is this a legally recorded lot? yes \_\_\_\_\_ no \_\_\_\_\_

**II. DESCRIPTION OF WORK:**  
interpretation appeal & variance appeal for august 5, 1987 termination of  
May 14, 1987 building permit for IR-2 Zone to complete construction to  
residence  
*9/10/87*  
Appeal sustained

**III. BUILDING DIMENSIONS:** length \_\_\_\_\_ width \_\_\_\_\_ square footage \_\_\_\_\_ height \_\_\_\_\_ #stories \_\_\_\_\_

**IV. ZONE** IR-2 Street frontage \_\_\_\_\_ Zoning board approval no  yes  date \_\_\_\_\_  
 Setbacks: front \_\_\_\_\_ back \_\_\_\_\_ side \_\_\_\_\_ side \_\_\_\_\_ Planning board approval no  yes  date \_\_\_\_\_

**V. REVIEW REQUIRED:** variance  other \_\_\_\_\_ Number of off-street parking spaces:  
 site plan \_\_\_\_\_ subdivision \_\_\_\_\_ shore \_\_\_\_\_ floodplain mgmt \_\_\_\_\_ enclosed \_\_\_\_\_ outdoors \_\_\_\_\_

**VI. FEES:**  
 base fee \_\_\_\_\_ other fees interpretation & variance - \$100.00  
 subdivision fee \_\_\_\_\_ late fee \_\_\_\_\_  
 site plan review fee \_\_\_\_\_ TOTAL \_\_\_\_\_

**VII. DETAILS OF WORK**

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1-story building w/masonry walls: wall thickness _____ height _____	11. BEDROOM WINDOWS height _____ width _____ sill height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

<b>VIII. OFFICE USE:</b> TAX MAP # <u>83B</u> LOT # <u>G-1</u> VALUE/STRUCTURE _____ PERMIT EXPIRATION _____	<b>IX. NEW OR PHASED SUBDIVISION REFERENCE</b> Name _____ Lot _____ Block _____
--	--

CODE \_\_\_\_\_ if other, explain \_\_\_\_\_ Seasonal  Condominium  Apartment

X. PROPOSED USE: \_\_\_\_\_

XI. PAST USE: \_\_\_\_\_

XII. OWNERSHIP: \_\_\_\_\_ PUBLIC \_\_\_\_\_ PRIVATE \_\_\_\_\_

XIII. EST. CONSTRUCTION COST: \_\_\_\_\_ XIV. GR. SQ. FT. OF LOT \_\_\_\_\_  
BUILDING \_\_\_\_\_

**COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE**

<b>XV. RESIDENTIAL BUILDINGS ONLY:</b> # NEW DWELLING UNITS WITH: # EXISTING DWELLING UNITS WITH:	<b>BEDROOMS</b> 1. BDRM _____ 2. BDRMS _____ 3. BDRMS _____	<b>XVI. # RESIDENTIAL UNITS:</b> # NEW DWELLINGS _____ # EXISTING DWELLINGS _____ TOTAL RESIDENTIAL UNITS _____
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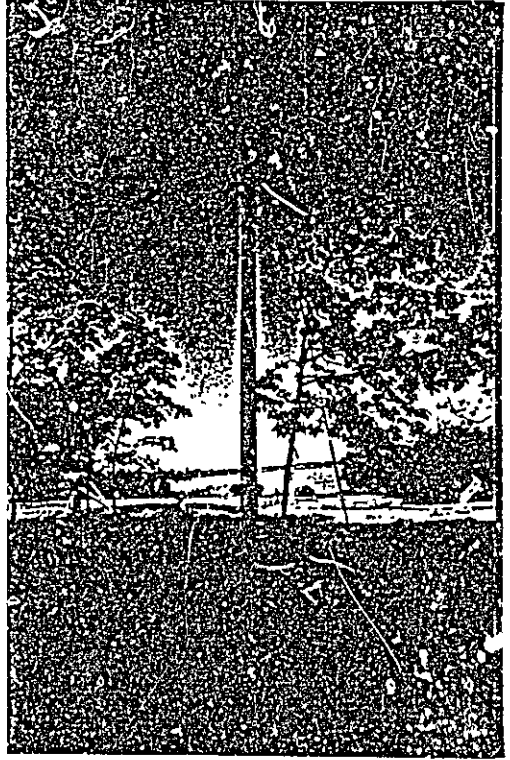
<b>APPROVALS BY:</b> DATE _____ BUILDING INSPECTION - PLAN EXAMINER _____ ZONING: _____ CEO _____ FIRE DEPT _____	<b>MISCELLANEOUS</b> Will work require disturbing of any tree on a public street? _____ Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____
---	---

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical, and mechanicals.

District No. _____	XVII. SIGNATURE OF APPLICANT: <u>Jean M. Smith</u> PHONE # <u>799-71</u> TYPE NAME OF ABOVE _____
--------------------	--



1



CITY OF POLAND, MAINE  
M E M O R A N D U M

TO: Alexander Jaegerman, Chief Planner

FROM: Richard Knowland, Senior Planner *RK*

DATE: August 4, 1987

SUBJECT: Possible Great Diamond Island Lot Transfer Violation

It appears that a property owner on Great Diamond has recently conveyed out a lot in violation of the minimum lot size requirements of the IR-2 zone (20,000 square feet). Mary Boylan up until recently owned three abutting lots (Assessor's reference 83 B-G-1-14-15) on Great Diamond Island totalling approximately 31,970 square feet. Apparently Mrs. Boylan in October 1986 conveyed out lot 83B-G-1 to Gary and Jeanne Smith. This lot totals about 9,900 square feet. This lot could not be considered a grandfathered lot since it was part of Mrs. Boylan's string of abutting parcels under one ownership and does not meet the normal minimum 20,000 square foot lot size requirement.

This spring the Smiths applied for a building permit for the lot and a permit for a residence was granted by the City on May 12, 1987. Last Friday I talked to Arthur Addato who indicated that foundation work on the house has started.

On the surface it appears there is a potential problem with this conveyance and building permit. I would suggest that we discuss this matter with the individuals listed below as soon as possible to clarify this issue.

jf

cc: Joseph E. Gray, Jr. Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspections  
Marge Schukal, Assistant Chief of Inspections Services  
Warren Turner, Zoning Administrator  
David Lourie, Corporation Counsel





## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 12, 1987

Gary & Jeanne Smith  
Bay Avenue & Willis Street  
Great Diamond Island, ME

Re: Lot 83-B-G-1 Bay Avenue & Willis Street Great Diamond

Dear Mr. & Mrs. Smith:

Your application to construct a single family summer cottage has been reviewed and a building permit is herewith issued subject to the following requirements:

### Site Plan

#### Inspection Services

Rear yard must be 25 feet in depth.

W. J. Turner 05/12/87

#### Public Works

Approved

R. J. Roy 05/12/87

### Requirements

1. Please have lot and lot lines clearly marked before calling for a foundation inspection.
2. Please read and implement items 5 and 6 of the attached building permit report.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

Attachment

cc: B Roy, Public Works

/ksc

BUILDING PERMIT REPORT

DATE: 12/11/87

ADDRESS: 83-B-G-1 Bay's Willis (Great Diamond)

REASON FOR PERMIT: Construct A Summer Family Dwelling

BUILDING OWNER: Mr & Mrs Gray Smith

CONTRACTOR: \_\_\_\_\_

PERMIT APPLICANT \_\_\_\_\_

APPROVED: 5-6 DENIED \_\_\_\_\_

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(i) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 5.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).



- 6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

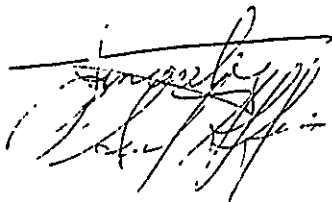
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 7.) 608.1 Attached garages: Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors, and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1 hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.

A handwritten signature in dark ink, appearing to be 'E. J. [unclear]', is written over a horizontal line. The signature is cursive and somewhat stylized.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3926

<b>PROPERTY ADDRESS</b>	
Town Or Plantation <b>PORTLAND</b>	
Street <b>LOT 6-1 BAYAVE.</b>	
Subdivision Lot # <b>GREAT DIAMOND IS.</b>	
<b>PROPERTY OWNERS NAME</b>	
Last: <b>SMITH</b>	First: <b>GARY</b>
Applicant Name:	
Mailing Address of Owner/Applicant (If Different):	
<b>Owner/Applicant Statement</b>	
I certify that the information submitted is true to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.	
Signature of Owner/Applicant	Date

**Caution: Permit Required**

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

	Local Plumbing Inspector Signature	Date Approved
--	------------------------------------	---------------

PERMIT INFORMATION		
<b>THIS APPLICATION IS FOR:</b> 1. <input checked="" type="checkbox"/> NEW SYSTEM 2. <input type="checkbox"/> REPLACEMENT SYSTEM 3. <input type="checkbox"/> EXPANDED SYSTEM 4. <input type="checkbox"/> SEASONAL CONVERSION 5. <input type="checkbox"/> EXPERIMENTAL SYSTEM	<b>THIS APPLICATION REQUIRES:</b> 1. <input checked="" type="checkbox"/> NO RULE VARIANCE REQUIRED 2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form 3. <input type="checkbox"/> Requires only Local Plumbing Inspector Approval 4. <input type="checkbox"/> Requires both State and Local Plumbing Inspector Approval	<b>INSTALLATION IS COMPLETE SYSTEM</b> 1. <input type="checkbox"/> NON ENGINEERED SYSTEM 2. <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet) 3. <input type="checkbox"/> ENGINEERED (+2000 gpd) <b>INDIVIDUALLY INSTALLED COMPONENTS:</b> 4. <input type="checkbox"/> TREATMENT TANK (ONLY) 5. <input type="checkbox"/> HOLDING TANK 6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY) 7. <input type="checkbox"/> NON ENGINEERED DISPOSAL AREA (ONLY) 8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY) 9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM <b>TYPE OF WATER SUPPLY</b> UNKNOWN
<b>IF REPLACEMENT SYSTEM:</b> YEAR FAILING SYSTEM INSTALLED _____ THE FAILING SYSTEM IS: 1. <input type="checkbox"/> BED      2. <input type="checkbox"/> TRENCH 3. <input type="checkbox"/> CHAMBER      4. <input type="checkbox"/> OTHER _____	<b>DISPOSAL SYSTEM TO SERVE:</b> 1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER _____ SPECIFY _____	
SIZE OF PROPERTY <b>9800<sup>±</sup></b>	ZONING <b>SHORELAND</b>	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> 1. <input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> AEROBIC SIZE: <b>1000</b> GALS.	<b>WATER CONSERVATION</b> 1. <input checked="" type="checkbox"/> NONE 2. <input type="checkbox"/> LOW VOLUME TOILET 3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM 4. <input type="checkbox"/> ALTERNATIVE TOILET SPECIFY: _____	<b>PUMPING</b> 1. <input type="checkbox"/> NOT REQUIRED 2. <input checked="" type="checkbox"/> MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION) 3. <input type="checkbox"/> REQUIRED DOSE: _____ GALS	CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.) <b>SINGLE FAMILY DWELLING</b> <b>2 BEDROOMS</b> <b>TABLE 7-1</b> <b>MINIMUM FLOW</b> DESIGN FLOW: <b>180</b> (GALLONS/DAY)
<b>SOIL CONDITIONS USED FOR DESIGN PURPOSES</b> PROFILE: <b>3/7</b> CONDITION: <b>C</b> DEPTH OF LIMITING FACTOR: <b>20</b>	<b>SIZE RATINGS USED FOR DESIGN PURPOSES</b> 1. <input type="checkbox"/> SMALL 2. <input type="checkbox"/> MEDIUM 3. <input checked="" type="checkbox"/> MEDIUM-LARGE 4. <input type="checkbox"/> LARGE 5. <input type="checkbox"/> EXTRA LARGE	<b>DISPOSAL AREA TYPE/SIZE</b> 1. <input checked="" type="checkbox"/> BED <b>600</b> Sq. Ft. 2. <input type="checkbox"/> CHAMBER _____ Sq. Ft. <input type="checkbox"/> REGULAR <input type="checkbox"/> H-20 3. <input type="checkbox"/> TRENCH _____ Linear Ft. 4. <input type="checkbox"/> OTHER: _____	

**SITE EVALUATOR STATEMENT**

On Oct 3, 1986 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

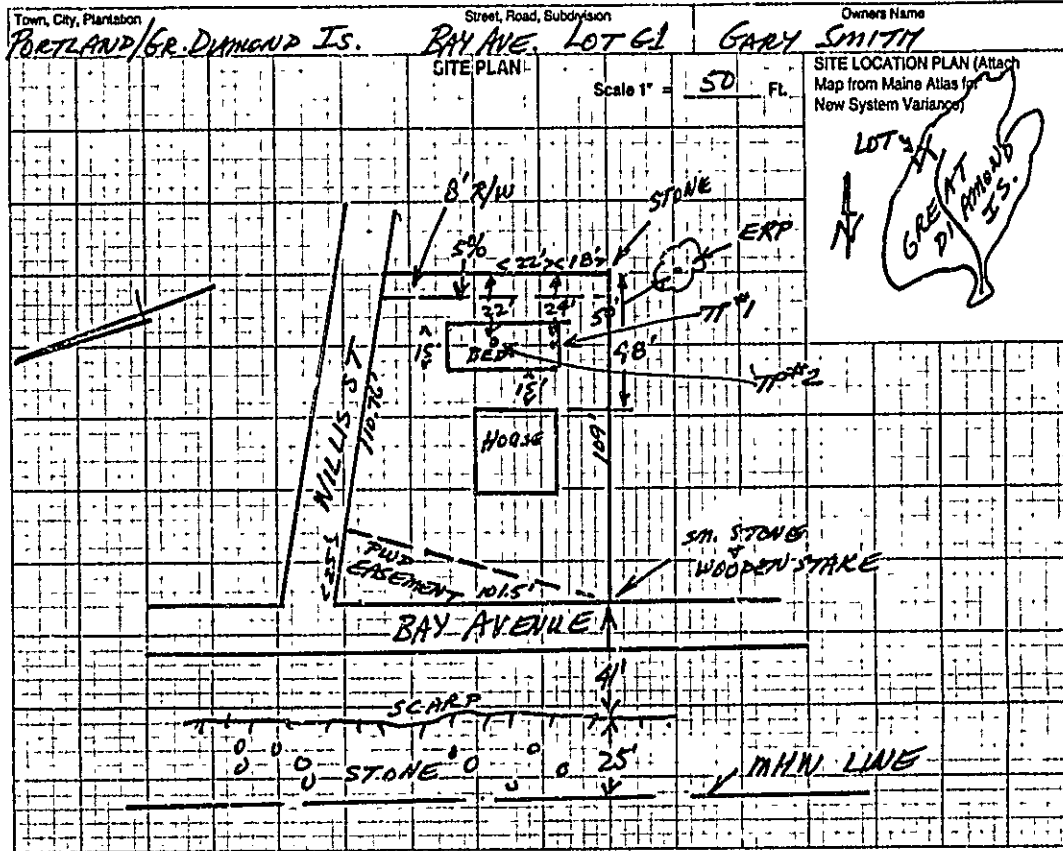
SITE EVALUATION WAIVED BY LOCAL OPTION

\_\_\_\_\_ **104** \_\_\_\_\_ **April 19, 1987**  
 Site Evaluator or Professional Engineer's Signature      Date

Page 1 of 3  
HHE-200 Rev 4/83

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Department of Human Services  
Division of Health Engineering



**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole 1  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	LOAMY FINE SAND		BROWN	
6				
10		FRIABLE		
15	STRAY SAND		ORANGE-BROWN	
20				FEEBLY FAINT COMMON
30	SLIGHTLY STONY SILTY SAND TO FINE SAND	SLIGHTLY FIRM	LIGHT GREY	DISTINCT

Soil Profile: <b>3/7</b>	Classification: <b>C</b>	Slope: <b>5%</b>	Limiting Factor: <b>20'</b>	<input checked="" type="checkbox"/> Ground Water
	Condition:			<input type="checkbox"/> Reseptive Layer
				<input type="checkbox"/> Bedrock

Observation Hole 2  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	STONY			
6	FINE SANDY LOAM		LIGHT BROWN	
10		FRIABLE		
15	LOAMY SANDY LOAM		ORANGE BROWN	
20				FEEBLY FAINT COMMON
30	STONY SILT	FIRM	GREY	DISTINCT
40	LOAM			

Soil Profile: <b>3/7</b>	Classification: <b>C</b>	Slope: <b>5%</b>	Limiting Factor: <b>20'</b>	<input checked="" type="checkbox"/> Ground Water
	Condition:			<input type="checkbox"/> Reseptive Layer
				<input type="checkbox"/> Bedrock

*Gwen Horak*  
Site Evaluator Signature

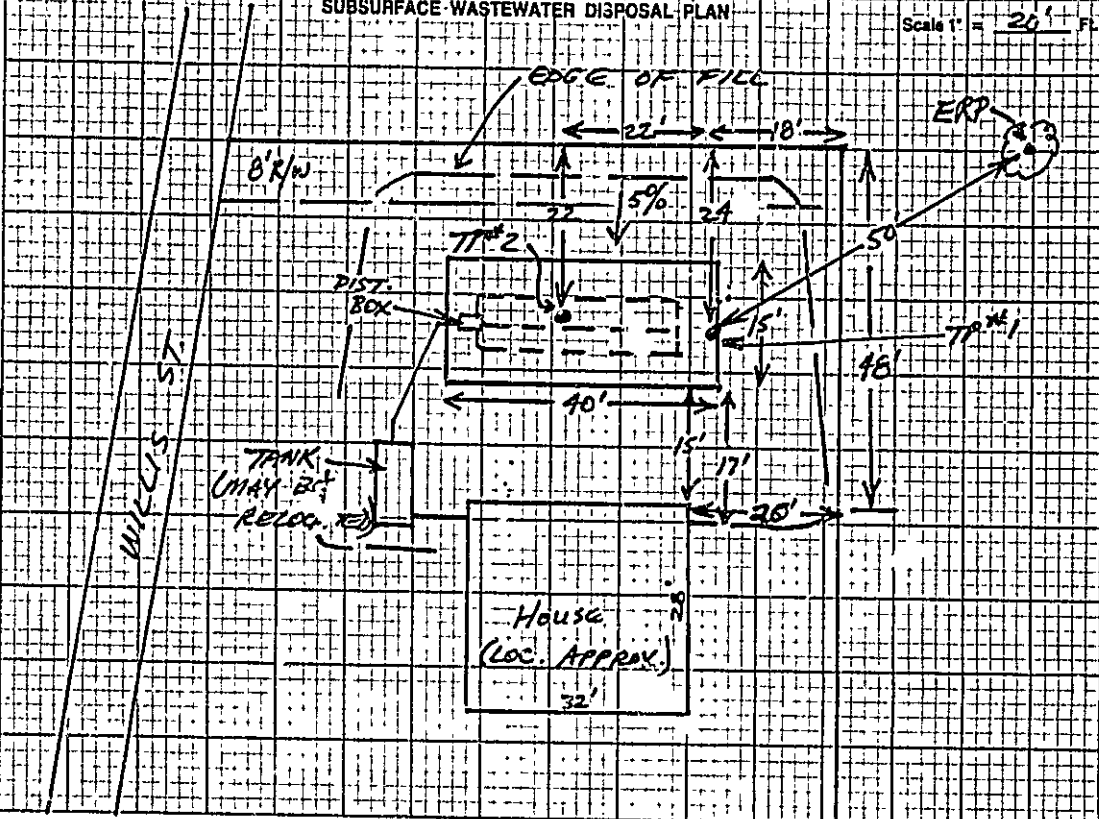
104  
SF #

4/19/87  
Date

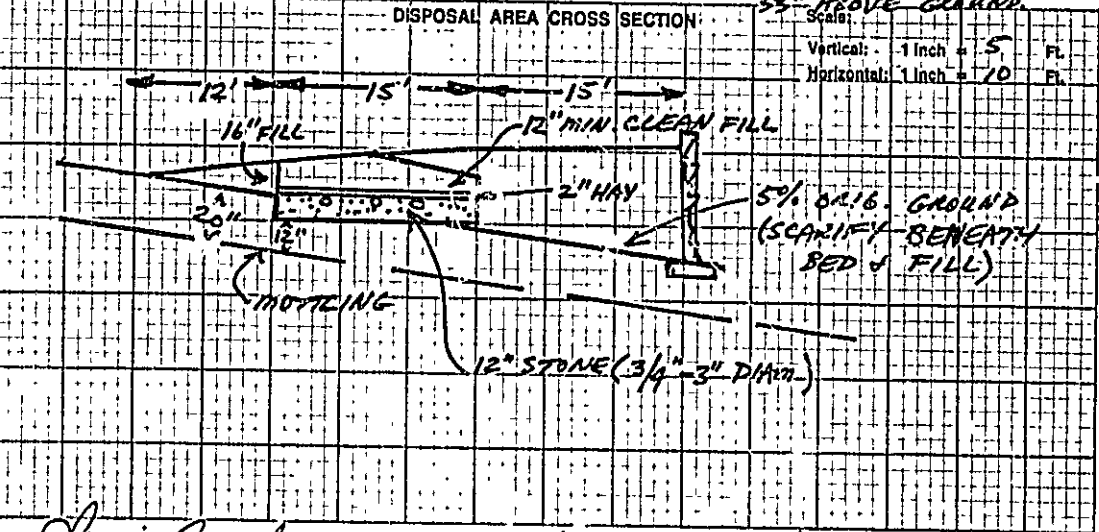
**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Department of Human Services  
Division of Health Engineering

Town, City, Plantation: **PORTLAND GR. DIAMOND IS. PALM AVE. LOT 61** Owners Name: **GARY SMITH**



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
Depth of Fill (Upslope)	16"	Reference Elevation is	00	00	ERP - NAIL IN RED FLAGGING
Depth of Fill (Downslope)	25"	Bottom of Disposal Area	-76"	-76"	ON 17" DIAM. DEAD TREE - 32" ABOVE GROUND.
		Top of Distribution Lines or Chambers	-65"	-65"	



Site Evaluator Signature: *Shawn Notak* SE# 104 Date 4/19/87



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

August 5, 1987

Gary & Jeanne Smith  
Bay Avenue & Willis Street  
Great Diamond Island, Maine

Re: Termination of Permit #87 - 538 at Great Diamond Island 83-B-C-1  
Single Family Construction.

Dear Mr. & Mrs. Smith:

This is to notify you that your building permit issued 5/14/87 has been terminated. Any construction that this permit has been issued for must not start until a new permit has been applied for, or a variance of circumstances has been requested in writing, approved by the Chief of Inspection Services. As pertaining to BOCA Code 1987 - 118.1.2.

Should you have any questions, do not hesitate to call this office

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

*Arthur Addato*  
Arthur Addato, Code Enforcement Officer (7)

jnr

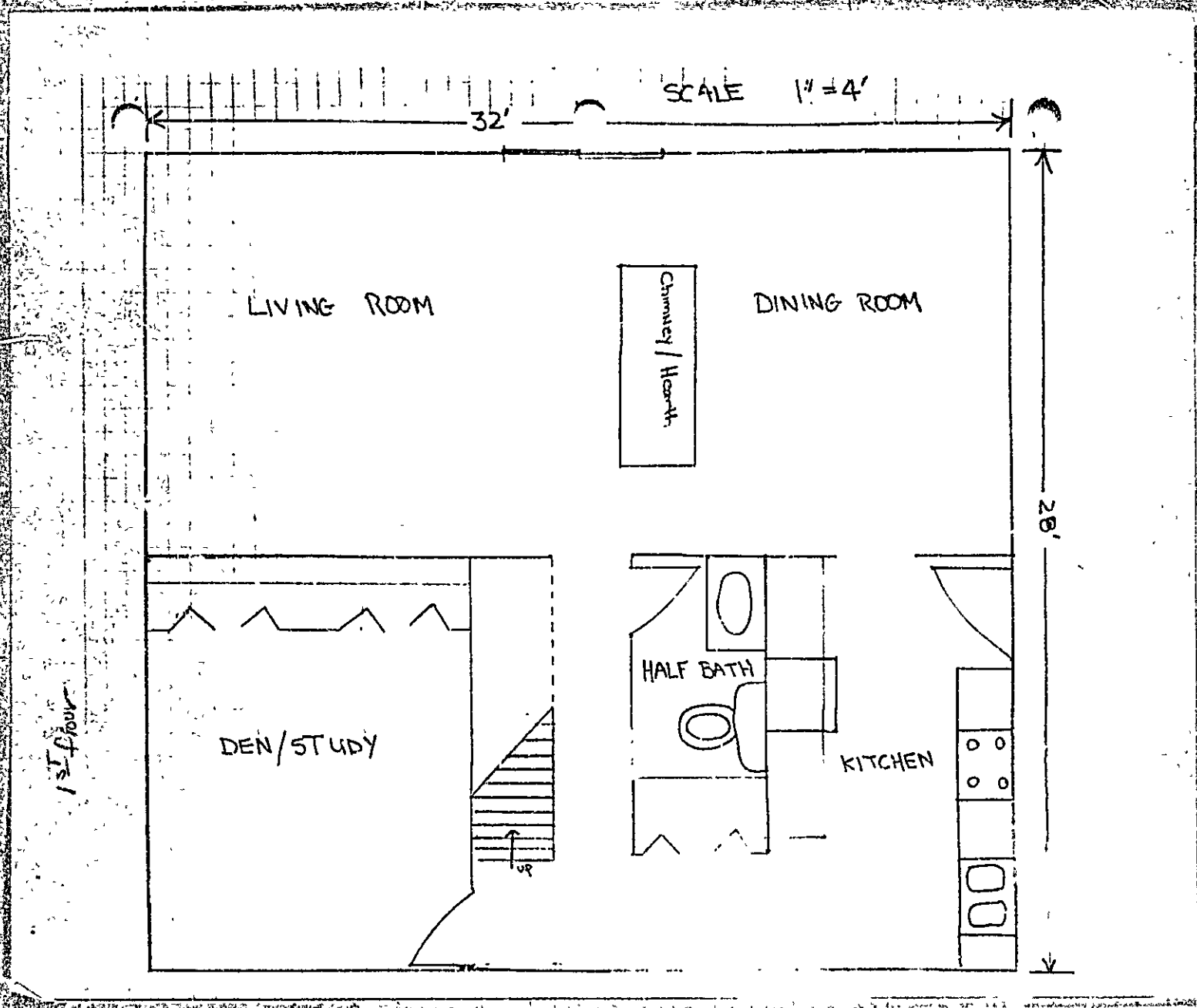
Re: 83-B-C-1 Great Diamond Isl. - A. Addato

P 322 224 322

INSURE YOUR CERTIFIED MAIL  
TO INSURE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

Sent to	Gary & Jeanne Smith
Street	Bay Ave. & Willis St.
PO Box and ZIP Code	Great Diamond Isl. ME
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom Delivered	
Return Receipt showing to whom, Date and Address of Delivery	
TOT* Postage and Fees	\$
Postmark or Date	

PS Form 3800, Feb 1982 \* U.S.P.O. 1985-446-014



SCALE 1" = 4'

32'

28'

LIVING ROOM

DINING ROOM

Chimney / Hearth

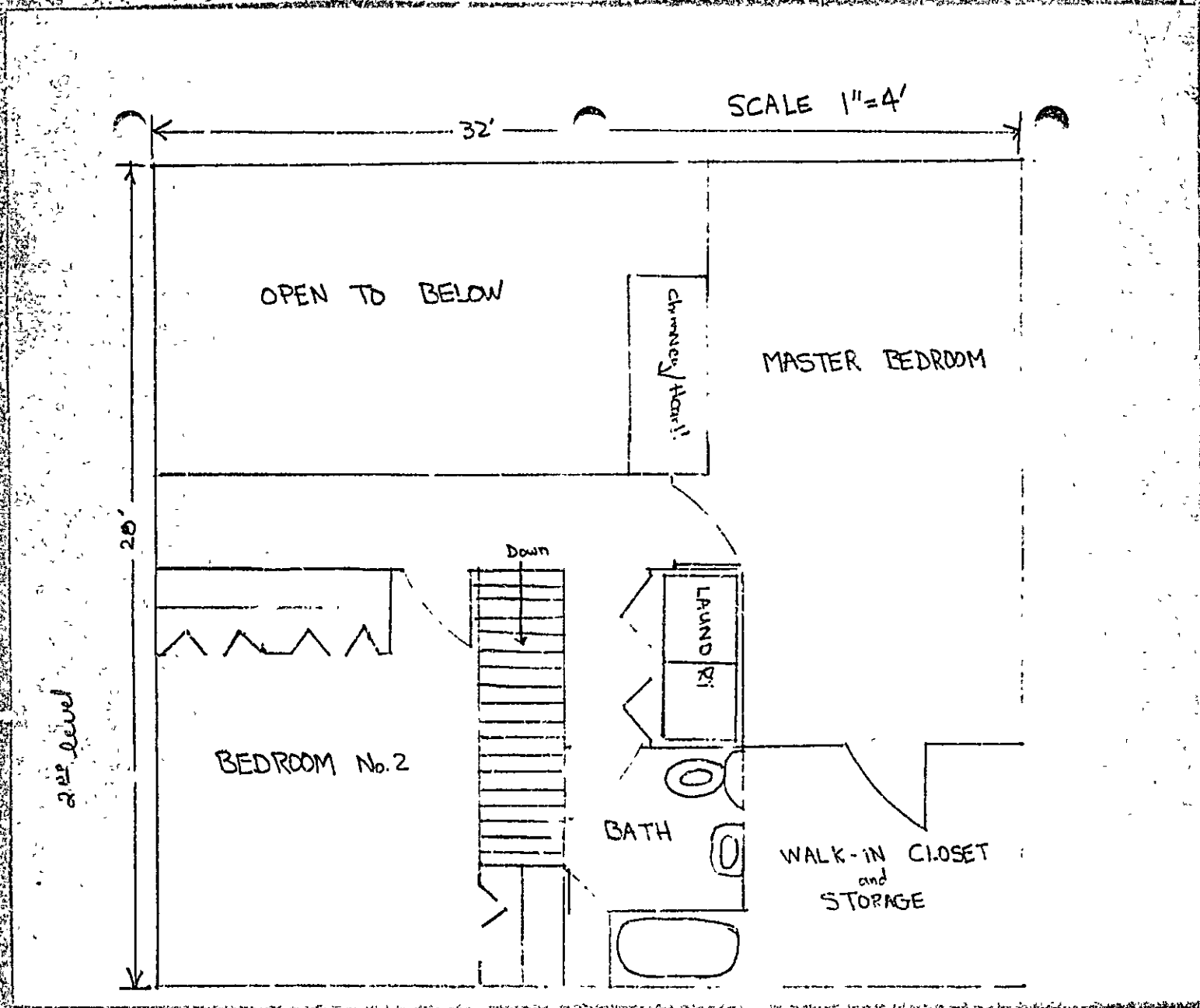
DEN/STUDY

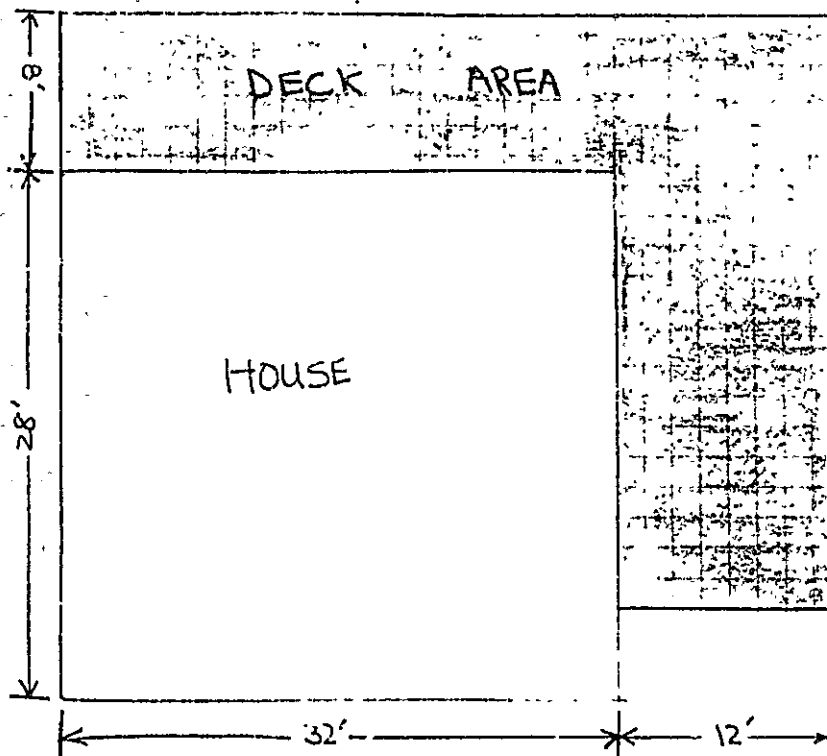
HALF BATH

KITCHEN

1st floor

3'





SCALE 1" = 8'



72 Wells Road  
Cape Elizabeth, Maine 04107  
August 17, 1987

City of Portland Board of Appeals  
City Hall  
389 Congress Street  
Portland, Maine 04101

To Members of the City of Portland Board of Appeals:

My husband, Gary Smith, and I, Jeanne Smith, are applying for an interpretation appeal so that we can continue with the construction of our home on Great Diamond Island.

Last fall I went to the City's Inspection Services Division to begin the process of applying for a building permit to construct a summer dwelling on Lot G-1 City of Portland Map 83-B. I was told that Lot G-1 was considered a buildable lot as it is part of the original 1883 Diamond Island subdivision. In other words Lot G-1 is a lot of record.

I was told to apply for a building permit and that as long as a soil analysis was acceptable to Ernold Goodwin, City Plumbing Inspector, we would be granted a permit.

Irvin Novak, a USM geologist, did the soil analysis and designed a sub-surface waste disposal system. Mr. Goodwin studied the design and approved it.

Next I presented the required information to Mr. Hoffses. He communicated to me that everything looked fine but because the land was subdivided in 1883 a site plan review was necessary.

At this point we engaged Lloyd Jones, a certified surveyor, to survey the lot and do a site plan. I then submitted the site plan to Inspection Services. It was forwarded to the Engineering Department and approved.

On May 14, 1987 Mr. Hoffses issued our building permit. Upon receiving the permit we cleared the land, hired heavy machinery for site work, laid the water line, had the power pole placed, freighted materials on Casco Bay Lines and Hillside Lumber's barge, dug and poured the foundation. All this took tremendous effort and considerable money on our part.

On August 5, 1987 I received a call from Mr. Hoffses informing me that a "stop-work" order was placed on our building. He said that an island resident had phoned the Planning Office and questioned our permit. We were told that a new ordinance had been written which disqualifies lot G-1 as a building lot because it abuts my mother's lot. Evidently if the lot were on the other side of the street, it would be of ample size.

This obviously came as a tremendous shock to us. Particularly since the lot was given to me prior to 1971 but, still being a minor, the title was not transferred. At no time was my mother ever under the impression that Lot G-1 was not buildable because it abuts hers. The boundary stones have been in place since the original subdivision which allows one to visually acknowledge Lot G-1's separateness. The lot has also always been listed separately on her former tax bills.

City of Portland Board of Appeals  
Page 2  
August 17, 1987

Please note that all the houses immediately surrounding us (Lots G-2, G-3, G-4 and H-1) are built upon lots of equal size to ours, approximately one quarter of an acre.

We feel that our circumstances are most unusual. We followed the instructions given to us by the City and acted in good faith every step of the way. We are asking that you please allow us to continue with the construction that we are already in the middle of.

Thank you for the careful consideration we are sure that you will give our circumstances.

Most sincerely,

*Jeanne Smith*  
Jeanne Smith

attachments

*Sam: 5/11/87*

*25' required  
for rear yard  
setback*

*W. J. Turner*

*Sighted O.K. by*

August 13, 1987

Board of Appeals  
City of Portland  
City Hall  
Portland, Maine

Re: Lot 197 - Great Diamond  
Island

TO THE MEMBERS OF THE BOARD OF APPEALS:

I understand that there is a question regarding my daughter, JEANNE BOYLAN SMITH and her husband, GARY L. SMITH, building a house on Lot 197 on Great Diamond Island.

My late husband, LEO F. BOYLAN, (who died in 1971) and I always intended Lot 197 to be given to our daughter, JEANNE.

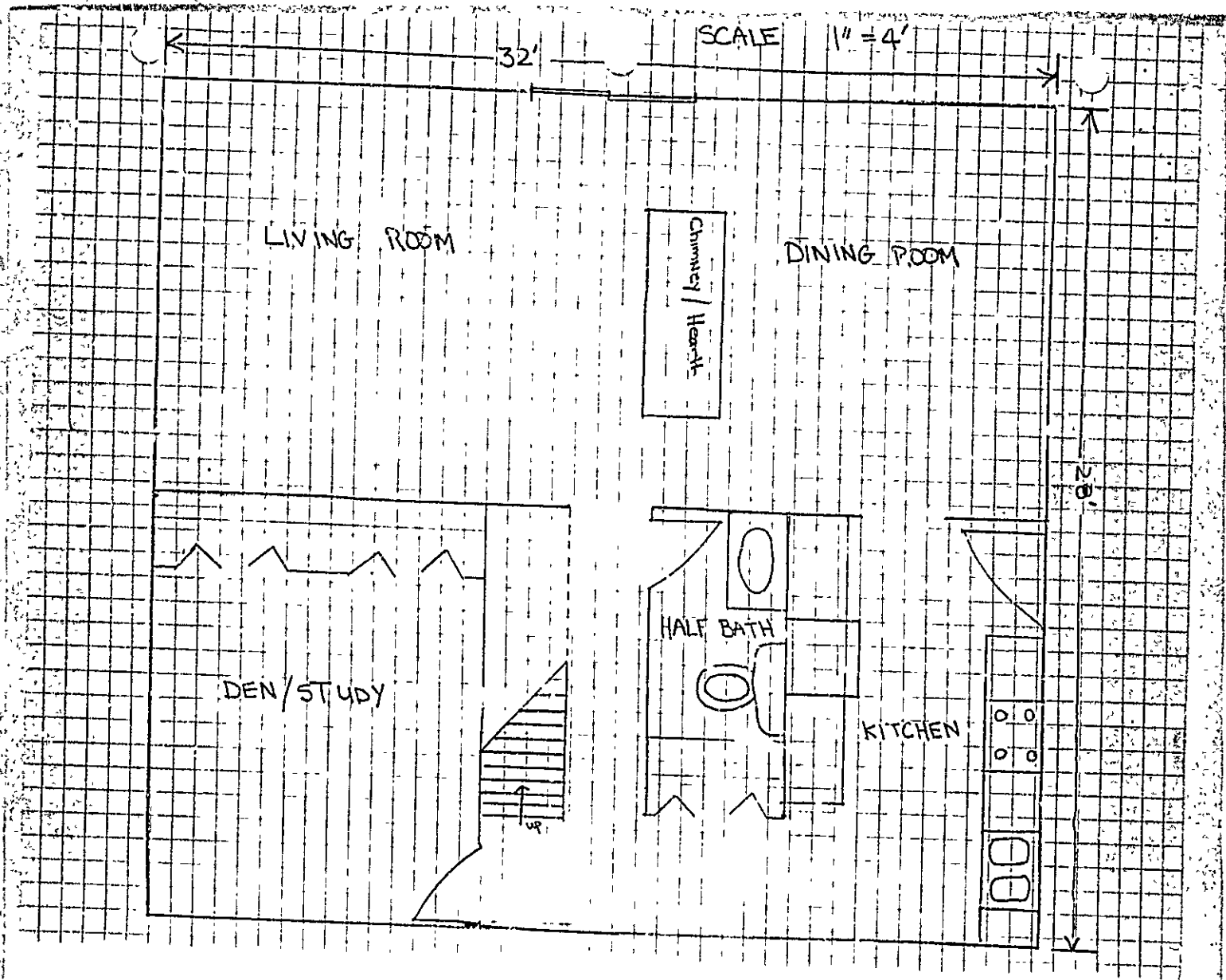
We purchased the property in 1960 as a buildable lot. There was never any question or indication that the lot was unbuildable for any reason until the recent stop order was entered.

Thank you for your consideration.

Very truly yours,

  
MARY T. BOYLAN

Mrs. Leo F. Boylan  
140 Cadman Plaza West - 25G  
Brooklyn, New York 11201



SCALE 1"=4'

32'

OPEN TO BELOW

Chimney  
Hearth

MASTER BEDROOM

Down

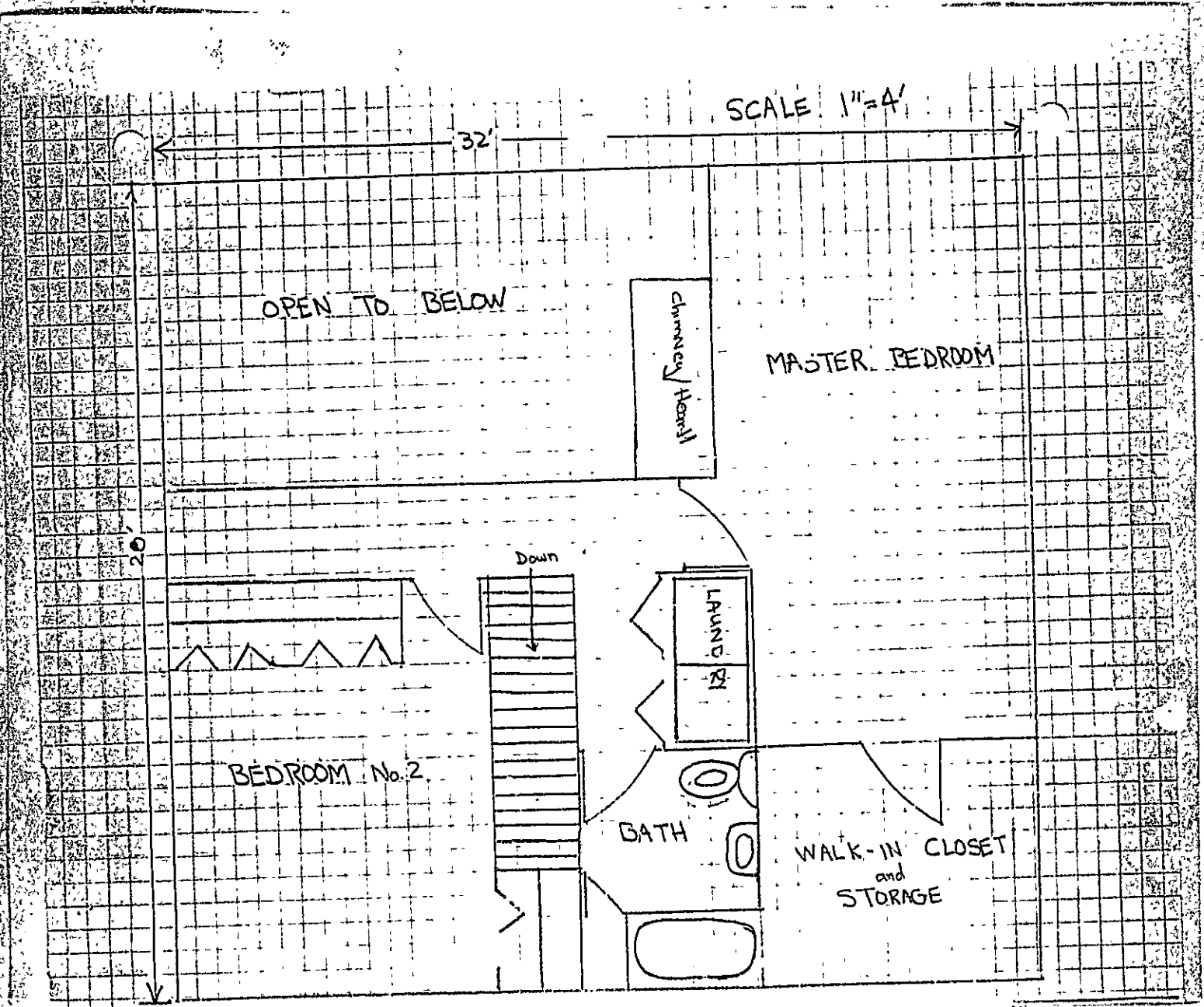
LAUNDRY

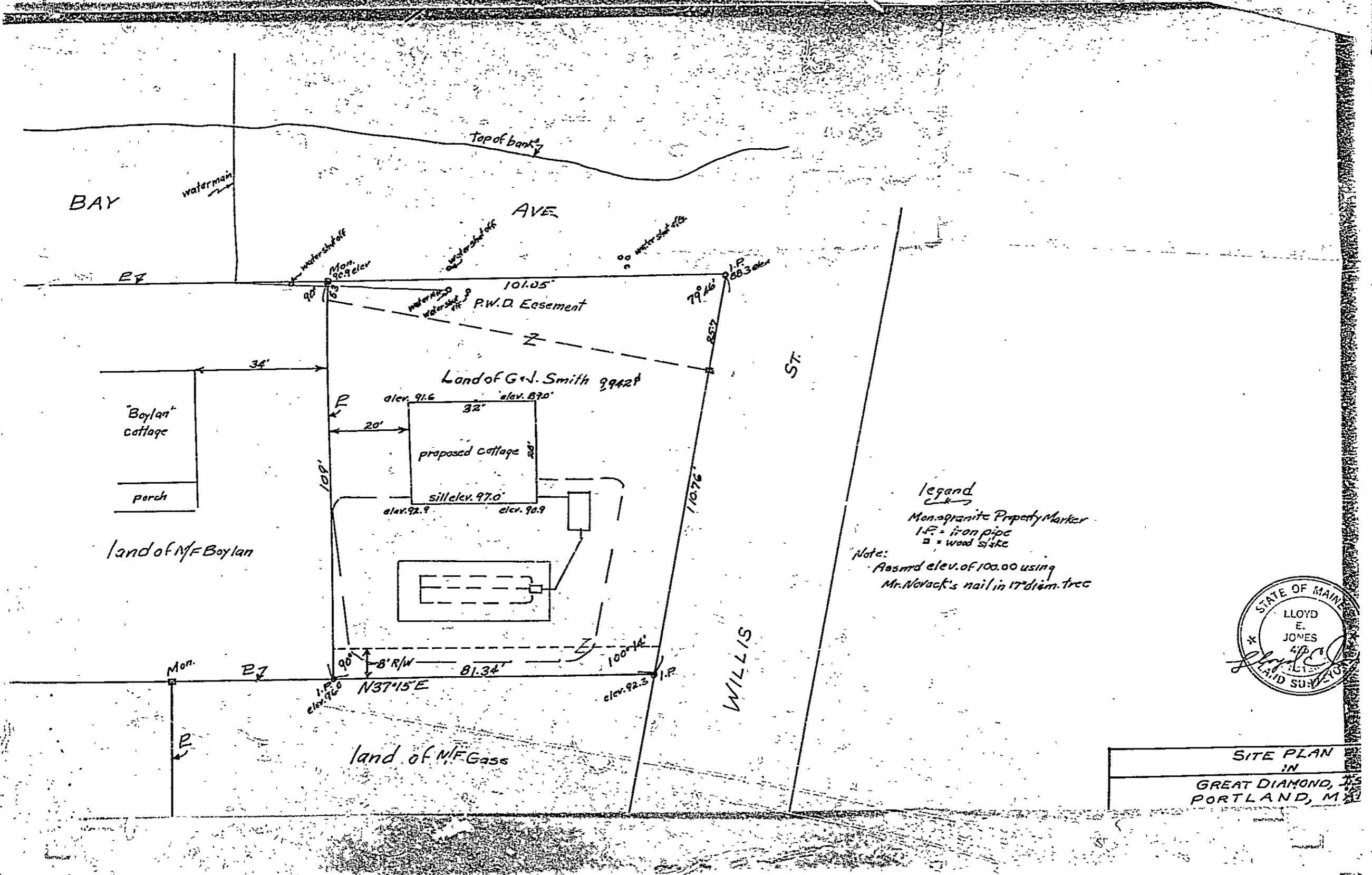
BEDROOM No. 2

BATH

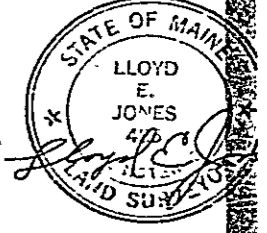
WALK-IN CLOSET  
and  
STORAGE

V





legend  
 Mon. granite Property Marker  
 I.P. = iron pipe  
 □ = wood stake  
 Note:  
 Assmd elev. of 100.00 using  
 Mr. Novack's nail in 17 diam. tree



SITE PLAN  
 IN  
 GREAT DIAMOND, ME  
 PORTLAND, ME

WORK ALREADY COMPLETED

BAY AVE

P.W.D. EASEMENT

NEW DRAINAGE  
DITCH, FILLED WITH CRUSHED  
ROCK AND 4" DRAIN TILE

FOUNDATION FOR HOUSE  
IS 70% COMPLETE

NEW YEAR ROUND  
WATER SERVICE HAS  
BEEN INSTALLED

NEW UTILITY POLES  
HAVE BEEN INSTALLED  
BY CMP

SEVERAL LARGE  
TREES IN THIS  
AREA HAD TO BE  
PROFESSIONALLY REMOVED

SCALE 1"=10'

I HOPE THE BOARD WILL ALSO  
CONSIDER THE 250-300 HOURS OF  
LABOR ALREADY EXPENDED ON THIS  
PROJECT



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

PERMIT ISSUED

BUILDING INSPECTION

**PERMIT**

No. MAY 14 1987

City Of Portland

Please Read  
Application And  
Notes, If Any,  
Attached

0 538

This is to certify that GARY & JEAN SMITH  
has permission to CONSTRUCT SINGLE FAMILY DWELLING, 9,800 SQ. FT., NO GARAGE  
AT 83-B-G-1 BAY AVE. & WILLIS STREETS, GREAT DIAMOND ISLAND

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 for inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in.

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

PERMIT ISSUED  
*[Signature]*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

*[Handwritten]* 17M, Addg TO 1





# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

May 12, 1987

Gary & Jeanne Smith  
Bay Avenue & Willis Street  
Great Diamond Island, ME

Re: Lot 83-B-G-1 Bay Avenue & Willis Street Great Diamond

Dear Mr. & Mrs. Smith:

Your application to construct a single family summer cottage has been reviewed and a building permit is herewith issued subject to the following requirements:

#### Site Plan

#### Inspection Services

Rear yard must be 25 feet in depth.

W. J. Turner 05/12/87

#### Public Works

Approved

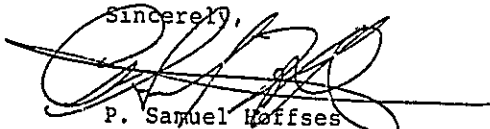
R. J. Roy 05/12/87

#### Requirements

1. Please have lot and lot lines clearly marked before calling for a foundation inspection.
2. Please read and implement items 5 and 6 of the attached building permit report.

If you have any questions on these requirements, please call this office.

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

Attachment

cc: B. Roy, Public Works

/ksc

# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION ..... 538

MAY 1 1967

ZONING LOCATION ..... PORTLAND, MAINE Oct. 31, 1966

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... Lot 89-B, G-1 Bay Ave. & Willis St. Great Diamond District #1  #2

1. Owner's name and address ... Gary & Jeanne Smith - same ... Isl. Telephone .. 799-7139
2. Lessee's name and address ..... Telephone ..
3. Contractor's name and address ... Owner ..... Telephone ..

Proposed use of building Dwelling - summer cottage ..... No. of sheets ..

Last use ..... No. families 1

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing ..

Other buildings on same lot .....

Estimated contractual cost \$30,000 .....

FIELD INSPECTOR—Mr. .... Appeal Fees \$ .....

@ 775-5451

Base Fee ..... 170.00

Late Fee .....

TOTAL PLAN \$ 50.00 A-28-67

To construct single family summer cottage  
9,800 sq ft., no garage

site plan review

Stamp of Special Conditions

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

## DETAILS OF NEW WORK

- Is any plumbing involved in this work?  Yes ..... Is any electrical work involved in this work?  Yes .....
- Is connection to be made to public sewer? ..... If not, what is proposed for sewage? septic system
- Has septic tank notice been sent? ..... Form notice sent? .....
- Height average grade to top of plate ..... Height average grade to highest point of roof .....
- Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....
- Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
- Kind of roof ..... Rise per foot ..... Roof covering .....
- No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....
- Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
- Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....
- Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
- Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....
- On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....
- Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....
- If one story building with masonry walls, thickness of walls? ..... height? .....

## IF A GARAGE

- No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....
- Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: ..... DATE

## MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER .....

Will work require disturbing of any tree on a public street? .....

ZONING: .....

BUILDING CODE: .....

Will there be in charge of the above work a person competent

Fire Dept.: .....

to see that the State and City requirements pertaining thereto

Health Dept.: .....

are observed? .....

Others: .....

Signature of Applicant .....

Phone # ..... same

Type Name of above ..... Jeanne Smith

EX 20 30 40

Other .....  
and Address .....



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 7/23/91, 19  
 Receipt and Permit number 4548

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Bay Ave & Willis St - Corner - Great Diamond Island  
 OWNER'S NAME: Gary & Jeanne Smith ADDRESS: same

		FEES
OUTLETS:	40	
Receptacles <u>46</u> Switches <u>20</u> Plugmold _____ ft. TOTAL <u>50</u> ..		12.00
FIXTURES: (number of)		
Incandescent <u>11</u> Fluorescent _____ (not strip) TOTAL <u>11</u> ..		2.20
Strip Fluorescent _____ ft. ....		
SERVICES:	TO BE DONE BY MASTER 44 ELECTRICIAN	
Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>200</u> ..		15.00
METERS: (number of) <u>1</u> ..		1.00
MOTORS: (number of)		
Fractional _____		
1 HP or over _____		
RESIDENTIAL HEATING:		
Oil or Gas (number of units) _____		
Electric (number of rooms) <u>X 7</u> ..		7.00
COMMERCIAL OR INDUSTRIAL HEATING:		
Oil or Gas (by a main boiler) _____		
Oil or Gas (by separate units) _____		
Electric Under 20 kws _____ Over 20 kws _____		
APPLIANCES: (number of)		
Ranges _____	Water Heaters <u>1</u> _____	
Cook Tops _____	Disposals _____	
Wall Ovens _____	Dishwashers <u>1</u> _____	
Dryers <u>1</u> _____	Compactors _____	
Fans _____	Others (denote) _____	
TOTAL <u>4</u> ..		8.00
MISCELLANEOUS: (number of)		
Branch Panels _____		
Transformers _____		
Air Conditioners Central Unit _____		
Separate Units (windows) _____		
Signs 20 sq. ft. and under _____		
Over 20 sq. ft. _____		
Swimming Pools Above Ground _____		
In Ground _____		
Fire/Burglar Alarms Residential <u>1X</u> ..		5.00
Commercial _____		
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____		
over 30 amps _____		
Circus, Fairs, etc. _____		
Alterations to wires _____		
Repairs after fire _____		
Emergency Lights, battery _____		
Emergency Generators _____		
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..	INSTALLATION FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..	DOUBLE FEE DUE:	
	TOTAL AMOUNT DUE:	50.20

INSPECTION:

Will be ready on 7/29 -am, 1991; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: owner - Gary Smith & William Flynn for service

ADDRESS: same

TEL: 799-7139 766-2086

MASTER LICENSE NO.: Flynn- #4548 SIGNATURE OF CONTRACTOR: \_\_\_\_\_

LIMITED LICENSE NO.: \_\_\_\_\_

OK-Per \$,  
 Hoffses

INSPECTOR: COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN





**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date 21 Nov 94, 19  
 Receipt and Permit number 13145

To: the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 190 West Shore Dr Diamond Cove (Lot #16)

OWNER'S NAME: Dick McGoldrick ADDRESS: \_\_\_\_\_

	FEES
<b>OUTLETS:</b>	
Receptacles <u>50</u> Switches <u>20</u> Plugmold _____ ft. TOTAL _____	14.00
<b>FIXTURES:</b> (number of)	
Incandescent <u>6</u> Fluorescent _____ (not strip) TOTAL _____	1.20
Strip Fluorescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead _____ Underground <u>x</u> Temporary <u>x</u> <sup>100</sup> TOTAL amperes <u>200</u> ..	30.00
<b>METERS:</b> (number of) <u>1</u> ..	1.00
<b>MOTORS:</b> (number of)	
- Fractional _____	
- 1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES:</b> (number of)	
Ranges <u>1</u> _____	
Cook Tops _____	
Wall Ovens _____	
Dryers <u>1</u> _____	
Fans <u>2</u> _____	
Water Heaters _____	
Disposals _____	
Dishwashers <u>X 1</u> _____	
Compactors _____	
Others (derote) _____	
<b>TOTAL</b> _____	10.00
<b>MISCELLANEOUS:</b> (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 30 sq. ft and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..	
<b>TOTAL AMOUNT DUE.</b>	<u>56.20</u>

**INSPECTION:** \_\_\_\_\_ temp ready  
 Will be ready on 11-22, 1994; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: EMI  
 ADDRESS: 16 Label Ave  
 TEL.: 797-4611  
 MASTER LICENSE NO.: 13145 SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO.: \_\_\_\_\_

Steve Stewart  
 INSPECTOR'S COPY -- WHITE  
 OFFICE COPY -- CANARY  
 CONTRACTOR'S COPY -- GREEN



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

Location of Construction: Anderson Ave- Little Diamond Isl		Owner: Stephen Burke	Phone:
Owner Address: Road to the River; West Newbury, MA		Lease/Buyer's Name:	Business Name:
Contractor Name: Theodor Ranc		Address: Little Diamond Island, ME 04109	
Past Use: 1-fam dwlg		Proposed Use: 1-fam dwlg w addtn	Phone: 766-2087
Proposed Project Description: demolish ell; const addition		COST OF WORK: \$ 20,000	PERMIT FEE: \$ 115
debris removal - "heavy-item p/up" - summer		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Us. Group. Type
Permit Taken By: L Chase		Date Applied For: 5/3/95	

Permit No: **950444**

**PERMIT ISSUED**  
MAY 12 1995

**CITY OF PORTLAND**  
72-2 105 H E-0

Zoning Approval  
*de-3 5/10/95*  
Special Zone or Reviews:

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

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: *5/4/95*

*D. Anderson*

CEO DISTRICT **6**

*A. Rowe*

**PERMIT ISSUED  
WITH LETTER**

**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 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

SIGNATURE OF APPLICANT: <i>L. Chase</i>	ADDRESS:	DATE: <i>5/3/95</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector