



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Rockledge Avenue
Little Diamond Island

lot # 6 # 105 Little Diam. Is.

August 6, 1986

Mr. Cyrus Hagge
1187 Westbrook Street
Portland, Maine 04102

Dear Mr. Hagge:

I regret to inform you that your application for a building permit for a tent to be located on your land on Little Diamond Island can not be granted due to Section 14-146.2 (6) of the City Zoning Ordinance which provides as follows:

"(6) Accessory uses customarily incidental and subordinate to the location, function and operation of principal uses, subject to the provisions of Section 14-404 (accessory uses) of this article, including, but not limited to (a) home occupations, (b) temporary private tenting with one (1) tent accessory to a principal residential use provided that adequate water supplies and sanitation facilities are available in connection with the principal residential use, and (c) road side stands less than two hundred (200) square feet in floor area for the sale of agricultural products produced on the premises and the sale of fish and shellfish caught by the occupant of the dwelling or principal structure. (Ord. 27-85, Sec. 1, 7-15-85.)"

This above is part of the new IR-1 Island Residential Zone text adopted by the Portland City Council, which became effective on August 15, 1985.

As a result of this amendment, we must insist that you comply with this request for removal of the two tents within thirty days from the date of this letter. In the event you may wish to appeal this decision, we would recommend that you consider a use variance based on undue hardship or an interpretation appeal through the Board of Zoning Appeals.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffes, Chief, Inspection Services

369 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-1511

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION IR-2 PORTLAND, MAINE July 24, 1986

VOIP

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 submitted herewith and the following specifications:

LOCATION Lot #6 Tax Map #105 Little Diamond Island Fire District #1 , #2

1 Owner's name and address CYRUS HAGGE 1187 Westbrook St. 04102 Telephone 773-4271

2 Lessee's name and address Telephone

3 Contractor's name and address Owner Telephone

Proposed use of building Tent No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 20,000

FIELD INSPECTOR—Mr.

@ 775-5451

Appeal Fees \$

Base Fee

Late Fee

TOTAL \$ 25.00

To erect tents to be used for equipment storage.
1 sheet of plans. Plot plan.

Tents also to be used for occasional sleeping space. Stamp of Special Conditions

Send permit to # 1

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? No is any electrical work involved in this work? No

Is connection to be made to public sewer? If not, what is proposed for sewage?

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 post 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

BUILDING INSPECTION—PLAN EXAMINER

ZONING: M.P.T. Div. July 24, 1986

BUILDING CODE: subject to condition

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

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?

Signature of Applicant Cyrus Hagge Phone # 773-4271

Type Name of above Cyrus Hagge 1 2 3 4

Other and Address

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(607) 299-3823

PROPERTY ADDRESS

Town Or Plantation: PORTLAND

Street: _____

Subdivision Lot #: LAT # 8 LITTLE DIA ISLAND

PROPERTY OWNERS NAME

Last: HAGGE First: CAROL

Applicant Name: DAN H. STURFORD

Mailing Address of Owner/Applicant (if Different): 100 PEABODY ST.

Caution: Permit Required

PORTLAND PERMIT # 2,433 TOWN COPY

Date Permitted: 17.00.88 \$ 300.00 FEE Double Fee Charge

L.P.I. # _____

[Signature]

Owner/Applicant Statement:

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is cause for the Local Plumbing Inspector to deny a Permit.

[Signature] 20/88

Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

[Signature] MAR 18 1988

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	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: _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> AFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>19237</u>

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

PERMIT # 11105 PORTLAND BUILDING PERMIT APPLICATION DATE 09/25/87 PERMIT ISSUED

I. GENERAL INFORMATION
 Location/address of construction Little Diamond Isl, 2773, 237
 1. Owner's name William Guyer Tel. 767-3361
 Address 1235 Stone Pl, Cape Elizabeth
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name Ormar Tel. _____
 Address _____
 4. Is this a legally recorded lot? yes no

PERMIT ISSUED
SEP 11 1988
City of Portland

II. DESCRIPTION OF WORK

Making renovations to existing unit as per plans.
 Adding new walls, dormers.

Issue permit to #1/ Call when ready.

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____

IV. ZONE _____ Street frontage _____ Zoning board approval no yes date _____
 Setbacks: front _____ back _____ side _____ Planning board approval no yes date _____

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

VI. FEES:
 base fee _____ other fees _____
 subdivision fee _____ late fee _____
 site plan review fee _____
 TOTAL 170

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 _____ sq ft right _____ 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"/>		

VIII. OFFICE USE:
 TAX MAP # _____
 LOT # _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____

IX. NEW OR PHASED SUBDIVISION REFERENCE
 Name _____
 Lot _____
 Block _____

X. PROPOSED USE: Seasonal Condominium Apartment
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

XV. RESIDENTIAL BUILDINGS ONLY: # NEW DWELLING UNITS WITH _____ BEDROOMS _____
 # EXISTING DWELLING UNITS WITH _____ BEDROOMS _____
XVI. RESIDENTIAL UNITS: # NEW DWELLINGS _____
 # EXISTING DWELLINGS _____
 TOTAL RESIDENTIAL UNITS _____

APPROVALS BY: DATE _____
 BUILDING INSPECTION PLAN EXAMINER _____
 ZONING: _____
 C.E.O. _____
 FIRE DEPT. _____

MISCELLANEOUS
 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 required by the installer and subcontractors of heating, plumbing, electrical, and mechanical.

District No. 7
 SIGNATURE OF APPLICANT _____
 TYPE NAME OF ABOVE _____
 PHO. NUMBER _____

White-GFCOG, Green-Applicant, Yellow-Assessor, Pink-Office File, Gold-Head Inspector

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3428

Town or Plantation: Portland
 Street Subdivision Lot #: Lot # 6 St. Joseph's Little Diamond Isl.
 PROPERTY OWNERS NAME: _____
 Last: Hagge First: Cyrus
 Applicant Name: 1187 Westbrook St.
 Mailing Address of Owner/Applicant (if different): Portland, ME

PORTLAND PERMIT # 2,379 TOWN COPY
 Date Permit Issued: 12/18/87 FEE: 190 \$
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 0123

Owner/Applicant Statement
 I certify that the information submitted hereon is to the best of my knowledge and understanding, and that any falsification is a violation of the Local Plumbing Inspector Code, Title 25, Part 202.
 Signature of Owner/Applicant: [Signature] Date: _____

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: [Signature] Date Approve: DEC 23 1987

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- NEW SYSTEM
- REPLACEMENT SYSTEM
- EXPANDED SYSTEM
- SEASONAL CONVERSION
- EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

- NO RULE VARIANCE REQUIRED
- NEW SYSTEM VARIANCE
Attach New System Variance Form
- REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
- Requiring Local Plumbing Inspector Approval
- Requiring State and Local Plumbing Inspector Approval

INSTALLATION IS:

COMPLETE SYSTEM

- NON-ENGINEERED SYSTEM
- PERMUTIVE SYSTEM (Includes Alternative Toilet)
- ENGINE FLD (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

- TREATMENT TANK (ONLY)
- HOLDING TANK
- ALTERNATIVE TOILET (ONLY)
- NON-ENGINEERED DISPOSAL AREA (ONLY)
- ENGINEERED DISPOSAL AREA (ONLY)
- SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY: Public

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED: _____

THE FAILING SYSTEM IS:

- BOD
- CHAMBER
- TRENCH
- OTHER _____

DISPOSAL SYSTEM TO SERVE:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER _____ SPECIFY _____

SIZE OF PROPERTY: 24,000 sq. ft. ZONING: Yes - Shoreland

TREATMENT TANK

- SEPTIC: Regular Low Profile
- AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION

- NONE
- LOW VOLUME TOILET
- SEPARATED LAUNDRY SYSTEM
- ALTERNATIVE TOILET

SPECIFY _____

PUMPING

- NOT REQUIRED
- MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- REQUIRED

DOSE: 60 GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC)

3 Bedroom

DESIGN FLOW: 270 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE: 3 | CONDITION: B

DEPTH TO LIMITING FACTOR: 24-26

SIZE RATINGS USED FOR DESIGN PURPOSES

- SMALL
- MEDIUM
- MEDIUM-LARGE
- LARGE
- EXTRALARGE

DISPOSAL AREA TYPE/SIZE

- BED 900 Sq. Ft.
- CHAMBER _____ Sq. Ft.
- TRENCH _____ Linear Ft.
- OTHER _____

SITE EVALUATOR STATEMENT

On July 26 87 (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 Evaluator Signature: [Signature] SE# 00073 Date: 12-12-86

SITE EVALUATION WAIVED BY LOCAL OPTION

SEWAGE WASTEWATER DISPOSAL SYSTEM APPLICATION

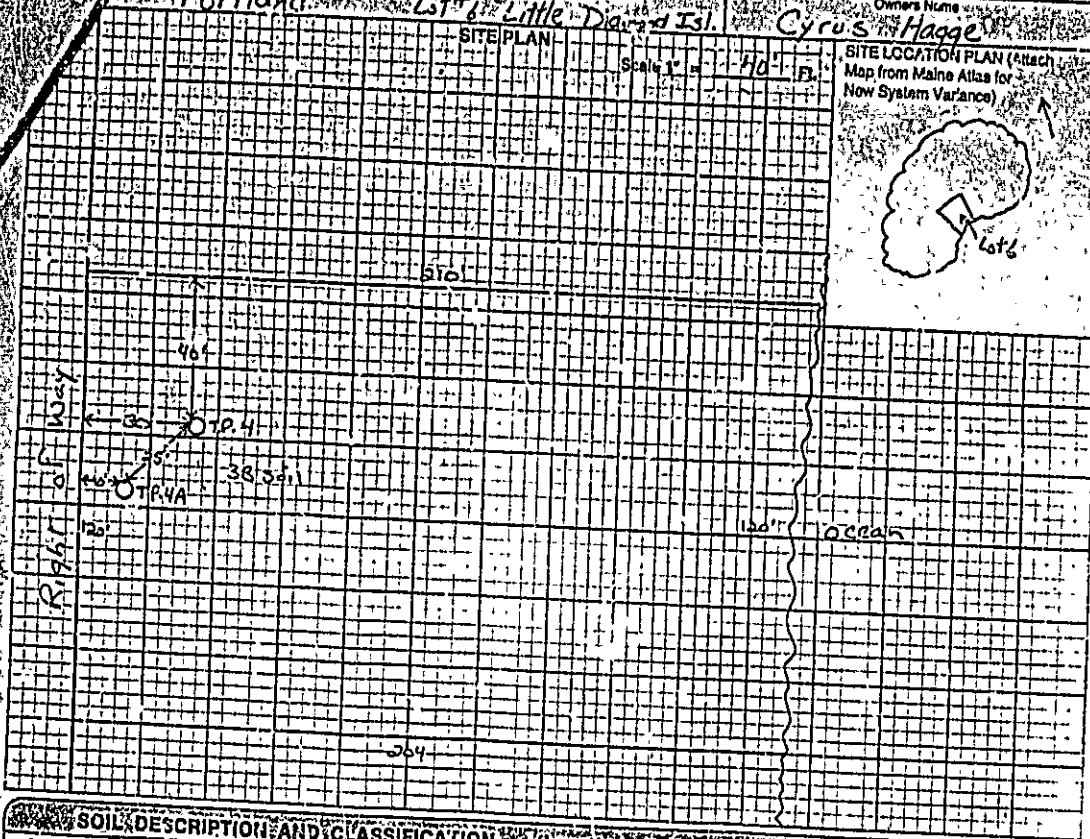
Department of Human Services
Division of Health Engineering

Location: Portland Street, Road, Job: Lot # 4 Little Diamond Isl. Owners Name: Cyrus Hodge

SITE PLAN

Scale 1" = 40' ±

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



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

Observation Hole 4E4A Test Pit Boring

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Depth of Organic Horizon Above Mineral Soil			
	Texture	Consistency	Color	Mottling
0	Fine		Dark	
2	Sandy			
4	Loam	friable		
10			Yellow	
18			Brown	
20	Sandy			
22	Loam			None
30		Firm		
32			olive	
34			gray	

Soil Profile: 3 Classification: B Slope: 5-7% Limiting Factor: 24-26
 Ground Water Restrictive Layer Bedrock

Observation Hole Test Pit Boring

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Depth of Organic Horizon Above Mineral Soil			
	Texture	Consistency	Color	Mottling
0				
2				
4				
6				
8				
10				
12				
14				
16				
18				
20				
22				
24				
26				
28				
30				
32				
34				
36				
38				
40				
42				
44				
46				
48				
50				

Soil Profile: Classification: Slope: Limiting Factor:
 Ground Water Restrictive Layer Bedrock

Kenneth D. Coleman
Site Evaluator Signature

00073
SE#

12-12-86
Date

SURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

City, Plantation

Portland

Street, Road, Subdivision

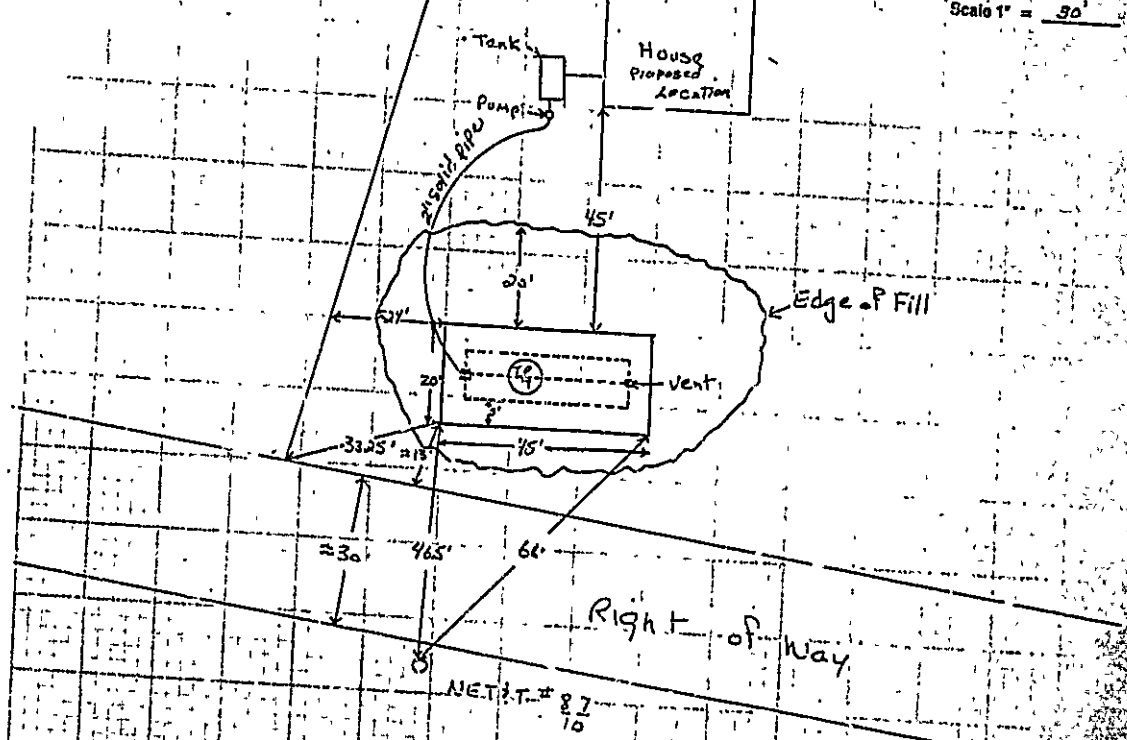
Department of Human Services
Division of Health Engineering

Owner's Name

Cyrus Hagge

Scale 1" = 30' Ft

Lot 6 Little Diamond Isl. SUBSURFACE WASTEWATER DISPOSAL PLAN



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
Depth of Fill (Upslope)	12"	Reference Elevation is	100"	NET T. pole # 87 has a nail 56" above the ground at the base of the tree and at Elev. 100" Scale: Vertical: 1 inch = 6' Ft. Horizontal: 1 inch = 6' Ft.	
Depth of Fill (Downslope)	26"	Bottom of Disposal Area	23"		
		Top of Distribution Lines or Chambers	34"		
DISPOSAL AREA CROSS SECTION					
20'					
<p>2" compressed Hay Layer</p> <p>4" layer tied to prevent erosion</p> <p>3" 20" fill</p> <p>12" of 1/2" to 5/8" crushed stone - uniform size</p> <p>Hard pan</p> <p>original grade 5-7</p> <p>Remove vegetation and original soil under fill</p> <p>Bottom of Ground</p> <p>Place fill in 6" lifts</p>					
<p>12-12-86</p> <p>Date</p> <p>Page 3 of 3</p> <p>HME-200-11/1/76</p>					