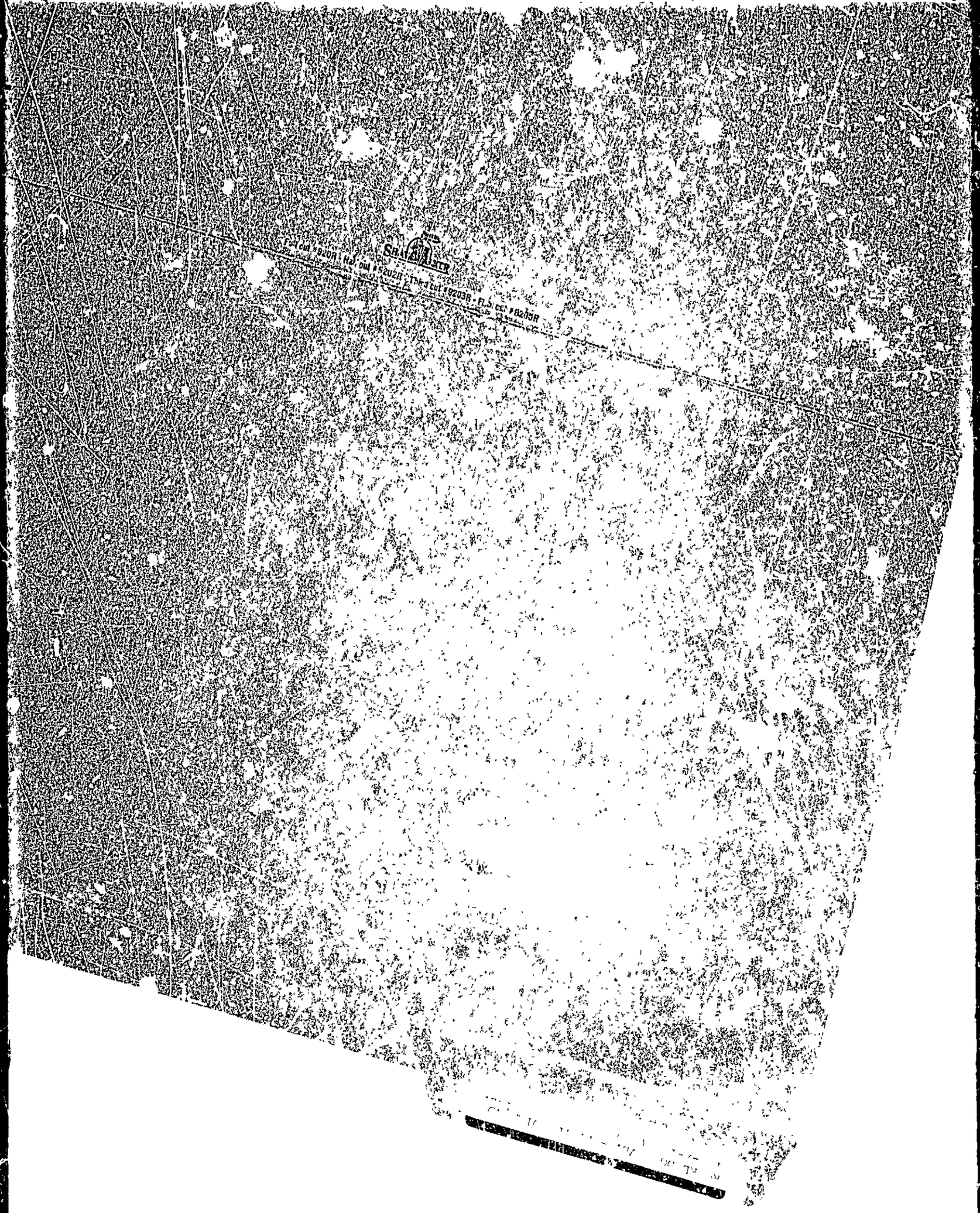

Fall cut #920R - Half cut #920ZR - Third cut #9203R - Fifth cut #9205R

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 46[illegible]

Address ~~105-Z-18 Rockledge Ave.~~ Little Diamond Isl.
Installation For ~~single fam.~~
Owner of Bldg ~~Theodore Rand~~
Owner's Address ~~same~~
Plumber ~~owner~~

Date. 6/8/76

Date Issued

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date OCT 25 [illegible]

By

App. Final Insp.

Date

By

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		25.00
1		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		3.00
		~~base fee~~	TOTAL	28.00

Building and Inspection Services Dept.: Plumbing Inspection

DUPLICATE — To be retained by the Plumbing Inspector

MAINE DEPARTMENT OF HEALTH AND WELFARE APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT	(For systems disposing of less than 2000 gallons per day)	This is NOT a permit, this form when completed must be presented to the Local Plumbing Inspector to obtain a permit	Page 1 of 2

Town: Portland
Street, Road, etc: Roosevelt Ave
If on water body, give name: Casco Bay
Permit No:
Date:

Owner of property: Theodore T Rand
Owner's address: 1 Mt Diamond Tr, Portland 04109
Size of lot: 4 ○ Sq feet ○ Acres
Is lot Zoned? ✓ Yes ○ No
Type of Zoning: ○ Residential ○ Commercial ○ Resource Protection
Name & type of establishment if other than private home:
Name of applicant / Owner's agent: Owner
Applicant's address / Street, Box, etc.:
Tel No.: 766-2087
Town:
Maine:
Applicant's signature:
Owner's signature: Theodore T Rand
Date: 6-5-76
Subdivision name:
Lot No: 105-2-18

If you plan to use a previous subdivision approval in lieu of site investigation, please submit one of the following:
○ Deed restriction re private sewage disposal
○ Copy of the subdivision's soils report
○ Soils report from a State Agency

This application is for: ○ New System ○ Expanded System ○ Replacement System ○ Replacement of ○ Treatment Tank Only ○ Disposal Area Only

The water supply for this property is: ○ Dug well, depth _____ lining _____ ○ Drilled well, depth _____ lining _____ ○ Spring ○ Cistern depth _____ lining _____ ○ Surface water ○ Body, ○ Course—○ with disinfection, ○ without disinfection ○ Public Utility, name: Pat District

SITE INVESTIGATION

Show location of pits and/or borings on sketch on page 2, and refer to completed sample form and Chapter 4 of the Code, II.

	Soil Profile No. 1	Soil Profile No 1 (Cont'd)	Soil Profile No. 2	Soil Profile No	Soil Profile No.
	✓ Pit ☐ Boring	☐ Pit ☐ Boring	✓ Pit ☐ Boring	☐ Pit ☐ Boring	☐ Pit ☐ Boring
Thickness and Description of each soil strata encountered	Organic strata Inches 0"	Organic strata Inches	Organic strata Inches 0"	Organic strata Inches	Organic strata Inches
	1st strata Topsoil Inches 7"	1st strata Fine Sand & Gravel Inches 15"	1st strata Topsoil Inches 9"	1st strata Inches	1st strata Inches
	2nd strata Loamy Sand & Gravel Inches 15"	2nd strata Inches	2nd strata Loamy Red Brown Sand Inches 26"	2nd strata Inches	2nd strata Inches
	3rd strata Lt Brn Silty Sand Inches 30"	3rd strata Inches	3rd strata Silty Sand & Gravel Inches 25"	3rd strata Inches	3rd strata Inches
Depth from surface of ground	Total Depth of observation hole Inches	Total Depth of observation hole Inches 67"	Total Depth of observation hole Inches 60"	Total Depth of observation hole Inches	Total Depth of observation hole Inches
	Max Ground water table—mottling ○ None Evident Inches	Max. Ground water table—mottling ✓ None Evident Inches	Max Ground water table—mottling ✓ None Evident Inches	Max Ground water table—mottling ○ None Evident Inches	Max Ground water table—mottling ○ None Evident Inches
	Impervious layer, clay, etc. ○ None Evident Inches	Impervious layer, clay, etc ✓ None Evident Inches	Impervious layer, clay, etc ✓ None Evident Inches	Impervious layer, clay, etc. ○ None Evident Inches	Impervious layer, clay, etc ○ None Evident Inches
	Bedrock ○ None Evident Inches	Bedrock ○ None Evident 67 Inches	Bedrock ✓ None Evident Inches	Bedrock ○ None Evident Inches	Bedrock ○ None Evident Inches
	Type of Bedrock	Type of Bedrock	Type of Bedrock	Type of Bedrock	Type of Bedrock
	Surface slope %	Surface slope 6 %	Surface slope 6 %	Surface slope %	Surface slope %
	Soil Group & Condition per Table 9-1 of the Code, II: 7	Soil Group & Condition per Table 9-1 of the Code, II: B-6	Soil Group & Condition per Table 9-1 of the Code, II: B-6	Soil Group & Condition per Table 9-1 of the Code, II:	Soil Group & Condition per Table 9-1 of the Code, II:

On 6-26-75 (date), a site investigation for this project was completed. I supervised this soil evaluation and certify that the results indicated above best represent the soil conditions found. I recommend the following type and size of private sewage disposal system. I also recommend the proposed private sewage disposal system layout and location shown on page 2.

Signature and Registration/Certification Number: Theodore T Rand PE #1513
Date signed: 6-5-76

○ Soil Scientist
○ Geologist
○ Soil Engineer
○ Other, must show current letter of certification to LPI

PRIVATE SEWAGE DISPOSAL SYSTEM PROPOSED

Show location of system and details on sketches on page 2, and refer to completed sample form

SYSTEM:
✓ COMBINED SYSTEM
○ SEPARATED SYSTEM
If separated system—type of human waste disposal system to be used.
○ Sealed Vault Privy
○ Chemical Toilet
○ Compost Toilet
○ Incinerator Toilet
○ Chemical Toilet
○ Other, describe
See Chapter 9 of the Code, II.

TREATMENT TANK:
✓ Septic Tank
○ Concrete
○ Fiberglas
✓ Metal
Manufacturer: Mr Tank Co
Size in gallons: 1000
○ Aerobic Tank
Manufacturer: Not
Size in gallons

SUBSURFACE ABSORPTION AREA

Type:
○ Trench System, Total trench length: N/A
○ Bed System Length _____ Width _____
✓ Chamber System Number ○ Single File ○ Cluster
○ Type A
○ Type F
○ Mound System Length _____ Width _____ at base
○ Special System Length N/A Width
○ Non discharge System
Bed Length _____ Width _____
Holding Tank Size _____ Gal. Manufacturer _____
○ Alarm device provided, type

Size:
○ Very Small
○ Small
✓ Medium
○ Medium Large
○ Large
○ Extra Large

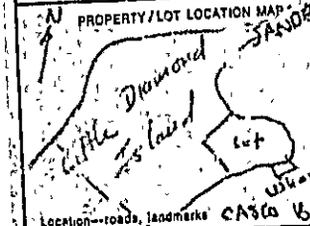
SITE MODIFICATION
Fill is—○ required, ✓ not required
Fill will be _____ inches deep

DETAILS
○ A Distribution Box is required
Pumping is—○ required, ○ not required
The Dose will be _____ gallons

DISTANCES
✓ Yes ○ No: The proposed subsurface absorption area will be located at least 100 feet from any and all wells; springs; surface water bodies and courses (lake, pond, ocean, brook, stream, swamps; marshes; and bogs.
✓ Yes ○ No: The proposed subsurface absorption area will be located at least 300 feet from any and all wells and springs producing 2000 gallons or more of water per day and any public water supplies.

See Chapter 9 of the Code, II.

PROPERTY/LOT LOCATION MAP



Location—roads, landmarks: CASCO BAY

FOR THE USE OF LPI ONLY

○ Denial: Application is denied for following reasons, portions of the Code II are cited. Form is incomplete (_____ pg) as to ○ General Info, ○ Site Investigation, ○ System Proposed, ○ Site Plan, ○ Disposal System Plan, ○ Cross-Section, ○ Statement See Section 2.3, ○ Site Investigation indicates site is ○ totally unsuitable for disposal system; Sections 4.5 and 9.5, Table 9-1 Group 9 and 10. ○ Unsuitable for system proposed, Sections 4.3, 4.6, 9.5, Table VII. ○ System Proposed does not conform to Code; See Sections 9. _____ ○ Site Investigation indicates site modifications are necessary; See Sections ○ 4.3, ○ 4.4, ○ 4.6, ○ 8.7 _____ See section to comply with Section _____
○ Miscellaneous _____
✓ Acceptance: Application for permit is approved ○ with condition specified, comply with Section _____ ○ without condition.
Signed LPI: [signature]
Date: 6/17/76

HHE 200 7/74

DUPLICATE — To be retained by the Plumbing Inspector

MAINE DEPARTMENT OF HEALTH AND WELFARE

APPLICATION FOR PRIVATE SEWAGE DISPOSAL PERMIT

(For systems disposing of less than 2000 gallons per day)

Town	Street, Road, etc / If on water body, give name	Owner of property
Portland	Rockledge Ave / Jaro Road	Theodore T. Rand

Site Plan — Scale 1" = 100 Ft. or

Private Sewage Disposal Plan — Scale 1" = 20' or

Subsurface Absorption Area Cross-section — Scale: Vertical — 1" = 5' or _____ Horizontal — 1" = 20' or _____

HHE-200 7/74

Statement (no permit may be issued unless signed)

I certify that all the information submitted to be true and correct, and I understand that issuance of a permit is based upon the information and plans submitted by the applicant. I also understand that any falsification of this application is reason to deny a permit to install a private sewage disposal system and that the permit is valid for a six (6) month period from the date of permit issuance. I understand that no guarantee is intended or implied by reason of any advice or approval given by the Administrative Authority or its agent.

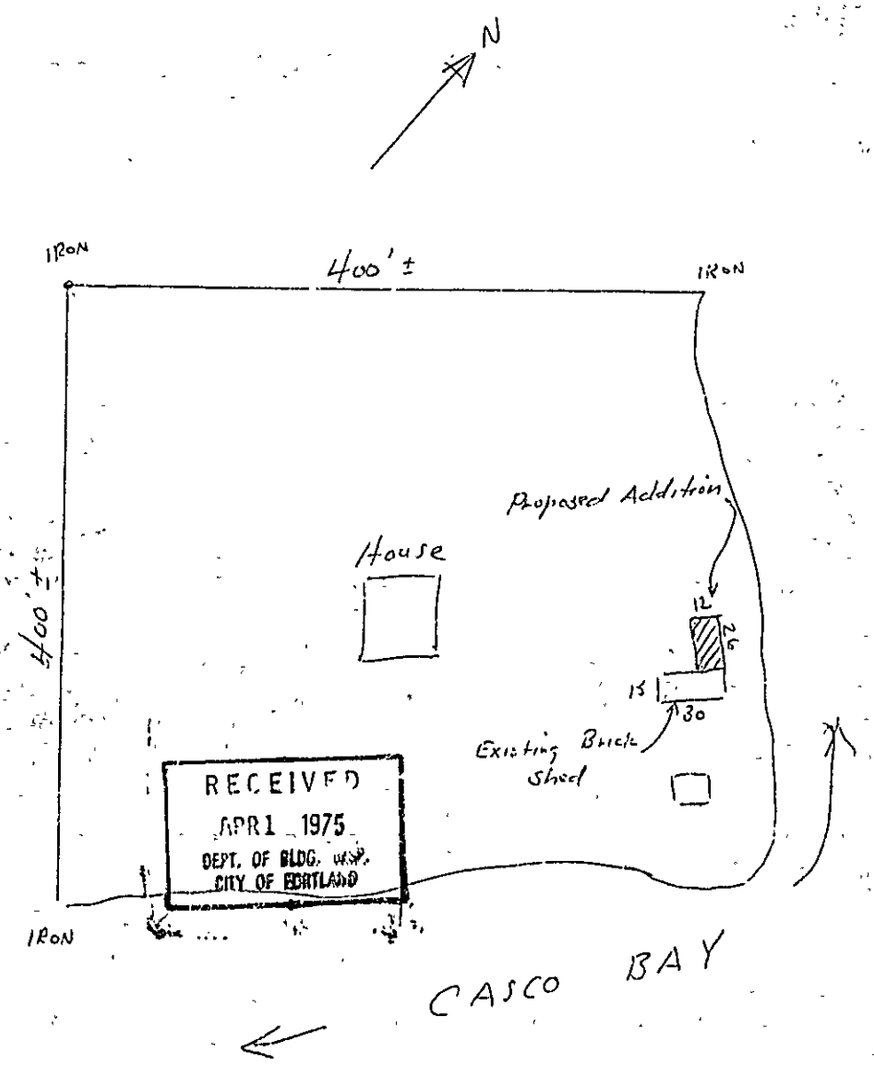
Signature Required

Date: 6-3-76

Applicant:

Owner: Theodore T. Rand

4-1-75



Theodore T Rand
Little Diamond Island
Portland Maine 04109
105-2-18 Rock Ledge Ave
West Palm Beach Fla. Tel 766-2087

APPLICATION FOR PERMIT

PERMIT ISSUED
APR 1 1975
CITY of PORTLAND

B.O.C.A. USE GROUP 0214

B.O.C.A. TYPE OF CONSTRUCTION 0218

ZONING LOCATION _____ PORTLAND, MAINE, April 1, 1975

-B-2

To the DIRECTOR 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 105-Z-18, End of Rock Ledge Ave, Little Diamond ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address Theodore T. Rand, same ..... Telephone 766-2087
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address ..... owner ..... Telephone .....
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..fishermans shed/shop ..... No families .....

Last use ..... No families .....

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

Other buildings on same lot .....

Estimated contractural cost $ 2,000.00 ..... Fee $ 8.00 .....

FIELD INSPECTOR—Mr. ...Hoffses ..... @ 775-5451 Ext. 234

This application is for:

Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

GENERAL DESCRIPTION

to construct an addition to existing shop per plan. 10" sonatube foundation approx 8' oc. sills 4x8, corner posts 4x4, studs 16" OC shed roof 2x8 joists 16"oc, 2x6 16" oc. asphalt rolled roof covering standard size windows.

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1☒ 2☐ 3☐ 4☐

Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? no ..... Is any electrical work involved in this work? yes .....

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 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*
BUILDING INSPECTION—PLAN EXAMINER	
ZONING: Allen	4/1/75 Allen
BUILDING CODE: O.K.	C.S. 4/1/75
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? yes ....

Signature of Applicant Theodore T. Rand ..... Phone # ..... owner ...

Type Name of above ...Theodore T. Rand ..... 1☒ 2☐ 3☐ 4☐

Other .....

and Address .....

FIELD INSPECTOR'S COPY

Permit No. 75/219

Location Rockledge Dr. Dundee

Owner Company

Date of permit 4/1/75

Approved

NOTES

1019175 NO 1190 imp. made.

E.S.

Signed

B2 BUSINESS ZONE

PERMIT ISSUED
00276
APR 28 1967
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 27, 1967

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Little Diamond Island(105-Z-18) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Theodore T Rand, Little Diamond Island Me. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans on file with orig.app. No. of sheets _____

Proposed use of building Store No. families _____

Last use _____ No. families _____

Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $300.00 Fee $ 3.00

General Description of New Work

To construct 1-story frame addition 7' x 16' on southwest end of building(see plan)

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** owner

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? yes

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 7'8" Height average grade to highest point of roof 11'

Size, front 7' depth 16' No. stories 1 solid or filled land? on pile wharf earth or rock? _____

Material of foundation on wharf Thickness, top _____ bottom _____ cellar _____

Kind of roof pitch Rise per foot 5" Roof covering Asphalt Class C Und Label.

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber--Kind hemlock Dressed or full size? dressed Corner posts 4x4 Sills 4x12 flat

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 4" plank floor, 2nd _____, 3rd _____, roof 2x6

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 24"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 8'

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? _____

APPROVED: G. E. Ma

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 101

INSPECTION COPY

Signature of owner by: Theodore T Rand

Theodore T Rand

7M

Permit No. 67/226

Location Pitts Chemical Plant (05-3-81)

Owner Chemical Pitts

Date of permit 4/28/67

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

6-10-67 Completed

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Little Diamond Island Maine

Issued to Theodore Rand
Little Diamond Island Maine

Date of Issue September 10, 1959

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 59/192, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire	Retail Store

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: Earle Smith

(Date) Inspector

Albert J. Sears
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CS 147

A.P. - (105-Z-18) Little Diamond Island

May 10, 1966

Mr. H. William Miller
Harbor Supply Oil Company, Inc.
Portland Pier
Portland, Maine

cc to: Theodore T. Rand
Little Diamond Island, Maine

Dear Mr. Miller:

Permit to install a 1,000 gallon Diesel Fuel tank above ground as per plan at the above named location is being issued subject to City of Portland Fire Department requirements as follows:

"This permit is approved by the Fire Department with the provision that the tank to be used will be at least 10 gauge steel construction."

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEM/kc

TER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

To. Mr. Gerald E. Mayberry, Building Inspector **DATE:** May 9, 1966

FROM Haswell M. Bruns, District Chief

SUBJECT: Permit to install (1)-1000 gallon Diesel Fuel Tank outside above ground at Little Diamond Island, Me.

This permit is approved by the Fire Department with the provision that the tank to be used will be at least 10 guage steel construction.

Haswell M. Bruns
District Chief

B2 BUSINESS ZONE

PERMIT ISSUED
00831
MAY 10 1966
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, May 6, 1966

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Little Diamond Island (105-Z-18) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Theodore T Rand, Little Diamond Island Maine Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Harbor Supply Oil Company, Inc., Portland Pier Telephone 772-2831

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building _____ No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost $ _____ Fee $ 2.00

General Description of New Work

To install (1)-1000 gallon Diesel Fuel tank, outside above ground as per plan. Tank to set on concrete piers.

Sent to Fire Dept. 5/6/66
Rec'd from Fire Dept. 5/10/66

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

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 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? _____

APPROVED: H. E. M.

Joseph R. Cramer

CHIEF OF FIRE DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Harbor Supply Oil Co.Inc.

by: H Wm Miller

CS 301

INSPECTION COPY

Signature of owner

Permit No. 66/331

Location Little Diamond Island

Owner Charles J. Kent

Date of permit 7/10/66

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking-Out Notice

Form Check Notice

NOTES

5/30/66 NOTHING done
E.S.S.

5/1/67 – Work done. S.E.

B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
NOV 7 1961
CITY of PORTLAND

Class of Building or Type of Structure third Class

Portland, Maine, november-6, 1961

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location ~~End of Rockledge Ave.~~ Little Diamond Island (Assess.105-Z-18) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Theodore T Rand, Little Diamond Island Me. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Store No. families _____

Last use " No. families _____

Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 50.00 Fee $ 2.00

General Description of New Work

To construct "prefab chimney" for store.

Type of heat and fuel--stove-wood
Metalbestos-7" type H
Supported on frame of building.
No cleanout fitting necessary.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

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? _____ Co. 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? _____

APPROVED:
O.K.-11/7/61-agl

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Theodore T Rand

CS 301

INSPECTION COPY *Signature of owner* Theodore T Rand

7.m

Permit No. 61/1655

Location [illegible]

Owner [illegible]

Date of permit 11/27/61

Notif. closing-in

Insp. closing-in

Final Notif.

Final Insp.

Cert. of Occupancy issued

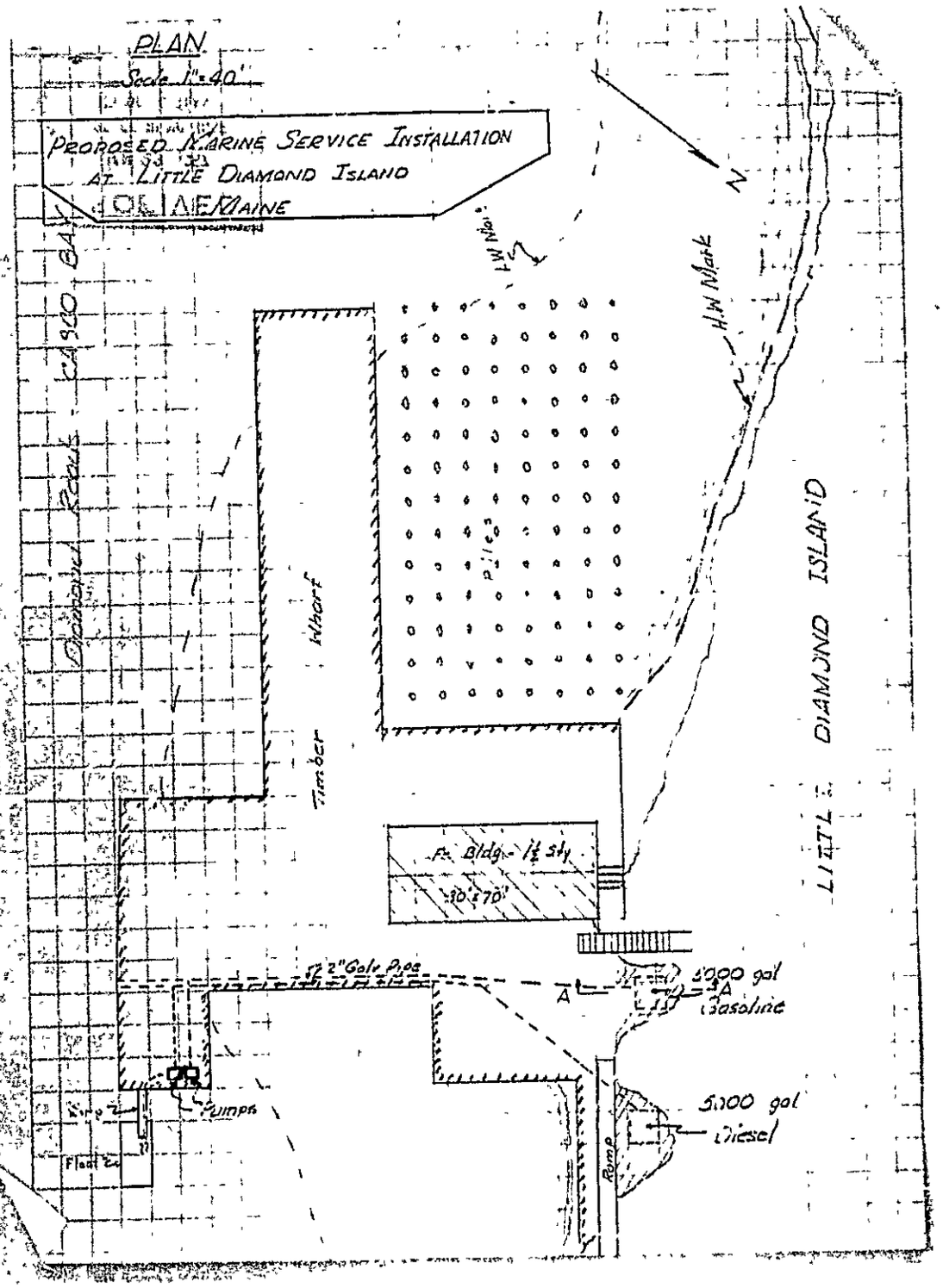
Staking Out

Form Check Notice

NOTES

11/27/61 — 1st Insp.

Received E.S.B.


PLAN
Scale 1" = 40'
PROPOSED MARINE SERVICE INSTALLATION
AT LITTLE DIAMOND ISLAND
OLAE MAINE
N
H.W. Mark
H.W. Mark
Cabot Road
Piles
Wharf
Timber
LITTLE DIAMOND ISLAND
Bldg. 1½ sty
30' x 70'
12" Galv. Pipe
A
A
5000 gal
Gasoline
5000 gal
Diesel
Pump
Pumps
Float

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

To: Mr. Warren McDonald, Inspector of Bldgs. DATE: Jan. 31, 1957

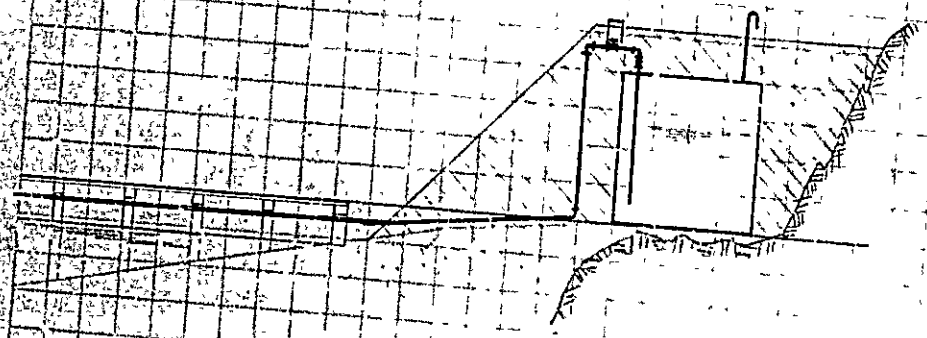
FROM C. P. Johnson, Chief of Dept.

SUBJECT: Application for Permission to Store Gasoline & Diesel Oil near Shoreline at Little Diamond Island

This application is approved, providing that plans, specifications and other information relating to this installation are found to comply with all laws applicable to this type of storage.

Carl P. Johnson

PROPOSED MARINE SERVICE INSTALLATION
AT LITTLE DIAMOND ISLAND
MAINE



ELEVATION A-A
Scale 1" = 10'

(RC) RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, Jan. 23, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, repair, remove, demolish~~ install the following ~~building, structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Little Sk. Diamond Island Within Fire Limits? no Dist. No. _____

Owner's name and address Theodore T. Rand, Little Diamond Island Telephone PO 6-2087 SP 2-4571

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building _____ No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost $ _____ Fee $ 1.00

General Description of New Work

To install 2-5000 gallon tanks, one for gasoline and one for diesel oil for public use. Tanks will bear the Underwriters label. Tanks will be 3' underground and painted with asphaltum. New installation. Two electric pumps. 2" piping from tanks to pumps. 2" vent pipe.

Sent to Fire Dept. 1/25/57
Rec'd from Fire Dept. 1/31/57

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

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 _____

Material of underpinning _____ Height _____ Thickness _____

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 _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ 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? _____

APPROVED:

Carl E. Johnson

CHIEF OF FIRE DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Theodore T. Rand

INSPECTION COPY

Permit No. 57

Location [illegible]

Owner [illegible]

Date of permit 7/57

Notif. closing-in

Insp'n. closing-in

Final Notif.

Final Insp'n.

Certif'd Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7-26-57 - 8 mo permit
called Johnson + photo

PERMIT ISSUED
00768
JUN 24 1958
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure: Third Class

PORTLAND, MAINE, June 24, 1958

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location: Little Diamond Island Maine

Owner's name and address: Theodore T Rand, Little Diamond Island Me. Telephone

Contractor's name and address: owner Telephone

Use of building—Present: Dwelling & Boat Shed Proposed: Dwelling & Boat Shed

No. of Stories: 1½ Style of roof: pitch Type of present roof covering: Asphalt

Type and Grade of roofing to be used: Asphalt Class C Und. Lab. No. plies

GENERAL DESCRIPTION OF NEW WORK

To cover entire roof on dwelling, and boat shed.

Signature of Owner by: Theodore T Rand

Fee $ .50

INSPECTION COPY

C23 135-5C Marks

Permit No. 58/1968

Location

Owner

Date of permit

Memorandum from Department of Building Inspection, Portland, Maine

May 28, 1958

Location: Little Diamond Island

Before tank and piping is covered from view, installer is required to notify Fire Dept. Headquarters of readiness for inspection and to refrain from covering up until approved by Fire Dept. Headquarters.

This tank of 1-2000 gallon capacity is required to be of steel or wrought iron no less in thickness than #7 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the effeciency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

CS-27

May 28, 1958

AP- Little Diamond Island (105-Z-18)

Mr. Theodore T. Rand
Little Diamond Island

cc to: Fire Department

Dear Mr. Rand:

Permit for installation of a 2000 gallon gasoline tank and electric pump on your property at the above named location is issued herewith. In approving the permit the Fire Chief writes as follows:

"This application is approved, yet it must be understood that this tank will be anchored. This is very important in this particular location on the possibilities of high tides. Even if these high tides would not float the tank, it could cause leakage of the gasoline enough so that it would reach the tide water although some distance away even at low tide. If this installation is in compliance with the requirements of the National Fire Codes requirements and the maintenance upkeep is adequate at the time a survey is made it seems that deficiency points would not be charged against this department."

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS:H

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

DATE: May 23, 1958

TO: Mr. Warren McDonald, Inspector of Buildings

FROM: Carl P. Johnson, Chief of Fire Dept.

SUBJECT: Anchoring 2000 gallon gasoline tank at Little Diamond Island

This application is approved, yet it must be understood that this tank will be anchored.

This is very important in this particular location on the possibilities of high tides. Even if these high tides would not float the tank, it could cause leakage of the gasoline enough so that it would reach the tide water although some distance away even at low tide.

If this installation is in compliance with the requirements of the National Fire Codes requirements and the maintenance upkeep is adequate at the time a survey is made it seems that deficiency points would not be charged against this department.

Carl P. Johnson,

B2 BUSINESS ZONE

PERMIT ISSUED
00662
JUN 5 1958
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, May 21, 1958

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Little Diamond Island ..... Within Fire Limits? no ..... Dist. No. .....

Owner's name and address Theodore Rand, Little Diamond Island ..... Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address owner ..... Telephone .....

Architect ..... Specifications ..... Plans yes ..... No. of sheets 1

Proposed use of building ..... No. families .....

Last use ..... No. families .....

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

Other building on same lot .....

Estimated cost $ ..... Fee $ 1.00

General Description of New Work

To install 1-2000 gallon gasoline tank as per plan

Tank bears Und. Label; coated with asphaltum; 1¼" piping tank to pump (one electric pump) public use. Tank to have 1¼" vent, and one electric pump.

Permit issued with letter

Sent to Fire Dept. 5/21/58

Rec'd from Fire Dept. 5/27/58

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** owner

Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

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 .....

Material of underpinning ..... Height ..... Thickness .....

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 .....

Kind and thickness of outside sheathing of exterior walls? .....

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? .....

APPROVED:

with letter by AGL

Carl E. Johnson

CHIEF OF FIRE DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Theodore F. Rand

INSPECTION COPY

PH

Permit No.	37/1365
Location	[illegible]
Owner	[illegible]
Date of permit	6/13/77
Notif. closing-in	
Insp. closing-in	
Final Notif.	
Final Insp.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

NOTES

Ted [illegible]

says work is done

E.S.P.

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, April 30, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Little Diamond Island Within Fire Limits? ____ Dist. No. ____

Owner's name and address Theodore T. Rand, Little Diamond Island Telephone SP - 26571 PO 6-2087

Lessee's name and address ____ Telephone ____

Contractor's name and address owner Telephone ____

Architect ____ Specifications ____ Plans ____ No. of sheets ____

Proposed use of building ____ No. families ____

Last use ____ No. families ____

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

Other buildings on same lot ____

Estimated cost $ ____ Fee $ 1.00

General Description of New Work

To install 1-1000 gallon ~~for~~ gasoline tank for public use. Tank will bear the Underwriters' label. Tank will be buried as per plan. New installation. To install 1-electric pump - 1/4" pipe from tank to pump 2" vent pipe

Refunded 6/7/57

Appeal Withdrawn 5/17/57

Approved Fire Dept. 4/30/57
Approved State Fire Dept. 5/2/57

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner

Details of New Work

Is any plumbing involved in this work? ____ Is any electrical work involved in this work? ____

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 ____

Material of underpinning ____ Height ____ Thickness ____

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 ____ Girt or ledger board? ____ Size ____

Girders ____ Size ____ 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? ____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Theodore T. Rand

INSPECTION COPY

Permit No. 57

Location: Little Diamond Island

Owner: Sherrie J. Ford

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

C. of O. of Occupancy issued

Staking Out Notice

Form Check Notice

Expired 6-17-87

NOTES

TIMES 90

January 25, 1957

AP Little Diamond Island--Former Federal Government Reservation for Lighthouse Service--Installation of gasoline and diesel oil tanks and pumps and zoning appeal relating thereto

Mr. Theodore T. Rand
Little Diamond Island

Copy to Corporation Counsel
Chief of the Fire Dept.

Dear Mr. Rand:

Building permit intended to authorize installation of one 5000 gallon tank for gasoline and one 5000 gallon tank for diesel oil near the former Government wharf on Little Diamond Island (Assessors' Lot No. 10218) with piping and pumps etc., and certificate of occupancy to use the wharf and land for the sale of gasoline and diesel oil, mostly to boats, is not issuable under the Zoning Ordinance because the property is in a Residence C Zone where such uses of land and structures are not allowable under the Zoning Ordinance according to Section 10A of the Ordinance applying to such zones.

You have indicated your desire to seek an exception from the Zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure. If you desire to receive consideration by the Board at the earliest possible date, it is important that your appeal be filed at the office of Corporation Counsel before the close of business on January 30, 1957.

As explained to you over the phone, even though the appeal were successful, the Chief of the Fire Department would have to approve the building permit for the installation of the equipment. He may take some exceptions to the way in which the equipment is to be installed in which case it would be well to know his reaction before your zoning appeal is actually filed. To help accomplish this purpose, a copy of this letter is being sent to Chief Johnson with the thought that perhaps you can contact him before actually filing the appeal so that your true proposition may be stated in the appeal, if he is able to approve such a permit for the storage of so much gasoline along the shore.

Very truly yours,

WHcD/B

Warren McDonald
Inspector of Buildings

Enclosure: Outline of appeal procedure

6B

Carl P. Johnson, Chief of the Fire Department

Jan. 25, 1957

Warren McDonald, Inspector of Buildings

Application for permit for installation of gasoline and diesel oil tanks near the shore of Little Diamond Island at the former Federal Government Reservation for Lighthouse Service.

Attached is a copy of a certification letter to the owner, Theodore T. Rand, concerning this proposition and his proposed zoning appeal relating to the matter; also, copy of the application and two prints and two sketches outlining his proposition.

Since your approval is required on the permit before it can be issued, it seems important to have you express yourself to the owner about the details and as to whether or not you can at all approve the arrangements in view of the storage of a large amount of gasoline and diesel oil so close to tidewater. Thus, if you will require any further protection or any relocation of the tanks, that could be made before the appeal is filed, and the entire arrangement could be accurately described in the notice which is required to be sent to nearby property owners announcing the required public hearing before the Board of Zoning Appeals.

Mr. Rand has explained over the phone to me that he proposes to place both tanks in some sort of cavity in the ledge and to then cover them, the pipes to run out under the wharf to the pumps which would be at the end of the wharf and presumably hose running down on a floating platform.

It is not known whether these cavities in the rock are exposed now in which case considerable fill would be necessary, and it would be important to know what kind of fill to prevent "wash" in case of high water or other erosion.

As soon as possible so as not to delay filing of the appeal if he desires it at an early date, it is suggested that you get first hand information from Mr. Rand.

Also enclosed is the inspection copy of his application and the permit card in case the arrangements are such that you feel that you can approve the matter now.

WMcD/B

Inspector of Buildings

cc: Corporation Counsel

Attachments: 2 prints, 2 sketches, permit card and copy of application

6-C

Appeal - Little Diamond Island (105-Z-14) - 1/31/57

- Acorn Maps
105

(19) (1)

Street Unsolved
✓ Cliffstone
✓ Pickledge Ave
✓ Pier Road
✓ Diamond Ave
✓ Sorrento Road
✓ Wildwood Ave
~~Cliff Road~~
✓ Birchwood Ave
~~Ocean View Road~~
~~Goldenrod Road~~
✓ Anderson Ave
~~Maplewood Road~~
~~Birchwood Road~~

Cliffstone - (105-Z-17 - Dup.)

Pier Road - (105-T-7) - Joseph C. Feeney
- (105-U-8) - Dup. Cheshire Conn.

Diamond Ave. - (105-N-8) - Dup.

Sorrento Road - (105-N-9) - Dup

(105-N-10) - ~~Frank Scarritt~~ NK
146 Munson St. Cor.
New Haven 9, Conn

(105-V-24) - Arthur H. Moulton
21 Roberts St

(105-O-22) - Dup.

(105-O-23) - Alice Jones
54 Saunders St.

(105-O-15) - Betty A. Payne
6 Park Ave.

Wildwood Ave. - (105-P-25) - Alice M.
88 Granite St. Sheehan

(105-V-26, 27) - Dup

(105-V-37) - Dup.

(105-W-28, 29) - Dup.

(105-O-20, 21) - Dup.

(105-P-19) - Dup.

(105-P-18) - Fred A.
Chamberlain
Box 129 RFD #7
Orlando, Florida

Roman Catholic Bishop
of Portland
(Rectory number) 309 Congress St.

Pickledge Ave.
(105-V-11, 12, 13, 14, 15, 16) NK
Ruth M. & Anita H. Sawyer
10106 Dinsley St. Silver Spring, Md.
(105-U-9) - Rufus Deering Co.
383 Commercial St.
(105-U-10) - John A. & Helen Mulligan
R22 Kellogg St.
(105-V-34, 35, 34, 38) -
George A. Soturian NK 353 Maple St.
Springfield, Mass
(105-V-33 - Dup.)
(105-W-31, 30, 32 - Dup.)

12

Appeal - Little Diamond Island (105-2-14) - 1/31/57

(2)

Birchwood Ave - (105-0-16,17) - Dup.

(105-L-23) - Dup.

(105-L-21,22) - Dup.

(105-L-20) - Dup.

(105-M-14) - Dup.

(105-M-15,17,16) - Robert D. Warner 91 Myrtle Ave. Ramsey, New Jersey

Anderson Ave - (105-L-8) - City of Portland

(105-L-9) - Freeman M. Dow 279 State St.

(105-L-10,11) - John J. Wing 610 Masonic Bldg.

(105-M-12) - Dup.

(105-M-13) - John H. Stevens 25 Craigie St.

(105-M-14,15) - Dup.

(105-H-11) - Stephen F. Burke Newton Lower Falls Mass.

(105-H-12) - C. of P.

(105-I-13,14) - Robert O. Smith NR 48 Bowers St. So. Port

(105-I-15,16) - Dup.

(105-I-17,18) - Mildred E. Mann NR 344 Pine St. So. Port

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 5, 1957

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, February 15, 1957, at 10:30 a. m. to hear the appeal of Theodore T. Rand requesting an exception to the Zoning Ordinance to authorize installation of one 5000 gallon tank for gasoline and one 5000 gallon tank for diesel oil near the former Government Wharf on Little Diamond Island (Assessor's Lot No. 105-Z-16) with piping and pumps etc. and certificate of occupancy to use the wharf and land for the sale of gasoline and diesel oil, mostly to boats.

This permit is presently not issuable under the Zoning Ordinance because the property is in a Residence C Zone where such uses of land and structures are not allowable under the Zoning Ordinance according to Section 10A of the Ordinance applying to such zones.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

C

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 12, 1957

Mr. Theodore T. Rand
Little Diamond Island
Portland, Maine

Dear Mr. Rand:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, February 15, 1957, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

C

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

January 25, 1957

AP Little Diamond Island--Former Federal Government Reservation for Lighthouse Service--Installation of gasoline and diesel oil tanks and pumps and zoning appeal relating thereto

COPY

Mr. Theodore T. Rand
Little Diamond Island

Copy to Corporation Counsel
Chief of the Fire Dept.

Dear Mr. Rand:

Building permit intended to authorize installation of one 5000 gallon tank for gasoline and one 5000 gallon tank for diesel oil near the former Government Wharf on Little Diamond Island (Assessors' Lot No. 105216) with piping and pumps etc., and certificate of occupancy to use the wharf and land for the sale of gasoline and diesel oil, mostly to boats, is not issuable under the Zoning Ordinance because the property is in a Residence C Zone where such uses of land and structures are not allowable under the Zoning Ordinance according to Section 10A of the Ordinance applying to such zones.

You have indicated your desire to seek an exception from the Zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure. If you desire to receive consideration by the Board at the earliest possible date, it is important that your appeal be filed at the office of Corporation Counsel before the close of business on January 30, 1957.

As explained to you over the phone, even though the appeal were successful, the Chief of the Fire Department would have to approve the building permit for the installation of the equipment. He may take some exceptions to the way in which the equipment is to be installed in which case it would be well to know his reaction before your zoning appeal is actually filed. To help accomplish this purpose, a copy of this letter is being sent to Chief Johnson with the thought that perhaps you can contact him before actually filing the appeal so that your true proposition may be stated in the appeal, if he is able to approve such a permit for the storage of so much gasoline along the shore.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enclosure: Outline of appeal procedure

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 5, 1957

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, February 15, 1957, at 10:30 a. m. to hear the appeal of Theodore T. Rent requesting an exception to the Zoning Ordinance to authorize installation of one 5000 gallon tank for gasoline and one 5000 gallon tank for diesel oil near the former Government Wharf on Little Diamond Island (Assessor's Lot No. 105-Z-18) with piping and pumps etc. and certificate of occupancy to use the wharf and land for the sale of gasoline and diesel oil, mostly to boats.

This permit is presently not issuable under the Zoning Ordinance because the property is in a Residence C Zone where such uses of land and structures are not allowable under the Zoning Ordinance according to Section 10A of the Ordinance applying to such zones.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

C

residential area no businesses
fire hazard

Opposed. Mrs. Carroll Davis, 321 Stevens Avenue
Mr. Lee, representing Seth Harley, president
of Little Diamond Island Association
letters in file
In favor of: 0 letters in file

To the Board of Appeals:
If I may be permitted to vote on this matter by Absentee Ballot it is my wish that Mr. Rand be given the privilege of installing gasoline and oil tanks for the use requested.

Signed: Edith M. Chamberlin

Edith M. Chamberlin
Property owner on Little Diamond Is.
Winter Address:
772 PERSHING AVENUE
Route #7 — Box 129
Orlando, Florida

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 5, 1957

In favor

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, February 15, 1957, at 10:30 a. m. to hear the appeal of Theodore T. Rand requesting an exception to the Zoning Ordinance to authorize installation of one 5000 gallon tank for gasoline and one 5000 gallon tank for diesel oil near the former Government Wharf on Little Diamond Island (Assessor's Lot No. 105-Z-18) with piping and pumps etc. and certificate of occupancy to use the wharf and land for the sale of gasoline and diesel oil, mostly to boats.

This permit is presently not issuable under the Zoning Ordinance because the property is in a Residence C Zone where such uses of land and structures are not allowable under the Zoning Ordinance according to Section 10A of the Ordinance applying to such zones.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

C

To the Board of Appeals:

If I may be permitted to vote on this matter by Absentee Ballot it is my wish that Mr. Rand be given the privilege of installing gasoline/tanks for and oil for the use requested.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

Signed: Alice S. Hawes

Alice S. Hawes
Property owner on Little Diamond Is.
Winter address (Temporary)

772 PERSHING AVENUE
Route #7 — Box 129.
Orlando, Florida

February 5, 1957

Confirm

TO WHOM IT MAY CONCERN:

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BOARD OF APPEALS

Ben B. Wilson

Chairman

MARGARET ECKMAN
28 OLYPHANT PARKWAY
MORRISTOWN, NEW JERSEY

Zoning Ordinance.

My reasons are as follows:

Such installations would constitute a severe fire hazard on Little Diamond where fire protection is inadequate as it is.

Our property would depreciate in value. We have always refrained from commercial ventures.

Boats coming into our shores might bring objectionable and lawless people to our island.

and the city of Portland could scarcely be able to

(over)

provide police protection.

Swimming would be made disagreable as a result of oil and gas which would be spilled in the water.

Little Diamond Islanders wish to keep our quiet little island protected from the noise and dirt which would be evident.

It seems to me that as taxpayers our rights should be protected.

Sincerely yours,
Margaret Eikman

MARGARET ECKMAN
28 OLYPHANT PARKWAY
MORRISTOWN, NEW JERSEY

February 11, 1957.

Mr. Ben. B. Wilson, Chairman
Board of Appeals
Portland, Maine

Oppose I

Dear Mr. Wilson,

In regard to the appeal of Theodore T. Rand requesting an authorization for the installation of gasoline and diesel oil tanks on Little Diamond Island, I can not state too strongly my opposition to such an exception to the

Mrs. Arthur L. Cushman
278 Ocean Avenue
Portland 5, Maine

Feb. 12, 1957

Mr. Ben B. Wilson, Chairman
Board of Appeals
Portland, Maine

Opposed

Dear Mr. Wilson,

As a property owner on Little Diamond Island I wish to protest against making any exceptions in the Zoning Ordinance.

I feel that allowing Mr. Rand to install tanks, pipes, pumps etc. would destroy Little Diamond Island's value as a summer resort, and would create a fire hazard. Our present fire protection is already inadequate.

I am writing this because I am unable to attend the hearing on Friday, February 15, 1957.

Yours truly,
Lizzie B. Cushman

SAWYER-BARKER CO.

WHOLESALERS
DRY GOODS · FURNISHINGS · SMALL WARES

Manufacturers of
PINE TREE BRAND GARMENTS & OVERALLS

120 CENTER STREET
PORTLAND 6, MAINE

February 13, 1957

Opposed

City of Portland, Maine
Board of Appeals
Ben B. Wilson, Chairman
Portland City Hall
Congress Street
Portland, Maine

Gentlemen:

My sister-in-law, Mrs. R. M. Sawyer of 10106 Quimby Street, Silver Springs, Md. received notice from you under date of February 5th of a hearing to be held in the Council Chamber on Friday, February 15th at 10:30 A.M., relative to the appeal of Theodore T. Rand requesting permission for the installation of gasoline and deisel oil tanks near former Government Wharf on Little Diamond Island.

She is the owner of a cottage on Little Diamond and insomuch as it was not possible for either she or her husband to appear, she wrote asking if I would be there representing them. It will not be possible for me to attend the meeting either but they are opposed to the granting of this permit. I believe the enclosed letter which I received from Mrs. R. M. Sawyer this week will satisfactorily explain the reasons for opposing this appeal of Theodore Rand.

I trust that you of the Board will give the enclosed your careful consideration and thought before rendering your decision.

Very truly yours,

Stewart E. Sawyer

Stewart E. Sawyer

SESjs
Enc.

9 Feb 1957

Dear Stew,

Enclosed is a copy of a letter we received this morning. Unfortunately Dick is "incommunicado" in the Arizona-California area, so he can't voice our protest. Will you act for us? There is actually little time for me to do anything else.

I think that it would be a shame for commercialism to gain a foothold on an island which we have all chosen because it was strictly residential.

Aside from the purely sentimental reasons for protest,

there are, I believe, several concrete reasons; namely: 1. We have been told by the City of Portland that the present hydrant system is inadequate. There is no hydrant at all which would serve the R and property. The danger of fire would be greatly increased by such an installation. 2. This is a private island composed primarily of homes which are occupied only during the summer. A gas station would bring additional people to the island without additional protection for private property. 3. Perhaps most serious of all is the fact that

such a zoning change would establish a dangerous precedent; for once the property is zoned as commercial, there could be not only a gas station, but even a boat yard or any other business.

With your experience both as a businessman and as a homeowner, you are, I feel, particularly well qualified to help us and you undoubtedly can think of many other valid reasons.

Sincerely,

Anita

14 Denton Road
Wellesley, Massachuset
February 12, 195[illegible]

Mr. Ben B. Wilson
Chairman
Board of Appeals
City of Portland
Portland, Maine

Dear Mr. Wilson:

As I shall be unable to attend the public hearing on Friday, February 15, 1957 to hear the appeal of Theodore F. Rand requesting an exception to the Zoning Ordinance to authorize the installation of one 5000 gallon tank for gasolene and one 5000 gallon tank for diesal oil on the property which he purchased from the United States government---I trust that this written protest against the granting of the permit indicated above, will be fully considered by your committee.

Should Little Diamond Island(which is considered as a Residence C zone) be rezoned to permit the installation of two 5000 gallon tanks for the storage and sale of gasolene and diesel oil, this rezoning would be purely for the benefit and convenience of non residents of Little Diamond Island except Mr. Rand who understandably wishes to make a profit in the operation of the gas and oil station. Few of the residents of the island own power boats and I doubt if there are ten owners of outboard motors on the island. Thus, it is easy to understand why a gas station on the island would be of little value or convenience to the island's property owners.

A serious objection to the presence of 10,000 gallons of inflamable oil or gasolene on Little Diamond island is the fire hazard. The possibility of fire on the island is a constant cause for fear. The City of Portland has not been able to to provide the same protection against fire on the island that it can and does provide in the city of Portland. Water pressure is low and the water pipes and hydrants were never intended to compare with the standard equipment required in cities. For at least five months of the year there is no water at all! Should a 5000 tank of gasolene on a wooden wharf catch on fire or explode late in the autumn when the island is deserted and there is no water available, a large number of the cottages on the island might be totally destroyed by fire.

The Rand property is in an isolated location which is easily accessible by small craft in Casco Bay. Should a gas station be erected on this property, can the other property owners of Little Diamond expect police inspection and protection of this property two or three nights a week? If the gas station is not operated in the late autumn and winter months-what protection is there against possible disasters resulting from vandalism?

I have no ill will toward Mr. Rand. However, as a property owner in a purely residential area, I strongly protest against the granting the appeal of Theodore Rand requesting an exception to the present Zoning Ordinance now in force. I feel that a gas station on his property would be of little or no convenience to the property owners of Little Diamond and that it would be a serious fire hazard.

Yours sincerely,

Alnah James Johnston

Kathryn Kenny
[redacted]
78 BOSTON STREET
SOMERVILLE 43, MASSACHUSETTS

February 11.1957

Mr. Ben B. Wilson, Chairman
Board of Appeals.
City of Portland
Portland, Maine.

My dear Mr. Wilson

It has been brought to my attention today that Mr. Theodore Rand of Little Diamond Island, Portland has petitioned the Board of Appeals for an exception to be made in the zoning law of Little Diamond Island, which is entirely residential, in order that he may store gas. and diesal oil and have the right to have boats tie up at his wharf in order to purchase oil and refuel them.

I am opposed to this petition.

I am a resident and owner of a cottage on Little Diamond Island. - My reason for purchasing such property was because it was strictly residential and therefore a desirable location for summer occupancy.

The storage of oil and the selling and dispensing of same would contaminate the water around the Island and make the beaches unusable for swimming - It would greatly decrease the value of property on the whole Island.

Furthermore it would be a serious fire hazzard. The fire fighting apparatus of the Island during the summer months is inadequate and from November to April there is no water supply for fire fighting purposes.

The Orphanage adjoining the property would suffer from the undesirable aspects of a commercial enterprise.

I am opposed to any change in the residential zoning law of Little Diamond Island. and I am opposed to any exceptions being made to that law.

Yours truly.
Kathryn Kenny

KATHRYN KENNY
78 Boston Street
Somerville 43, Mass

BOSTON
FEB 13 '57
MASS

U.S. POSTAGE
22

1957

CERTIFIED MAIL
No. 121327

RETURN RECEIPT REQUESTED

Mr Ben B Wilson, Chairman
Board of Appeals
City of Portland
Portland
Maine.

95 Prescott St.
Cambridge, Mass.
February 11, 1957

Mr. Ben B. Wilson, Chairman
Board of Appeals
Portland, Maine

Opposed

Dear Mr. Wilson -

It has come to my attention that on Feb. 15th the Board of Appeals will hold a public hearing to consider the appeal of Theodore Rand that an exception be made to the Zoning Ordinance so that he may install 2 tanks on a wharf on his property on Little Diamond Island & sell gasoline & diesel oil to boats.

As a summer resident of Portland & a property owner on Little Diamond Island, I wish to enter a protest against that appeal for the fol-

lowing reasons:

1) The most serious problem facing island residents is fire & such an enterprise would certainly increase the fire hazard. We have inadequate fire protection in the summer & practically none at all in winter as only on Mr. Land's property is there any water for 6 months.

2) We bought our cottages on a residential island & feel that a business such as this would reduce property values & change the character of the island.

3) To grant this appeal would constitute "departing from the intent & purpose of the Zoning Ordinance" & would provide an opening wedge for other types of business operations. To introduce commercial activity on a residential island seems less than fair to other property owners.

Sincerely yours

(Mrs.) Grace Stuart

Miss Anna B. Ward • 1446 Mystic Valley Parkway • West Medford, Mass.
Formerly of 61 Dover St
West Somerville

Feb. 11, 1957

Ben B. Wilson
Chairman, Board of Appeals,
Portland, Maine,

Dear Sir: Approved

It has come to my attention that your Board of Appeals, on this February 15th will hear an appeal for an exception to the present law, zoning Little Diamond Island for residence, only.

This appeal, filed by Theodore Rand, is to install tanks, and wharf facilities on his property on Little

the need for gas and diesel oil, in order to maintain a business of selling gas and oil to shipping.

As a summer resident of over 20 years, and owner of a house and land on the island, I pr. it such an exception being approved for the following reasons.

The value of property would decrease greatly and rapidly.

We bought the land, there, because the whole island was zoned for residence only.

The gas and oil in such quantity are fire hazards on an island with only inadequate fire protection,

~~Miss~~ Anna B Ward • 1446 Mystic Valley Parkway • West Medford, Mass

at best, from April to November, and no water, except on Mr. Rand's property all winter.

If Mr Rand failed after the zoning was changed to allow business, any sort of business could apply much to the detriment of the summer residents, who pay taxes, and occupy cottages, as well as to the summer camp maintained by St. Elizabeth's Orphanage

Very truly yours,
Anna B. Ward

St. Petersburg, Florida,
February 9, 1957.

Mr. Ben B. Wilson, Chairman,
Zoning Board of Appeals,
Portland, Maine.

Dear Mr. Wilson:

Opposed

I wish to register my firm objection to granting J. H. and permission to erect fuel oil dispensing stations on Little Diamond Island for commercial purposes. And I wish to register, too, the objection of the Little Diamond Island Association to granting such permission. I am deeply concerned with the welfare of our summer colony

as Little Diamond Island and I am firmly convinced that the establishment of these stations would be contrary to the welfare of our colony.

I understand that there is to be a hearing on this matter before your Board on Feb. 15, 1907.

Yours very truly,

Seth G. Haley.

President Little Diamond Island Association.

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

To: Mr. Warren McDonald, Inspector of Bldgs. DATE: May 2, 1957

FROM C. P. Johnson, Chief of Department

SUBJECT: Installation of 1000 gallon gasoline tank at Little Diamond Island

When the Board of Appeals consents to the storage of 1000 gallons of gasoline at this wharf at Little Diamond Island, this office will approve the application, providing that all pipe lines shall be protected against physical damage.

Gasoline shall not be dispensed into fuel tanks of marine craft except by means of a hose equipped with a self-closing nozzle with a valve which must be held open by manual control while making a delivery.

All piping between shore and pier shall be provided with swing joints, flexible couplings, expansion joints, or other approved means to permit the movement of the pier or wharf and shore piping without any strain on pipe.

Access shall be provided to all valves and supply lines. These supply lines shall be grounded and marked so as to designate their use.

Electrical wiring fixtures and appliances shall be of approved type explosion-proof equipment.

Water fire lines with connections and hose shall be installed in such a manner as to make water streams applicable to all parts of the wharf or pier, and portable CO^2 extinguishers shall be provided.

Smoking must be prohibited on this wharf, and "No Smoking" signs shall be posted in appropriate locations.

Carl P. Johnson