

City of Portland, Maine
Board of Appeals
—ZONING—

57/33
appeal
Withdrawn
January 30, 1957, 19 5/17/57

To the Board of Appeals:

Your appellant, Theodore T. Rand, who is the owner of property at Little Diamond Island, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

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 (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, 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.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Theodore T. Rand
Appellant

After public hearing held on the 15th day of February, 1957.

APPELLANT GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE.

Sam B. Kahan
Chairman

Little Diamond Island, Maine
May 14, 1967

Zoning Board of Appeals
c/o Corporation Counsel
City Hall
Portland, Maine

Gentlemen:

I wish at this time to withdraw my appeal
for permission to install a gasoline tank for marine
service at Little Diamond Island, Maine.

Very truly yours,

Theodore T. Rand
Theodore T. Rand

gtr/n

901930

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$400 Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Theodore Rand Phone # 756-2087
Address: Little Diamond Island, ME 04109
LOCATION OF CONSTRUCTION 105-2-18 Little Diamond Isl
Contractor: OWNER Sub: _____
Address: _____ Phone # _____
Est. Construction Cost: 4,000. Proposed Use: COMM - fishouse
Part Use: un residential drop.
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories _____ # Bedrooms _____ Lot Size _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explicit Conversion Construct a fish-house for commercial puppo

For Official Use Only	
Date <u>9/23/90</u>	Subdivision Name PERMIT ISSUED
Inside Fire Limits _____	Lot <u>SEP 24 1990</u>
Bldg Code _____	Ownership: Public _____ Private _____
Time Limit _____	City Of Portland
Estimated Cost: <u>4,000</u>	
Zoning: <u>LC</u>	Street Frontage Provided: _____
	Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required:	
Zoning Board Approval: Yes _____ No _____ Date: _____	
Planning Board Approval: Yes _____ No _____ Date: _____	
Conditional Use: _____ Vc. lance _____ Site Plan _____ Subdivision _____	
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____	
Special Exception _____	
Other (Explain): <u>OK with 9-24-90</u>	

Foundations: on residential property - 10-732

1. Type of Soil: 105-2-18 Rockledge Cne
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

- Floor: Memor 3-10 9-14-70
1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lolly Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

- Exterior Walls: 5-11
1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

- Interior Walls:
1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

- Ceiling: HISTORIC PRESERVATION
1. Ceiling Joists Size: _____ Not to Disturb nor Landmark
 2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
 3. Type Ceilings _____
 4. Insulation Type: _____ Size _____ Features: _____
 5. Ceiling Height: _____
- Roof: all
1. Truss or Rafter Size _____ Action: _____ Approved.
 2. Sheathing Type _____ Span _____ Approved with conditions.
 3. Roof Covering Type as of Size _____
- Chimneys: as of
- Type: _____ Number of Fire Places _____
- Heating: as of
- Type of Heat: _____
- Electrical: as of
- Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
- Plumbing: as of
1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Fixtures _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
- Swimming Pools: as of
1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise F. Cahse

Signature of Applicant Theodore Rand Date 9/23/90

Signature of CEO _____

Inspection Dates _____

PERMIT ISSUED WITH LETTER

09/25/90 White-Tax Assessor Yellow-GPCOG White Tax CEO [Signature] Copyright GPCOG 1998 [Signature]

PLOT PLAN

N
▲

FEES (Breakdown From Front)

Base Fee \$ 40-
Subdivision Fee \$ _____
Site Plan Review Fee \$ 300- 9,14,90
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

6-10-91-OK CA

Signature of Applicant

[Signature]

Date

8/28/90



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

September 24, 1990

RE: 105-2-18 Little Diamond Island

Mr. Theodore Rand
Little Diamond Island
Maine 04109

Dear Sir:

Your application to construct a fish house has been reviewed and permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Public Works Approved S. Harris
Inspection Services Approved W. Giroux
Fire Department Approved LT. W. Garroway
Planning Div. Approved S. Greene

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/e/

MINOR SITE PLAN REVIEW
CITY OF PORTLAND, MAINE

Steve Harris

SITE PLAN REVIEW
Processing Form

Theodore Bard Sept. 14 1990

Applicant: 04109 Date

Little Diamond Island, Maine Portland 105-Z-18 Little Diamond

Mailing Address: Fish House Address of Proposed Site

1/2 acres / 512 sq. ft. 105-Z-18

Proposed Use of Site: 1-B Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage: 512 sq. ft. Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (X) No Proposed Number of Floors 1

Board of Appeals Action Required: () Yes (X) No Total Floor Area 512 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: _____

(Attach Separate Sheet if Necessary)

Steve K. Harris 9/23/90

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

MINOR SITE PLAN REVIEW
CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Theodore Rand Sept. 14 1990

Applicant: Theodore Rand 04109 Date

Mailing Address: Little Diamond Island, Maine Portland Address of Proposed Site

Fish House 105-Z-18 Little Diamond

Proposed Use of Site: Fish House Site Identifier(s) from Assessors Maps

1/2 acre/512 sq. ft. T-R

Acreage of Site: 512 sq. ft. Zoning of Proposed Site

Ground Floor Coverage: 512 sq. ft.

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: 1

Board of Appeals Action Required: () Yes () No Total Floor Area: 512 sq. ft.

Planning Board Action Required: () Yes () No

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

Explanation _____

- Use complies with Zoning Ordinance -- Staff Review Below

onings,
SPACE & BULK,
as applicable

COMPLIES

COMPLIES
CONDITIONALLY

DOES NOT
COMPLY

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

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: OK WAD 9-24-90

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT--ORIGINAL



CITY OF PORTLAND, MAINE

399 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Little Diamond Island
105-Z-18

September 10, 1990

Mr. Theodore Rand
Little Diamond Island, Maine 04109

Dear Mr. Rand:

This is in reference to your application for a building permit for a fish house at your location in the I-B Island Business Zone on Little Diamond Island.

Upon a review of your building permit application, it has been determined that you should apply for site plan review for a minor development due to the location of your proposed building within the 75 foot setback from mean high water in the Shoreland Zone. We shall therefore require seven copies of your site plan for such a review of the minor development with a fee of \$300.00 as required for minor developments in the Site Plan Ordinance.

Sincerely,

Warren J. Turner
Administrative Assistant

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Enforcement Officer
Arthur Addato, Code Enforcement Officer
Sarah Greene, Planner
Charles A. Lane, Associate Corporation Counsel

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

Theodora Esand Sept. 14 1996
 Applicant 04105 Date
Little Diamond Island, Maine Portland 105-2-18 Little Diamond
 Mailing Address 71 1/2 House 105-2-18
 Proposed Use of Site Site Identifier(s) from Assessors Maps
1/2 acres / 512 sq. ft. I-B
 Acreage of Site / Ground Floor Coverage 512 sq. ft. Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area 512 sq. ft.
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

9-17-96
[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

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

Planning Dept

Sept. 14 1990

Applicant: Theodore Reed 04199 Date: _____
Little Diamond Island, Maine Portland Address of Proposed Site: 105-Z-18 Little Diamond
Mailing Address: _____ Address of Proposed Site: 105-Z-18
Fish House Site Identifier(s) from Assessors Maps: _____
Proposed Use of Site: _____ Zoning of Proposed Site: T-1
Acres: 1 1/2 acres / 512 sq. ft. Ground Floor Coverage: _____
Proposed Number of Floors: 1
Site Location Review (DEP) Required: () Yes (X) No Total Floor Area: 512 sq. ft.
Board of Appeals Action Required: () Yes (X) No
Planning Board Action Required: () Yes () No
Other Comments: _____
Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below. *Bea*

APPROVED
APPROVED
CONDITIONALLY
DISAPPROVED

LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

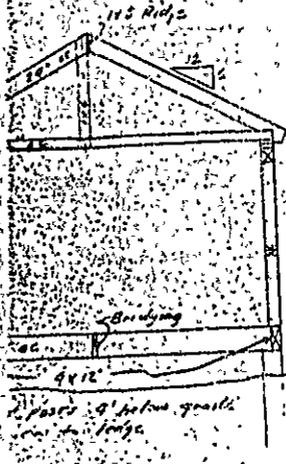
CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

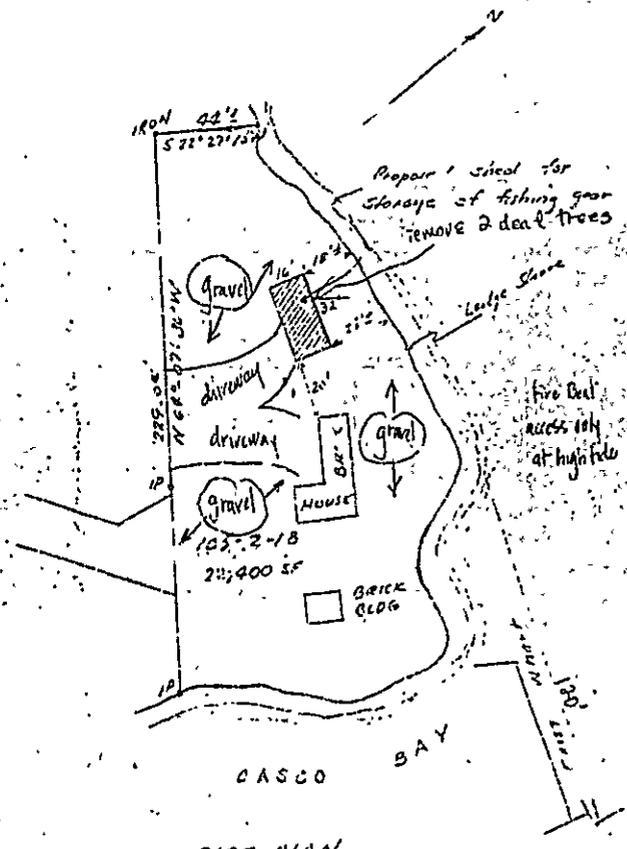
(Attach Separate Sheet If Necessary)

[Signature] 9/24/90
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



SECTION



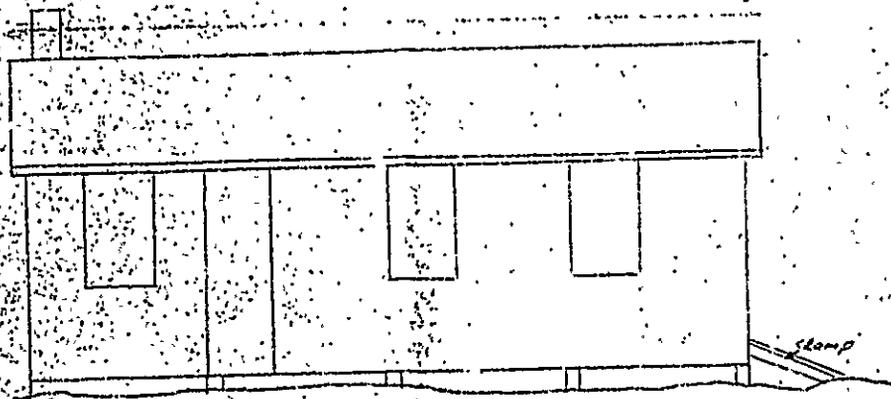
PILOT PLAN
1" = 20'

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 9/2/1990

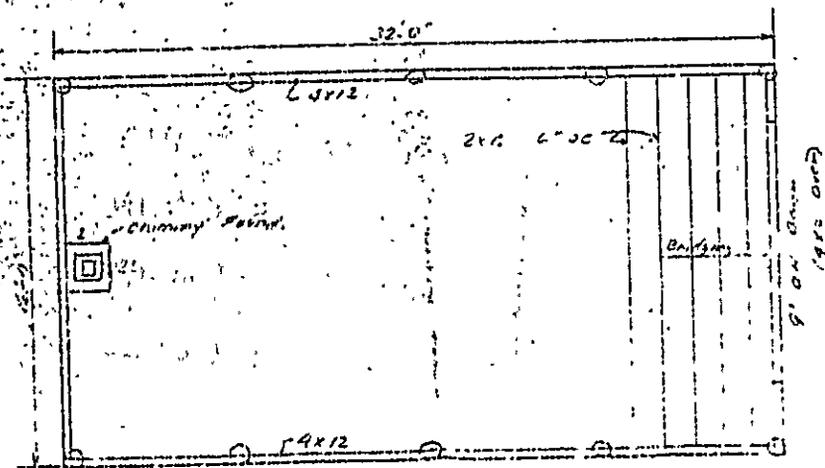


- Notes
1. 2 Feet minimum - distance based
 2. No disturbed area to require staking

SITED FOR STORAGE OF FISHING GEAR	
for T.T. RAND	
LITTLE DIAMOND ISLAND ME	
Assessor's 105-2-18	
DRAWN: PTK	Scale 4" = 10'



SOUTH ELEVATION



FOUNDATION & FLOOR PLAN

912851

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$120. Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Theodore T. Rand Phone # 766-2087
 Address: Little Diamond Island, ME 04109
 LOCATION OF CONSTRUCTION 105-Z-18- Rockledge Ave
 Contractor: owner Sub: Little Diamond Isl
 Address: _____ Phone # _____
 Est. Construction Cost: 20,000. Proposed Use: 1-fam w addition
 Past Use: 1-fam
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions: L _____ W _____ Total Ft. _____
 # Stories: _____ # Bedrooms _____ Lot #/size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Construct addition - 20'x20'

For Official Use Only **ISSUED**
 Date: 7/17/91
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost: 20,000
 Subdivision Name _____
 Lot # 2-7-1010
 Ownership: _____ Public _____
CITY OF PORTLAND
 Zoning: _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain V= _____ No _____
 Special Exception _____
 Other (Explain) _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark.
 3. Type Ceiling: _____ Does not require review.
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____ Requires Review.

Roof:
 1. Truss or Rafters Size _____ Span _____ Action: Approved.
 2. Sheathing Type _____ Size _____ Approved with Conditions.
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____
 Signature: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Issued By: Louise E. Chase
 Signature of Applicant: Theodore T. Rand Date: 7/17/91
 Signature of CEO: _____ Date: _____
 Inspection Dates: _____

PERMIT ISSUED WITH REQUIREMENTS

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 120 -

Subdivision Fee \$ _____

Site-Plan Review Fee \$ _____

Other Fees \$ _____
(Explain) _____

Late Fee \$ _____

Type	Inspection Record	Date
<i>Completed</i>		6/16/94
<i>Final inspection</i>		1/1
<i>J. D. [Signature]</i>		1/1

COMMENTS

Signature of Applicant

[Signature]

Date

7/12/94

BUILDING PERMIT REPORT

ADDRESS: 145-7-18 Rockledge Ave - Little Diamond Is. DATE: 22/ July-91

REASON FOR PERMIT: To Construct A 20'x20' Addition

BUILDING OWNER: Theodore Rand

CONTRACTOR: 11

PERMIT APPLICANT: 11

APPROVED: * 1 * 6 * 7 * 9

CONDITION OF APPROVAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- * 6.) 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 (0.53m²). 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).
- K 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

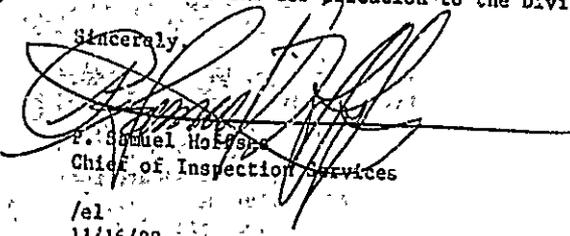
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely 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 (102 mm) above the garage floor. The door opening protectives shall be 3/4-inch solid core wood doors or approved equivalent.

9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening.

10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,


P. Samuel Hols
Chief of Inspection Services

/s/
11/16/88
11/27/90



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Little Diamond Island
105-Z-18

September 10, 1990

Mr. Theodore Rand
Little Diamond Island, Maine 04109

Dear Mr. Rand:

This is in reference to your application for a building permit for a fish house at your location in the I-B Island Business Zone on Little Diamond Island.

Upon a review of your building permit application, it has been determined that you should apply for site plan review for a minor development due to the location of your proposed building within the 75 foot setback from mean high water in the Shoreland Zone. We shall therefore require seven copies of your site plan for such a review of the minor development with a fee of \$300.00 as required for minor developments in the Site Plan Ordinance.

Sincerely,

Warren J. Turner
Administrative Assistant

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Enforcement Officer
Arthur Addato, Code Enforcement Officer
Sarah Greene, Planner
Charles A. Jane, Associate Corporation Counsel

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3828

PROPERTY ADDRESS

Town or Plantation: Portland

Street: East McKersige Ave - 105-2-18

PROPERTY OWNERS NAME

Last: Rand First: Theodore

Applicant Name: Same

Mailing Address of Owner/Applicant (if different): Little Diamond Island Portland, ME 04109

PORTLAND 4037 TOWN COPY

DATE: 10/29/90

Local Plumbing Inspector Signature: Amesbury Woodman

L.P.I. # 0128

Fee Charged: \$120.00

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: Theodore Rand Date: 10/23/90

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: Amesbury Woodman Date Approved: 6-10-91

PERMIT INFORMATION

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

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

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

SITE EVALUATOR STATEMENT

On _____ (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: _____ SE#: _____ Date: _____

* Local Plumbing Inspector's Signature is a Local Site Evaluation Waiver under a Local Option

TOWN COPY

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Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 330. Zone _____ Map # _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Theodore T. Rand Phone # 755-2087
 Address: Little Diamond Is- NE 04109
 LOCATION OF CONSTRUCTION Rockledge Ave- Little Diamond Is
 Contractor: OWNER Sub: 105-2-18
 Address: _____ Phone # _____
 Est. Construction Cost: \$1500 Proposed Use: _____
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # B' Rooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion add shed roof; const dormer

For Official Use Only
 Date: 11/19/91 Subdivision: _____
 Inside Fire Limits _____
 Blg Code _____
 Time Limit _____
 Estimated Cost: 15
 City of Portland
 NOV 25 1991
 Permit Issued

Foundations:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Material: _____

Zoning:
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) WDA 11-20-91

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____
 HISTORIC PRESERVATION
 Not in District nor Landmark.
 Does not require review.
 Requires Review.

Roof:
 1. Truss or Rafter Size _____ Spacing _____ Action _____ Approved _____
 2. Sheathing Type _____ Size _____ Action _____ Approved with Conditions _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____ Date: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase
 Signature of Applicant Theodore T. Rand Date _____

CPD District Theodore T. Rand

CONTINUED TO REVERSE OF
 Ivory Tag - CEO 6 M. B. ROWE

White - Tax Assessor



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date December, 19 91
 Receipt and Permit number 4548

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

I, 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: Little Diamond Island 105-Z-18

OWNER'S NAME: Theodore T. Rand ADDRESS: Same

	FEES
OUTLETS:	
Receptacles <u>6</u> Switches <u>9</u> Plugmold _____ ft. TOTAL <u>40</u>	5.00
FIXTURES: (number of)	
Incandescent <u>10</u> Flourescent _____ (not strip) TOTAL <u>10</u>	2.00
Strip Flourescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
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 _____	
Cook Tops _____ Disposals _____	
Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>1</u>	2.00
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 _____	
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: 9.00
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16 b)	
	TOTAL AMOUNT DUE: MIN 15.00

INSPECTION:

Will be ready on NW, 19 91; or Will Call _____

CONTRACTOR'S NAME: William Flynn

ADDRESS: Peaks Island, Maine 04108

TEL.: 766-2780

MASTER LICENSE NO.: 4548 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

