

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00740	Date Applied For: 04/17/2013	CBL: 012 E011001
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Location of Construction: 13 FOX ST	Owner Name: Timothy Rzepka & Rosalee Lamm	Owner Address: 16 Emerson St., Apt. 2	Phone: (617) 538-2364
Business Name:	Contractor Name: Mike White	Contractor Address: 258 Robinhood Road Georgetown	Phone: (207) 371-2030
Lessee/Buyer's Name Timothy Rzepka & Rosalee Lamm	Phone:	Permit Type: Demolition - Building/Rebuild	

Proposed Use: Single Family	Proposed Project Description: Demo existing garage; rebuild same footprint (20' x 22' w/10' x 12' rear section).
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Ann Machado **Approval Date:** 05/14/2013

Note: The original garage had a flat roof. The rebuild is going to have a 5/12 pitch because the new walls are not as high and the overall volume is remaining about the same. **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/17/2013

Note: **Ok to Issue:**

- 1) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and Demolition per Section 3303 of the IBC 2009.
- 2) Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded. Demo permit only! Construction requires separate permits.