

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 100137

Please Read Application And Notes, If Any, Attached

This is to certify that PROSSER ALAN /Robert Bedard

has permission to build a 8' x 16' Shed

AT 195 ST IOHN ST CBL 068 A010001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. [Signature]

Appeal Board

Other

Department Name CITY OF PORTLAND

MAR 2 2010

[Signature] 3/12/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0137	Issue Date:	CBL: 068 A010001
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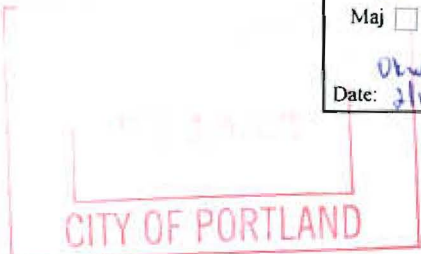
Location of Construction: 195 ST JOHN ST	Owner Name: PROSSER ALAN	Owner Address: 195 ST JOHN ST	Phone:
Business Name:	Contractor Name: Robert Bedard	Contractor Address: 120 Victoria Drive Westbrook	Phone 2079396768
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: B-2

Past Use: Commercial - Auto body shop	Proposed Use: Commercial - Auto body shop - build a 8' x 16' Shed	Permit Fee: \$40.00	Cost of Work: \$1,700.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/conditions</i>		INSPECTION: Use Group: <i>S-1</i> Type: <i>SB</i> <i>IBC-2003</i>		

Proposed Project Description: build a 8' x 16' Shed <i>for old car parts excluding any flammable material.</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> <i>3/12/10</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.B.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 02/16/2010	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Exemption</i> <i>10-6990004</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/16/10 ASB</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ASB</i> Date: _____
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0137	Date Applied For: 02/16/2010	CBL: 068 A010001
-----------------------	---------------------------------	---------------------

Location of Construction: 195 ST JOHN ST	Owner Name: PROSSER ALAN	Owner Address: 195 ST JOHN ST	Phone:
Business Name:	Contractor Name: Robert Bedard	Contractor Address: 120 Victoria Drive Westbrook	Phone (207) 939-6768
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Commercial - Auto body shop - build a 8' x 16' Shed for storage of old car parts excluding any flammable materials	Proposed Project Description: build a 8' x 16' Shed for storage of old car parts excluding any flammable materials
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/18/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This structure is approved for storage only, no occupancy.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ben Wallace Jr.	<b>Approval Date:</b> 02/22/2010
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) All construction shall comply with NFPA 1 and 101.			

<b>Comments:</b>
2/17/2010-amachado: Spoke to Robert Bedard, contractor. Need siteplan exemption form. Need to know what is being stored in the shed. Need to know exact location on plot plan. He said that he would stop in tomorrow.
2/18/2010-amachado: Put shed on scalable plot plan. Filled out siteplan exemption form which was given to planning.
3/4/2010-jmb: Spoke with Robert B., he verified the storage shed is not attached to the existing metal auto shop, there will be about 1' space. There will be 3 - 4' doors on the 16' length and a shed roof. Ok to approve pending SPE
3/12/2010-gg: received granted site plan exemption as of 03/12/10. Filed with permit (Jeannie). /gg



## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Final inspection required at completion of work to verify location and construction**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>195 St John</u>		
Total Square Footage of Proposed Structure/Area <u>128 sq ft</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>68</u> Block# <u>A</u> Lot# <u>10</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone: <u>mail</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Alan Brosser</u> Address <u>195 St. John st.</u> City, State & Zip <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>4760.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>Auto Shop</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>8x16 Shed - storage - old car bumper, sheet metal, car doors designated for old car part excluding any flammable materials.</u>		
Contractor's name: <u>Robert Bedard</u>		
Address: <u>120 Victoria dr</u>		
City, State & Zip <u>Westbrook, ME 04092</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Robert Bedard</u>		Telephone: <u>(207) 939-6768</u>
Mailing address: <u>120 Victoria dr Westbrook ME 04092</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

**RECEIVED**

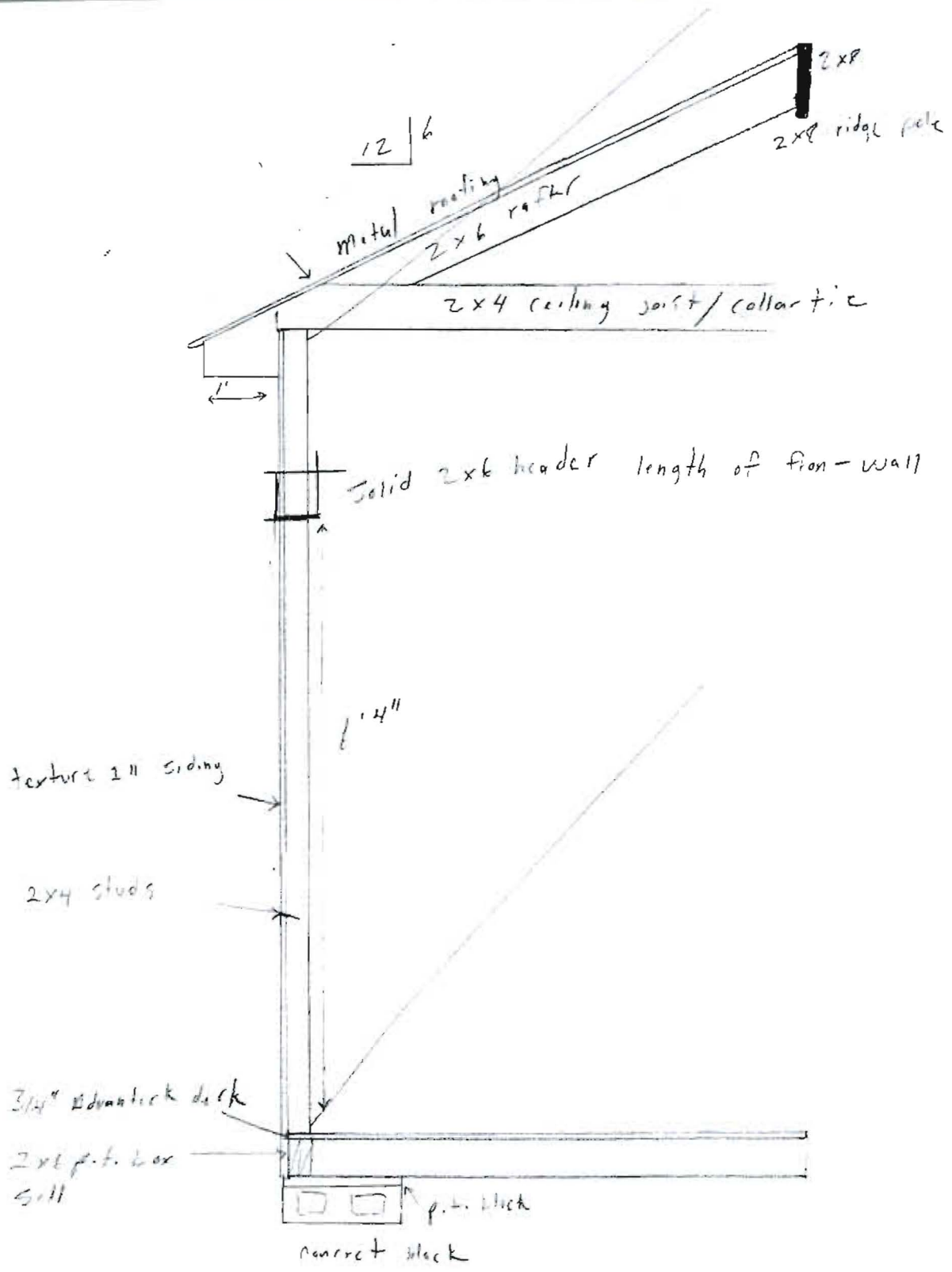
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

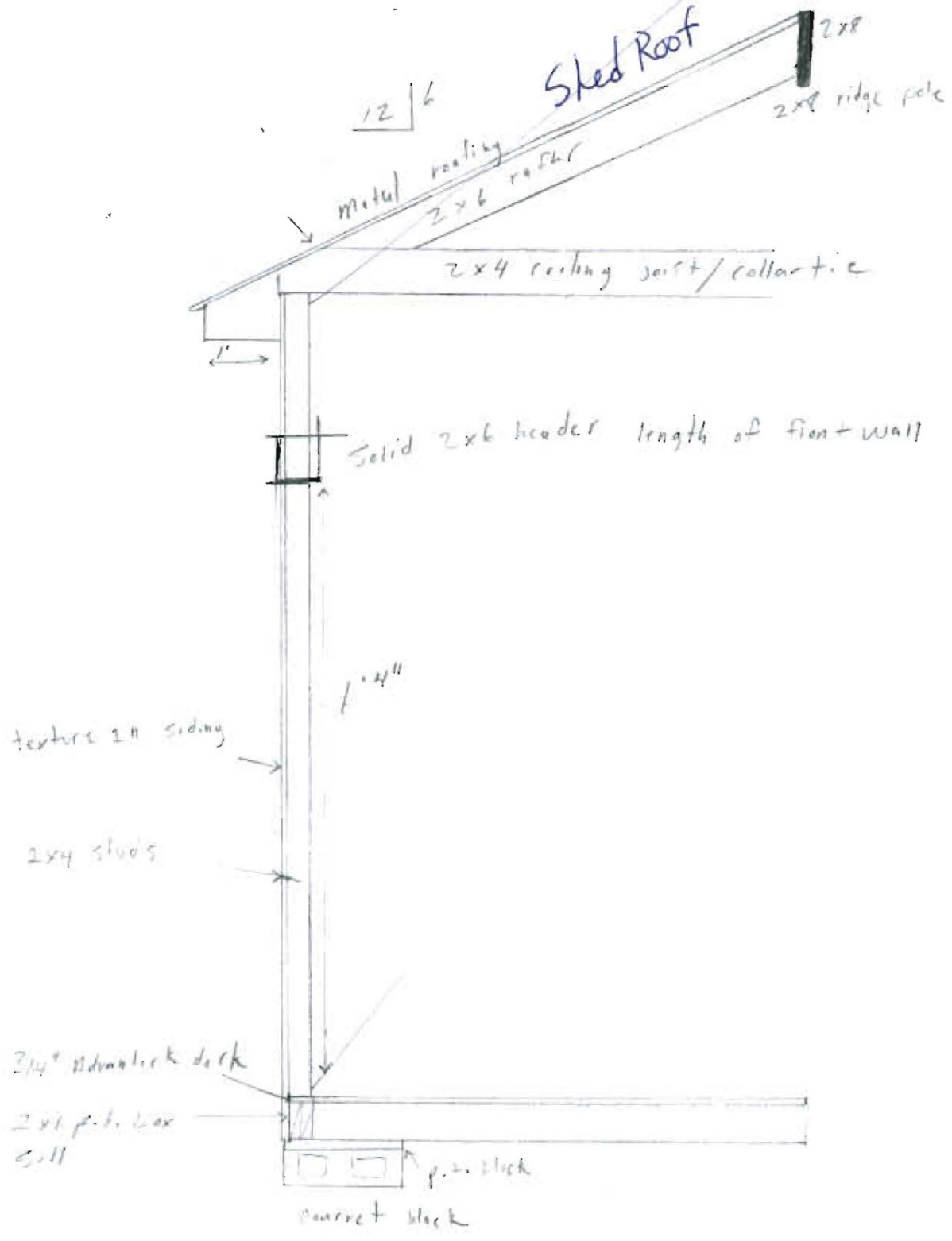
DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND, MAINE  
FEB 16 2010

Signature: [Signature] Date: 2/10/10

This is not a permit; you may not commence ANY work until the permit is issued



# Shed Roof





Applicant: Alan Prosser

Date: 6/10/02

Address: 193 St John St & Wey C-B-L: 068-A-10  
DST

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Addition

#02-0546

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work - Auto Storage on 1st floor for Auto Service Station  
1920 sq total  
NO current plans to use the 2nd floor Area

Savage Disposal -

Lot Street Frontage - 50' min

Front Yard - N/A

Rear Yard - 10' required - 37' shown

Side Yard - None except where it abuts a lot for residential zone or use -> 10' req  
side yard on side st - 10' - 55' & 50' shown

Width of Lot -

Height - 45' MAX - 36' actual

Lot Area - 10000 sq min 25,000 sq per assessors

Lot Coverage/ Impervious Surface - 80% MAX -> not given

7/17/02 given see letter  
17,400 / 25000 = 69.6%

Area per Family - N/A

Off-street Parking - new for car storage -

Loading Bays -

Site Plan - minor site plan - conditional use appeal - expansion of Auto Service Station  
# 2002-0126

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - parcel 13 - Zone C

~~de~~ ~~Stairway~~ ~~should be shown on site plan~~ -> That is existing in old Section





City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland  
389 Congress St.  
Portland, Maine  
04101



# Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Storage Shed

PROJECT ADDRESS: 195 St John St Portland ME

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)  
Building one 8'x16' Storage shed for old car parts  
excluding Flammable Materials

CHART/BLOCK/LOT: 68-A-010

**RECEIVED**

### CONTACT INFORMATION:

**FEB 18 2010**

#### OWNER/APPLICANT

Name: Alan Prossor

Address: 195 St John St Portland ME

Zip Code: 04102

Work #: (507) 775-0968

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### CONSULTANT/AGENT

Name: Robert Bedard

Address: 120 Victoria Dr Westbrook

Zip Code: 04092

Work #: \_\_\_\_\_

Cell #: (507) 939-6768

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

E-mail: \_\_\_\_\_

City of Portland  
Planning Division

**RECEIVED**

**MAR 12 2010**

Dept. of Building Inspections  
City of Portland Maine

#### Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

Applicant's Assessment  
Y(yes), N(no), N/A

Planning Division  
Use Only

NO

Yes ~~NO~~

Yes

no

Yes

Yes

no

no

no

no

no

no

N/A

no

yes-shed

yes

no

yes

yes

no

no

no

no - only a shed

n/a

screening required

#### Planning Division Use Only

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

w/condition of approval

The applicant must obtain all applicable building permits

Planner's Signature: [Signature]

Date: 03.10.10

---

**Planning Shukria Wiar**

March 10, 2010

Exemption Approved with Conditions:

1. The applicant must obtain all applicable building permits.





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Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Alan Brisser</u> Address <u>195 St. John st.</u> City, State & Zip <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>1700.00</u> C of O Fee: \$ Total Fee \$ <u>40</u>
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Contractor's name: <u>Robert Bedard</u>		
Address: <u>120 Victoria dr</u>		
City, State & Zip: <u>Westbrook, ME 04092</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Robert Bedard</u>		Telephone: <u>(207) 939-6178</u>
Mailing address: <u>120 Victoria dr Westbrook ME 04092</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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DEPT. OF BUILDING INSPECTIONS  
City of Portland, Maine

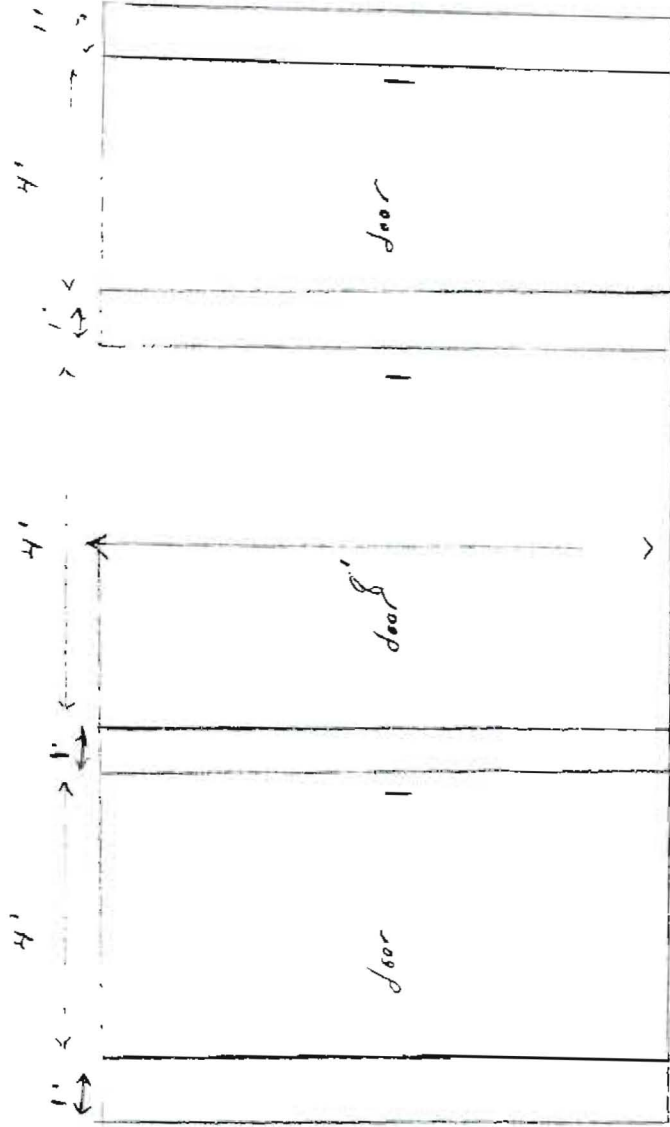
Signature: [Signature] Date: 2/10/2010

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length = 16'

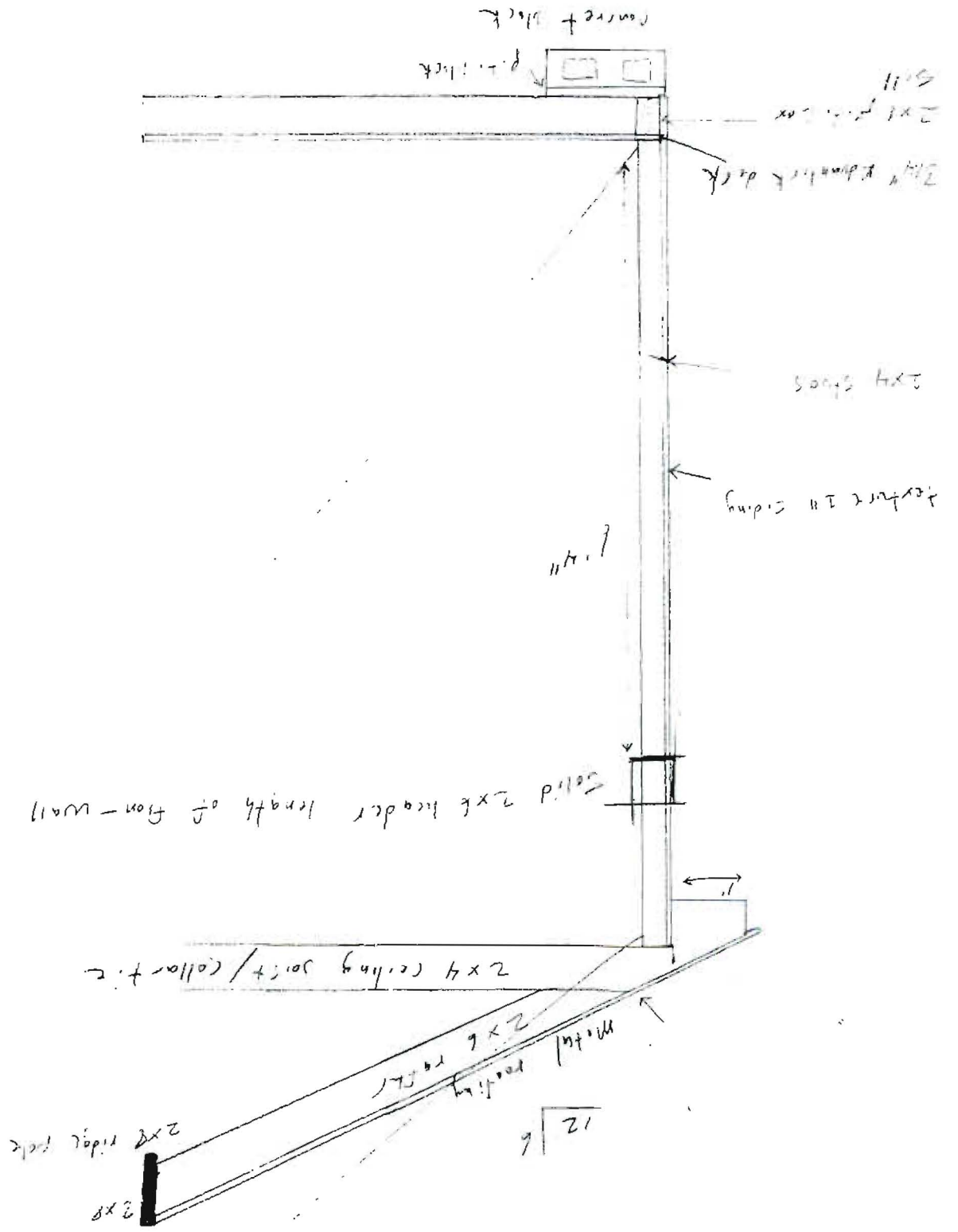
width 7'

Height 7' in front and 7' in rear

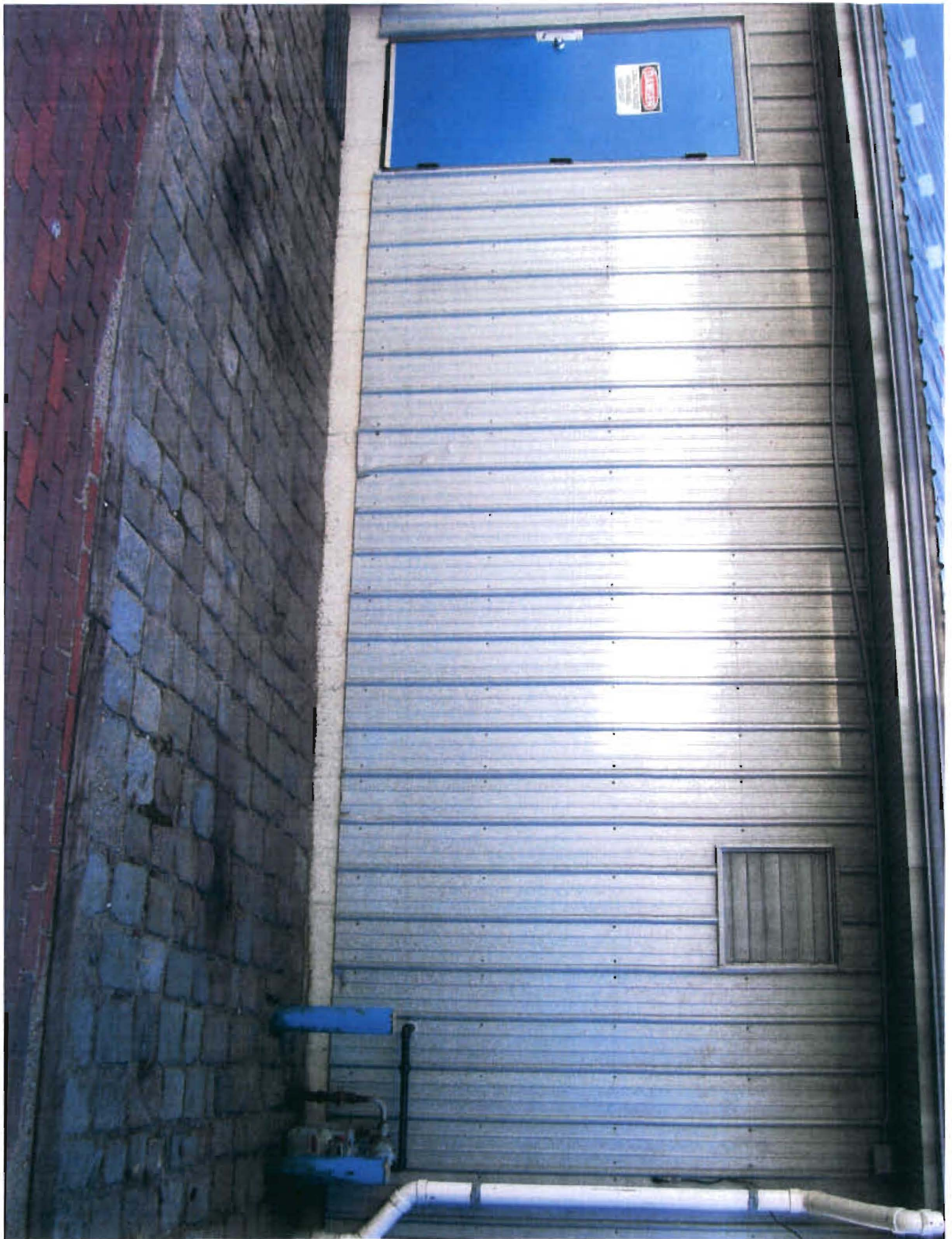


16'

7'



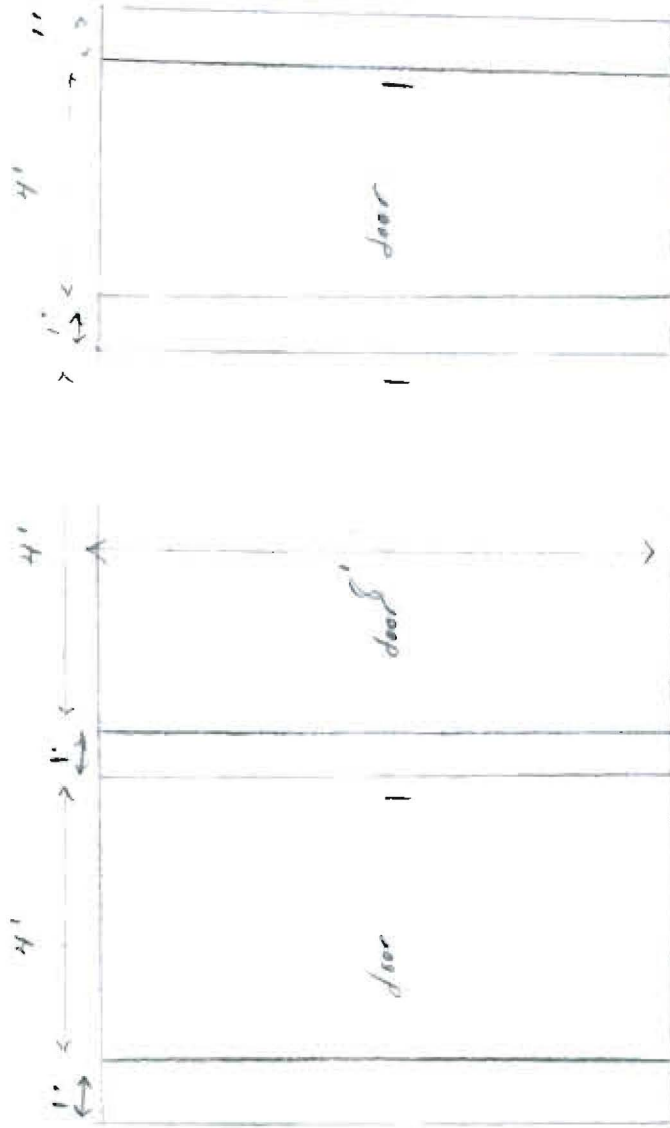




length = 16'

width 7'

Height 7' in front and 5' in rear

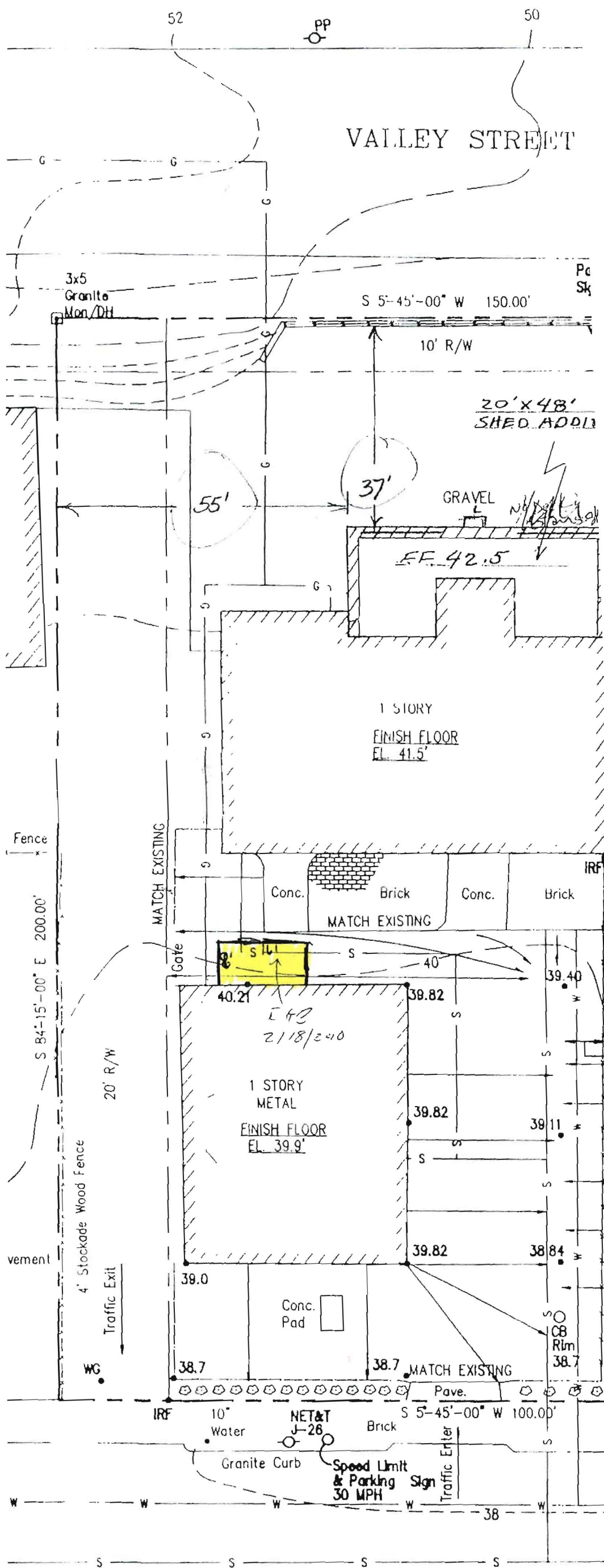


16'

7'



perm

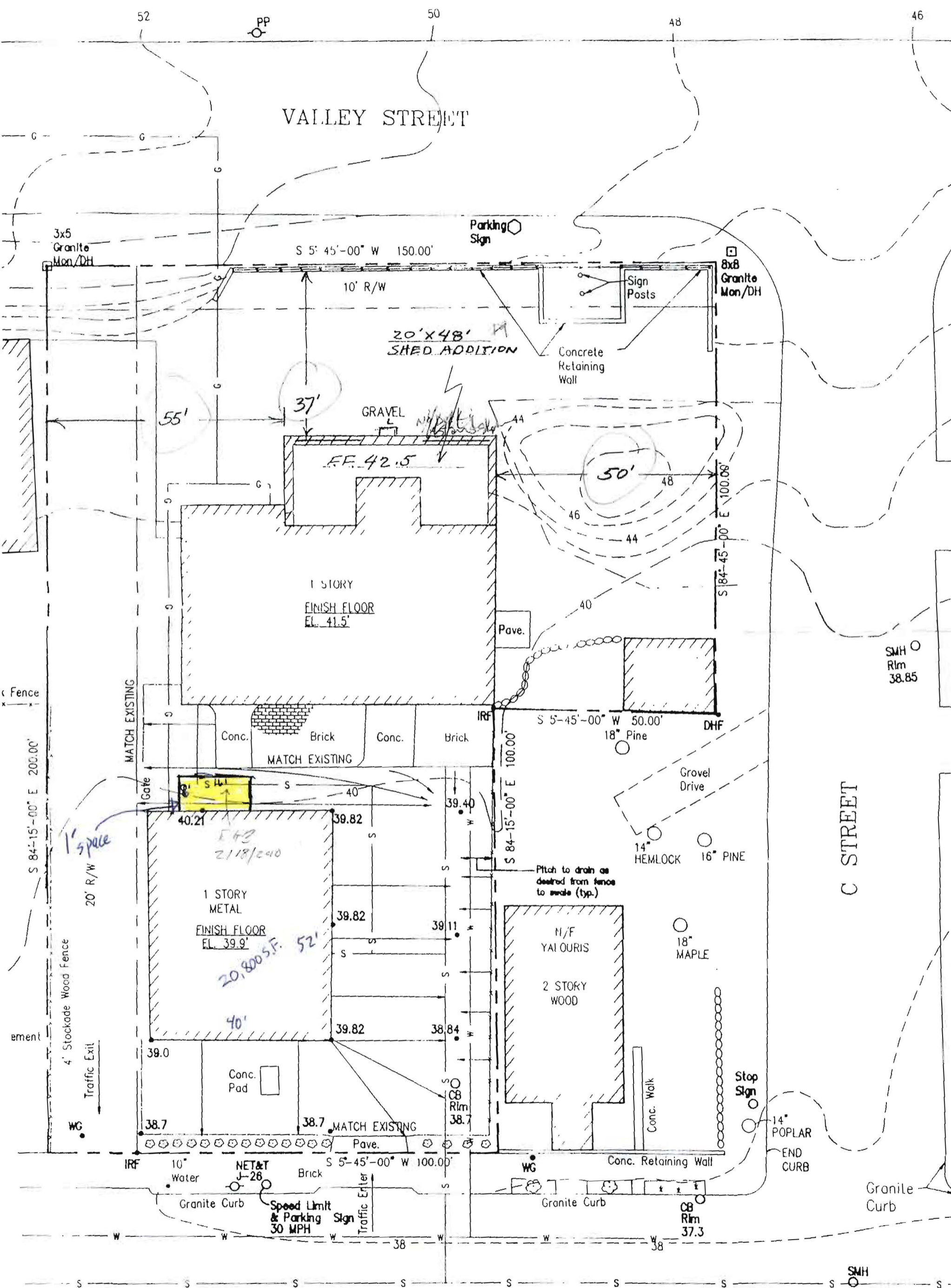


1"=20'  
site plan 16 July 1993

ST. JOHN STREET



permit 02-0746



ST. JOHN STREET

SMH Rlm 38.53

1"=20'  
site plan 16 July 1993

CB

