

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FENTON DAVID N

Located at

50 WESTERN PROMENADE

PERMIT ID: 2015-02313

ISSUE DATE: 06/02/2016

CBL: 071 A004001

has permission to **Construct new single-story detached garage - 17'-6" x 18' (315 SF).**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.	A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.
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/s/ Craig Messinger

/s/ Laurie Leader

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Three family dwelling

Building Inspections

Use Group: **Type:**

Three family dwelling unit

GARAGE ONLY

MUBEC/IBC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections 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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Final - DRC

Site VISIT

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing

Final Inspection

Electrical - Residential

Foundation/Backfill

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

City of Portland, Maine - Building or Use Permit		Permit No: 2015-02313	Date Applied For: 09/23/2015	CBL: 071 A004001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Three- (3-) Family		Proposed Project Description: Construct new single-story detached garage - 17'-6" x 18' (315 SF)		
Dept: Historic		Status: Approved w/Conditions	Reviewer: Robert Wiener	Approval Date: 11/03/2015
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> Detailed plans of the following elements are to be submitted to HP staff for final review and approval prior to construction: cornice details; window trim details; water table, foundation steps (one on each side,) and final grading plans; final location / use for decorative brackets (proposed for garage door opening.) Paint color for trim and siding is understood to be the same brick red, to match house trim. Sash is to be black. Final garage and person door color to be reviewed by HP staff. Siding is to be smooth wood clapboards, with narrow corner boards of the same color. Construction is to be consistent with plans and conditions approved by the Historic Preservation Board on 10/7/15, 				
Dept: Zoning		Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 10/02/2015
Note: R-4		Ok to Issue: <input checked="" type="checkbox"/>		
lot size - 6500 sf front (facing private way) - 25' or average - Using the Livingston Hughes MLIP for the easement - 48 Western Prom is approx 2' from the private way so the average setback would be 2' (the average of 0' + 2') - 6.8' scaled to private way - OK rear- 25' min. 44.6' scaled - OK Side - one story - 10' min. - right side - 5.3' scaled - OK using section 14-433 - can be reduced to 5' * Lot coverage = 1950 sf allowed -1419 sf existing (per assessor's) + 315 = 1734 sf - OK 18' max. ht. - scales at 12.8' from lowest grade * section 14-433(b) because of the slope of the property, the garage has to be placed at the top of the lot, next to the house and close to the private way. At 17.5' x 18' it is basically a one car garage. At this location the 10' setback cannot be met.				
Conditions:				
<ol style="list-style-type: none"> This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed building, it may be required to be located by a surveyor. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 				
Dept: Building Inspecti		Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 06/02/2016
Note:		Ok to Issue: <input checked="" type="checkbox"/>		
Conditions:				
<ol style="list-style-type: none"> Subject to final review by HP for final changes of the exterior walls and siding per stamped structural plans submitted on 6/2/2016. 				

