

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that YC PORTLAND LP

Located At 50 FREDERIC ST

Job ID: 2011-07-1765-SOB

CBL: 076 - - A - 005 - 001 - - - -

has permission to construct 4' x 12' garden shed
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 closed-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

N/A

A. B. M. 8/17/11

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1765-SQB

Located At: 50 FREDERIC ST

CBL: 076 - - A - 005 - 001 - - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain as thirty (30) dwelling units. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the condition that the shed be located a minimum of ten feet from the abutting residence.

Building

1. Because the shed is less than 200 square feet in size, the current Building Code exempts this type of structure from review. This shed has not been reviewed for building code compliance.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1765-SOB	Date Applied: 7/19/2011	CBL: 076 - - A - 005 - 001 - - - - -	
Location of Construction: 50 FREDERIC ST	Owner Name: YC PORTLAND LP	Owner Address: 307 CUMBERLAND AVE PORTLAND, ME 04101	Phone: 207-776-4934
Business Name:	Contractor Name: OWNER	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: C-31
Past Use: Logan Place – 30 residential units	Proposed Use: Same – 30 residential units – install 4' x 12' shed for garden tools	Cost of Work: 2000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
		Signature:	Signature:
Proposed Project Description: 4' x 12' Garden Shed		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>Admin Alter. 2011-304</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>07/19/2011</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	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

7-A 201

C-31

30 units.

2011-304 admin authority

2011-07-1765

X



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>52 FREDERIC STREET PORTLAND, ME. 04102</u>		
Total Square Footage of Proposed Structure/Area <u>48 S.F.</u>	Square Footage of Lot <u>22,000 S.F.</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>76</u> Block# <u>A</u> Lot# <u>S</u>	Applicant *must be owner, Lessee or Buyer* Name <u>YC PORTLAND LP</u> Address <u>307 CUMBERLAND AVE</u> City, State & Zip <u>PORTLAND, ME. 04101</u>	Telephone: _____
Lessee/DBA (If Applicable) <u>LOBAN PHASE</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>2,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>APARTMENT RENTAL</u> Number of Residential Units <u>30</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>STORING GARDEN TOOLS</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INSTALL GARDEN SHED 4'x12'</u>		
Contractor's name: <u>AVESTA HOUSING</u> Address: <u>307 CUMBERLAND AVE</u> City, State & Zip <u>PORTLAND, ME. 04101</u> Telephone: _____ Who should we contact when the permit is ready: <u>AI WILKINS</u> Telephone: <u>776-4934</u> Mailing address: <u>SAME</u>		

7211

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, 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.

Signature: [Signature] Date: 7/18/11

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

C31 - Contract R-6

e. Minimum rear yard:

Ten (10) feet between structures adjacent to abutting residence.

f. Minimum side yard:

Ten (10) feet between structures adjacent to abutting residence.

g. Minimum lot width:

50 feet.

h. Maximum lot coverage:

Phase I : 80%.

Phase II: 80%.

i. Maximum structure height:

45 feet.

j. Open space ratio:

Phase I: 20%.

Phase II: 20%.

k. Parking requirements:

Phase I:

8 to 20 parking spaces.

Phase II:

a minimum of 1.75 spaces per unit.

13. The provisions of this Agreement, including the permitted uses listed in paragraph 2, are intended to replace the uses and requirements of the underlying I-L and R-6 zones.

14. YC Portland LP agrees to maintain, in perpetuity, the rent levels and income requirements for Phase I as follows:

30% of units at 40% of Area Median Income

30% of units at 50% of Area Median Income

40% of units at 60% of Area Median Income

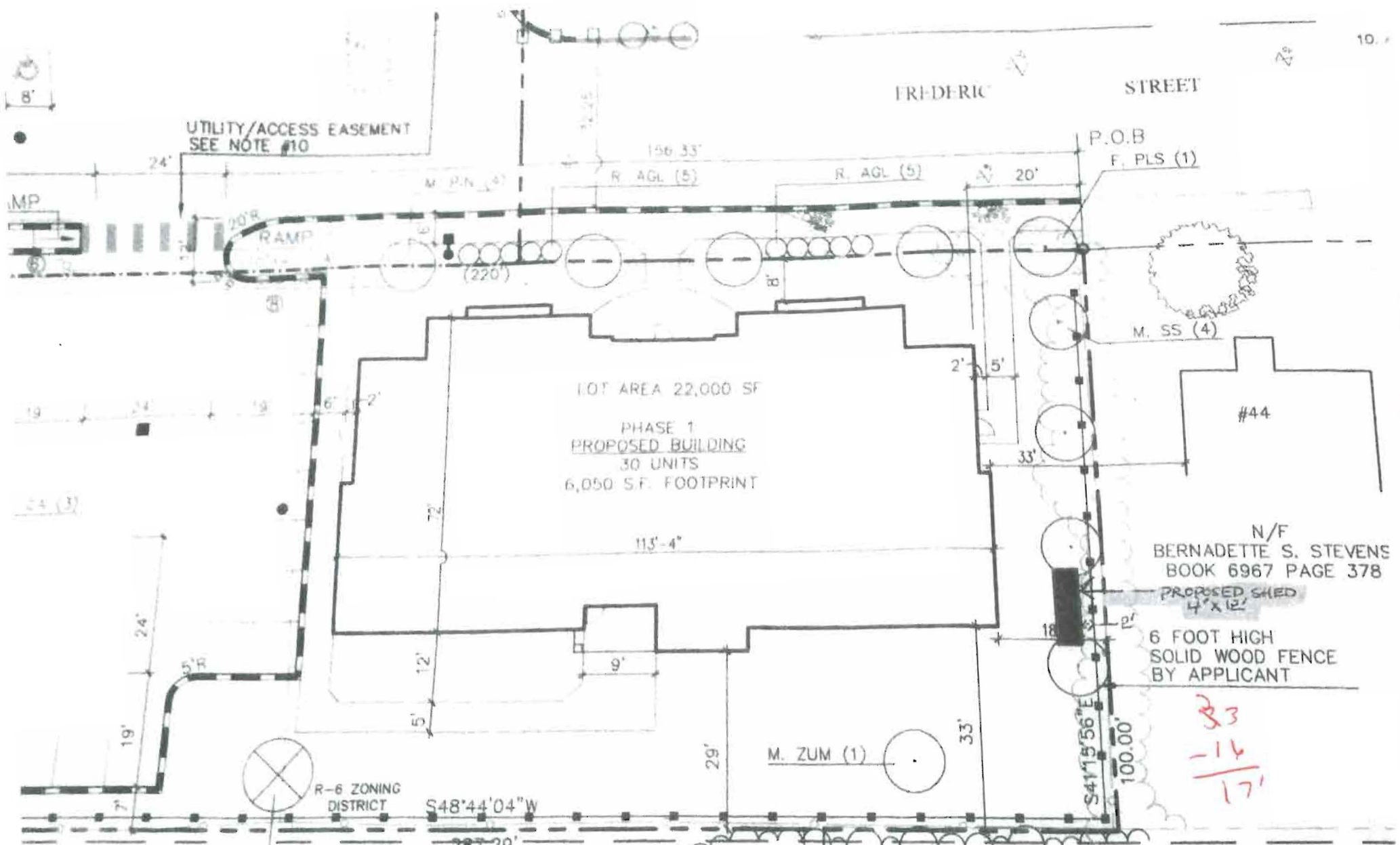
These affordability restrictions shall be secured by covenants and restrictions and conditions in any deeds conveyed out by **OWNER**.

15. AVESTA Housing Development Corporation agrees to maintain, in perpetuity, the rent levels and income requirements for Phase II as follows:

No less than 40% of the units shall remain affordable to residents whose income does not exceed 60% of the then current Area Median Income as published periodically by the Federal Housing and Urban Development (HUD) agency.

These affordability restrictions shall be secured by covenants and restrictions and conditions in any deeds conveyed out by **OWNER**.

16. In the event of a breach by **OWNER** or its successors or assigns of the zoning provisions contained herein (whether such breach is determined to have occurred by the Zoning Administrator, the Zoning Board of Appeals or a court), the Planning Board, after notice and hearing, may recommend to the City Council that the contract zone and this Agreement be amended, or be rescinded, such rescinding to result in the termination of this Agreement and a reversion of the **PROPERTY** to the R-6 and I-L zones in place before the execution of this



UTILITY/ACCESS EASEMENT
SEE NOTE #10

FREDERIC STREET

P.O.B
F. PLS (1)

RAMP

LOT AREA 22,000 SF
PHASE 1
PROPOSED BUILDING
30 UNITS
6,050 S.F. FOOTPRINT

#44

N/F
BERNADETTE S. STEVENS
BOOK 6967 PAGE 378

PROPOSED SHED
4' x 12'

6 FOOT HIGH
SOLID WOOD FENCE
BY APPLICANT

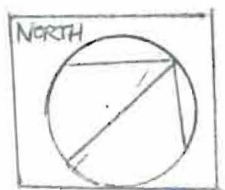
R-6 ZONING
DISTRICT

I L ZONING
DISTRICT

M. ZUM (1)

P. NIG (1)

N/F
PORTLAND TERMINAL COMPANY
BOOK 523, PAGE 1



N/F
ERVING H.
& MARILYN P. BICKFORD
BOOK 5051 PAGE 157

Grade C-31

front - N/A
side - 10' between structures
17' shown (OK)

rear - 10' between structures
(OK) > 33'

impervious surface (OK)

33
- 14
17'

Sheds USA Inc. Garden Hutch specs

Delivered - Built - Guaranteed

Roof Construction

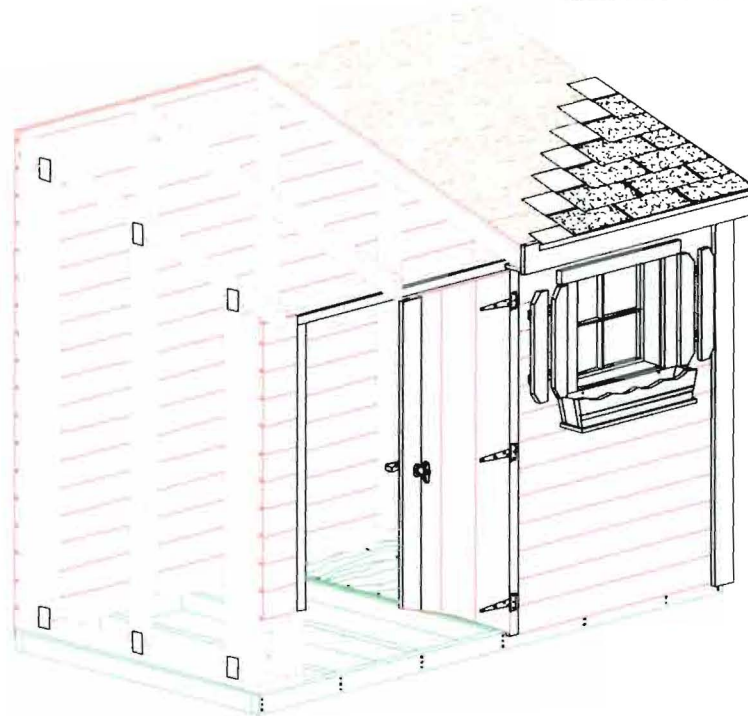
7/16" Oriented Strand Board†
2x4 rafters 24" on center, 4ft span
3ft, 3-tab, self-sealing asphalt shingles
Roof pitch is 3/12 only
Optional gable vents available

Approx Roof Height

Joist to Peak – 93-1/2"*
with 2" blocks, 95-1/2"*
*add 2" more if 2x6 joists

Walls

2x4 construction, 24" on center
Siding Types:
Primed shed panel
Pine (tongue & groove)†
Cedar (tongue & groove)
Maintenance Free Vinyl on 1/2" plywood
Inside front wall height - 71-1/2"
Inside rear wall height – 83-1/2"



Window – Front Wall Only

Size: 18" wide x 22" tall (approx)
Includes flower box & shutters
Optional window screen
Wooden Sheds – functional window
Vinyl Sheds – non-functional windows
With optional upgrade to functional

Doors – Front Wall Only

Standard 40" double door
Door height 68", opening height 66-1/2"
opening width is 1/2" less than door

Floor – 4ft width only

5/8" Oriented Strand Board†
optional 5/8" PT plywood
Floor joists – 2x4 at 16" on center
(option for PT 2x6 joists 12" o.c.)
Concrete block supports

Note: †Specs may vary by Distributor. Call your Distributor or Sheds USA for more information.



#2011 07 1765

Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: LOGAN PLACE

PROJECT ADDRESS: 512 FREDERICK STREET PORTLAND CHART/BLOCK/LOT: 76-A-5

APPLICATION FEE: (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

Shed

CONTACT INFORMATION:

OWNER/APPLICANT

Name: YC PORTLAND LP
Address: 307 CUMBERLAND AVE
PORTLAND, ME
Work #: 553-7777
Cell #: 776-4934
Fax #: _____
Home #: _____
E-mail: awilkins@questhousing.org

CONSULTANT/AGENT

Name: AI WILKINS
Address: 1 WINEB ST. APT A
WESTBROOK, ME. 04092
Work #: 854-5964
Cell #: 776-4934
Fax #: 856-0168
Home #: _____
E-mail: awilkins@questhousing.org

Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

- | | | |
|---|-------|-------------------|
| a) Is the proposal within existing structures? | _____ | <u>No</u> |
| b) Are there any new buildings, additions, or demolitions? | _____ | <u>yes - shed</u> |
| c) Is the footprint increase less than 500 sq. ft.? | _____ | <u>yes</u> |
| d) Are there any new curb cuts, driveways or parking areas? | _____ | <u>No</u> |
| e) Are the curbs and sidewalks in sound condition? | _____ | <u>yes</u> |
| f) Do the curbs and sidewalks comply with ADA? | _____ | <u>yes</u> |
| g) Is there any additional parking? | _____ | <u>No</u> |
| h) Is there an increase in traffic? | _____ | <u>N/A</u> |
| i) Are there any known stormwater problems? | _____ | <u>No</u> |
| j) Does sufficient property screening exist? | _____ | <u>yes</u> |
| k) Are there adequate utilities? | _____ | <u>yes</u> |
| l) Are there any zoning violations? | _____ | <u>No</u> |
| m) Is an emergency generator located to minimize noise? | _____ | <u>N/A</u> |
| n) Are there any noise, vibration, glare, fumes or other impacts? | _____ | <u>N/A</u> |

RECEIVED

AUG - 3 2011

Dept. of Building Inspections
City of Portland Maine

Signature of Applicant: <u>AWilkins</u>	Date: <u>7/18/11</u>
--	-------------------------

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

with standard condition

Barbara Barhyatt Development Review Serv. Mgr.

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

PROVISION OF PORTLAND CITY CODE

14-523 (SITE PLAN ORDINANCE)

RE: Administrative Authorization

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

- 1 The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

7.19. 20 11

Received from Lynn Place

Location of Work 257 Franklin

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 40

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 76.15

Check #: 1329 Total Collected \$ 40

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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 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.**

1. Call for final inspection when installation is complete.

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.