

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that WARREN MACDONALD

Located At 23 MERRIAM ST, PEAKS ISLAND

Job ID: 2012-06-4292-DRG

CBL: 085-J-044-001

has permission to Erect a detached 12' X 8' storage 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

Fire Prevention Officer

Wanya Schmuckel 6/27/12

Code Enforcement Officer / Plan Reviewer

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

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.**

***** please call for a setback inspection prior to the placement of the shed *****

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.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4292-DRG

Located At: 23 MERRIAM ST

CBL: 085- J-044-001

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. 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 addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Section R105.2 of the International Residential Code states that structures 200 square foot or under is exempt from building code review. This structure has not been reviewed for codes or safety under the building codes. The owner takes full responsibility for structural integrity.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|---|--|---|--|
| Job No: 2012-06-4292-DRG | Date Applied: 6/19/2012 | CBL: 085- J-044-001 | |
| Location of Construction: 23 MERRIAM ST | Owner Name: WARREN MACDONALD | Owner Address: 9 AVALON TERRACE PORTLAND, ME 04103 | Phone: 450-7888 |
| Business Name: | Contractor Name: SELF | Contractor Address: | Phone: |
| Lessee/Buyer's Name: | Phone: | Permit Type: SHED | Zone: IR-2 |
| Past Use: Single Family Dwelling | Proposed Use: Same: Single Family Dwelling - to erect a 8' x 12' detached shed | Cost of Work: \$2,000.00 | CEO District: |
| | | Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A | Inspection: Use Group: Type: <i>NA</i> |
| | | Signature: <i>[Signature]</i> | Signature: <i>[Signature]</i> |
| Proposed Project Description: Building 12' X 8' storage shed | | Pedestrian Activities District (P.A.D.) | |

| | | | |
|---|--|--|---|
| Permit Taken By: Brad | 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> | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>[Signature]</i> 6/27/12 | 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 | Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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 Date: <i>[Signature]</i> |
| | 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 appication 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 |

IR-2 Entered 6/19/12



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.

2012 - 06 - 4292 DRG

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| | | |
|---|---|--|
| Location/Address of Construction: <u>23 Merriam St Peaks Island</u> | | |
| Total Square Footage of Proposed Structure/Area <u>96</u> | Square Footage of Lot <u>7700</u> | Number of Stories <u>1</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>085 JOM 12, 45</u> | Applicant: (must be owner, lessee or buyer) Name <u>Warren MacDonald</u> Address <u>9 Avalon Terrace</u> City, State & Zip <u>Portland, me 04103</u> | Telephone: <u>450-7888</u> |
| Lessee/DBA RECEIVED JUN 19 2012 Dept. of Building Inspections City of Portland Maine | Owner: (if different from applicant) Name _____ Address _____ City, State & Zip _____ | Cost of Work: \$ <u>2000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>40.00</u> |
| Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Storage Shed</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Build 12'x8' Storage Shed 96sq</u> | | |
| Contractor's name: <u>Warren macdonald</u> Email: _____ Address: <u>P.O. Box 611</u> City, State & Zip: <u>Gorham, me 04038</u> Telephone: <u>450-7888</u> Who should we contact when the permit is ready: <u>Warren macdonald</u> Telephone: <u>450-7888</u> Mailing address: <u>P.O. Box 611 Gorham, me 04038</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.

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.

and 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: Warren MacDonald Date: 6-19-12

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



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Receipts Details:

Tender Information: Check , Check Number: 1553

Tender Amount: 40.00

Receipt Header:

Cashier Id: bsaucier

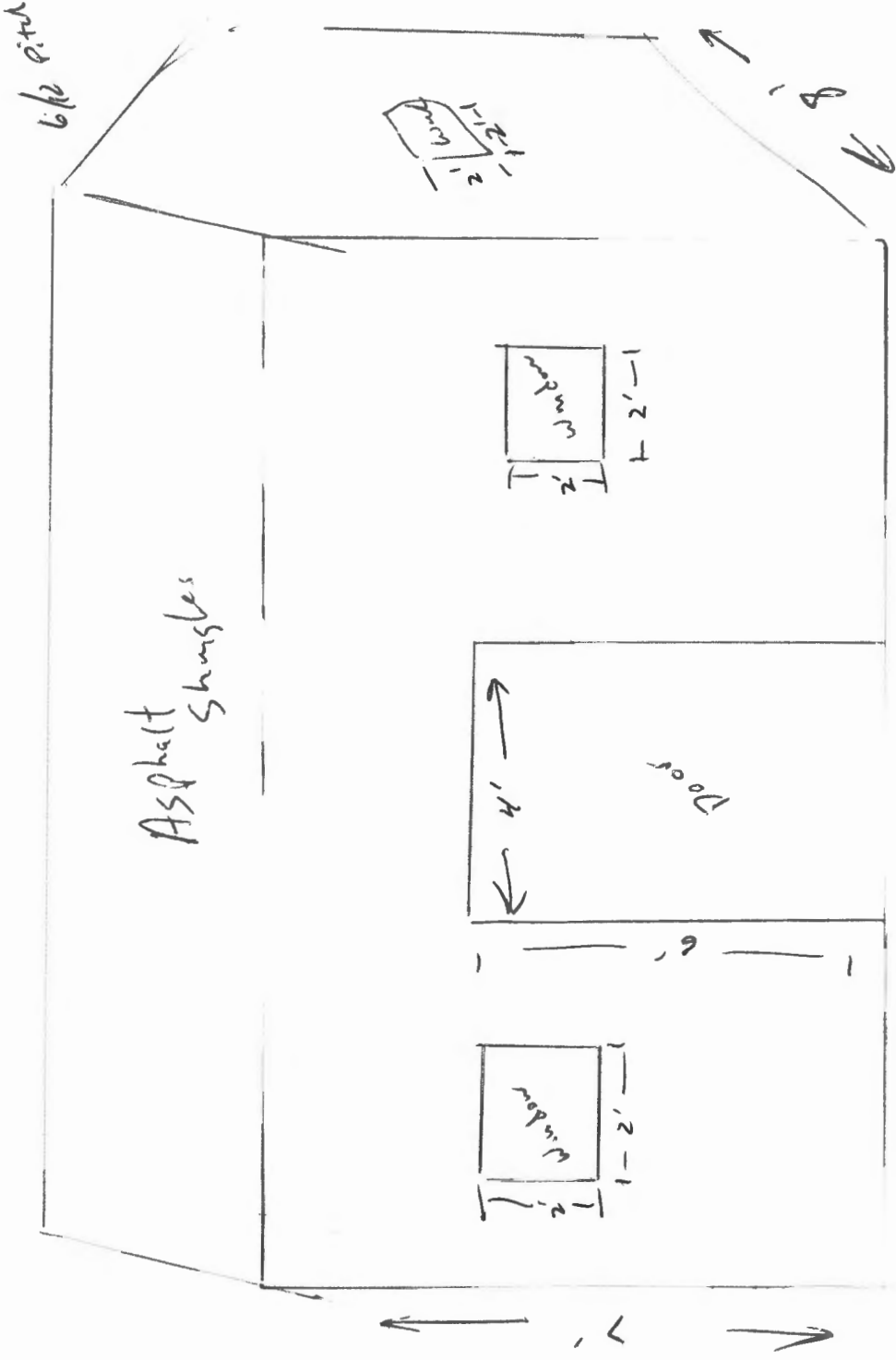
Receipt Date: 6/19/2012

Receipt Number: 45159

Receipt Details:

| | | | |
|---|-------|----------------|-----------|
| Referance ID: | 6957 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 40.00 | Charge Amount: | 40.00 |
| Job ID: Job ID: 2012-06-4292-DRG - Building 12' X 8' storage shed | | | |
| Additional Comments: 23 Merriam St. | | | |

Thank You for your Payment!



- 16" on center 2x4 Walls
- 16" on center 2x6 Floor System
- 16" on center 2x4 roof rafters
- Cedar Shake Siding
- 6/12 Pitch Asphalt Shingles
- p.t. 16" on center on Cement Blocks

$$7700\# \times 10\% = 1540\# \text{ MAX}$$

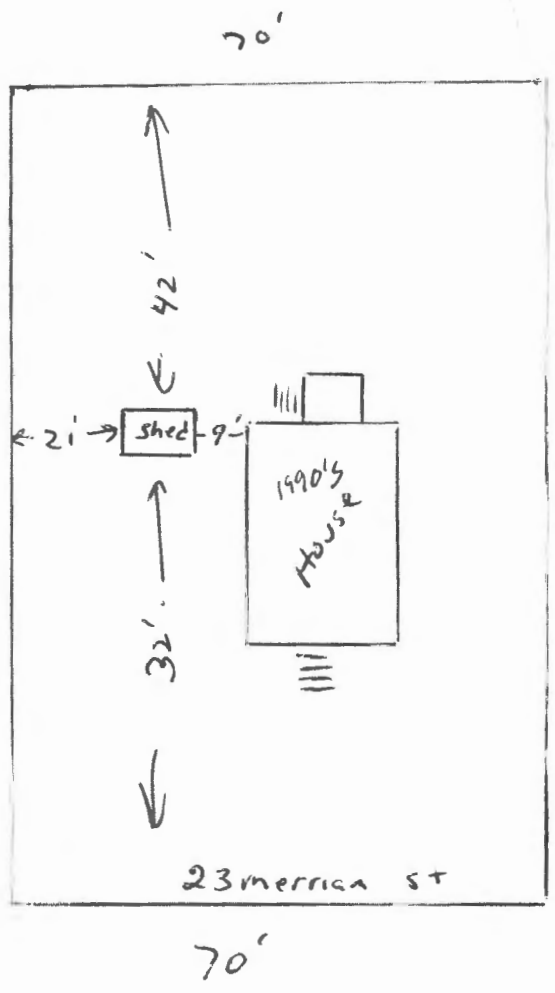
IR-2 Zone
~~144~~ Allows;

Front - N/A

Rear: 10' min - 42' shown

Side: 15' min - 21' shown
 OK

Spruce Ave
 110'



110'
 OK

Merriam St

- 450#
- 49#
- 108#
- 96# 8x12

703

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ABUTTER'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

REV. 09/23/2009

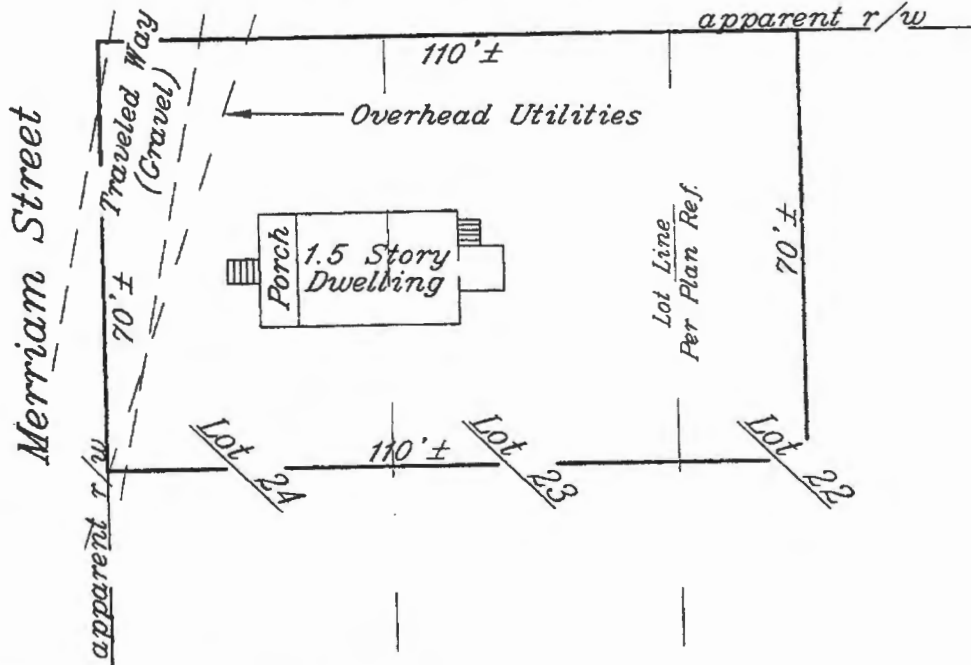
THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 23 Merriam Street INSP. DATE: 7/26/2011
Portland, Maine SCALE: 1" = 30'

No apparent property corners found.
 Recommend Boundary Survey for accurate location.

Spruce Avenue

North in Deed Ref. is 180° off



MLC

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Laurie & Warren MacDonald FILE#: 21123748
 OWNER: John J. Driscoll, Heirs CLIENT#: _____
 LENDER: _____
 REQ. PARTY: Gateway Title of Maine, Inc.

TITLE REFERENCES: COUNTY: Cumberland
 DEED BOOK: 1879 PAGE: 312
 PLAN BOOK: 11 PAGE: 21 LOT: P/O 22, 23 & 24

MUNICIPAL REFERENCE:
 MAP: 85 BLOCK: J LOT: 44, 45 & 46

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230051 PANEL: 0015B
 ZONE: C DATE: 12/8/1998

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC



918 BRIGHTON AVE. PH. (207) 878-7870
 PORTLAND, ME. 04102 F. (207) 878-7871
 THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING