

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

LUIE LLC

Located at

71 LUTHER ST (Peaks Island)

PERMIT ID: 2016-02211

ISSUE DATE: 08/29/2016

CBL: 087 E035001

has permission to **Exterior and interior renovations of single family. Remove existing deck and front entry stairs and replace with two covered porches (NE & West), replace mudroom. Interior renovations to 2nd floor.**

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 procured prior to occupancy.

N/A

/s/ Tammy Munson

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
single family

Building Inspections

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 are 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 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.**

REQUIRED INSPECTIONS:

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: 2016-02211	Date Applied For: 08/18/2016	CBL: 087 E035001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Single Family Dwelling	Proposed Project Description: Exterior and interior renovations of single family. Remove existing deck and front entry stairs and replace with two covered porches (NE & West), replace mudroom. Interior renovations to 2nd floor.			
<p>Dept: Zoning Status: Approved w/Conditions Reviewer: Christina Stacey Approval Date: 08/26/2016</p> <p>Note: IR-2 zone Ok to Issue: <input checked="" type="checkbox"/></p> <p>Lot size 10,950 sf, below 20,000 sf min - existing nonconf.</p> <p>Front yard (Luther St) 25' min - closest point of new north stairs 64' - OK</p> <p>Rear yard (Sterling St) 25' min - Use §14-425 Projections for two entry accesses: 1) New covered porch at west ("front") entrance - 18' setback to rear line (Sterling St), 42 sf of structure within setback - OK. 2) New deck at south entrance - 11' setback to rear line (Sterling St), 48 sf of structure within setback - OK</p> <p>Side yards 20' min Left - Remove deck and portion of existing mudroom, rebuild new mudroom with L-shaped covered porch. Some porch will be replacing existing legal footprint, remainder use §14-425 Projections. Closest point of new porch to left property line 14' with 45 sf new footprint in setback - OK Right - all structures >20' from line - OK</p> <p>20% lot coverage = 2,190 sf max allowed, total existing & proposed 1,730 - OK</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 				