

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

BUILDING DEPARTMENT

## PERMIT

Permit Number: 101084

### PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that Weeks Ann Marie & McTigue, Construction

has permission to Build new 10' x 22' shed and

AT 690 Seashore Ave. Peaks Island CR 089 E019001

SEP 27

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 used-in. 2. HOW NOTICE IS REQUIRED.

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

#### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

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: 10-1084	Issue Date:	CBL: 089 E019001
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Location of Construction: 690 Seashore Ave. Peaks Island	Owner Name: Weeks Ann Marie &	Owner Address: 20 Valley Rd	Phone:
Business Name:	Contractor Name: McTigue, Construction	Contractor Address: 97 Brackett Ave, P.I. Portland	Phone: 2077662676
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-1

Past Use: Single Family	Proposed Use: Single Family / Build new 10' x 22' shed and <del>10' x 20' deck extension.</del> permit is only for shed.	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <input checked="" type="checkbox"/> Type: shed IRG 2003	

Proposed Project Description:  
Build new 10' x 22' shed and ~~10' x 20' deck extension.~~ permit is only for shed.

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 08/31/2010	<b>Zoning Approval</b>		
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland main structure @ least 100' from shoreland - calculation is beyond Met.</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone parcel 15 - zone C</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 9/23/10 AFM</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 District 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>ABM</p> <p>Date: _____</p>
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**PERMIT ISSUED**

SEP 27 2010

City of Portland

**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



# 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.

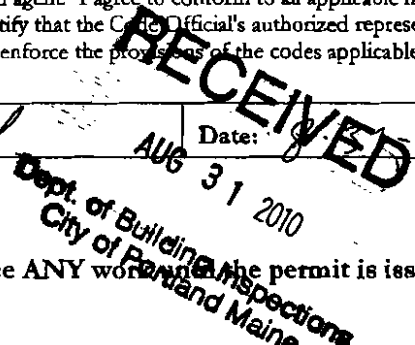
Location/Address of Construction: <u>690 Seashore Ave Peaks Isl.</u>		
Total Square Footage of Proposed Structure <u>220/200</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>88</u> Block# <u>E 019001</u> Lot#	Owner: <u>Ann Marie + John Weeks</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>McTigue Const.</u> <u>7301083</u>	Cost Of Work: \$ <u>5000.00</u> Fee: \$ <u>70.00</u> C of O Fee: \$ <u>/</u>
Current Specific use: <u>Single Family</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>same</u>	_____	
Project description: <u>10 x 22 yard Shed</u> <u>10 x 20 Deck Extension</u>		
Contractor's name, address & telephone: <u>McTigue Const. 97 Brackett Ave Peaks Isl.</u>		
Who should we contact when the permit is ready: <u>McTigue</u>	Mailing address: _____	
	Phone: <u>7301083</u>	

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: Robert T. McTigue Date: 8/31/10



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

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

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

Permit No: 10-1084	Date Applied For: 08/31/2010	CBL: 089 E019001
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Business Name:	Contractor Name: McTigue, Construction	Contractor Address: 97 Brackett Ave, P.I. Portland	Phone (207) 766-2676
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Build new 10' x 22' shed	Proposed Project Description: Build new 10' x 22' shed
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/23/2010
Note: Original application included a 10' x 20' deck, but it is not part of the permit because it did not meet the setback.			Ok to Issue: <input type="checkbox"/>
<ol style="list-style-type: none"> <li>1) This permit is being issued to build a 10' x 22' shed only. A separate permit will have to be applied for if a deck is going to be added.</li> <li>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.</li> <li>3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</li> <li>4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 09/27/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</li> <li>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

**PERMIT ISSUED**

SEP 27 2010

<b>Comments:</b> <p>9/27/2010-jrioux: Spoke to Bobby McTigue, a structural ridge and hangers will not be used, 2X6" Rafter's 16" O/C w/ collar ties will be used; the deck was removed from the plan.</p> <p>9/9/2010-amachado: Received email from Bobby stating that the side setback was 14' and the rear setback was 25'. Since the structure is more than 144 sf, the setbacks are not being met. I emailed Bobby back that the permit is on hold until the proposed structure meets the zoning requirements.</p> <p>9/21/2010-amachado: Received revised siteplan from Bobby McTigue. The proposed deck &amp; shed still do not meet the rear setback of 30'. I spoke to Bobby. He was questioning rear verses side setback but I told him that directly back from the deck &amp; shed is the rear of the property. He will get back to me.</p> <p>9/23/2010-amachado: Received revised plot plan to build 10' x 22' shed only. Plot plan shows that the setbacks are being met.</p>	<b>City of Portland</b>
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## **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   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Framing and Final inspection required at completion of work.**

**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.**

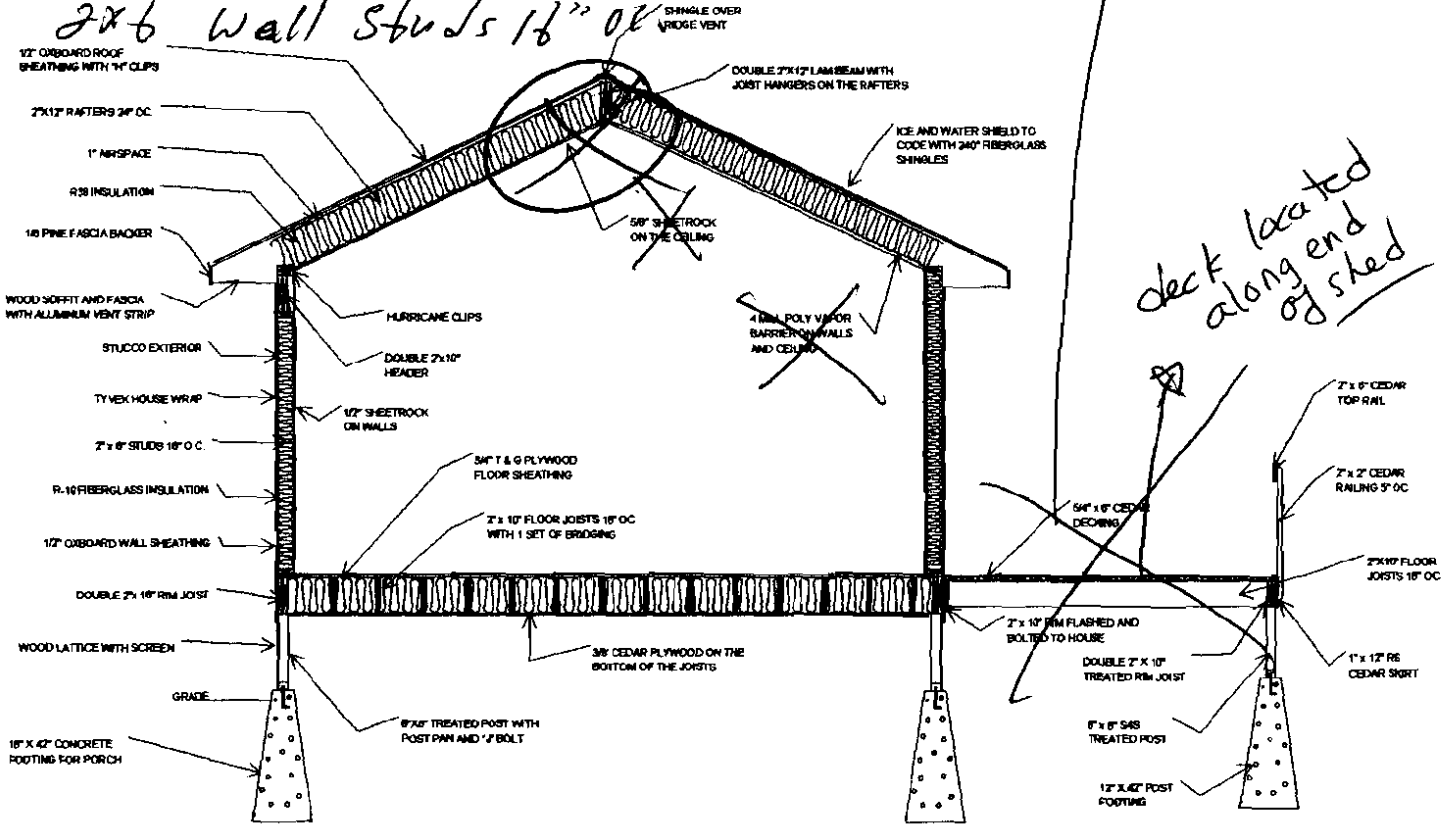
**PERMIT ISSUED**

**SEP 27 2010**

**City of Portland**

12" Sawn Tube Fo Be Lge  
 2x8 Double Sill PT  
 2x6 Rafters 16" O.C.  
 2x8 Floor Joist 16" O.C. PT  
 2x6 Wall Studs 16" O.C.

deck not  
 part of permit  
 9/23/12

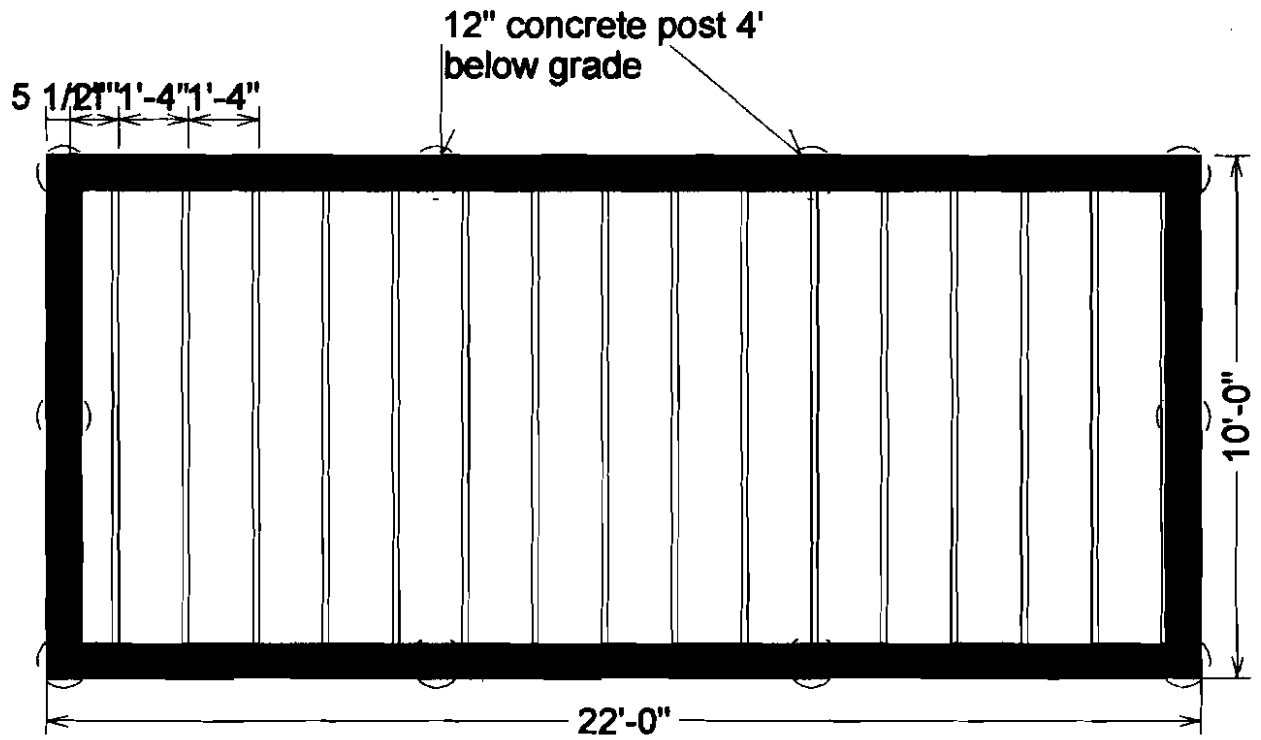


deck located  
 along end  
 of shed

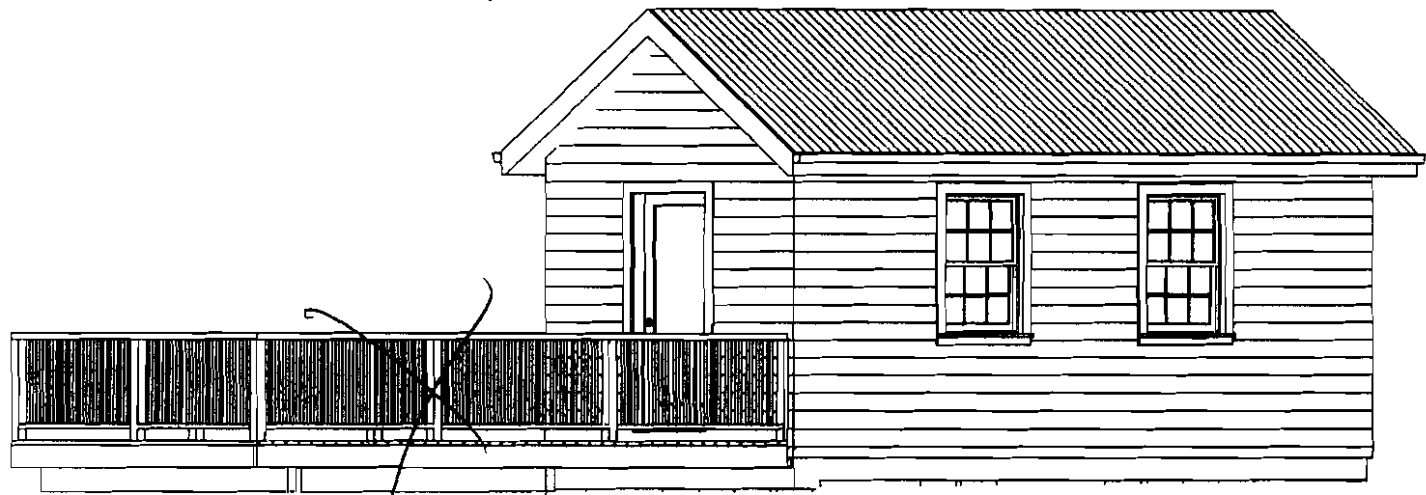
One Story Room with Hand Framed Roof and Deck

Section 6

~~Deck Framing  
 2x8 16" O.C. PT  
 2x8 Double Sill  
 5/8" x 6" Decking  
 12" Sawn Tube Fo Be Lge~~

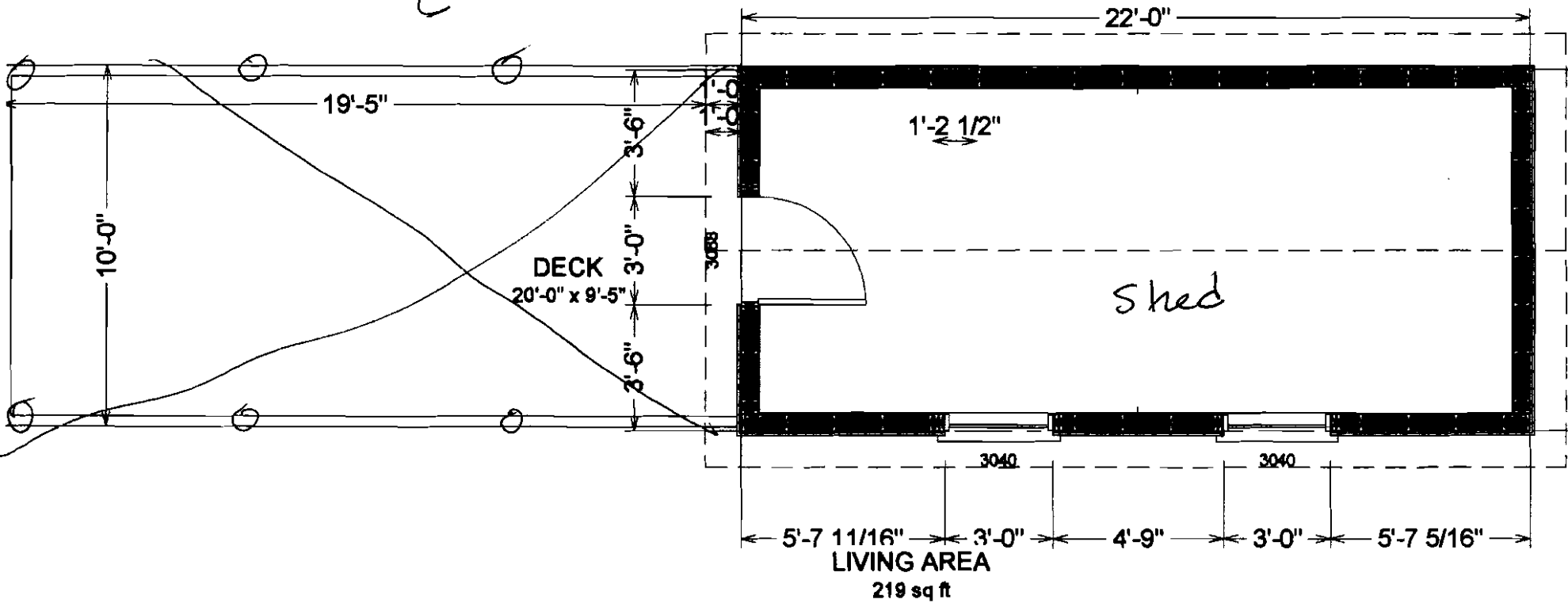


Shed  
~~LIVING AREA~~  
220 sq ft





Final pool to yard plan



Pool & Deck  
Buts to new shed & deck

**Ann Machado - RE: yard shed setbacks 690 Seashore**

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**From:** Ann Machado  
**To:** Robert McTigue  
**Date:** 9/20/2010 9:10 AM  
**Subject:** RE: yard shed setbacks 690 Seashore

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Bobby -

Can you fax me a new site plan that shows where the setback will be 30' to the rear and 20' to the side. I would also like you to show both side setbacks, since the rear of the property is a triangle. You can fax it to me if you want at 874-8716.

Thanks.

Ann

>>> "Robert McTigue" <rmctigue@maine.rr.com> 9/13/2010 11:20 AM >>>  
Ann

After making some adjustments we can meet the setback requirements  
20' side, 30' rear

Thanks Bobby

**From:** Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
**Sent:** Thursday, September 09, 2010 9:02 AM  
**To:** Robert McTigue  
**Subject:** Re: yard shed setbacks 690 Seashore

Bobby -

Right now the proposed shed and deck do not meet the required side and rear setbacks.

You can have a 10' side and 10' rear setback if the accessory structure is 144 sf or less. The proposed shed is 220 sf and the proposed deck is 200 sf (total 420 sf). Since it is more than 144 sf, the structure needs to meet the 30' rear setback and the 20' side setback.

The permit is on hold until the zoning requirements are met.

Ann Machado  
Zoning Specialist  
(207) 874-8709

>>> "Robert McTigue" <rmctigue@maine.rr.com> 9/8/2010 3:07 PM >>>  
Closest side setback 14'  
Closest rear setback 25'

Talking with Marge 10' is all that is needed

Thanks Bobby

RECEIVED

SEP 23 2010

Dept. of Building Inspections  
City of Portland Maine

Prop 690 Seashore P.I.

Revised Plan 9-22-10

IR-1

lot size - 23,455 sq ft

front N/A

rear - 30' min - 30'5" max

Side - 20' min - 25'5" max

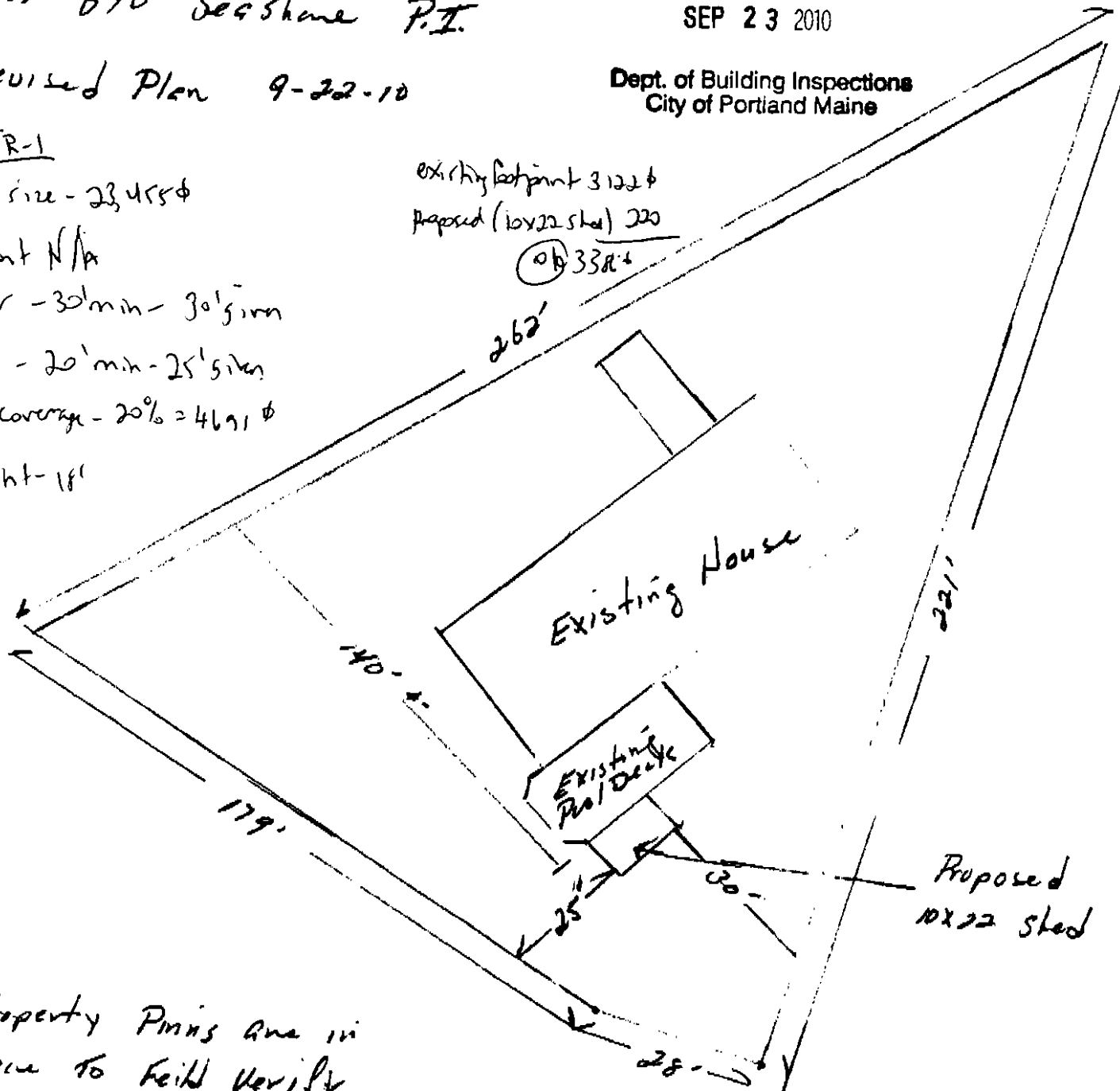
lot coverage - 20% = 4691 sq ft

height - 18'

existing footprint 3122 sq ft

proposed (10x22 shed) 220

OB 338 sq ft



Property Pins are in  
Place to Field Verify  
All set Back Measurements

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

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<b>Permit No:</b> 10-1084	<b>Date Applied For:</b> 08/31/2010	<b>CBL:</b> 089 E019001
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<b>Proposed Use:</b> Single Family / Build new 10' x 22' shed	<b>Proposed Project Description:</b> Build new 10' x 22' shed
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/23/2010

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9/27/2010-jrioux: Spoke with contractor, LVL will be act as structural ridge & be point loaded down.

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**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

Aug 31 20 01

Mtique Construction

690 Seashore Ave P.I

Construction \$ 5,000 Building Fee: 70.00

Inspection Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 70.00

Building (U)  Plumbing (S) \_\_\_\_\_ Electrical (E) \_\_\_\_\_ Site Plan (U) \_\_\_\_\_

Other: CSL 089-E-019

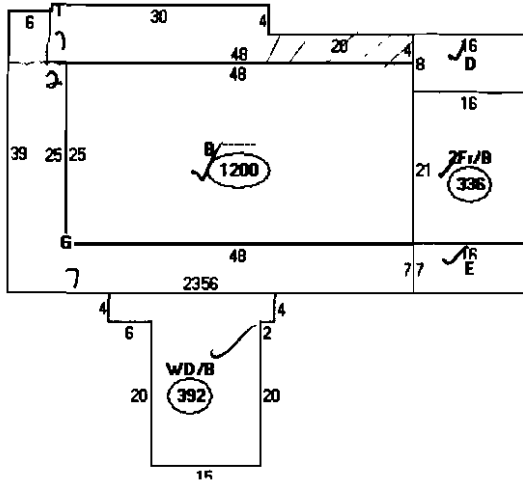
Check #: 13688 Total Collected \$ 70.00

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

Taken by: JMB

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

$20 \times 4 = 80$   
 $8 \times 30 = 240$   
 ~~$6 \times 24 = 144$~~   
 $4 \times 7 = 32$   
 ~~$6 \times 7 = 42$~~   
 $6 \times 7 = 42$   
 $32 \times 8 = 256$



Descriptor/Area	Area
A	1200 sqft
B: OFF/B	954 sqft
C: 2F/B	336 sqft
D: OFF	128 sqft
E: OFF	112 sqft
F: WD/B	392 sqft
G: RP2	512 sqft

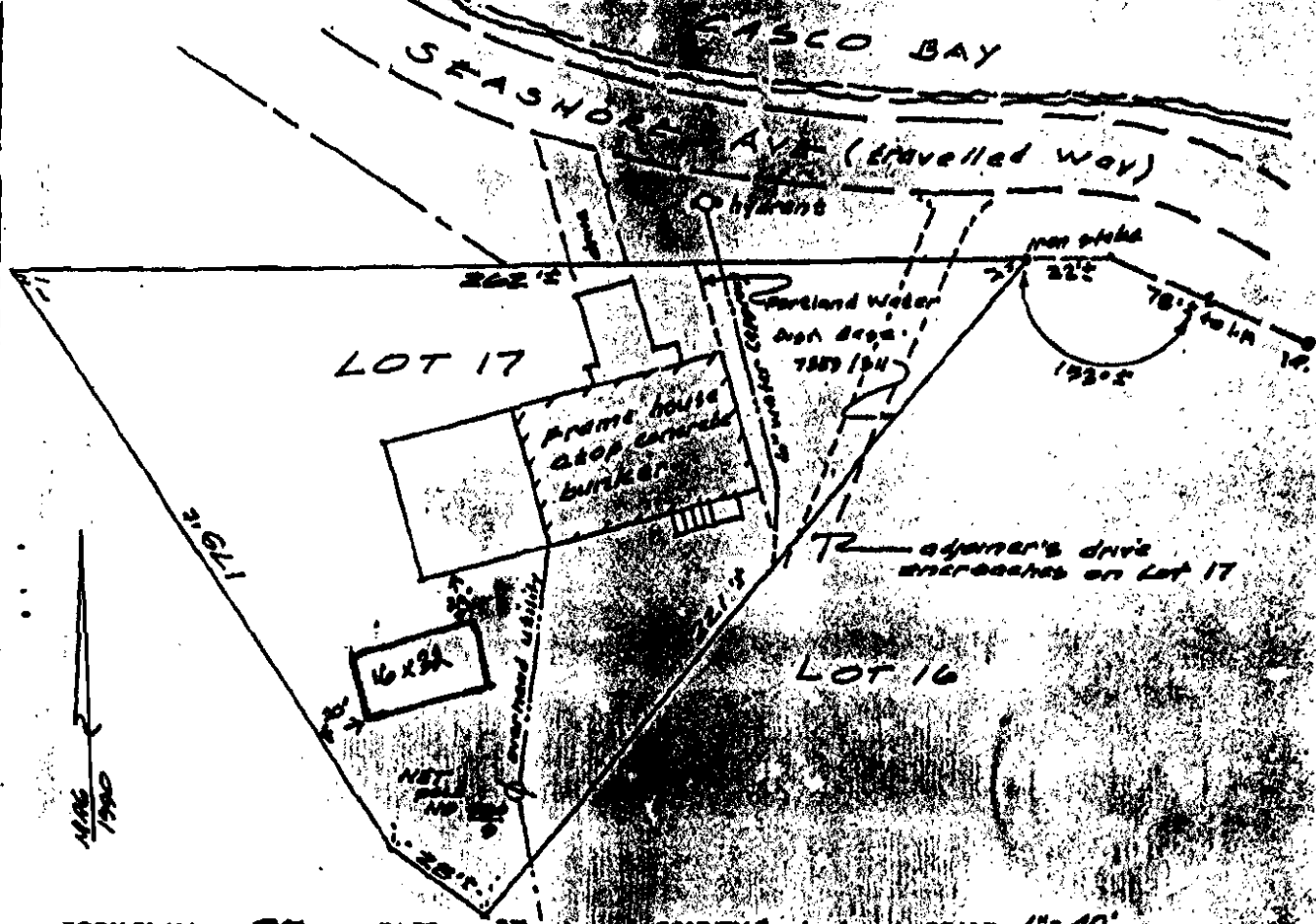
= 3122

pool

CL 0106

MORTGAGE LOAN INSPECTION  
THIS IS NOT A LAND BOUNDARY SURVEY

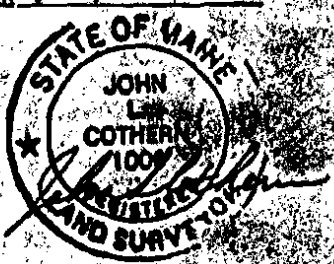
CURRENT OWNER Walter B. and Carol G. Drescher  
PURCHASER N/A  
LOCATION Peaks Island (Frontland) Maine



BOOK-PLAN 25 PAGE 27 COUNTY Cumberland SCALE 1" = 40'

I hereby certify to the Lender and Title Insurer that the location of the dwelling shown on this plan does not conform with the local zoning laws in effect at the time of construction. The improvements do not fall within a special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon and does not show any possible conflicts with abutting deeds. Under no circumstances should the lines or monuments shown hereon be relied upon for construction of fences, additions or accessories.



5-21-90

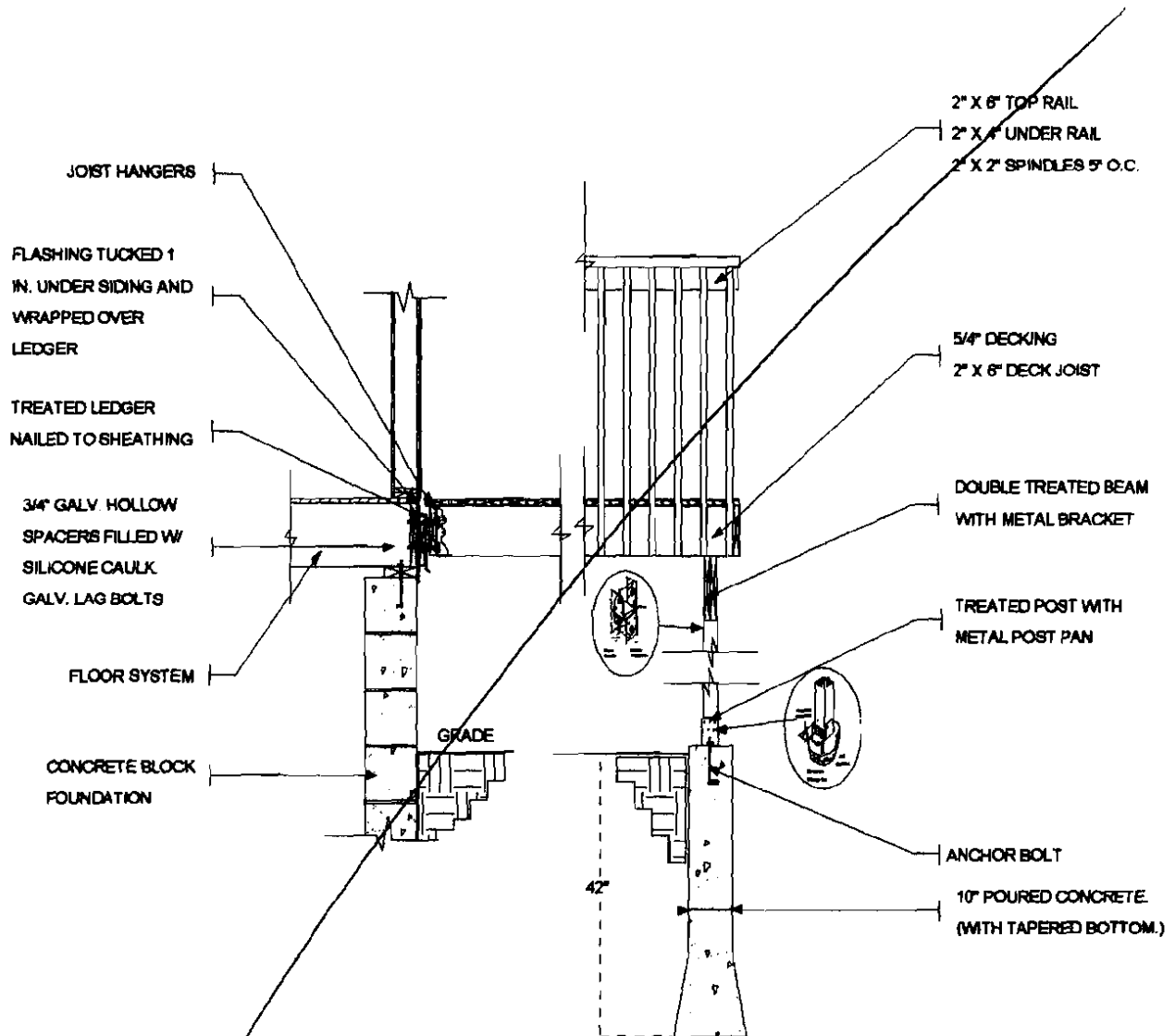
JOHN L. COTHERN, R.L.S.

One India Street, Portland, Maine 04101

207-761-2837



deck is not part of permit 9/23/10



Typical Deck Detail Attached to Wood Wall

Deck on Grade  
may not Do Railings