

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

HALBIRT JOHN P & SANDRA S HALBIRT JTS

Located at

60 OAKLAWN RD (Peaks Island)

PERMIT ID: 2015-01490

ISSUE DATE: 07/20/2015

CBL: 090 J002001

has permission to **Two- (2-) car, attached addition with living space above (two bedrooms and two bathrooms) (1,099.5 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 cloed-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

Building Inspections

Fire Department

Single family

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:

Setbacks and Footings Prior to Pouring

Close-in Plumbing/Framing

Electrical Close-in

Final Inspection

Final - Electric

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: 2015-01490	Date Applied For: 06/23/2015	CBL: 090 J002001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Same: Single-Family Home		Proposed Project Description: Two- (2-) car, attached addition with living space above (two bedrooms and two bathrooms) (1,099.5 SF).		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 07/16/2015	
Note: IR-2 & Shoreland Zone		Ok to Issue: <input checked="" type="checkbox"/>		
<p>* Marge id a determination letter dated April 11, 2014 which approved the new lot configuration and tentatively approved a footprint for a larger addiotn than what is being proposed. On the Boundary Survey that was used the front yard was indicated as facing the water. My measurements are based on this determination.</p> <p>Lot size - 22286.4 sf Front - 25' min. - N/A Rear -25' min. - 40.9 scaled - OK Side 20' min. - 20.62 given on left & 80' scaled on right Lot coverage - 20% = 4457.3 sf - existing - 1714 sf + addition - 1053 sf = 2767 sf - Ok Max ht - 35' - 28.25 scaled to ridge - OK **exsting structure is beyond the flood zone - Panel 15 - Zone C *** addition is beyond the 75' setback in the Shoreland Zone</p>				
Conditions:				
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 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.				