

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

EMPSON JOSHUA CHRISTOPHER

Located at

224 SHORE RD, Cushings Island

PERMIT ID: 2017-01888

ISSUE DATE: 02/09/2018

CBL: 106A A011001

has permission to **Amendment #2 to 2015-00606 - Accessory building #2 deleted, construct a small addition (246 SF) to the west front end of house, install windows to previous screened porch area & replace stair with pull down to storage only level in accessory building #1**

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 the buildings and structures, and of the application on file in the department.

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|---|---|
| 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 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/ Jeanie Bourke

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 dwelling

Building Inspections

Use Group: R **Type:** N/A
Single family w/ one accessory shed
with 2 storage levels
First floor & accessory
MUBEC/IRC 2009

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection 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 Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then 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 will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

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|---|--------------------------------------|---|--|-----------------------------|
| City of Portland, Maine - Building or Use Permit | | Permit No: 2017-01888 | Date Applied For: 12/01/2017 | CBL: 106A A011001 |
| 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 | | | | |
| Proposed Use: Single family with 1 accessory shed | | Proposed Project Description: Amendment #2 to 2015-00606 - Accessory building #2 deleted, construct a small addition (246 SF) to the west front end of house, install windows to previous screened porch area & replace stair with pull down to storage only level in accessory building #1 | | |
| Dept: Zoning | Status: Approved w/Conditions | Reviewer: Ann Machado | Approval Date: 12/18/2017 | |
| Note: IR-2 & Shoreland Zone Shoreland Zone - 75' setback is close to the side of Shore Rd and well before the front of the building. Lot size - 18700 sf (assessors) Principal Structure Front - 30' min. - 50.3' scaled - OK Rear 30' min. - 79.4' scaled - OK Side -20' - left side - 21.83' given - OK; right side - N/A Accessory Building (144 sf or <) ground floor is 12' x 12' - 144 sf front - N/A side - 15'min & 15' no cut or clearing setback- 16' given - OK rear - 10' min & 15' no cut or clearing setback - 16' given - OK lot coverage - 20% - 3740 sf - 2034 sf (existinghouse) + 182.9 sf (addition) + 157.5 sf (accessory 1) = 2374.4 sf - OK | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| <ol style="list-style-type: none"> 1) 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 and new accessory structure, they may be required to be located by a surveyor. 2) This permit is being issued with the understanding that the accessory building that is being built will be used for storage only. Any future change to the use of this building will require a new permit application and review. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | | |
| Dept: Building Inspecti | Status: Approved w/Conditions | Reviewer: Jeanie Bourke | Approval Date: 02/09/2018 | |
| Note: | | Ok to Issue: <input checked="" type="checkbox"/> | | |
| Conditions: | | | | |
| <ol style="list-style-type: none"> 1) .All conditions and inspections from previous permits for this project are still in effect with the issuance of this amendment. 2) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work. | | | | |