

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that GRAVELLY BEACH, LLC

Located At 258 SOUTH RD

Job ID: 2012-09-4977-ALTR

CBL: 109A- C-009-001

has permission to 12' x 20' shed

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.

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

\_\_\_\_\_  
Fire Prevention Officer

  
Code Enforcement Officer / Plan Reviewer

09-27-12

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](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 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-4977-ALTR

Located At: 258 SOUTH RD

CBL: 109A- C-009-001

## Conditions of Approval:

### **Building**

## **PLEASE READ:**

The carrying beam must be 2- 2" x 10"-s minimum.

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

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

|  |   |   |  |
|--|---|---|--|
| Job No:<br>2012-09-4977-ALTR                             | Date Applied:<br>9/18/2012  | CBL:<br>109A- C-009-001                                       |  |
| Location of Construction:<br>258 SOUTH RD - CLIFF ISLAND | Owner Name:<br>GRAVELLY BEACH, LLC - Holly Benoit   | Owner Address:<br>258 SOUTH ROAD,<br>CLIFF ISLAND, MAINE 0410 | Phone:<br>831-2230 -c<br>883-8001 - h  |
| Business Name:   | Contractor Name:<br>Arthur Libby  | Contractor Address:<br>PO BOX 90, Cliff Island, ME 04108      | Phone:<br>(207) 766-5693   |
| Lessee/Buyer's Name:                                     | Phone:  | Permit Type:<br>BLDG  | Zone:<br>IR-1  |
| Past Use:<br><br>Single Family Dwelling                  | Proposed Use:<br><br>Same: Single Family Dwelling<br>- to erect 12' x 20' detached storage shed | Cost of Work:<br>\$12,000.00                                  | CEO District:  |
|  |   | Fire Dept:<br><br>Approved<br>Denied<br>N/A                   | Inspection:<br>Use Group: 12.3/4<br>Type: SB<br>TRC 09<br>Signature: [Signature] |
| Proposed Project Description:<br>12' x 20' shed          |   | Pedestrian Activities District (P.A.D.)                       |  |
| Permit Taken By: Gayle                                   |   | <b>Zoning Approval</b>  |  |

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

**Special Zone or Reviews**

☐ Shoreland  
☐ Wetlands  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan

Date: 09/18/12  
 Maj Min MM

**Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

**Historic Preservation**

☒ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review  
☐ Approved  
☐ Approved w/Conditions  
☐ Denied

Date:

**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



# 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>258 South Road C.I.C. Island</u>  |  |   |
| Total Square Footage of Proposed Structure/Area<br><u>16 x 20 = 320</u>  | Square Footage of Lot<br><u>2.13 acres</u>   | Number of Stories<br><u>one</u>   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>109</u> Block# <u>AC</u> Lot# <u>009</u>  | Applicant * <u>must</u> be owner, Lessee or Buyer*<br>Name <u>Gravelly Beach LLC</u><br>Address <u>258 South Road C.I.C.</u><br>City, State & Zip <u>Island, Portland, Maine</u> | Telephone:<br><u>831-2230 (Cell)</u><br><u>883-8001 (Home)</u>                            |
| Lessee/DBA (If Applicable) <b>RECEIVED</b><br><br><b>SEP 18 2012</b><br><br>Dept. of Building Inspection<br>City of Portland Maine   | Owner (if different from Applicant)<br>Name _____<br>Address _____<br>City, State & Zip _____  | Cost Of Work: \$ <u>12,000 +/-</u><br><br>C of O Fee: \$ _____<br><br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____<br>If vacant, what was the previous use? _____<br>Proposed Specific use: <u>storage</u><br>Is property part of a subdivision? <u>No</u> If yes, please name _____<br>Project description: <u>single story storage shed</u> <u>12 x 20 = 240 sq ft</u>                                    |  |   |
| Contractor's name: <u>Arthur L-bby</u><br>Address: <u>C.I.C. Island</u> <u>PO Box 90</u><br>City, State & Zip: <u>Portland, Maine</u> <u>04019</u> Telephone: <u>766-5693</u><br>Who should we contact when the permit is ready: <u>Holly Benoit</u> Telephone: <u>831-2230</u><br>Mailing address: <u>7 Prospect Lane</u> <u>Scarborough, Maine</u> <u>04074</u> <u>Call 831-2230</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](http://www.portlandmaine.gov), or stop by the Inspections Division 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: [Signature]

Date: 9/17/12

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

W, LLC

seyma  
nopers  
970-7670  
970-7671

11/11/2011  
2111242

IR-1 Zone

rear: 30' min - 75' shown

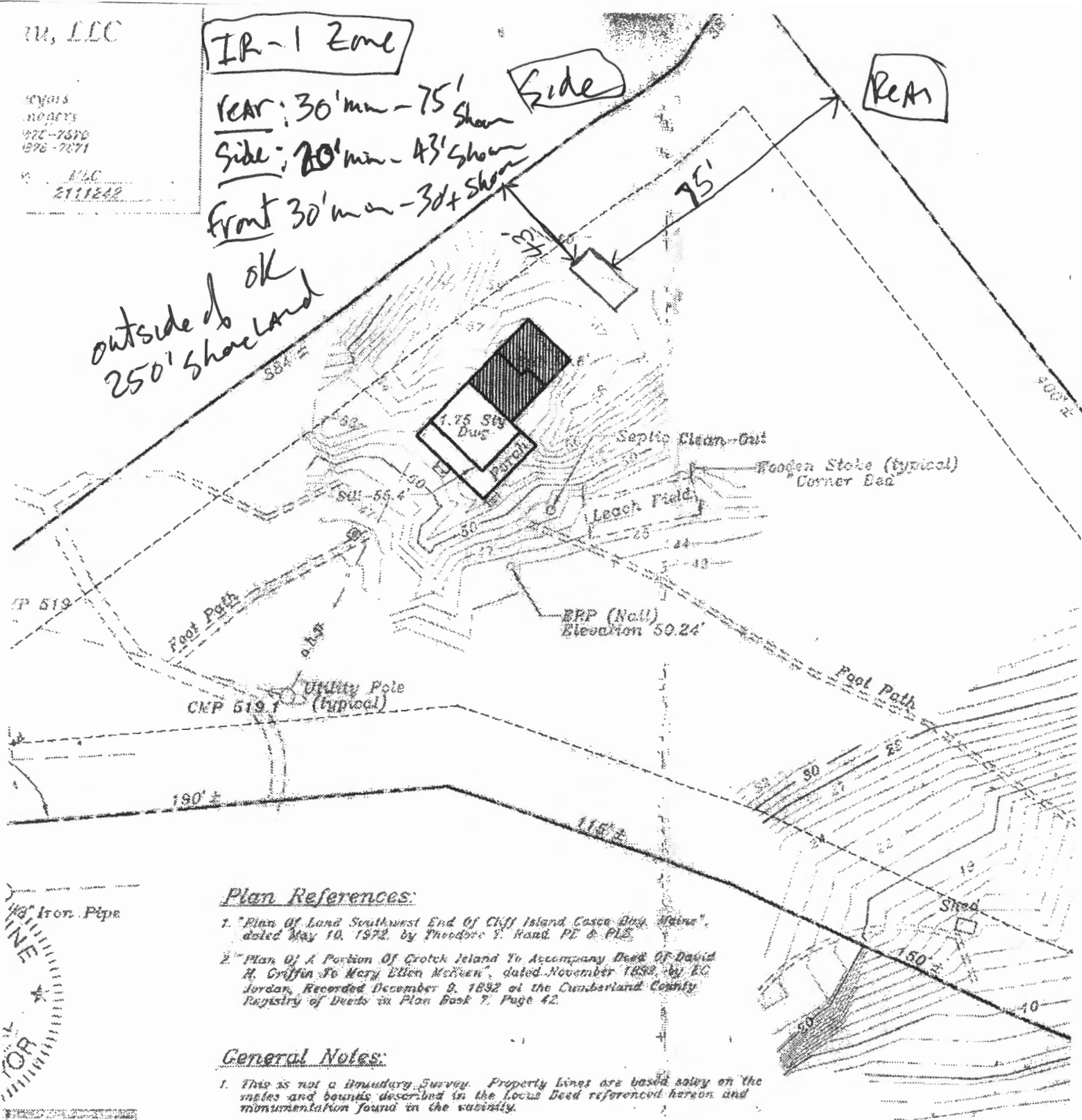
Side: 20' min - 43' shown

Front 30' min - 3d+ shown

Side

Rear

outside of ok  
250' shoreline



Plan References:

1. "Plan Of Land Southwest End Of Cliff Island Casco Bay, Maine", dated May 10, 1872, by Theodore T. Rand, PE & PLS.
2. "Plan Of A Portion Of Crotch Island To Accompany Deed Of David H. Griffin To Mary Ellen McKen", dated November 1882, by E.C. Jordan, Recorded December 9, 1892 at the Cumberland County Registry of Deeds in Plan Book 7, Page 42.

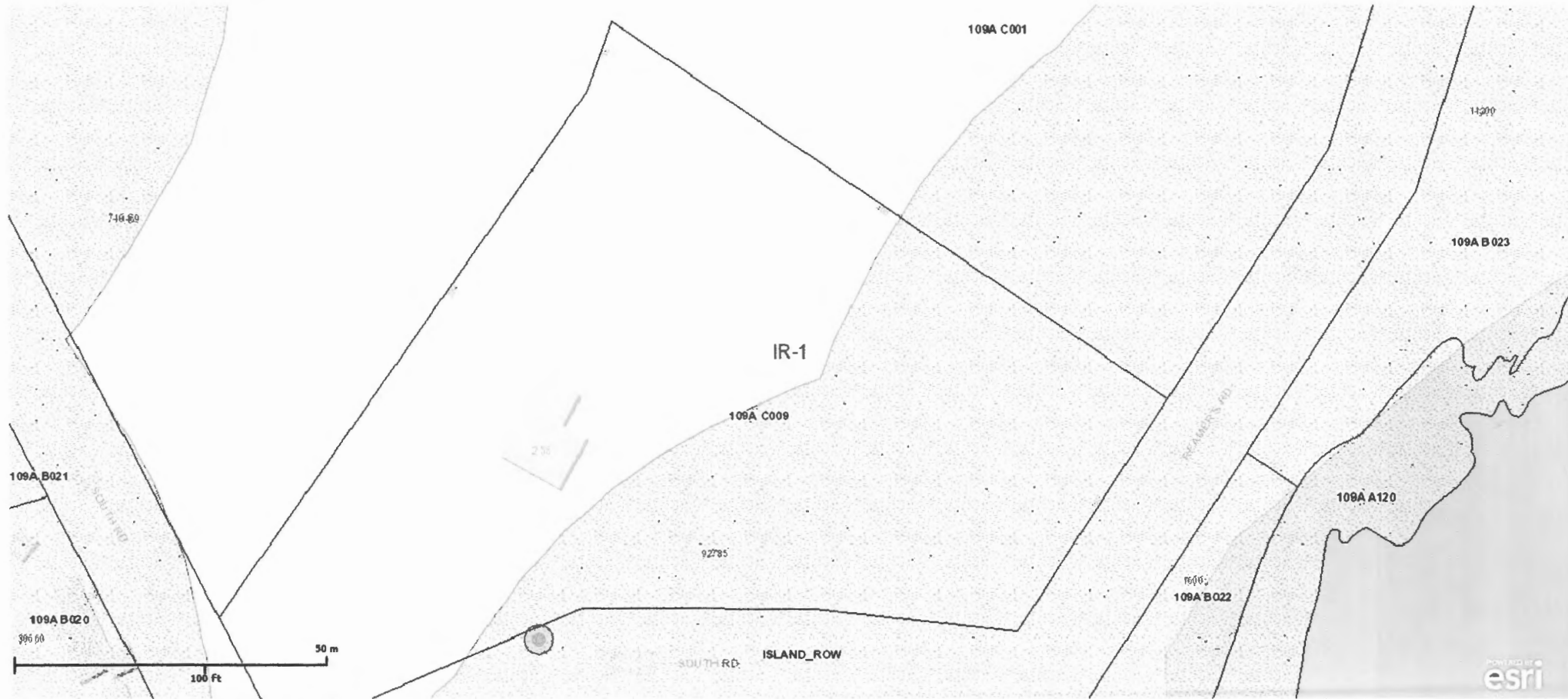
General Notes:

1. This is not a Boundary Survey. Property lines are based solely on the metes and bounds described in the locus deed referenced herein and monumentation found in the vicinity.
2. The surveyed parcel is subject to, and conveyed with, easements and rights of way of record (See Locus Deed)
3. Elevations depicted herein established with GPS static Observations taken August 19, 2011 on site. NGS OPUS solution (+/- 0.3')

NEW SITE PLAN

SCALE: 1"=50'-0"

# 258 South RD, Cliff IS



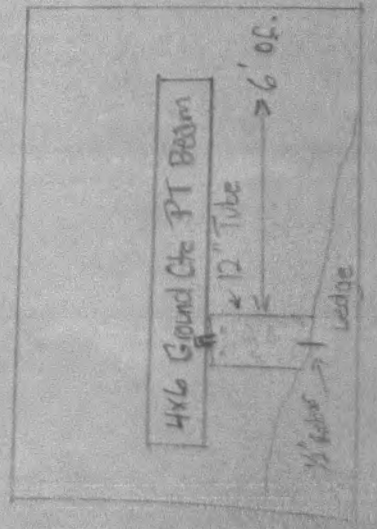
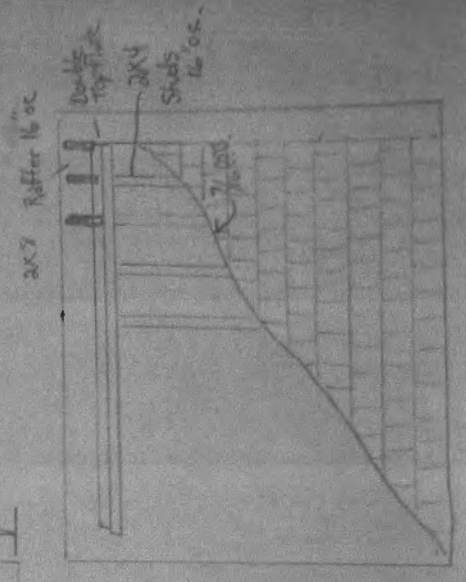
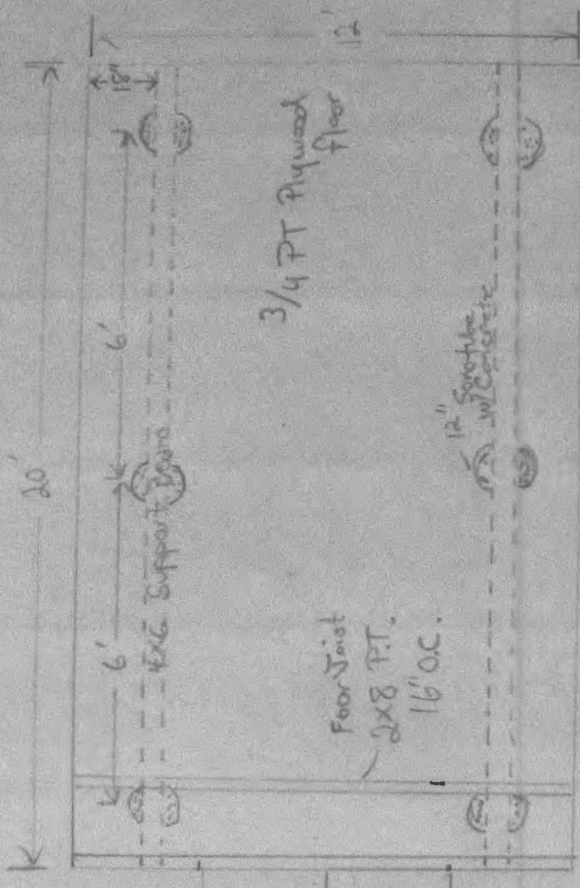
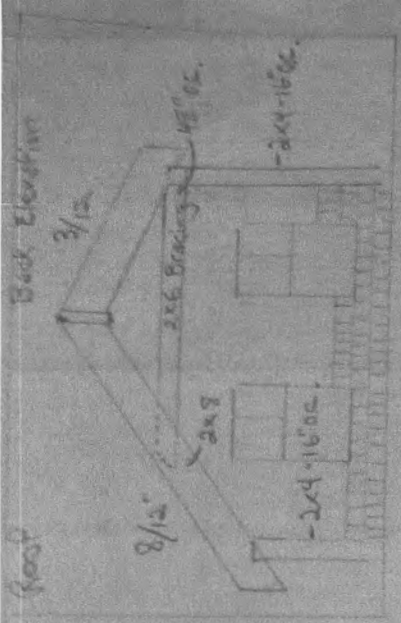
Copyright 2011 Esri. All rights reserved. Tue Sep 18 2012 04:09:34 PM.



Wall: 2x11 16" OC.  
 Sheathing: 7/16" OSB.  
 Roof Frame: 2x6 KD Spruce  
 Floor: 3/4 PT. Plywood  
 Siding: Cedar Shakes  
 Roof Sheathing: 5/8" CDX  
 Roofing: Arch Type to match house  
 Hurricane Clips on all Rafters  
 Tie Clips to Base Beams.

*Handwritten note:*  
 12" Spacing

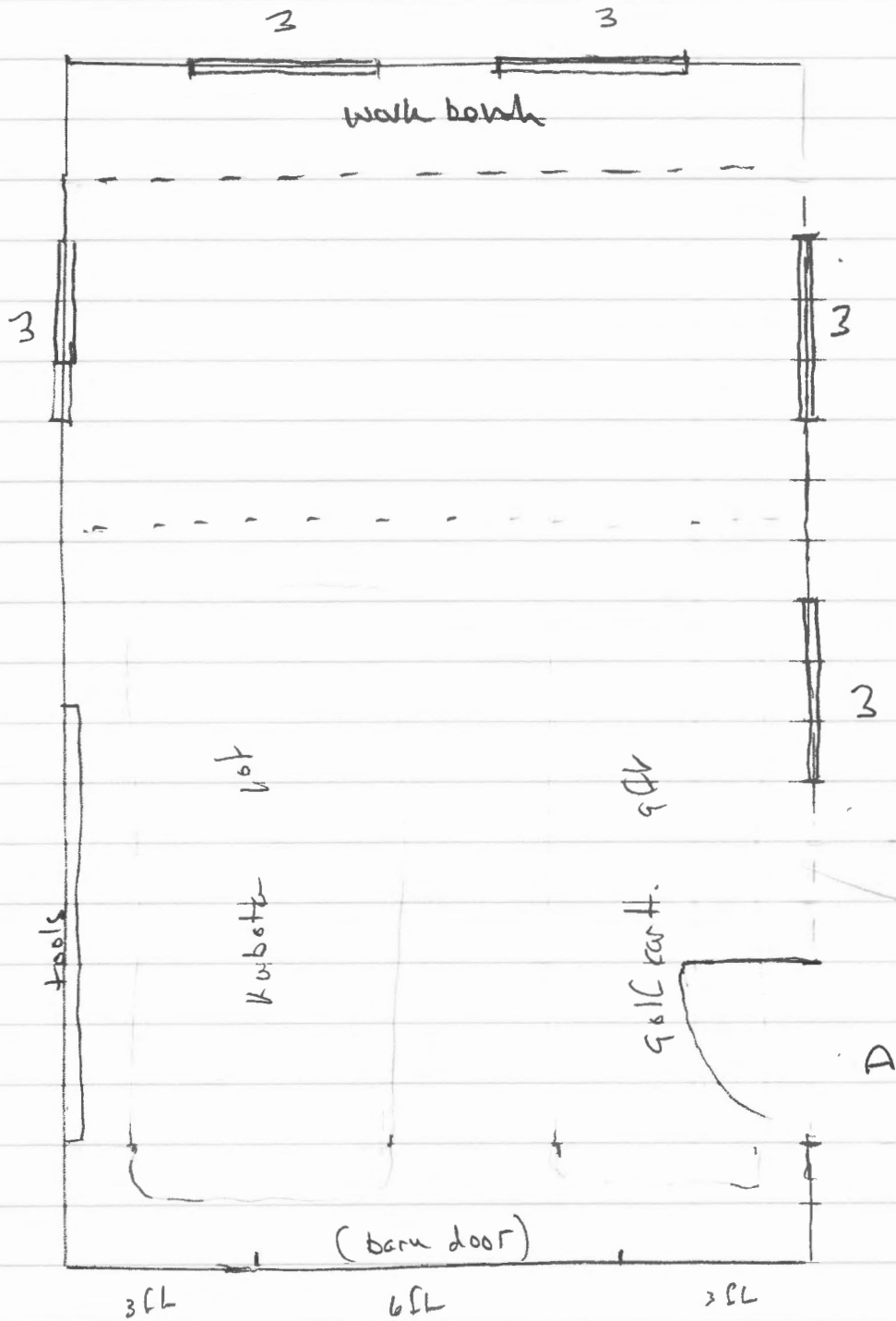
Addition Shed  
 Project  
 12x20

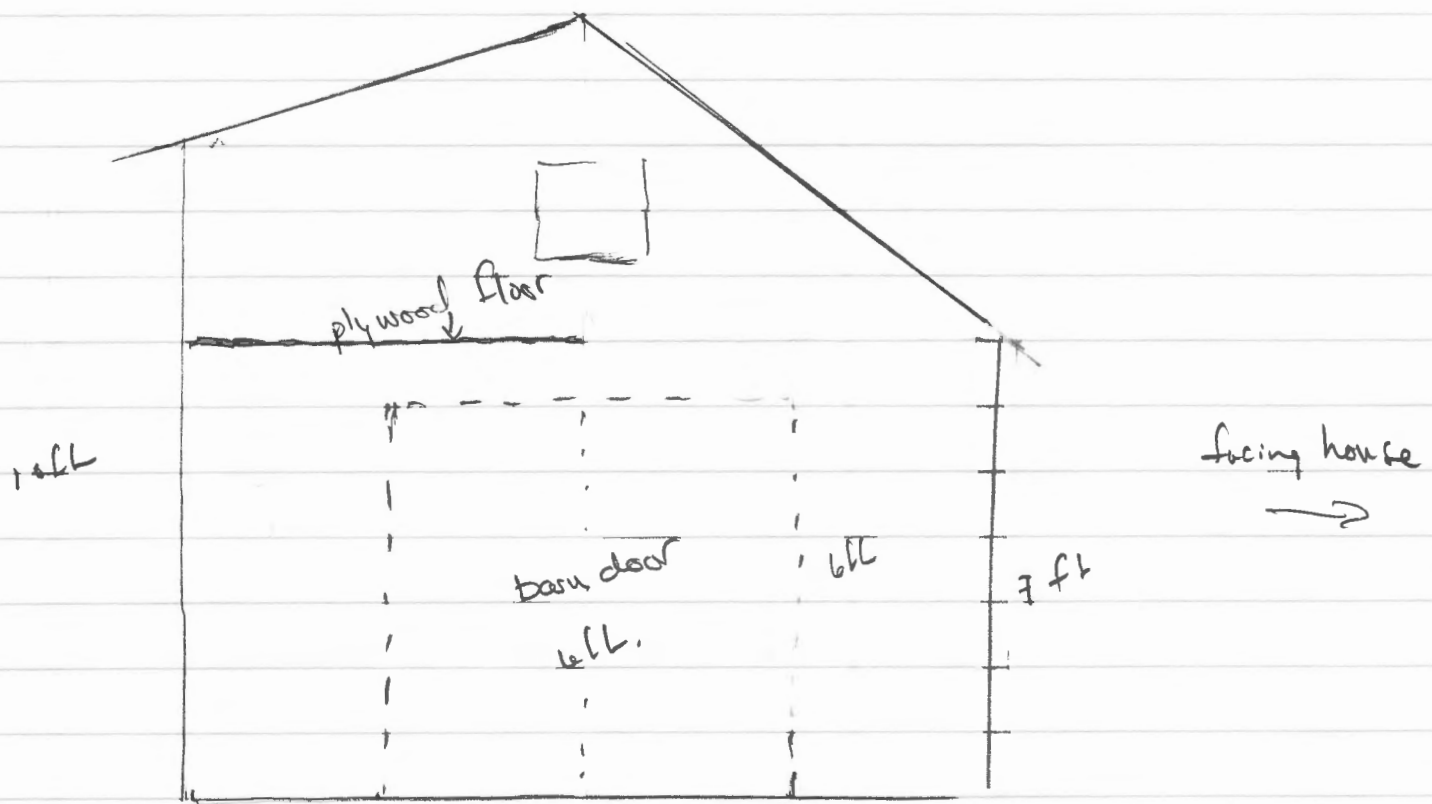


Additional Details on back



2064







# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Gravely Beach LLC, Check Number: 248

**Tender Amount:** 140.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 9/18/2012

**Receipt Number:** 48319

## Receipt Details:

|  |        |                |           |
|--|--------|----------------|-----------|
| Referance ID:                                      | 8042   | Fee Type:      | BP-Constr |
| Receipt Number:                                    | 0      | Payment Date:  |           |
| Transaction Amount:                                | 140.00 | Charge Amount: | 140.00    |
| Job ID: Job ID: 2012-09-4977-ALTR - 12' x 20' shed |        |                |           |
| Additional Comments: 258 So. Road, Cliff Island    |        |                |           |

**Thank You for your Payment!**