

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

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080230
<b>PERMIT ISSUED</b>
MAR 20 2008
CITY OF PORTLAND

This is to certify that SMITH GEORGE B III / Charles Green  
 has permission to Replace porch in existing footprint. Replace windows, 1 do no structural changes)  
0 ISLAND AVE  
 AT 109B F010001

provided that the person or persons who perform or supervise the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or services closed-in. 4 HOUR NOTIFICATION 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

*Thomas M. Morley* 3/20/08  
 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: 08-0230	Issue Date:	CBL: 109B F010001
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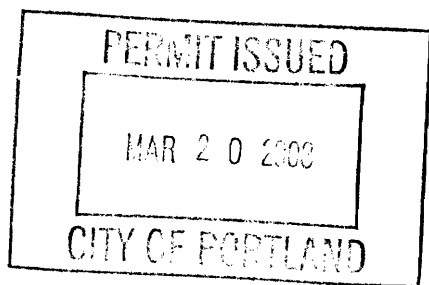
Location of Construction: (41 Church) 0 ISLAND AVE, Cliff Island (41 Ch	Owner Name: SMITH GEORGE B III	Owner Address: 15 LAKE RIDGE DR	Phone:
Business Name:	Contractor Name: Charles Green	Contractor Address: 159 Beech Road Cliff Island	Phone 2077665257
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: JR-1

Past Use: Single Family Home	Proposed Use: Single Family Home - Alterations - replace existing covered porch & replace three windows and one door.	Permit Fee: \$130.00	Cost of Work: \$10,500.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>K3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description: Replace existing covered porch and replace three windows and one door.	Signature:	Signature: <i>Jm 3/20/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: lmd	Date Applied For: 03/12/2008	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input checked="" type="checkbox"/> Shoreland <i>no expansion of footprint or volume</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/conditions</i> Date: <i>3/17/08</i> <i>Am</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Am</i> 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 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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   Final inspection required at completion of work.

  X   Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

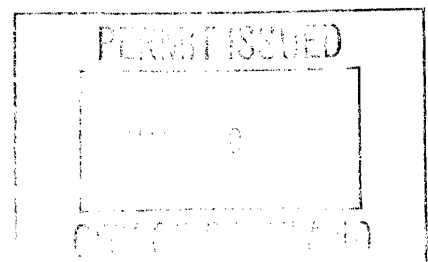
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

Charles Green  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

Thomas N. Markley  
Signature of Inspections Official

3/20/08  
Date





# 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>41 Church Rd Cliff Island</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>109B      F      010</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>George B. Smith</u> Address <u>15 Lake Rd Dept.</u> City, State & Zip <u>Sidney ME 04330</u> <u>547-4301</u>	Cost Of Work: \$ <u>710,500</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Summer home</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REPLACE THREE WINDOWS AND ONE DOOR</u> <u>REPLACE &amp; EXPAND EXISTING PORCH + ROOF.</u>		
Contractor's name: <u>Charles Green</u>		
Address: <u>159 Beech Rd Cliff Island</u>		
City, State & Zip: <u>ME 04019</u>		Telephone: <u>766-5527</u>
Who should we contact when the permit is ready: <u>Charles Green</u>		Telephone: <u>766-5527</u>
Mailing address: _____		

**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: Charles Green Date: 3/17/18

**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

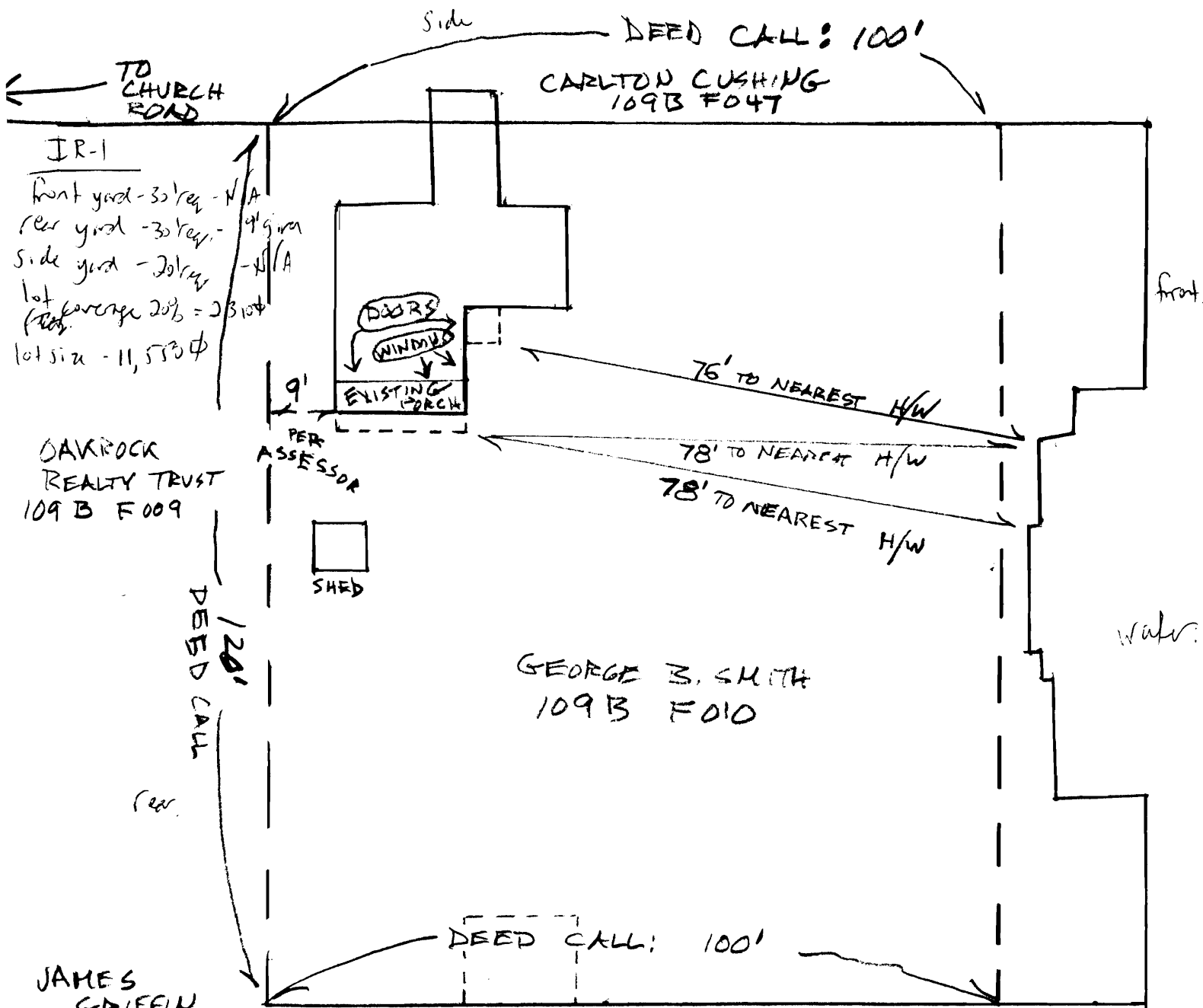
<b>Permit No:</b> 08-0230	<b>Date Applied For:</b> 03/12/2008	<b>CBL:</b> 109B F010001
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<b>Location of Construction:</b> 0 ISLAND AVE, Cliff Island (41 Ch	<b>Owner Name:</b> SMITH GEORGE B III	<b>Owner Address:</b> 15 LAKE RIDGE DR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Charles Green	<b>Contractor Address:</b> 159 Beech Road Cliff Island	<b>Phone</b> (207) 766-5257
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Alterations - replace existing covered porch & replace three windows and one door.	<b>Proposed Project Description:</b> Replace existing covered porch and replace three windows and one door.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 03/17/2008
<b>Note:</b> Permit application had to be revised. There could be no expansion of the footprint with out a siteplan done by a professional that located the 75' setback from the highest spring tide. The owner did not want to do a siteplan at this time. Also the porch could not be expanded because it did not meet the rear setback. See letter dated 3/14/08.			
<ol style="list-style-type: none"> <li>1) This permit is being issued with the condition that all the work will take place within the existing footprint.</li> <li>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 03/20/2008
<b>Note:</b>			
<ol style="list-style-type: none"> <li>1) porch to be in same footprint with no expansion authorized.</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>			

<b>Comments:</b>
3/13/2008-amachado: Spoke to George Smith. Told him that he needed a professional to locate the 75' setback from the highest spring tide. I also told him that he can't expand the existing porch two feet because it doesn't meet the rear setback. See letter dated 3/14/08. Permit is on hold until I hear from him.
3/17/2008-amachado: Spoke to the contractor, Charles Green, at the counter. The owner has decided to just rebuild the porch within the existing footprint and not do the 4.5' x 4.5' entry.

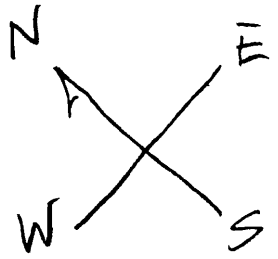


IR-1  
 front yard - 30' req - N/A  
 rear yard - 30' req - N/A  
 side yard - 20' req - N/A  
 lot coverage 20% = 2310 sq ft  
 lot size - 11,553 sq ft

DARK ROCK  
 REALTY TRUST  
 109B F009

GEORGE B. SMITH  
 109B F010

JAMES  
 GRIFFIN  
 109B F007



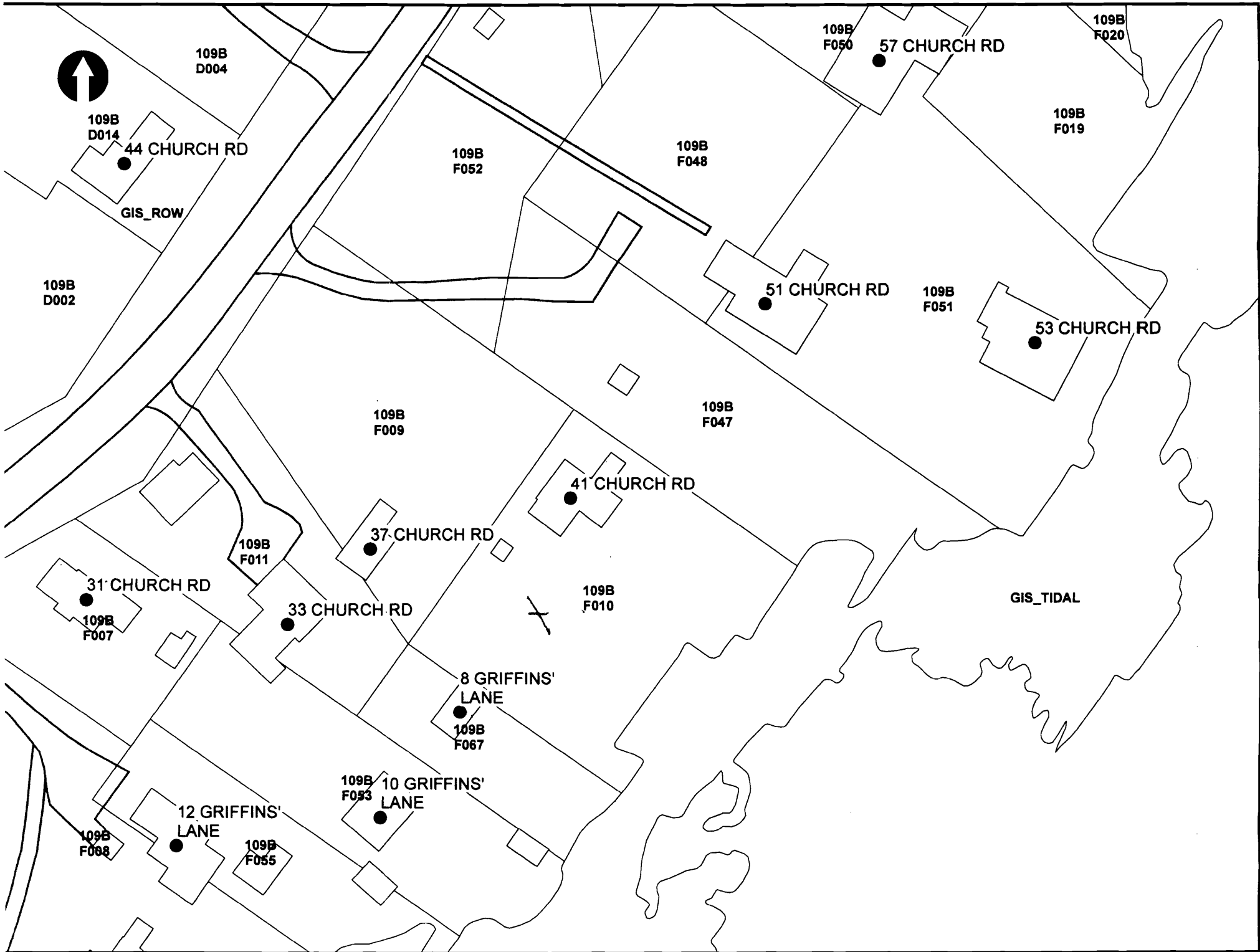
1" = 20 FEET

GRS 11/12/07

no expansion  
 allowed what  
 site plan  
 locating 75'  
 setback in  
 shaded

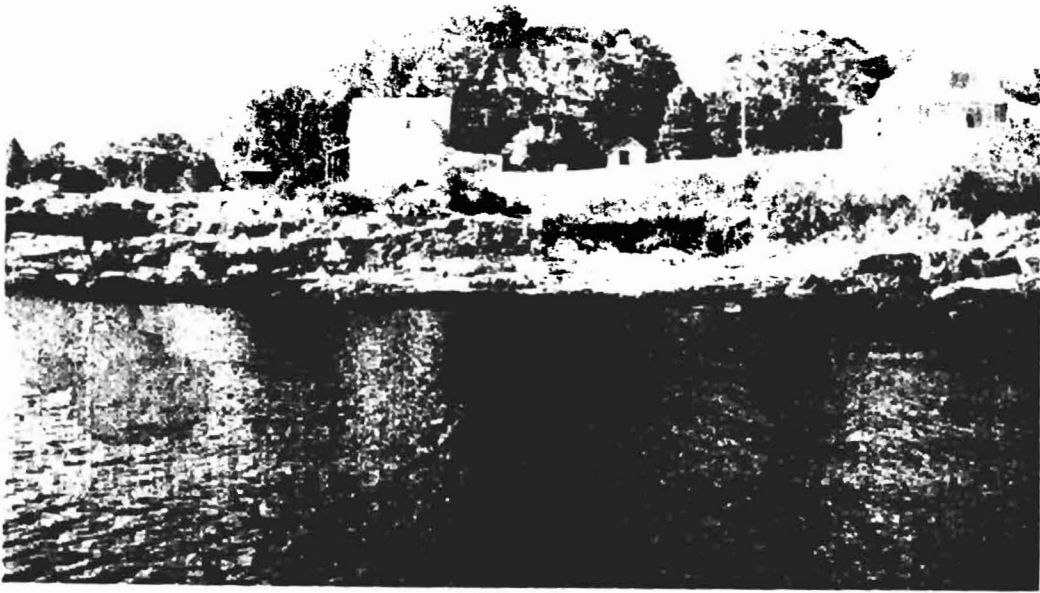
- TO CONSTRUCT NEW (Same footprint) PORCH ~~4' x 2' SW (DOTTED LINES) EXTENSION~~
- TO CONSTRUCT 4' 1/2 x 4' 1/2 NEW LANDING FOR NEW 36" ENTRY DOOR ON SE SIDE (DOTTED LINES)
- TO INSTALL NEW 36" ENTRY DOOR SE SIDE AND TWO 4' BT 4' WINDOWS TO REPLACE 3 OLD WINDOWS - 1 ON SE SIDE + 1 ON SW SIDE
- TO REPLACE EXISTING FRONT DOOR ON SW SIDE

no expansion allowed 3/17/08 TRM



GRID FOR BOUNDARIES + TIDAL LINES=10' TO FAR NORTHEAST

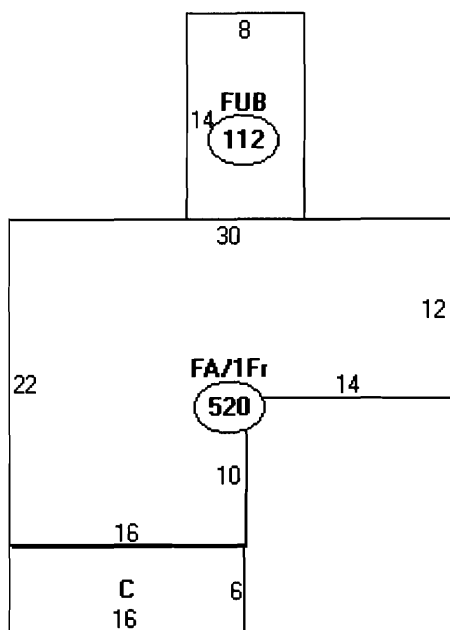
1" = 50'











Descriptor/Area

A: FA/1Fr  
520 sqft

B: FUB  
112 sqft

C: OFF  
96 sqft

= 728φ

2 0.25 = 4.5 x 4.5

748.25

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	109B F010001
<b>Location</b>	ISLAND AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	SMITH GEORGE B III 15 LAKE RIDGE DR SIDNEY ME 04330
<b>Book/Page</b>	
<b>Legal</b>	109B-F-10 R ISLAND AVE CLIFF ISLAND 11550SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$230,400	\$42,100	\$272,500

**Property Information**

<b>Year Built</b> 1900	<b>Style</b> Cottage	<b>Story Height</b> 1	<b>Sq. Ft.</b> 806	<b>Total Acres</b> 0.265		
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 5	<b>Attic</b> Full Fin./wh	<b>Basement</b> Pier/slab	

**Outbuildings**

<b>Type</b> SHED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 1910	<b>Size</b> 8X8	<b>Grade</b> D	<b>Condition</b> P
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

**New Search!**





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

March 14, 2008

Mr. George B. Smith III  
15 Lake Ridge Drive  
Sidney, ME 04330

RE: 41 Church Road, Cliff Island – 109B F010 – IR-1 – permit # 08-0230

Dear Mr. Smith,

This letter is a follow up to our telephone conversation from yesterday. As we discussed, there are two issues with the permit application for the proposed porch extension and new entry porch at your property at 41 Church Road, Cliff Island. The first issue is that your property falls within the shore land zone. Section 14-449(a)(1) of the ordinance states that “all principal and accessory structures shall be set back at least seventy-five (75) feet” from the high waterline. The ordinance goes on to give an allowance for limited expansion in buildings that existed as of June 15, 1992. Since you are located in the shore land zone, for you to do any expansion to your building we need a certified site plan completed by a professional surveyor or engineer that locates the seventy-five foot setback line from the highest spring tide in relation to your existing building and the proposed expansion. We cannot process your permit without this stamped site plan.

The second issue with your permit application is that your proposed porch expansion does not meet the rear setback requirement. Your property is located in the IR-1 residential zone. Section 14-145.5(c)(2) gives the rear yard setback as thirty feet. Your plot plan shows that there is only nine (9) feet to the rear property line. Since the proposed expansion does not meet the rear setback, we cannot allow you to expand the porch.

At this point your permit is on hold until you let me know what you are going to do. Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709