

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ROBERT C HOWARD

Located At 19 ROSE HILL LN (CLIFF ISLAND)

Job ID: 2012-03-3420-ALTR

CBL: 109C- B-012-001

has permission to enclose an existing portion of a deck to create an office (Single Family Residence), 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 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

05/17/2012

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

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.**
1. Footings/Setbacks prior to pouring concrete
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Insulation prior to Close-In
 4. 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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3420-ALTR

Located At: 19 ROSE HILL LN

CBL: 109C- B-012-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. This permit is being issued with the understanding that the 20' Right of Way that separates the house lot (109C B012) from the lot that abuts Church Rd (109C B011) is private so the front setback extends into lot 109C B011 and meets the minimum setback of 30'.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Owner agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
4. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

Job ID: 2012-03-3420-ALTR Located At: 19 ROSE HILL LN CBL: 109C- B-012-001

6. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC, see attachment.
7. Note: Owner stated the finish ceiling height will be approx. 8 feet; the existing deck beam(s) will be increased to comply with Table R502.5(1), and (2) 2 x 8 inch headers will be used.

City of Portland, Maine - Building or Use Permit Application

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


| | | | |
|--|---|--|---|
| Job No: 2012-03-3420-ALTR | Date Applied: 2/29/2012 | CBL: 109C- B-012-001 | |
| Location of Construction: 19 ROSE HILL LN, Cliff Island | Owner Name: ROBERT C HOWARD | Owner Address: GENERAL DELIVERY CLIFF ISLAND, ME 04019 | Phone: 207-766-2850 |
| Business Name: | Contractor Name: Self | Contractor Address: | Phone: |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: IR-1 |
| Past Use: Single family | Proposed Use: Same - Single family – build one story addition 11' x 15' 11 3/4" for home office over existing deck | Cost of Work: 10000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A | Inspection: Use Group: R3 Type: SB JRC, 2009 MJBEC Signature: <i>[Signature]</i> |
| Proposed Project Description: Build room on existing deck | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: | Zoning Approval | | |

| | | | |
|---|--|--|--|
| <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 informatin may invalidate a building permit and stop all work.</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK w/conditions</i> 4/26/12 <i>ABW</i></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 Dist 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>Date: <i>ABW</i></p> |
| | 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 |
| | | | |

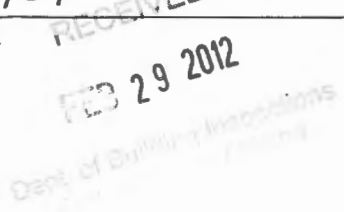
IR-1

Entered 3/21/12 



General Building Permit Application

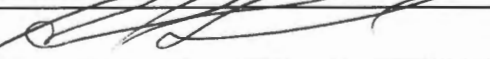
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|---|--|--|
| Location/Address of Construction: <u>19 Rose Hill Ln Cliff Island</u> | | |
| Total Square Footage of Proposed Structure/Area <u>176'</u> | Square Footage of Lot <u>79240</u> | Number of Stories <u>1</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>109 C B</u> Block# <u>12</u> Lot# <u>Also owned 109 C B ED - 11</u> | Applicant: (must be owner, lessee or buyer) Name <u>ROBERT HOWARD</u> Address <u>19 ROSE HILL LN</u> City, State & Zip <u>CLIFF IS ME 04019</u> | Telephone: <u>207 766 2850</u> |
| Lessee/DBA  | Owner: (if different from applicant) Name Address City, State & Zip | Cost of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>HOME OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE BUILD HOME OFFICE SPACE ON EXISTING DECK FRAMING W/ CEMENT WOODS AND CEDAR SHINGLE TO MATCH HOUSE</u> | | |
| Contractor's name: <u>OWNER - ROBERT HOWARD</u> Email: <u>BOB@CLIFFISLAND.COM</u> | | Address: <u>19 ROSE HILL LN</u> |
| City, State & Zip: <u>CLIFF ISLAND, ME 04019</u> Telephone: <u>766 2850</u> | | Who should we contact when the permit is ready: <u>ROBERT</u> Telephone: <u>'</u> |
| Mailing address: <u>PO Box 35 CLIFF IS, ME 04019</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, 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:  Date: 2-28-12

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

Ann Machado - Re: Question about a R/W on Cliff Island.

From: William Clark
To: Ann Machado
Date: 4/26/2012 9:24 AM
Subject: Re: Question about a R/W on Cliff Island.
CC: Michelle Sweeney

Hi Ann, *Spoke to Bill - Woods Path is also private.*

I have Rose Hill Lane as a private right of way, and not as an accepted City Street.

If you need more, please call Michelle Sweeney or myself.

Thanks,

Bill

>>> Ann Machado April 26, 2012 8:25 AM >>>
Bill -

I was wondering if you could help me out. Robert Howard owns several lots on Cliff Island. The main house is 19 Rose Hill Lane - CBL 109C B012. He also owns 109C B009 & 109C B012. There is a 20' strip that separates the main house lot from the other two. It appears to be a 20' right of way. I'm trying to find out if the right of way is public or private.

Thanks.

Ann

19 Rose Hill Lane, Cliff Island





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 1083

ZONING LOCATION PORTLAND, MAINE, ... Feb. 4, 1977

PERMIT ISSUED

DEC 1 1977

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

CITY of PORTLAND

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Lot 109 C-1-12 Island Ave. Cliff Island Fire District #1 #2

1. Owner's name and address Robert G. Howard - same Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Owner Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building dwelling No. families 1

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 12,000 Fee \$ 48.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling 1 family Ext. 234

Permit to construct one family dwelling 24 x 24 with no garage as per plans. 1 set of plans

Stamp of Special Conditions

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes Is any electrical work involved in this work? Yes

Is connection to be made to public sewer? no If not, what is proposed for sewage? compost toilet

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate 10 ft. Height average grade to highest point of roof 22 ft.

Size, front 24 ft. depth 20 ft. No. stories 2 solid or filled land? solid earth or rock? rock

Material of foundation stone Thickness, top 9 in bottom 9 in cellar no

Kind of roof shed Rise per foot 1-4 Roof covering double covering

No. of chimneys 1 Material of chimneys asbestos Kind of heat wood fuel wood

Framing Lumber—Kind spruce Dressed or full size? dressed Corner posts 4 x 6 Sills 6 x 8

Size Girder 2 x 10 Columns under girders 9 in piers Size 9 in Max. on centers 8 x 6 ft.

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2 x 10 2nd 2 x 12 3rd roof 2 x 12

On centers: 1st floor 16 in 2nd 3rd roof 16" O. C.

Maximum span: 1st floor 12 ft. 2nd 3rd roof 12 ft.

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ... Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER
ZONING AS PER LETTER 3/3/77

Will work require disturbing of any tree on a public street?

BUILDING CODE:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto

Fire Dept.:

109-C-12 Cliff Island

March 3, 1977

Mr. Robert C. Howard
Island Avenue
Cliff Island, ME 04100

cc: Duncan P. Whittaker
Island Avenue
Cliff Island, ME 04100

Dear Mr. Howard:

I have checked with the Public Works Department on any reason why you cannot use a 12 ft. right-of-way to reach the 20 ft. right-of-way on which your lot will be located, and they say they have no objection. I have checked with the Assessors' Department and find that on this 20 ft. right-of-way there is located two cottages which use these right-of-ways to reach Island Avenue. I have checked this out with the director of this department and because this is not a new request but of something that already exists, we will not need to go before the City Council for their approval.

I have checked the proposed location and find that it meets all Zoning Ordinance requirements except, possibly, being able to sewer this lot. It is, therefore, necessary that you check with Errol Goodwin, the Plumbing Inspector, here in this Department for his approval before proceeding with your request. If you can meet his requirements, we will need at least a plan showing this building in cross section (the framing, as if you cut the building in half in order to see the rafters, walls, foundation, floor joists, etc.) and with this information we will be able to complete your plan check.

Very truly yours,

A. Allan Soule
Assistant Director

A.A.S:cm

Building Floor Plan Office addition

To be built by Owner

Lots

Robert nad Sally Howard

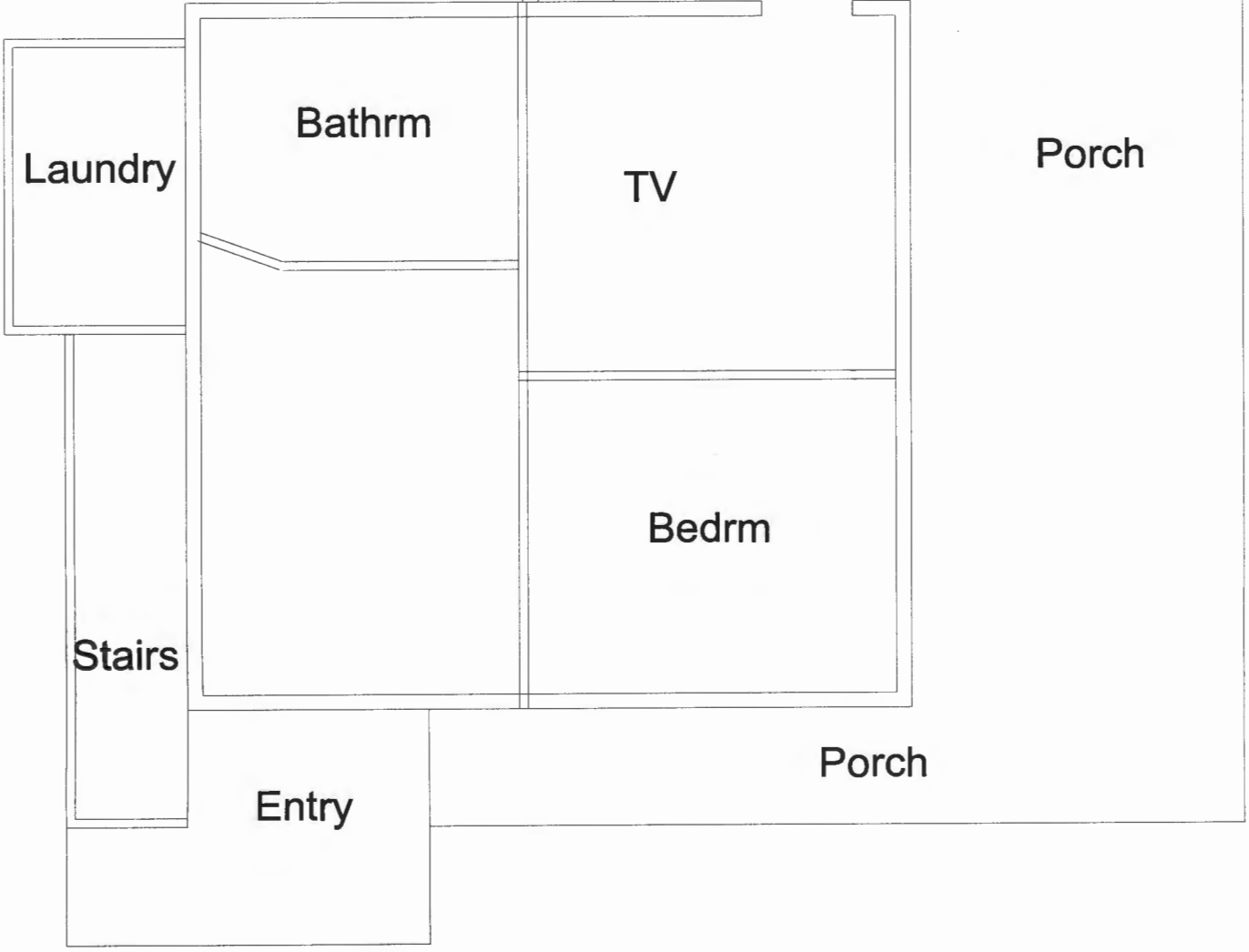
19 Rose Hill Ln

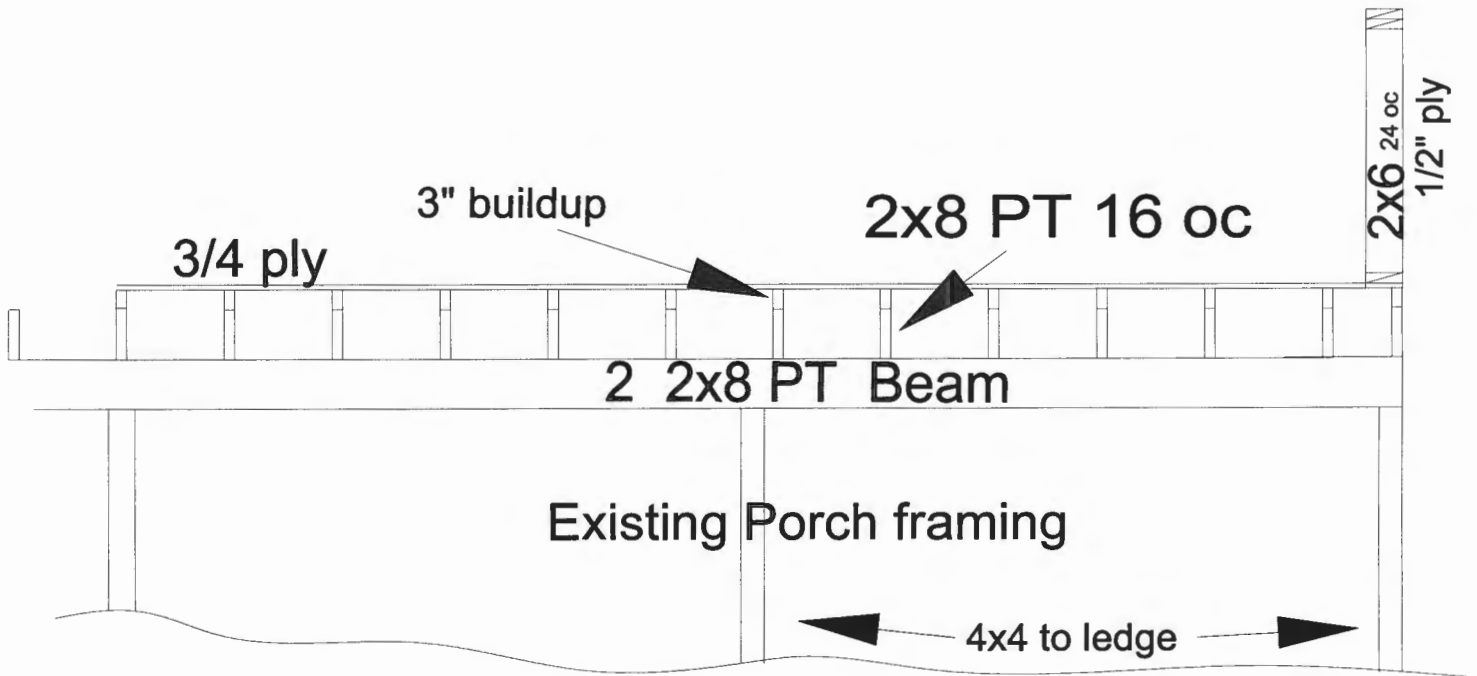
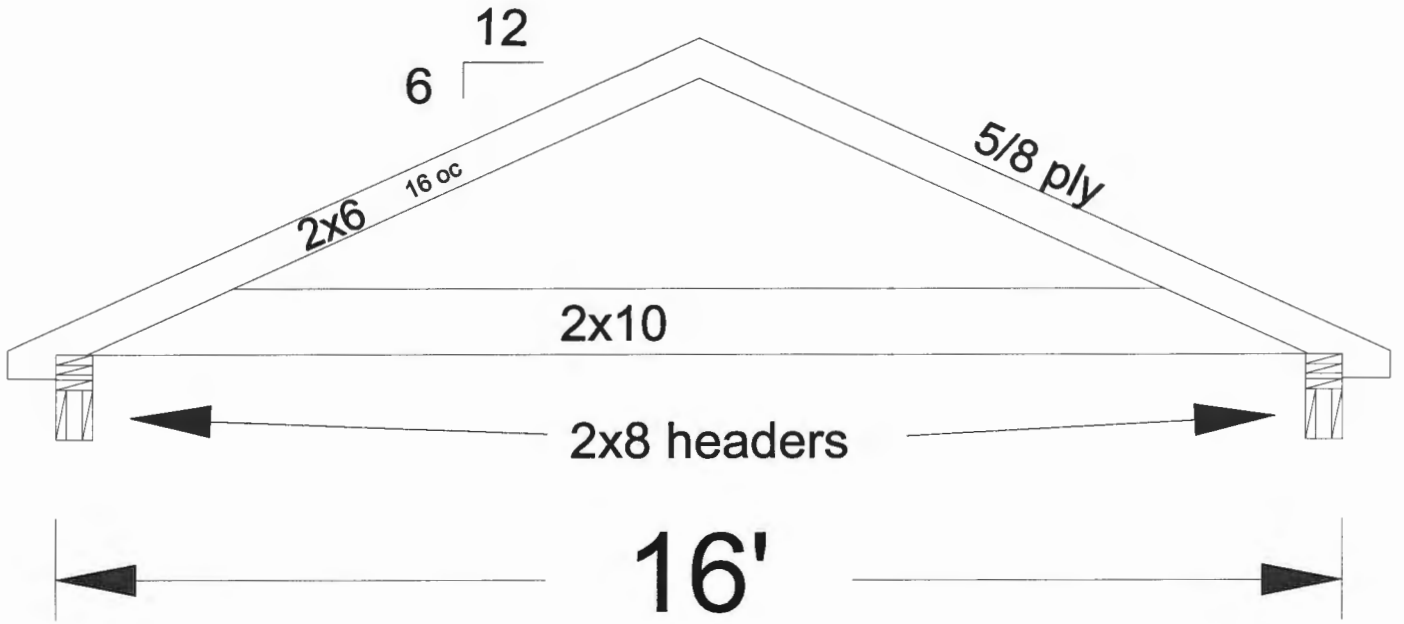
109C-B12

Cliff Island, ME04019

109C-B9-11

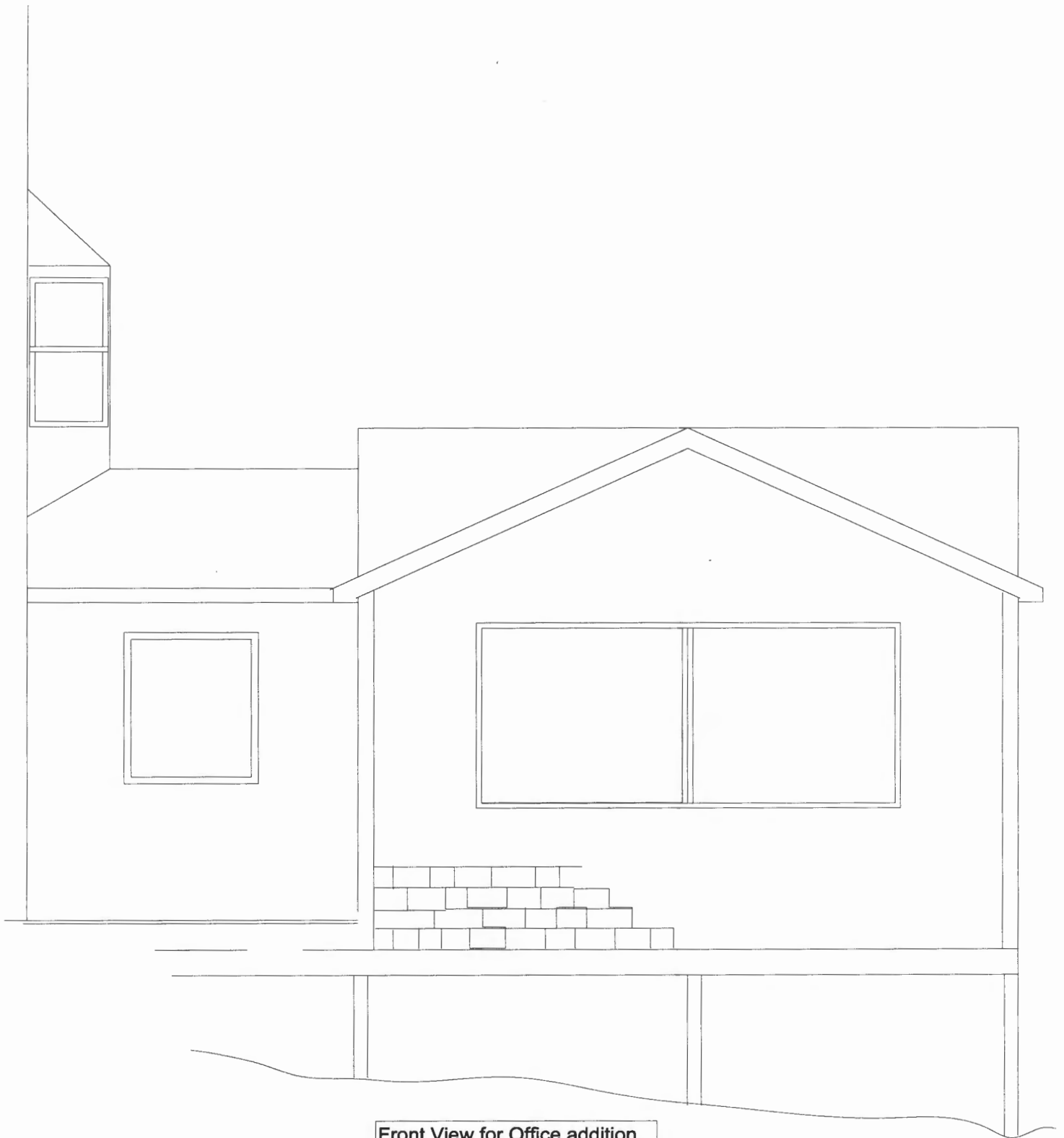
2077662850





Framing Plan for Office addition
 To be built by owner

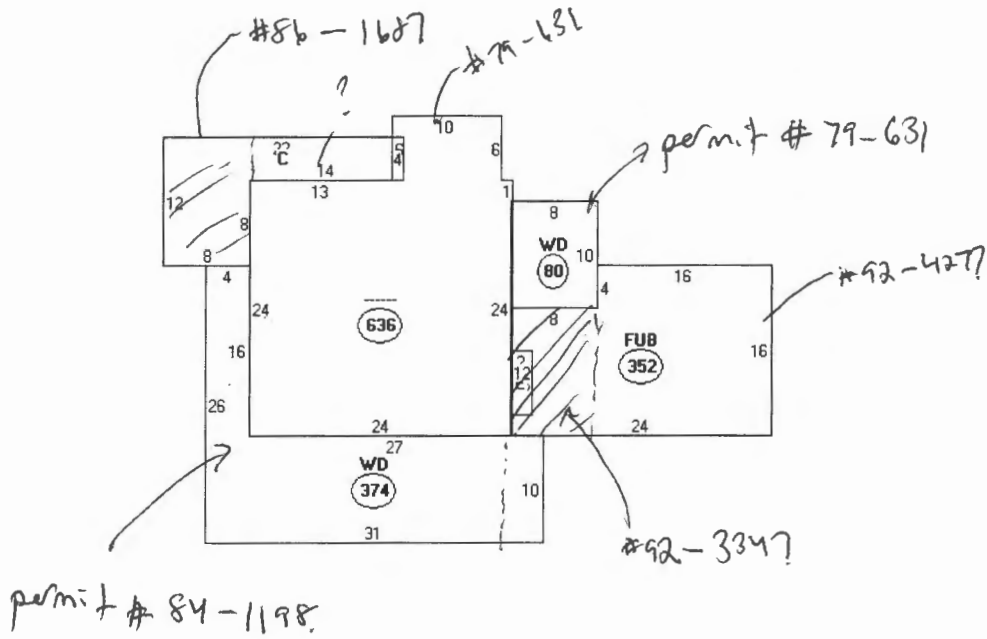
| | |
|-------------------------|------------|
| Robert and Sally Howard | Lots |
| 19 Rose Hill Ln | 109C-B12 |
| Cliff Island, ME 04019 | 109C-B9-11 |
| 2077662850 | |



Front View for Office addition
To be built by owner

| | |
|---|---------------------------------------|
| Robert and Sally Howard 19 Rose Hill Ln Cliff Island, ME 04019 2077662850 | Lots 109C-B12 109C-B9-11 |
|---|---------------------------------------|





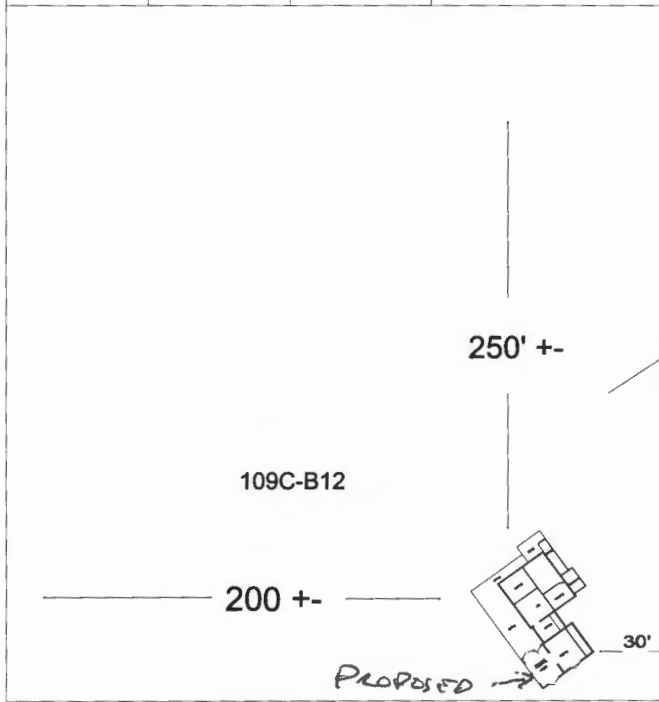
| Descriptor/Area | |
|-----------------|----------|
| A: --- | 636 sqft |
| B: WD | 374 sqft |
| C: 1Fr | 152 sqft |
| D: WD | 80 sqft |
| E: FBAY | 12 sqft |
| F: FUB | 352 sqft |

Sunset Rd

IR-1

front 30' min - 120' 5" min (ob)
rear 30' min - 250' 5" min (ob)
side - 20' min - 30' 5" min (ob)
- 200' 5" min (ob)

1 2 3 15



Rose Hill Lane

120' +/-

109C-B9-11

Church Rd

Lot Plan for Office addition
 To be built by owner
 Robert and Sally Howard
 19 Rose Hill Ln
 Cliff Island, ME 04019
 207-766-2850

Lots
 109C-B12
 109C-B9-11

RECEIVED
FEB 29 2012



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2/29 20 12

Received from Robert Howard

Location of Work 19 Rose Hill Ln

Cost of Construction \$ _____ Building Fee: 10,000

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 120 -

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 109C BUI2

Check #: 000632 Total Collected \$ 120

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

Taken by: (15)

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