

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 081065

Please Read Application And Notes, If Any, Attached

This is to certify that ENGLEHART CAROL A / HomeDepot/Sheds USA
has permission to Place 12'x16' Shed in Back Yard
AT 80 CODMAN ST 128 A016001

provided that the person or persons who perform or supervise the construction 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is moved or service closed-in. 4 HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

SEP 8 2008

Department of
CITY OF PORTLAND

Fire Dept.
Health Dept.
Appeal Board
Other

9/9/08 *Chh OR*
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: 08-1065	Issue Date: 9/9/08	CBL: 128 A016001
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Location of Construction: 80 CODMAN ST	Owner Name: ENGLEHART CAROL A	Owner Address: 80 CODMAN ST	Phone: 207-744-4827
Business Name:	Contractor Name: HomeDepot/Sheds USA	Contractor Address: 245 Riversdie Street Portland	Phone: 2077610600
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

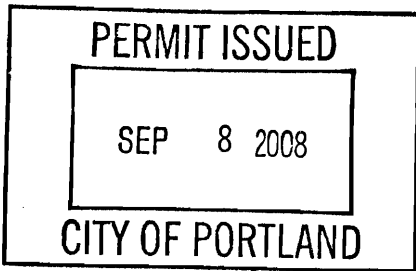
Past Use: Single Family Home	Proposed Use: Single Family Home - Place 12'x16' Shed in Back Yard	Permit Fee: \$80.00	Cost of Work: \$5,243.00	CEO District: 4	10948 ^R
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2007		

Proposed Project Description: Place 12'x16' Shed in Back Yard	Signature:	Signature: <i>CLQA</i> 9/9/08
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: 08/22/2008	Zoning Approval	
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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 information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <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"/> Denied Date: <i>9/9/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date:	Historic Preservation <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 Date:
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1065	Date Applied For: 08/22/2008	CBL: 128 A016001
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Location of Construction: 80 CODMAN ST	Owner Name: ENGLEHART CAROL A	Owner Address: 80 CODMAN ST	Phone: 207-744-4827
Business Name:	Contractor Name: HomeDepot/Sheds USA	Contractor Address: 245 Riversdie Street Portland	Phone: (207) 761-0600
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Place 12'x16' Shed in Back Yard	Proposed Project Description: Place 12'x16' Shed in Back Yard
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/08/2008

Note: **Ok to Issue:**

- 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, it may be required to be located by a surveyor.
- 2) 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.
- 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 revised plans submitted on 9-5-08. Any deviations shall require a separate approval before starting that work. It is understood that the 12' x 16' shed will now be placed 25' from the rear property line.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 09/09/2008

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

8/26/2008-mes: I called the owner and the shed is already placed on site and she stated that she does not want to move it at this time. I told her that her only recourse to keep the shed where it was located would be to the Zoning Board of Appeals and I explain the difficulties with that route. I will write the denial letter and enclose a practical difficulty application for her.

9/5/2008-lmd: Receive new drawings showing shed meeting the required setbacks(?) Forwarded to Marge 9/08/2008 to process through zoning.



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>80 Codman Street</u>		
Total Square Footage of Proposed Structure/Area <u>12' x 16' = 192 sq ft</u>		Square Footage of Lot <u>10,860 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>128 A 016</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Carol A. Englehart</u> Address <u>80 Codman St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-774-4827</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5,245.03</u> <i>Total shed cost material + labor etc</i> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> ← <i>AUG 22</i> If vacant, what was the previous use? _____ Proposed Specific use: <u>SHED - storage only</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: _____		
Contractor's name: <u>Home Depot / Sheds USA</u> Address: <u>245 Riverside Street</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>761-0600</u> Who should we contact when the permit is ready: <u>Carol A. Englehart</u> Telephone: <u>774-4827</u> Mailing address: <u>80 Codman Street, Portland, ME 04103</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: <u>Carol A. Englehart</u>	Date: <u>Aug 22 2008</u>
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This is not a permit; you may not commence ANY work until the permit is issue



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

*Penny St. Louis Littell- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

August 26, 2008

Carol A. Englehart
80 Codman Street
Portland, ME 04103

RE: 80 Codman Street – 128-A-016 & 043 – R-53 Zone – Permit Application #08-1065

Dear Ms. Englehart,

I am in receipt of your permit to place a 12' x 16' shed on your property located at 80 Codman Street. Your permit is denied because you are not meeting the minimum R-3 Zone rear setback requirement of 25 feet. Section 14-90(d)2 of the Land Use Zoning Ordinance requires a twenty-five (25) foot rear setback instead of the five-foot nine-inch (5'9") shown on your submitted plot plan. It is noted that your 12' x 16' shed is 192 square feet in size and can not use the rear setback reduction provision for detached structures of 100 square feet or less in size.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. I have included the necessary paper work you need to file an appeal.

Although we have already discussed this matter by phone, please feel free to contact me if you have any further questions at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

→ application received 9/5/08
See revised plot plan showing the shed
moved - 25' from rear property line
g



General Building Permit Application

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Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>128 A 016</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Carol A. Englehart</u> Address <u>80 Codman St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-</u> <u>774-4827</u>
Lessee/DBA: (If Applicable) <u>SEP 5 2008</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5,245.03</u> ^{Total shed cost} C of O Fee: \$ _____ Total Fee: \$ _____ _{Material & labor etc.}
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SHED - storage only</u> Is property part of a subdivision? _____ If yes, please name _____ Project description:		
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Signature: Carol A. Englehart Date: Aug. 22, 2008

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Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5,245.03</u> ^{Total Shed cost} C of O Fee: \$ _____ Total Fee: \$ _____
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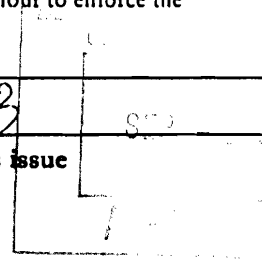
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Signature: Carol A. Englehart

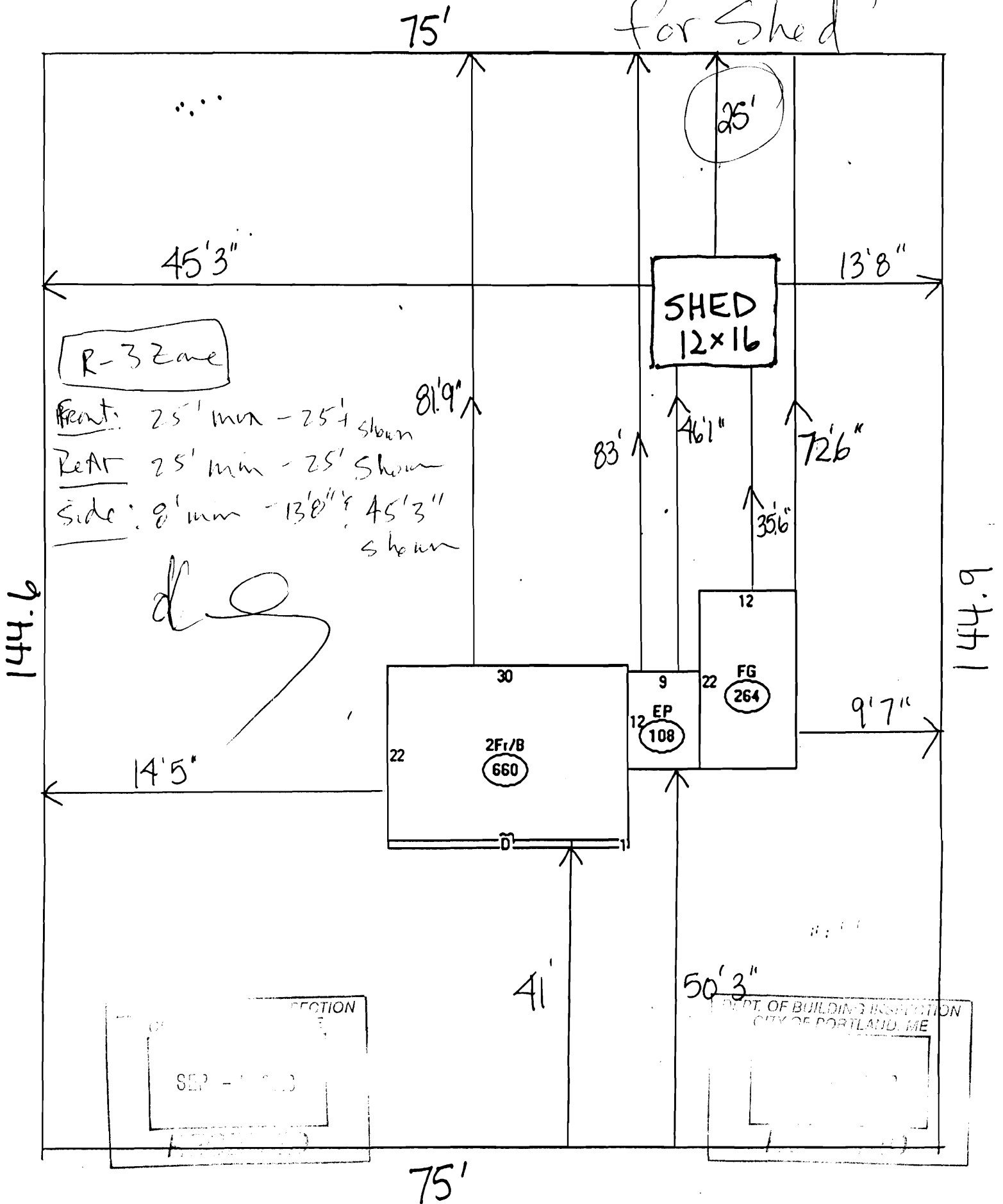
Date: Aug. 22, 2008

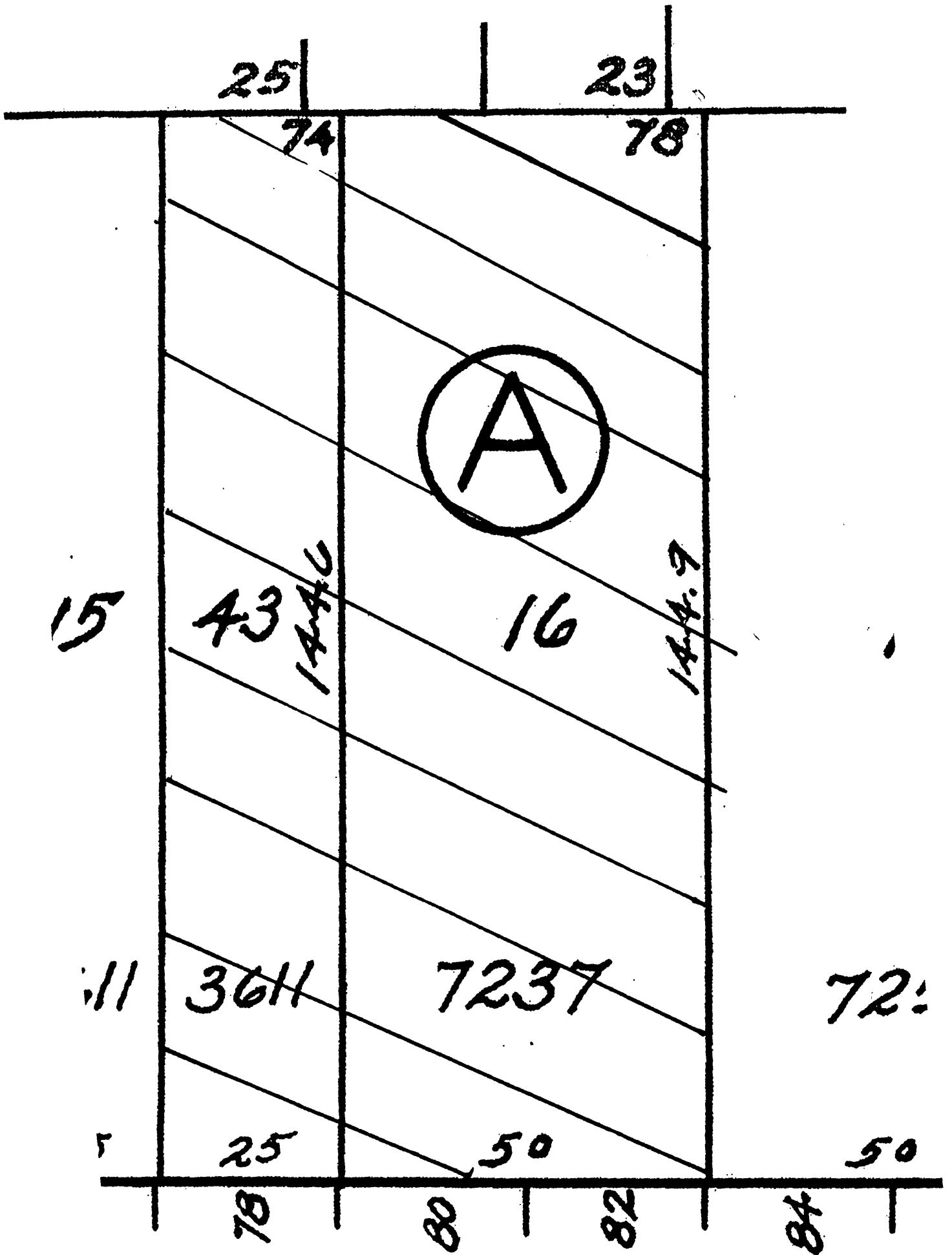
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80 Codman Street, Portland

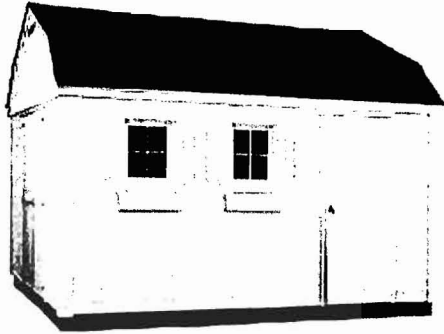
Revised Plot Plan for Shed







YOUR SUMMARY



- ✓Shed Siding - Vinyl
- ✓Shed Model - Horizon
- ✓Shed Size - 12 ft. (W) x 16 ft. (L) = 192 #
- ✓Wall height - 7 ft.
- ✓Siding Color - White
- ✓Shed Style - Gambrel
- ✓Shingle Color - Black

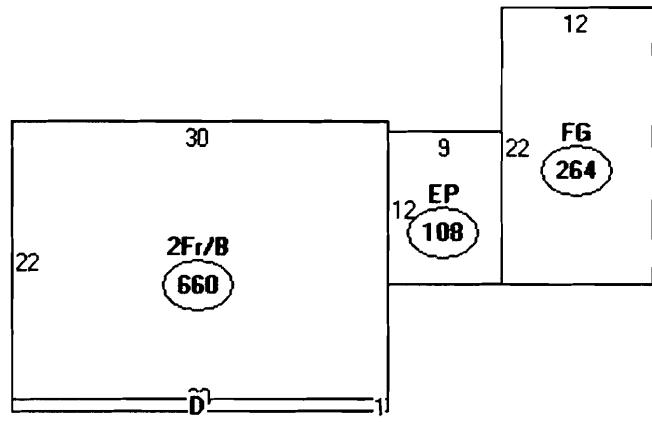
Subtotal \$4889

Upgrade Options

- ✓2x6 12" O/C Tough Floor II 5/8 PT PLYWOOD 12x16 - \$149.00
- ✓Storage Loft 4' deep - \$79.00
- ~~✓Ramp 4' foot long - \$59.00~~
- ~~✓Shelf (4"x12"x7" long) - \$39.00~~
- ✓Gable Vents (pair) - \$29.00
- ✓No 4 Pane Non-Functional Window Vinyl - \$0.00

Options Subtotal \$355.00
Shed delivered and built FREE

Total Investment \$5,244.00



Descriptor/Area

- A: 2Fr/B
660 sqft
- B: EP
108 sqft
- C: FG
264 sqft
- D: FOH
30 sqft

660
108
264
30

192
1254 #

12x16

ok

$10,848 \# \times 35\%$

$= 3796.8 \#$