



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4810-UI

Located At: 103 READ ST

CBL: 141- J-014-001

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. 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 structure, it may be required to be located by a surveyor.
3. This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
4. The maximum height for a detached structure is 18'. The building may not be higher than 18' at the midpoint of the roof.

Fire

Installation shall comply with City Code Chapter 10.
All construction shall comply with City Code Chapter 10.
<http://www.portlandmaine.gov/citycode/chapter010.pdf>

Building

1. Application approval based upon information provided by the applicant or design professional, including revisions dated received 10/1/12. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans including the eave height to be a maximum of 10' off the slab, and braced wall panels are required for the 40' wall with portal (16' garage door openings), drywall to extend to the roof sheathing on the end wall next to the house.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.