



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND BUILDING PERMIT



This is to certify that SPENCER B BEAN

Located At 22 CALDWELL ST

Job ID: 2012-03-3635-ALTR

CBL: 176- B-018-001

has permission to Build a 12 by 24 foot replacement Shed (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**

04/17/2012

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](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.**
1. Footings/Setbacks
  2. Close In Elec /Frame prior to insulate or gypsum
  3. 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](http://www.portlandmaine.gov)*

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-03-3635-ALTR

Located At: 22 CALDWELL ST

CBL: 176- B-018-001

## **Conditions of Approval:**

### **Zoning**

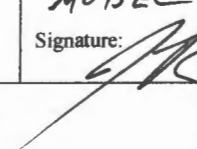
1. This permit is being approved on the basis of plans submitted and further information along with a phone conversation. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **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. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
3. Note: Owner was advised of Building Code setback/ minimum fire separation distances.

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

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

Job No: <b>2012-03-3635-ALTR</b>	Date Applied: <b>3/29/2012</b>	CBL: <b>176- B-018-001</b>	
Location of Construction: <b>22 CALDWELL ST</b>	Owner Name: <b>SPENCER B BEAN</b>	Owner Address: <b>22 CALDWELL ST PORTLAND, ME 04103</b>	Phone: <b>329-8910</b>
Business Name:	Contractor Name: <b>Hill View Mountain Barn</b>	Contractor Address: <b>242 Middle Road, Sabattus, ME 04280</b>	Phone: <b>375-8200</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BLDG</b>	Zone: <b>R-5</b>
Past Use:  <b>Single Family Dwelling</b>	Proposed Use:  <b>Same: Single Family Dwelling - to demolish the existing shed 10' x 18' and replace it with a new 12' x 24' shed</b>	Cost of Work: <b>\$5,000.00</b>	CEO District:
		Fire Dept:  <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A  Signature:	Inspection: Use Group: <b>R3</b> Type: <b>✓</b> <b>MJBEC</b> Signature: 
Proposed Project Description: <b>shed replacement 12' x 24'</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By: <b>Gayle</b>		<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

\_\_\_ Maj \_\_\_ Min \_\_\_ MM  
 Date:  Date:

**CERTIFICATION****Zoning Appeal**

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

**Historic Preservation**

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

Date: 

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

2012 03 3635



# 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: <b>22 CALDWELL ST.</b>			<b>R-5</b> <b>5000 SF</b>
Total Square Footage of Proposed Structure/Area <b>288 SF</b>		Square Footage of Lot <b>5000 SF</b>	Number of Stories <b>2</b>
Tax Assessor's Chart, Block & Lot Chart# <b>176</b> Block# <b>B018</b> Lot#		Applicant: (must be owner, lessee or buyer) Name <b>Spencer Bean</b> Address <b>22 Caldwell St.</b> City, State & Zip <b>Portland, ME 04103</b>	
Telephone: <b>329-8910</b>			
Lessee/DBA  <b>RECEIVED</b>  <b>MAR 28 2012</b>  Dept. of Building Inspections City of Portland Maine		Owner: (if different from applicant) Name Address City, State & Zip	
Cost of Work: <b>\$4523.-</b> C of O Fee: \$ Historic Review: \$ Planning Admin.: \$ Total Fee: <b>\$70.00</b>			
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>DWELLING</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <b>SHED REPLACEMENT</b> <u>Demo Existing 10x18, Demo Permit Separate</u> <u>New 12x24 = 288 SF</u>			
Contractor's name: <u>Hill View Mini Barn</u> Email:			
Address: <u>242 Middle Rd.</u>			
City, State & Zip <u>Sabatius, ME 04280</u>		Telephone: <u>375-8200</u>	
Who should we contact when the permit is ready: <u>Spencer Bean</u>		Telephone: <u>329-8910</u>	
Mailing address: <u>22 Caldwell St. 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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: 3/29/12

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

8



1310 Stage Rd  
Etna, ME 04434  
etna@hillviewminibarns.com  
**207-269-2800**

242 Middle Rd  
Sabattus, ME 04280  
sabattus@hillviewminibarns.com  
**207-375-8200**  
  
1520 Alfred Rd  
Lyman, ME 04002  
lyman@hillviewminibarns.com  
**207-499-1511**

# Estimate

Date	Estimate #
3/15/2012	10581

<b>Name / Delivery Address</b>
Bean, Spencer Portland, ME 887-3418 329-8910 cell

[www.hillviewminibarns.com](http://www.hillviewminibarns.com)

Loading Instructions:		Barn color	Trim Color	Shingle Color	Rep
Doors Front	Doors Back				
Doors Driver's Side	Doors Passenger's Side				Randy
Item	Qty	Description		Price Each	Total
HV 12x24 A		12x24 A-Frame ~ 5' double door with metal tread ~ 88.5" high walls - 2x4 studs 16" O.C. ~ 5 Pressure Treated 4x4 skids ~ 30 year Architectural shingle roof ~ Gable Vents ~ 30 year LP SmartSide Siding ~ 50 Year Advantech Floor		3,500.00	3,500.00T
HV Roof 6/12 ...		6/12 Pitch with 6'7" studs on walls for A-roof up to 10' wide 12' wide building studs 6'7"		5.00%	175.00T
HV Window 24...	2	24"x36" single pane window		65.00	130.00T
HV Window Tr...	2	1x4 trim around window		25.00	50.00T
HV Door Doubl...		Upgrade double door to transom windows with 1x4 trim and 12" heavy duty black hinges - for 5' and 6' double door only		250.00	250.00T
HV Vent Upgra...	2	Upgrade to Decorative Garden Gable Vent		15.00	30.00T
HV Overhang ...		8" gables with 1x6 trim fascia		195.00	195.00T
HV Overhang 8...	24	8" soffit over hang per ft. of building 1x6 fascia painted same color as trim for 8'-10'-12' wide		12.00	288.00T
				Subtotal	4523.—
				Sales Tax (5.0%)	
				Total	

Spencer Bean  
22 Caldwell St.  
Portland, ME 04103

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March 29, 2012

City of Portland  
Planning and Development Department  
389 Congress Street  
Room 315  
Portland ME 04103

**Attention: Ann Machado - Planning and Development Department**

**Reference: R-5 22 Caldwell St. - Prefabricated Shed**

I am requesting that City of Portland's Planning and Development Department grants me a setback exemption as listed in the Land Use Code Chapter 14-433 and 14-438.

*Excerpt 14-433 - A lot in the R-1, R-2, R-3, R-4, R-5, R-5A or R-6 zones that was described in a subdivision plat approved by the Planning Board after June 5, 1981, or a lot of record that conformed to the applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met. Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met provided, however, that less restrictive zoning requirements which meet the requirements contained within 14-139(b) for residential small lot development shall apply.*

*Excerpt 14-438 - Porches, decks and sheds which are accessory to single-family dwellings built five (5) years prior to the date of application will be eligible for setback reductions as provided in this section. Such structures are not subject to the limitations in section 14-437, must be set back two (2) feet from the rear and side property lines, and must comply with the front yard setback required for the applicable zone.*

I am requesting a setback exemption as I would like to replace, in the same location, my existing garage/shed having an area of 180 SF with a new prefabricated shed structure having an area of 288 SF. The existing garage/shed is in a dilapidated state with buckled and racking side walls resulting in an out of plumb and unstable structure which poses several safety concerns for my family. I am requesting that I increase the square footage from 180 SF to 288 SF on the basis that I currently have minimal safe storage options within the existing run-down 180 SF garage/shed. The new prefabricated shed will provide adequate and safe storage for my snow blower, lawn mower, lawn furniture as well as contain a small work bench.

The new prefabricated shed will rest on grade and will not require a slab or foundation. The new shed will have the dimensions of 12ft x 24ft with an appropriate encompassing setback and will reflect a more similar detached structure scale as compared to neighboring detached structures.

**Reference: R-5 22 Caldwell St. - Prefabricated Shed**

I am looking forward to your expeditious consideration.

Please contact me if you need further assistance.

A handwritten signature in black ink, appearing to read "S B" followed by a long horizontal stroke.

Spencer B. Bean, PE  
Senior Mechanical Engineer  
Tel: (207) 887-3418  
Cel: (207) 887-3418  
sbean41@maine.rr.com

**Attached Reference Documents:**

Existing Dilapidated Garage Shed photos, Pages 1-4  
Hill View Mini Barn Proposal, Pages 5-6  
Plot Plan Drawing CPPSHED01, Page 7  
General Building Permit, Page 8  
Permit by Appointment, Page 9



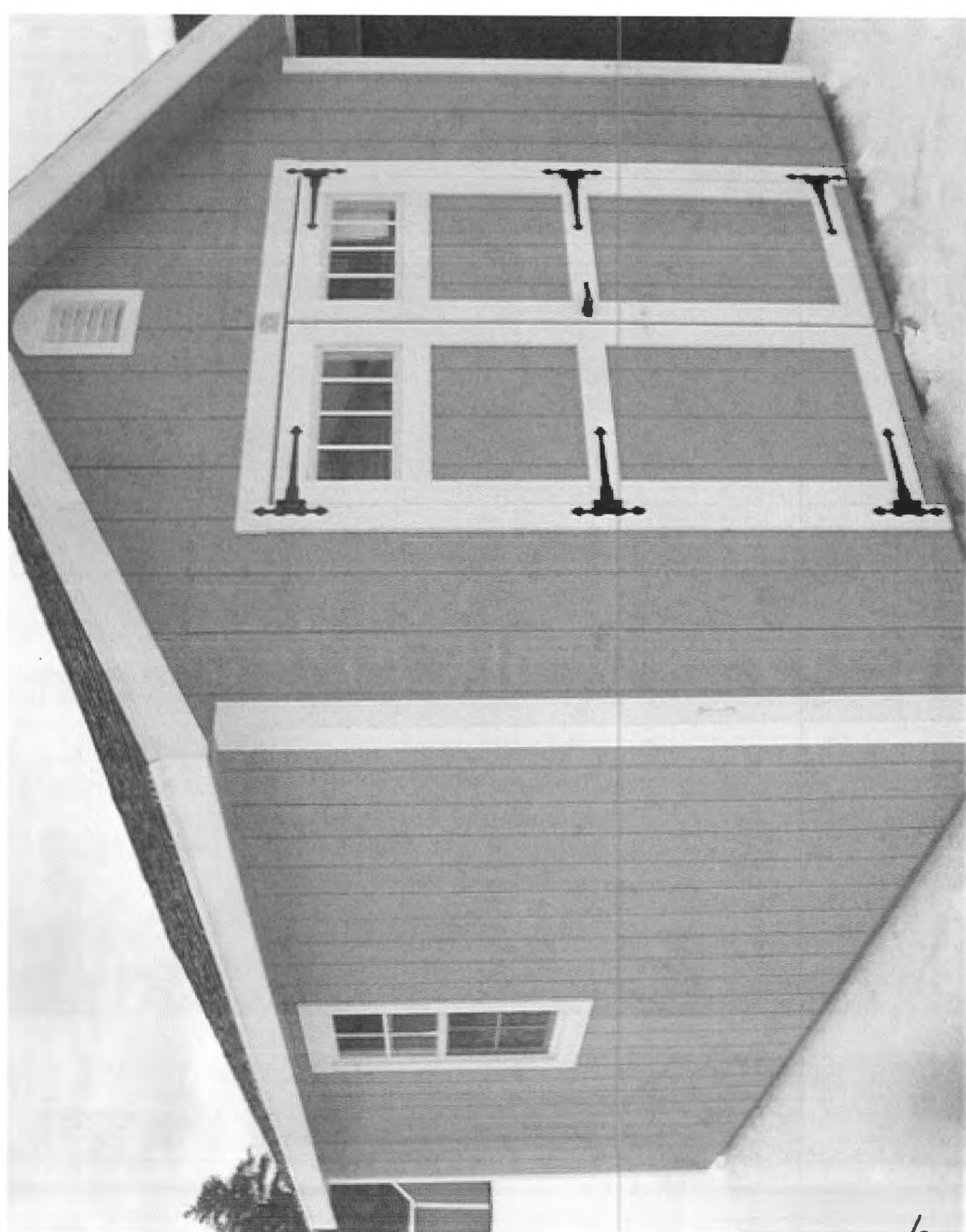












Spencer Bean  
22 Caldwell St.  
Portland, ME 04103

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March 29, 2012

City of Portland  
Planning and Development Department  
389 Congress Street  
Room 315  
Portland ME 04103

MAR 30 2012

**Attention:** Marge Schmuckal & Ann Machado - Planning and Development Department

**Reference:** R-5 22 Caldwell St. - Prefabricated Shed – Revision 1

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I am welcoming a setback exemption because the current setbacks listed in Land Use Code Chapter 14-120 possibly do not apply to my lot because my lot is under the governing 6000 SF. The Land Use Code Chapter 14-120 section 4 also indicates that a 20 foot rear setback and an 8 foot side yard setback is required. These setback would place the new structure within the limits of existing dwelling structures and leave no room for rear yard engagements. I am under the impression that perhaps my lot and structure should be evaluated per Land Use Code Chapter 14-438.

Spencer Bean  
22 Caldwell St.  
Portland, ME 04103

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I am looking forward to your expeditious consideration.

Please contact me if you need further assistance.

Spencer B. Bean, PE  
Senior Mechanical Engineer  
Tel: (207) 887-3418  
Cel: (207) 887-3418  
sbean41@maine.rr.com

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