

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

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

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.

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: 22 CALDWELL ST.			R5 5000
Total Square Footage of Proposed Structure/Area 288 SF		Square Footage of Lot 5000 SF	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 176 B018		Applicant: (must be owner, lessee or buyer) Name Spencer Bean Address 22 Caldwell St. City, State & Zip Portland, ME 04103	Telephone: 329-8910
Lessee/DBA RECEIVED MAR 28 2012 Dept. of Building Inspections City of Portland Maine		Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$4523.- C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$70.00
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: SHED REPLACEMENT Demo Existing 10x18, Demo Permit Separate New 14x 12x24 = 288			
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, 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



**Hill View
Mini Barns**

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

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

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	100.-
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

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, consisting of the initials 'S B' followed by a long horizontal line.

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

Attached Reference Documents:

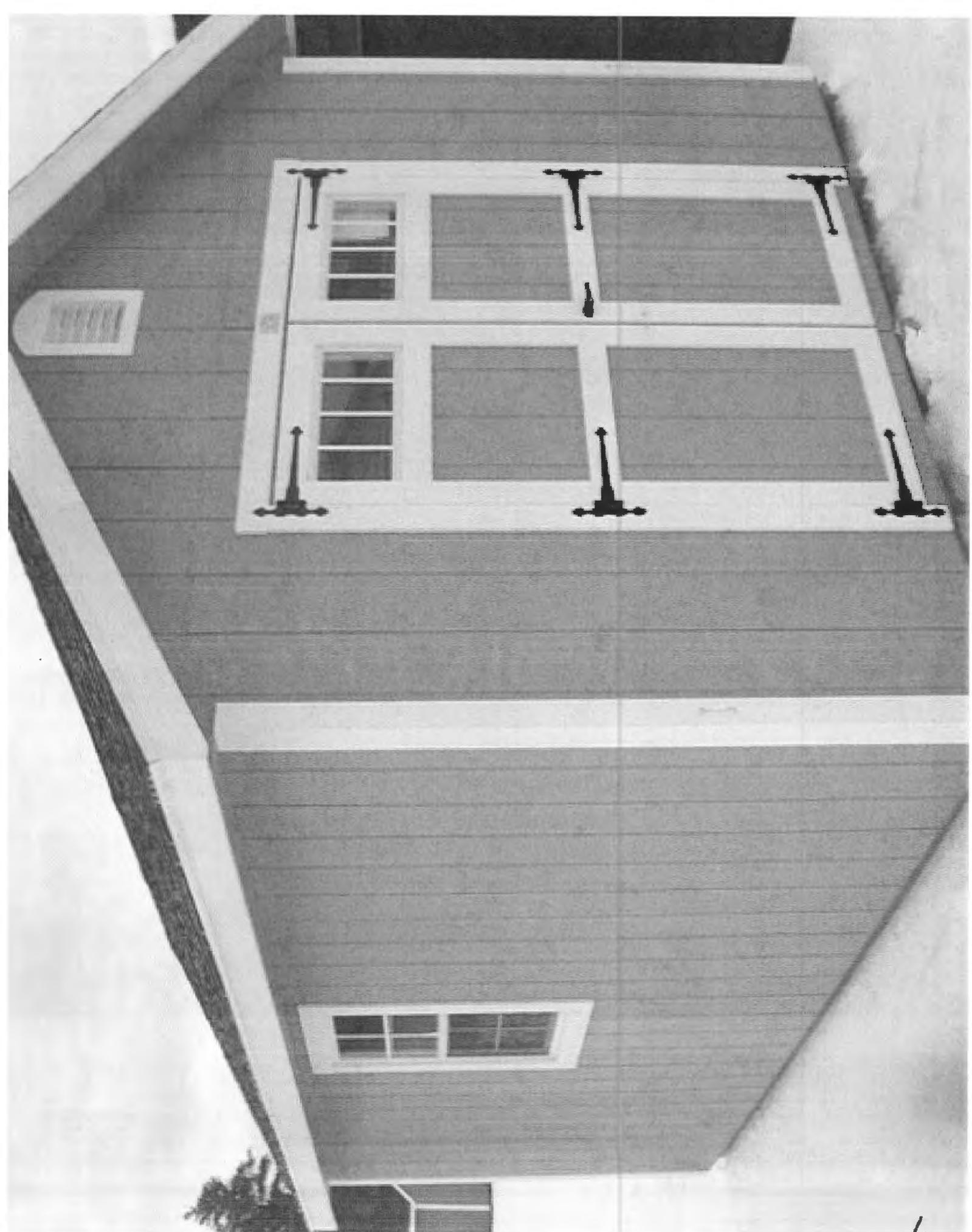
Existing Dilapidated Garage Shed photos, Pages 1-4
Hill View Mini Barn Proposal, Pages 5-6
Plot Plan Drawing CPPSHED01, Page 7
General Building Permit, Page 8
Permit by Appointment, Page 9











Spencer Bean
22 Caldwell St.
Portland, ME 04103

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

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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