

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that

THEALL GEORGE A & LINDA S BRALEY JTS

Located at

44 EDWARDS ST

PERMIT ID: 2017-00523

ISSUE DATE: 05/03/2017

CBL: 187 B017001

has permission to **Amendment to permit 2017-00160. - new garage - 24' x 32' - Modified site plan - changing placement of garage - no change to building plans.**

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 before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

/s/ Ann Machado

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Building Inspections

Fire Department

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703
or email: buildinginspections@portlandmaine.gov

**Check the Status of Permit or Schedule an Inspection at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspections Division for the inspections listed below. Appointments must be requested 48 to 72 hours in advance. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that are attached to this permit.**
- **Permits expire in 6 months if the project is not started or ceases for 6 months.**
- **If the inspection requirements below are not followed, then additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC), one set of printed approved stamped construction documents will be kept at the site of work and open to inspection by building officials.**

REQUIRED INSPECTIONS:

The project cannot move to the next phase prior to the required inspection and approval to continue.

If the permit requires a certificate of occupancy, it must be paid and issued to the owner or designee before the space may be occupied.

City of Portland, Maine - Building or Use Permit		Permit No: 2017-00523	Date Applied For: 04/18/2017	CBL: 187 B017001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
Proposed Use: Single family	Proposed Project Description: Amendment to permit 2017-00160. - new garage - 24' x 32'- Modified site plan - changing placement of garage - no change to building plans.			
Dept: Zoning Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/02/2017 Note: R-3 Ok to Issue: <input checked="" type="checkbox"/>				
lot size - 20,880 sf front - 25' - 29' scaled - OK rear 25' - 57' scaled - OK side - 2 stories - 14' - right side - 10' given - OK can reduce side yard down to 8' as long as can add the difference to the other side yard - reducing setback 4' -140' on left side reduced to 136' - OK lot coverage - 35% = 7308 sf - 1842 sf existing (house, garage & 2 sheds) & 768 sf (new) = 2610 sf - OK max ht - 18' - midpoint scales at approx. 16'				
Conditions:				
1) .All conditions from previous permits for this project are still in effect with the issuance of this permit. 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 approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
Dept: Building Inspecti Status: Approved w/Conditions Reviewer: Ann Machado Approval Date: 05/02/2017 Note: Spoke to Greg Gilbert. He did the building code review for the original permit 2017-00160. The building plans are not changing with this amendment. This permit is to change the location of the garage on the site. Ok to Issue: <input checked="" type="checkbox"/>				
Conditions:				
1) .All conditions from permit 2017-00160 for this project are still in effect with the issuance of this permit.				