

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that PAUL R. GAGNE

Located At 4 TWIN KNOLLS LANE

Job ID: 2011-04-916-DRG

CBL: 194 - - C - 043 - 004 - - - -

has permission to install one 8' x12' Shed for all Condo Units

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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

N/A
Fire Prevention Officer

CRH 5/5/11
Code Enforcement Officer / Plan Reviewer

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. Call for final inspection after shed is installed

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-04-916-DRG

Located At: 4 TWIN KNOLLS
LANE

CBL: 194 - - C - 043 - 004 - - - -

Conditions of Approval:

Zoning

1. This property shall remain as ten residential condominiums. Any change of use shall require a separate permit application for review and approval.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. Because the proposed shed is less than 120 square feet in size, the current Building Code exempts this type of structure from review. This shed has not been reviewed for building codes.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-04-916-DRG	Date Applied: 4/26/2011	CBL: 194 - - C - 043 - 004 - - - -	
Location of Construction: 4 TWIN KNOLLS LANE	Owner Name: PAUL R. GAGNE	Owner Address: 4 TWIN KNOLLS LN PORTLAND, ME 04102	Phone: 207-329-8381
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3 PRUD
Past Use: 10 residential condominiums in PRUD	Proposed Use: 10 residential condominiums – install 8' x 12' shed for maintenance tools	Cost of Work: 2000.00	CEO District:
		Fire Dept: N/A ____ Approved ____ Denied ____ N/A	Inspection: Use Group: Type: N/A
		Signature:	Signature
Proposed Project Description: Twin Knolls Condominium – install shed		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
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 <input checked="" type="checkbox"/> Site Plan Admin. Review 2011-242 ____ Maj ____ Min ____ MM Date: OK w/conditions 5/2/11 APH	Zoning Appeal ____ Variance ____ Miscellaneous ____ Conditional Use ____ Interpretation ____ Approved ____ Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark ____ Does not Require Review ____ Requires Review ____ Approved ____ Approved w/Conditions ____ Denied Date: APH
	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 PHON



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>45 Twin Knoll Lane</u>			
Total Square Footage of Proposed Structure/Area <u>Maintenance shed</u>		Square Footage of Lot	Number of Stories <u>one</u>
Tax Assessor's Chart, Block & Lot Chart# <u>194</u> <u>139</u> Block# <u>C</u> Lot# <u>43</u>		Applicant *must be owner, Lessee or Buyer* Name <u>Paul Borne</u> Address <u>4 Twin Knoll Lane</u> City, State & Zip <u>Portland ME 04102</u>	
Telephone: <u>207-329-8381</u>			
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1677.00</u> C of O Fee: \$ Total Fee: \$ <u>1677.00</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Maintenance shed</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Maintenance shed for tools, lawn mowers, ect. 8x12</u>			
Contractor's name: <u>Home Depot</u>			
Address: <u>245 Riverside Street Portland Maine</u>			
City, State & Zip <u>Portland ME 04102</u>		Telephone: <u>207-329-8381</u>	
Who should we contact when the permit is ready: <u>Paul Borne</u>		Telephone: _____	
Mailing address: <u>4 Twin Knoll Lane, Portland Maine 04102</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: [Signature] Date: 4/5/2011

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



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME:

PolBorne 207-329-8381

PROJECT ADDRESS:

4 Twin Knolls Lane

CHART/BLOCK/LOT:

194 C ^{lot} 43

APPLICATION FEE:

☒

(\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

8x12 shed for maintenance / lawn tools ect.

CONTACT INFORMATION:

OWNER/APPLICANT

Name:

PolBorne

Address:

4 Twin Knolls Lane

Work #:

Cell #:

207-329-8381

Fax #:

Home #:

E-mail:

PolBorne@aol.com

CONSULTANT/AGENT

Name:

Address:

Work #:

Cell #:

Fax #:

Home #:

E-mail:

Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg. 2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

<u>yes</u>	<u>Y</u>
<u>yes maintenance shed</u>	<u>Y</u>
<u>yes</u>	<u>Y</u>
<u>no N/A</u>	<u>N</u>
<u>NA</u>	<u>N/A</u>
<u>N/A</u>	<u>NA</u>
<u>NA</u>	<u>N</u>
<u>N/A</u>	<u>N</u>
<u>N/A</u>	<u>N</u>
<u>N/A</u>	<u>Y</u>
<u>NA</u>	<u>N</u>
<u>NA</u>	<u>N</u>
<u>N/A</u>	<u>-</u>
<u>NA</u>	<u>-</u>

Signature of Applicant:

[Signature]

Date:

4/29/2011

Planning Division Use Only

Authorization Granted ☒ Partial Exemption ☐ Exemption Denied ☐

Barbara Bashydt, Dev Rev Services Mgr May 5 2011

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

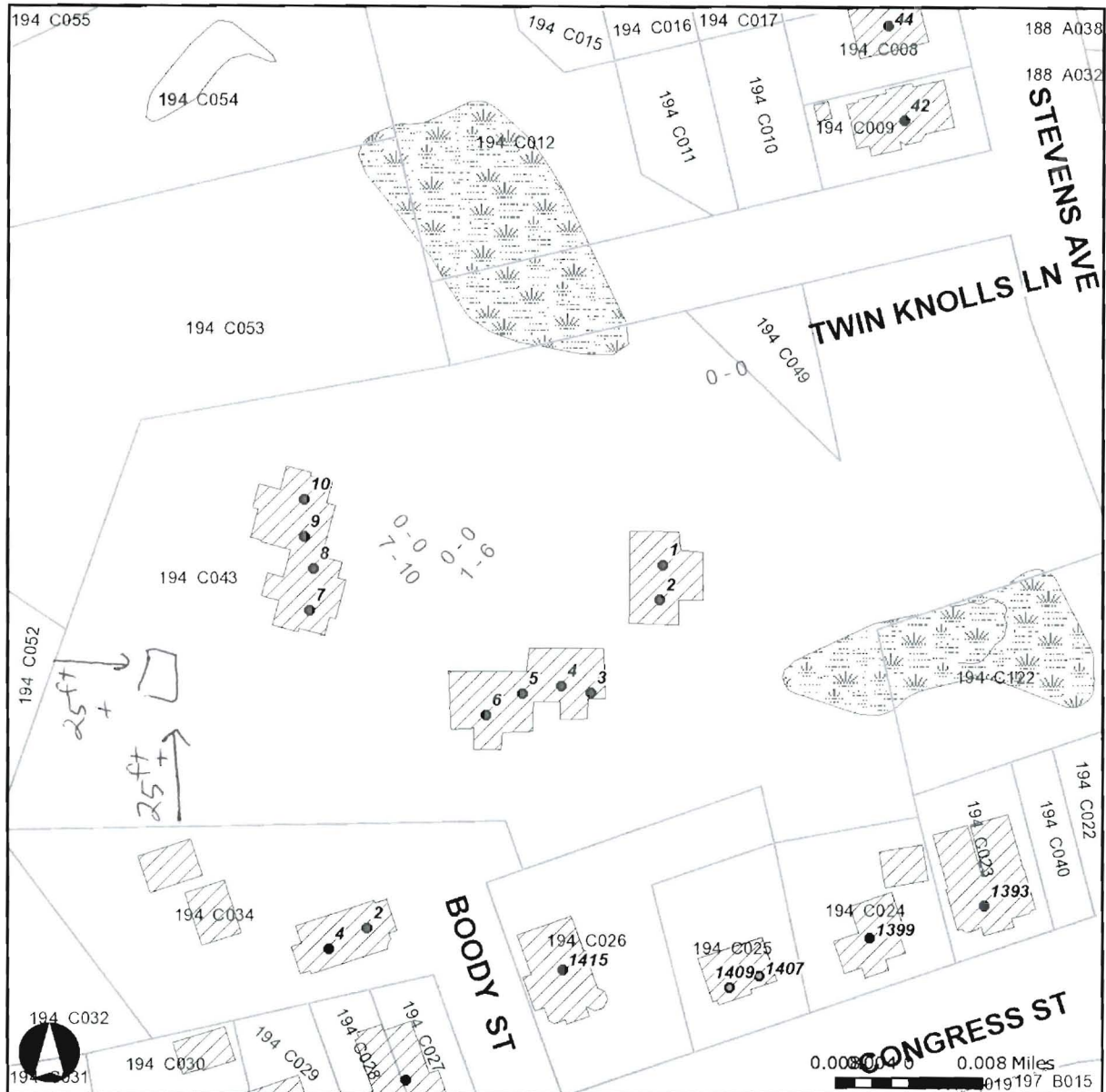
a) Is the proposal within existing structures?	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	Yes	Yes
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	n/a	No
e) Are the curbs and sidewalks in sound condition?	n/a	n/a
f) Do the curbs and sidewalks comply with ADA?	n/a	n/a
g) Is there any additional parking?	n/a	No
h) Is there an increase in traffic?	n/a	No
i) Are there any known stormwater problems?	n/a	No
j) Does sufficient property screening exist?	n/a	Yes
k) Are there adequate utilities?	n/a	No
l) Are there any zoning violations?	n/a	No
m) Is an emergency generator located to minimize noise?	n/a	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	n/a	n/a

Administrative Authorization for 4 Twin Knolls Lane was granted by Barbara Barhydt, Development Review Services Manager on 4-29-2011 with the following standard condition of approval:

1. The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703) prior to the start of any construction.

Map

194-C-43



Interstate



Streets

Buildings

☐ Building

☒ Out Building

Parcels

Traveled Ways

Stream

Wetland

☐ swamp

Lake/Pond


☐ under_road

☐ waterbody

Jetport



County Streets

—A15

—A21

—A31

ME Towns

☒ Land

☐ Water Body

Ocean

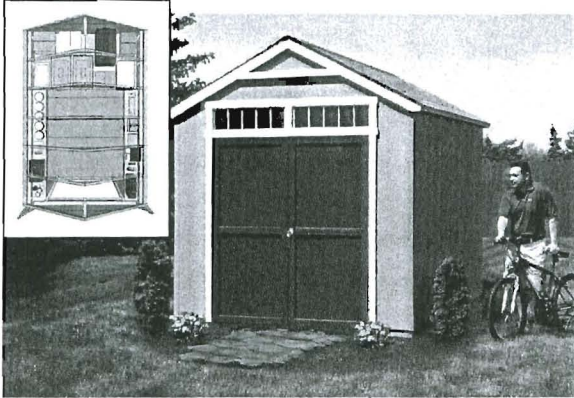


0.008 Miles

0.008 Miles

0.008 Miles

Functional
Overhead Storage



Majestic — Shown: 8'x12'

Majestic 8' x 12'

More style & functionality.

- Large 64" wide door opening accommodates most lawn tractors
- 7' high side walls
- 9' high peak
- Heavy-duty locking handle
- Includes two overdoor transom windows
- Includes 8' shelf/worksurface
- Includes wrap-around loft (additional 48 sq. ft. of overhead storage)



Stocking assortment may vary by store. See a Sales Associate for pricing and availability.
Also available on homedepot.com/outdoorstorage.

\$1677.00
total
KIA & Built

HHP Item Number	HD SKU Number	Nominal Size (w x d x h)	Actual Foundation Size (w x d)	Cubic feet storage	Furnished by Homeowner			
					Exterior latex paint Trim	Siding	Roof shingles**	Decking required 3/4" OSB or exterior plywood
18631-8	744-303	8' x 12' x 9'	8' x 12'	768	1 qt	2 gal	5 bundles	(3) 48"x96"

woods

