

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

HORIE AYUMI C

**Located at**

1266 WESTBROOK ST

**PERMIT ID:** 2017-00549

**ISSUE DATE:** 08/24/2017

**CBL:** 213 C011001

has permission to **Constructing a 10' x 14' shed (140 sf) in back yard.**

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.
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N/A

/s/ Michael Russell, MS, Director

**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*

Single family dwelling with home occupation (artist studio)

BUILDING PERMIT INSPECTION PROCEDURES  
Please call 874-8703  
or email: [buildinginspections@portlandmaine.gov](mailto: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:**

Setbacks and Footings Prior to Pouring  
Framing Only  
Electrical - Residential  
Final - Commercial

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.

<b>City of Portland, Maine - Building or Use Permit</b>		<b>Permit No:</b> 2017-00549	<b>Date Applied For:</b> 04/21/2017	<b>CBL:</b> 213 C011001
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716				
<b>Proposed Use:</b> Single family	<b>Proposed Project Description:</b> Constructing a 10' x 14' shed (140 sf) in back yard.			
<b>Dept:</b> Historic <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Robert Wiener <b>Approval Date:</b> 08/24/2017 <b>Note:</b> <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> <b>Conditions:</b> 1) Driveway modifications required under the previous building permit for the studio addition (2013-00209) and historic preservation review (2016-618,) as amended by HP staff in August, 2017, are to be completed before final certificate of occupancy is issued for the shed. 2) HP staff understands that the intended siding and trim are to be unfinished cedar, and the roof is to be recessively colored asphalt shingles.				
<b>Dept:</b> Zoning <b>Status:</b> Approved w/Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 04/24/2017 <b>Note:</b> R-2 Zone <span style="float: right;"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> Shoreland Zone - within the 250' shoreland zone - 131' from Stroudwater River - OK - cleared opening Flood zone - part of property next to Stroudwater River - Zone AE - shed is in Zone X, 153' from the edge of Zone AE Lot size - 22,379 sf Front - 25' min. - 133' given - OK Rear - 5' min. - 160' given - OK Side - 5' min. - 5' given - OK Lot coverage (20%) = 4,475.8 sf - 1823 sf ( existing) + 140 sf (proposed = 1963 sf total - OK Max ht - 18' - 12.5' to ridge - OK <b>Conditions:</b> 1) This property shall remain a single family dwelling with a home occupation (artist studio). Any change of use shall require a separate permit application for review and approval. 2) This is being issued with the understanding that as a fast track, the owner is responsible for scheduling inspections for the work being done and the inspector may require modifications to the work that has been completed if it does not meet code. 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 5) Section R105.2 of the International Residential Code states that storage structures 200 square feet or less are exempt from building code review. This structure has not been reviewed for construction or safety compliance under the adopted Building Codes. This does not grant authorization for any work to be done in any manner in violation of the provisions of this code.				