

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JAMES P BLANCHARD

Located At 102 VERRILL ST

Job ID: 2012-06-4146-DRG

CBL: 301-B-001-001

has permission to erect a detached 14' x 8' Shed

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

Marya Schmittal 6/6/12
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.**

**** Please call prior to the placement of the shed for a setback 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: 2012-06-4146-DRG

Located At: 102 VERRILL ST

CBL: 301- B-001-001

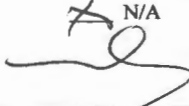
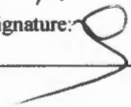
Conditions of Approval:

Zoning

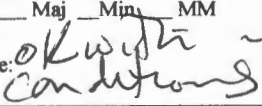
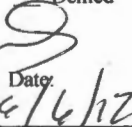
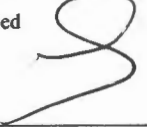
1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
3. Section R105.2 of the International Residential Code states that structures 200 square foot or under is exempt from building code review. This structure has not been reviewed for codes or safety under the building codes. The owner takes full responsibility for structural integrity.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4146-DRG	Date Applied: 6/4/2012	CBL: 301- B-001-001	
Location of Construction: 102 VERRILL ST	Owner Name: JAMES P BLANCHARD	Owner Address: 102 VERRILL STREET, PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: PAUL @ LONE TREE WOODWORKERS	Contractor Address: 8 DANIELLE DR WINDHAM MAINE 04062	Phone: (207) 650-4817
Lessee/Buyer's Name:	Phone:	Permit Type: SHED	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family dwelling - to erect a detached 8' x 14' shed	Cost of Work: \$3,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature: 	Inspection: Use Group: Type: N/A Signature: 
Proposed Project Description: 14' x 8' Shed ALT CBL 301 B002		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date:  6/6/12</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:  6/6/12</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
	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 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.

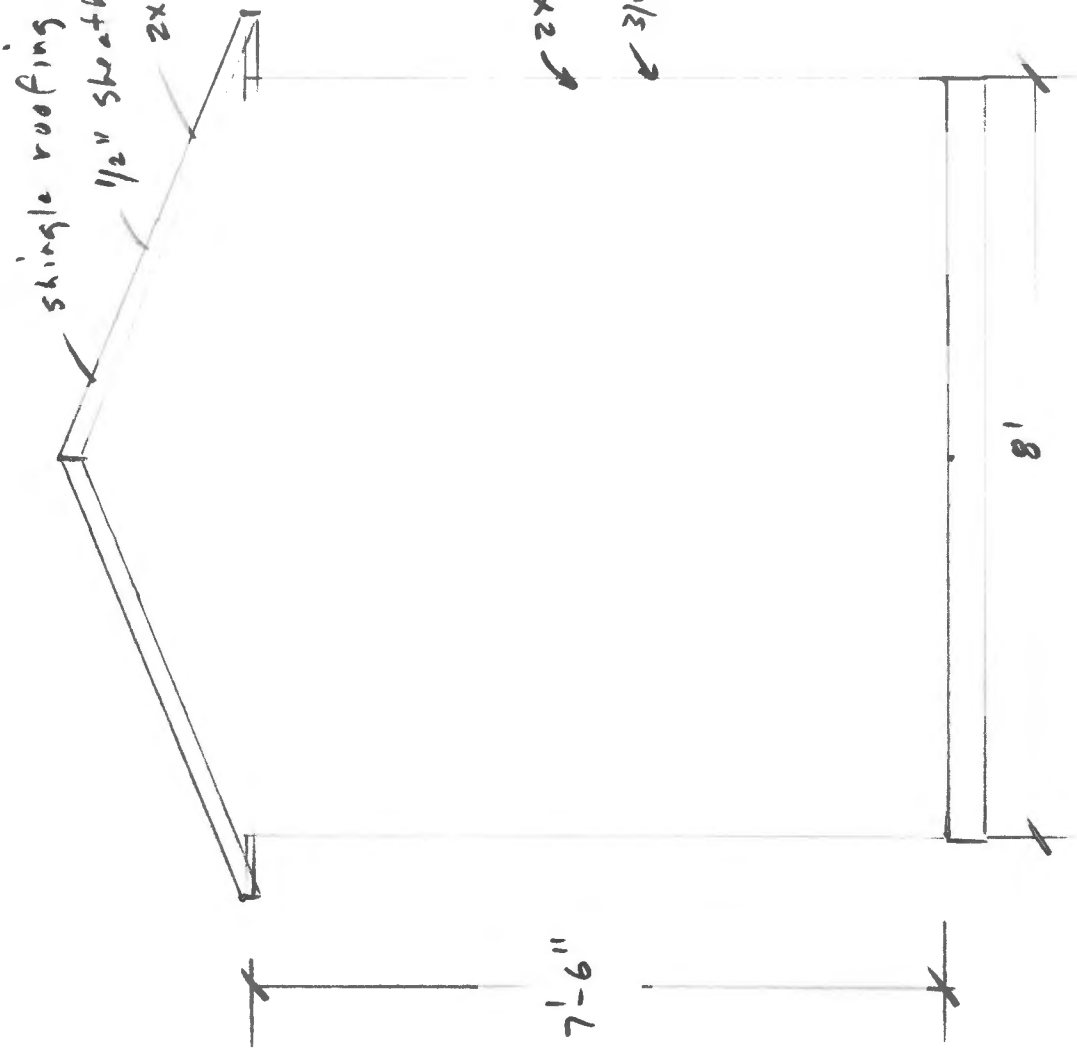
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

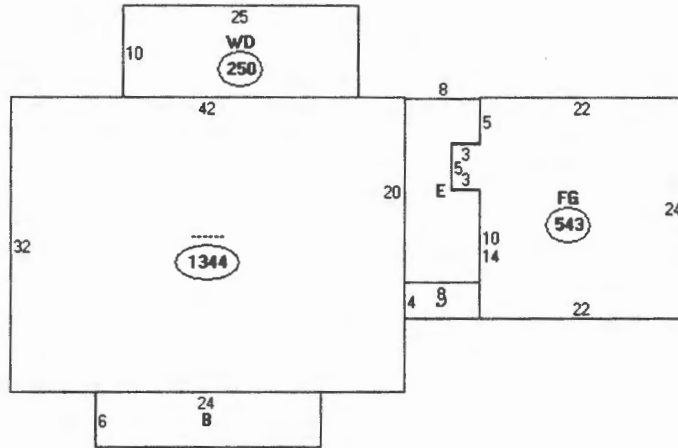
Blanchard shed
side view

single roofing
1/2" sheathing
2x6 rafter 16" oc

2x4 stud 16" oc

3/4" pine T&G sheathing / siding





Descriptor/Area	Area
A: -----	1344 sqft
B: OFP	144 sqft
C: WD	250 sqft
D: EP	32 sqft
E: UA/1Fi	145 sqft
F: FG	543 sqft
	8x14 = 112

2570 sqft

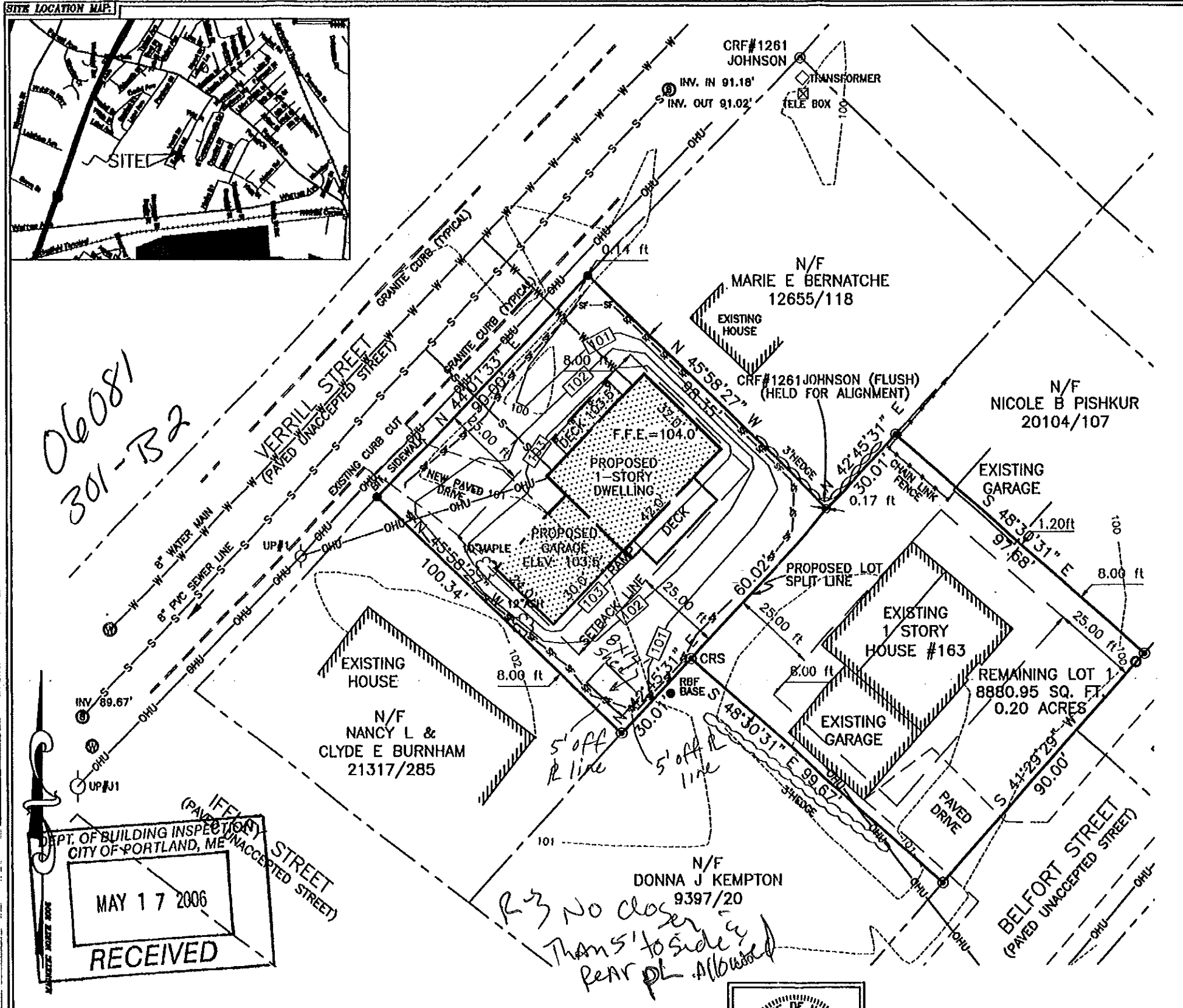
$8940 \text{ sqft} \times 35\% = 3129 \text{ max lot cov}$

all

SITE LOCATION MAP:



06081
301-132



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 17 2006
RECEIVED

R-3 No closer rear PL allowed

GENERAL NOTES:

- RECORD OWNER OF PARCEL: JAMES P. & JANE E. BLANCHARD, DESCRIBED IN BOOK 21971, PAGE 133 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.G.R.D.).
- MEASUREMENTS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 08/22/2005, UTILIZING THE FOLLOWING EQUIPMENT: LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ 5003 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 17,821.84 SQ. FT., 0.41 ACRES
PROPOSED LOT SPLIT:
REMAINING LOT 1: 8880.95 SQ. FT., 0.20 ACRES
NEW LOT 2: 8940.89 SQ. FT., 0.21 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a) PORTLAND VILLA SITES, PORTLAND, MAINE, OWNED BY J.W. WILDER CO. INC., DATED JULY 8, 1918, RECORDED IN C.G.R.D., PLAN BOOK 14, PAGE 7.
b) CITY OF PORTLAND STREET DEFINITION SHEET - BELFORT ST. 1 & 2.
c) CITY OF PORTLAND ASSESSORS PLANS, NO. 300 BLOCK B LOTS 1 AND 88 REDRAWN 8/75, AND NO. 301 BLOCK B LOTS 2,3,7, REVISED 8/04.
d) SUBDIVISION SITE PLAN FOR DAVID CHASE, VERRILL & BURT ST., PORTLAND, MAINE, BY DOMINEAU SURVEYING AND DEVELOPMENT, DATED 12/18/1988 (REVISED 4/2/1990), CITY OF PORTLAND PLAN DRAWER 972 PAGE 17.
e) PORTLAND SEWER SYSTEM INFILTRATION-BLOW ANALYSIS, PORTLAND WATER DISTRICT, JOB NO. 81036.00, DRAWING NO. E-30, DATE 1981, BY HARTER-BALLEW ASSOCIATES, FALMOUTH, MAINE, CITY OF PORTLAND PLAN FILE 803 PAGE 1.
f) PLAN/PROFILE VERRILL STREET, PORTLAND, MAINE, RECORDED DRAWING, 1/31/95, BY LAND USE CONSULTANTS, INC., JOB NO. 2021, CITY OF PORTLAND PLAN DRAWER 901 PAGE 8.
- BELFORT STREET IS ACCEPTED (1851 AND 1861) AT 50 FT WIDTH FOR 2000.00 FT FROM FOREST AVENUE. 140.00 FT REMAINS UNACCEPTED. BELFORT STREET VERRILL STREET IS CURRENTLY AN UNACCEPTED STREET PROPOSED AT 50 FT WIDTH.
- STREET ALIGNMENT IS BASED UPON BEST FIT LINE AVERAGE OF 8 MARKERS ALONG THE SOUTHWESTERLY SIDEWALK OF VERRILL STREET BEGINNING AT POB MARKED AS HELD. LOT LINE ALIGNMENT IS BASED UPON THIS RSP.
- ELEVATIONS ARE BASED UPON AN ASSUMED VALUE OF 100.00 FT AT CAPPED REBAR FOUND AT SOUTHWEST CORNER OF VERRILL STREET, 419.84 FT NORTH-EASTERLY OF THE NORTH-WESTERLY CORNER OF SUBJECT PROPERTY.
- SEWER AND WATER LINE LOCATIONS ARE APPROXIMATE ONLY, BASED UPON PLAN REFERENCE 41, NOT VERIFIED IN FIELD.
- THERE WERE NO APPLICABLE EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

ZONING:

R-3 RESIDENTIAL
SETBACKS: FRONT - 25 FT. REAR - 20 FT.
SIDE - 1-1/2 STORIES 8 FT. 2 STORIES 14 FT.
ON SIDE STREET: 20 FT.
MINIMUM LOT SIZE: ALSO 50 FT.
MINIMUM LOT WIDTH: 30 FT.
MAXIMUM BUILDING HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 30%

FLOOD NOTES:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD HAZARD RATE MAP, COMMUNITY PANEL NO. 83081 BC, WHICH BEARS AN EFFECTIVE DATE OF 12/8/1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- CRS @ Capped 5/8" Rebar Set with No. 235 Rebar Found
- RFB @ Capped 5/8" Rebar Found
- RPF @ Rebar Found
- IPF @ Iron Pipe Found
- ☒ Telephone Box
- ☒ Utility Pole
- OHU Overhead Utilities
- Abutter Line
- Property Line
- Street Line
- Edge of Traveled Way
- Set Fence
- ☉ Sewer Manhole
- ⊙ Water Gate
- N/F Now Or Formerly
- INV Invert Elevation
- BT Bituminous Paving
- 12345/99 Deed Book/Page of Local Registry
- (SS)--- Proposed Contour Line
- 99--- Contour Line
- w--- Water Line
- s--- Sewer Line

TOPOGRAPHIC AND BOUNDARY PLAN WITH PROPOSED LOT SPLIT - PROPOSED DWELLING AT 100-104 VERRILL & 163 BELFORT STREETS, PORTLAND, MAINE

FOR: **ART GIRARD**

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4340

DRAWN BY: PAM
CHECKED BY: DAD
SCALE: 1" = 30'
SURVEY DATE: 08/22/2005
JOB NUMBER: 2005081
SHEET: 2 of 2 - REV 2
DRAWER: 2005 NO. 051

REVISIONS:

REV 3: 10/14/2005 - ADDED DECK AND RAMP; PORCH LOWERED	STATE OF MAINE, CUMBERLAND SS REGISTRY OF DEEDS
REV 2: 9/21/2005 - REDUCED FIRST FLOOR ELEVATION TO 104.0'	RECEIVED 2005
REV 1: 8/18/2005 - ADDED SHEET 2 - PROPOSED DWELLING	AT 1 H M AND RECORDED IN PLAN BOOK PAGE
LOCATION: 163 BELFORT STREET/VERRILL STREET, PORTLAND	

STATE OF MAINE
ROBERT T. GREENLAW
LAND SURVEYOR
82303

GRAPHIC SCALE: 0' 30' 60' 90'

STATE OF MAINE
ROBERT T. GREENLAW P.L.S.
V. PRESIDENT, BACK BAY BOUNDARY, INC.
DATE: OCTOBER 14, 2005

CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
a) NO WRITTEN REPORT