

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BENJAMIN G» ROPER

Located At 577 RIVERSIDE

Job ID: 2011-05-1065-DRG

CBL: 312 - - B - 006 - 001 - - - - -

has permission to 12' x 16' Shed
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

[Signature]
8/12/11
Code Enforcement Officer / Plan Reviewer

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



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: 2011-05-1065-DRG

Located At: 577 RIVERSIDE

CBL: 312 - - B - 006 - 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. It is understood that the proposed shed is to be used by Superior Roofing and not the dwelling unit.
2. This property shall remain a legal nonconforming single family dwelling with a Contractor Use for Superior Roofing. Any change of use shall require a separate permit application for review and approval.
3. A separate application from Planning is required before Inspection Services can issue this permit. An application has been forwarded to you in the mail.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1065-DRG	Date Applied: 5/16/2011	CBL: 312 - - B - 006 - 001 - - - - -	
Location of Construction: 577 RIVERSIDE ST	Owner Name: BENJAMIN G ROPER	Owner Address: 117 FLORIDA AVE PORTLAND, ME - MAINE 04103	Phone: 252-9470
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-M
Past Use: Single Family and Business Contractor Use (Superior Roofing)	Proposed Use: Same: Single Family and Contractor Use - to add 12' x 16' attached shed for Superior Roofing for storage of shingles and rakes	Cost of Work: \$2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: JB
		Signature: CAPT. R. [Signature]	Signature: [Signature]
Proposed Project Description: 577 Riverside - 12' x 16' shed		Pedestrian Activities District (P.A.D.) 5/23	
Permit Taken By: Lannie	Zoning Approval		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 information may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Admin Authorization reg Date: 5/19/11 [Signature]	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]

CERTIFICATION 5/19/11

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>577 RIVERSIDE ST</u>			Total Square Footage of Proposed Structure: <u>192</u>			Square Footage of Lot: _____		
Tax Assessor's Chart, Block & Lot Chart# <u>312</u> Block# <u>2</u> Lot# <u>006</u>		Owner: <u>BEN ROPER</u> <u>04103</u> <u>577 Riverside</u>			Telephone: <u>252-9470</u>			
Lessee/Buyer's Name (If Applicable): _____			Applicant name, address & telephone: <u>SAA</u>			Cost Of Work: \$ <u>1500.00</u>		
						Fee: \$ _____		
						C of O Fee: \$ _____		
Current legal use (i.e. single family) <u>Residential/Comm.</u>								
If vacant, what was the previous use? _____								
Proposed Specific use: _____								
Is property part of a subdivision? <u>N/A</u> If yes, please name _____								
Project description: <u>Detached Storage SHED 12x16 = 192</u>								
Contractor's name, address & telephone: _____								
Who should we contact when the permit is ready: <u>BEN</u>								
Mailing address: <u>SAA</u>			Phone: <u>252-9470</u>					

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

RECEIVED

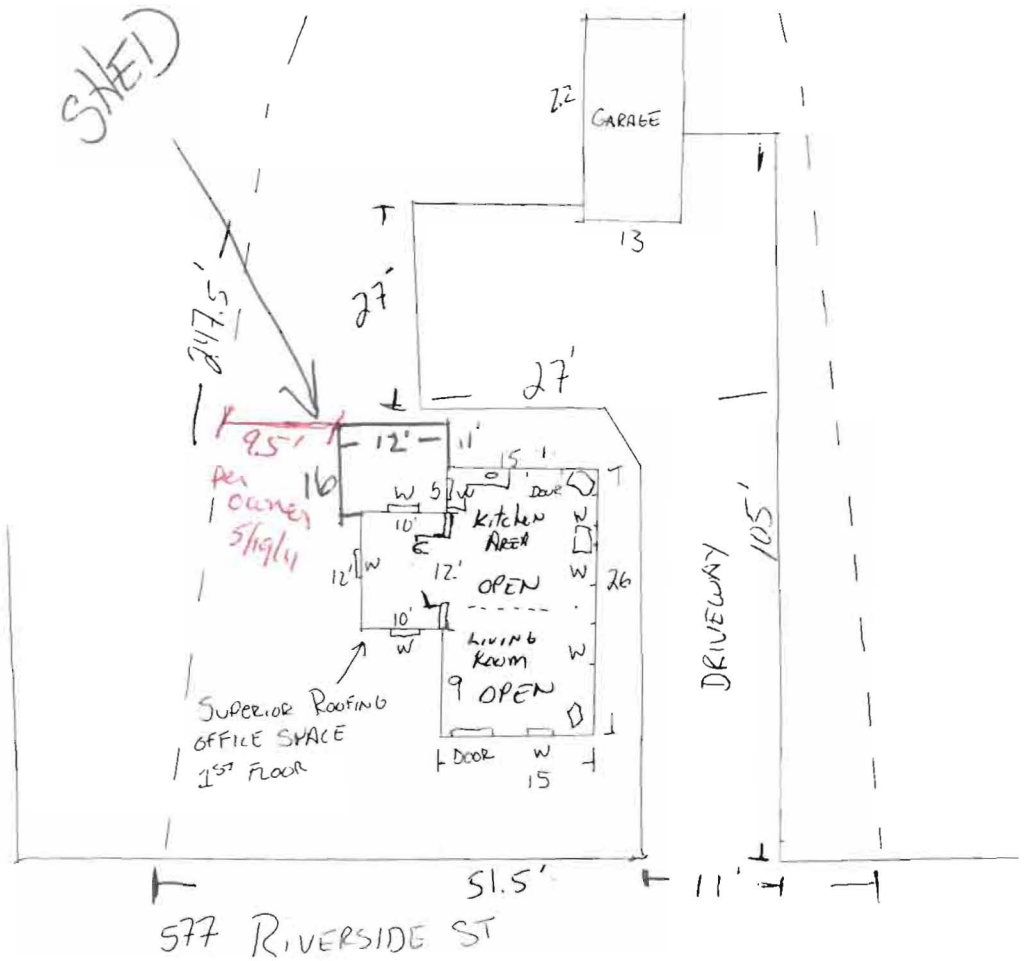
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

MAY 16 2011
Dept. of Building Inspections
City of Portland Maine

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 of applicant: <u>[Signature]</u>	Date: <u>5/16/2011</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

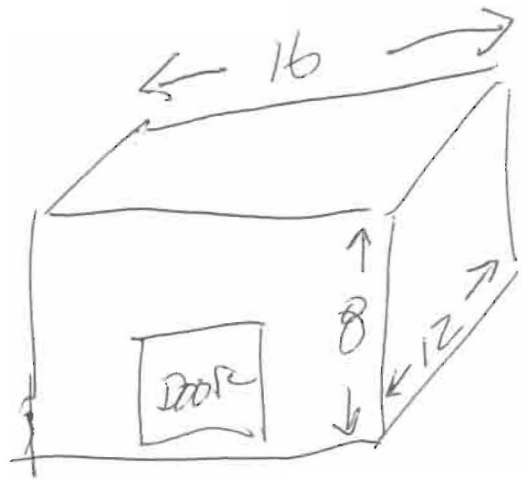


Shed is being used for roofing materials & rakes (business use) - NOT RESIDENTIAL

Showing 8' I-M Zone

- Front: N/A
 - REAR: 1' for each 1' of height
 - Side: 1' for each 1' of height
- per owner 5/19/11 9.5' to PL (note) ~~show~~
- 5/18/11 called Ben (owner) - he will get BACK to me on the setback

577
Riverside St
SHE



flat roof?
yes



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

80 11 05 1065

PROJECT NAME: SHED

PROJECT ADDRESS: 577 RIVERSIDE ST CHART/BLOCK/LOT: 312-B-6

APPLICATION FEE: 50 (\$50.00)

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

CONTACT INFORMATION:

OWNER/APPLICANT

Name: BEN ROPER
 Address: 577 RIVERSIDE ST
PORTLAND, ME
 Work #: 252-9470
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: _____

CONSULTANT/AGENT

Name: _____
 Address: _____
 Work #: _____
 Cell #: _____
 Fax #: _____
 Home #: _____
 E-mail: _____

RECEIVED

AUG 10 2011

Dept. of Building Inspections
City of Portland Maine

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>NO</u>	<u>NO</u>
<u>SHED</u>	<u>YES</u>
<u>YES</u>	<u>YES 192 S.F.</u>
<u>NO</u>	<u>NO</u>
<u>NO</u>	<u>YES</u>
<u>N/A</u>	_____
<u>NO</u>	<u>NO</u>
<u>NO</u>	<u>NO</u>
<u>N/A</u>	<u>YES</u>
<u>N/A</u>	<u>YES</u>
<u>N/A</u>	_____
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>NO</u>

RECEIVED

MAY 16 2011

Dept. of Building Inspections
City of Portland Maine

Signature of Applicant:

wh

Date:

5/16/2011

Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

*With conditions -
see attached sheet*

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?	No	No
b) Are there any new buildings, additions, or demolitions?	Shed	Yes
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	No	Yes
f) Do the curbs and sidewalks comply with ADA?	n/a	n/a
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	n/a	Yes
k) Are there adequate utilities?	n/a	Yes
l) Are there any zoning violations?	n/a	n/a
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	No

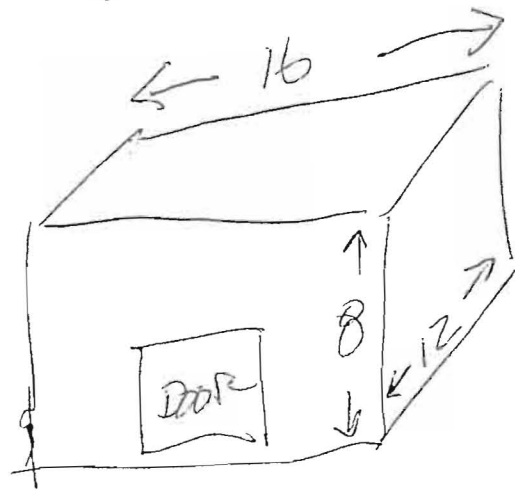
The request for an administrative authorization for a 192 sq. ft. shed at 577 Riverside Street was granted on 8-5-11 by Barbara Barhydt with the conditions:

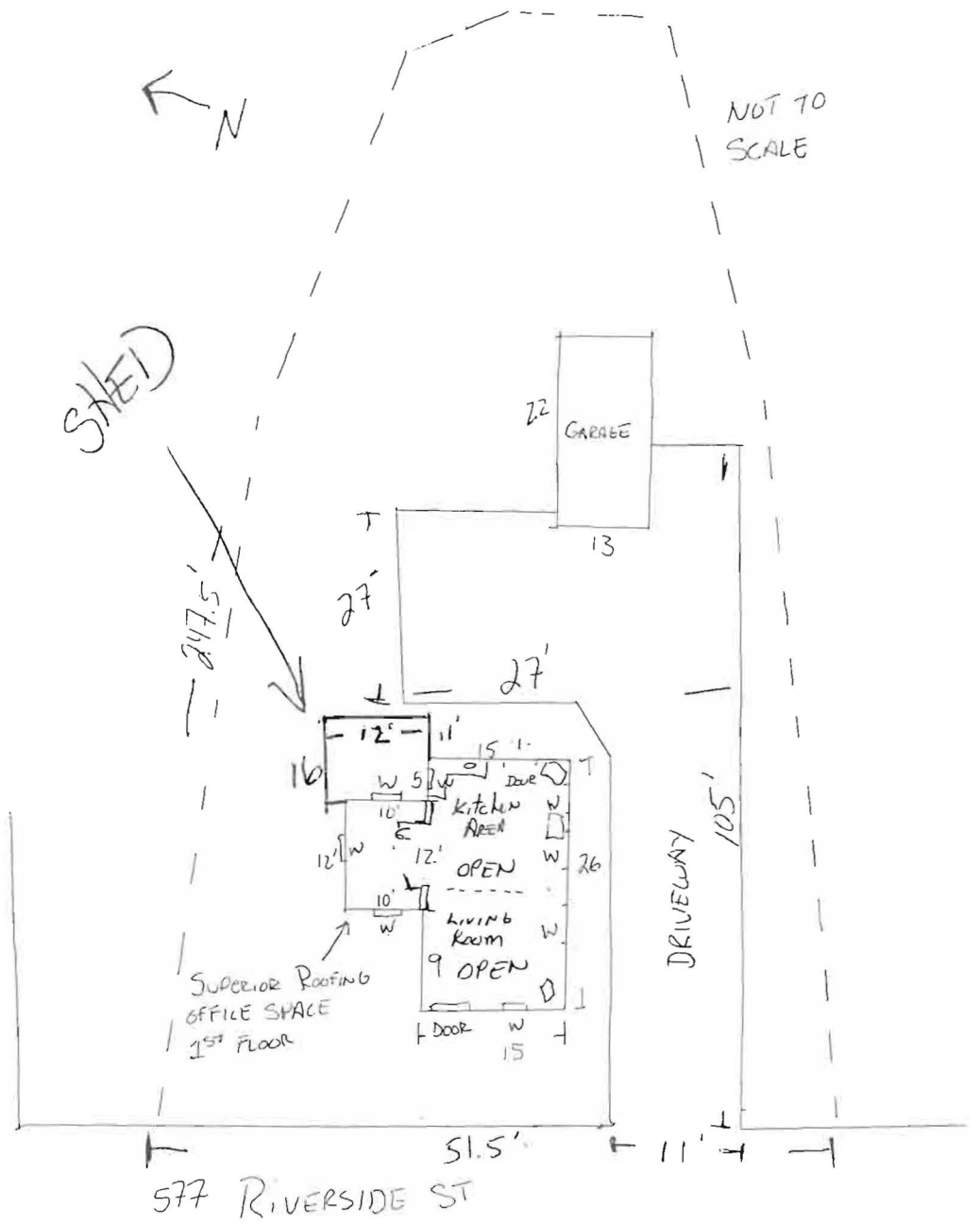
1. The front yard shall be loamed and seeded with grass in order to restore the front yard and prevent soil erosion.
2. No vehicle parking is allowed in the front yard.
3. No increase in impervious surface, such as paving or gravel, or building additions shall be allowed unless a separate site plan application is submitted for review by the City. The dimensional requirements of the I-M zone include a maximum impervious surface ratio, a minimum pavement setback from side and rear lines, building setback and height requirements and other provisions.

Standard Condition of Approval

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

SHED 577 RIVERSIDE ST







4/11













312 B009

312 B001

312 B010

321 A002

321 A008

321 A001

321 A012

312 B008

322 A005

322 A002

312 B006

312 B005

312 B004

311 A007

311 A003

311 A006

311 A005

311 A004

322 A003

322 A001

322 A000

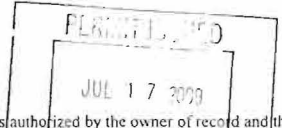
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0682	Issue Date:	CBL: 312 B006001
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Location of Construction: 577 RIVERSIDE ST	Owner Name: ROPER BENJAMIN G	Owner Address: 117 FLORIDA AVE	Phone: 207-252-9470
Business Name:	Contractor Name:	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use Home Occupation	Zone: IM

Past Use: Single Family Home	Proposed Use: Single Family Home & roofing business - Change of Use from single family home to a single family home & a roofing business - no construction (two separate uses)	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Change of Use from single family home to a single family home & a roofing business - no construction (two separate uses)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>KB</i>	Signature: <i>JM 7/8/09</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 06/29/2009	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 information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/conditions Date: 7/21/09 <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date: _____



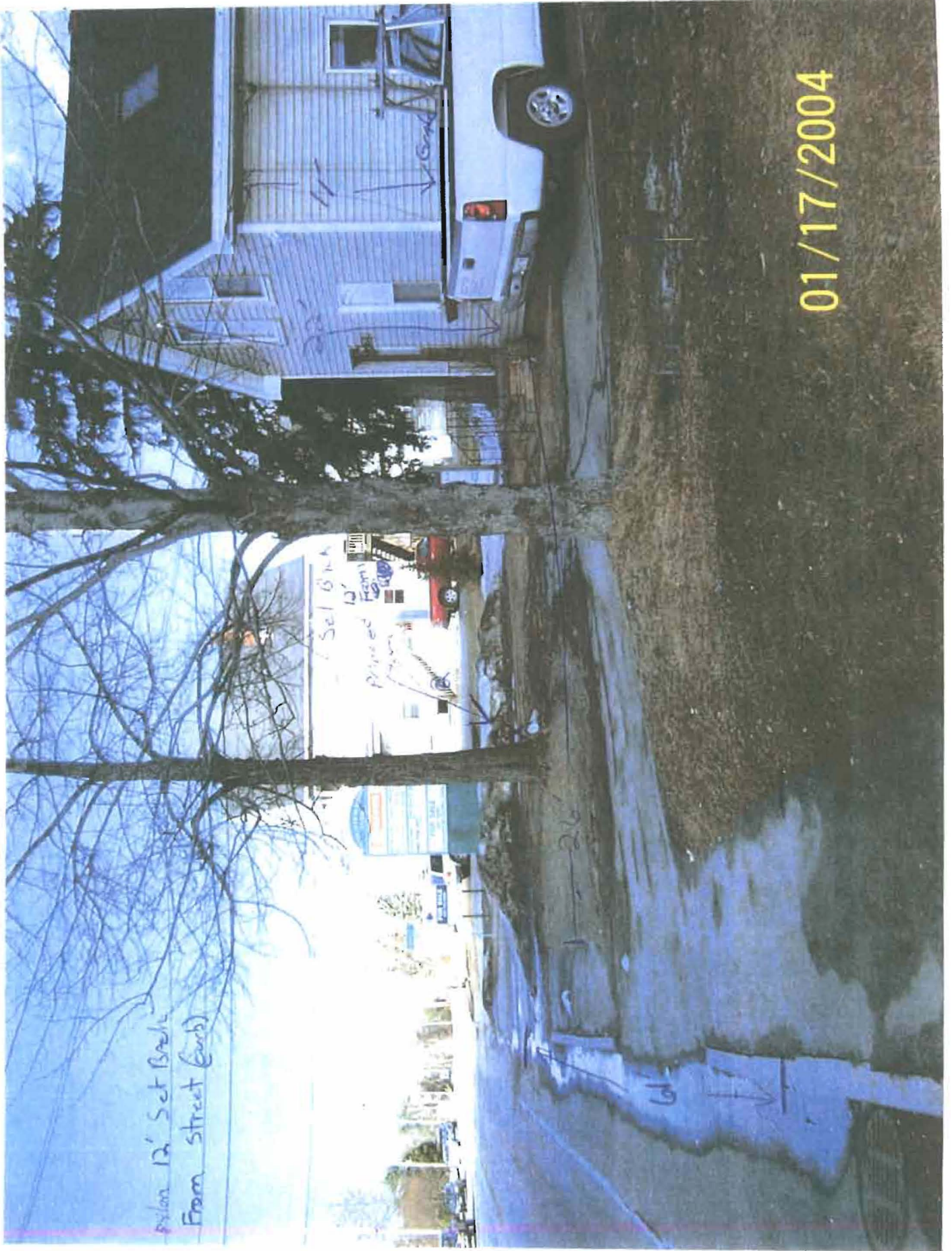
CERTIFICATION

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 comply with 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	PHONE



Going Away
Not to Exist



Pylon 12' Set Back From Street (curb)

Set Back 12' Pylon 12' Set Back From Street (curb)

26

01/17/2004



3/10







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 inspection required.
2. Final inspection required

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.