



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that ROBERT D RICE

Located At 26 SHEPHERD LN

Job ID: 2012-06-4184-ALTR

CBL: 351- A-004-001

has permission to relocate 8' x 10' 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

[Signature]

6/13/12

Fire Prevention Officer

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.**

Final 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

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4184-ALTR

Located At: 26 SHEPHERD LN

CBL: 351- A-004-001

Conditions of Approval:

Zoning

1. Section R105.2 of the International Residential Code states that a structure 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: 2012-06-4184-ALTR	Date Applied: 6/8/2012	CBL: 351- A-004-001	
Location of Construction: 26 SHEPHERD LN	Owner Name: ROBERT & VIOLA RICE	Owner Address: 26 SHEPHERD LN PORTLAND, ME 04103	Phone: 207-878-0995
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-2
Past Use: Single family	Proposed Use: Same – Single family – relocate 8' x 10' shed to meet 5' side & rear setbacks	Cost of Work: 1000.00	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: <i>N/A</i>
Proposed Project Description: moving existing 8' x 10' shed		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	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"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition 6/13/12 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 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:
	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

PHONE

P.2

2012-06-1184.

Gayle



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>26 Shepherd Lane</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Number of Stories		
Tax Assessor's Chart, Block & Lot Chart# <u>331</u> Block# <u>A</u> Lot# <u>004</u>		Applicant: (must be owner, lessee or buyer) Name <u>Violeta Rice</u> Address <u>26 Shepherd Lane</u> City, State & Zip <u>Portland, ME 04103</u>
Telephone: <u>878-0995</u>		
Lessee/DBA		Owner: (if different from applicant) Name Address City, State & Zip
<div style="text-align: center;"> RECEIVED JUN 08 2012 Dept. of Building Inspections City of Portland Maine </div>		Cost of Work: \$ <u>1000.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Admin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>8'x10' shed moving existing shed</u>		
Contractor's name: _____ Email: _____		
Address: _____		
City, State & Zip: _____ Telephone: _____		
Who should we contact when the permit is ready: _____ Telephone: _____		
Mailing address: _____		

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.

and 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: Violeta RiceDate: 6/8/12

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

Permit needed ASAP, see lawyer letter attached.
Needs to be moved soon / today if possible.
Tx Violeta

$$\frac{1476 \text{ ft}}{80} = 18.45 \text{ ft}$$

House = 1396 (house, garage, deck)

lot coverage - 20% = 3311.8 ft²
 side " - 1' min - 5' min - 5' min - 5' min
 (asphalt - 5' min - 5' min - 5' min)
 shed - 8' x 10' = 80 ft²

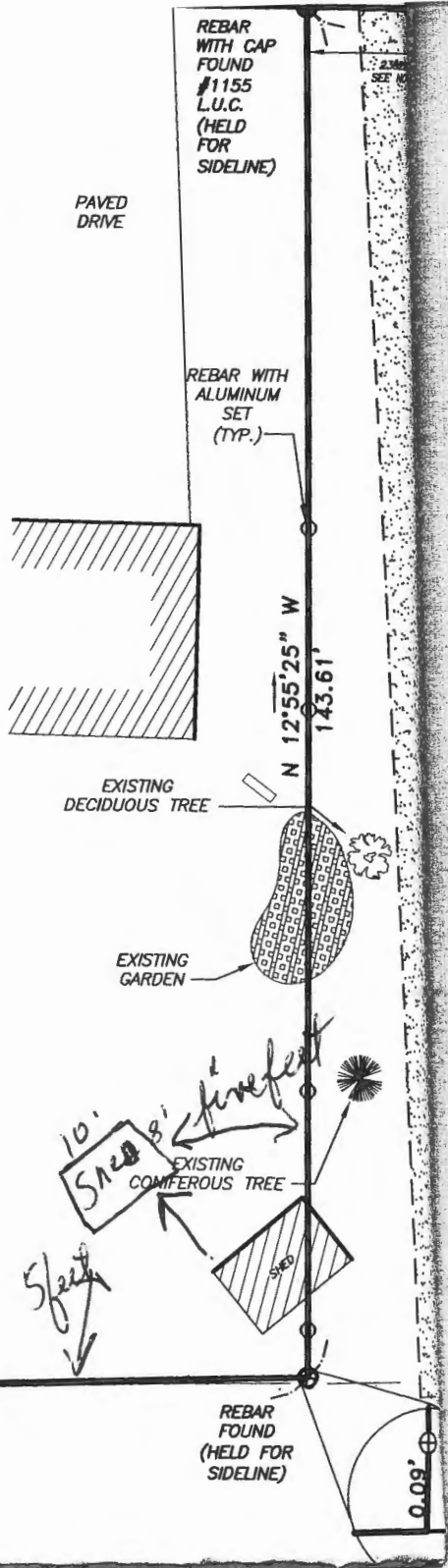
$$\frac{10512 \text{ ft}^2}{R.2}$$

N/F
 & Christopher ANANIA
 22041/165
 351-A-5

N/F
 Robert & Viola RICE
 11544/139
 351-A-4

LOT
 7

N 75°42'02" E
 174.47'



**LAW OFFICE OF
MARTIN J. FOLEY**
482 Congress Street
P.O. Box 15337
Portland, ME 04112-5337

Telephone (207) 774-2651

Facsimile (207) 774-7193
Email Folaw@maine.rr.com

June 5, 2012

Mr. and Mrs. Robert D. Rice
26 Shepherd Lane
Portland, Maine 04103

Re: Encroachments

Dear Mr. and Mrs. Rice,

Please be advised that I have been asked to represent the Estate of Carolyn Scheuchzer to pursue an action against you for trespass and removal of your shed, garden, and boat and trailer onto your own property. They are encroaching on the estate land. A copy of the boundary survey depicting the encroachments is enclosed.

Pursuant to the City of Portland Land Use Ordinance, your shed must be at least five (5) feet from the boundary line. By our calculation the encroachment onto the property is 4.74 feet which requires that it be moved a total of 9.74 feet back onto your property. You should also be cognizant of the rear set back of five (5) feet when you relocate the shed.

It is my hope to resolve this matter short of litigation. This will require you to take immediate steps to move your shed, garden and boat and trailer onto your own property. If we do not see positive steps being taken towards that end within 10 days of the date of this letter, we will pursue a lawsuit which could result in your paying monetary damages as well as court costs and attorney's fees. The decision is yours.

Sincerely,


Martin J. Foley

MJF:gg
Encl.



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Receipts Details:

Tender Information: Check , BusinessName: visa, Check Number: 40105

Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 6/8/2012

Receipt Number: 44757

Receipt Details:

Referance ID:	6813	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-06-4184-ALTR - moving existing 8' x 10' shed			
Additional Comments: Viola Rice			

Thank You for your Payment!