

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that MICHAEL D DESJARDINS

Located At 104 SHEPHERD LN

Job ID: 2012-07-4392-DRG

CBL: 351- A-028-001

has permission to permit previously existing 12' x 16' shed (pre-2002)

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

Mary Schumaker 7/6/12
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.**

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.



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Jeff Levine, AICP, Director

Job ID: 2012-07-4392-DRG Located At: 104 SHEPHERD LN CBL 351-A-028-001

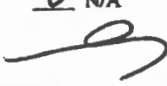
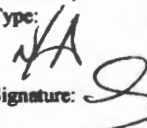
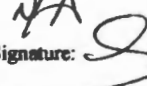
Conditions of Approval:

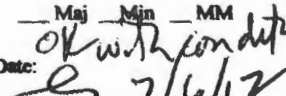

Zoning

1. This permit is being approved on the basis of plans submitted. The location of the shed was appealed on August 16, 2012 and a variance was granted for the current location of the shed to be allowed with the one foot rear setback and the eight foot side setback. Any deviations shall require a separate approval before starting that work.
2. 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: 2012-07-4392-DRG	Date Applied: 7/2/2012	CBL: 351- A-028-001	
Location of Construction: 104 SHEPHERD LN	Owner Name: MELANIE & MICHAEL D DESJARDINS	Owner Address: 104 SHEPHERD LN PORTLAND, ME 04103	Phone: 318-6661 & 415-9474
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: SHED	Zone: R-2
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling -to permit previously existing 12' x 16' detached shed	Cost of Work: \$1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: 	Inspection: Use Group: Type:  Signature: 
Proposed Project Description: Post install shed permit (pre-2002)		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj Min MM Date:  7/6/12	Zoning Appeal <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 4-0 <input type="checkbox"/> Denied Date: 8/16/12	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



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.

351 - A028 2012-07-4392 D26

Location/Address of Construction: 104 Shepherd Lane, Portland, ME 04103		
Total Square Footage of Proposed Structure/Area 120	Square Footage of Lot 13,315 acres	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 351 A 28	Applicant: (must be owner, lessee or buyer) Name: Melanie + Mike Desjardins Address: 104 Shepherd Ln City, State & Zip: Portland ME 04103	Telephone: 207 318-6666 or 207 415-9474
Lessee/DBA N/A	Owner: (if different from applicant) Name: N/A Address: City, State & Zip:	Cost of Work: \$ 0 C of O Fee: \$ 0 Historic Review: \$ 6 Planning Admin.: \$ 0 Total Fee: \$ 30.00
Current legal use (i.e. single family) Single family home - shed Number of Residential Units 1 If vacant, what was the previous use? N/A Proposed Specific use: storage shed Is property part of a subdivision? - If yes, please name - Project description: existing storage shed 12' x 16' built + installed pre 2002 1927		
Contractor's name: N/A Email: Address: City, State & Zip: Telephone: Who should we contact when the permit is ready: Melanie Desjardins Telephone: 415-9474 Mailing address: 104 Shepherd Ln, Portland ME 04103		

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: Melanie Desjardins Date: 06/27/12

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

RECEIVED

JUL 12 2012

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

ZONING BOARD APPEAL DECISION

To: City Clerk

From: Marge Schmuckal, Zoning Administrator

Date: August 17, 2012

RE: Action taken by the Zoning Board of Appeals on August 16, 2012.

Members Present: William Getz (acting secretary), Gordon Smith (chair), Mark Bower and Elyse Segovias

Members Absent: Phil Saucier and Sara Moppin

1. New Business

A. Practical Difficulty Variance Appeal:

102-108 Shepherd Lane, Melanie & Michael Desjardins, owners, Tax Map 351, Block A, Lot 028, R-2 Residential Zone: There is an existing twelve foot by sixteen foot shed on the property that was built without a permit. The applicants have applied to permit the shed, but it does not meet the required setbacks. The appellants are requesting a variance for the side setback from the required twelve feet to eight feet and for the rear setback from the required twenty-five feet to one foot [sections 14-80(d)(2)&(3)]. Representing the appeal are the owners. **The Zoning Board of Appeals voted 4-0 to grant the appeal to reduce the required rear and side setbacks so the twelve foot by sixteen foot shed did not have to be relocated.**

Enclosure:

Decisions for Agenda from August 16, 2012

One DVD

CC: Mark Rees, City Manager

Jeff Levine, Director Planning & Urban Development

Alex Jaegerman, Planning Division

Mary Davis, Housing and Neighborhood Services Division



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Receipts Details:

Tender Information: Check , Check Number: 827

Tender Amount: 30.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/2/2012

Receipt Number: 45596

Receipt Details:

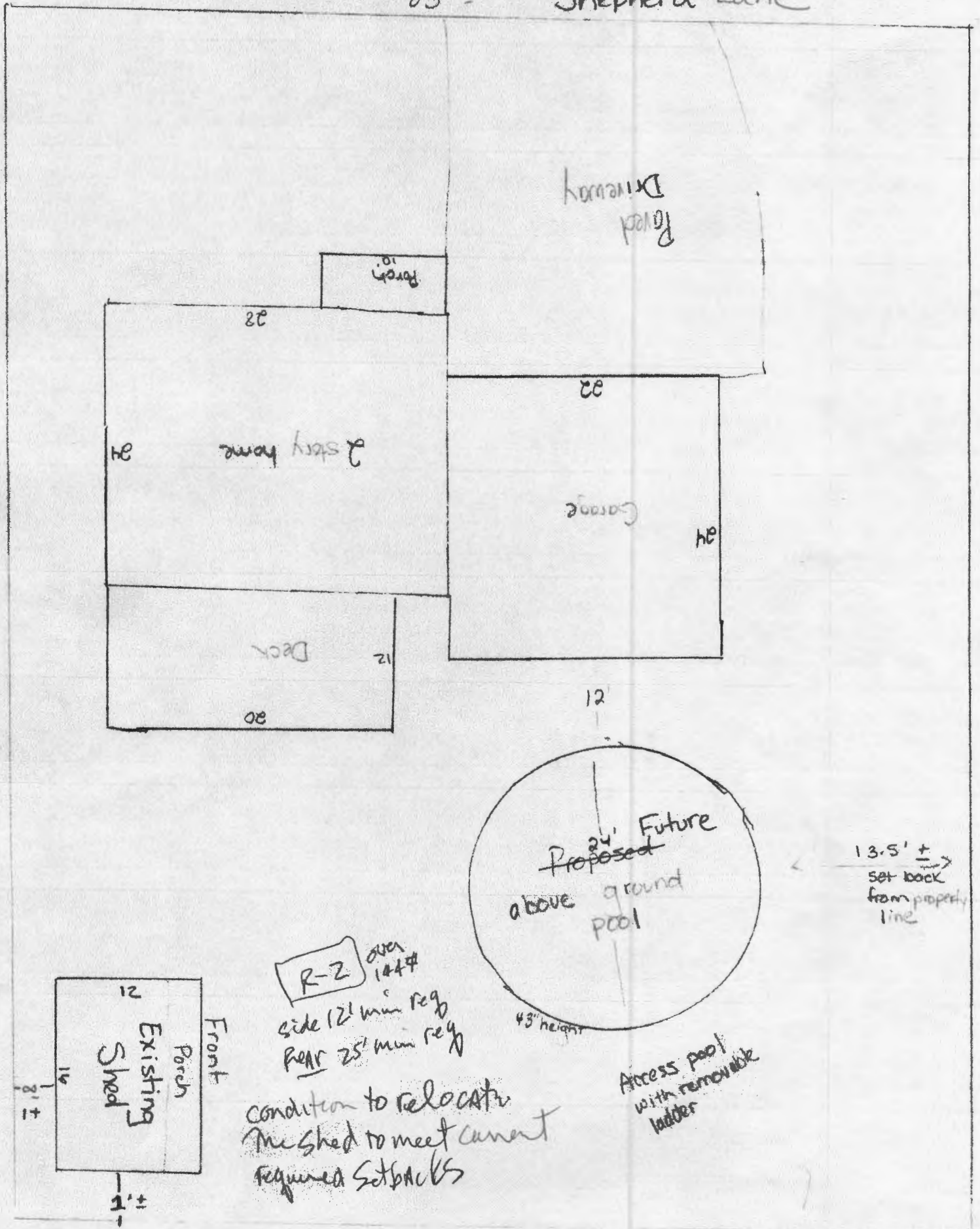
Referance ID:	7125	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-07-4392-DRG - Post install shed permit (pre-2002)			
Additional Comments: 104 Shepherd			

Thank You for your Payment!

Plot Plan

25' ±

Shepherd Lane



Shared Wooded area

25' ±
45' has Part interest

co-owned with 6 properties



View of
Shed from
property

Front

↑ wooded area co-owned by multiple homes
on Shepherd Lane



View of
Shed from
wooded area



View of
roof area
looking up
from porch



View of
supports



internal
construction
of shed



interior
of shed



interior
of shed



view of
internal
construction
of shed/
roof



View of
electrical
Conduit
on exterior
of shed

* note - electricity not hooked up to shed. Wires
run but never attached to electrical box.



view of
electrical
running
inside
Shed

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:**Services**

CBL	351 A028001
Land Use Type	SINGLE FAMILY
Property Location	104 SHEPHERD LN
Owner Information	DESJARDINS MICHAEL D & MELANIE A DESJARDINS JTS
	104 SHEPHERD LN
	PORTLAND ME 04103
Book and Page	23573/250
Legal Description	351-A-28 & PART INT IN <i>part interest</i>
	351-A-42
	SHEPHERD LANE 102-108
	13733 SF
Acres	0.315

Current Assessed Valuation:

TAX ACCT NO.	37604	OWNER OF RECORD AS OF APRIL 2011
LAND VALUE	\$74,700.00	DESJARDINS MICHAEL D &
BUILDING VALUE	\$165,200.00	MELANIE A DESJARDINS JTS
HOMESTEAD EXEMPTION	(\$10,000.00)	104 SHEPHERD LN
NET TAXABLE - REAL ESTATE	\$229,900.00	PORTLAND ME 04103
TAX AMOUNT	\$4,202.58	



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Building 1	
Year Built	1995
Style/Structure Type	COLONIAL
# Stories	2
# Units	1
Bedrooms	3
Full Baths	1
Half Baths	1
Total Rooms	6
Attic	NONE
Basement	FULL
Square Feet	1555

[View Sketch](#)[View Map](#)[View Picture](#)

— No 1988 exemption

**Outbuildings/Yard Improvements:**

6/22/12

Portland Maine Assessor's Online Database



		Building 1
Year Built	2002	
Structure	SHED-FRAME	
Size	12X16	
Units	1	
Grade	C	
Condition	A	

Sales Information:

Sale Date	Type	Price	Book/Page
1/9/2006	LAND + BUILDING	\$306,000.00	23573/250
8/24/1995	LAND	\$0.00	12077/3
8/14/1995	LAND + BUILDING	\$0.00	12054/261
8/14/1995	LAND	\$123,600.00	12054/263

New Search!