

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 050982

Please Read Application And Notes, If Any, Attached

This is to certify that Smally Steven T & Sharon R (Modern Technology)

has permission to build 10' x 12' shed

AT 88 Garsoe Dr 386A B023001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PERMIT ISSUED**

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

JUL 20 2005

**CITY OF PORTLAND**

Department Name

Director - Building & Inspection Services

*[Handwritten Signature]*  
7/20/05

**PENALTY FOR REMOVING THIS CARD**

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 03-0982	Issue Date: <b>JUL 20 2005</b>	CBL: 386A B023001
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<b>Location of Construction:</b> 88 Garsoe Dr	<b>Owner Name:</b> Smally Steven T & Sharon R Jts	<b>Owner Address:</b> 88 Garsoe Dr	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Modem Wood Technology	<b>Contractor Address:</b> Lewiston	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Sheds	<b>Zone:</b> R-2

<b>Past Use:</b> single family	<b>Proposed Use:</b> single family - build 10' x 12' shed	<b>Permit Fee:</b> \$48.00	<b>Cost of Work:</b> \$3,000.00	<b>(CEO District):</b> 5
build 10' x 12' shed		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	<b>INSPECTION:</b> Use Group: R-3/U Type: SB <i>IRC 2003</i>	
		Signature	Signature:	

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action  Approved  Approved w/Conditions  Denied

Signature \_\_\_\_\_ Date \_\_\_\_\_

<b>Permit Taken By:</b> tmrn	<b>Date Applied For:</b> 07/20/2005	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within <b>six (6)</b> months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<p align="center"><b>Special Zone or Reviews</b></p> <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"/> Date: <i>7/20/05</i>	<p align="center"><b>Zoning Appeal</b></p> <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: _____	<p align="center"><b>Historic Preservation</b></p> <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  Date: <i>7/20/05</i>
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**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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

Lee Urban- Director of **Planning** and Development  
Michael J. Nugent- Inspections Division Director

## LETTER OF AGREEMENT

July 25, 2005

Steven T. & Sarah R. Smally  
88 Garsoe Dr.  
Portland, Maine 04103

Re: Shed Permit # 050982 (386A B023)

Dear Mr. and Mrs. Smalley

On 7/22/05, you contacted my office regarding the above application for a 10' x 12' shed. You registered a complaint that you were mis-informed by staff that the shed could be 5 feet from the side and rear lot lines instead of the normally required 12' side yard and 25' rear yard setbacks for accessory structures greater than 100 sq. ft.. After a discussion with the City Manager, it was resolved that the shed can be placed meeting the 5' side and rear yard setbacks, in this circumstance only. **As** the Owner, you have agreed to take full responsibility for this placement and the City is not liable for any future title issues that arise from this placement. This action is not a precedent setting action but rather a compromise based on potential mis-information received by you, the property owner. It does not stop the City from enforcing the Land Use Ordinance in all other circumstances.

Yours truly,

Michael J. Nugent  
Inspections Division Director

Steven T. Smally      07-27-05  
Steven T. Smalley      Date

**City of Portland, Maine - Building or Use Permit**

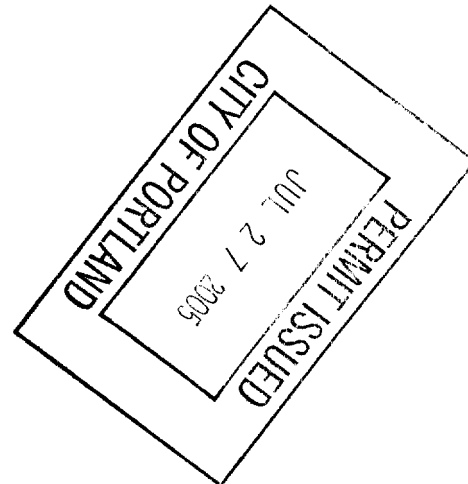
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-0982	<b>Date Applied For:</b> 07/20/2005	<b>CBL:</b> 386A B023001
<b>Location of Construction:</b> 38 Garsoe Dr	<b>Owner Name:</b> Smally Steven T & Sharon R Jts	<b>Owner Address:</b> 88 Garsoe Dr
<b>Business Name:</b>	<b>Contractor Name:</b> Modern Wood Technology	<b>Contractor Address:</b> Lewiston
<b>Applicant/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Sheds
<b>Proposed Use:</b> single family - build 10' x 12' shed		<b>Proposed Project Description:</b> build 10' x 12' shed

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 07/25/2005  
**Note:** **Ok to Issue:**

- 1) On 7/22/05, the applicant registered a complaint that they were mis-informed by staff that the shed could be 5 feet from the side and rear lot lines. After a discussion with the City Manager, it was resolved that the shed can be placed as above described, in this circumstance only. The Owner has agreed to take full responsibility for this placement and the City is not liable for any future title issues that arise from this placement. This action is not a precedent setting action but rather a compromise based on potential mis-information received by the property owner. does not stop the City from enforcing the Land Use Ordinance in all other circumstances.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 07/25/2005  
**Note:** **Ok to Issue:**



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**

Card Number	1 of 1
Parcel ID	38bA 8023001
Location	88 GARSOE DR
Land Use	SINGLE FAMILY
Owner Address	SMALLY STEVEN T & SHARON R JTS 88 GARSOE DR PORTLAND ME 04103
Book/Page	15092/260
Legal	386-A-8-23 GARSOE DR 88
	21596 SF

**Current Valuation Information**

Land	Building	Total
\$42,000	\$186,590	\$228,590

**New Estimated Valuation Information**

Land	Building	Total	Phase-In Value
\$95,900	\$250,300	\$346,200	\$2877395

**Property Information**

Year Built	Style	Story Height	sq. Ft.	Total Acres	
2000	Colonial	2	2368	0.496	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2	1	7	None	Full

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
POOL-PLASTIC LINER	1	2000	18X36	C	A

**Sales Information**

Date	Type	Price	Book/Page
10/05/1999	LAND	\$57,500	15092-260
12/01/1998	LAND + BLDING	\$350,000	

**Picture and Sketch**

Picture                      Sketch                      Tax Map

[Click here to view Tax Roll Information.](#)

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

[Click here](#) to view comparable sales or below to view by:

# All Purpose 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.

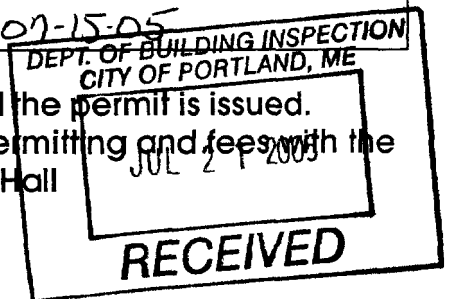
Location/Address of Construction: <u>88 GARSOE DRIVE PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure <u>120</u>	Square Footage of Lot <u>21,596</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>386</u> Block# <u>A.B</u> Lot# <u>023</u>	Owner: <u>STEVEN SMALLEY</u>	Telephone: <u>207-797-0890</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>STEVEN SMALLEY 88 GARSOE DR. PORTLAND, ME 04103</u>	cost Of Work: \$ <u>2796.80</u> Fee: \$ <u>118.00</u>
<p>Approximately how long has it been vacant: _____</p> <p>Proposed use: <u>10 x 12 Shed located on either crushed rock or grass</u></p> <p>Project description: _____</p>		
Contractor's name, address & telephone: <u>MODERN WOOD TECH 1990 LISBURN RD LEWISTON, ME 04240</u>		
Who should we contact when the permit is ready: <u>STEVEN SMALLEY</u>		
Mailing address: <u>88 GARSOE DRIVE PORTLAND, ME. 04103</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.    <b>PHONE:</b></p>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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.*

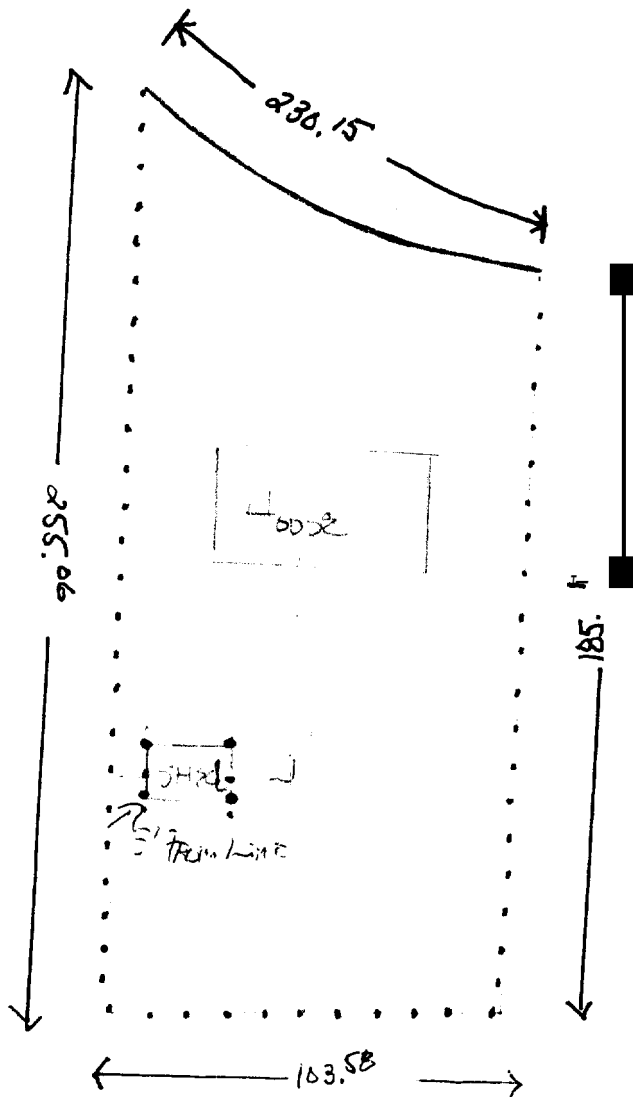
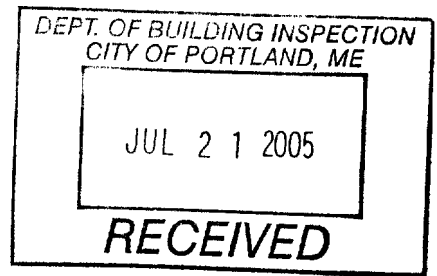
Signature of applicant: <u>Steven Smalley</u>	Date: <u>07-15-05</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**



Plot Plan for  
10x12 shed

STEVEN SMALEY  
88 GARSOE DR.  
PORTLAND, ME. 04103  
797-0890



3-69A  
\$100/30  
min

SCALE  
1/4" = 10'

Modern WoodTech  
 Rt. 196 • 1990 Lisbon Rd.  
 Lewiston, ME 04240  
 (800) 474-7228

109980

**INVOICE**

SOLD TO		SHIP TO			
ADDRESS		ADDRESS			
CITY, STATE, ZIP		CITY, STATE, ZIP			
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.		
7970890					
DATE					
ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		10x12 Quaker Vmatch			2295.00
		5' Door 2 windows			
		PT Ply wood			100.00
		PT Floor joist			36.00
		Arch Tech Shingles			120.00
		Felt paper			65.00
					2616.00
		1500 Depos + VISA			13080
		1296.80 Balance P Tax			2746.80
		Fuel surcharge			50.00
					2796.80

5840

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 JUL 21 1985  
 RECEIVED



**Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon**

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-constructi Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. **NOTE: There** is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Steve Smalley  
Signature of Applicant/Designee

7-27-05  
Date

[Signature]  
Signature of Inspections Official

7-27-05  
Date

CBL: 386AB23 Building Permit #: 05098