

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

**PERMIT ISSUED**  
Permit Number 052019  
NOV 4 2005  
CITY OF PORTLAND

This is to certify that TONER VIRGINIA A & C DONALD B SON/Shed Ha ns

has permission to Single Family Home/ install x 12 Sh

AT 11 JUNIPER ST 394 E032000

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 when permission procured before this building or part thereof is lapped or closed-in.  
**FOUR HOUR NOTICE IS REQUIRED.**

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

### OTHER REQUIRED APPROVALS

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

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

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

Other \_\_\_\_\_  
Department Name

*Thomas M. Markley*  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 05-1612	Issue Date: NOV 4 2005	PERMIT ISSUED 394 E03200
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Location of Construction: 11 JUNIPER ST	Owner Name: TONER VIRGINIA A & C DONAL	Owner Address: 11 JUNIPER ST	Phone: 394 E03200
Business Name:	Contractor Name: Shed Happens	Contractor Address: 1042 Chadborne Rd. Standish	Phone: 1042 Chadborne Rd. Standish
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: R2

Past Use: Single Family Home	Proposed Use: Single Family Home/ install a 8 x 12 Shed	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 5
Proposed Project Description: Single Family Home/ install a 8 x 12 Shed		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 58 IRC 2003	
		Signature:	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 11/01/2005	<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 six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <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: 11/3/05 Zm	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmar <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: 11/3/05 Zm
	NA OK		

**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 \_\_\_\_\_

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

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

<b>Permit No:</b> 05-1612	<b>Date Applied For:</b> 11/01/2005	<b>CBL:</b> 394 E032001
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<b>Location of Construction:</b> 11 JUNIPER ST	<b>Owner Name:</b> TONER VIRGINIA A & C DONAL	<b>Owner Address:</b> 11 JUNIPER ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Shed Happens	<b>Contractor Address:</b> 1042 Chadborne Rd. Standish	<b>Phone</b> (207) 892-3636
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Sheds	

<b>Proposed Use:</b> Single Family Home/ install a 8 x 12 Shed	<b>Proposed Project Description:</b> Single Family Home/ install a 8 x 12 Shed
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 11/03/2005
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 11/03/2005
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>



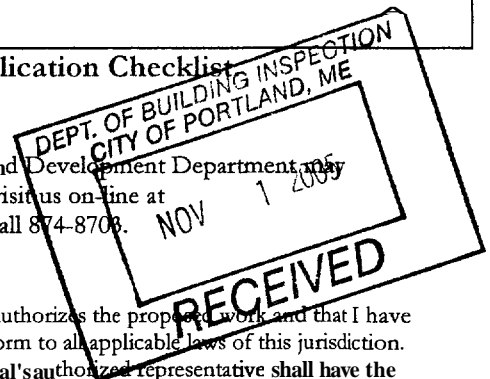
# General Building Permit Application

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>11 Juniper St</u>		
Total Square Footage of Proposed Structure <u>76 sq</u>	Square Footage of Lot <u>8000 sq</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>394</u> Block# <u>E</u> Lot# <u>32</u>	Owner: <u>Donald Hamilton</u> <u>Virginia Terrace</u>	Telephone: <u>878-6110</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Applicant name, address & telephone: <u>Donald Hamilton</u> <u>11 Juniper St</u> <u>Portland, ME 04103</u> <u>878-6110</u>	cost Of Work \$ <u>2000</u> Fee: \$ _____ C of O Fee: \$ <u>48</u>
Current Specific use: _____ Proposed Specific use: <u>Storage</u>		
Project description: <u>8' x 12' storage shed</u>		
Contractor's name, address & telephone: <u>SHED HAPPENS, INC</u>		
Who should we contact when the permit is ready: <u>Applicant</u>		
Mailing address: <u>11 Juniper St.</u> <u>Portland, ME 04103</u>		Phone: <u>878-6110</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.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8708.



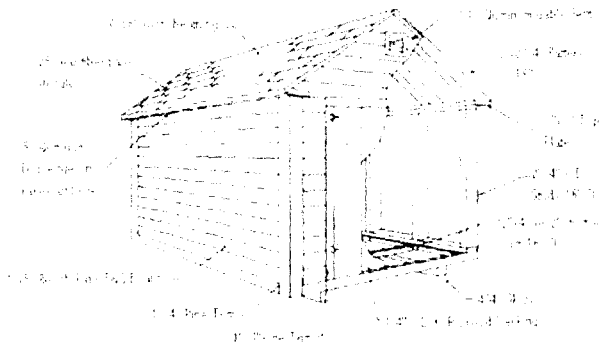
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>Donald Hamilton</u>	Date: <u>11-1-05</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

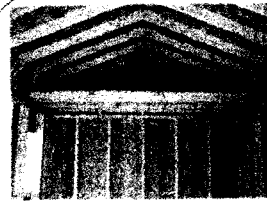
## Structurally the Best Shed Available

- Our sheds are built on P.T. 4" x 4" Skids
- 6' and 8' wide sheds have 2 x 4 floor joist 16" OC
- 10' and wider sheds have 2 x 6 floor joist 16" OC
- 3/4 CDX Floor Sheathing
- Walls and roof framing 2 x 4, 16" OC
- Industry first metal wall bracing
- 7 16" OSB roof sheathing
- Drip edge on rakes and eaves, 25 yr asphalt shingles
- 2 8" x 8" Aluminum Gable Vents
- Shed 8 x 10 and smaller 1 window, larger with 2 windows
- Standard shed 1 door (30" single, 4' or 5' double barn)
- Collar ties on all gambrels and regulars 10' and wider



## Notes

- Yes, There is a charge to build your shed on site (this charge may vary) Its better if you can to put the shed someplace you can move it if you ever need to
- The average cost to move one of our sheds is \$350.00, to move a shed built by our competition (our competitors do not offer the service of moving their sheds) \$500.00
- moving rocks, trash, or other item to have a clean safe work area will be charged a minimum fee of \$25.00
- All of our structures are ordered to your specifications so we shall charge a 20% restocking fee on any cancelled orders after construction has begun
- 1/3 payment is due upon ordering your shed, the remaining balance is due upon completion of the shed, upon delivery
- Failed or missed delivery appointments shall be charged \$150
- Materials are subject to change without notice at manufacturers discretion



2 x 4 framing 16" O.C.



Industry First Metal Wall Bracing

## Delivery

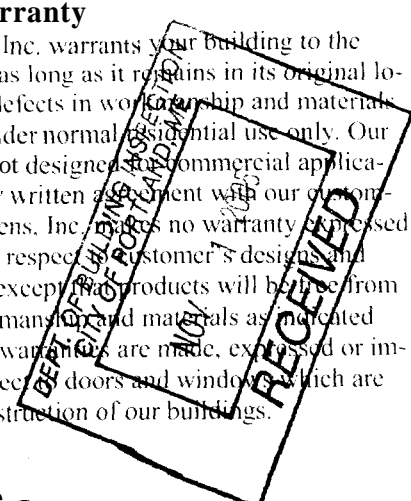
- Free delivery within 30 miles, we will deliver anywhere! (each additional mile over 30 will \$2.00 per mile)
- 8 cement blocks included in price (each end and 1 time in the middle up to 16' long, 2 times in the middle on 20' and larger)
- delivery is considered to be driveway only (as long as property owner assumes full non-binding responsibility, we will place your shed where you want within our abilities and reason)
- property owner is fully responsible for all permits to be obtained by their respective town (And are urged to do so) Also property owner is responsible to ensure all set backs from property lines are conformed to
- Site requires a 3' clear perimeter around where shed will be placed, land grade must be less then 12" from highest to lowest points with no protruding stumps or rocks, clear access to site is necessary
- Delivery schedule shall be Monday through Thursday, any shed that requires a Friday or Saturday delivery will be charged an additional \$100.00

## Limited Warranty

Shed Happens, Inc. warrants your building to the original owner as long as it remains in its original location against defects in workmanship and materials for 10 years, under normal residential use only. Our structures are not designed for commercial applications, except by written agreement with our customers. Shed Happens, Inc. makes no warranty expressed or implied with respect to customer's designs and specifications, except that products will be free from defects in workmanship and materials as indicated previously. No warranties are made, expressed or implied, with respect to doors and windows which are used in the construction of our buildings.

## Screenhouse -

We offer High Quality Screen Houses with removable metal screens. Available in all sizes, prices are same as Gambrel Shed Prices.



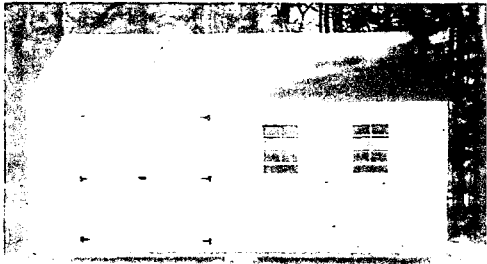
# Structurally the Best manufactured Shed Available Gauranteed

2005

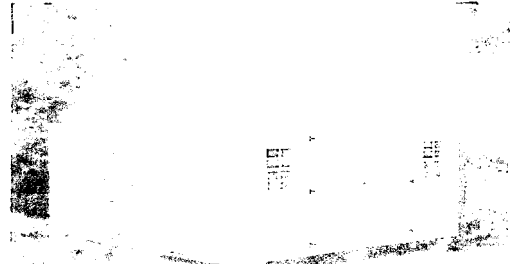
ES-3-155

Mailing Address: 1042 Chadbourne Road Standish, Me 04084  
 Phone #892-3636 Fax # 892-3622  
 Retail Location: intersection of Rte 302 and 115 North Windham

**WWW.Shedhappens.com**



Gable



Gambrel

Delivery, setup and leveling are included granted 3 criteria are satisfied  
 Delivery is within 30 miles of Standish, over 30 miles is \$2 per mile one way  
 That we can back our 1 ton pickup truck and 18' trailer up to shed site  
 That the shed site grade is less than 12" from high corner to low corner

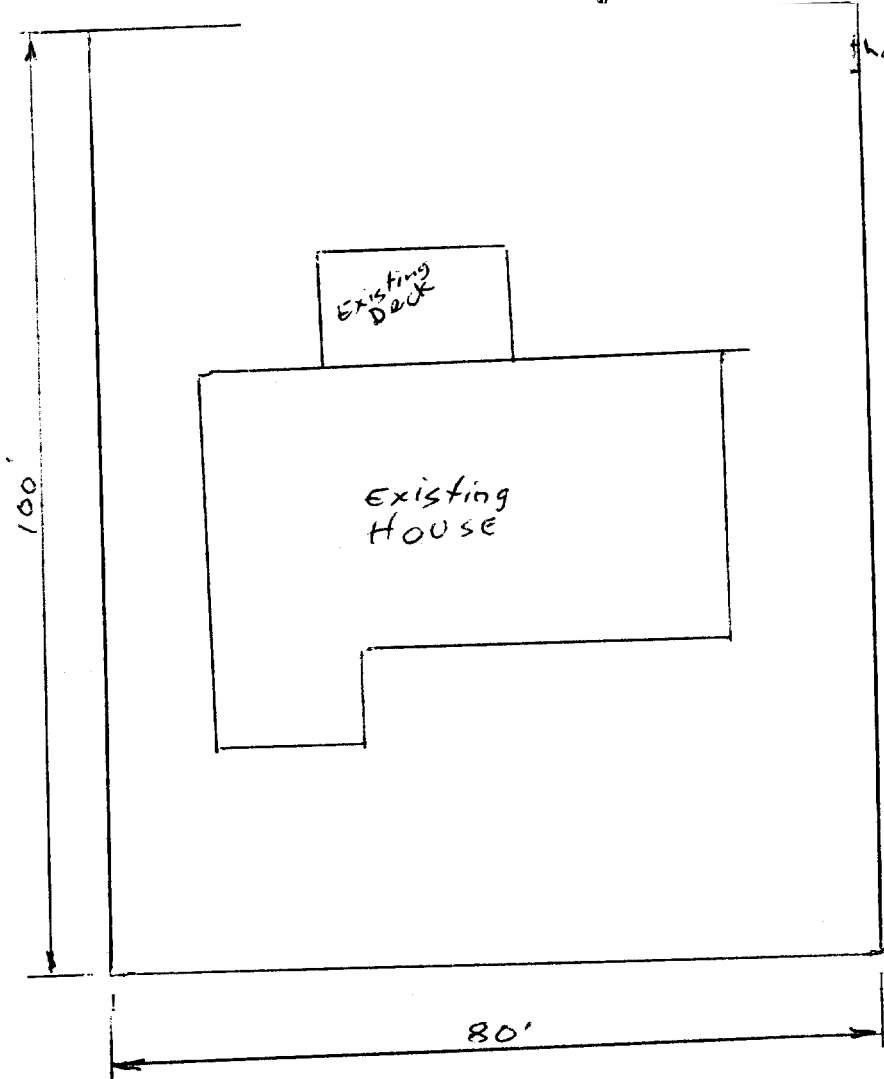
Gable Roof				Gambrel Roof			
6' x 8'	\$1225	12' x 12'	\$2575	6' x 8'	N/A	12' x 12'	\$2725
6' x 10'	\$1400	12' x 14'	\$2900	6' x 10'	N/A	12' x 14'	\$3050
6' x 12'	\$1575	12' x 16'	\$3100	6' x 12'	N/A	12' x 16'	\$3250
8' x 8'	\$1475	12' x 20'	\$3925	8' x 8'	\$1575	12' x 20'	\$4075
8' x 10'	\$1675	12' x 24'	\$4950	8' x 10'	\$1775	12' x 24'	\$5100
8' x 12'	\$1875	14' x 14'	\$3578	8' x 12'	\$1975	14' x 14'	\$3778
8' x 14'	\$2100	14' x 16'	\$4082	8' x 14'	\$2225	14' x 16'	\$4282
8' x 16'	\$2325	14' x 20'	\$5082	8' x 16'	\$2425	14' x 20'	\$5282
8' x 20'	\$2900	14' x 24'	\$6182	8' x 20'	\$3000	14' x 24'	\$6382
10' x 10'	\$1975			10' x 10'	\$2100		
10' x 12'	\$2225			10' x 12'	\$2350		
10' x 14'	\$2475			10' x 14'	\$2625		
10' x 16'	\$2675			10' x 16'	\$2825		
10' x 20'	\$3475			10' x 20'	\$3600		

Quickest average delivery time in the Industry. Guaranteed! (Due to delivering completely built sheds) 2 week turnaround for most orders (excludes custom orders and materials) SHI is the only Shed company that can or will give you a delivery date at time of order!

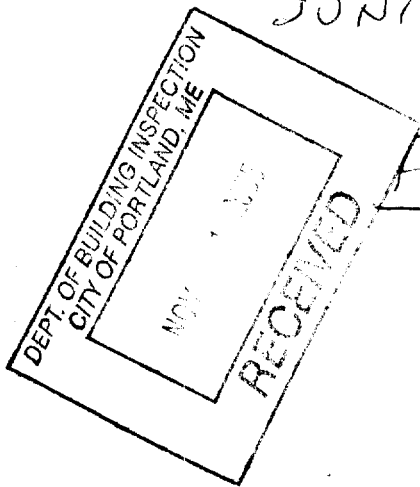
OAK NUTS PARK

setback

than 5' setback



JUNIPER STREET



# PLOT PLAN

11 Juniper Street  
Scale: 1" = 20'

394-2-3A

By: C.D. Hamilton  
Date: Nov. 1, 2005

Applicant: Donald + Virginia Toner

Date: 3 Nov 05

Address: 11 Juniper

C-B-L: 394-E-3

Date - 03 Nov 05

Zone Location - R2

Interior or corner lot - NO

Proposed Use/Work - shed

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25 required - 75 ft shown

Rear Yard - 5 ft required - 5 ft shown

Side Yard - 5 ft required 5 ft + shown

Projections -

Width of Lot -

Height - 1 story

Lot Area - 8,000 sq ft

Lot Coverage/Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

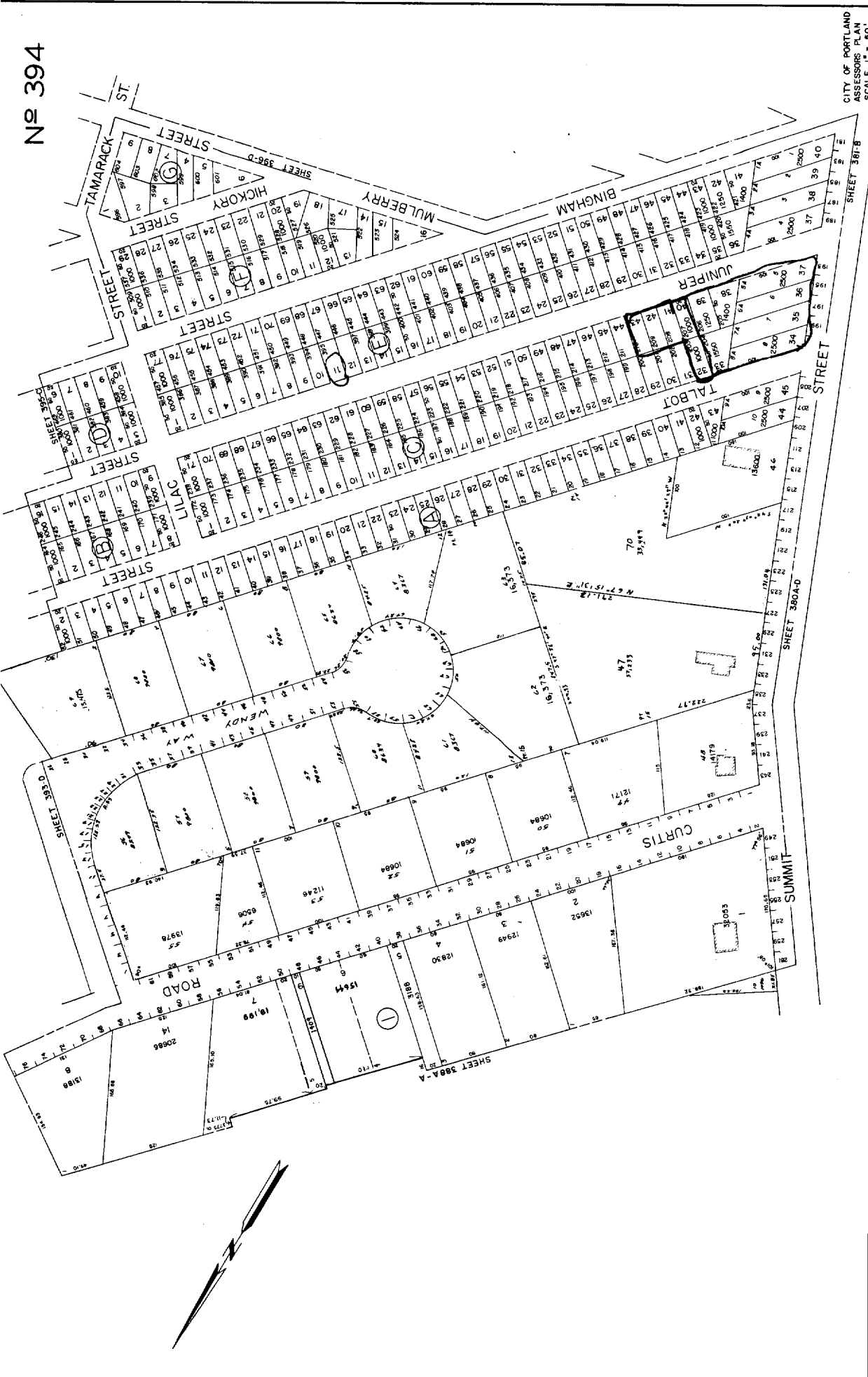
Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -



N 394



CITY OF PORTLAND  
 ASSESSORS' PLAN  
 SCALE 1" = 50'  
 REDRAWN 6-76

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** 394 E032001  
**Location** 11 JUNIPER ST  
**Land Use** SINGLE FAMILY

**Owner Address** TONER VIRGINIA A & C DONALD HAMILTON  
 11 JUNIPER ST  
 PORTLAND ME 04103

**Book/Page** 22318/096  
**Legal** 394-E-32 TO 35-43 T046  
 JUNIPER  
 BINGHAM STS  
 8000 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$56,740	\$111,930	\$168,670

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$82,400	\$130,200	\$212,600

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1984	<b>Style</b> Ranch	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1364	<b>Total Acres</b> 0.184	
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 5	<b>Attic</b> None	<b>Basement</b> Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

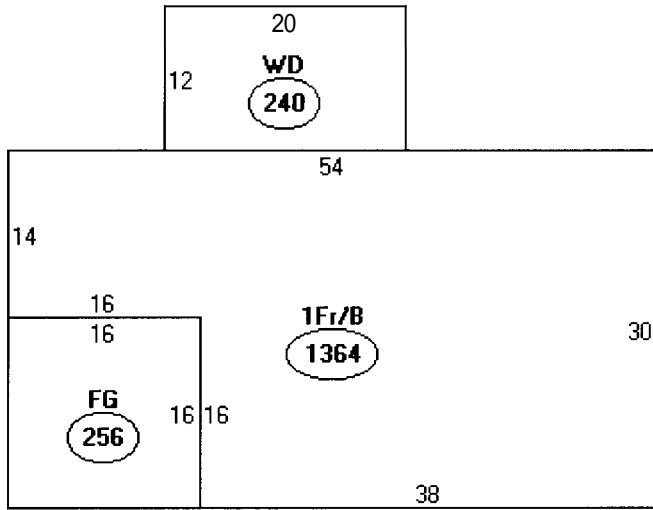
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
02/11/2005	LAND + BLDING	\$233,000	22318-96
11/06/1995	LAND + BLDING	\$106,000	12201-109
02/27/1992	LAND + BLDING	\$105,000	05926-091

**Picture and Sketch**

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

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





Descriptor/Area

A: 1Fr/B  
1364 sqft

B: FG  
256 sqft

C: WD  
240 sqft

1860  
96 Deck  

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856