

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 061493

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
NOV - 3 2006
CITY OF PORTLAND

This is to certify that CHOLOD ROBERT & LAURENCE JTS/Post Woodworking Inc
has permission to 10 x 14 shed
AT 96 VERMONT AVE 405A F035001

provided that the person or persons who accept 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.

Classification of inspection must be given and when permission proceeds before this building or part thereof is occupied or service closed-in. 4
OUR NOTICE 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

[Signature] 11/6/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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-construction 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.
Shed,

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

X *[Signature]* 11 3 06
Signature of Applicant/Designee Date

Donna Martin Admin 11 3 06
Signature of Inspections Official Date

CBL: 405 AF 035 Building Permit #: 06-1493

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1493	Issue Date:	CBL: 405A F035001
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Location of Construction: 96 VERMONT AVE	Owner Name: CHOLOD ROBERT & LAURA JT	Owner Address: 96 VERMONT AVE	Phone:
Business Name:	Contractor Name: Post Woodworking Inc.	Contractor Address: 163 Kingston Rd Danville	Phone: 8887947433
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: R3

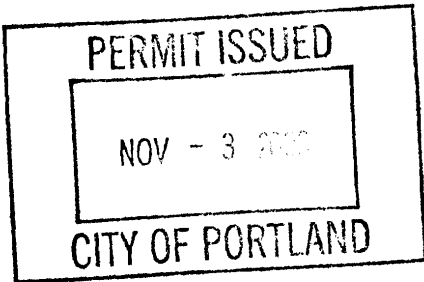
Past Use: Single Family	Proposed Use: Single Family 10 x 14 shed	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>V</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description: 10 x 14 shed	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: dmartin	Date Applied For: 10/11/2006	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<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"/> <i>ok at level: hix</i> Date: <i>10/24/06 MSB</i>	<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 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 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

Permit No: 06-1493	Date Applied For: 10/11/2006	CBL: 405A F035001
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Location of Construction: 96 VERMONT AVE	Owner Name: CHOLOD ROBERT & LAURA JT	Owner Address: 96 VERMONT AVE	Phone:
Business Name:	Contractor Name: Post Woodworking Inc.	Contractor Address: 163 Kingston Rd Danville	Phone (888) 794-7433
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Single Family 10 x 14 shed	Proposed Project Description: 10 x 14 shed
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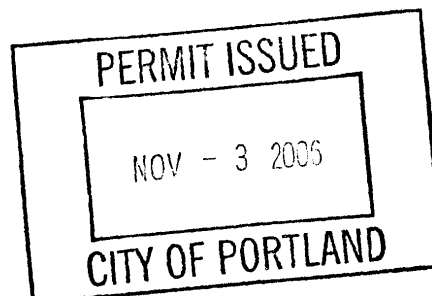
Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 10/24/2006

Note: Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This permit is being issued with the understanding that the shed will be 10' x 14' so that it meets the rear setback of 25'.

Dept: Building Status: Pending Reviewer: Residential Plan Revie Approval Date:

Note: Ok to Issue:

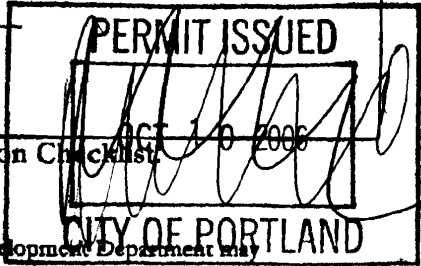




General Building Permit Application

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: 96 Vermont Ave		
Total Square Footage of Proposed Structure: 160 <u>405A F 035</u>	Square Footage of Lot: 7500	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# Book 7164, p 144	Owner: Robert and Laura Cholod	Telephone: 797-3498
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: same	Cost Of Work: \$ 3,000 3,000 Fee: \$ 7.50.00 C of O Fee: \$ 12.00
Current Specific use: <u>GARDEN + TOOL STORAGE SF</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>SAME S/P</u>		
Project description: Replace older shed (12x8) in disrepair and too close '10x14' to lot line (3ft) with new premade shed conforming to side setback of 8ft, and within 1.5 ft of rear setback 23.5ft vs 25 ft to provide more room for wider access to yard. Lot to the rear is also unbuildable.		
Contractor's name, address & telephone: Postwoodworking, inc Danville, NH 864-794-7433		
Who should we contact when the permit is ready: <u>robert or laura cholod</u>		
Mailing address: <u>96 VERMONT AVE</u> Phone: <u>797-3498</u> <u>xxcall</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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: _____
DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	
OCT 10 2006	
RECEIVED	

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

IRF

UNBUILDABLE LOT
75 FT ±

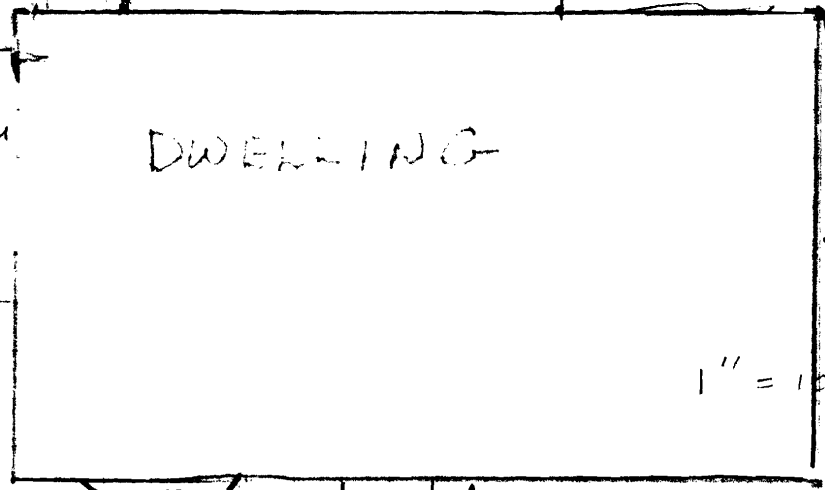
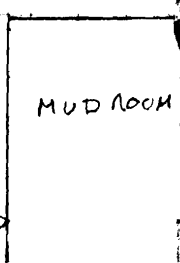
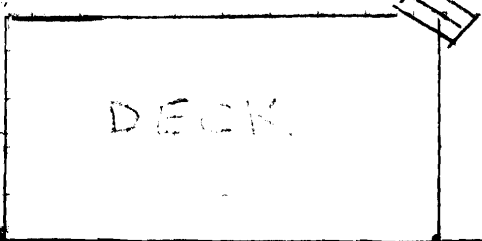
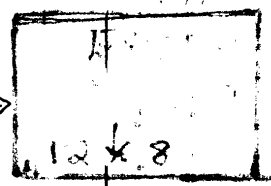
AS jobsite = 7500
front 21' req - NA
rear 21' req - 21' shown
side 8' req - 8' shown
lot coverage 35% = 2625' (1500) sq

8 FT SIDE SETBACK

23 1/2'

25 FT REAR SETBACK

8 FT



100 FT

100 FT

11 FT

12 FT

1" = 10 FT

DRIVEWAY

22 x 24 = 528
12 x 22 = 264
1 x 12 = 12
2 x 12 = 24

1508

96 VENT OUT
1" = 10 FT

28 FT

APPARENT (RW)

IRF

75 FT

0%
Financing
12 mo.



**FREE
ON-SITE
CONSULTATION**

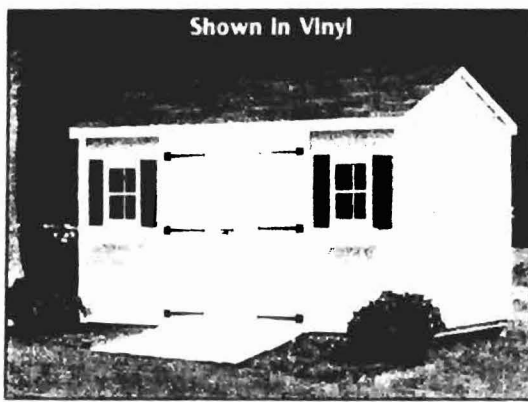
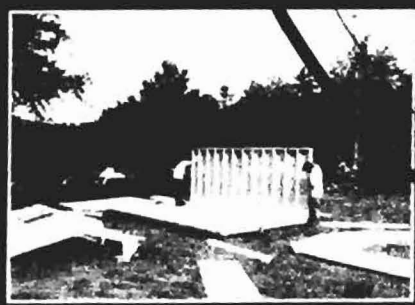
A Post
Woodworking
Trained
representative will
come to your
home or business
to help evaluate
your storage
needs and site
requirements.

*2x4 walls
2x6 floors*

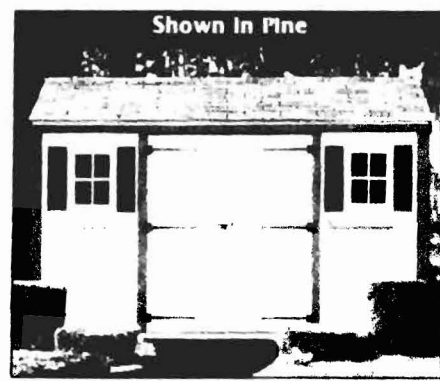
NEW FOR 2005

STRONGEST ROOF IN THE INDUSTRY

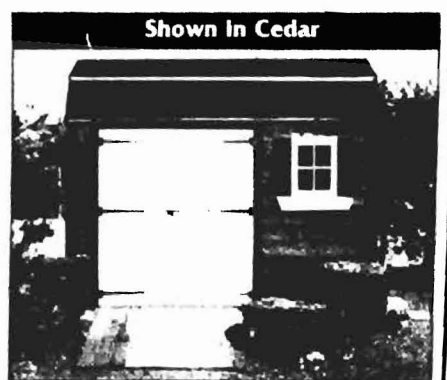
- 2x6 Engineered Roof Trusses 16" on Center
- Pressure Treated Floor Joists 12" on Center
- Functional Aluminum Windows w/Screen



Shown In Vinyl



Shown In Pine



Shown In Cedar



Shown In T-111

**FREE
PRESSURE
TREATED RAMP
WITH ALL
BUILDINGS**

POST WOODWORKING, INC.
402 Kingston Road

Residential Application for premanufactured Storage Shed..96 Vermont Ave

Construction detail is per attached brochure

**Style is Gambrel roof with doors, windows, and rollup door
identical to**

Yellow building at top center of brochure, except for color and a different “hand to the rollup door.

As can be seen from the attached plot plan, when we attempted to remedy the obvious violation of the preexisting shed side setback violation(less than 3 ft) as existed when we purchased the house,(note existing old shed within 2 ft or less of fence which is about 1 foot inside lot line)



WE WOULD PREFER 10X16 shed BUT

and owing to the larger shed size ..requiring now an 8 ft side setback, the structure leaves only a 40" space b between it and the bulkhead(BH) footing of the principal house, rather narrow to guide lawn mowers and other equipment thru..and aesthetically somewhat "cramped" looking. (where coffee cup is)



NEW
CORNER

By pushing the new shed about 1 ½ ft further away toward the back lot line, it increases the space to a more usable and less cramped looking distance of about 5 ft,(white spot) but reduces the distance from the rear lot line from 25 to 23 ½ feet. Incidentally, the lot to the rear of the rear lot line happens to be unbuildable.



white chalk
lines indicate requested new shed lines