

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 061476

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that CAMPBELL SHAUN S & REBECCA L O'BRIEN JTS/proprietors

has permission to Relocate existing shed

AT 80 VIRGINIA ST

405A H002001

PERMIT ISSUED  
OCT 16 2006  
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 placed or closed-in. 4 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

*[Signature]*  
10/12/06  
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: 06-1476	Issue Date: <b>OCT 16 2006</b>	CEB: 405A HC02001
Owner Address: 80 VIRGINIA ST		Phone:
Contractor Address: Portland		City of Portland
Lessee/Buyer's Name	Phone:	Permit Type: Sheds
		Zone: <b>R-3</b>

Location of Construction: 80 VIRGINIA ST	Owner Name: CAMPBELL SHAUN S & REBEC
Business Name:	Contractor Name: property owner
Lessee/Buyer's Name	Phone:

Past Use: Single Family	Proposed Use: Single Family relocatd existing shed
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Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 4
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>SB</i> <i>IRC 2003</i>
Signature:	Signature:

Proposed Project Description:  
Relocate existing shed

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: dmartin	Date Applied For: 10/06/2006
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**Zoning Approval**

- 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**

Shoreland

Wetland *to remain single family*

Flood Zone

Subdivision

Site Plan *for 8' rear setback*

Maj  Minor  MM

*OK*

Date: *10/11/06*

**Zoning Appeal**

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: \_\_\_\_\_

**Historic Preservation**

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

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

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

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

Permit No: 06-1476	Date Applied For: 10/06/2006	CBL: 405A H002001
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Location of Construction: 80 VIRGINIA ST	Owner Name: CAMPBELL SHAUN S & REBEC	Owner Address: 80 VIRGINIA ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: Single Family relocatd existing shed	Proposed Project Description: Relocate existing shed
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/11/2006

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 10/12/2006

**Note:** **Ok to Issue:**

- 1) Contruction activity was not applied for or reviewed as a part of this permit. This permit authorizes the relocation of an existing structure.





# 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.

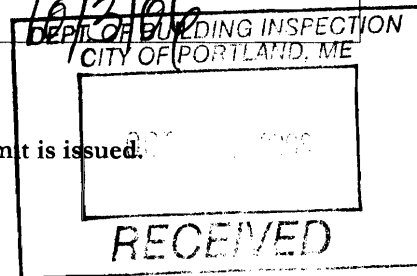
Location/Address of Construction: <u>80 Virginia Street Portland 04103</u>		
Total Square Footage of Proposed Structure <u>192 sf</u>	Square Footage of Lot <u>10,600 sf</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>405A</u> Block# <u>H</u> Lot# <u>2-3-6</u>	Owner: <u>Rebecca O'Brien</u> <u>Shaun Campbell</u>	Telephone: <u>899-0372</u> <u>W 781-5242</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rebecca O'Brien</u> <u>80 Virginia St</u> <u>Portland 899-0372</u>	Cost Of Work: \$ <u>N/A</u> Fee: \$ <u>30.00</u> C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Shed-storage</u>		
Project description: <u>Place 12x16' shed/outbuilding in corner of yard.</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Rebecca O'Brien</u>		
Mailing address: <u>80 Virginia St</u> <u>Portland 04103</u>		
Phone: <u>899-0372 or 781-5242</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 874-8703.

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>Rebecca O'Brien</u>	Date: <u>10/2/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

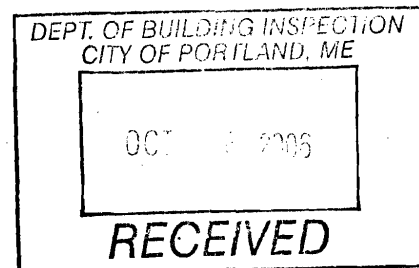
Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	27.72 feet	Front yard	25 feet
Rear yard	4.70 feet	Rear yard	25 feet
Side yard -rt <sup>side of</sup>	33.00 feet	Side yard -rt <sup>side of</sup>	8 feet
Side yard -lft	29.00 feet	Side yard -lft	20 feet

TOTALS 94.42 feet is greater than 70 feet



October 5, 2006

Ms. Marge Schmuckal  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: Shed placement at 80 Virginia Street

Dear Marge:

Enclosed is an application and supporting documentation for an existing shed that we would like to relocate to our property. I met with you on Monday, October 2<sup>nd</sup> at your office to discuss the placement of the building. Upon first review you thought it would not be possible to place this size shed due to the ordinance guidelines on setbacks.

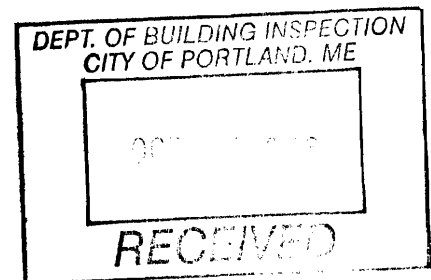
After an extensive discussion, you recalled "Section 14-428 Corner Lots" of the ordinance and did the calculations, finding that the shed could in fact be placed in the yard, where we had hoped, with an 8' setback on each side. See the attached calculations.

As requested, I am including information on the cross sections, framing details, photographs and dimensions of the building as well as a boundary plan of the yard with the outbuilding sketched in red for your review and consideration.

12' 3" (W) x 16'6" (L) x 9'3" (H)

Construction Details:

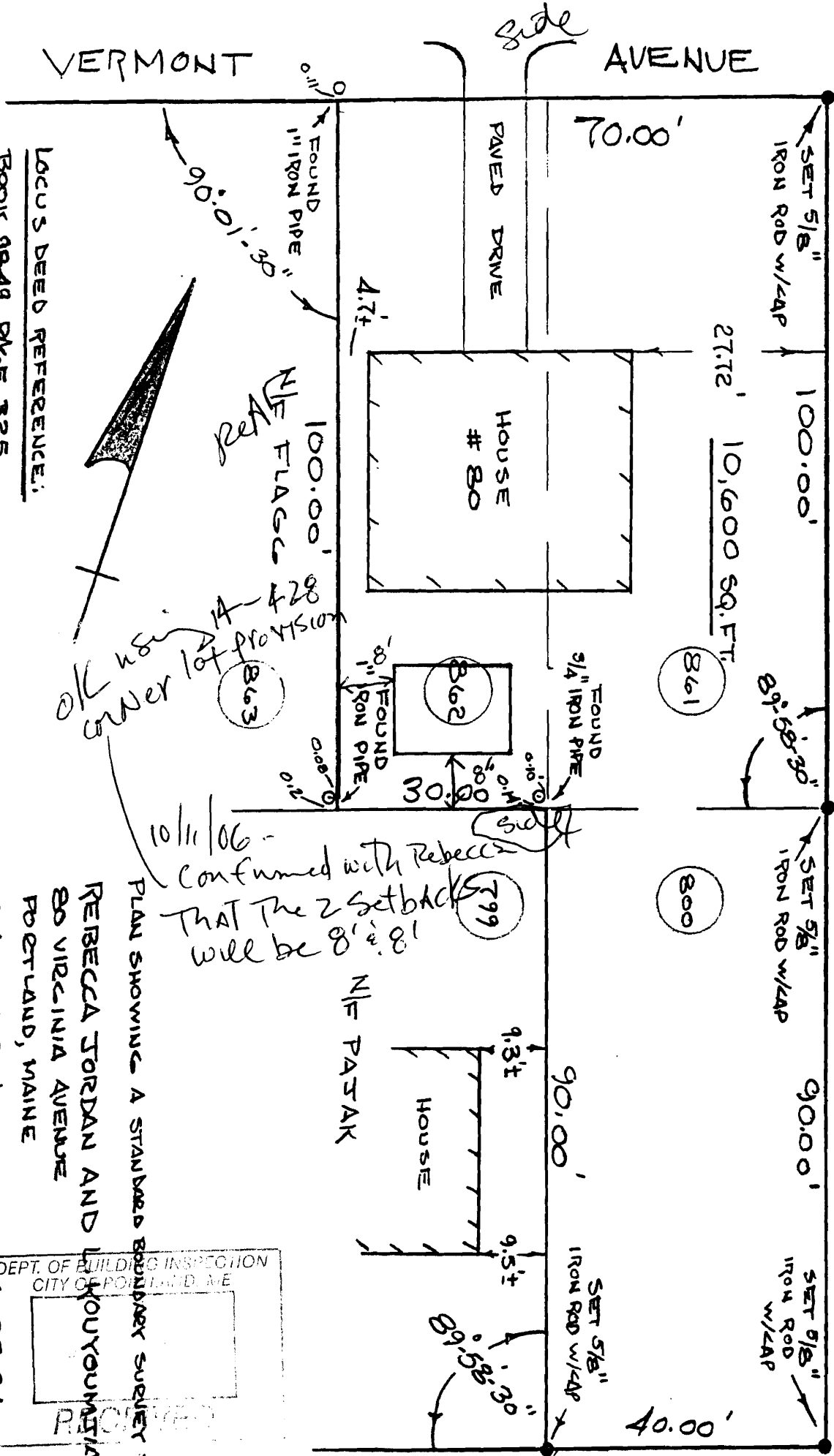
- 2x4 at 4' on center (Back Wall)
- 4x4 corner posts
- 2x4 at 16" on center (Roof Rafters)
- 1x6 roof deck
- 2x4 headers over all windows and door
- 2x4 bottom plates
- Double 2x4 top plates
- 2x4 collar ties at 64" under roof framing
- 1x8 siding / wall sheathing – vee match siding (all pine)
- 1x6 floor deck
- Asphalt roof – 1 layer
- 36" wood framed door with screens



I trust you will find this application as complete and notify us when the permit is available for pick up. Please do not hesitate to contact me with any questions or comments.

Sincerely,

*Rebecca O'Brien*  
Rebecca O'Brien

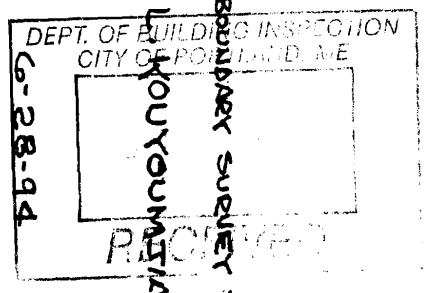


LOCUS DEED REFERENCE:  
 BOOK 9849 PAGE 325  
 SEE PLAN PINES SECTION C  
 1926 PLAN BOOK 17 PAGE 4

*Handwritten signature*

10/11/06 - Confirmed with Rebecca that the 2 setbacks will be 8' & 8'

PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR  
 REBECCA JORDAN AND LUKYOUNIAN  
 80 VIRGINIA AVENUE  
 PORTLAND, MAINE  
 SCALE: 1" = 20'



BY DANIEL T. DALFOUSO  
 LAND SURVEYOR  
 119 SCAMMAN ST.  
 SO. PORTLAND, ME. 04106  
 799-5931  
 CATEGORY 1 CONDITION 3 SURVEY

3 VIRGINIA STREET

VERMONT AVENUE

MAIN AVENUE



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
  
RECEIVED



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** 405A H002001  
**Location** 80 VIRGINIA ST  
**Land Use** SINGLE FAMILY

**Owner Address** CAMPBELL SHAUN S & REBECCA L O'BRIEN JTS  
 80 VIRGINIA ST  
 PORTLAND ME 04103

**Book/Page** 23106/264  
**Legal** 405A-H-2-3-6  
 VIRGINIA ST 70-84  
 VERMONT AVE 47-51  
 10600 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$72,000	\$120,900	\$192,900

**Property Information**

<b>Year Built</b> 1933	<b>Style</b> Bungalow	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1779	<b>Total Acres</b> 0.243
<b>Bedrooms</b> 3	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 6	<b>Attic</b> Full Fin./wh
				<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>
09/01/2005	LAND + BLDING	\$223,000	23103-264
08/01/2002	LAND + BLDING		17992-93
12/31/1991	LAND + BLDING	\$68,000	09849-325

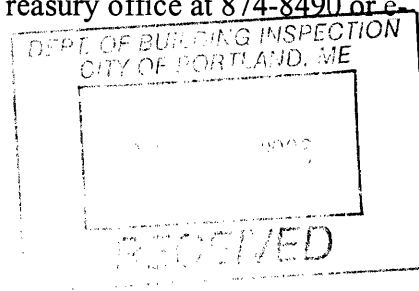
**Picture and Sketch**

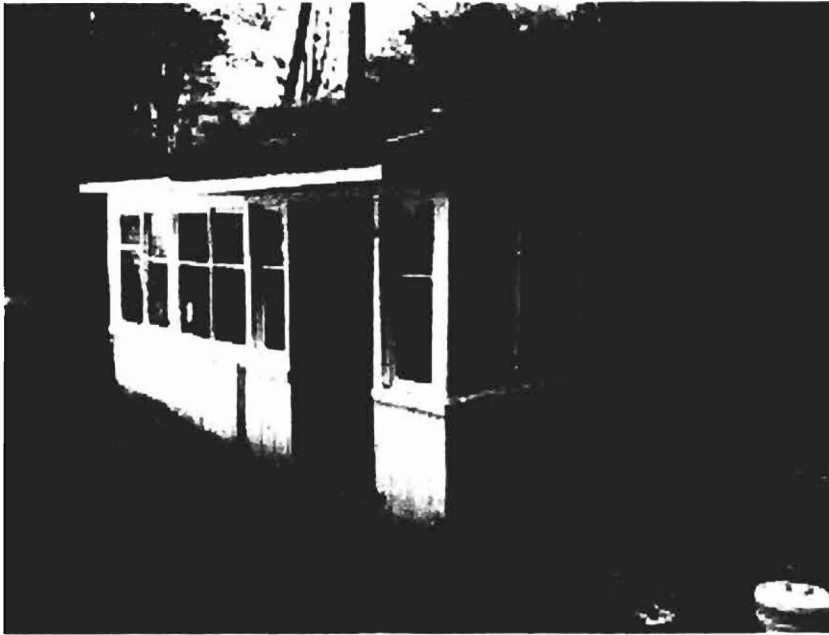
[Picture](#)      [Sketch](#)      [Tax Map](#)

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

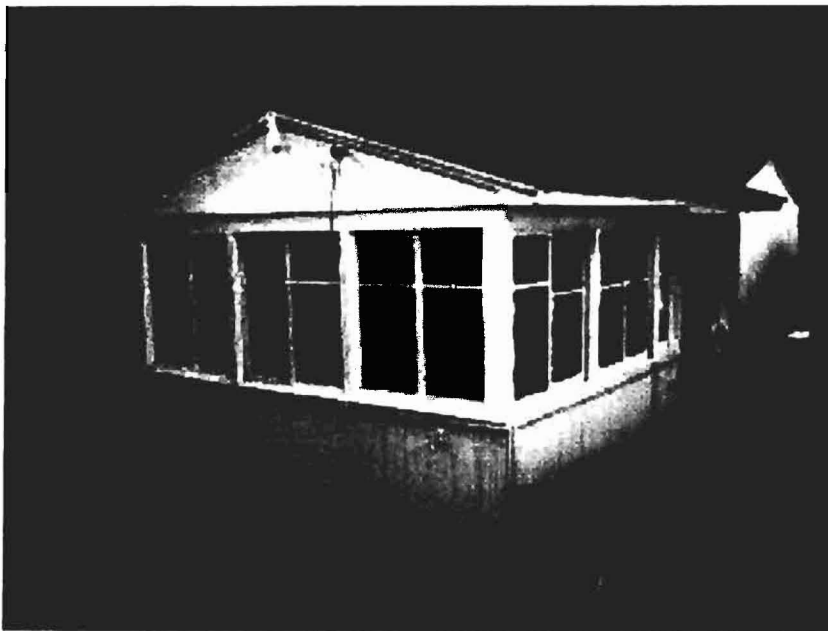
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**





EXTERIOR - FRONT & RIGHT



EXTERIOR - FRONT & LEFT





LEFT WALL / WINDOWS



FRONT WALL / DOOR & WINDOWS





INTERIOR RIGHT WALL – BACK CORNER



EXTERIOR RIGHT WALL



INTERIOR SHOT OF RAFTERS / CEILING

