

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 100986
PERMIT ISSUED

This is to certify that MACDONALD, JAMES E
has permission to install 8' x 8' Shed SEP 16 2010
AT 46 VERANDA ST City of Portland 429 A004001

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 lathed or otherwise used-in. 2 HOUSING 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] 9/16/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

close SMM

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0986	Issue Date:	CBL: 429 A004001
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Location of Construction: 46 VERANDA ST	Owner Name: MACDONALD JAMES E	Owner Address: 74 COLLEGE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	Zone: B-1

Past Use: restaurant "Pizza Time"	Proposed Use: restaurant "Pizza Time" install 8' x 8' Shed	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 4
Proposed Project Description: install 8' x 8' Shed <i>leg. use; restaurant</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>U/S</i> Type: <i>B</i> <i>IBC-2003</i>	
		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: Idobson	Date Applied For: 08/12/2010	Zoning Approval
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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 information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan - <i>given to Planning</i> <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>9/24/10</i>	Zoning Appeal <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: _____	Historic Preservation <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>[Signature]</i>
	PERMIT ISSUED SEP 16 2010 City of Portland		

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

9-20-10

Set back continued w/ pupation
small

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0986	Date Applied For: 08/12/2010	CBL: 429 A004001
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Location of Construction: 46 VERANDA ST	Owner Name: MACDONALD JAMES E	Owner Address: 74 COLLEGE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Sheds	

Proposed Use: restaurant "Pizza Time" install 8' x 8' Shed	Proposed Project Description: install 8' x 8' Shed
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/24/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/16/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Approved per the site plan exemption condition			
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			

Comments:
8/24/2010-mes: NEEDS SITE PLAN EXEMPTION
9/14/2010-jmb: This is an after the fact permit. Left vmmsg for Kate N. To verify floor joist size to load a pushcart, showing all 2x4 construction. She called back and will verify.
9/15/2010-jmb: Kate N. Called to verify the floor joists are 2x6 and the shed is on masonry blocks, waiting for the exemption approval.
9/16/2010-jmb: Received site plan exemption

PERMIT ISSUED

SEP 16 2010

City of Portland



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>46 Veranda -</u>		
Total Square Footage of Proposed Structure/Area <u>8x8x7 Feet</u>		Square Footage of Lot
Number of Stories <u>1</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>A</u> Lot# <u>4</u>	Applicant * <u>must</u> be owner, <u>Lessee</u> or Buyer* Name <u>Kate Nelson</u> Address <u>46 Veranda St</u> City, State & Zip <u>Portland, Me 04103</u>	Telephone: <u>Kate 207-252-4855</u> <u>William MacDonald</u> <u>207-874-2767</u>
Lessee/DBA (If Applicable) <u>Perfect Timing Hot Dogs</u> <u>26 Upland Ave</u> <u>Portland Me 04103</u>	Owner (if different from Applicant) Name <u>Jame E MacDonald</u> Address <u>46 Veranda St</u> City, State & Zip <u>Portland, Me 04103</u>	Cost Of Work: \$ <u>375.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Pizza Time Inc</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Storage Shed</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>8'x8'</u>		
Contractor's name: <u>SELF BUILT</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Kate Nelson</u>		Telephone: <u>252-4855</u>
Mailing address: <u>26 Upland Ave Portland Me 04103</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

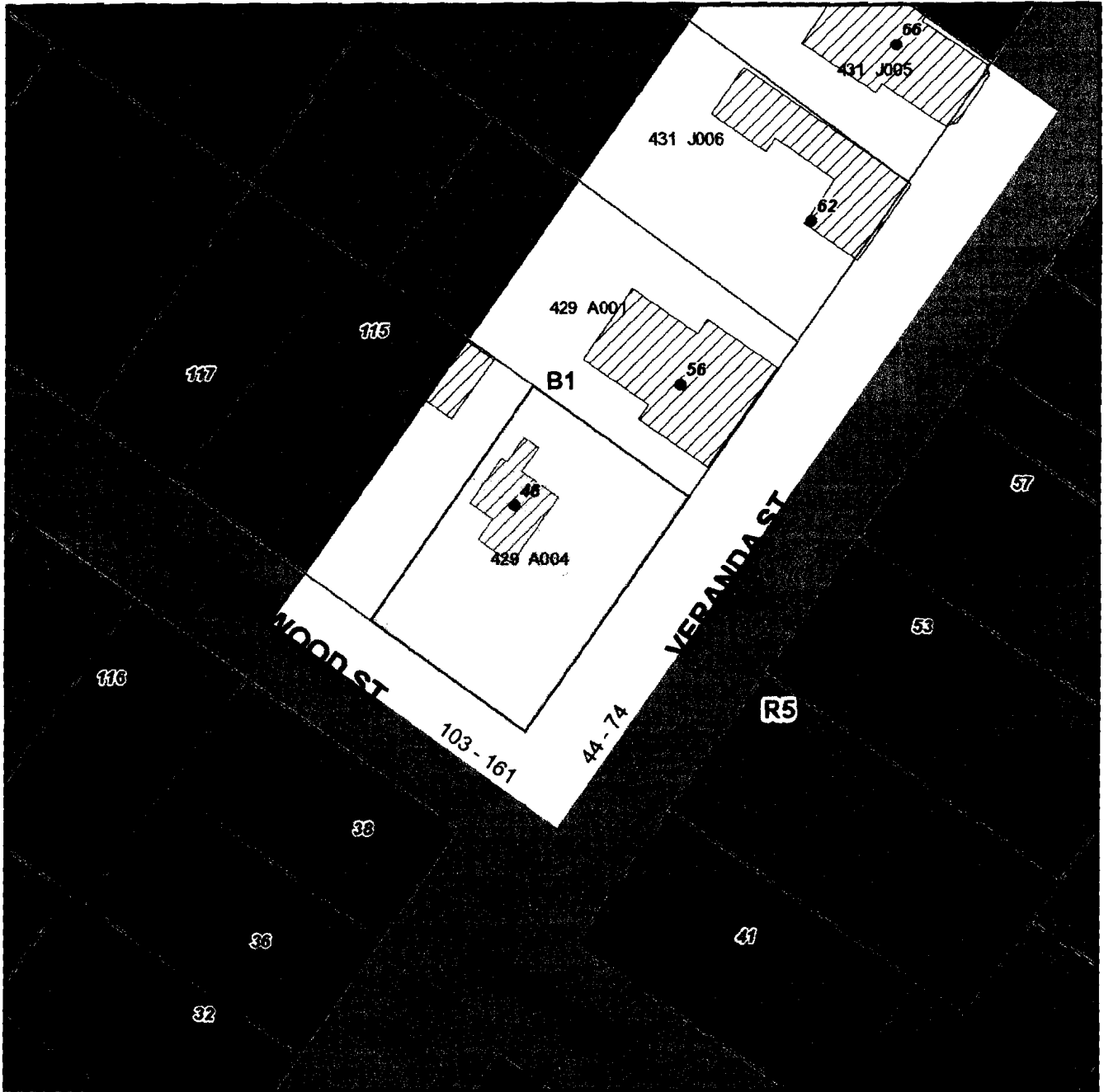
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Kate Nelson Date: 8/12/10

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

Map





Application for Administrative Authorization

Portland, Maine

Planning and Urban Development Department, Planning Division

Submitted 8/12/10

PROJECT NAME: _____

PROJECT ADDRESS: 46 Veranda St CHART/BLOCK/LOT: 429-A-4

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

"Pizza Time" Restaurant - to install 8' x 8' shop

CONTACT INFORMATION:

OWNER/APPLICANT → Kate Nelson

CONSULTANT/AGENT _____

B-1 Zone

Name: Kate Nelson

Name: _____

Address: 26 upland AVE
Portland ME

Address: _____

Zip Code: 04103

Zip Code: _____

Work #: 252-4855

Work #: _____

Cell #: 874-2767

Cell #: _____

Fax #: _____

Fax #: _____

Home #: _____

Home #: _____

E-mail: _____

E-mail: _____

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

- a) Is the proposal within existing structures? _____
- b) Are there any new buildings, additions, or demolitions? _____
- c) Is the footprint increase less than 500 sq. ft.? _____
- d) Are there any new curb cuts, driveways or parking areas? _____
- e) Are the curbs and sidewalks in sound condition? _____
- f) Do the curbs and sidewalks comply with ADA? _____
- g) Is there any additional parking? _____
- h) Is there an increase in traffic? _____
- i) Are there any known stormwater problems? _____
- j) Does sufficient property screening exist? _____
- k) Are there adequate utilities? _____
- l) Are there any zoning violations? _____
- m) Is an emergency generator located to minimize noise? _____
- n) Are there any noise, vibration, glare, fumes or other impacts? _____

N
Y
Y
N
Y
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Y
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NA
N

N
Y
Y
Y
Y
N
N
N
N
N - see conditions
Y
N
NA
N

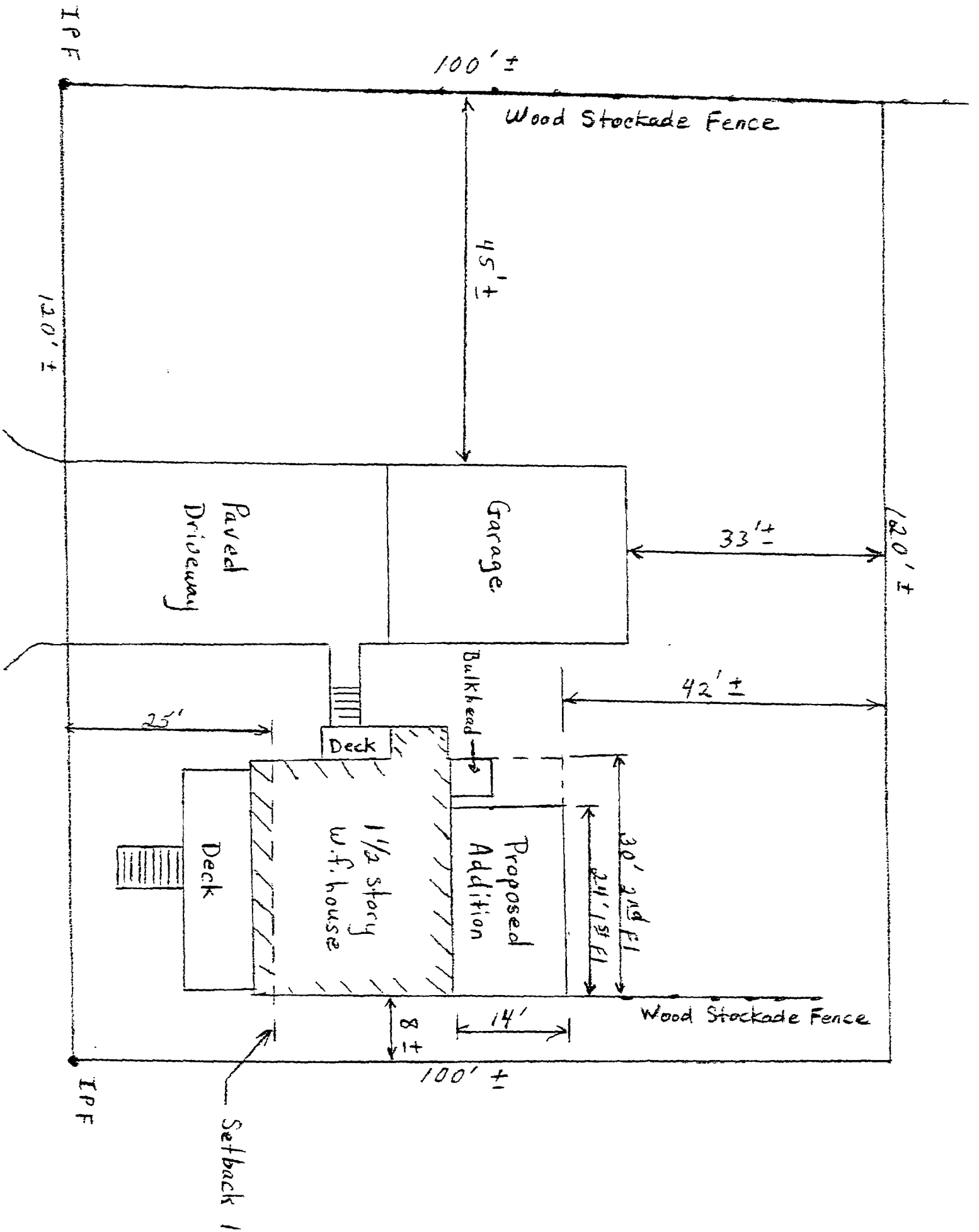
IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207) 874-8703, to determine what other City permits, such as a building permit, will be required.

Signature of Applicant: _____

Date: _____

Planning Barbara Barhydt
September 16, 2010

The request for an exemption from site plan review is granted with one condition of approval that the gate be re-installed to screen the utility area from the parking lot and street.



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 Inspection 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 with construction.**

 X **Final inspection required at completion of work to check setbacks and framing.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8.12. 20 10

Received from D. J. ...

Location of Work 46 D- ...

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (12) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 429-A-4

Check #: ... Total Collected \$ 30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: J. J. ...

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Planning Division Use Only

Authorization Granted ^{with conditions} Partial Exemption Exemption Denied

The gate shall be reinstalled to screen the utility area from the parking lot and street.
Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

Planner's Signature Garbera Sarah Date 9/16/10

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article.

(c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review the meet the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1.
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.