

APPLICATION FOR BUILDING PERMIT

Town of Machias, Maine

Building Permit request for:

- New Construction
 Expansion / Alteration
 Moving of Building
 Reconstruction / Replacement
 Conversion to another or different use

Date application received at Town Office: 3/29/2023

Fee Paid \$ 35.00

Recipients Initials: SCF

Name of Applicant:
(or Agent)

Judy Armstrong / Contractor:

Middle River Builders
Chris Page

Address of Applicant:

35 Broadway

Telephone: 207-255-3916 / 207-263-4490

Address of Building(s):

35 Broadway

Map 14 Lot 83

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)

Bedroom addition

Indicate what other structures are located on the same lot and the uses:

Single Family Home and Barn / Garage

(Refer to Town of Machias Building Permit Ordinance 01/26/1989 in answering all applicable sections below.)

1. Yes () No A waiver or variance is requested. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)
2. Yes () No A copy of the applicable town tax map showing lot location is attached.
3. Yes () No The property is connected to the Machias Water Co. supply or can be connected. If the property is not, or cannot be connected to the Machias Water Co. supply, water will be provided by:
() Well () Spring () Other _____
4. Yes () No The property is connected to Town of Machias sewer system or can be connected. Attach a copy of the Sewer Entrance Permit and include the location of the connection on the site plan if the project is to be connected to the Town of Machias sewer system.
5. () Yes No A soil test has been conducted for installation of a septic system for sewage disposal.
(Attach a copy of test document and diagram of the recommended septic location.)
6. Yes () No A site plan showing all items listed in section 4A(3) of Machias Building Permit Ordinance is attached. The site plan should reflect the dimensions of the lot on which construction is to be undertaken specifically to include the road frontage measurement. The plan should also include setback distances for the proposed construction from each boundary and from the public road or private access road.
7. Yes () No A copy of the deed, lease, purchase and sales agreement, or other evidence of ownership or control of the real estate is attached.
8. () Yes No Will surface water drainage adversely affect any neighboring properties?
9. () Yes No Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?
10. () Yes No Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.
11. () Yes No The building lot is at least 15,000 square feet in size or larger.
12. Yes () No The building setback will be at least 35 feet from the front of the lot.
13. () Yes No Side and rear distances from the lot lines are at least 15 feet to proposed building.
14. Yes () No The proposed structure will be no more than 50 feet above ground level, including chimneys, stacks or other protrusions that are part of the structure.
15. Yes () No There will be safe vehicular entrance and exit to public or private roads that border the lot. (Indicate vehicle driveway on site plan.)
16. () Yes No Will the proposed activity involve the installation or change of use of a driveway providing access to a state highway? If so, an entrance permit from the Department of Transportation must be obtained prior to any issuance of permits and attached to this application.
17. There will be 3-6 off street parking spaces as shown in site plan.

18. Commercial, industrial, and residential structures are required to comply with certain federal and/or state minimum standards and regulations

By initialing the items set forth below, the applicant is acknowledging awareness of, and compliance with, any applicable federal and state regulations and has attached copies of all approved permits that may be required. Indicate below which items apply to this building permit application and certify compliance by initialing the appropriate below:

Water Supply	<u>CRP</u>	Water Pollution	<u>CRP</u>	Flood Hazard Development Permit	<u>CRP</u>
Air Pollution	<u>CRP</u>	Soil Erosion	<u>CRP</u>	Maine DOT Entrance Permit	<u>CRP</u>
Shoreland Zoning	<u>CRP</u>	Surface Drainage	<u>CRP</u>	Sewer Connection Permit	<u>CRP</u>
Sewage Pollution	<u>CRP</u>	Noise Level	<u>CRP</u>	Natural Resources Protection Act Permit	<u>CRP</u>
Other	<u>CRP</u>				

19. Estimated cost of proposed building or structure(s): \$ 45,000

20. Name, address and telephone number of contractor or builder: Christopher Page 20 Ingalls Rd, Marshfield 207-263-4490

21. I have read and understand the Town of Machias Building Permit Ordinance and hereby make application for a permit based on the information contained above and request the Planning Board to act on this application at its next scheduled monthly meeting.

Signature of Applicant:

Judy Armstrong Chris Page

NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

For Planning Board use:

Building Permit: () Approved () Denied

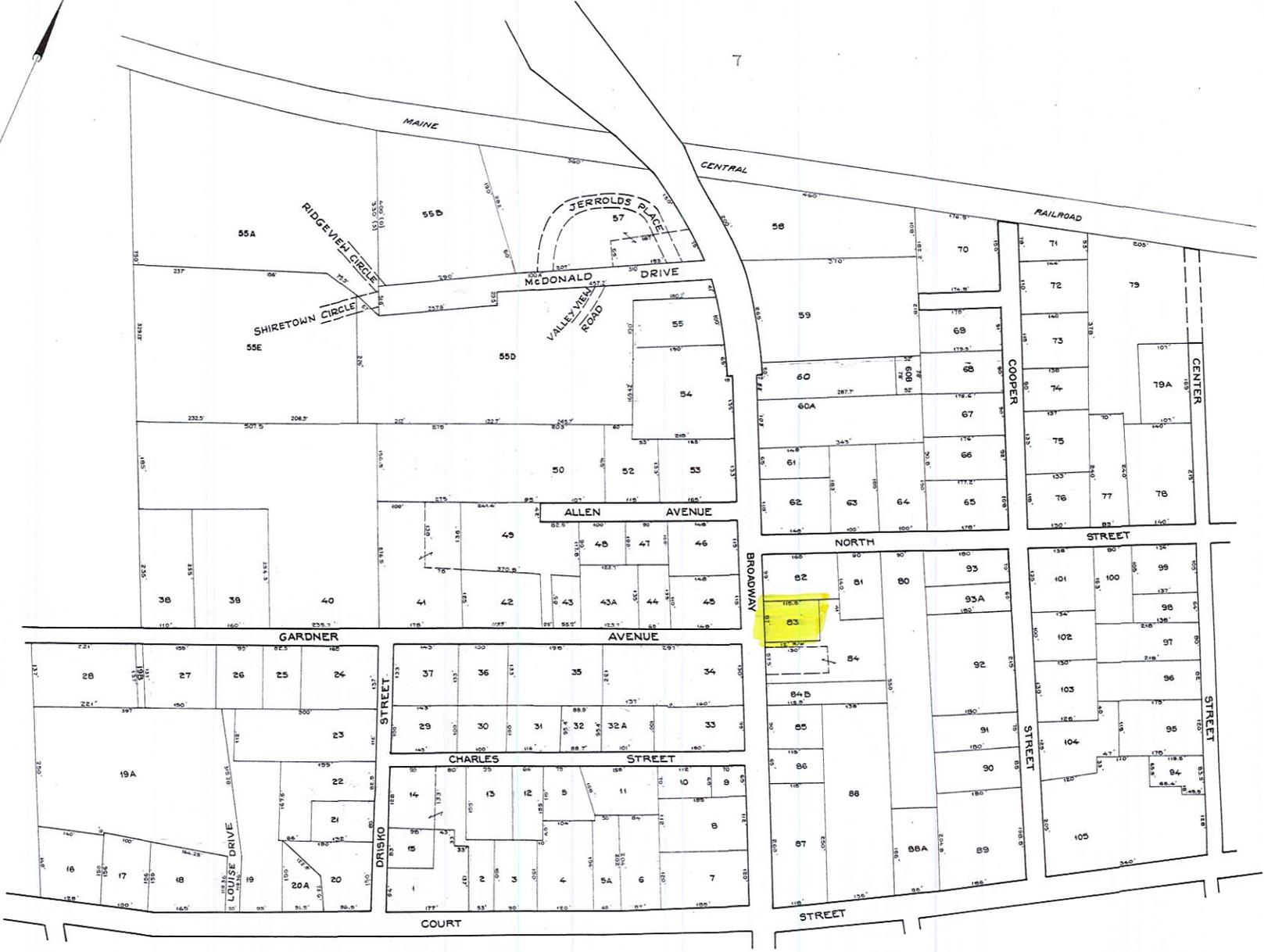
By the Planning Board on (Date): _____

Authorized Planning Board Signature: _____



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LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE 3
 For Assessment Purposes
 Not to be used for Conveyances

PROPERTY MAP
TOWN OF MACHIAS
 WASHINGTON COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 100 ± FEET



3/20/23

Machias Planning Board,

Regarding the proposed addition project at 35 Broadway, the existing home of Judy Armstrong is around 12' from the side property line at 33 Broadway which is owned by Mary Jane Good. The proposed addition at 35 Broadway will be flush with the existing home, hence it will be closer than 15' to the side property line as shown in the plan. I met with Mary Jane today and explained the size and shape of the proposed addition, and she has no objection to the project. I have attached a signed letter from Mary Jane stating she approves the project.

Please grant this exception to the Building Permit Ordinance "15' from sideline rule" and approve this permit application.

Thank You,

Christopher Page

Middle River Builders,

Contractor for:

Judy Armstrong, 35 Broadway, Machias, ME

MARY JANE GOOD
PO Box 365
East Machias, Maine 04630

Phone 207-272-0683
e-mail goodlaw4@myfairpoint.net

March 20, 2023

Town of Machias
Planning Board
Court Street
Machias, ME 04654

RE: 35 Broadway proposed addition

Dear Planning Board:

I met with Chris Page and walked the property adjacent to my building at 33 Broadway. I approve the approximate 15 X 11 addition to that home that will be within the 15 foot set back. The addition is to be flush with the side of their building.

If you have any questions, please feel free to contact me.

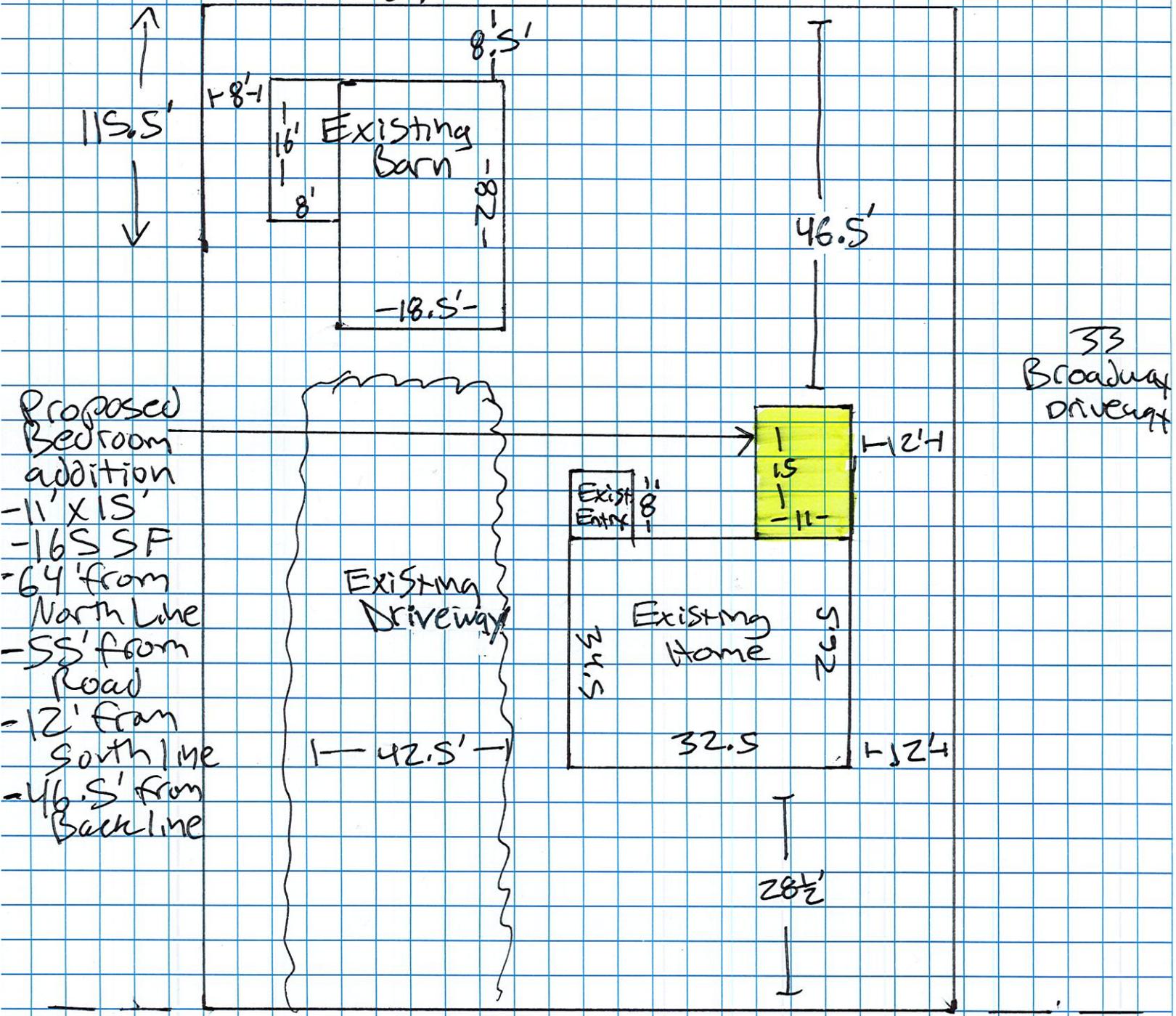
Sincerely,



MARY JANE GOOD

33 Broadway, Lot #83

Property Lines, Lot total 10,048.5 SF
 ← 87' →



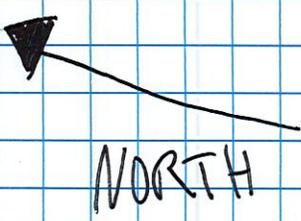
33 Broadway driveway

Proposed Bedroom addition
 - 11' x 15'
 - 165 SF
 - 64' from North Line
 - 55' from Road
 - 12' from South Line
 - 46.5' from Back Line

Existing Driveway

Exist. Entry

Existing Home



- Broadway -

$$\frac{1}{16}'' = 1'$$

WARRANTY DEED

Michael P. Rottersman and Cara E. Cirillo, whose mailing address is 288 Johnson Cove Road, Roque Bluffs, Maine 04654,

for consideration paid,

grant to Michael J. Kull and Judith L. Armstrong, whose mailing address is 149 Court Street, Machias, Maine 04654,

with Warranty Covenants, as joint tenants,

A certain lot or parcel of land, with buildings and improvements thereon, situated in Machias, in the County of Washington and the State of Maine, and on the Easterly side of the street known as Broadway, and bounded and described as follows, to wit:

Beginning on said Easterly side of Broadway at the Southwesterly corner of land now or formerly owned or occupied by Ida B. Getchell, and thence running Easterly along the Southerly boundary line of said Getchell land, seven (7) rods, more or less, to land heretofore conveyed to Cyrus W. Beverly by one Lindsey; thence Southerly along the Westerly boundary line of said land conveyed to Beverly by Lindsey, eighty-seven (87) feet to a corner; thence Westerly in a straight line seven (7) rods, more or less, to the said Easterly side of Broadway, to a point eighty-seven (87) feet distant from the point of beginning, and thence Northerly along said Easterly side of Broadway eighty-seven (87) feet to the point or place of beginning.

Meaning to convey and hereby conveying all and the same premises as described in a Deed from Greg K. Gilka and Suzanne Carlisle to Michael P. Rottersman and Cara E. Cirillo, dated April 14, 2016 and recorded in Book 4246, Page 264 of the Washington County Registry of Deeds.

Granting also to the Grantees herein, their heirs and assigns, all rights, privileges, easements and appurtenances belonging to the granted estate as intended in M.R.S.A., Title 33, Section 773.

Witness our hands and seals this 20th day of June, 2016.

Michael P. Rottersman
Witness

Michael P. Rottersman
Michael P. Rottersman

Cara E. Cirillo
Witness

Cara E. Cirillo
Cara E. Cirillo

STATE OF MAINE
County of Washington

Dated: June 20, 2016

Then personally appeared the above named Michael P. Rottersman and Cara E. Cirillo and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Mary Jane Good
Notary Public

Typed or printed name of Notary Public

**MARY JANE GOOD
NOTARY PUBLIC
State of Maine
My Commission Expires
August 28, 2021**