

**APPLICATION FOR BUILDING PERMIT**  
Town of Machias, Maine

Building Permit request for:  
 New Construction  
 Expansion / Alteration  
 Moving of Building  
 Conversion to another or different use  
 Reconstruction / Replacement

Date application received at Town Office: 7/18/25 Fee Paid \$ 30.00

Recipients Initials: SCP

Name of Applicant: SUNRISE EYE CARE P.A. (MOE REALTY) (JENNIFER KEHRER)  
 (or Agent)

Address of Applicant: 19 COURT STREET  
MACHIAS, ME 04654 Telephone: 207-214-2025

Address of Building(s): 19 COURT STREET MACHIAS, ME 04654  
 Map 15 Lot 88

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

Indicate what other structures are located on the same lot and the uses:  
NONE

(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 12-15 off street parking spaces as shown in site plan. (EXISTING PARKING LOT)

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 _____	Water Pollution _____	Flood Hazard Development Permit _____
Air Pollution _____	Soil Erosion _____	Maine DOT Entrance Permit _____
Shoreland Zoning _____	Surface Drainage _____	Sewer Connection Permit _____
Sewage Pollution _____	Noise Level _____	Natural Resources Protection Act Permit _____
Other _____		

19. Estimated cost of proposed building or structure(s): \$ 750,000.00

20. Name, address and telephone number of contractor or builder: KEHRER BUILDING COMPANY LLC. (JASON KEHRER)  
18 SUNRISE WAY, WHITING, ME 04691 207-242-9667

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: [Signature]

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: \_\_\_\_\_



Date: April 17, 2025

To: Sunrise Eye Care P.A (Jennifer Kehrer)

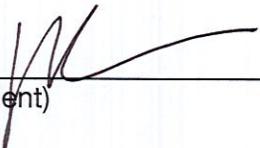
Re: Authorization to act as agent:

The town of Machias requires a signed letter by the owner of the property authorizing Kehrer Building Company to act on his / her behalf throughout the building process.

Please sign the following to grant authorization:

I, Jennifer Kehrer authorize Jason Kehrer (Kehrer Building Company) to act on your behalf throughout the permit and construction phase for the duration of the project located at: 19 Court Street, Machias, ME 04654

Signed:

  
\_\_\_\_\_  
(Client)

04/17/2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
(Client)  
  
\_\_\_\_\_  
Jason Kehrer (Kehrer Building Company)

\_\_\_\_\_  
Date  
04/17/2025  
\_\_\_\_\_  
Date

**CORRECTIVE DEED**

NO TRANSFER TAX PAID

**M & H REALTY**, a Maine partnership with a principal place of business at 4 Park Street, Calais, Washington County, State of Maine, for consideration paid, grants to **MOE REALTY, L.L.C.**, a Maine company with a principal place of business at 4 Park Street, Calais, Washington County, State of Maine, with Warranty Covenants, the lots or parcels of land together with any buildings thereon, situated in the City of Calais and the Town of Machias, Washington County, State of Maine, bounded and described as follows:

**LOT ONE:**

A certain lot or parcel of land, with the buildings thereon, situated in the City of Calais, Washington County, State of Maine, and bounded and described as follows:

Northwesterly by Church Street, so-called, northeasterly by the Grange Lot, so-called, and land now or formerly of William MacLoud; southeasterly by the homestead of Cora M. Dudley and homestead of W. N. Miner; and southwesterly by Park Street, so-called.

Excepting, however, from the above described lot two parcels of land in the northeasterly corner thereof conveyed by Margaret Hanson, one to the New England Telephone and Telegraph Company on June 7, 1916, and recorded in the Washington County Registry of Deeds in Book 322, Page 204; and another lot conveyed by Margaret Hanson to Cora M. Dudley on May 13, 1925, and recorded in said Registry in Book 366, Page 237.

**LOT TWO:**

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Machias, Washington County, State of Maine and bounded and described as follows:

Beginning on the northerly side of U.S. Route 1A, sometimes referred to as Court Street, at a point marking the southwesterly corner of land of the Maine Central Railroad Company; thence in a generally westerly direction by and along the northerly side line of said U.S. Route 1A twenty-eight feet (28'); thence generally northerly fifty feet (50') more or less to an iron stake driven in the ground; thence generally westerly a distance of eight feet (8') to a rod; thence at right angles two hundred twenty-four feet (224') more or less to a rod driven in the ground in the southerly boundary of land of the Maine Central Railroad; thence generally easterly by and along the southerly boundary of the land of the Maine Central Railroad seventy-eight feet (78') to a rod; thence generally southeasterly along the westerly boundary of Maine Central Railroad Company land a distance of thirty-six feet (36') more or less to a rod; thence generally southeasterly along the southerly boundary of Maine Central Railroad Company land a distance of fifty-two feet (52') more or less to a rod; thence continuing in a generally southerly direction along said Maine



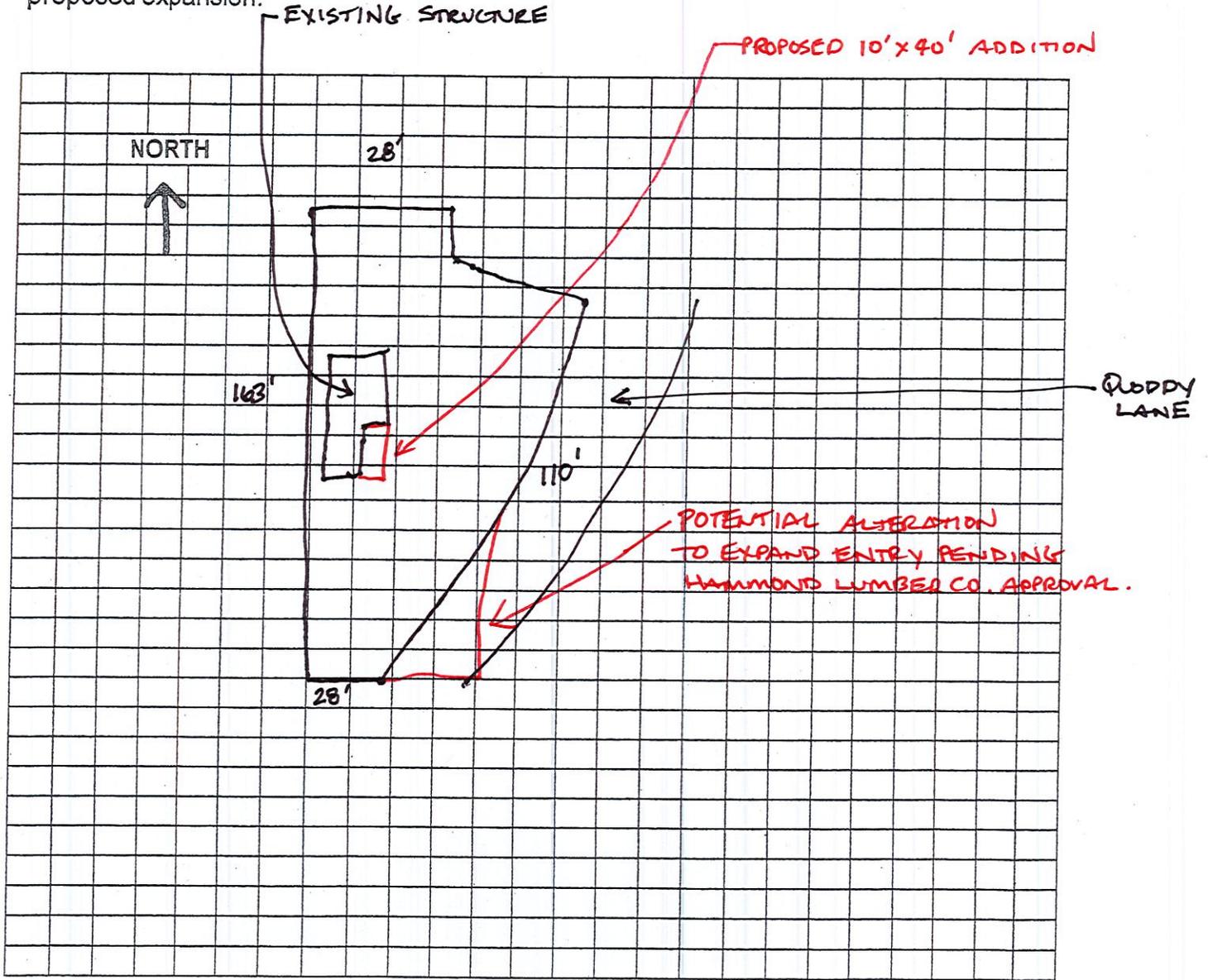
**LEGEND**  
 PARCEL NUMBERS ..... 1  
 ADJACENT MAPS ..... 2  
 MATCH LINE ..... 3

For Assessment Purposes  
 Not to be used for Conveyances

15

# Site Plan

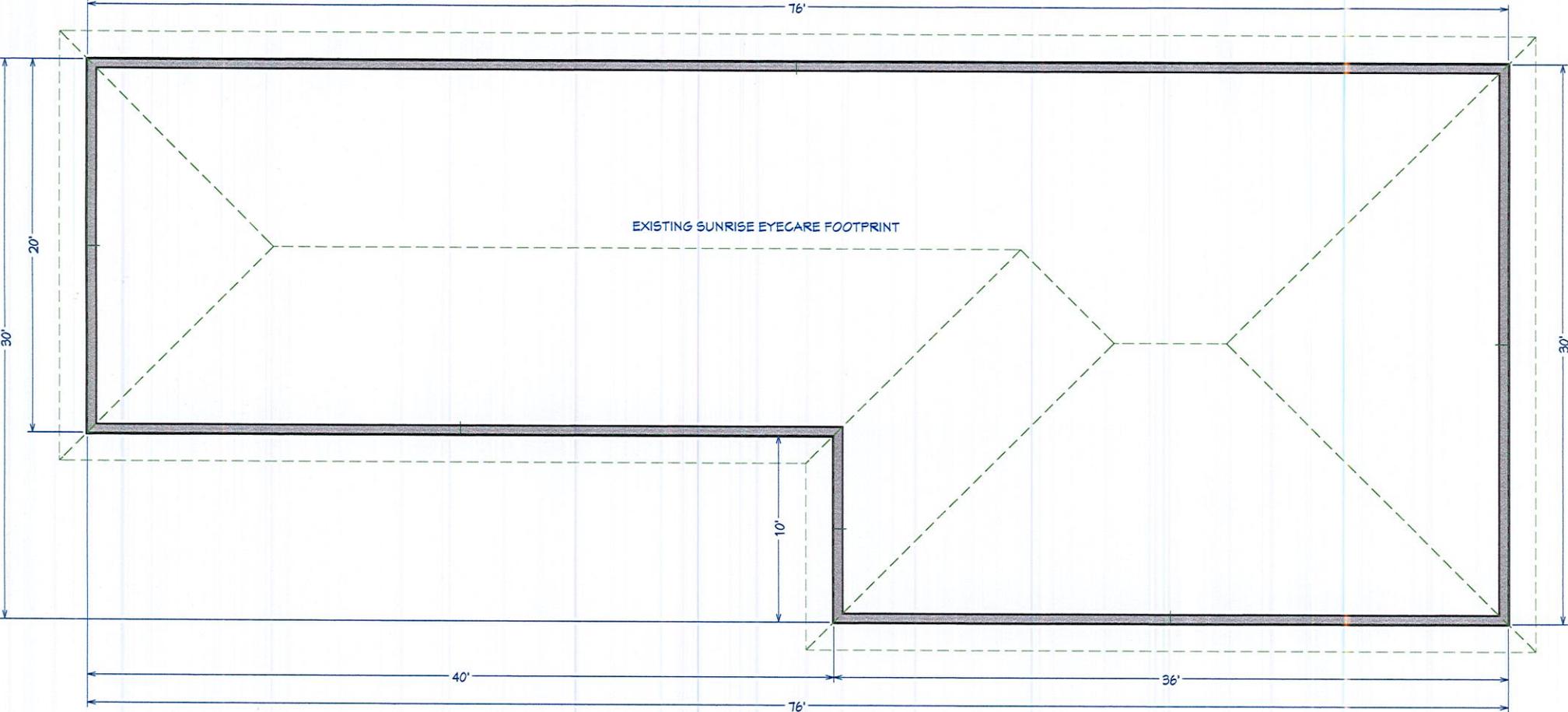
Please include: lot lines; area to be cleaned of trees and other vegetation, the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.



Scale: \_\_\_\_\_ = \_\_\_\_\_ Ft.

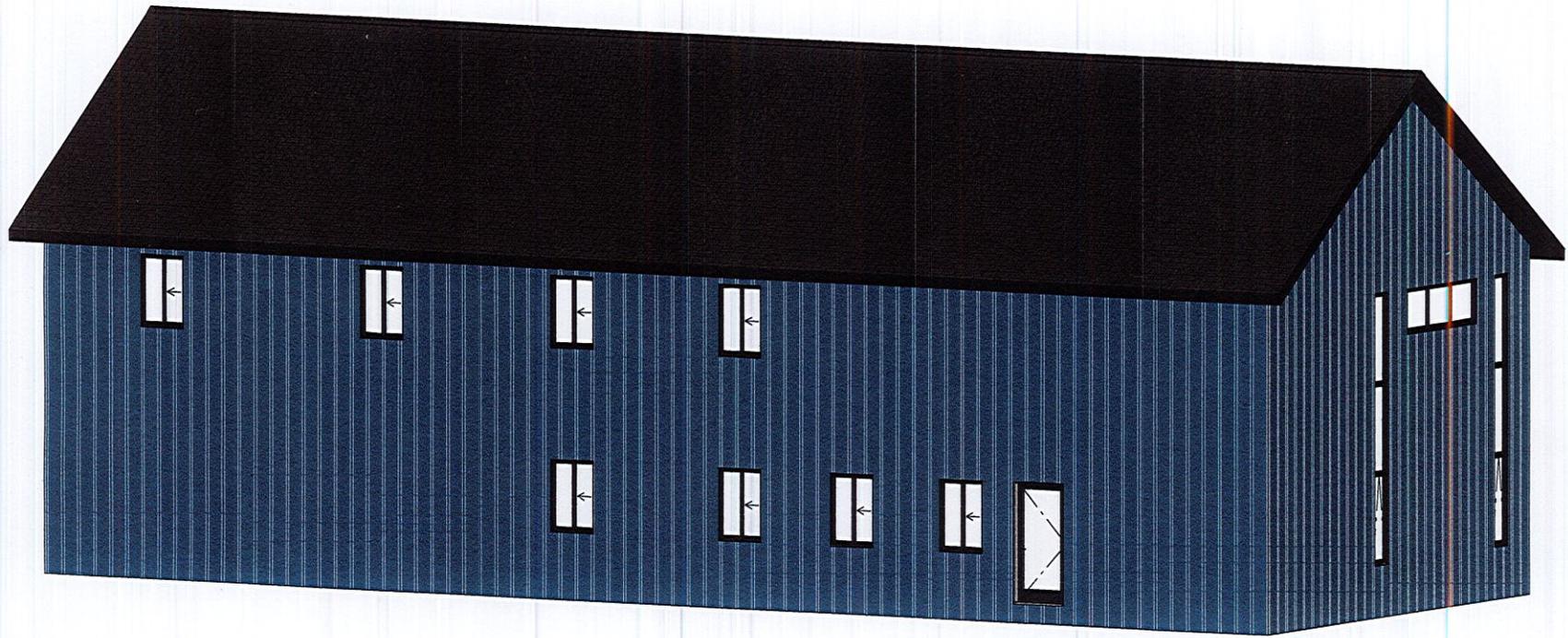
\*PROPOSED SCOPE OF WORK! ADD 10'x40' ADDITION. REMOVE EXISTING ROOF AND ADD SECOND STORY. RENOVATE SPACE TO SERVE AS FULL SERVICE OPTOMETRY PRACTICE.

# EXISTING STRUCTURE FOOTPRINT

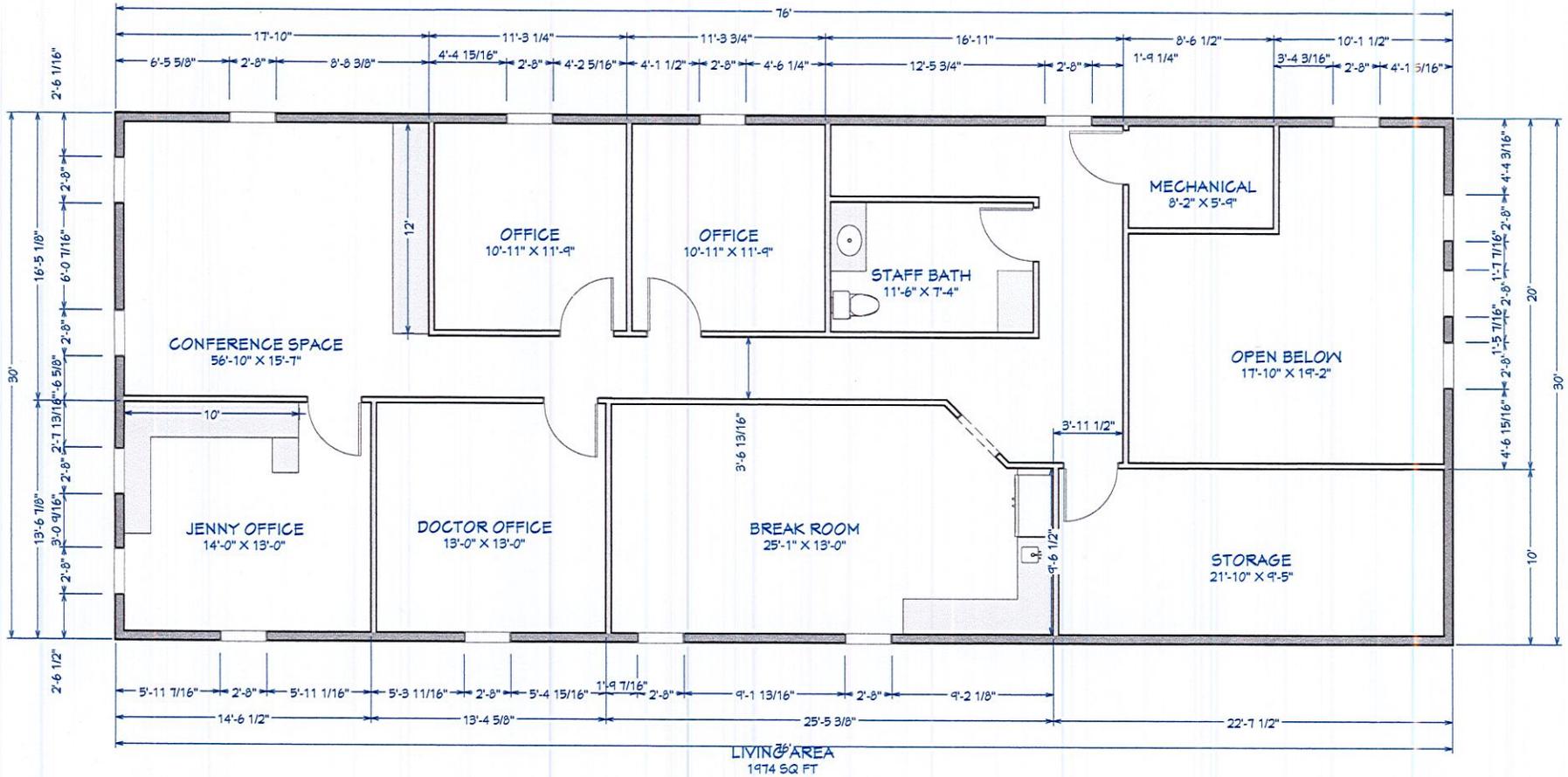


LIVING AREA  
1880 SQ FT

PROPOSED ELEVATION



# PROPOSED 2<sup>ND</sup> FLOOR



# PROPOSED 1<sup>ST</sup> FLOOR

