

# 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: 10/15/18 Fee Paid \$ 150.00  
~~190.00~~  
 Recipients Initials: SCF

Name of Applicant: Three Machias LLC  
 (or Agent)  
 Address of Applicant: 75 High St  
Belfast, ME 04915  
 Telephone: 568-3547  
 Address of Building(s): 3 North St, Machias, ME  
 Map 15 Lot 57 58

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

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. existing 80'
11. ( ) Yes  No The building lot is at least 15,000 square feet in size or larger. existing 14,480
12. ( ) Yes  No The building setback will be at least 35 feet from the front of the lot. existing 26'
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. existing
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 9 + over 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>DS</u>	Water Pollution	_____	Flood Hazard Development Permit	_____
Air Pollution	<u>DS</u>	Soil Erosion	_____	Maine DOT Entrance Permit	_____
Shoreland Zoning	_____	Surface Drainage	<u>DS</u>	Sewer Connection Permit	<input checked="" type="checkbox"/>
Sewage Pollution	_____	Noise Level	<u>DS</u>	Natural Resources Protection Act Permit	_____
Other	_____				

19. Estimated cost of proposed building or structure(s): \$ 350,000 274,881

20. Name, address and telephone number of contractor or builder: Karen P. Miller/Three Machias, LLC  
55 High St, Belfast, ME 04915

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: Karen P Miller, managing member

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 # \_\_\_\_\_ By the Planning Board on (Date): \_\_\_\_\_  
 Authorized Person: \_\_\_\_\_ Board Signature: \_\_\_\_\_

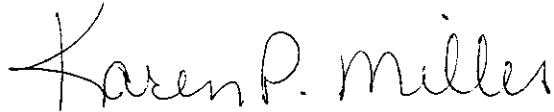
3 North St  
Request for Waiver/Variance

3 North St, Machias, Maine was purchased and renovation started in December 2016. At that time, we understood that we did not need a building permit as long as we did not increase the square footage of the existing building.

We are remodeling an existing building that was being used as a multi-family structure before we acquired it.

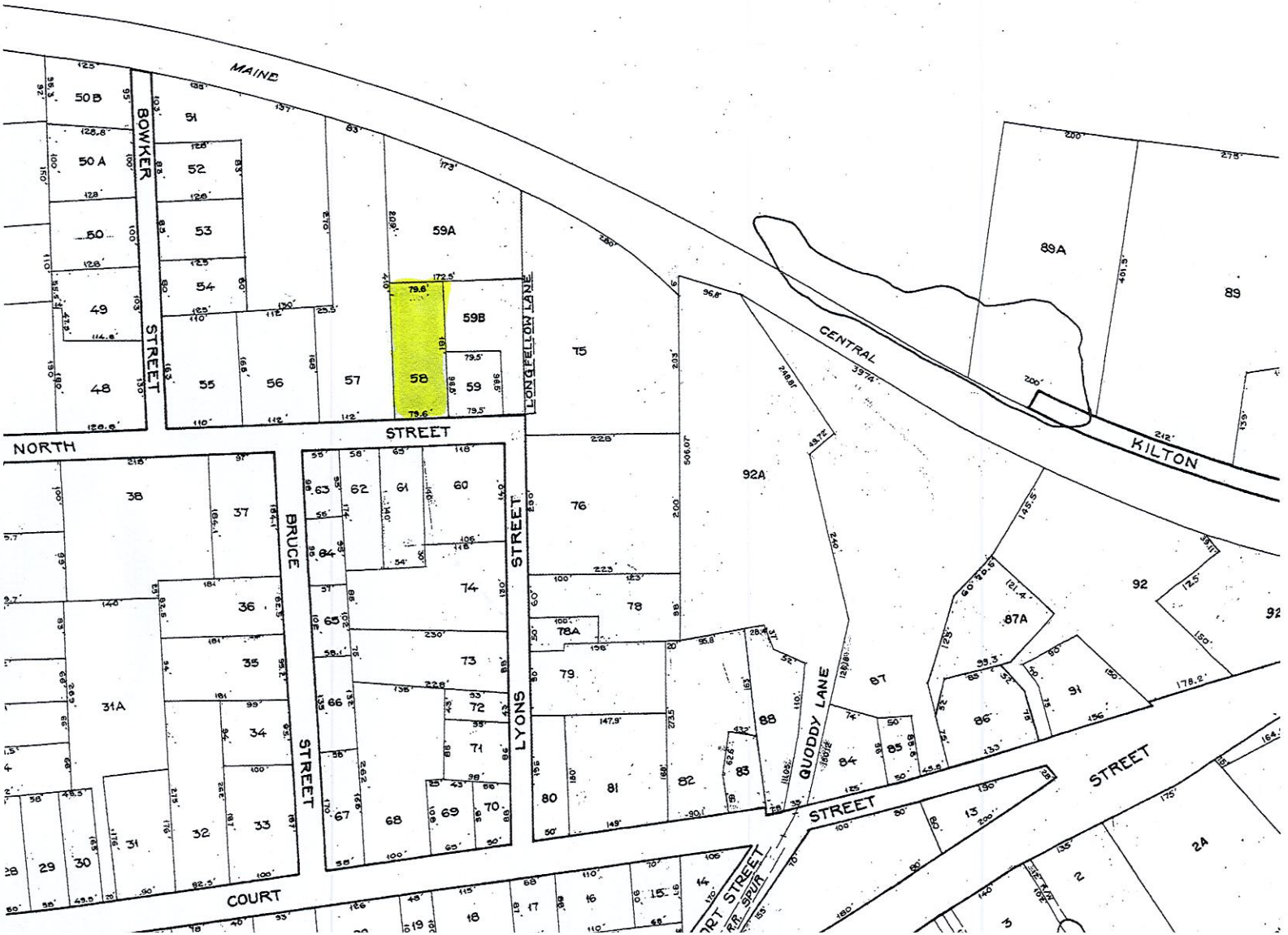
The building was built in the 1800s and before the current setback and lot size rules were in effect.

Thank you for your consideration,

A handwritten signature in black ink that reads "Karen P. Miller". The signature is written in a cursive style with a large initial 'K'.

Karen P Miller  
Managing Member  
Three Machias, LLC

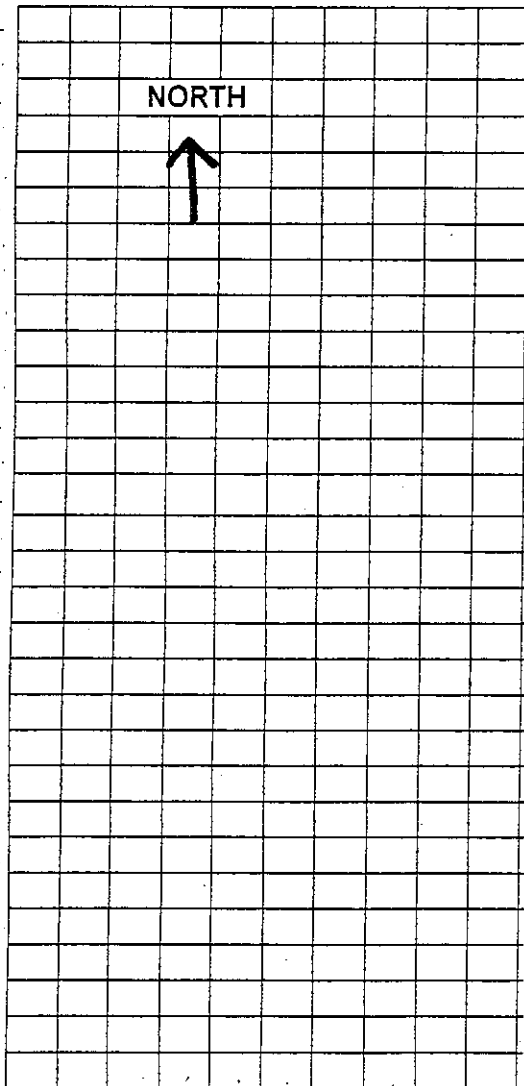
10.13.18



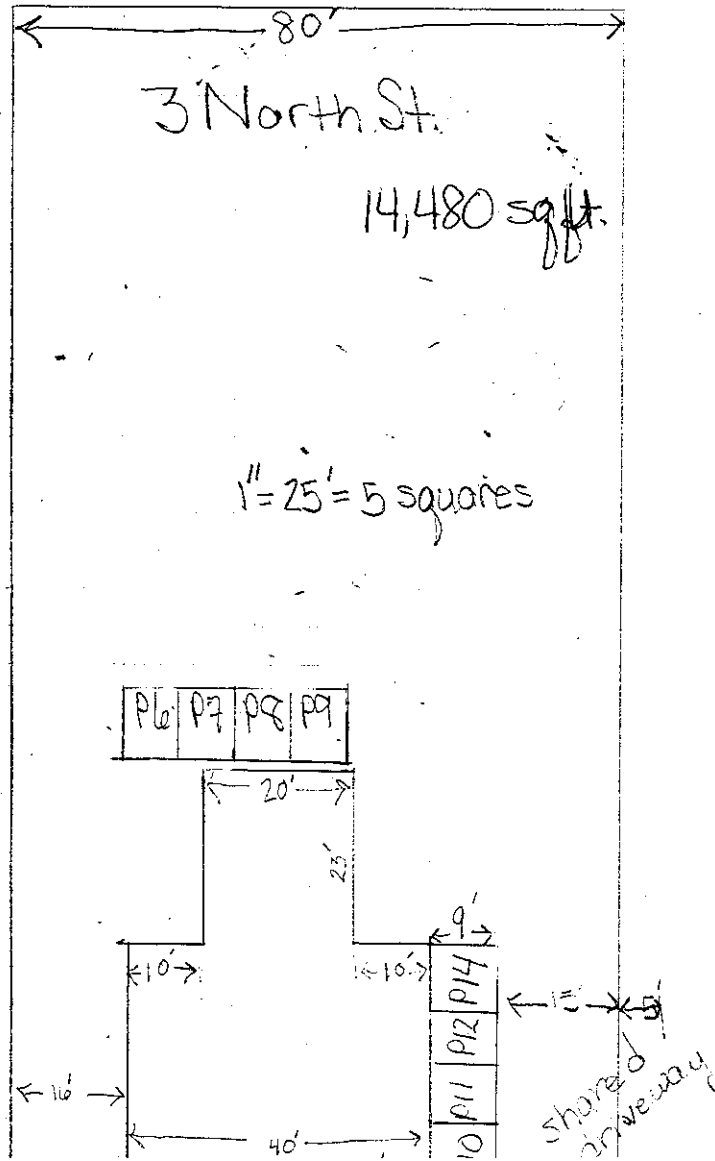
### Site Plan

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.

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**WARRANTY DEED**

DR. CYNTHIA L. SAMMIS, whose mailing address is 106 Dwelley Road, East Machias, ME 04630,

for consideration paid,

grants unto THREE MACHIAS, LLC, with a mailing address of 55 High Street, Belfast, ME 04915, with WARRANTY COVENANTS, a certain lot or parcel of land, together with buildings and improvements thereon, in the Town of Machias, County of Washington and State of Maine, bounded and described as follows, to wit:

Situated on the Northerly side of North Street in said Machias, beginning on the northerly side of said street at an iron bolt at the southeasterly corner of land heretofore the homestead of the late Lowell Caswell and running northerly by the easterly line of said Caswell lot and continuation thereof one hundred eighty-one (181) feet and six (6) inches;

Thence easterly parallel with northerly line of said street seventy-nine (79) feet six (6) inches to land heretofore the homestead of the late Sarah B. Foster;

Thence southerly parallel with first mentioned line one hundred eighty-one (181) feet to said street;

Thence westerly by the northerly line of said street to the place of beginning.

For Grantor's title, reference may be had to deed from Dr. Donald M. Robertson to Dr. Cynthia L. Sammis, dated March 2, 1999 and recorded In the Washington County Registry of Deeds in Book 2316, Page 239.

This property is shown on the tax maps of the Town of Machias as Map 15, Lot 58.

Also conveying all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S. Section 773.

WITNESS my hand and seal this 28<sup>th</sup> day of November 2016.

SIGNED, SEALED AND DELIVERED

In the presence of

Nancy Talbot  
Witness

Cynthia L. Sammis  
DR. CYNTHIA L. SAMMIS

TRANSFER TAX PAID