

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that FLANAGAN, VICKI ANN

Located At 67 PLEASANT AVE

Job ID: 2012-11-5342-ALTR

CBL: 087- C-003-001

has permission to Construct a wraparound porch and 26x28 addition provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-11-5342-ALTR

Located At: 67 PLEASANT AVE

CBL: 087- C-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
4. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Fire

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed 50% of the total completed structure.

Architect states renovation of the existing structure plus addition will not exceed 50% of the completed structure.

IR-1
Shoeland in rear

Entered 11/6/12 (BS)



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.

2012-11-5342 - ALTR

Location/Address of Construction: <u>67 Pleasant Ave, Peaks Is, ME 04108</u>		
Total Square Footage of Proposed Structure/Area <u>755 + porch</u>	Square Footage of Lot <u>1.5 acre</u>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>087</u> Block# <u>C003</u> Lot#	Applicant: (must be owner, lessee, or buyer) Name <u>Vicki Flanagan</u> Address <u>67 Pleasant Ave</u> City, State & Zip <u>Peaks Is. ME 04108</u>	Telephone: <u>203 687-8013</u> <u>86,000</u>
Lessee/DBA RECEIVED NOV 05 2012 Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$85,734.28</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>880.00</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>26x28' addition side 2,</u> <u>side 1 12x40' porch + 4'x16' porch (wrap around)</u>		
Contractor's name: <u>Robert McTigue Jr.</u>		Email: <u>cmctigue@maine.rr.com</u>
Address: <u>184 Mountain Rd</u>		
City, State & Zip <u>Falmouth, ME 04105</u>		Telephone <u>(207) 730-1083</u>
Who should we contact when the permit is ready: <u>home owner</u>		Telephone: _____
Mailing address: <u>same</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.

and 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: Vicki Flanagan Date: 11-5-2012

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 9789\$880.00

Tender Amount: 880.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 11/6/2012

Receipt Number: 49979

Receipt Details:

Referance ID:	8651	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	880.00	Charge Amount:	880.00
Job ID: Job ID: 2012-11-5342-ALTR - Wrap around porch and 26x28 addition			
Additional Comments: 67 Pleasant Ave PI			

Thank You for your Payment!

Applicant: Vicki Flanagan

Date: 11/8/12

Address: 97 Pleasant Ave - Peaks Island

C-B-L: 87-C-003

permit # 2012-11-5342

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1820

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - 26.75' x 28' one story addition, 4' x 7.5' one story addition, 35.5' x 12 front porch
4 x 26.75 porch inside

Sewage Disposal -

Lot Street Frontage - 100' min. - 219.77' ^{5.1 max.} (OK)

Front Yard - 30' min. - 30' scaled to addition (OK)

Rear Yard - 30' min. (OK)

Side Yard - 20' min. - 37' scaled (OK)

Projections -

Width of Lot - 100' min. - 219.77' (OK)

Height - 35' max.

Lot Area - 49,000 sq ft min - 64,287.7 sq ft (OK)

Lot Coverage/ Impervious Surface - 20% = 12,856.34 sq ft

existing 20710
addy 745 (26.75 x 28)

Area per Family - 1/4

30 (4 x 7.5)

Off-street Parking - existing

426 (35.5 x 12)

Loading Bays -

107 (4 x 26.75)

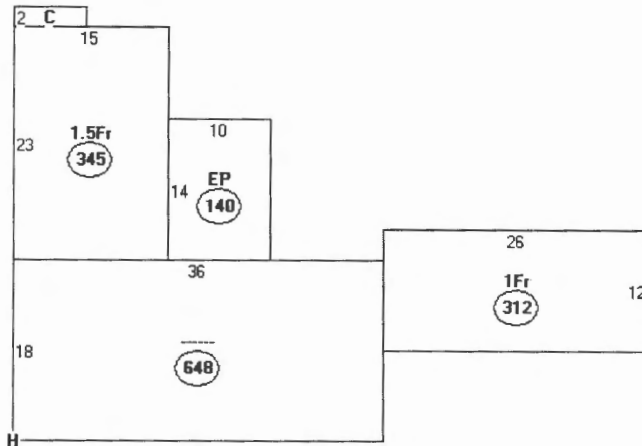
> N/A

33834 (OK)

Site Plan -

Shoreland Zoning/ Stream Protection - shoreline zone in rear of property - structure well outside of it

Flood Plains - Panel 15 - zone C



Descriptor/Area	Area
A: -----	648 sqft'
B: 1.5Fr	345 sqft
C: FBAY	14 sqft
D: 1Fr	312 sqft
E: EP	140 sqft
F: PG1	480 sqft
G: PG1	128 sqft
H: PG1	144 sqft

= 1314

✓ shed 8x16 = 128
 shed 9x16 = 144
 ✓ garage 30x16 = 480

 752 Ⓟ

2071 Ⓟ existing