

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ELIZABETH L MCDONALD

Located At 88 IRVING ST

Job ID: 2012-09-4923-ALTR

CBL: 137-A-002-001

has permission to enclose preexisting porch/mudroom 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](mailto: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

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-4923-ALTR

Located At: 88 IRVING ST

CBL: 137- A-002-001

## **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 property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

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.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-09-4923-ALTR	Date Applied: 9/11/2012	CBL: 137- A-002-001	
Location of Construction: 88 IRVING ST	Owner Name: ELIZABETH L MCDONALD	Owner Address: 88 IRVING ST PORTLAND, ME 04103	Phone: 207-838-8482
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Single family	Proposed Use: Same – single family – enclosing existing front porch (12' x 10') to create 3 season porch	Cost of Work: 2000.00	CEO District:
Proposed Project Description: enclose existing porch		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: P-3 Type: SB IRC 09 Signature: <i>[Signature]</i>
Permit Taken By: Gayle		Pedestrian Activities District (P.A.D.)	
		<b>Zoning Approval</b>	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition 9/14/12 ABM</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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>ABM</i>

**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 appication 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

R.S.

2012 09 4923

60



# General Building Permit Application

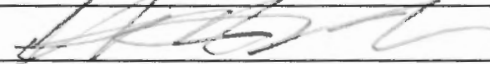
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <b>88 IRVING STREET</b>		
Total Square Footage of Proposed Structure/Area <b>120</b>	Square Footage of Lot <b>4933</b>	Number of Stories <b>1 1/2</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>137 A002001</b>	Applicant: (must be owner, lessee or buyer) Name <b>ELIZABETH McDONALD</b> Address <b>88 IRVING ST.</b> City, State & Zip <b>PORTLAND, ME.</b>	Telephone: <b>207 838 8482</b>
Lessee/DBA <b>RECEIVED</b> <b>SEP 11 2012</b> <b>Dept. of Building Inspections</b> City of <b>Portland</b>	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <b>\$2000.00</b> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$
Current legal use (i.e. single family) <b>SINGLE FAMILY</b> Number of Residential Units <b>1</b> If vacant, what was the previous use? Proposed Specific use: <b>3 SEASON PORCH</b> Is property part of a subdivision? <b>NO</b> If yes, please name Project description: <b>ENCLOSING A PREEXISTING FRONT PORCH. INSTALLING 3 CASEMENT WINDOWS AS WELL AS A DOOR. TO CREATE A 3 SEASON PORCH / MUD ROOM.</b>		
Contractor's name: <b>STEPHEN TESH (HUSBAND)</b>		Email: <b>STEPHENTESH</b>
Address: <b>88 IRVING ST.</b>		Cell: <b>@GMAIL</b>
City, State & Zip: <b>PORTLAND ME. 04103</b>		Telephone: <b>207-400-1578</b>
Who should we contact when the permit is ready: <b>STEPHEN</b>		Telephone:
Mailing address: <b>SAME</b>		

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](http://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:  Date: **9/9/2012**

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



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Cash

**Tender Amount:** 40.00

## Receipt Header:

**Cashier Id:** gguertin

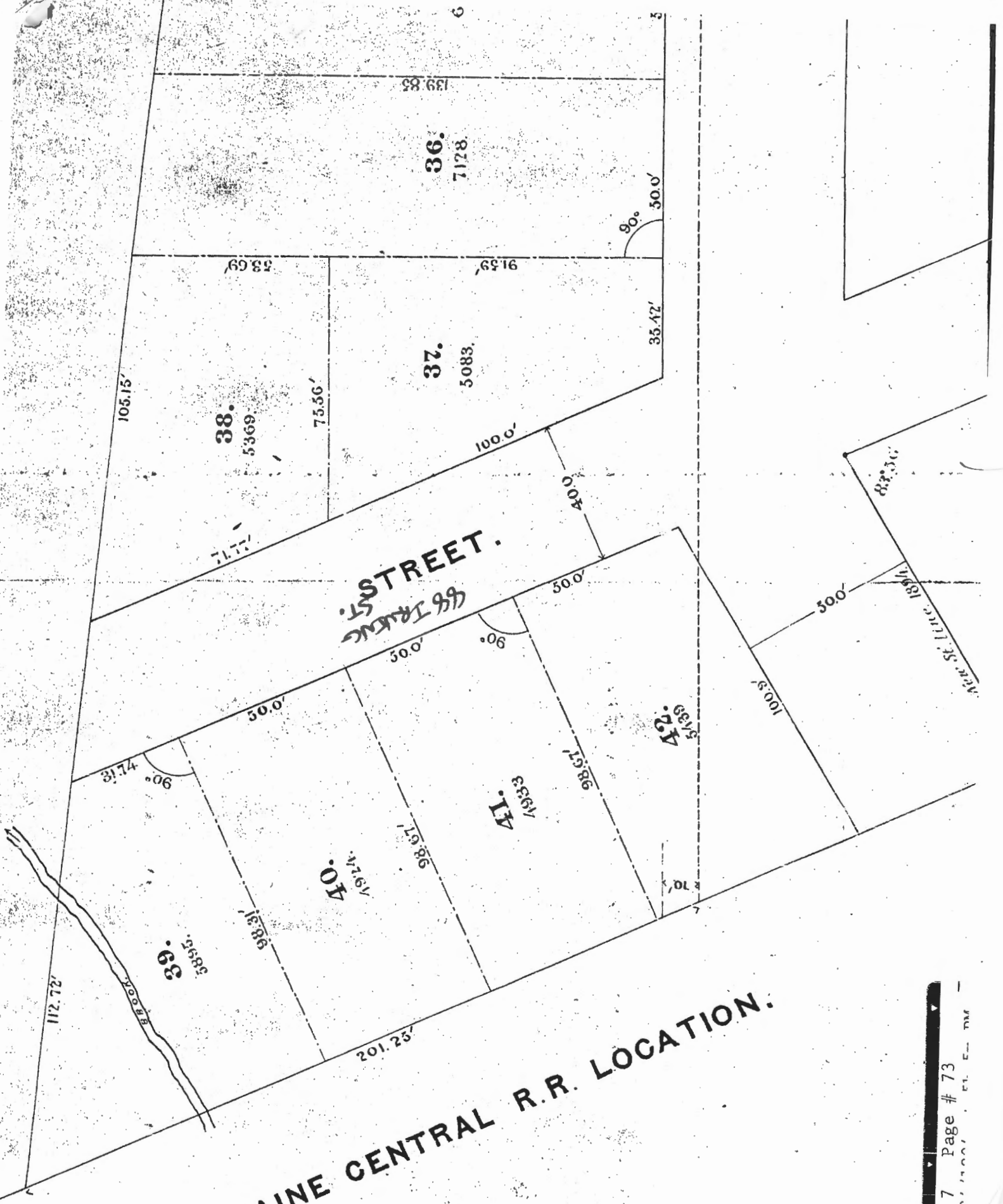
**Receipt Date:** 9/11/2012

**Receipt Number:** 48046

## Receipt Details:

Referance ID:	7952	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	40.00	Charge Amount:	40.00
Job ID: Job ID: 2012-09-4923-ALTR - enclose preexisting porch/mudroom			
Additional Comments: 88 Irving St. Stephen Tesh			

Thank You for your Payment!



STREET.  
66 TRAKS ST.

MAINE CENTRAL R.R. LOCATION.

36.  
7128.

37.  
5083.

38.  
5369.

39.  
3685.

40.  
1974.

41.  
1933.

42.  
5383.

105.15'

53.69'

75.56'

100.0'

35.42'

90°

50.0'

139.83'

91.39'

71.77'

40.0'

50.0'

88.36'

189.71'

50.0'

100.8'

31.74'

90°

90°

50.0'

50.0'

112.72'

98.31'

98.67'

201.23'

98.67'

10.7'

lot 98.67 X 53.

88 IRVING ST. SITE PLAN  
PORTLAND, MAINE, 04103

R-5 zone

front yard - average  
width on each side  
pdr - 12' 6"  
two story  
9 on right.  
16 on left  
need 2x12'

see existing  
site plan sheet

44' 8"

50'

25'

45'

DRIVE  
WAY

16' 8"

BACK  
PORCH

38' 4"

FRONT  
PORCH

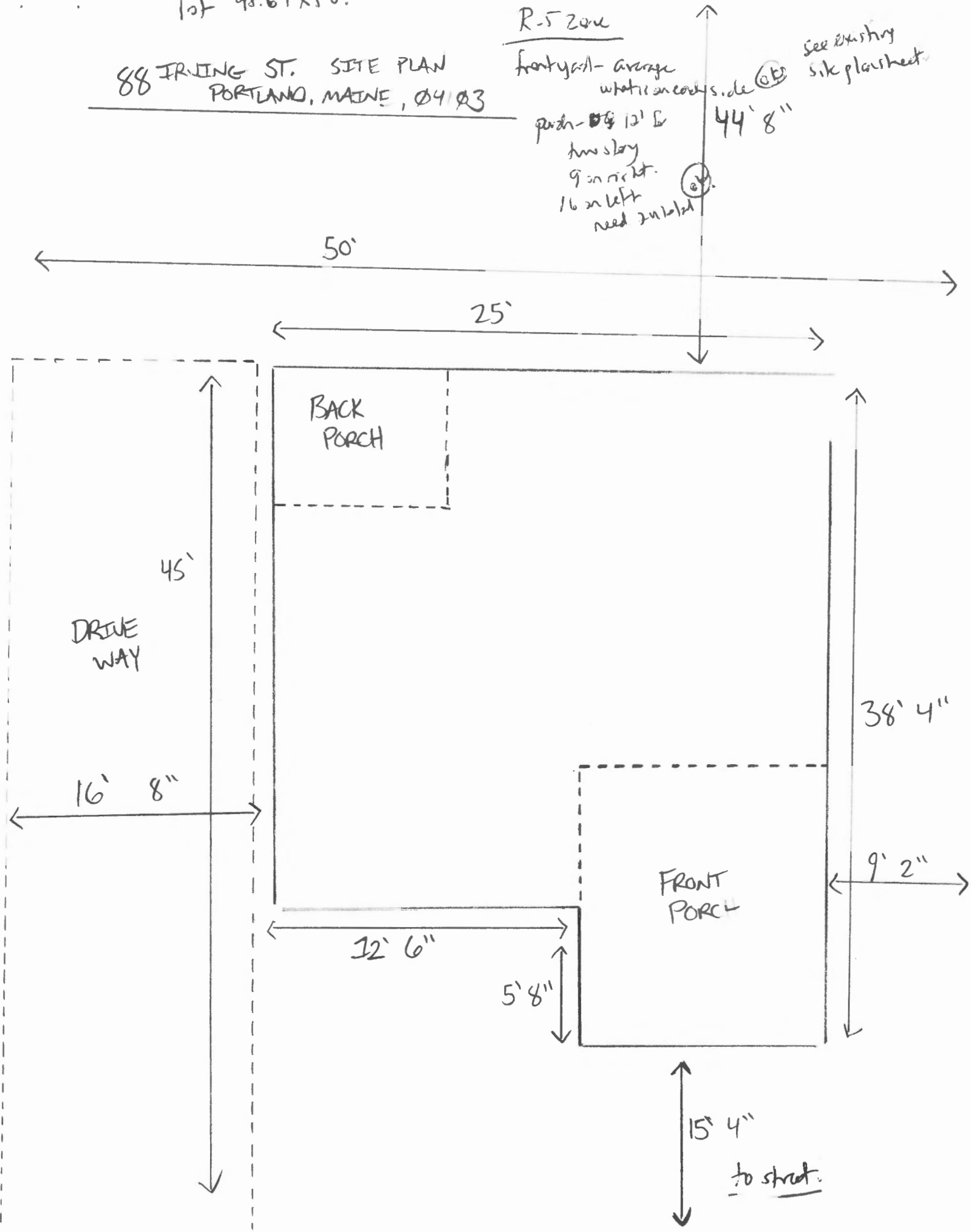
9' 2"

12' 6"

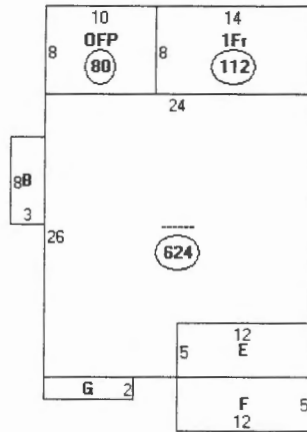
5' 8"

15' 4"

to street.





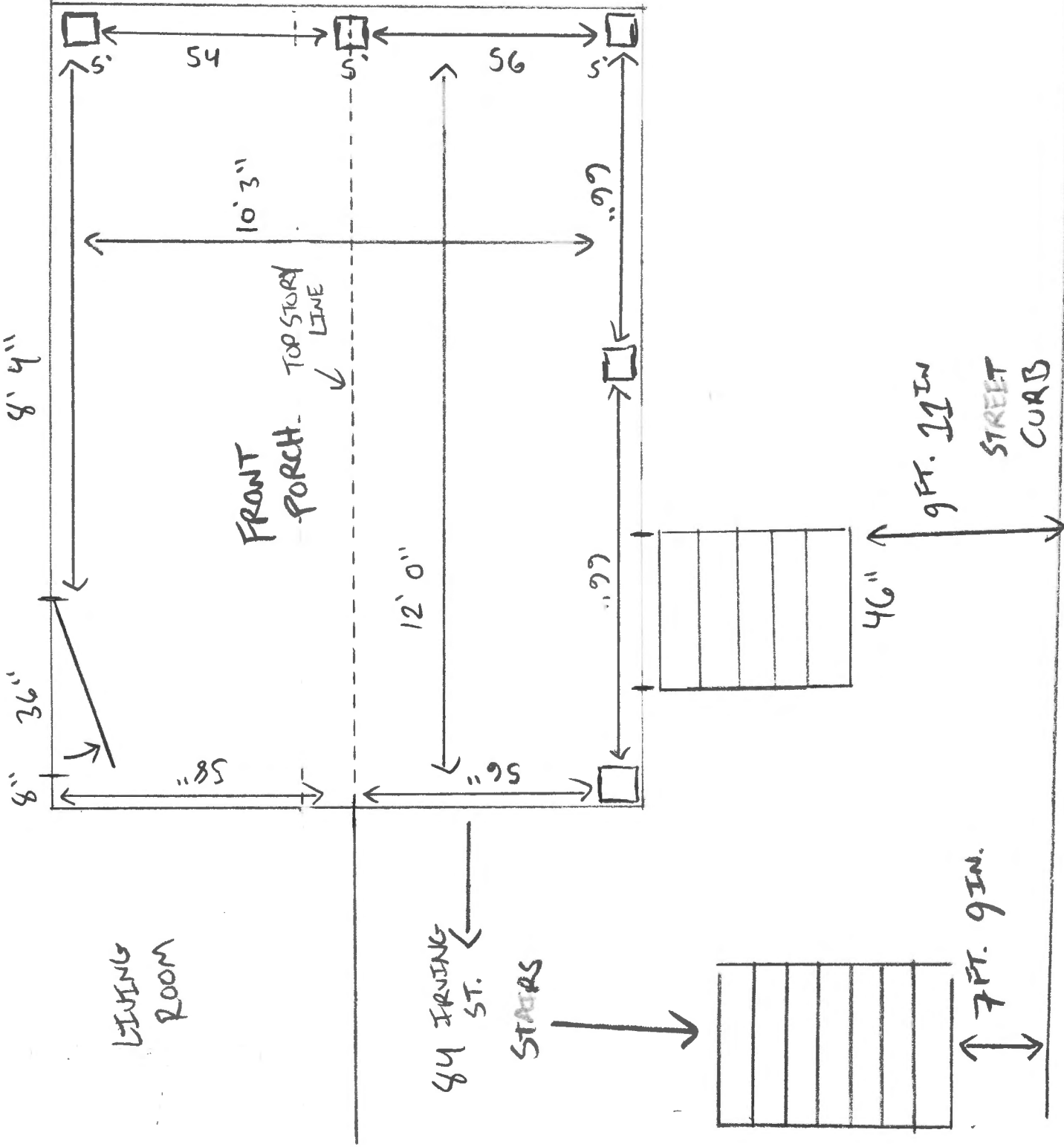


Descriptor/Area

- A: ---  
624 sqft
- B: FBAY  
24 sqft
- C: OFF  
80 sqft
- D: 1Fr  
112 sqft
- E: 5Fr/DP  
60 sqft
- F: OFF  
60 sqft
- G: FBAY  
16 sqft

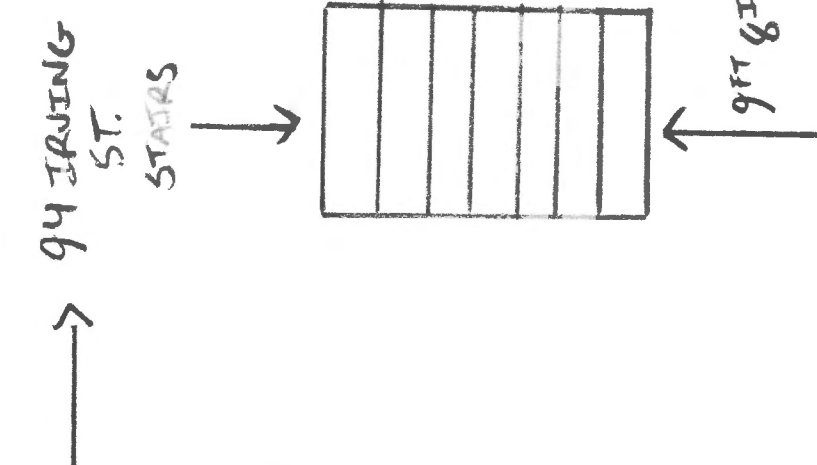
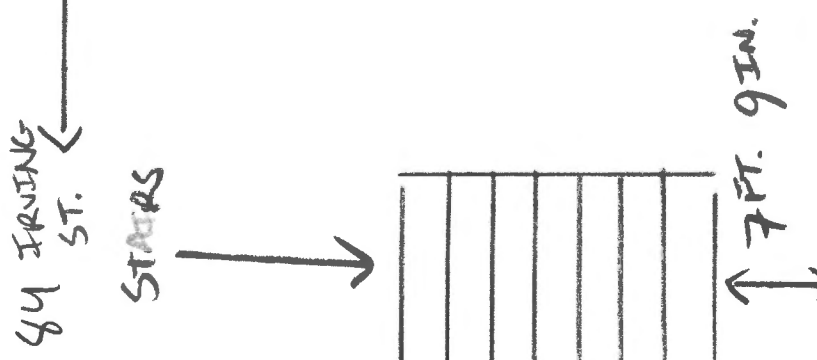
EXISTING SITE PLAN

88 IRVING ST., PORTLAND, MAINE  
04103

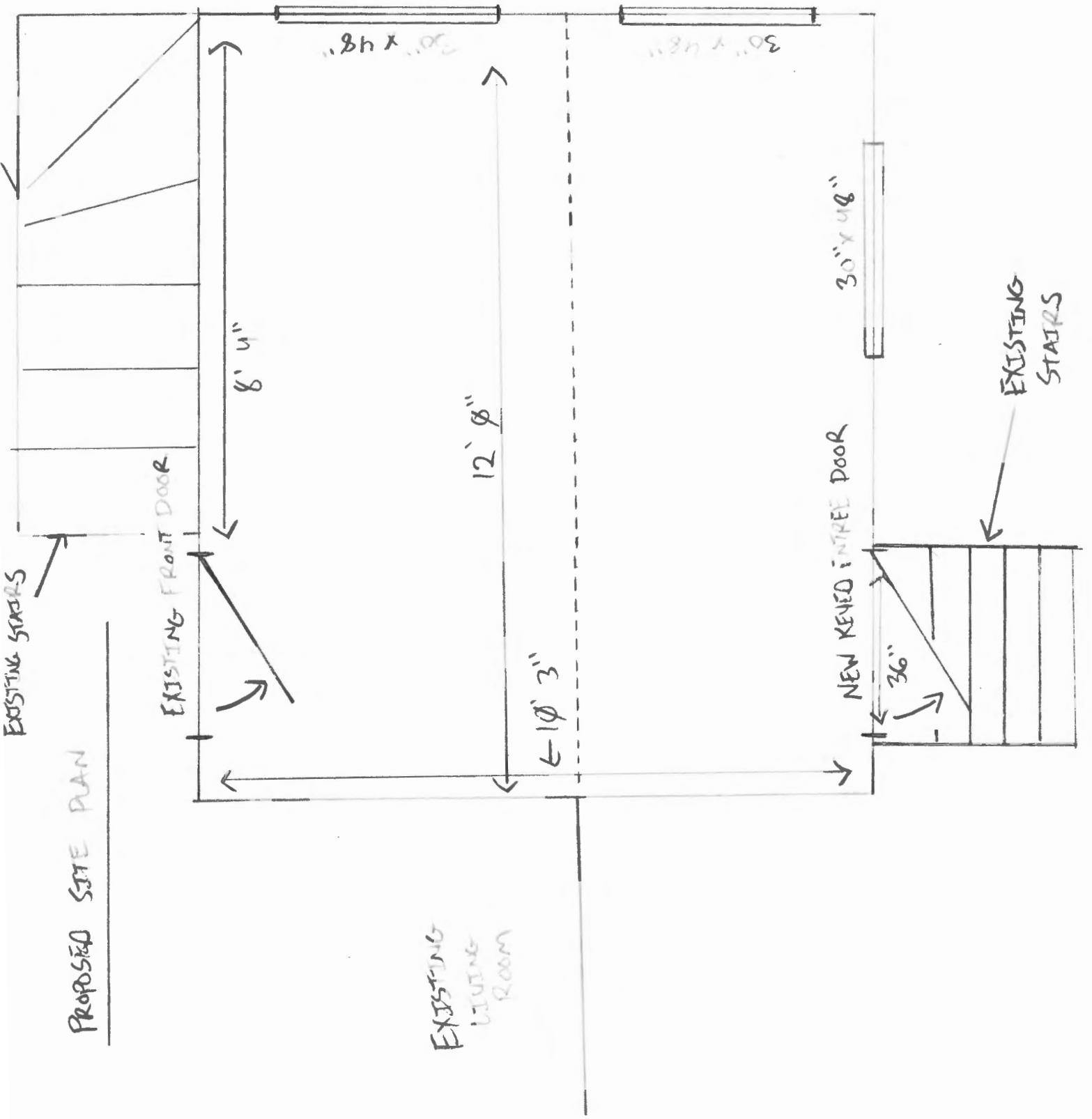


FRONT PORCH LAY OUT

ANN MACHADO NOTED THAT I NEEDED TO STAY WITHIN THE EXTENDED STAIRS OF MY NEIGHBORS TO MY RIGHT & LEFT. AS NOTED I'M WITHIN THE DISTANCE OF FOR R-S ZONING

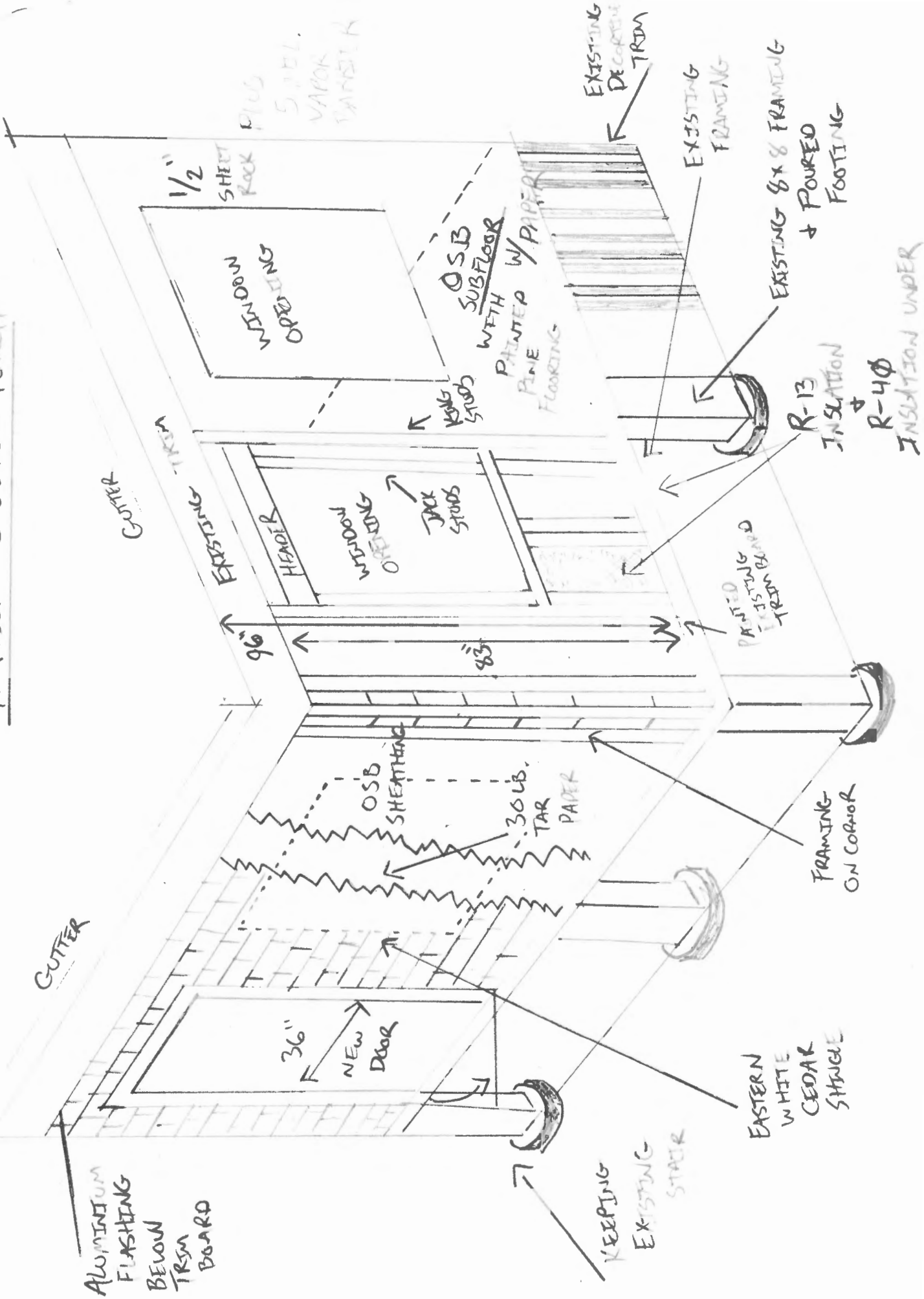


PROPOSED SITE PLAN

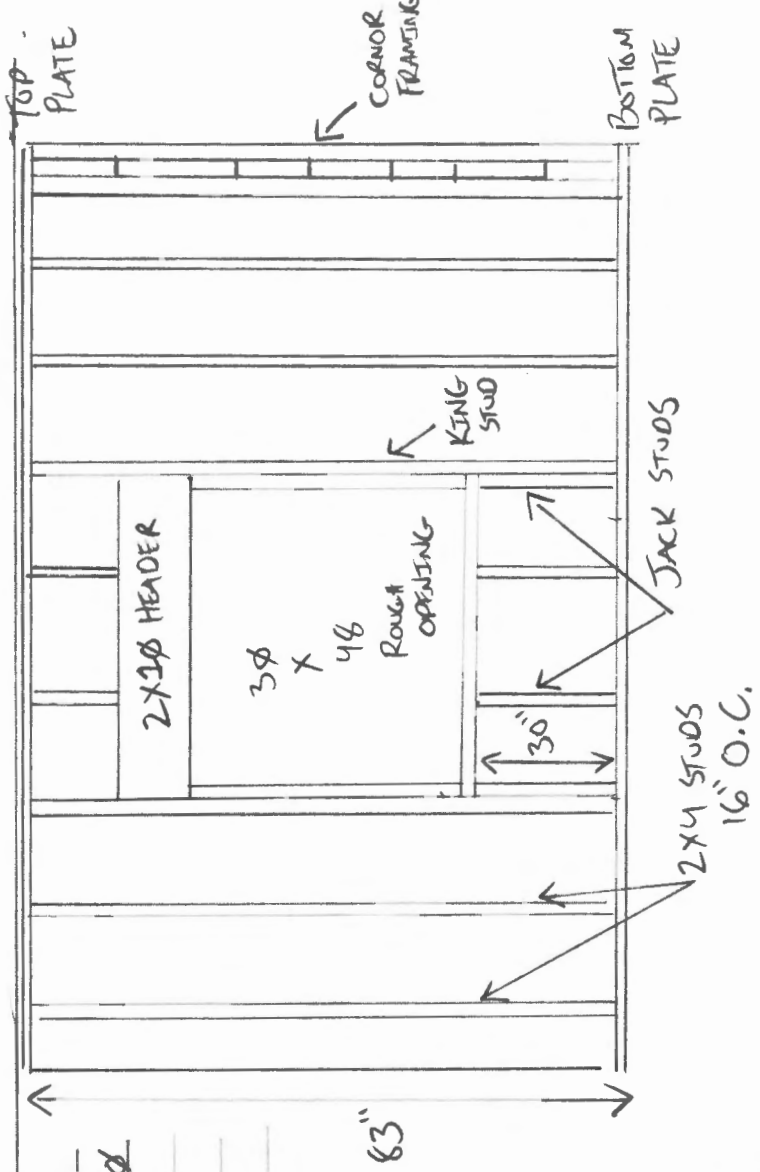


88 IRVING ST. PORTLAND MAINE  
04103

PROPOSED 3 SEASON PORCH



EXISTING PORCH & FRAME WORK ↑



INSTALLING 3 ANDERSEN 4φφ SERIES  
 CASEMENT WINDOW 28 X 46 \$275.00

63"

EASTERN WHITE  
 CEDAR  
 SHINGLES

