

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080735

PERMIT ISSUED
JUL 22 2008

This is to certify that O'BRION MICHAEL G & DORA LITS/Maine Wide

has permission to Construction of single car garage

AT 58 IRVING ST

137 B006001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is rendered. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas H. Murphy 7/18/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0735	Issue Date:	CBL: 137 B006001
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Location of Construction: 58 IRVING ST	Owner Name: O'BRION MICHAEL G & DEBOR	Owner Address: 58 IRVING ST	Phone:
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone 8004521940
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

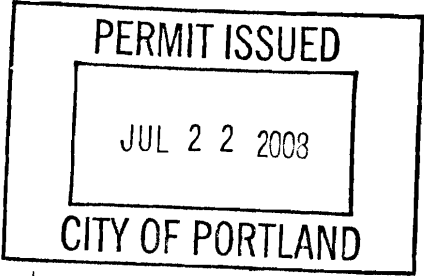
Past Use: Single Family Home	Proposed Use: Single Family Home - Construction of single car garage	Permit Fee:	Cost of Work: \$13,980.00	CEO District: 4
Proposed Project Description: Construction of single car garage - detached - 20' x 20'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Signature:	Signature: <i>m</i> 7/18/08
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 06/23/2008	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/3/08 <i>ABU</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 District 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:



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 application 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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers


Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

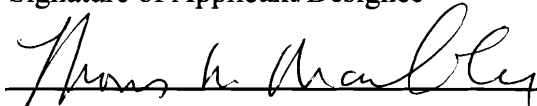
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

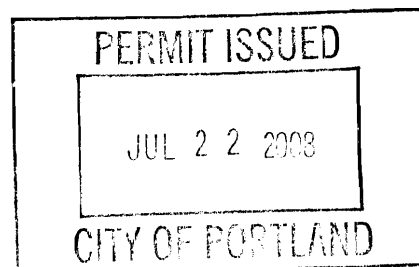
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

X 
Signature of Applicant/Designee

7/22/08
Date


Signature of Inspections Official

7/18/08
Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0735	Date Applied For: 06/23/2008	CBL: 137 B006001
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Location of Construction: 58 IRVING ST	Owner Name: O'BRION MICHAEL G & DEBOR	Owner Address: 58 IRVING ST	Phone:
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone (800) 452-1940
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Construction of single car detached garage (20' x 20')	Proposed Project Description: Construction of single car detached garage (20' x 20')
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/03/2008
Note: Using section 14-433 allowing the rear setback to be reduced 5' to 15'. House was built in 1910. Just a single car garage with some storage. It would be hard to clear the rear of the house if it was located at 20' and a depth of 20' is minimal for a garage. It is an active railroad right of way behind the house so won't encroach on a neighbor.			
<p>1) 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 structure, it may be required to be located by a surveyor.</p> <p>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 07/18/2008
Note:			
<p>1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.</p> <p>2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

Comments:
6/27/2008-amachado: Spoke to Michael O'Brion. Need more information for section 14-433. Need setbacks form left side to deck & left side to house. Need to talk about making garage a little smaller width wise etc.
6/27/2008-amachado: Met with Michael O'Brion. He will move the garage forward 5' and see if he has to make it smaller. Permit is on hold untl he gets back to me.
7/3/2008-amachado: Received revised plot plan. Garage is now located 15' from the rear.



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: <u>58 Irving Street</u>		
Total Square Footage of Proposed Structure/Area <u>400</u>		Square Footage of Lot <u>5000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>137</u> <u>B</u> <u>6</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Michael G. O'Brien</u> Address <u>58 Irving Street</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>772-1553 (H)</u> <u>217-8637 (C)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>13 980</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>160.00</u>
Current legal use (i.e. single family) <u>Single family residence</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Non-commercial vehicle storage garage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Construction of single car garage.</u>		
Contractor's name: <u>Maine Wide Construction</u> Address: <u>P.O. Box 2106</u> City, State & Zip <u>Augusta, ME</u> Telephone: <u>800-452-1940</u> Who should we contact when the permit is ready: <u>Michael O'Brien</u> Telephone: <u>772-1553(H)</u> Mailing address: <u>58 Irving St. Portland ME 04103</u> <u>217-8637(C)</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.

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 Officials 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.

JUN 2 2008

Signature: M O'Brien Date: 6/16/2008

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

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
548849	001	ATTIC	1	1	

Wood Structures, Inc., Bidder, 1000 Highway 202, Orrville, Ohio, Inc. Thu Jul 17 11:40:35 2008 Page 1

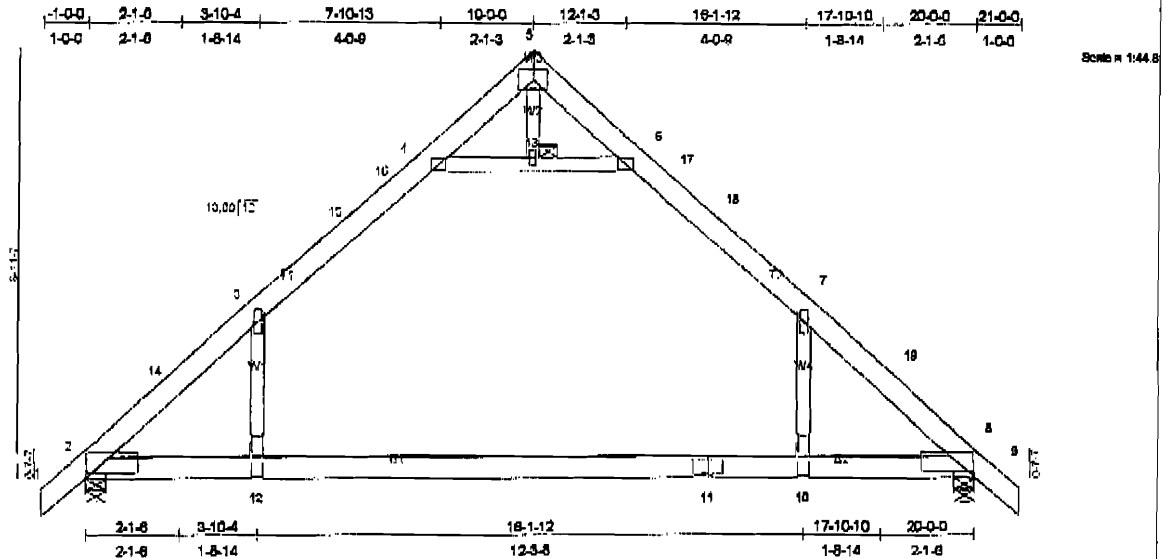


Plate Offsets (X,Y): [2:1-2-2,0-1-6], [8:1-2-2,0-1-6]

LOADING (psf)	SPACING	2-0-CSI	DEFL	in (loc)	I/def	L/c/PLATES
TCLL 50.0 (Roof Snow=50.0)	Plates Increase	1.15TC	0.78Vert(LL)	-0.68 10-12	>345	240MT20
TCDL 10.0	Lumber Increase	1.15BC	1.00Vert(TL)	-1.17 10-12	>200	180
BCLL 0.0	Rep Stress Incr	YES/WB	0.19Horz(TL)	0.03 8	n/a	n/a
BCDL 10.0	Code IRC2006/TPI2002	Matrix)				Weight: 120 lb

LUMBER	BRACING
TOP CHORD 2 X 6 SYP M 23	TOP CHORD Structural wood sheathing directly applied or 4-0-6 oc purlins.
BOT CHORD 2 X 6 SPF 1650F 1.5E	BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.
WEBS 2 X 4 SPF 1650F 1.5E *Except* W2 2 X 4 SYP No.2	JOINTS 1 Brace at Jt(s): 13
REACTIONS (lb/size) 2=2040/0-5-8, 8=2040/0-5-8 Max Horz 2=511(LC 7) Max Uplift 2=-427(LC 8), 8=-427(LC 9)	

Continued on page 2

Job	Truss	Truss Type	Qty	Ply	
548849	001	ATTIC	1	1	Job Reference (optional)

Wood Structures, Inc., Biddiscombe Rd, Biddiscombe, ME 04209, Tel: 207-622-7528, Inc. Thu Jul 17 11:40:35 2008 Page 2

FORCES (lb) - Maximum Compression/Maximum Tension

TOP CHORD 1-2=0/76, 2-14=-2662/238, 3-14=-2398/250, 3-15=-1717/411, 15-16=-1455/435,
4-16=-1438/442, 4-5=-65/561, 5-6=-67/561, 6-17=-1438/442, 17-18=-1455/435,
7-18=-1717/411, 7-19=-2398/250, 8-19=-2662/238, 8-9=0/76

BOT CHORD 2-12=-57/1569, 11-12=-57/1569, 10-11=-57/1569, 8-10=-57/1569

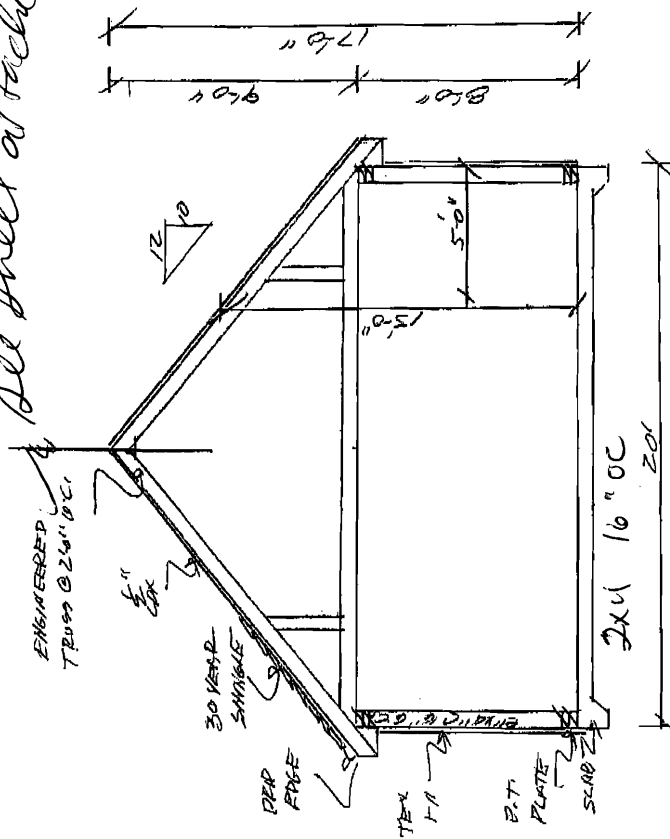
WEBS 4-13=-2249/552, 6-13=-2249/552, 3-12=0/1144, 7-10=0/1144, 5-13=0/108


NOTES (12)

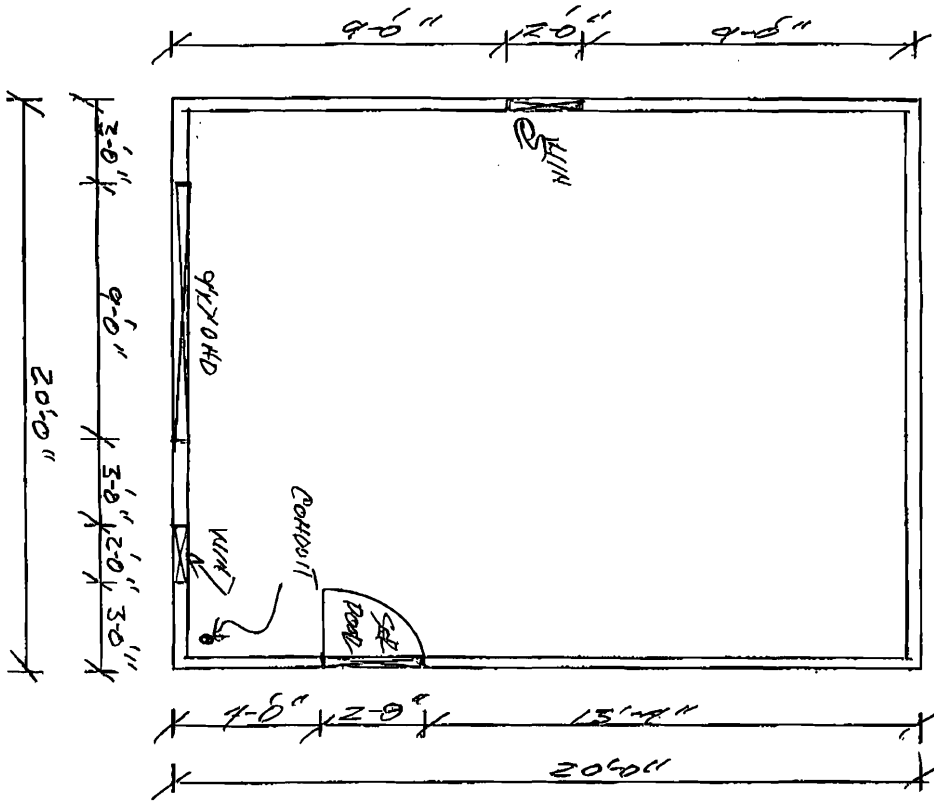
- 1) Wind: ASCE 7-05; 120mph; h=35ft; TCDL=6.0psf; BCDL=6.0psf; Category II; Exp C; enclosed; MWFRS gable end zone and C-C Exterior(2) -1-0-0 to 2-0-0, Interior(1) 2-0-0 to 7-0-0, Exterior(2) 7-0-0 to 10-0-0, Interior(1) 13-0-0 to 18-0-0 zone; cantilever left and right exposed ; Lumber DOL=1.60 plate grip DOL=1.60. This truss is designed for C-C for members and forces, and for MWFRS for reactions specified.
- 2) TCLL: ASCE 7-05; Pf=50.0 psf (flat roof snow); Category II; Exp C; Fully Exp.; Ct=1.1
- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 50.0 psf on overhangs non-concurrent with other live loads.
- 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 6) This truss requires plate inspection per the Tooth Count Method when this truss is chosen for quality assurance inspection.
- 7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 1-0-0 wide will fit between the bottom chord and any other members.
- 8) Ceiling dead load (5.0 psf) on member(s). 3-4, 6-7, 4-13, 6-13; Wall dead load (5.0psf) on member(s).3-12, 7-10
- 9) Bottom chord live load (30.0 psf) and additional bottom chord dead load (5.0 psf) applied only to room. 10-12
- 10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 427 lb uplift at joint 2 and 427 lb uplift at joint 8.
- 11) This truss is designed in accordance with the 2006 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- 12) Drawing prepared exclusively for manufacturing by Wood Structures Inc.

LOAD CASE(S) Standard

See sheet attached



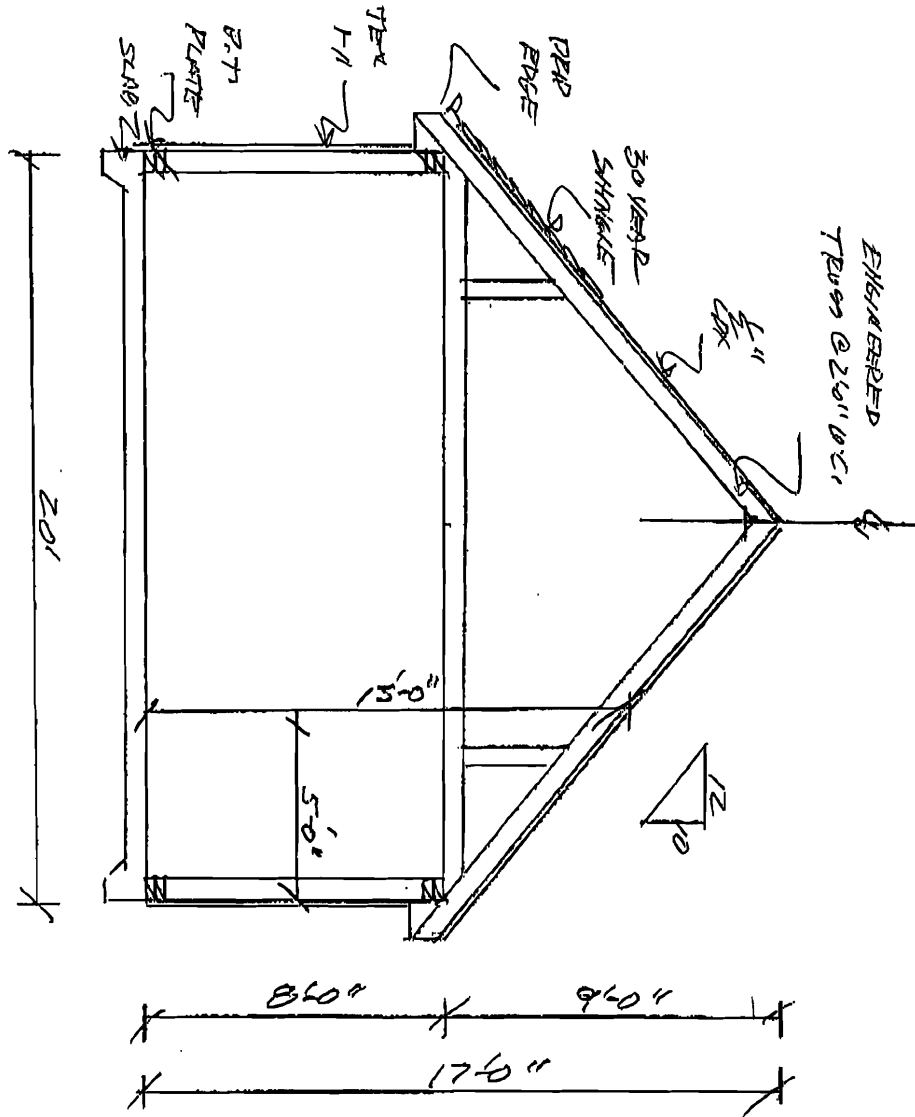
MAINE-WIDE CONSTRUCTION INC.	
	
Scale: 1/8" = 1'-0"	Drawn By: JC
Drawn: 11-10-08	Approved By: [Signature]
Drawn For: O'RIEN	Location: PORTLAND, ME
	Drawing #: 2



See revised
7/13/08

		MAINE-WIDE CONSTRUCTION INC.	
Scale	AS SHOWN	Approved By	Drawn By
Date	6-11-08	W. HOOT	LC
Drawn For	O'BRIEN	Revised	
Location	PORTLAND, ME	Sheeting	1/1

2x4 + 2x6 construction 16" oc



Scale: 1/4" = 1'-0"
Date: 6-16-08
Drawn By: [Signature]
Location: Fox

**Michael and Debora O'Brion
58 Irving Street
Portland, Maine 04103
772-1553**

Ann Machado
Planning and Development Department
City of Portland, Maine

Dear Ms. Machado,

Thank you for your assistance regarding our application for a building permit. Our discussion on Friday, June 20 leads me to appeal to you to grant the application for constructing a single car, twenty by twenty foot, detached garage on our property at 54 Irving Street. You indicated on Friday that the proposed siting of the garage does not meet the required rear yard setback for the R5 zone, as described in section 14-120 (d)2.a. of the ordinance.

I am asserting, with this letter, that the conditions of section 14-433 b. are applicable to the project, and request that the application be approved as described in the attached documents. Siting the garage twenty feet from the rear property line (14-120) would place the structure two feet from the principal structure, eight feet from the existing deck, and would place the single overhead door virtually inaccessible to a vehicle. The length of the proposed garage (20') is the minimum length which would accommodate the storage of any of our vehicles, while the width (20') will permit us to store and maintain most of the items (boat, canoe, skis, fishing poles, etc.) which sustain a family of seven occupying a small house in an urban environment. The proposed location of the structure would also mitigate the risk in a fire event, as it would provide more spacing between neighboring buildings on the adjacent lots. The rear abutting property is an active railroad right of way, hence no detrimental effect to that property could be reasonably argued.

I would also assert that the proposed siting would not be detrimental to the character of the neighborhood, as most other garages are similarly situated, leaving the remaining yard area available and accessible for family gatherings and other activities.

I am requesting that the attached Building Permit Application be approved, with the described setbacks judged as in compliance with section 14-433 of the ordinance.

Respectfully,

PLOT PLAN
58 IRVING ST.
PORTLAND, ME.

R-5

lot size = 5,000 sq ft

land area per du = 3,200 sq ft OK

front - 20' min - ~~10'~~ OK

rear - 20' min - 15'

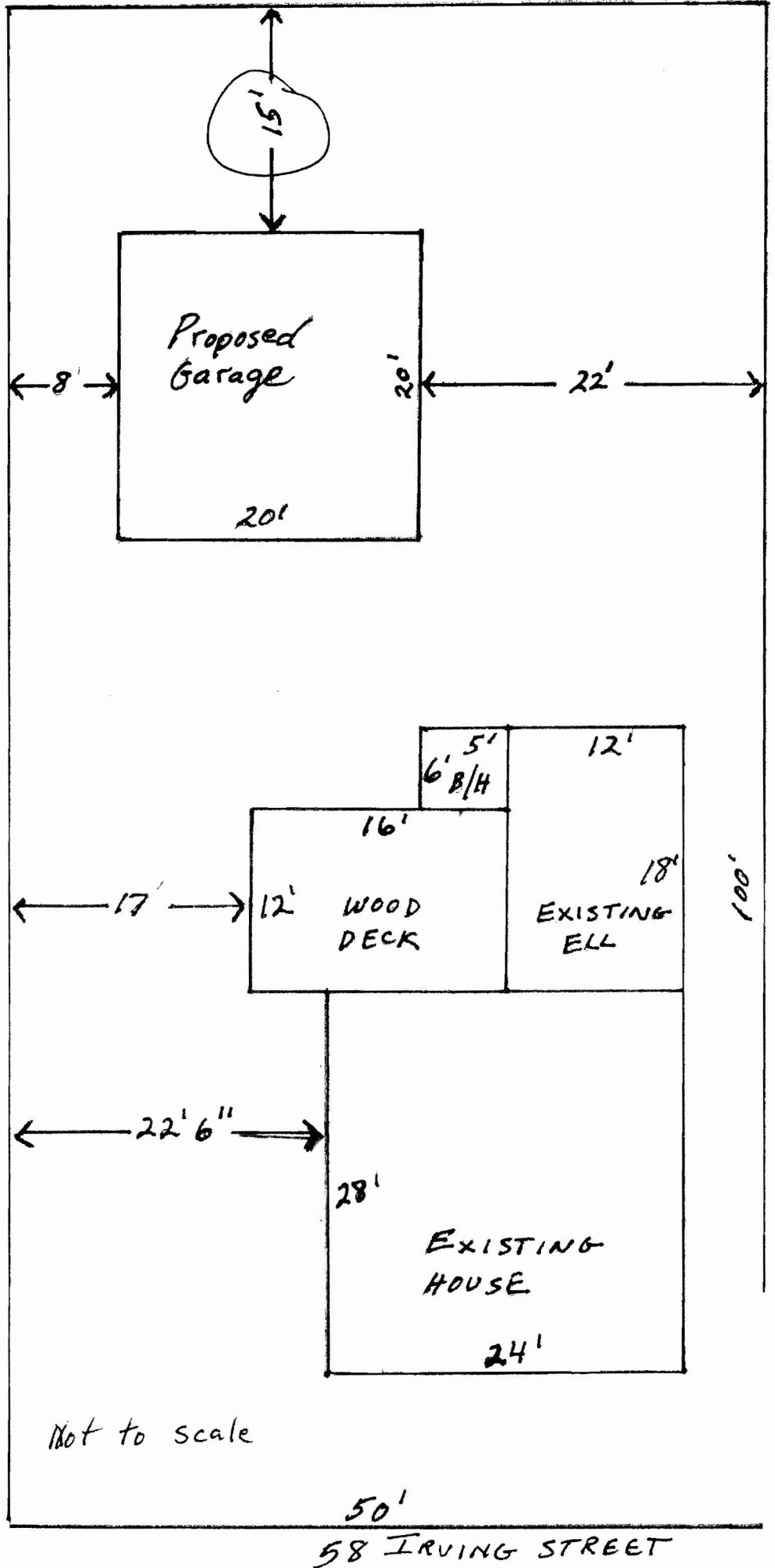
side - 8' min - 8'

lot coverage = 45% = 2,250 sq ft
all 1,558 sq ft proposed

height 18' max - 13' given

OK per section 14-433.

JUL - 3 2008



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	137 B006001
Location	58 IRVING ST
Land Use	SINGLE FAMILY
Owner Address	O'BRION MICHAEL G & DEBORA I JTS 58 IRVING ST PORTLAND ME 04103
Book/Page	9011/142
Legal	137-B-6 IRVING ST 58 5000 SF

Current Assessed Valuation

Land	Building	Total
\$62,800	\$114,600	\$177,400

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1910	Old Style	1.5	1632	0.115	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2		7	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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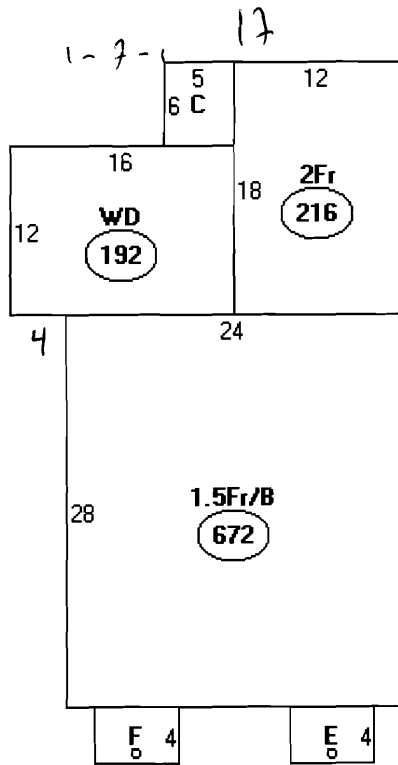
Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed.](#)

New Search!



Descriptor/Area

- A: 1.5Fr/B
672 sqft
- B: WD
192 sqft
- C: FUB
30 sqft
- D: 2Fr
216 sqft
- E: OFP
24 sqft
- F: FBAY
24 sqft

= 1158

50 sqft 20 x 20 = 400 \$