

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Mrs. Henry Lynn  
has permission to 8x8 Deck  
AT 23 Anderson Street

provided that the person or persons, firm or corporation accept in writing the provisions of the Statutes of Maine and of the Ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures under the jurisdiction of this department.

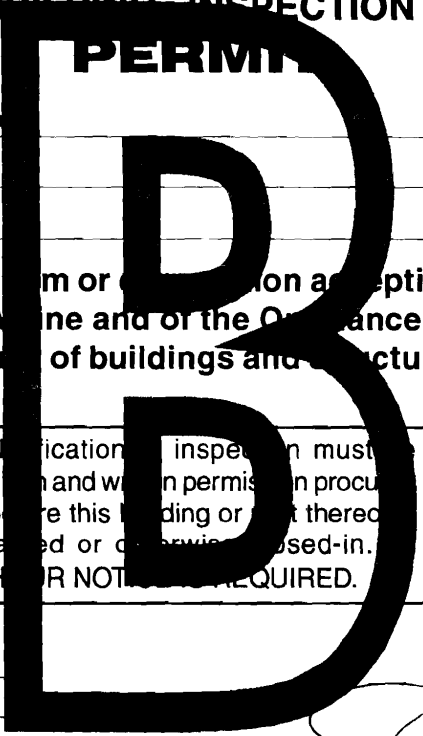
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or otherwise closed-in.  
HOURS NOT 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 \_\_\_\_\_



PERMIT  
DENIED  
SEE INCLUDED  
LETTER

~~PERMIT ISSUED  
WITH REQUIREMENTS~~

*[Handwritten Signature]*  
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: 874-8716

Location of Construction: **** 23 Anderson Street		Owner: **** Mrs. Henry Lynch		Phone: 772-0378	Permit No:		
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		Permit Issued:	
Contractor Name: David Sinclair		Address: 70 Newbury Street Portland		Phone:	Zone: <i>R-7</i> CBL: 013-D-006 Zoning Approval: <i>Z units ok per micro file</i>		
Past Use: 2 family		Proposed Use: same		COST OF WORK: \$1,500		PERMIT FEE: \$36.00	
Proposed Project Description:  8x8 Deck		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
				Signature:		Date:	
Permit Taken By: <i>K</i>		Date Applied For: March 27 2000 <i>K</i>				Special Zone or Reviews: <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"/>	

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 information may invalidate a building permit and stop all work..

*Denied See Letter*

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: March 27 2000 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_ *[Signature]*

**PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICT**

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <i>23 Anderson St Portland ME 04101</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>013</i> Block# <i>D</i> Lot# <i>006</i>		Owner: <i>MRS HENRY LYNCH</i>	Telephone#: <i>717 0318</i>
Owner's Address: <i>23 Anderson St Portland ME 04101</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 1500</i> Fee <i>\$ 34.00</i>
Proposed Project Description: (Please be as specific as possible) <i>EX 8 DECK WITH SOLAR TUBES RAILINGS AND STAIRS</i>			
Contractor's Name, Address & Telephone <i>David Sinclair 70 Newbury St Portland ME 04101</i>			Rec'd By: <i>(Signature)</i>
Current Use: <i>2 Family</i>		Proposed Use: <i>Same</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 B.O.C.A. Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

DEPT. OF PERMITS  
CITY OF PORTLAND  
MAR 27 2000

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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 of applicant: <i>Rhonda S.J. Lynch</i>	Date: <i>3/27/00</i>
--------------------------------------------------	----------------------

Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 27 March 2000 ADDRESS: 23 Anderson St. CBL: 013-D-006

REASON FOR PERMIT: To Construct a 8'x8' deck

BUILDING OWNER: Mrs Henry Lynch

PERMIT APPLICANT: CONTRACTOR David Sinclair

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 1,500 PERMIT FEES: 36.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

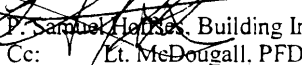
This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*11, \*13, \*27, \*29, \*34, \*36

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

3/27

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 – 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
- X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

\* 36 MAX. SPAN OF 2X6 @ 16" O.C. IS 10' 8"

  
 P. Samuel Hobbs, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

**\*\*\*\* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL,(AS PER SECTION 114.0 OF THE BUILDING CODE ) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT.2000, OR EQUIVALENT.**

3/31/00

Need more  
info -  
20' leg in  
REAR - 7  
Lot coverage  
Need size of  
foot print  
lot size: 2450<sup>sq ft</sup>  
size lot area

23 Anderson St

13-D-6

Size of Bldg?

2450<sup>sq ft</sup> ÷ 2 =

or 1225<sup>sq ft</sup>

$$22.5 \times 52 = 1170$$

$$4.5 \times 14 = 63$$

$$8 \times 12 = 96$$

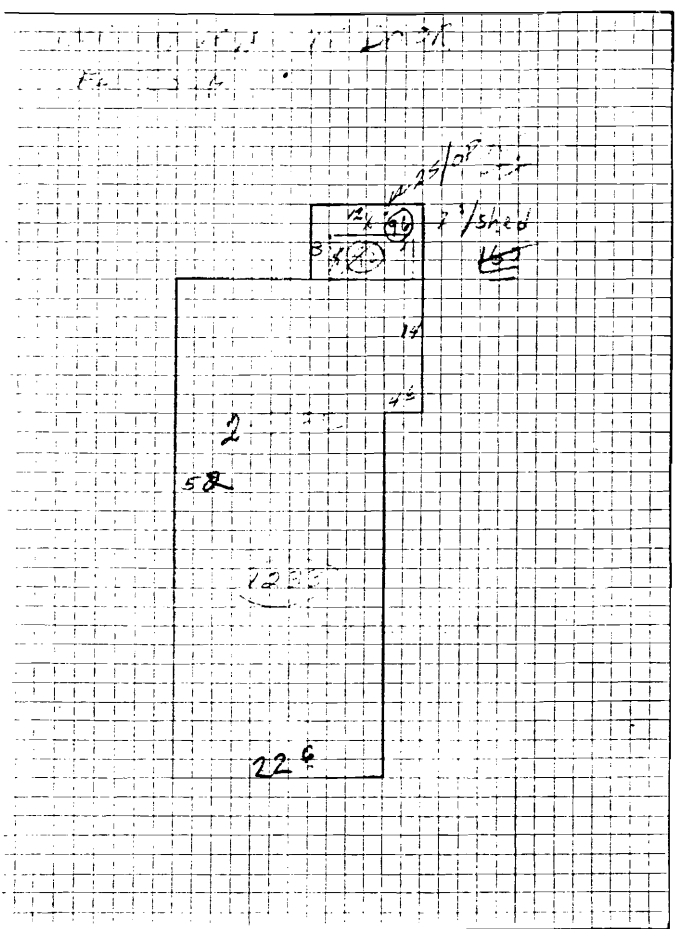
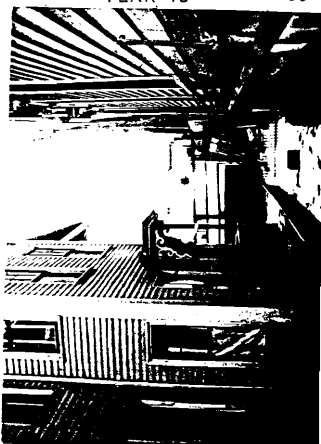
1329

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19 **FEB 23 '55**

YEAR 19



CONSTRUCTION		
FOUNDAT ON	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST ✓	BATHROOM 2 ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE ✓	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY
CELLAR AREA FULL ✓	FLOOR FINISH	KITCHEN SINK 2 ✓
NO. CELLAR	B 1 2 3	STD. WAT. HEAT 2 ✓
EXTERIOR WALLS	CEMENT ✓	AUTO. WAT. HEAT
CLAPBOARDS ✓	EARTH	ELECT. WAT. SYST.
WIDE SIDING	PINE	LAUNDRY TUBS
DROP SIDING	HARDWOOD	NO PLUMBING
NO SHEATHING	TERRAZZO	TILING
WOOD SHINGLES	TILE	BATH FL. & WCOT.
ASBES. SHINGLES		TOILET FL. & WCOT.
STUCCO ON FRAME	ATTIC FLR. & STAIRS ✓	LIGHTING
STUCCO ON TILE	INTERIOR FINISH	ELECTRIC ✓
BRICK VENEER	B 1 2 3	NO LIGHTING
BRICK ON TILE	PINE	NO OF ROOMS
SOLID BRICK	HARDWOOD	BSMT. 2ND 6
STONE VENEER	PLASTER	1ST 5 2RD 2
CONC. OR CIND. BL.	UNFINISHED ✓	OCCUPANCY
	METAL CLG.	SINGLE FAMILY
TERRA COTTA		TWO FAMILY ✓
VITROLITE	RECREAT. ROOM	APARTMENT
PLATE GLASS	FINISHED ATTIC	STORE
INSULATION	FIREPLACE	THEATRE
WEATHERSTRIP	HEATING	HOTEL
ROOFING	PIPELESS FURNACE	OFFICES
ASPH. SHINGLES ✓	HOT AIR FURNACE ✓	WAREHOUSE
WOOD SHINGLES	FORCED AIR FURN.	COMM. GARAGE
ASBES. SHINGLES	STEAM ✓	GAS STATION
SLATE TILE	HOT WAT. OR VAPOR	ECONOMIC CLASS
METAL	NO HEATING	OVER BUILT
COMPOSITION		UNDER BUILT
ROLL ROOFING	GAS BURNER	DT. 6-12-52 AR. 65
	OIL BURNER ✓	LD. 5 PD. 65
INSULATION	STOKER	MS. CK. 5

187 303

210.6 320

701.6 625

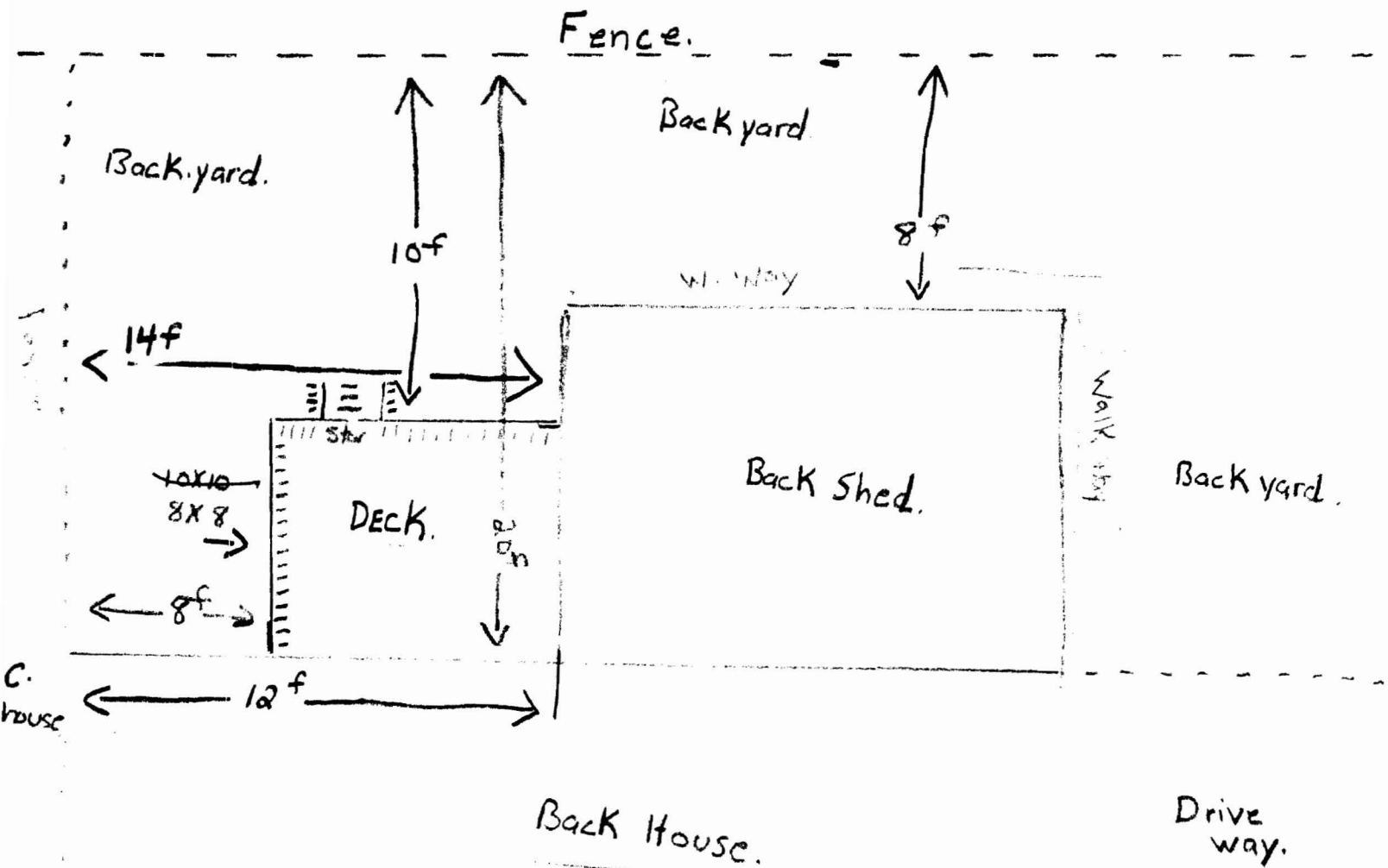
COMPUTATIONS		
UNIT	1951	1954
1233 S. F.	630	
S. F.		
ADDITIONS	+ 13	
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC FLS	+ 130	
FINISH		
FIREPLACE		
HEATING	- 20	
PLUMBING	+ 350	+ 350
TILING		
M.F.	+ 630	300
TOTAL	7560	7610
FACT.		
REP. VAL.	7560	7610

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
D	A 2 1/2 FD	C	1952	100	E	7560	55%	2410	-A	3495	4000
	B					7610	54	3020	E	3495	2050
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		

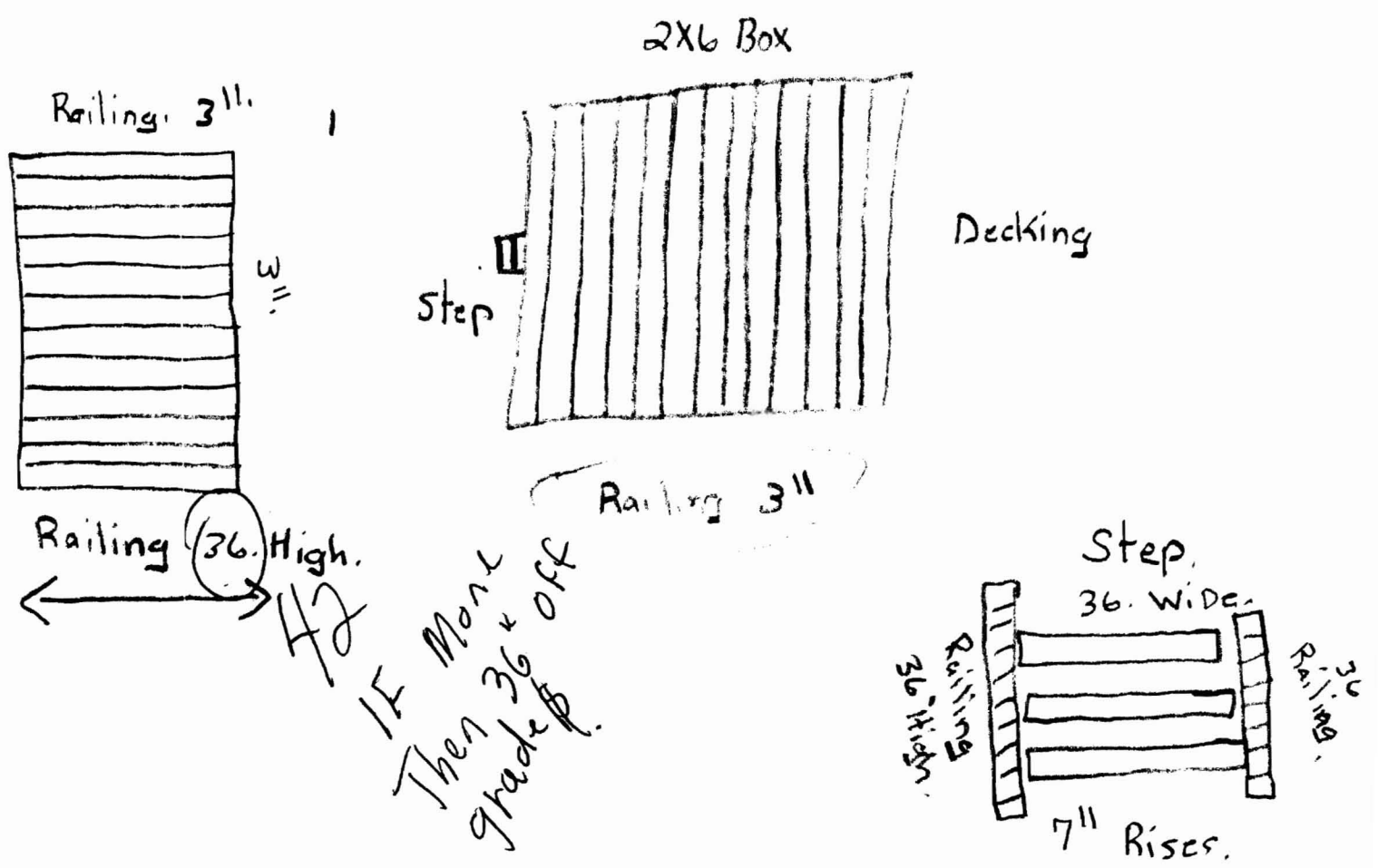
YEAR	1951	1954
TAX VAL.	2010	7010
CLD VAL.	100	100
CHANGE	+ 50	- 50
1951 TOTAL BLDGS.		3410
TAX VALS.	19	19
	19	19
	19	19

Lynch) 23. Anderson St  
Portland.





- 3.-
- 16. Center. ✓
  - 2 1/2" ✓
  - 3 1/2" ✓
  - 4 1/2" ✓
  - 5 1/2" ✓
  - 6 1/2" ✓
  - 7 1/2" ✓
  - 8 1/2" ✓
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  - 94 1/2" ✓
  - 95 1/2" ✓
  - 96 1/2" ✓
  - 97 1/2" ✓
  - 98 1/2" ✓
  - 99 1/2" ✓
  - 100 1/2" ✓
- Step 36. Width ✓  
7.11. Rises. ✓



Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

### CITY OF PORTLAND

Mrs. Henry Lynch  
23 Anderson Street  
Portland, ME 04101

March 31, 2000

RE: 23 Anderson Street - 013-D-006 - R-6 Zone

Dear Mrs Lynch,

I am in receipt of your permit application to erect an 8' x 8' deck. I am unable to approve your permit. You are located in an R-6 residential zone which requires a 20 ft. rear setback and a 10 ft. side setback under section 14-139(4). Your submitted plans show less than 10 ft to the rear property line (including the stairs) and only an 8 ft. setback on your side property line. You would also be in violation of section 14-139(5) concerning maximum lot coverage. This section does not allow more than 50% lot coverage. Your lot is 2450 sq. ft in size. You would not be able to cover more than 1225 sq. ft of land area. Presently your lot coverage is over the allowable amount at 1329 sq. ft. Your proposed 8' x 8' deck would increase that amount by another 64 sq. ft.

Because of the above reasons, your permit for an 8' x 8' deck is denied. You have the right to appeal these sections of the ordinance under a Practical Difficulty Variance. **Any type of variance request is very difficult to have granted by the Zoning Board of Appeals. Over 90 percent of variance appeal requests are denied.** You have 30 days from the date of this letter in order to appeal my determination. I have enclosed information on how to apply for an appeal along with an application form.

If you have any questions regarding this matter, please do not hesitate to call

Z 275 867 918

Very truly yours,

*Marge Schmuckal*  
Marge Schmuckal  
Zoning Administrator

cc: David Sinclair, 70 Newbury St  
File

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mrs. Henry Lynch  
23 Anderson Street  
Portland, Maine 04101

867 918

13 D 006

2. Article Number (Copy from service label)

U.S. Postal Service

**COMPLETE THIS SECTION ON DELIVERY**

- |                                               |                                                                      |
|-----------------------------------------------|----------------------------------------------------------------------|
| A. Received by (Please Print Clearly)         | B. Date of Delivery                                                  |
| C. Signature                                  | 4/1                                                                  |
| X <i>Mrs. Henry Lynch</i>                     | <input type="checkbox"/> Agent<br><input type="checkbox"/> Addressee |
| D. Is delivery address different from item 1? | <input type="checkbox"/> Yes<br><input type="checkbox"/> No          |
| If YES, enter delivery address below:         |                                                                      |

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

389 Congress St Port