

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>PERMIT ISSUED</b>		CBL:
Permit No: 01-1175	Issue Date: OCT 4 2001	046 A006001

Location of Construction: 235 State St	Owner Name: Ludwig Herbert J &	Owner Address: 50 Western Promenade	Phone:
Business Name: n/a	Contractor Name: SLB Enterprises	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-2
Past Use: Res. Multi. Fam	Proposed Use: Same: Replace Side Deck; Per Plans.	Permit Fee: \$42.00	Cost of Work: \$2,500.00
Proposed Project Description: Replace Side Deck; Per Plans.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-2 Type: SB BOCA 1999 Signature: T Munson	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: N/A Date:	

Permit Taken By: cjh	Date Applied For: 09/18/2001	<b>Zoning Approval</b>		
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..	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"/>	Zoning Appeal <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	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date: 9/28/01 Date: 10/2/01 Date: 9/24/01 JAH
	OK with conditions Date: 9/28/01	N/A		

**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

received  
9/25

LAND USE - ZONING REPORT

ADDRESS: 235 State Street DATE: 9/20/01

REASON FOR PERMIT: replace side deck per plans

BUILDING OWNER: Herbert Ludwig C-B-L: 046-A-006

PERMIT APPLICANT: Goldenrod Assoc.

APPROVED: with conditions: #1, #4, #7, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing Deck And Stairs shall not be increased during maintenance reconstruction, unless it is necessary to bring up to fire and/or building codes
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure meet the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of eight (8) units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. 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.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Marge Schmuckal Marge Schmuckal, Zoning Administrator

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

Minor/Minor Site Review for New Detached Single Family Dwelling,  
All Purpose Building Permit Application

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

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.

9/14/01

Location/Address of Construction: 233-237 State St

Total Square Footage of Proposed Structure: deck and steps 131sqft ±  
Square Footage of Lot: see enclosed plot plan

Tax Assessor's Chart, Block & Lot Number: Chart# 46 Block# A Lot# 006  
Owner: Herbert J. Ludwig, Neil B. Martin, 88 Wardtown road - route 125, Freeport, ME 04032  
Telephone#: 865-6269

Lessee/Buyer's Name (If Applicable):  
Owner's/Purchaser/Lessee Address:  
Cost Of Work: \$ 2500 ± Fee: \$

Current use: apartment house  
If the location is currently vacant, what was prior use:  
Approximately how long has it been vacant:  
Proposed use:  
Project description: Replacing side entry deck and stairs, serving only one dwelling unit

Contractor's Name, Address & Telephone: SLB Enterprises, P.O. Box 651, Freeport, ME 04032-0651, 865-0428, 353-1625  
Applicants Name, Address & Telephone: Goldenrod Associates - Neil B. Martin, 88 Wardtown road - route 125, Freeport, ME 04032, 865-6269  
Who should we contact when the permit is ready: Neil B. Martin  
Telephone: 865-6269  
If you would like the permit mailed, what mailing address should we use: Goldenrod Associates, 88 Wardtown road - route 125, Freeport, ME 04032  
Rec'd By: [Signature]

# Application for Exemption From Building Code Railing Height Requirements

\* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Goldman Associates  
Applicant 9/14/01  
Application Date  
88 wardtown rd - rte 125 Sripport, nlc 04032  
Applicant's Mailing Address 235-237 State St.  
Address of Subject Property  
Neil B. Martin 865-6269  
Contact Person/Phone Number

Description of Project (please attach photograph of existing conditions and/or plan of project):  
replacing side entry deck and stairs, serving only one dwelling unit - plans attached

### Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):  
10 unit apartment house
2. Proposed Use, if applicable: \_\_\_\_\_
3. The distance from the porch deck to the ground: 6'0"
4. The number of existing stair risers: 11
5. The current railing height and/or documented original railing height: 36"
6. The railing height requested: 36"

*Historic Review*

### Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: RECOMMENDS 36" TO MAINTAIN COMPATIBILITY W/ ORIGINAL HOUSE

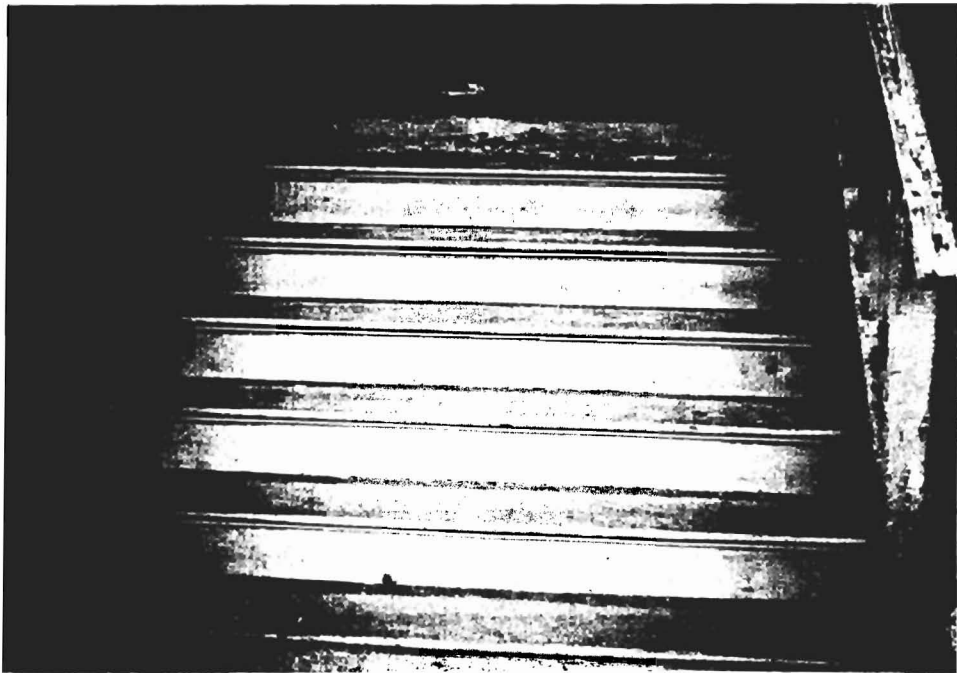
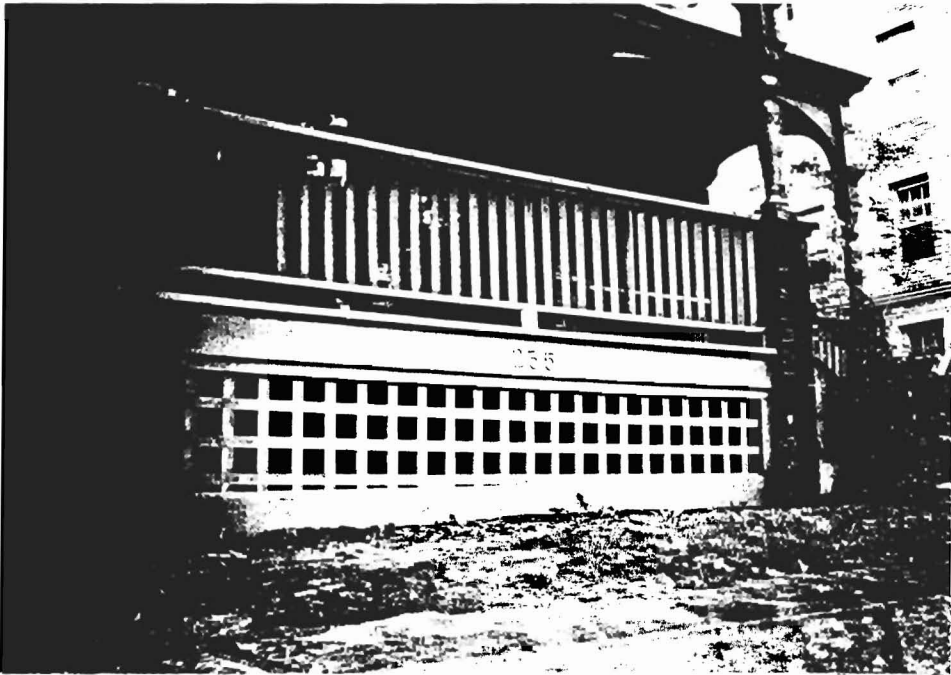
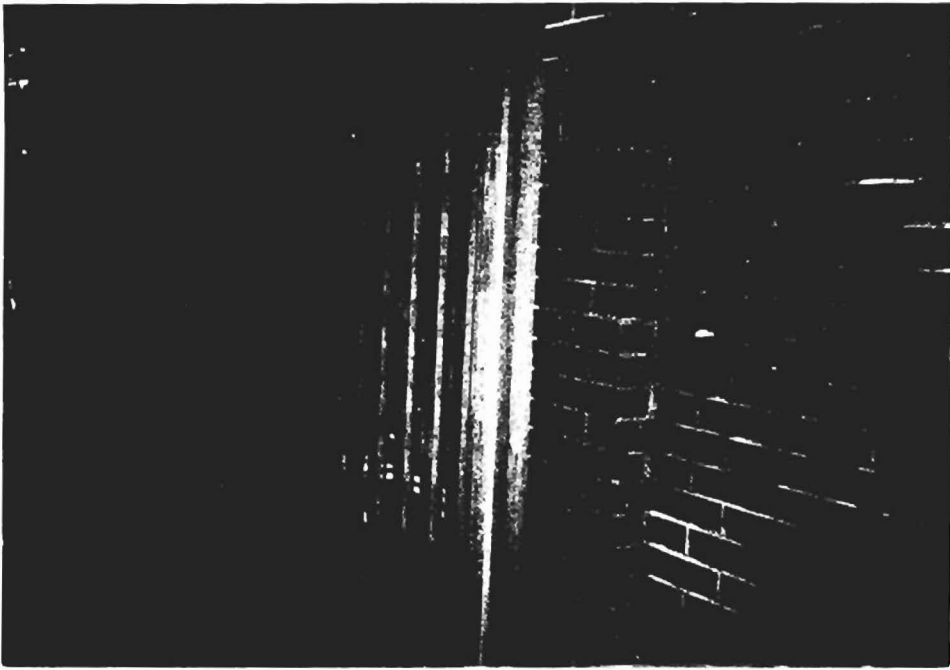
Inspections Staff Recommendation: OK PAR HISTORIC EXEMPTION SECTION. 3406.1

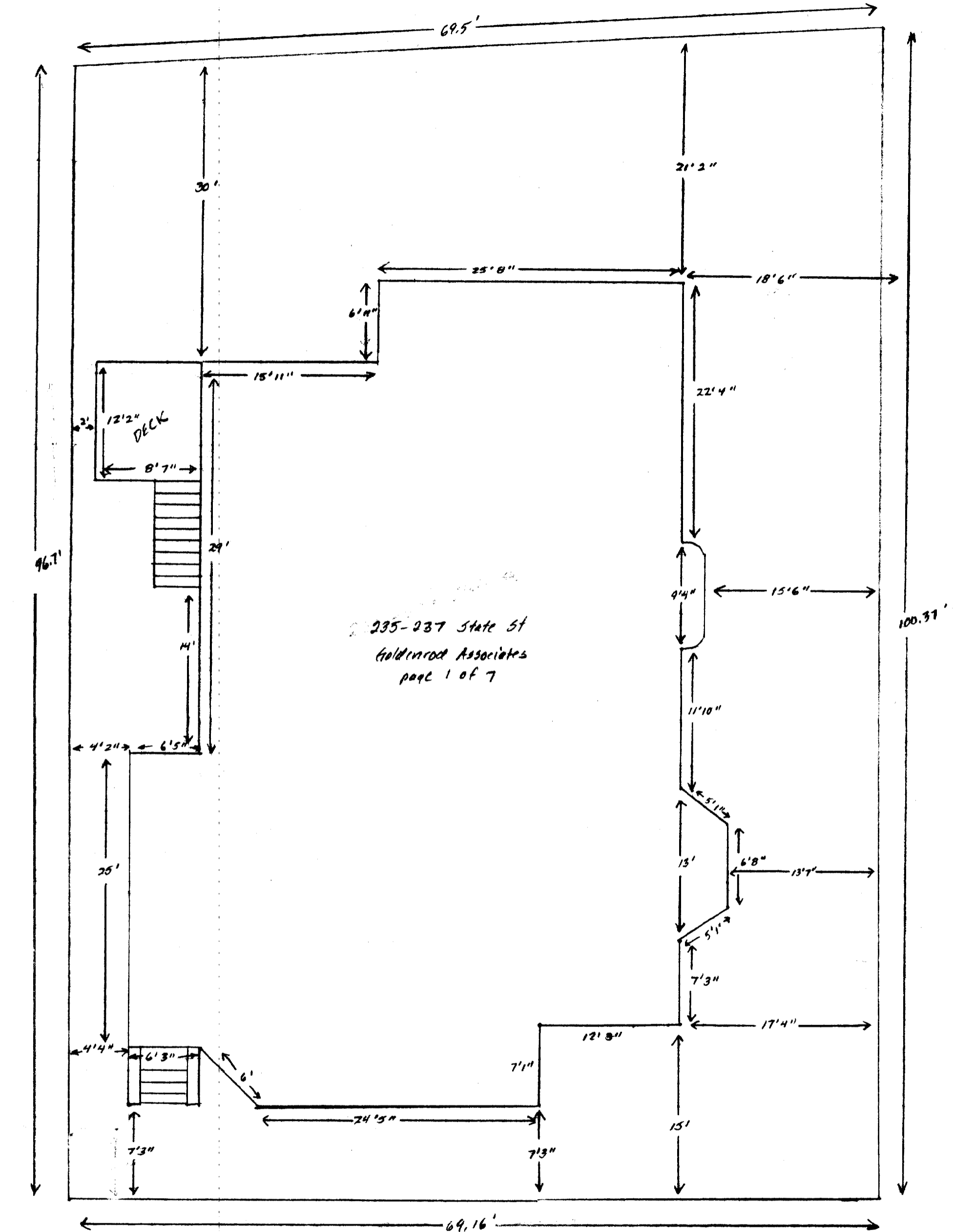
Exemption Granted  Conditional Exemption  Exemption Denied

Signature [Signature] Date: 9/24/01

*They are 412*







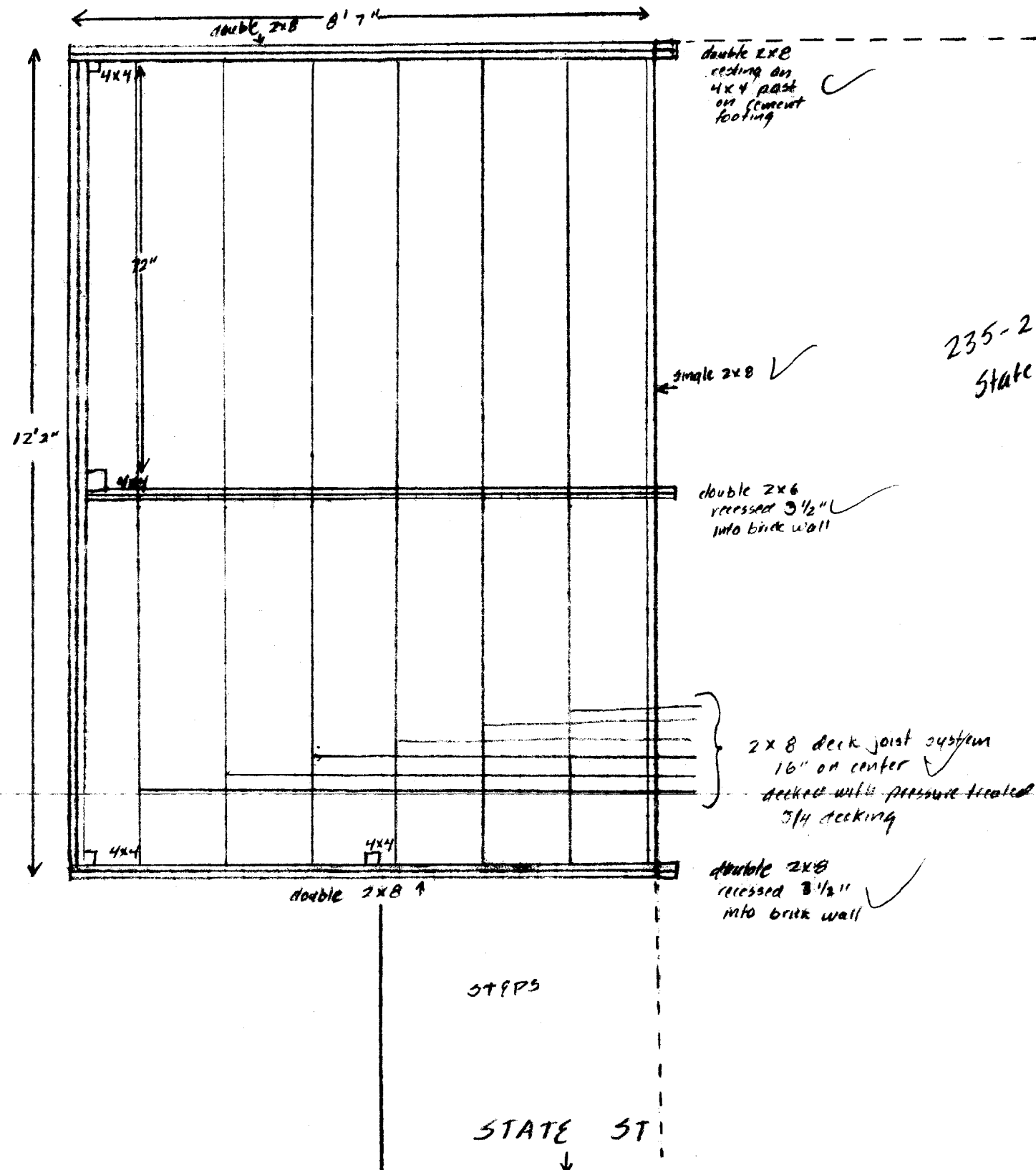
235-237 State St  
 Goldenrod Associates  
 page 1 of 7

SIDEWALK

GRASS

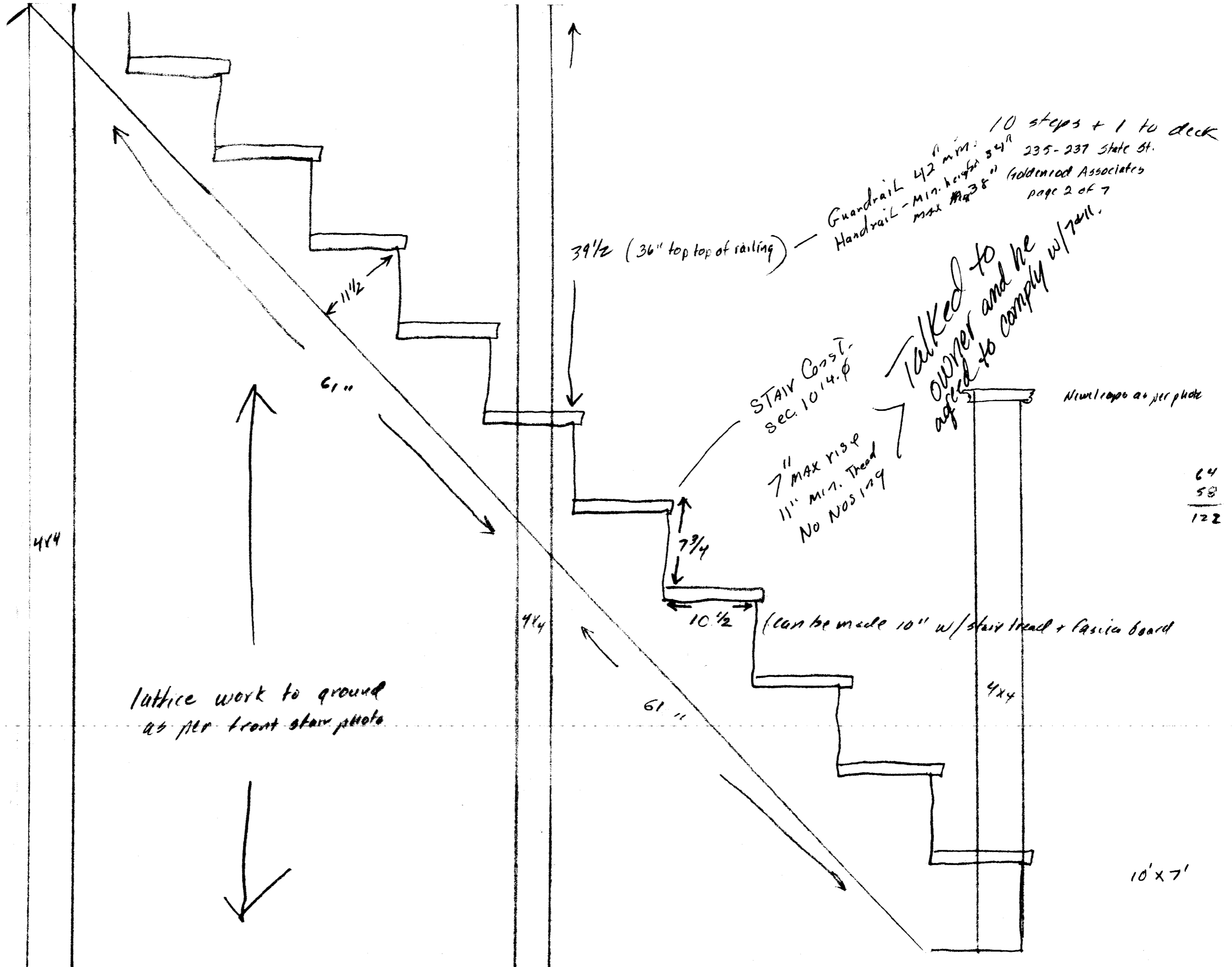
STATE STREET  
 TO CONGRESS

aerial view of deck  
235-237 State St  
Goldenrod Associates  
page 7 of 7



235-237  
State St





Guardrail 42" min.  
 Handrail - Min. height 34" max 38" Goldenrod Associates  
 page 2 of 7  
 10 steps + 1 to deck  
 235-237 State St.

39 1/2 (36" top top of railing)

STAIR CONST.  
 sec. 1014.6

7" MAX RISE  
 11" MIN. Tread  
 No NOS 129

Talked to owner and he agreed to comply w/ req.

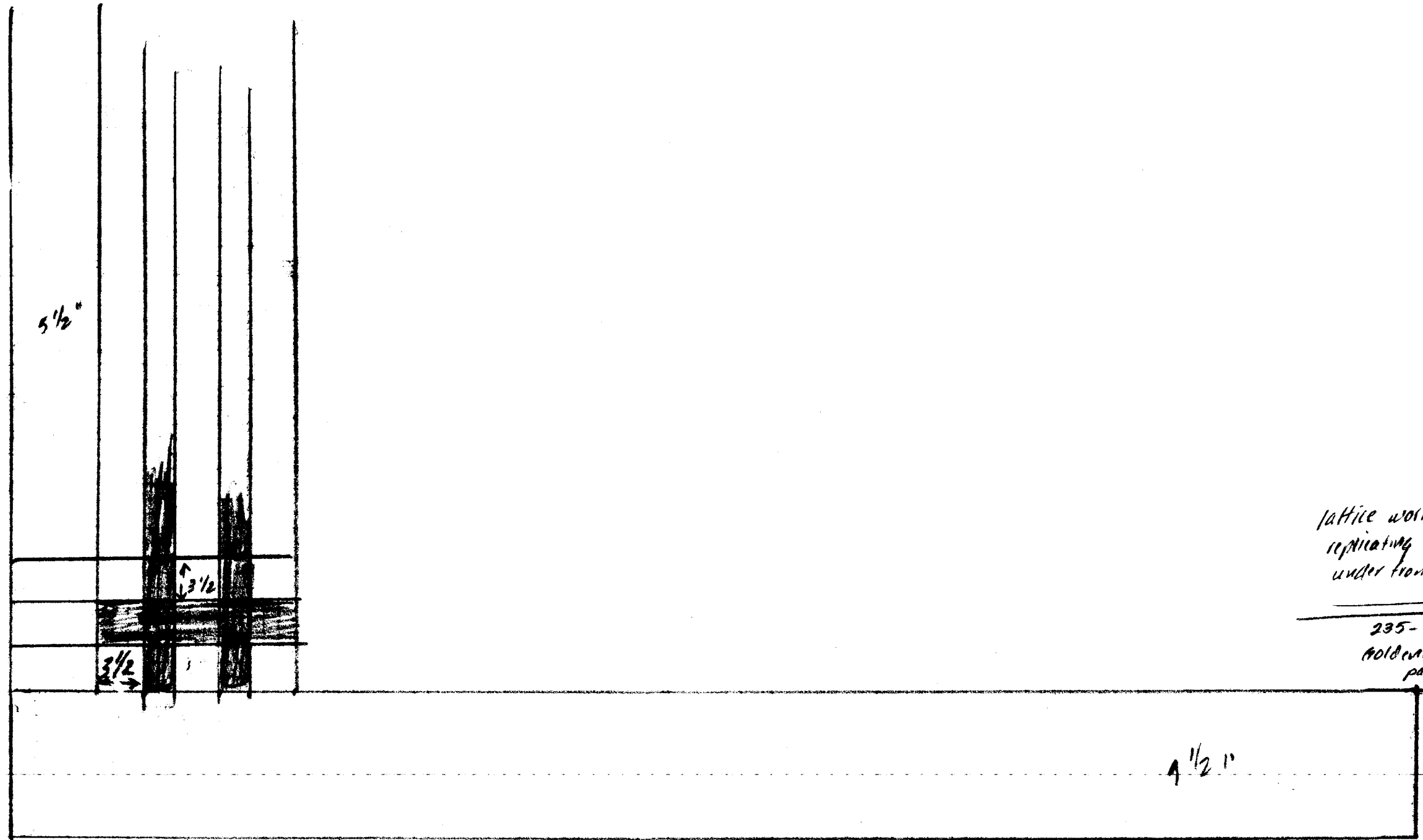
Newel caps as per photo

64  
 58  
 122

lattice work to ground as per front stair photo

(can be made 10" w/ stair tread + fascia board)

10' x 7'

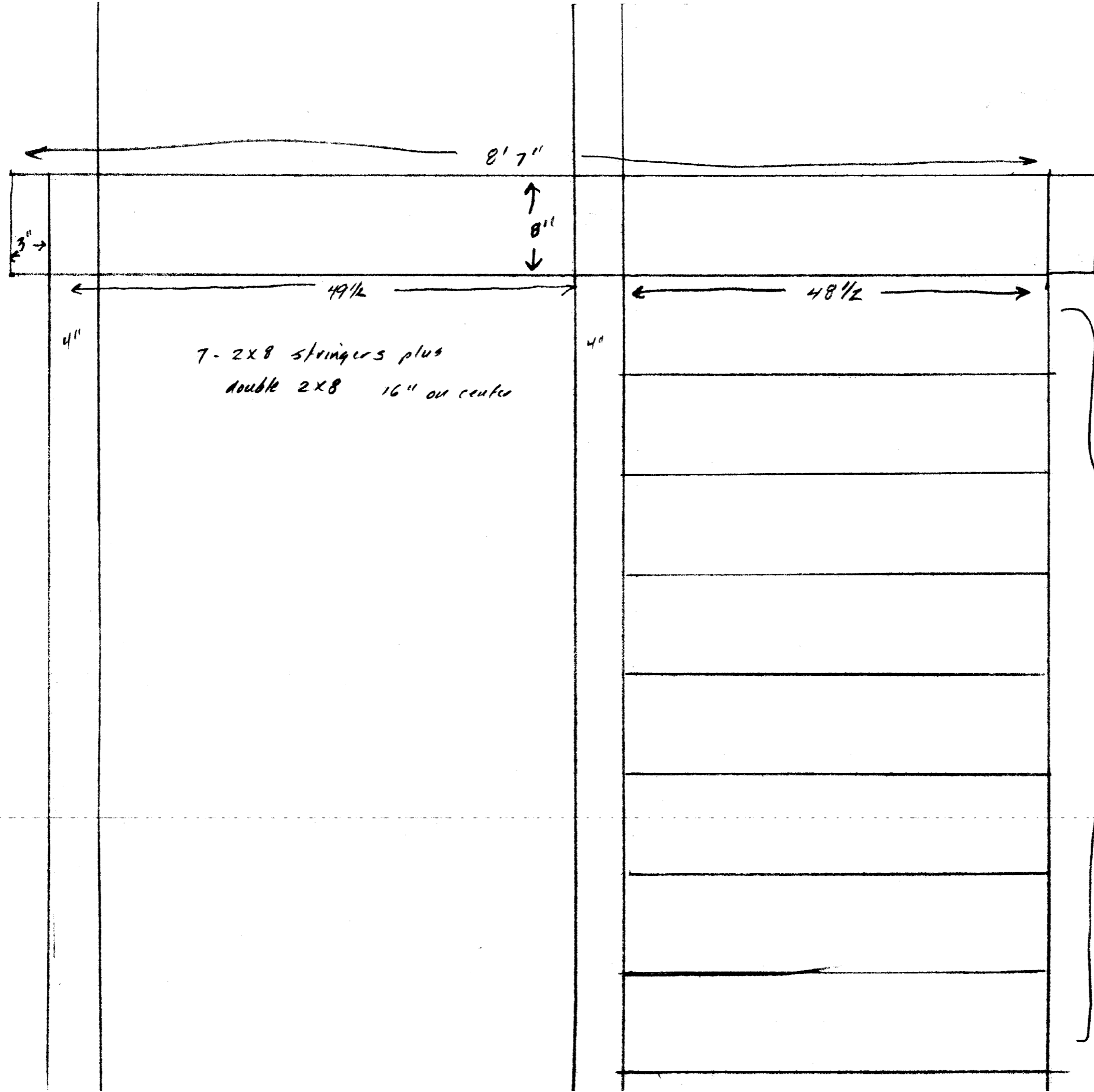


*lattice work exactly  
replicating existing lattice work  
under front porch*

235-237 State St  
Holden Associates  
page 3 of 7

$1\frac{1}{2}''$

double  
2x8

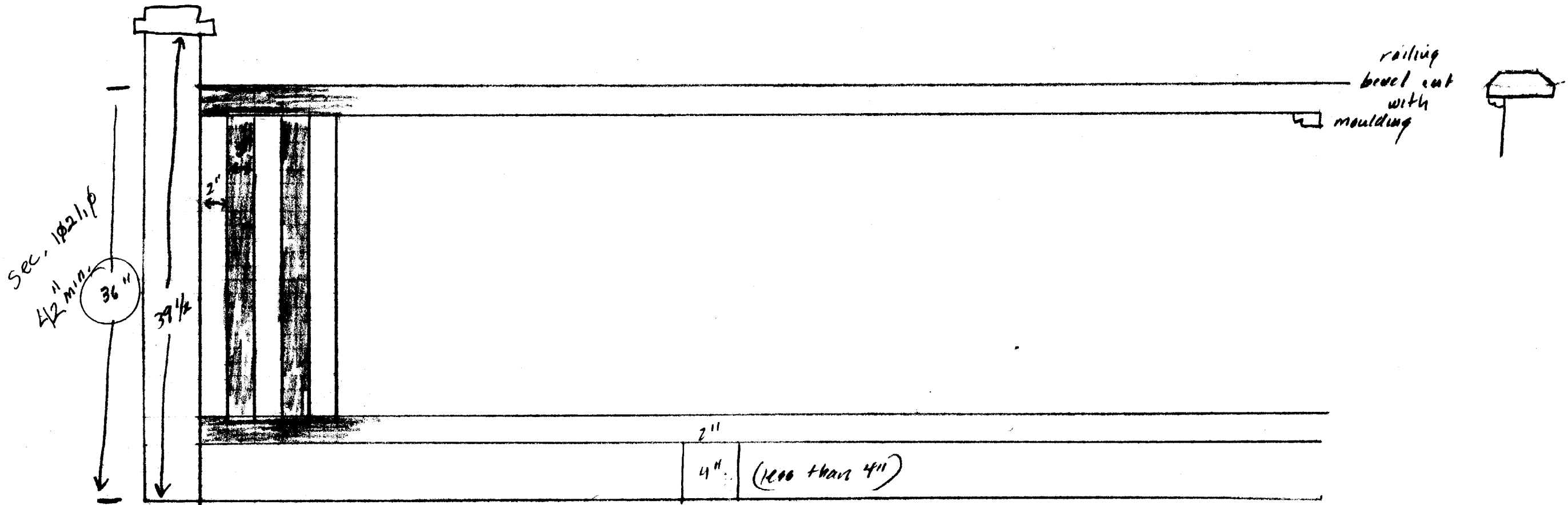


3 1/2 inset  
into brick wall

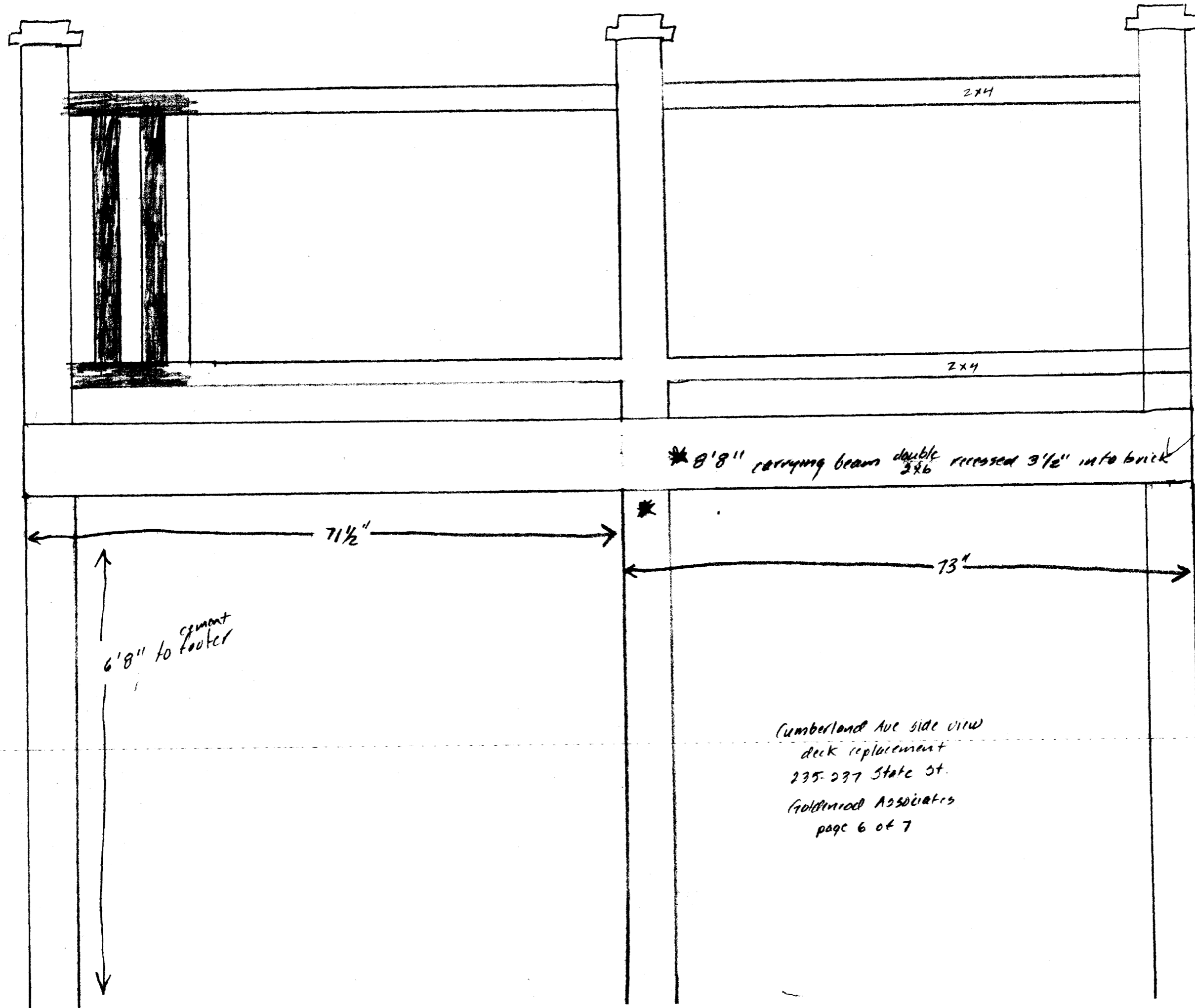
7 - 2x8 stringers plus  
double 2x8 16" on center

STAIRS

Front Elevation  
235-237 State St  
Holtzman Associates  
page 4 of 7



DECK RAILING and  
 STAIR GUARD RAIL SYSTEM  
 235-237 State St.  
 Goldfarb Associates  
 page 5 of 7



deck 12' 2"  
front to back  
8' 7"  
wide

\* 8' 8" carrying beam double recessed 3 1/2" into brick

double  
2x8

71 1/2"

73"

6' 8" to cement  
footer

Cumberland Ave side view  
deck replacement  
235-237 State St.  
Goldinrod Associates  
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