

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

Location of Construction: 21 Wellington Rd		Owner: Kate Moon		Phone:		Permit No: 960195	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: D.E. Neal & Sons		Address: 54 Tenney Hill Rd Raymond, ME 04071		Phone: 655-5077		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 25 1996 CITY OF PORTLAND </div>	
Past Use: 1-fam		Proposed Use: Same w/addition		COST OF WORK: \$ 15,000.00 PERMIT FEE: \$ 95.00			
Proposed Project Description: Construct Addition & Decks (9.5 x 13) (8 x 8) (12 x 12)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group <i>R3</i> Type <i>5B</i> <i>BOCA 443</i> Signature: <i>Huffer</i>		Zone: <i>R3</i> CBL: 140-A-021	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: 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"/>	
Permit Taken By: Mary Gresik		Date Applied For: 22 March 1996					

1. This permit application doesn't 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..

PERMIT ISSUED WITH LETTER

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 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 <i>Don Neal</i>		ADDRESS:		DATE: 22 March 1996		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *3/22/96*

CEO DISTRICT 6

COMMENTS

Lined area for handwritten comments.

[Handwritten signature]

Inspection Record

	Type	Date
Foundation:	OK Allow	3/28/96
Framing:	OK AR	4/30/96
Plumbing:	N/A	
Final:	OK ar	7/29/96
Other:		

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

March 25, 1996

D. E. Neal and Sons
54 Tenny Hill Road
Raymond, Maine 04071

RE: 21 Wellington Road
Portland, Maine

Dear Sir,

Your application to construct an addition and decks (9.5' x 13', 8' x 8' and 12' x 12') has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

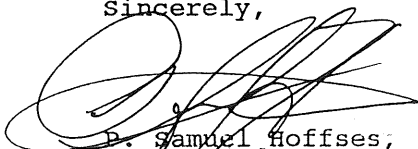
No Certificate of Occupancy will be issued until all requirements of this letter are met.

Building Code Requirements

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. A 24 hour notice is required prior to inspection.
2. Precaution must be taken to protect concrete from freezing.
3. Guards and Handrails—a guardrail system is of building components located near the open side of an elevated walking surface for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Groups A, B, H-4, I-1, I-2, M, R public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails - shall be constructed as per Chapter 10 Section 1022.0 of the City's Building Code. (The BOCA National Building Code/1993)
4. Access shall be provided to crawl spaces by an opening not less than 18 inches (457 mm) by 24 inches (610 mm).
5. Ventilation of crawl spaces must be done in accordance with Chapter 12, Section 1210.2 of the City's Building Code. (The BOCA National Building Code/1993)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses,
Chief, Code Enforcement Division

Applicant: Don Neal
Address: 21 Wellington Rd
Assessors No.: 140-A-021 & 32?

Date: 3/22/96

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - single family

Sewage Disposal -

Rear Yards - 25' req - 43' shown

Side Yards - 8' req - 32' & 14' shown

Front Yards - N/A

Projections -

Height - 1 story

Lot Area -

$5,250 + 1,050 = 6,300 \text{ sq ft}$

Building Area - MAX 25% of lot or 6,300 x 25% = 1575

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

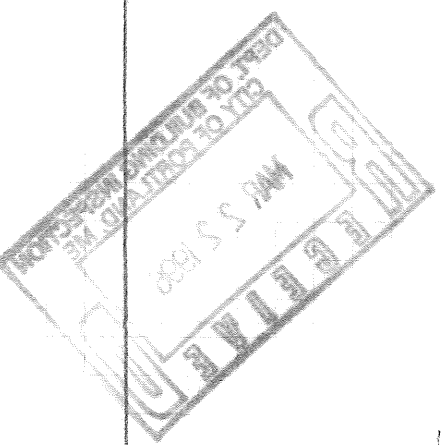
Loading Bays -

Site Plan -

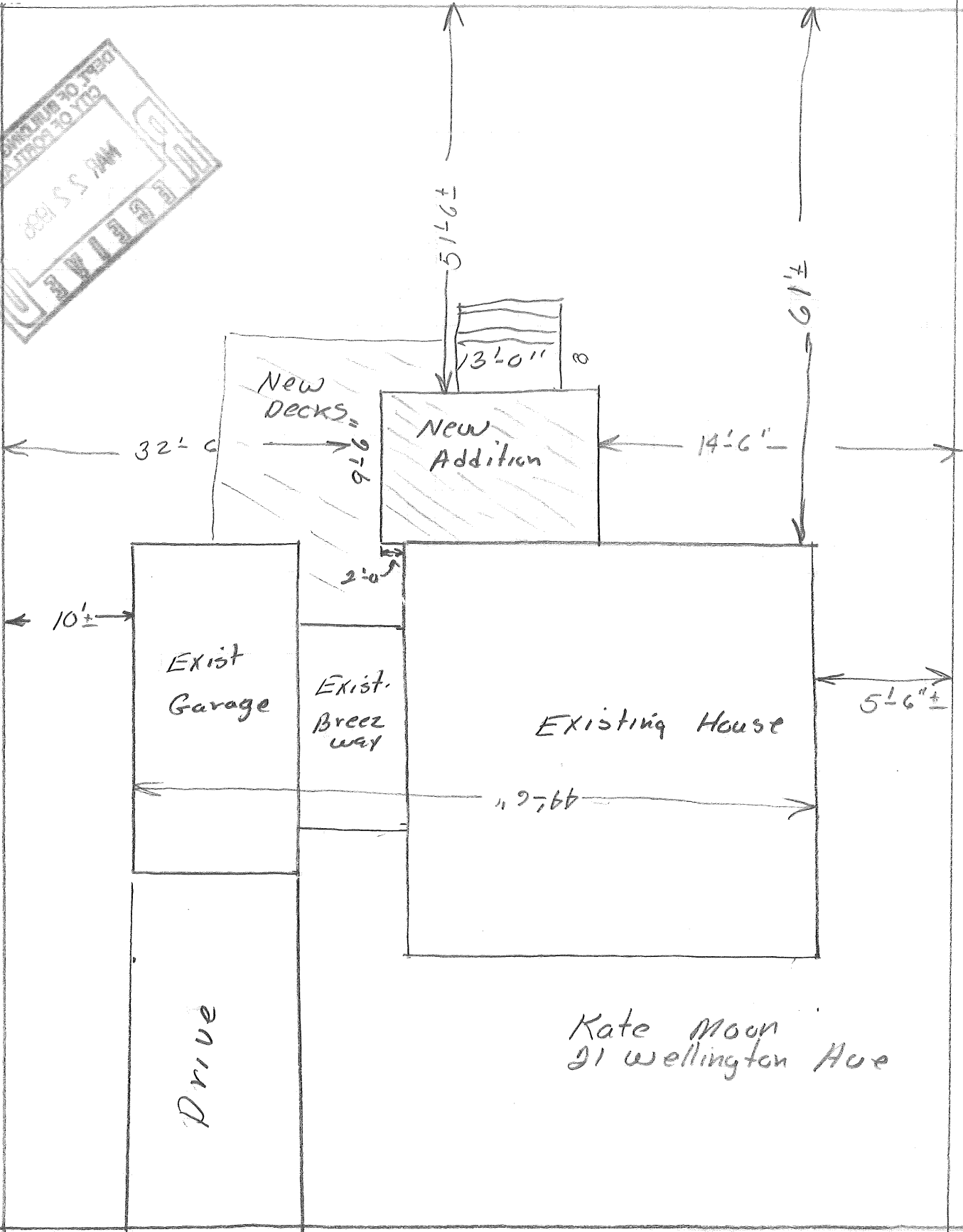
Shoreland Zoning -

Flood Plains -

New add. $9.5 \times 13 = 123.5$
Deck $8 \times 8 = 64$
Deck $12 \times 12 = 144$
EXIST House - $24 \times 30 = 720$
EXIST breezway $6 \times 10 = 60$
EXIST garage $11 \times 19 = 209$
+320.5



165" ±



60' ±
Wellington Ave

Kate Moon
21 Wellington Ave

please check off the appropriate description

FOUNDATION

Frost Wall, min 4" below grade.
8" thick

Sono Tube, 4" below grade.
6" min. on footing, hard pan or
bedrock. *For Decks*
Other

SILL

2x6 Size

SPAN OF SILL

0 Distance between foundation supports

JOISTS SPAN

9'-6"

JOISTS SIZE

2 x 6 2 x 8 2 x 10

DISTANCE BETWEEN JOISTS

16" O.C. 24" O.C. other

DECKING

5/4 x 6 other explain

GUARD HEIGHT

36" 42"

DISTANCE BETWEEN BALUSTER

4" spacing between

STAIR CONSTRUCTION

minimum 9" tread
maximum 8 1/4" rise

please use space below for drawing of deck with measurements.

see Plan