

Location of Construction: 193 Ludlow St		Owner: Hampton, Mark		Phone:		Permit No <b>961017</b> <b>PERMIT ISSUED</b> Permit Issued: OCT 11 1996 <b>CITY OF PORTLAND</b>		
Owner Address:		Leasee/Buyer's Name:		Phone:			BusinessName:	
Contractor Name: Base Construction		Address: 27 Munjoy St Ptld, ME 04101		Phone: 871-9070			Permit Issued: OCT 11 1996 <b>CITY OF PORTLAND</b>	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 6,000.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ 50.00 INSPECTION: Use Group <i>R-3</i> Type <i>502</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Construct Deck (16 x 50)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: <i>R-3</i> CBL: 180-G-001 Zoning Approval: <i>all with conditions</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 <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		
Permit Taken By: Mary Gresik		Date Applied For: 09 October 1996				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		

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..

*call when ready - leave message and mail*

**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 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]*  
 SIGNATURE OF APPLICANT Dwane Christian ADDRESS: \_\_\_\_\_ DATE: 09 October 1996 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

Date: *10/10/96*  
*D. Andrews*  
 CEO DISTRICT **4**  
*A. Powers*

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

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

- 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: \_\_\_\_\_

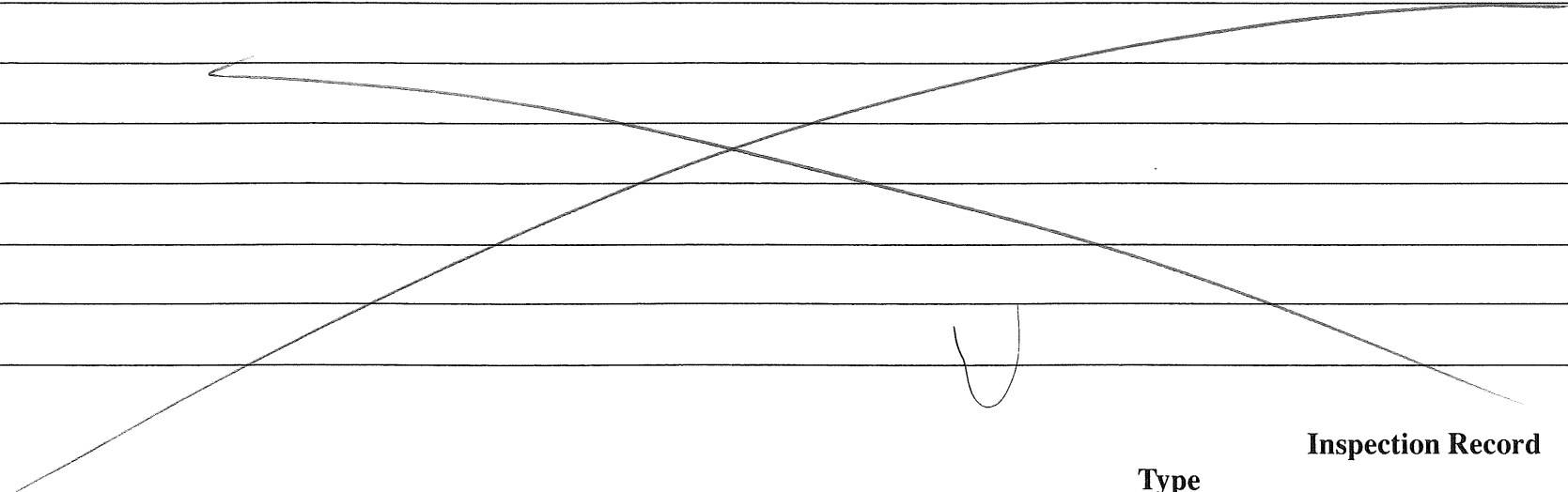
CEO DISTRICT 4

COMMENTS

10-15-90 Contractor has dug 8 @ 4'0" sonotube locations, has not shown definitive lot/setback markings. Stairs not known by man on site, Dwayne to call me w/ info. Contractor never returned call.

10-31-90 Deck constructed, NO guardrails - owner unsure if going to add.

11-14-90 Deck constructed still no guardrails/Bellusters. However, is not more than 30" from grade.

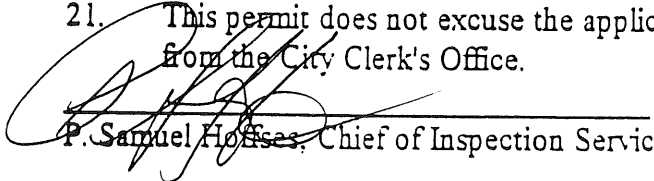


Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____



have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  1. In the immediate vicinity of bedrooms
  2. In all bedrooms
  3. In each story within a swelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
14. 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.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall be maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
- X 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. 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".
20. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffes, Chief of Inspection Services      c.c. Lt. McDougall   P. F. D.

LAND USE - ZONING REPORT

ADDRESS: 193 Ludlow St. DATE: 10/10/96

REASON FOR PERMIT: construct deck 16 x 50

BUILDING OWNER: MARK Hampton C-B-L: 180-G-192

PERMIT APPLICANT: Dwane Christian

APPROVED: with conditions DENIED: \_\_\_\_\_

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition your permit does NOT show any stairs  
of the rear of the deck. Please note that any  
stairs shall meet the setback requirements  
of this R-3 zone

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

please check off the appropriate description

FOUNDATION

N/A Frost Wall, min 4" below grade.  
8" thick

8 ea Sono Tube, 4" below grade.  
6" min. on footing, hard pan or  
bedrock.  
Other

SILL

N/A Size

SPAN OF SILL

Distance between foundation supports

JOISTS SPAN

- 16' cantilevered over a beam -

JOISTS SIZE

2 x 6 2 x 8 X 2 x 10

DISTANCE BETWEEN JOISTS

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

DECKING

X 5/4 other explain

GUARD HEIGHT

none one step up from ground  
36" 42"

DISTANCE BETWEEN BALUSTER

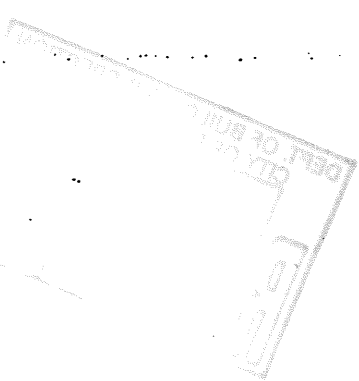
N/A 4" spacing between

STAIR CONSTRUCTION

minimum 9" tread

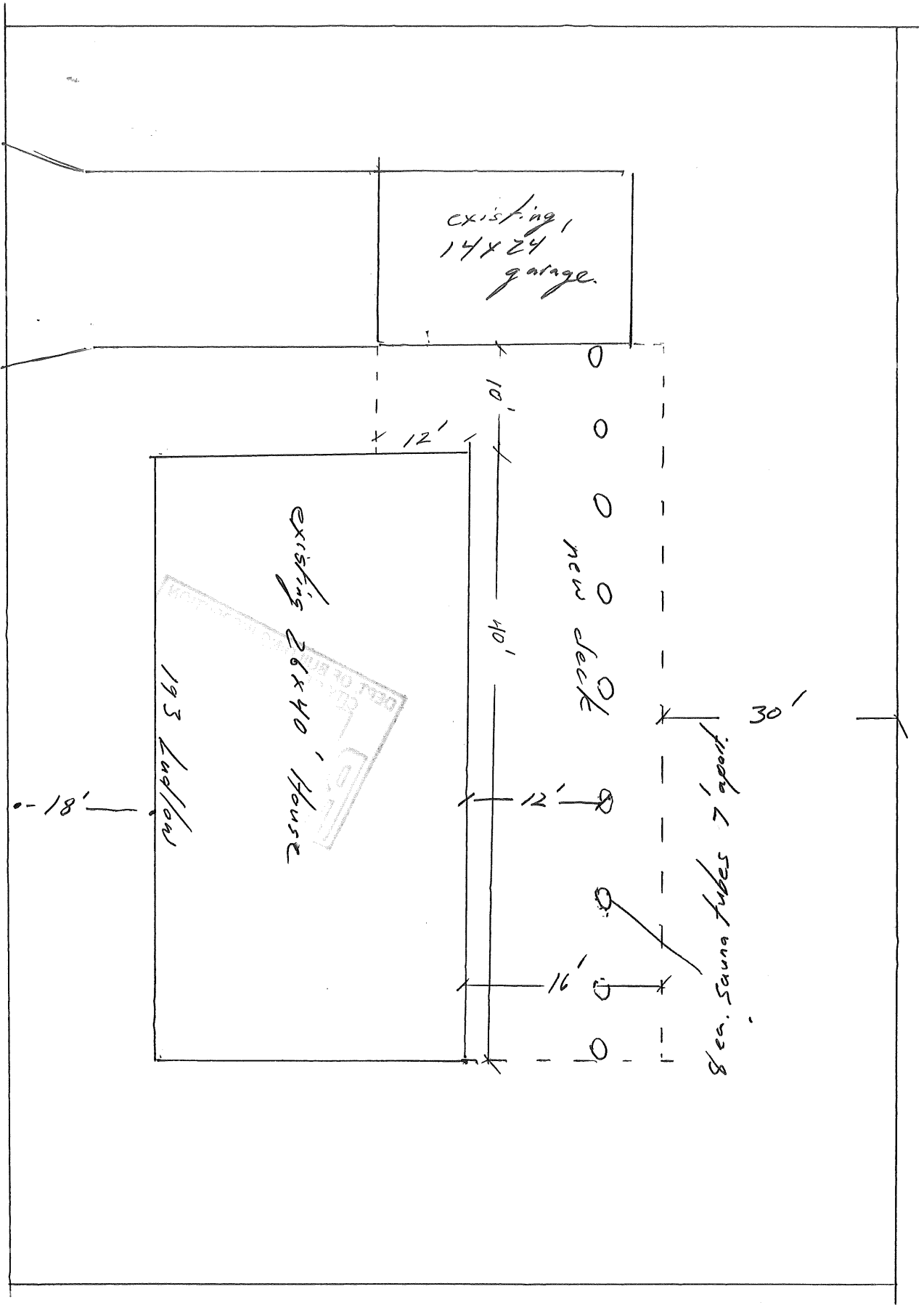
maximum 8 1/4" rise

please use space below for drawing of deck with measurements.



Fuller St.

Ludlow St.





Applicant: Dwane Christian  
Address: 193 Ludlow St

Date: 10/10/96  
C-B-L: 180-G-1 & 2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1940

Zone Location - R-3

Interior of corner lot - 1-7 Pullen St

Proposed Use/Work - construct deck 16x50

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' req - 30' shown

Side Yard - 8' req & 20' req -

Projections - 8' shown 25' shown

Width of Lot - No Stairs shown, They shall be within 25' setback

Height -

Lot Area - 9,119 sq ft

Lot Coverage/ Impervious Surface - 25% of Lot Area = 2279.75 sq ft max

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

16x50 = 750  
14x24 = 336  
30x34 = 1020  
5x11 = 55  
~~2161~~  
2161 sq ft